

LEGAL DESCRIPTION:

PARCEL 1

A PARCEL OF LAND LYING IN SECTION 28, TOWNSHIP 40 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE ABOVE MENTIONED SECTION 28 AND RUNNING THENCE NORTH 89°45'41" WEST (BASIS OF BEARINGS) ALONG THE SOUTHERLY LINE THEREOF A DISTANCE OF 2595.70 FEET TO A POINT IN THE EASTERLY RIGHT-OF-WAY OF S.E. ISLAND WAY AS CONVEYED BY DEED RECORDED IN OFFICIAL RECORDS BOOK 1935, PAGE 2781, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, WHICH POINT IS ALSO THE SOUTHWEST CORNER OF THE PLAT OF OLD PLANTATION PUD, RECORDED IN PLAT BOOK 16 AT PAGE 58, PUBLIC RECORDS OF SAID MARTIN COUNTY, FLORIDA; THENCE NORTH 00°08'00" EAST ALONG THE EASTERLY BOUNDS OF SAID S.E. ISLAND WAY A DISTANCE OF 101.28 FEET TO THE SOUTHWEST CORNER OF TRACT RW AS SHOWN SAID PLAT OF OLD PLANTATION PUD; THENCE ALONG THE BOUNDS OF SAID TRACT RW THE FOLLOWING 3 COURSES: 1) NORTH 45°08'00" EAST A DISTANCE OF 59.88 FEET TO A POINT; 2) NORTH 00°08'00" EAST A DISTANCE OF 89.75 FEET TO A POINT; 3) NORTH 44°42'40" WEST A DISTANCE OF 58.69 FEET TO A POINT IN THE EASTERLY RIGHT-OF-WAY OF S.E. ISLAND WAY REFERRED TO ABOVE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING 8 COURSES: 1) NORTHEASTERLY ALONG A CURVE TO THE RIGHT OF RADIUS 1170.00 FEET, CENTRAL ANGLE 23°41'30", AN ARC LENGTH OF 483.79 FEET TO A POINT OF TANGENCY LOCATED NORTH 14°17'29" EAST (CHORD BEARING) A CHORD DISTANCE OF 480.35 FEET FROM THE PREVIOUSLY DESCRIBED POINT; 2) NORTH 26°08'14" EAST A DISTANCE OF 283.51 FEET TO A POINT OF CURVATURE; 3) NORTHERLY ALONG A CURVE TO THE LEFT OF RADIUS 1230.00 FEET, CENTRAL ANGLE 16°11'03", AN ARC LENGTH OF 347.43 FEET TO A POINT OF TANGENCY; 4) NORTH 09°57'11" EAST A DISTANCE OF 345.65 FEET TO A POINT OF CURVATURE; 5) NORTHERLY ALONG A CURVE TO THE RIGHT OF RADIUS 2970.00 FEET, CENTRAL ANGLE 07°29'43", AN ARC LENGTH OF 388.53 FEET TO A POINT OF TANGENCY; 6) NORTH 17°26'54" EAST A DISTANCE OF 381.72 FEET TO A POINT OF CURVATURE; 7) NORTHERLY ALONG A CURVE TO THE RIGHT OF RADIUS 2970.00 FEET, CENTRAL ANGLE 03°02'39", AN ARC LENGTH OF 157.79 FEET TO A POINT OF TANGENCY; 8) NORTH 20°29'33" EAST A DISTANCE OF 1001.49 FEET TO THE SOUTHWEST CORNER OF THE PLAT OF PENNOCK PRESERVE PUD, SUBPHASE 1, AS RECORDED IN PLAT BOOK 17 AT PAGE 27, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE DEPARTING SAID RIGHT-OF-WAY OF S.E. ISLAND WAY AND RUNNING ALONG THE SOUTHERLY BOUNDS OF THIS LAST MENTIONED PLAT THE FOLLOWING 59 COURSES:

- 1. SOUTH 69°30'27" EAST A DISTANCE OF 83.06 FEET TO A POINT; 2. NORTH 72°19'31" EAST A DISTANCE OF 50.52 FEET TO A POINT; 3. NORTH 09°26'58" 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°26'38" 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°05'33" EAST A DISTANCE OF 40.42 FEET TO A POINT; 18. SOUTH 85°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" EAST 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°48'53" EAST A DISTANCE OF 87.75 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 32.79 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 87°46'13" 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°51'58" WEST A DISTANCE OF 43.51 FEET TO A POINT; 49. SOUTH 87°46'13" EAST A DISTANCE OF 87.80 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 39.52 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 A POINT; 59. SOUTH 50°36'29" EAST A DISTANCE OF 97.23 FEET TO A POINT IN THE EASTERLY BOUNDS OF SECTION 28 FIRST ABOVE MENTIONED; THENCE SOUTH 00°04'57" WEST ALONG THE EASTERLY BOUNDS THEREOF A DISTANCE OF 261.22 FEET TO THE EAST ONE QUARTER CORNER OF SAID SECTION 28; THENCE SOUTH 00°04'11" WEST, STILL ALONG THE EASTERLY BOUNDS OF SECTION 28, A DISTANCE OF 2652.42 TO THE POINT OF BEGINNING.

CONTAINING 168.288 ACRES OF LAND, MORE OR LESS.

TOGETHER WITH:

ALL OF TRACT "0-4" AND TRACT "1B-3" AS SHOWN ON THE ABOVE MENTIONED PLAT OF OLD PLANTATION PUD, RECORDED IN PLAT BOOK 16, PAGE 58, PUBLIC RECORDS OF SAID MARTIN COUNTY, FLORIDA.

CONTAINING 3.521 ACRES OF LAND, MORE OR LESS.

TOTAL AREA ENCOMPASSED BY THIS PLAT IS 171.809 ACRES OF LAND, MORE OR LESS.

PENNOCK PRESERVE PUD, PHASES 2 & 3

BEING A REPLAT OF "THE OLD PLANTATION PUD", RECORDED IN PLAT BOOK 16 AT PAGE 58, 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 1 OF 14

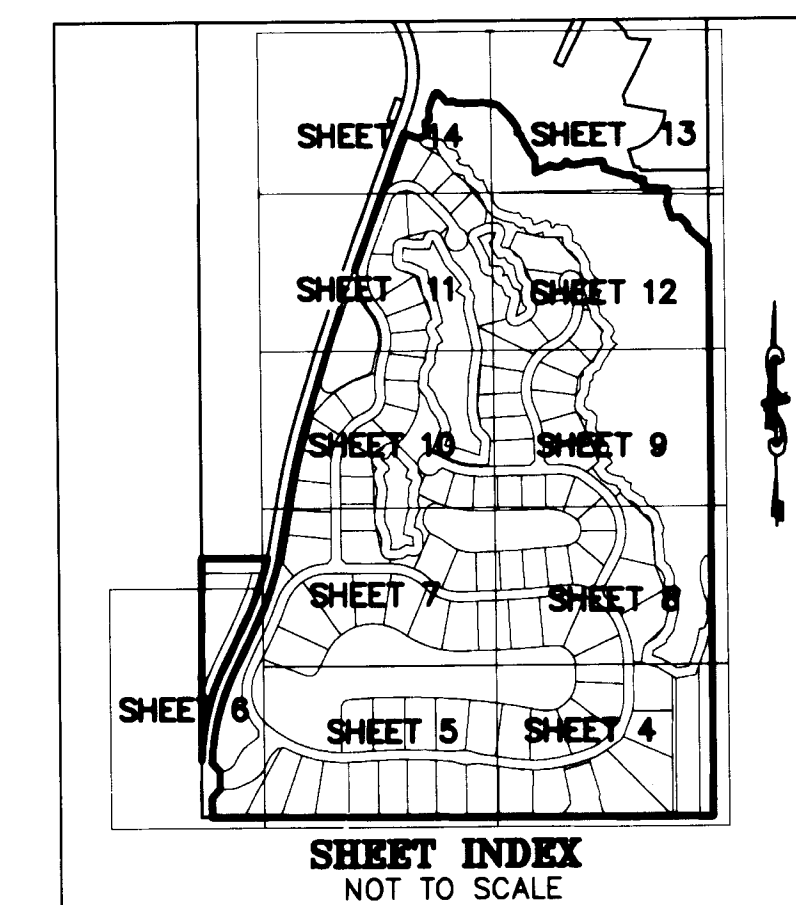
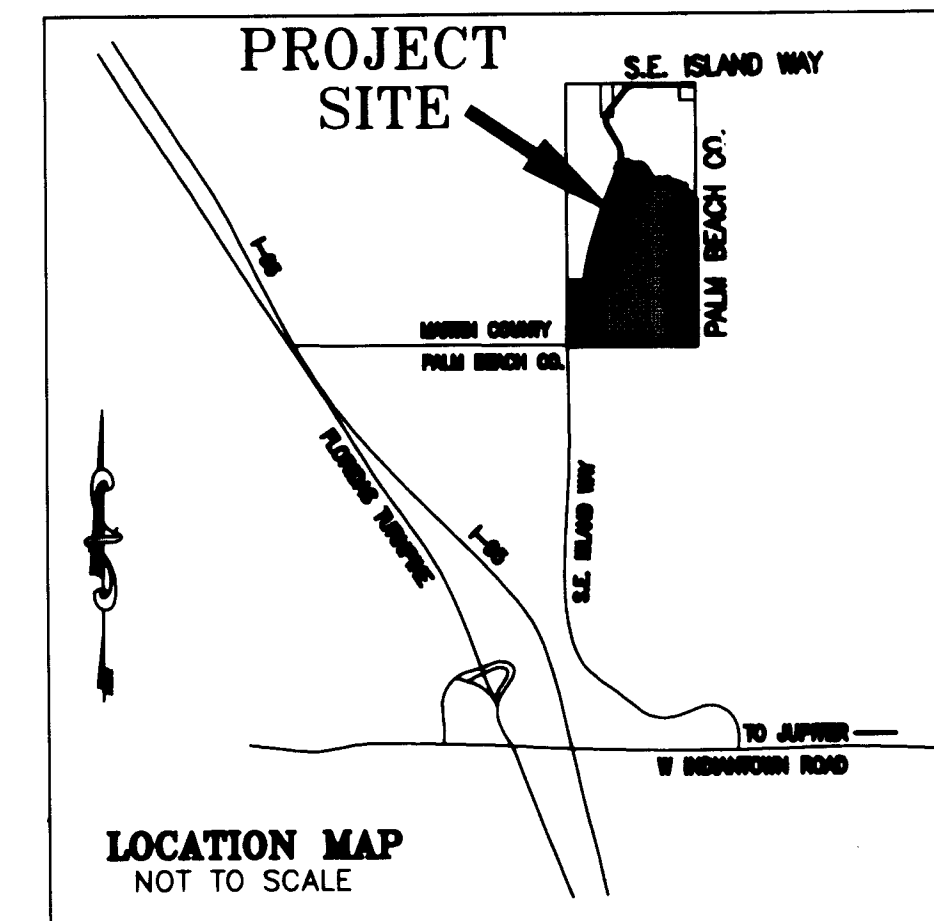
THIS INSTRUMENT PREPARED BY DAVID P. LINDLEY OF CAULFIELD and WHEELER, INC. SURVEYORS - ENGINEERS - PLANNERS 7900 GLADES ROAD, SUITE 100 BOCA RATON, FLORIDA 33434 - (561)392-1991 CERTIFICATE OF AUTHORIZATION NO. LB3591

AREA SUMMARY

Table with 2 columns: Parcel ID and Acres. Includes Parcel 1 (168.288 acres), Parcel 2 (3.521 acres), and Lots (94).

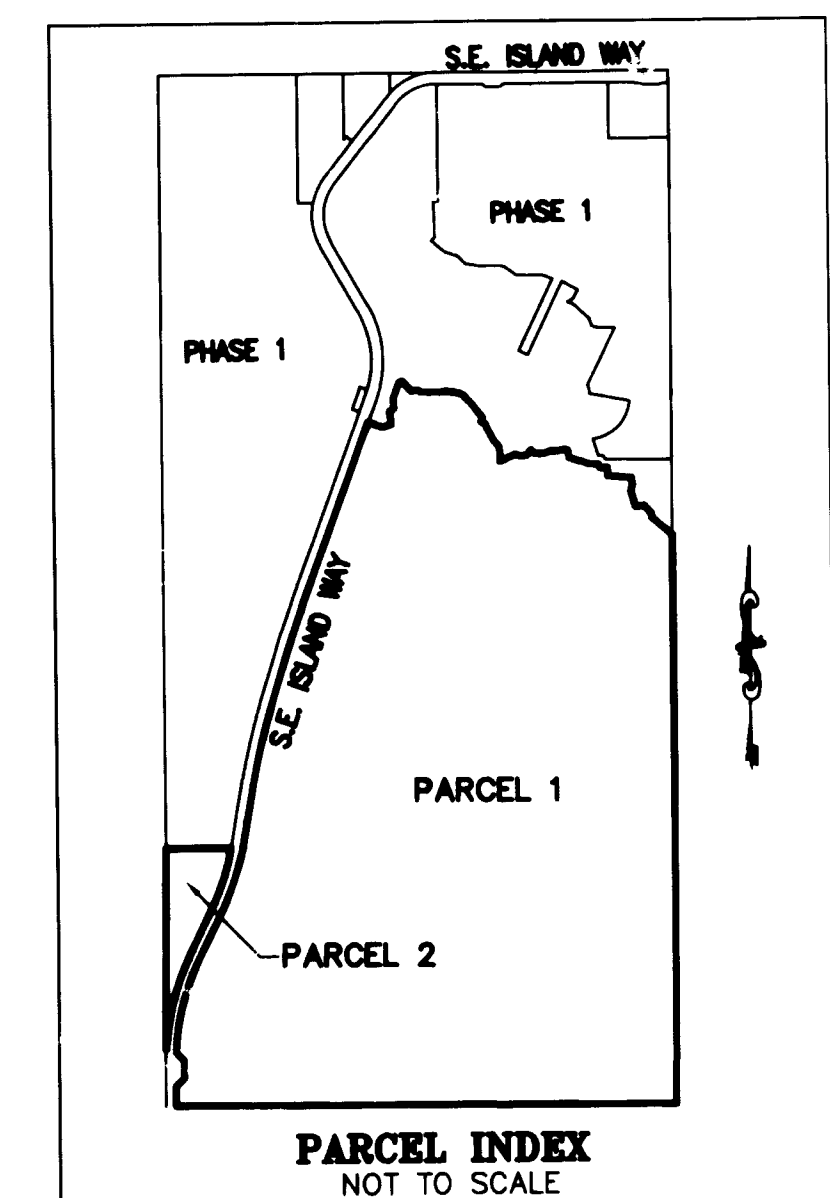
Table with 2 columns: Parcel ID and Acres. Includes Parcel 2 (1.070 acres), Parcel 1 (0.573 acres), and Parcel 1 (1.878 acres).

NOTES COORDINATES, BEARINGS AND DISTANCES COORDINATES SHOWN ARE GRID DATUM = NAD 83 (90/98 ADJUSTMENT) ZONE = FLORIDA EAST LINEAR UNIT = US SURVEY FEET COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION ALL DISTANCES ARE GROUND UNLESS NOTED OTHERWISE SCALE FACTOR = 1.0000307 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE BEARINGS AS SHOWN HEREON ARE GRID DATUM, NAD 83 (90/98 ADJUSTMENT), FLORIDA EAST ZONE.



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 40, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 22nd DAY OF FEBRUARY, 2016. BY: Nicholas Medley, DEPUTY CLERK (CIRCUIT COURT SEAL). FILE NO. 2620959

28-40-42-006-000-0000-0 SUBDIVISION PARCEL CONTROL NO.



SURVEYOR'S NOTES:

- 1) BEARINGS SHOWN HEREON ARE RELATIVE TO THE SOUTH LINE OF THE SOUTHEAST ONE QUARTER OF SECTION 28, TOWNSHIP 40 SOUTH, RANGE 42 EAST, WHICH LINE BEARS NORTH 89°45'41" WEST 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 DEPICTION 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 ON 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, FLORIDA, 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.
7) BY VIRTUE OF FLORIDA STATUTES, THIS REPLAT OF THE OLD PLANTATION PUD PLAT AS RECORDED IN MARTIN COUNTY RECORDS AS PLAT BOOK 16, PAGE 58 IS VACATED IN ITS ENTIRETY.

SURVEYOR'S CERTIFICATE:

I, DAVID P. LINDLEY, HEREBY CERTIFY THAT THIS PLAT OF PENNOCK PRESERVE PUD, PHASES 2 & 3, 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.

DATED THIS 29th DAY OF December, 2016.

BY: DAVID P. LINDLEY PROFESSIONAL SURVEYOR & MAPPER FLORIDA REGISTRATION NO. 5005

