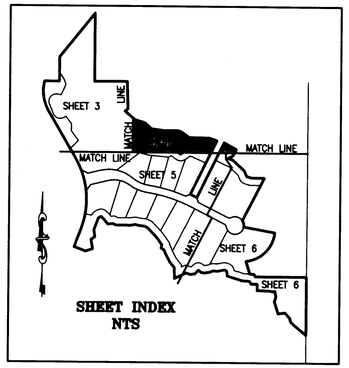
PENNOCK PRESERVE PUD, SUBPHASE 1

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

PH BK 19 PG 27

SHEET 4 OF 6



PREPARED IN THE OFFICE OF:
CULPEPPER & TERPENING, INC.
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34981
CERTIFICATION NO. LB 4286
MICHAEL T. KOLODZIEJCZYK
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 3864

LEGEND:

AC.	=	ACRE
(C)	=	CALCULATED DATA
CL	=	CENTERLINE
℄	=	CENTERLINE
CB	=	CHORD BEARING
CD	=	CHORD DISTANCE
Δ	=	DELTA ANGLE
D.E.	=	DRAINAGE EASEMENT
ESMT.	=	EASEMENT
FND.	=	FOUND
I.E.E.	=	INGRESS EGRESS EASEMENT
IR/C	=	IRON ROD AND CAP
L	=	ARC LENGTH
L.B.	=	LICENSED BUSINESS
L.E.	=	LANDSCAPE EASEMENT
L.S.E.	=	LIFT STATION EASEMENT
(M)	=	MEASURED DATA
(NR)	=	NON RADIAL LINE
N.T.S.	=	NOT TO SCALE
O.R.B.	=	OFFICIAL RECORDS BOOK
P.O.B.	=	POINT OF BEGINNING
P.O.C.	=	POINT OF COMMENCEMENT
P.B.	=	PLAT BOOK
(P)	=	PLAT DATA
P.C.	=	POINT OF CURVATURE
P.D.E.	=	PRIVATE DRAINAGE EASEMENT
PG.	=	PAGE
P.C.C.	=	POINT OF COMPOUND CURVATURE
P.R.C.	=	POINT OF REVERSE CURVATURE
PRM	=	PERMANENT REFERENCE MONUMENT
PCP	=	PERMANENT CONTROL POINT
P.T.	=	POINT OF TANGENCY
P.E.E.	=	PERMANENT EMBANKMENT EASEMENT
R	=	RADIUS
R/W	=	RIGHT-OF-WAY
(R)	=	RADIAL LINE
SEC.	=	SECTION
U.E.	=	UTILITY EASEMENT
	=	1/4 SECTION CORNER
	=	SECTION CORNER
	=	CONC. MON. PRM L.B. 7344
	=	CONC. MON. PRM L.B. 4286
	=	5/8" IR/C, LB 4286
	=	PCP, NAIL/WASHER, LB 4286
(33)	=	LOT NUMBER PER FINAL APPROVED SITE PLAN (TYPICAL)

N 959535.26
E 935665.55
NORTH LINE OF SECTION 28
21
28
FND. PALM BEACH COUNTY BRASS DISK IN ROUND CONC. MONUMENT, N.E. COR. 28/40/42 (SEE CERTIFIED CORNER RECORD DOCUMENT NUMBER 16063)

BROKEN SCALE

EAST LINE OF SECTION 28 — BASIS OF BEARINGS — N0°04'57"E 660.00'

THE PRADO P.U.D.
P.B. 16, PG. 70

1204.32' (P)
S89°56'00"W 1204.50' (M) TO SW COR. OF "THE PRADO P.U.D."

S89°56'00"W 1449.68' (TOTAL)

FND CONC. MON. PRM LB 7344

N 958875.26
E 935664.60

S89°56'00"W 24.74'

S89°56'00"W 220.44'

SHEET 3 MATCH LINE — SHEET 4

N1°42'14"W 186.37'

N52°25'53"E 24.42'

N49°24'03"W 88.45'

N73°17'43"W 59.19'

R=50.00'
Δ=26°44'37"
L=23.34'

P.T.

P.C.

N46°33'06"W 47.56'

N73°17'43"W 69.77'

N81°50'51"W 79.06'

N89°53'00"W 99.17'

R=50.00'
Δ=35°29'43"
L=30.98'

P.T.

P.C.

N54°23'17"W 63.87'

N89°02'29"W 137.57'

52.70'

84.87'

N70°20'49"W 54.18'

UNPLATTED
NOT A PART OF THIS PLAT

GRAPHIC SCALE
0 20 40 80
SCALE: 1" = 40

NOT PART OF THIS PLAT

BASIS OF BEARINGS
N0°04'57"E 1326.42'
NORTHFORK, P.B. 63, PG. 184, PALM BEACH COUNTY

MARTIN COUNTY
PALM BEACH COUNTY

SHEET 3 MATCH LINE — SHEET 4

N46°33'06"W 63.45'

N81°50'51"W 98.50'

N89°53'00"W 102.68'

SOUTH FLORIDA WATER MANAGEMENT DISTRICT CONSERVATION EASEMENT O.R.B. 2674, PG. 2577

TRACT "W-3" (WETLAND PRESERVE) 5.023 ACRES

TRACT "UP-4" (UPLAND PRESERVE) 4.437 ACRES

N54°23'17"W 79.46'

N89°02'29"W 68.31'

N58°14'26"E 37.49'

O.R.B. 2674, PG. 2577

S75°23'05"E 82.54'

S84°21'04"E 117.65'

S54°13'25"E 76.26'

N57°06'49"E 72.74'

N29°56'54"E 36.70'

S66°36'03"E 32.70'

(OPEN SPACE)

N52°08'27"E 144.79'

TRACT "UP-4" (UPLAND PRESERVE) 4.437 ACRES

MATCH LINE SHEET 4 / SHEET 5

TRACT "O-2" 0.039 AC.

N25°56'24"E 407.64' 168.77'

NOT A PART OF THIS PLAT

10' U.E.

10' U.E.

TRACT "O-1" 19.00'

TRACT "O-3" 133.58' / 0.058 AC.

S25°56'24"W 417.58'

N61°06'49"W 94.89'

75.86'

TRACT "UP-5" (UPLAND PRESERVE) 0.538 AC.

O.R.B. 2674, PG. 2577

N28°51'11"E 50.00'

MATCH LINE SHEET 4 / SHEET 6

SHEET 5 / SHEET 6

PROJ. NO. 13-015.102