

PINEAPPLE COMMONS COMMERCIAL TRACT

BEING A REPLAT OF A PORTION OF LOTS 8, 9, 10, 11 AND 12, BLOCK 3, SECTION 20, ST. LUCIE GARDENS, AS RECORDED IN PLAT BOOK 1, PAGE 35, PUBLIC RECORDS OF ST. LUCIE (NOW MARTIN) COUNTY, FLORIDA AND A PORTION OF SECTION 19 LYING IN SECTIONS 19 & 20, TOWNSHIP 37 SOUTH, RANGE 41 EAST CITY OF STUART, MARTIN COUNTY, FLORIDA

ACCURIGHT LAND SURVEYING, INC.

1501 DECKER AVENUE UNIT 419 - STUART, FLORIDA, 34994
OFFICE PHONE NO. (772) 286-7694 - FAX NO. (772) 220-7993

LAND SURVEYING - CONSULTANTS - LAND PLANNERS - DESIGNERS

CLERK'S RECORDING CERTIFICATE:

I, MARSHA EWING, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 15, PAGE 36, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 18th DAY OF February, 2003.

MARSHA EWING, CLERK
CIRCUIT COURT
MARTIN COUNTY, FLORIDA

BY: Judith P. Paine
DEPUTY CLERK (CIRCUIT COURT SEAL)

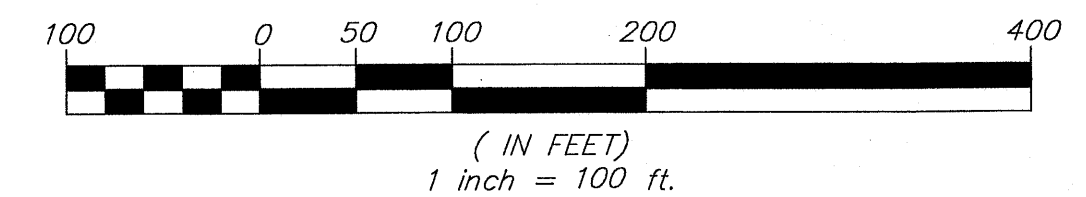
1639502

FILE NO.

SUBDIVISION PARCEL CONTROL NUMBER:

20-37-41-007-000-0000.0

GRAPHIC SCALE



LEGAL DESCRIPTION:

BEING A PORTION OF LOTS 8, 9, 10, 11 AND 12, BLOCK 3, SECTION 20, ST. LUCIE GARDENS ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 35 OF THE PUBLIC RECORDS OF ST. LUCIE (NOW MARTIN) COUNTY, FLORIDA AND A PORTION OF SECTION 19, SAID LANDS LYING, BEING AND SITUATED IN SECTIONS 19 AND 20, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF COMMENCEMENT START AT THE SOUTHWEST CORNER OF SECTION 20, TOWNSHIP 37 SOUTH, RANGE 41 EAST; THENCE RUN SOUTH 89°39'09" EAST ALONG THE SOUTH LINE OF SAID SECTION 20, A DISTANCE OF 366.94 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, (200' R/W) SAID POINT ALSO BEING THE POINT AND PLACE OF BEGINNING OF THE HERINAFTER DESCRIBED PARCEL OF LAND; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, CONTINUE TO RUN SOUTH 89°39'09" EAST ALONG SAID SOUTH LINE A DISTANCE OF 724.20 FEET TO A POINT; THENCE DEPARTING SAID SOUTH LINE RUN NORTH 18°41'32" WEST A DISTANCE OF 1243.74 TO A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE TO THE WEST WHICH BEARS NORTH 52°25'29" WEST TO CENTER OF SAID CURVE; THENCE RUN NORTH, NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 86.00 FEET AND A CENTRAL ANGLE OF 112°43'27" FOR AN ARC DISTANCE OF 169.20 FEET TO A POINT OF NON-TANGENCY; THENCE RUN NORTH 18°41'32" WEST FOR A DISTANCE OF 89.21 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING FOR ITS ELEMENTS A RADIUS OF 6000.00 FEET AND A CENTRAL ANGLE OF 03°35'11"; THENCE RUN NORTHWESTERLY ALONG SAID ARC FOR A DISTANCE OF 375.57 FEET TO A POINT; THENCE RUN SOUTH 81°16'00" WEST FOR A DISTANCE OF 91.47 FEET; THENCE RUN SOUTH 71°17'52" WEST FOR A DISTANCE OF 428.36 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID SECTION 20; THENCE DEPARTING SAID WEST LINE OF SECTION 20 RUN NORTH 89°19'54" WEST A DISTANCE OF 188.47 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, (200' R/W); THENCE RUN SOUTH 18°41'32" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 1693.41 FEET TO THE POINT AND PLACE OF BEGINNING OF THE HERINAFTER PARCEL OF LAND.

CONTAINING: 1207969.64 SQUARE FEET OR 27.731 ACRES MORE OR LESS.

TITLE CERTIFICATION:

I, Jeffrey D. Butt, ESQ., A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF December 30, 2002 AT 5:00am:

RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE GENERAL PARTNERSHIP EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.

THERE ARE NO MORTGAGES ENCUMBERING THE LAND DESCRIBED HEREON AND ALL CURRENT AD VALOREM TAXES ON THE SUBJECT PROPERTY HAVE BEEN PAID TO DATE. THIS CERTIFICATE IS BEING ISSUED SOLELY FOR THE PURPOSE OF COMPLYING WITH SECTION 177.041, FLORIDA STATUTES.

BY: Jeffrey Drew Butt
PRINT NAME: Jeffrey Drew Butt
SQUIRE, SANDERS AND DEMPSEY, L.L.P.
ONE TAMPA CITY CENTER
201 W. FRANKLIN STREET, SUITE 2100
TAMPA, FL. 33602-5164
(813) 229-3321

SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA
COUNTY OF MARTIN

I, EARLE RAY STARKEY, DO HEREBY CERTIFY THAT THIS PLAT OF PINEAPPLE COMMONS COMMERCIAL TRACT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, BASED ON A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED, AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS, IF REQUIRED, WILL BE SET FOR THE REQUIRED IMPROVEMENTS AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS AMENDED AND ORDINANCES OF THE CITY OF STUART, FLORIDA

Earle R. Starkey

EARLE R. STARKEY - PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 4459 - STATE OF FLORIDA
LICENSED BUSINESS #6607

DATE: 2/19/03

CERTIFICATE OF OWNERSHIP AND DEDICATION:

STATE OF FLORIDA
COUNTY OF MARTIN

STUART SQUARE PERIPHERAL ASSOCIATES, AN OHIO PARTNERSHIP, BY: NID CORPORATION, AN OHIO CORPORATION, A GENERAL PARTNER, BY AND THROUGH ITS UNDERSIGNED OFFICER, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THE PLAT OF PINEAPPLE COMMONS, COMMERCIAL TRACT AND DOES HEREBY DEDICATE AS FOLLOWS:

PUBLIC STREETS AND RIGHTS-OF WAY

AN AREA SHOWN ON THIS PLAT AND DESIGNATED THEREON AS "STREETS," "ROADS," "ALLEYS," OR OTHER RIGHT OF WAY IS HEREBY DEDICATED TO MARTIN COUNTY, A POLITICAL SUBDIVISION OF THE STATE FOR THE USE AND BENEFIT OF THE PUBLIC AS PUBLIC RIGHT OF WAY. THIS DEDICATION INCLUDES THE RIGHT OF ANY UTILITY COMPANY TO LOCATE UTILITIES SUCH AS ELECTRICITY, WATER, SEWER, TELEPHONE, CABLE TELEVISION, AND OTHER COMMUNICATIONS FACILITIES WITHIN THE RIGHT OF WAY.

UTILITY EASEMENTS:

A UTILITY EASEMENT SHOWN ON THIS PLAT MAY BE USED FOR UTILITY PURPOSES SUCH AS ELECTRICITY, WATER, SEWER, TELEPHONE, CABLE TELEVISION, AND OTHER COMMUNICATIONS FACILITIES BY ANY UTILITY IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE CITY, A MUNICIPAL CORPORATION OF THE STATE, IS HEREBY DEDICATED TO THE OWNER FOR THE PURPOSES COMMONLY INCLUDED IN SUCH AREAS. THE CITY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY UTILITY EASEMENT DESIGNATED AS SUCH ON THIS PLAT. NOT WITHSTANDING THE GENERAL UTILITY EASEMENT DEDICATION HEREIN, THE WELL EASEMENT AND 10 FOOT UTILITY EASEMENT SHOWN ON THE PLAT ARE FOR THE EXCLUSIVE USE AND BENEFIT OF MARTIN COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA AND IS NOT DEDICATED TO THE OWNER OR THE CITY AND MAY NOT BE USED BY ANY OTHER UTILITY.

SIGNED AND SEALED THIS 18th DAY OF February, 2003.

WITNESSES:

Dee A. Kenny
Dee A. Kenny
PRINT NAME:

STUART SQUARE PERIPHERAL ASSOCIATES,
AN OHIO PARTNERSHIP

BY: [Signature]
PRINT NAME AND TITLE:

BY: NID CORPORATION, AN OHIO CORPORATION,
A GENERAL PARTNER

Rosann Yura
Rosann Yura
PRINT NAME:

BY: [Signature]
LYNN E. DAVENPORT, ASSISTANT TREASURER
(PRINT NAME AND TITLE)

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF Hillsborough

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED LYNNE DAVENPORT, TO BE WELL KNOWN TO THE AUTHORIZED SIGNATORY OF STUART SQUARE PERIPHERAL ASSOCIATES, AN OHIO PARTNERSHIP, BY: NID CORPORATION, AN OHIO CORPORATION, A GENERAL PARTNER, AND HE/SHE ACKNOWLEDGED THAT HE/SHE EXECUTED SUCH CERTIFICATE OF OWNERSHIP AND DEDICATION AS SUCH OFFICER OF SAID CORPORATION AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT IT IS THE FREE ACT AND DEED OF SAID CORPORATION. THEY ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED _____ IDENTIFICATION.

DATED: 2/18/03

Scudg. Palmer
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: 5/16/04
Commission #CC937047

CITY APPROVAL:

STATE OF FLORIDA
COUNTY OF MARTIN
CITY OF STUART

THIS PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THE DATES INDICATED:

[Signature]
KARL J. KNUEGER, JR., CITY MAYOR

DATE: 2/27/03

[Signature]
DIANNE M. O'DONNELL, CITY CLERK

DATE: 2/28/03

[Signature]
CARL V.M. COFFIN, CITY ATTORNEY

DATE: 2/28/03

[Signature]
JOSEPH W. CARERA PE, CITY ENGINEER

DATE: 2/27/03

[Signature]
GREG FLEMING, PLAT REVIEWER

DATE: 2/20/03

SURVEYOR'S NOTES:

- THERE SHALL BE NO BUILDING OR ANY OTHER KIND OF CONSTRUCTION, OR PLACEMENT OF TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.
- BEARINGS SHOWN HEREON ARE REFERENCED TO THE SOUTH LINE LINE OF SECTION 20, TOWNSHIP 37 SOUTH, RANGE 41 EAST. SAID LINE BEARS SOUTH 89°39'09" EAST.
- THIS PROPERTY IS LOCATED IN FLOOD ZONE 'X' (SHADED GRAY) ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) NO. 12085C-0132-F, CITY OF STUART COMMUNITY NO. 120165-0132-F, DATED: OCTOBER 4, 2002.
- LEGEND AND ABBREVIATIONS:
 P.R.M. = PERMANENT REFERENCE MONUMENT,
 SET 4"x4" CONCRETE MONUMENTS WITH DISC (PLS 4459)
 P.C.P. = PERMANENT CONTROL POINT (SET PK & DISC
 PLS 4459) OR SET 5/8" IRON ROD & CAP (PLS 4459)
 O.R.B. = OFFICIAL RECORDS BOOK
 D.B. = DEED BOOK
 PG.(S) = PAGE(S)
 F.P.L. = FLORIDA POWER & LIGHT
 R = RADIUS
 L = LENGTH
 D = DELTA
 PB = PLAT BOOK
 PG = PAGE
 PLS = PROFESSIONAL LAND SURVEYOR
 ——— DELINEATES ANGLE BREAK OR POINT OF CURVATURE
 R/W = RIGHT OF WAY

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHICAL OR DIGITAL FORM OF PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.