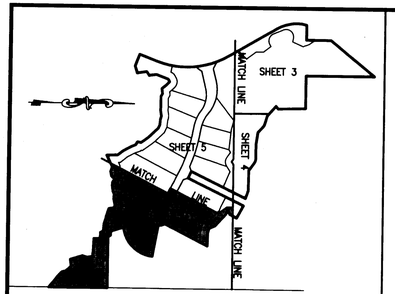
# PENNOCK PRESERVE PUD, SUBPHASE 1

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

PLAT BK 19 PG 80

SHEET 6 OF 6




SHEET INDEX
NTS

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) |

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


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


SOUTH LINE OF THE NE 1/4 OF SECTION 28
FND PALM BEACH COUNTY BRASS DISK IN ROUND CONC. MONUMENT, E 1/4 COR., SEC. 28, TWP. 40 S, RANGE 42 E, DOCUMENT NO. 16063

P.O.C.
P.O.B.
BROKEN SCALE
BASIS OF BEARINGS N0°04'57"E 393.84'
N0°04'57"E 261.22'
64.62'
WITNESS LINE
N50°36'29"W 54.94'
S47°30'48"E 22.68'
S12°54'21"E 10.82'
R=50.00' Δ=28°52'40" L=25.20'
N41°47'00"W 48.88'
R=50.00' Δ=55°52'52" L=48.77'
TRACT "L1-A" (LAKE) 1.058 ACRES
TRACT "UP-6" (UPLAND PRESERVE) 2.830 ACRES
TOTAL S47°30'48"E 39.61'
S12°54'21"E 26.40'
S41°47'00"E 48.88'
S47°30'48"E 18.88'
S50°36'29"E 1.13'
TOTAL S50°36'29"E 97.23'
96.10'
20' D.E.
20.73'
19.14'
13.54'
0.86'
54.08'
S16°45'07"W 33.95'
S80°17'39"E 18.38'
N81°23'46"E 16.10'
S8°21'36"E 39.52'
S17°17'09"E 64.82'
N82°20'08"E 47.72'
S16°45'07"W 18.65'
S17°17'09"E 27.28'
S82°20'08"W 5.49'
N80°17'39"W 13.59'
S81°23'46"W 8.04'
N87°46'13"E 42.35'
N0°51'36"E 45.36'
S87°46'13"E 87.60'
S0°51'36"W 43.51'
S89°54'20"E 41.33'
S29°34'37"E 21.56'
S80°02'36"E 40.72'
S1°31'46"W 50.04'
41.07'
N17°22'48"W 89.89'
N86°02'36"W 28.97'
N29°34'37"W 19.35'
62.95'
N89°54'20"W 345.94'
R=50.00' Δ=89°14'38" L=77.88'
R=50.00' Δ=26°06'43" L=22.79'
S9°21'36"E 39.52'
WITNESS LINE
NORTHFORK P.B. 63, PG. 184 PALM BEACH COUNTY
EAST LINE OF SECTION 28
BASIS OF BEARINGS N0°04'57"E 1326.42'
MARTIN COUNTY
PALM BEACH COUNTY
NORTHFORK DRIVE
NORTHFORK P.B. 63, PG. 184 PALM BEACH COUNTY

UNPLATTED
NOT A PART OF THIS PLAT

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

N64°14'19"E 86.35'
S8°19'22"W 50.70'
S72°07'31"E 32.79'
N80°16'54"E 31.32'
N41°35'52"E 33.57'
S48°47'44"E 24.30'
S82°54'36"E 23.97'
N81°10'34"E 36.58'
N67°47'05"E 24.33'
S85°28'20"E 29.60'
N78°52'07"E 30.21'
N80°06'47"E 16.74'
S72°27'35"E 16.32'
S7°27'22"E 36.30'
S71°59'08"E 57.96'
S87°33'56"E 6.60'
S71°09'58"E 42.28'
S72°07'31"E 29.92'
N41°35'52"E 16.02'
N80°16'54"E 1.49'
S72°07'31"E 40.53'
R=50.00' Δ=89°36'24" L=78.20'
WITNESS LINE
S48°47'44"E 8.96'
S82°54'36"E 1.64'
N81°10'34"E 23.73'
S1°13'02"E 53.56'
13.32'
5.14'
N67°47'05"E 18.46'
R=50.00' Δ=26°44'35" L=23.34'
S85°28'20"E 22.72'
N78°52'07"E 23.88'
N80°06'47"E 17.29'
R=50.00' Δ=27°25'38" L=23.93'
S72°27'35"E 16.32'
R=50.00' Δ=65°00'12" L=56.73'
S7°27'22"E 4.73'
S71°59'08"E 19.56'
S87°33'56"E 6.97'
S71°09'58"E 42.95'
N17°22'48"W 286.54'
N17°22'48"W 196.65'
S1°31'46"W 41.07'
S80°02'36"E 40.72'
S29°34'37"E 21.56'
S89°54'20"E 41.33'
S0°51'36"W 43.51'
TRACT "UP-6" (UPLAND PRESERVE) 2.830 ACRES
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N87°46'13"E 42.35'
N80°17'39"W 13.59'
S81°23'46"W 8.04'
N80°38'24"E 50.00'
WITNESS LINE
S16°45'07"W 18.65'
S17°17'09"E 27.28'
S82°20'08"W 5.49'
R=50.00' Δ=89°14'38" L=77.88'
R=50.00' Δ=26°06'43" L=22.79'
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54.08