

PENNOCK PRESERVE PUD, SUBPHASE 1

BEING A PARCEL OF LAND LYING IN
SECTION 28, TOWNSHIP 40 SOUTH, RANGE 42 EAST
MARTIN COUNTY, FLORIDA
SHEET 1 OF 6

CLERK'S RECORDING CERTIFICATE
I, CAROLYN TIMMANN, CLERK OF THE CIRCUIT COURT
OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT
THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK
17 PAGE 27 MARTIN COUNTY, FLORIDA,
PUBLIC RECORDS, THIS 20 DAY OF August
2014.



BY: *Carolyn Timmann*
DEPUTY CLERK
(CIRCUIT COURT SEAL)

FILE NO. 2471982

28-40-42-004-000-0000.0
SUBDIVISION PARCEL CONTROL NO.

LEGAL DESCRIPTION:

COMMENCING AT THE EAST ONE QUARTER CORNER OF SECTION 28, TOWNSHIP 40 SOUTH, RANGE 42 EAST AND RUNNING THENCE NORTH 00°04'57" EAST ALONG THE EAST LINE OF SAID SECTION 28 A DISTANCE OF 261.22 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE NORTH 00°04'57" EAST ALONG SAID EAST LINE OF SECTION 28 A DISTANCE OF 393.84 FEET TO A POINT; THENCE NORTH 89°54'20" WEST, DEPARTING SAID EAST LINE, A DISTANCE OF 345.94 FEET TO A POINT IN THE NORTHERLY BOUNDS OF A CONSERVATION EASEMENT CONVEYED TO SOUTH FLORIDA WATER MANAGEMENT DISTRICT BY DEED RECORDED IN OFFICIAL RECORDS BOOK 2674 AT PAGE 2577, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTH 29°34'37" WEST ALONG SAID BOUNDS A DISTANCE OF 19.35 FEET TO AN ANGLE POINT THEREIN; THENCE NORTH 86°02'36" WEST, STILL ALONG THE BOUNDS OF THIS LAST MENTIONED CONVEYANCE A DISTANCE OF 28.17 FEET TO A POINT; THENCE NORTH 17°22'48" WEST, DEPARTING SAID BOUNDS, A DISTANCE OF 89.89 FEET TO A POINT; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT OF RADIUS 220.00 FEET, CENTRAL ANGLE 77°45'42", A DISTANCE OF 298.58 FEET TO A POINT LOCATED NORTH 44°39'01" EAST A DISTANCE OF 276.19 FEET FROM THE PREVIOUSLY DESCRIBED POINT; THENCE NORTH 79°51'21" WEST A DISTANCE OF 215.06 FEET TO A POINT; THENCE NORTHERLY ALONG A CURVE TO THE LEFT OF RADIUS 60.00 FEET, CENTRAL ANGLE 44°11'30", A DISTANCE OF 46.28 FEET TO A POINT LOCATED NORTH 11°57'06" WEST A DISTANCE OF 45.14 FEET FROM THE PREVIOUSLY DESCRIBED POINT; THENCE NORTH 26°54'36" EAST A DISTANCE OF 324.42 FEET TO A POINT; THENCE NORTH 89°05'33" WEST A DISTANCE OF 89.48 FEET TO A POINT; THENCE NORTH 73°14'44" WEST A DISTANCE OF 31.90 FEET TO A POINT; THENCE NORTH 22°48'33" WEST A DISTANCE OF 42.40 FEET TO A POINT; THENCE NORTH 47°43'3" WEST A DISTANCE OF 105.86 FEET TO A POINT; THENCE NORTH 68°05'40" WEST A DISTANCE OF 33.95 FEET TO A POINT; THENCE NORTH 61°19'37" EAST A DISTANCE OF 35.35 FEET TO A POINT; THENCE NORTH 28°51'11" EAST A DISTANCE OF 50.00 FEET TO A POINT; THENCE NORTH 61°08'49" WEST A DISTANCE OF 94.89 FEET TO A POINT; THENCE SOUTH 25°56'24" WEST A DISTANCE OF 417.36 FEET TO A POINT; THENCE NORTH 64°37'38" WEST A DISTANCE OF 50.00 FEET TO A POINT; THENCE NORTH 25°56'24" EAST A DISTANCE OF 407.64 FEET TO A POINT; THENCE NORTH 70°20'49" WEST A DISTANCE OF 54.18 FEET TO A POINT; THENCE NORTH 89°02'29" WEST A DISTANCE OF 137.57 FEET TO A POINT IN THE BOUNDS OF A CONSERVATION EASEMENT CONVEYED TO SOUTH FLORIDA WATER MANAGEMENT DISTRICT BY DEED RECORDED IN OFFICIAL RECORDS BOOK 2674 AT PAGE 2577, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE ALONG THE BOUNDS OF SAID EASEMENT THE FOLLOWING TEN COURSES;

1. NORTH 54°23'17" WEST A DISTANCE OF 63.87 FEET TO A POINT OF CURVATURE;
2. THENCE WESTERLY ALONG A CURVE TO THE LEFT OF RADIUS 50.00 FEET, CENTRAL ANGLE 35°29'43", A DISTANCE OF 30.98 FEET TO A POINT OF TANGENCY;
3. NORTH 89°53'00" WEST A DISTANCE OF 99.17 FEET TO A POINT;
4. NORTH 81°50'51" WEST A DISTANCE OF 79.08 FEET TO A POINT;
5. NORTH 46°33'06" WEST A DISTANCE OF 47.56 FEET TO A POINT OF CURVATURE;
6. THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT OF RADIUS 50.00 FEET, CENTRAL ANGLE 26°44'37", A DISTANCE OF 23.34 FEET TO A POINT OF TANGENCY;
7. NORTH 73°17'43" WEST A DISTANCE OF 59.19 FEET TO A POINT;
8. NORTH 49°24'03" WEST A DISTANCE OF 89.45 FEET TO A POINT;
9. NORTH 52°25'53" EAST A DISTANCE OF 24.42 FEET TO A POINT;
10. NORTH 01°42'14" WEST A DISTANCE OF 186.37 FEET TO A POINT IN THE SOUTHERLY BOUNDS OF A PARCEL OF LAND CONVEYED TO DAVECO ENTERPRISES, INC. AND ACCESS ENTERPRISES, LLC BY DEED RECORDED IN OFFICIAL RECORDS BOOK 1812 AT PAGE 2315, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 89°56'00" WEST ALONG THE SOUTH BOUNDS OF THE CONVEYANCE LAST ABOVE MENTIONED A DISTANCE OF 220.44 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 00°01'33" EAST ALONG THE WESTERLY BOUNDS OF SAID CONVEYANCE A DISTANCE 462.29 FEET TO A POINT IN THE SOUTHEASTERLY BOUNDS OF S.E. ISLAND WAY AS RECORDED IN OFFICIAL RECORDS BOOK 1860, PAGE 122, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 38°52'28" WEST ALONG THE SOUTHEASTERLY BOUNDS THEREOF A DISTANCE OF 382.61 FEET TO A POINT IN THE EASTERLY BOUNDS OF A PARCEL OF LAND CONVEYED TO DAVECO ENTERPRISES, INC. AND ACCESS ENTERPRISES, LLC BY DEED RECORDED IN OFFICIAL RECORDS BOOK 1806 AT PAGE 1383, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 00°01'33" WEST ALONG SAID EASTERLY BOUNDS, DEPARTING SAID BOUNDS OF S.E. ISLAND WAY, A DISTANCE OF 164.70 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 85°56'00" WEST ALONG THE SOUTHERLY BOUNDS OF THE CONVEYANCE LAST ABOVE MENTIONED A DISTANCE OF 101.30 FEET TO A POINT IN THE EASTERLY BOUNDS OF S.E. ISLAND WAY REFERRED TO ABOVE; THENCE ALONG SAID EASTERLY BOUNDS THE FOLLOWING FOUR COURSES;
1. SOUTHEASTERLY ALONG A CURVE TO THE LEFT OF A RADIUS OF 270.00 FEET, CENTRAL ANGLE 44°24'48", A DISTANCE OF 209.29 FEET TO A POINT OF TANGENCY LOCATED SOUTH 07°55'53" EAST A DISTANCE OF 204.09 FEET FROM THE PREVIOUSLY DESCRIBED POINT;
2. SOUTH 30°08'17" EAST A DISTANCE OF 374.07 FEET TO A POINT OF CURVATURE;
3. SOUTHERLY ALONG A CURVE TO THE RIGHT OF RADIUS 560.00 FEET, CENTRAL ANGLE 50°37'50", A DISTANCE OF 494.85 FEET TO A POINT OF TANGENCY LOCATED SOUTH 04°49'22" EAST A DISTANCE OF 478.91 FEET FROM THE PREVIOUSLY DESCRIBED POINT;
4. SOUTH 20°29'33" WEST A DISTANCE OF 133.20 FEET TO A POINT;

LEGAL DESCRIPTION (CONTINUED):

THENCE DEPARTING SAID BOUNDS OF S.E. ISLAND WAY AND RUNNING THE FOLLOWING 59 COURSES;

1. SOUTH 69°30'27" EAST A DISTANCE OF 83.06 FEET TO A POINT;
2. SOUTH 72°19'31" EAST A DISTANCE OF 50.52 FEET TO A POINT;
3. NORTH 09°28'58" WEST A DISTANCE OF 65.15 FEET TO A POINT;
4. NORTH 55°28'17" EAST A DISTANCE OF 30.66 FEET TO A POINT;
5. NORTH 07°07'32" WEST A DISTANCE OF 49.65 FEET TO A POINT;
6. NORTH 20°40'40" EAST A DISTANCE OF 85.57 FEET TO A POINT;
7. NORTH 60°36'44" EAST A DISTANCE OF 20.16 FEET TO A POINT;
8. SOUTH 44°28'38" EAST A DISTANCE OF 31.05 FEET TO A POINT;
9. SOUTH 39°05'40" EAST A DISTANCE OF 38.28 FEET TO A POINT;
10. NORTH 83°09'19" EAST A DISTANCE OF 34.97 FEET TO A POINT;
11. SOUTH 60°46'23" EAST A DISTANCE OF 20.27 FEET TO A POINT;
12. SOUTH 89°00'47" EAST A DISTANCE OF 39.89 FEET TO A POINT;
13. NORTH 87°49'54" EAST A DISTANCE OF 27.13 FEET TO A POINT;
14. SOUTH 85°56'08" EAST A DISTANCE OF 28.22 FEET TO A POINT;
15. NORTH 81°17'33" EAST A DISTANCE OF 39.82 FEET TO A POINT;
16. SOUTH 73°09'46" EAST A DISTANCE OF 21.01 FEET TO A POINT;
17. SOUTH 84°00'53" EAST A DISTANCE OF 40.42 FEET TO A POINT;
18. SOUTH 65°23'40" EAST A DISTANCE OF 24.19 FEET TO A POINT;
19. SOUTH 43°25'31" EAST A DISTANCE OF 48.08 FEET TO A POINT;
20. SOUTH 44°33'51" EAST A DISTANCE OF 26.51 FEET TO A POINT;
21. SOUTH 40°01'35" EAST A DISTANCE OF 22.16 FEET TO A POINT;
22. SOUTH 35°30'43" EAST A DISTANCE OF 55.68 FEET TO A POINT;
23. SOUTH 12°44'22" WEST A DISTANCE OF 23.98 FEET TO A POINT;
24. SOUTH 60°53'17" WEST A DISTANCE OF 24.32 FEET TO A POINT;
25. SOUTH 19°24'58" EAST A DISTANCE OF 23.93 FEET TO A POINT;
26. SOUTH 28°19'19" EAST A DISTANCE OF 70.01 FEET TO A POINT;
27. SOUTH 39°08'22" EAST A DISTANCE OF 45.75 FEET TO A POINT;
28. SOUTH 01°38'39" EAST A DISTANCE OF 73.75 FEET TO A POINT;
29. NORTH 64°14'19" EAST A DISTANCE OF 86.35 FEET TO A POINT;
30. SOUTH 72°07'31" EAST A DISTANCE OF 32.78 FEET TO A POINT;
31. NORTH 80°16'54" EAST A DISTANCE OF 31.32 FEET TO A POINT;
32. NORTH 41°35'52" EAST A DISTANCE OF 33.57 FEET TO A POINT;
33. SOUTH 48°47'44" EAST A DISTANCE OF 24.30 FEET TO A POINT;
34. SOUTH 82°54'36" EAST A DISTANCE OF 23.97 FEET TO A POINT;
35. NORTH 81°10'34" EAST A DISTANCE OF 36.58 FEET TO A POINT;
36. NORTH 67°47'05" EAST A DISTANCE OF 24.33 FEET TO A POINT;
37. SOUTH 85°28'20" EAST A DISTANCE OF 29.60 FEET TO A POINT;
38. NORTH 78°52'07" EAST A DISTANCE OF 30.21 FEET TO A POINT;
39. NORTH 80°06'47" EAST A DISTANCE OF 16.74 FEET TO A POINT;
40. SOUTH 72°27'35" EAST A DISTANCE OF 16.32 FEET TO A POINT;
41. SOUTH 07°27'22" EAST A DISTANCE OF 36.30 FEET TO A POINT;
42. SOUTH 71°59'08" EAST A DISTANCE OF 57.96 FEET TO A POINT;
43. SOUTH 87°33'56" EAST A DISTANCE OF 6.60 FEET TO A POINT;
44. SOUTH 71°09'58" EAST A DISTANCE OF 42.28 FEET TO A POINT;
45. SOUTH 86°02'36" EAST A DISTANCE OF 49.72 FEET TO A POINT;
46. SOUTH 29°34'37" EAST A DISTANCE OF 21.56 FEET TO A POINT;
47. SOUTH 89°54'20" EAST A DISTANCE OF 41.33 FEET TO A POINT;
48. SOUTH 00°51'36" WEST A DISTANCE OF 43.51 FEET TO A POINT;
49. SOUTH 87°46'13" EAST A DISTANCE OF 87.90 FEET TO A POINT;
50. SOUTH 80°17'39" EAST A DISTANCE OF 18.38 FEET TO A POINT;
51. NORTH 81°23'46" EAST A DISTANCE OF 16.10 FEET TO A POINT;
52. SOUTH 09°21'36" EAST A DISTANCE OF 19.52 FEET TO A POINT;
53. SOUTH 16°45'07" WEST A DISTANCE OF 33.95 FEET TO A POINT;
54. SOUTH 17°17'09" EAST A DISTANCE OF 84.82 FEET TO A POINT;
55. NORTH 82°20'08" EAST A DISTANCE OF 47.72 FEET TO A POINT;
56. SOUTH 41°47'00" EAST A DISTANCE OF 48.88 FEET TO A POINT;
57. SOUTH 12°54'21" EAST A DISTANCE OF 26.40 FEET TO A POINT;
58. SOUTH 47°30'48" EAST A DISTANCE OF 39.61 FEET TO THE POINT OF BEGINNING.
59. SOUTH 50°36'29" EAST A DISTANCE OF 97.23 FEET TO THE POINT OF BEGINNING.

CONTAINING 29.018 ACRES OF LAND, MORE OR LESS.

TITLE CERTIFICATION

I, PATRICIA KIMBALL FLETCHER, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF June 22, 2014, AT 6 (A.M.):

1) RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE PERSON(S), CORPORATION(S) AND/OR OTHER ENTITY(ES) EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.

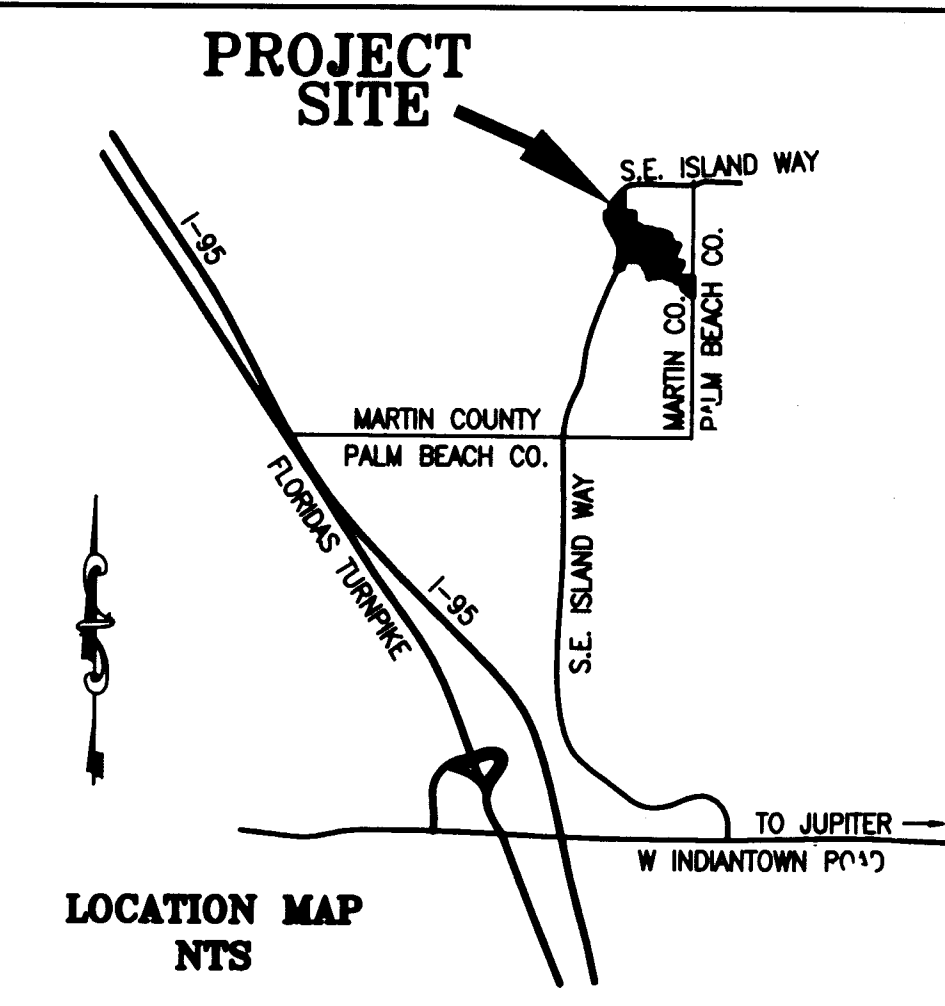
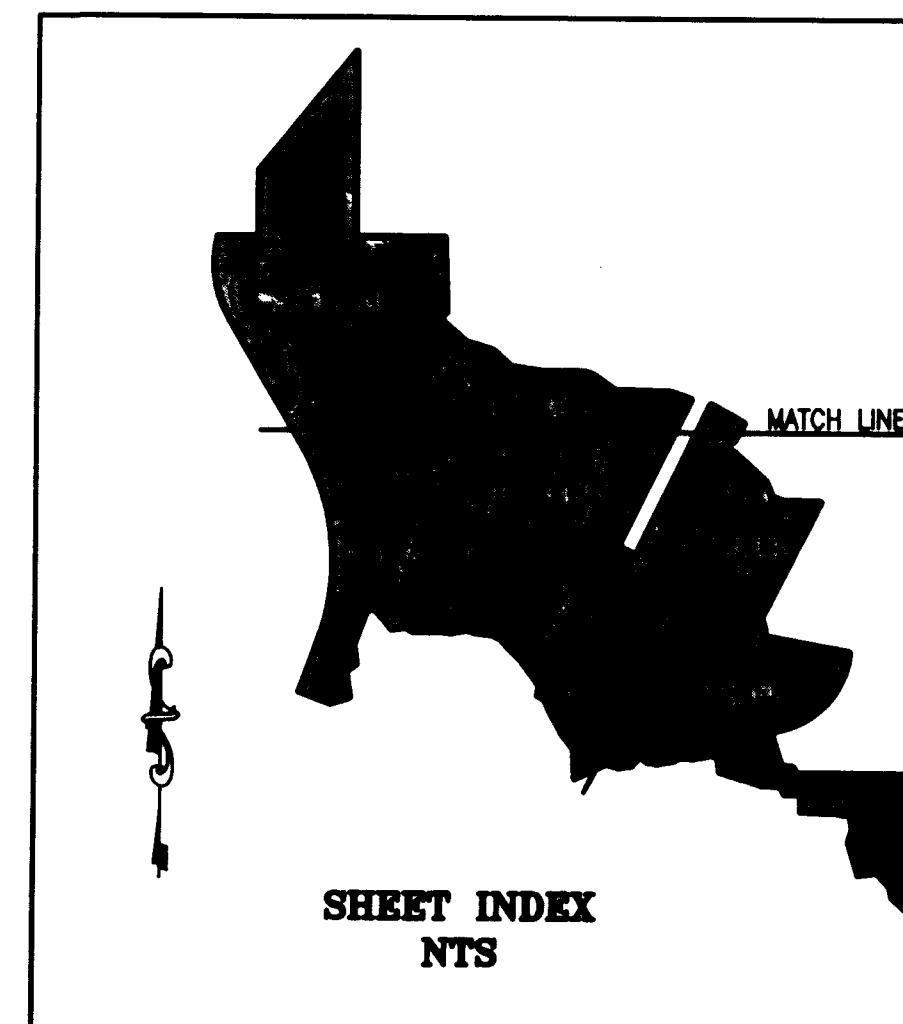
2) ALL MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS: NONE.

3) ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO FLORIDA STATUTE 197.192, F.S., HAVE BEEN PAID.

DATED THIS 30th DAY OF July, 2014.

Patricia K. Fletcher

FLORIDA BAR NO. 371610
PATRICIA KIMBALL FLETCHER
GUNSTER, YOAKLEY & STEWART, P.A.
3055 CARDINAL DRIVE, SUITE 301
VERO BEACH, FL 32963



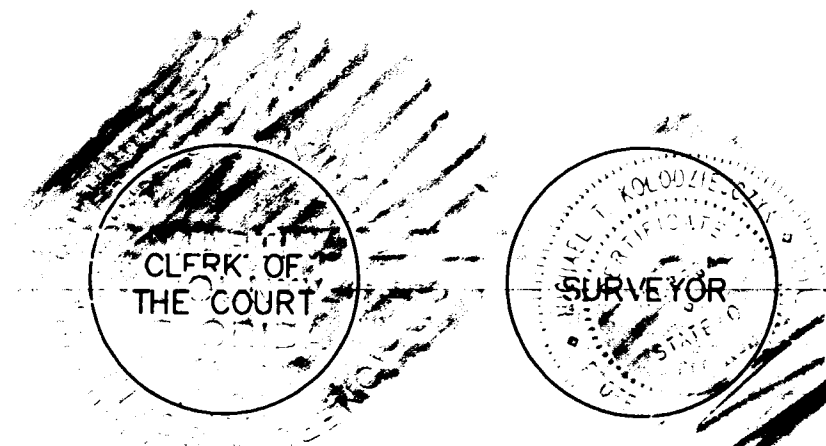
SURVEYOR'S NOTES:

- 1) BEARINGS SHOWN HEREON ARE RELATIVE TO THE EAST LINE OF THE NORTHEAST ONE QUARTER OF SECTION 28, TOWNSHIP 40 SOUTH, RANGE 42 EAST, WHICH LINE BEARS NORTH 00°04'57" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- 2) ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS NOTED. (NR) DENOTES NON-RADIAL.
- 3) NOTICE: THIS PLAT, AS RECORDED IN ITS ORIGINAL FORM IN THE PUBLIC RECORDS, IS THE OFFICIAL DETECTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL.
- 4) NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 5) IN THE EVENT THAT MARTIN COUNTY DISTURBS THE SURFACE OF A PRIVATE STREET DUE TO MAINTENANCE, REPAIR OR REPLACEMENT OF A PUBLIC IMPROVEMENT LOCATED THEREIN, THEN THE COUNTY SHALL BE RESPONSIBLE FOR RESTORING THE STREET SURFACE ONLY TO THE EXTENT WHICH WOULD BE REQUIRED IF THE STREET WERE A PUBLIC STREET, IN ACCORDANCE WITH COUNTY SPECIFICATIONS.
- 6) STATE PLANE COORDINATES SHOWN HEREON ARE BASED THE NORTH AMERICAN DATUM OF 1983 WITH 1990 ADJUSTMENT. MONUMENTS USED FOR THIS SURVEY WERE TAKEN FROM THE PLAT OF "THE PRADO PUD", RECORDED IN PLAT BOOK 16 AT PAGE 90, PUBLIC RECORDS OF MARTIN COUNTY, AND ARE THE FOUND PALM BEACH COUNTY BRASS DISK AT THE NORTHEAST CORNER OF SECTION 28 AND THE FOUND 4X4 CONCRETE PRM, LB 7344 AT THE SOUTHEAST CORNER OF SAID PLAT AND THE COORDINATE VALUES OF THOSE POINTS ARE DEPICTED ON THIS PLAT.

SURVEYOR'S CERTIFICATE:

I, MICHAEL T. KOLODZIEJCZYK HEREBY CERTIFY THAT THIS PLAT OF PENNOCK PRESERVE PUD, SUBPHASE 1 IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT SUCH SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SUCH SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW, THAT PERMANENT CONTROL POINTS AND LOT CORNERS WILL BE SET FOR THE REQUIRED IMPROVEMENTS WITHIN THE PLATTED LANDS; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND APPLICABLE ORDINANCES OF MARTIN COUNTY, FLORIDA.

BY: *Michael T. Kolodziejczyk* DATED THIS 4 DAY OF AUGUST, 2014.
MICHAEL T. KOLODZIEJCZYK
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 3864



PREPARED IN THE OFFICE OF:
CULPEPPER & TERPENING, INC.
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34881
CERTIFICATION NO. LB 4286
MICHAEL T. KOLODZIEJCZYK
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 3864

AREA SUMMARY

TRACT UP-4	4.437 AC.
TRACT UP-5	0.538 AC.
TRACT UP-6	2.830 AC.
TRACT W-3	5.023 AC.
TRACT O-2	0.039 AC.
TRACT O-3	0.058 AC.
TRACT O-4	0.286 AC.
TRACT O-13	0.115 AC.
TRACT NA-1	0.804 AC.
TRACT LI-A	1.058 AC.
TRACT PR-1	1.689 AC.
LOTS (16)	12.141 AC.

TOTAL AREA 29.018 ACRES