## PENNOCK PRESERVE PUD, PHASE 1

BEING A REPLAT OF A PORTION OF "THE PRADO PUD", RECORDED IN PLAT BOOK 16 AT PAGE 70, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, TOGETHER WITH OTHER LANDS, ALL LYING IN SECTION 28, TOWNSHIP 40 SOUTH, RANGE 42 EAST MARTIN COUNTY, FLORIDA SHEET 2 OF 12

## CERTIFICATE OF OWNERSHIP & DEDICATION:

STANDARD PACIFIC OF FLORIDA, A FLORIDA GENERAL PARTNERSHIP, BY AND THROUGH ITS UNDERSIGNED OFFICER, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THE PLAT OF PENNOCK PRESERVE PUD, PHASE 1, AND HEREBY DEDICATES AS FOLLOWS:

- 1. THE DRAINAGE EASEMENTS, "D.E." AS SHOWN HEREON ARE HEREBY DEDICATED TO PENNOCK PRESERVE PROPERTY OWNERS ASSOCIATION, INC. (HEREINAFTER CALLED THE ASSOCIATION) FOR DRAINAGE PURPOSES AND ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR ANY DRAINAGE EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.
- 2. THE UTILITY EASEMENTS, "U.E." AS SHOWN HEREON MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA. SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY UTILITY EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.
- 3. THE UTILITY EASEMENTS, "U.E." AS SHOWN HEREON ARE EASEMENTS FOR UTILITY PURPOSES AND ARE HEREBY DEDICATED TO TOWN OF JUPITER FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF FACILITIES RELATED TO PUBLIC WATER SUPPLY UTILITIES.
- 4. THE UTILITY EASEMENTS, "U.E." AS SHOWN HEREON ARE EASEMENTS FOR UTILITY PURPOSES AND ARE HEREBY DEDICATED TO LOXAHATCHEE RIVER DISTRICT FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF FACILITIES RELATED TO PUBLIC WASTEWATER UTILITIES.
- 5. THE UPLAND PRESERVE TRACTS, "UP-1, "UP-2", "UP-3", "UP-4, "UP-5", "UP-6" AND "UP-8" AS SHOWN HEREON, ARE HEREBY DECLARED TO BE THE PROPERTY OF PENNOCK PRESERVE PROPERTY OWNERS ASSOCIATION, INC. (HEREINAFTER CALLED THE ASSOCIATION) AND ARE FURTHER DECLARED TO BE PRIVATE UPLAND PRESERVE AREAS WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR UPLAND PRESERVATION PURPOSES AND SHALL BE MAINTAINED BY THE ASSOCIATION IN ACCORDANCE WITH THE PRESERVE AREA MANAGEMENT PLAN ("PAMP") APPROVED BY MARTIN COUNTY, FLORIDA. NO CONSTRUCTION IN, OR ALTERATION OR DESTRUCTION OF THE PRESERVATION AREAS SHALL OCCUR, EXCEPT AS SPECIFIED WITHIN THE APPROVED "PAMP". MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR ANY UPLAND PRESERVE TRACTS DESIGNATED AS SUCH ON THIS PLAT.
- 6. THE WETLAND PRESERVE TRACTS, "W-1", "W-2", "W-4", "W-5" AND "W-10" AS SHOWN HEREON, ARE HEREBY DECLARED TO BE THE PROPERTY OF PENNOCK PRESERVE PROPERTY OWNERS ASSOCIATION, INC. (HEREINAFTER CALLED THE ASSOCIATION), AND IS FURTHER DECLARED TO BE A PRIVATE WETLAND PRESERVE AREA WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR WETLAND PRESERVE PURPOSES AND SHALL BE MAINTAINED BY THE ASSOCIATION IN ACCORDANCE WITH THE PRESERVE AREA MANAGEMENT PLAN ("PAMP") APPROVED BY MARTIN COUNTY, FLORIDA. NO CONSTRUCTION IN OR ALTERATION OR DESTRUCTION OF THE WETLAND PRESERVE AREA SHALL OCCUR EXCEPT AS SPECIFIED WITHIN THE APPROVED "PAMP". MARTIN COUNTY HAS REGULATORY AUTHORITY OVER BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR ANY WETLAND PRESERVE TRACT DESIGNATED AS SUCH ON THIS PLAT.
- 7. THE ROADWAY TRACT, "PR-1", AS SHOWN ON THIS PLAT,
  IS DESIGNATED AS PRIVATE, AND IS HEREBY DEDICATED
  TO THE PENNOCK PRESERVE PROPERTY OWNERS ASSOCIATION, INC. (HEREINAFTER
  CALLED THE ASSOCIATION), AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION
  FOR ACCESS AND UTILITY PURPOSES (INCLUDING CATV), AND SHALL BE MAINTAINED,
  REPAIRED AND REPLACED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY
  AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR THE
  PRIVATE ROADWAY TRACT "PR-1".
- 8. THE LANDSCAPE BUFFER TRACTS, "L.B.-1", "L.B.-2" AND "L.B.-3", AS SHOWN HEREON, ARE HEREBY DECLARED TO BE THE PROPERTY OF PENNOCK PRESERVE PROPERTY OWNERS ASSOCIATION, INC. (HEREINAFTER CALLED THE ASSOCIATION) AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR LANDSCAPE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR ANY LANDSCAPE BUFFER TRACTS DESIGNATED AS SUCH ON THIS PLAT.
- 9. THE LAKE TRACT, "L-1", AS SHOWN HEREON, IS HEREBY DECLARED TO BE THE PROPERTY OF PENNOCK PRESERVE PROPERTY OWNERS ASSOCIATION, INC. (HEREINAFTER CALLED THE ASSOCIATION), AND IS FURTHER DECLARED TO BE A PRIVATE LAKE AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR DRAINAGE, WATER RETENTION, AND WATER MANAGEMENT PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR ANY LAKE TRACT DESIGNATED AS SUCH ON THIS PLAT.
- 10. THE LAKE MAINTENANCE EASEMENT, "L.M.E.", AS SHOWN HEREON, IS HEREBY DECLARED TO BE THE PROPERTY OF PENNOCK PRESERVE PROPERTY OWNERS ASSOCIATION, INC. (HEREINAFTER CALLED THE ASSOCIATION), AND IS FURTHER DECLARED TO BE A PRIVATE LAKE MAINTENANCE EASEMENT AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR LAKE MAINTENANCE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR ANY LAKE MAINTENANCE EASEMENT DESIGNATED AS SUCH ON THIS PLAT.
- 11. THE OPEN SPACE TRACTS, "O.S.T.-1", "O.S.T.-2", AND "O.S.T.-3", AS SHOWN HEREON, ARE HEREBY DECLARED TO BE THE PROPERTY OF THE PENNOCK PRESERVE PROPERTY OWNERS ASSOCIATION, INC. (HEREINAFTER CALLED THE ASSOCIATION) AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR OPEN SPACE AND LANDSCAPE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR ANY OPEN SPACE TRACTS DESIGNATED AS SUCH ON THIS PLAT.

VITNESSES: //	is.
	STANDARD PACIFIC OF FLORIDA, A FLORIDA GENERAL PARTNERSHIP
IAME PRINTED: PHILIP J DARLING	BY: STANDARD PACIFIC OF FLORIDA, GP, INC., A DELAWARE CORPORATION, ITS GENERAL PARTNER
0 80	DELAWARE CORPORATION, 113 GENERAL PARTIER
	BY:
AME DOINTED. SIVAN Shacher	VICE PRESIDENT - LAND DEVELOPMENT
AME PRINTED:	
CKNOWLEDGMENT;	
COUNTY OFBROWARD	
HE COUNTY AFORESAID TO TAKE ACKNOWLEDGMENT	, AN OFFICER DULY AUTHORIZED IN THE STATE AFORESAID AND ITS, PERSONALLY APPEARED PATRICK GONZALEZ, VICE PRESIDENT
TANDARD PACIFIC OF FLORIDA, A FLORIDA GE	ORIDA GP, INC., A DELAWARE CORPORATION, GENERAL PARTNER C INERAL PARTNERSHIP, ON BEHALF OF THE CORPORATION AN
WNERSHIP AND DEDICATION, AND ACKNOWLEDGED	N DESCRIBED HEREIN AND WHO EXECUTED THE CERTIFICATE OF BEFORE ME THAT HE EXECUTED THE SAME, HE IS [ X
ERSONALLY KNOWN TO ME OR [ ] HAS PRODUCE	IV
THESS MY HAND IN THE COUNTY AND 2015 S.S.	NU STATE LAST AFORESAID THIS DAT C
NOTARIAL STAMP)	ARY PUBLIC 11.40.2.413
SIVAN SHARE AR	COMMISSION EXPIRES: 4-10-2013
MY COMMONANTAL YES ON TO THE SECOND TO THE S	
FloridaNotary Large	
ACCEPTANCE OF DEDICATIONS	
PENNOCK PRESERVE PROPERTY OWNERS ASSOCIA	TION INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HEREB
IND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATION	
DATED THIS DAY OF	NY 20116 S.S.
MTNESSES.	
SIGNATURE	PENNOCK PRESERVE PROPERTY OWNERS ASSOCIATION, INC.
PAILIPS DARLING	
PRINTED NAME	BY:
	MINE METZKES PRESIDENT
IGNATURE	
PRINTED NAME	
ACKNOWLEDGMENT	
	· _
STATE OF FLORIDA BROWARD  BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PI	
STATE OF FLORIDA BROWARD  BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PI THE PRESIDENT OF PENNOCK PRESERVE PROPE CORPORATION, AND WHO ACKNOWLEDGED THAT HE	ERSONALLY APPEARED MIKE METZKES, TO ME WELL KNOWN TO E RTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROF EXECUTED SUCH ACCEPTANCE OF DEDICATIONS AS SUCH OFFICE
STATE OF FLORIDA BROWARD  BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PI THE PRESIDENT OF PENNOCK PRESERVE PROPE CORPORATION, AND WHO ACKNOWLEDGED THAT HE DESTRUCTORY  HE IS	RTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROF EXECUTED SUCH ACCEPTANCE OF DEDICATIONS AS SUCH OFFICE
STATE OF FLORIDA BROWARD  BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PI THE PRESIDENT OF PENNOCK PRESERVE PROPE CORPORATION, AND WHO ACKNOWLEDGED THAT HE DE SAID CORPORATION. HE IS	RTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROF EXECUTED SUCH ACCEPTANCE OF DEDICATIONS AS SUCH OFFICE PERSONALLY KNOWN TO ME OR HAS PRODUCE ENTIFICATION.
STATE OF FLORIDA BROWARD  BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PI THE PRESIDENT OF PENNOCK PRESERVE PROPE CORPORATION, AND WHO ACKNOWLEDGED THAT HE DF SAID CORPORATION.  HE IS  AS IDE	RTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROF EXECUTED SUCH ACCEPTANCE OF DEDICATIONS AS SUCH OFFICE PERSONALLY KNOWN TO ME OR HAS PRODUCE ENTIFICATION.

TITLE CERTIFICATION
I, PATRICIA KIMBALL FLETCHER, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFIES THAT AS OF, 2016, AT
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(IES) 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 DAY OF
Patricia K. Hetches  FLORIDA BAR NO. 371610  PATRICIA KIMBALL FLETCHER

GUNSTER, YOAKLEY & STEWART, P.A. 3055 CARDINAL DRIVE, SUITE 301

VERO BEACH, FL 32963

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

DATE: 3/3/16

BY: COUNTY SURVEY AND MAPPER VICUAL COLORS

DATE: 3/14/16

DATE: 2/23/16

BY: COUNTY ENGINEER

BY: COUNTY ATTORNEY

BY: CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

ATTEST: CLERK OF COURT

THIS INSTRUMENT PREPARED BY DAVID P. LINDLEY

CAULFIELD and WHEELER, INC.

SURVEYORS - ENGINEERS - PLANNERS

7900 GLADES ROAD, SUITE 100

BOCA RATON, FLORIDA 33434 - (561)392-1991

CERTIFICATE OF AUTHORIZATION NO. LB3591