

# 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 2 OF 14

### 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, PHASES 2 & 3, AND HEREBY DEDICATES AS FOLLOWS:

- 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.
- 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.
- 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.
- 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.
- THE LIFT STATION EASEMENT, "LSE" AS SHOWN HEREON IS AN EASEMENT FOR LIFT STATION PURPOSES AND IS HEREBY DEDICATED TO LOXAHATCHEE RIVER DISTRICT FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF FACILITIES RELATED TO PUBLIC WASTEWATER UTILITIES.
- THE UPLAND PRESERVE TRACTS, "UP-6", "UP-7", "UP-8", "UP-9" AND THE ADDITIONAL UPLAND PRESERVE TRACTS A.U.P.-1 THROUGH A.U.P.-24 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.
- THE WETLAND PRESERVE TRACTS, "W-6", "W-7", "W-8", "W-9" AND "W-11" 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.
- THE PRIVATE ROADWAY TRACT, "PR-2", 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-2" DESIGNATED AS SUCH ON THIS PLAT.
- THE WETLAND AND NATIVE BUFFER TRACTS, "NB-1", "NB-2" AND "NB-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.
- THE LAKE AND MARSH TRACTS, "L-2", "L-3", "L-4" AND "M-1", 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 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.
- THE LAKE MAINTENANCE EASEMENTS (LME) AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PENNOCK PRESERVE PROPERTY OWNERS ASSOCIATION, INC. (HEREINAFTER CALLED THE ASSOCIATION) FOR LAKE MAINTENANCE PURPOSES AND SHALL BE MAINTAINED BY SAID ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR THE LAKE MAINTENANCE EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.
- THE OPEN SPACE TRACTS, "O.S.T.-4", "O.S.T.-5", "O.S.T.-6", "O.S.T.-7", "O.S.T.-8", "O.S.T.-9" AND "O.S.T.-10", 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.
- PUBLIC FLOW-THROUGH DRAINAGE EASEMENT:  
NOTWITHSTANDING THE OBLIGATION OF THE PENNOCK PRESERVE PROPERTY OWNERS ASSOCIATION, INC., (HEREINAFTER ASSOCIATION) OF MAINTENANCE, REPAIR AND REPLACEMENT AS TO THE PRIVATE DRAINAGE EASEMENTS AND/OR TRACTS SHOWN ON THIS PLAT, THERE IS HEREBY DEDICATED TO MARTIN COUNTY A NON-EXCLUSIVE, FLOW-THROUGH DRAINAGE EASEMENT AND REASONABLE RIGHT OF ACCESS TO ENSURE THE FREE FLOW OF WATER FOR GENERAL PUBLIC DRAINAGE PURPOSES OVER, THROUGH AND UNDER THE FOLLOWING DESCRIBED PRIVATE DRAINAGE EASEMENTS AND/OR TRACTS SHOWN ON THIS PLAT:  
THE DRAINAGE EASEMENTS, "D.E." AS SHOWN HEREON

IN THE EVENT THAT THE FREE FLOW OF WATER THROUGH THE ABOVE-DESCRIBED PRIVATE DRAINAGE EASEMENTS AND/OR TRACTS AND INTO THE PUBLIC DRAINAGE SYSTEM IS DISRUPTED OR PREVENTED, MARTIN COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, OF REASONABLE ACCESS TO, AND ENTRY UPON, SUCH PRIVATE EASEMENTS AND/OR TRACTS AND ADJACENT LAND FOR THE PURPOSE OF PERFORMING FLOW-THROUGH DRAINAGE MAINTENANCE UPON THIRTY (30) DAYS PRIOR WRITTEN NOTICE TO THE ASSOCIATION; HOWEVER, MARTIN COUNTY SHALL BE REQUIRED ONLY TO ATTEMPT TO PROVIDE REASONABLE NOTICE TO THE ASSOCIATION IN ORDER TO PERFORM FLOW-THROUGH DRAINAGE MAINTENANCE IN RESPONSE TO A DRAINAGE-RELATED EMERGENCY WHICH POSSES AN IMMEDIATE THREAT TO THE PUBLIC HEALTH, SAFETY AND WELFARE. WITHIN TEN (10) DAYS OF THE PERFORMANCE OF FLOW-THROUGH DRAINAGE MAINTENANCE BY MARTIN COUNTY, THE ASSOCIATION SHALL PAY TO THE COUNTY THE AMOUNT OF ALL COSTS (INCLUDING ADMINISTRATIVE COSTS) THEREBY INCURRED, AND THE AMOUNT OF SUCH COSTS WILL CONSTITUTE AN EQUITABLE OF SPECIAL ASSESSMENT LIEN, AS DETERMINED BY MARTIN COUNTY, ON ASSOCIATION PROPERTY, INCLUDING THE ABOVE-DESCRIBED EASEMENTS AND/OR TRACTS, AND THE LIEN MAY BE ENFORCED IN ACCORDANCE WITH APPLICABLE LAW.

IN WITNESS WHEREOF, STANDARD PACIFIC OF FLORIDA, A FLORIDA GENERAL PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, THIS 14th DAY OF DECEMBER, 2016.

WITNESSES:  
[Signature]  
NAME PRINTED: PHILIP DARLING  
[Signature]  
NAME PRINTED: SIVAN SHACHAR

STANDARD PACIFIC OF FLORIDA,  
A FLORIDA GENERAL PARTNERSHIP  
BY: STANDARD PACIFIC OF FLORIDA, GP, INC., A  
DELAWARE CORPORATION, ITS GENERAL PARTNER  
BY: [Signature]  
PATRICK GONZALEZ  
VICE PRESIDENT - LAND DEVELOPMENT

### ACKNOWLEDGMENT:

STATE OF FLORIDA Broward  
COUNTY OF

I HEREBY CERTIFY THAT ON THIS DAY, BEFORE ME, AN OFFICER DULY AUTHORIZED IN THE STATE AFORESAID AND IN THE COUNTY AFORESAID TO TAKE ACKNOWLEDGMENTS, PERSONALLY APPEARED PATRICK GONZALEZ, VICE PRESIDENT LAND DEVELOPMENT, OF STANDARD PACIFIC OF FLORIDA GP, INC., A DELAWARE CORPORATION, GENERAL PARTNER OF STANDARD PACIFIC OF FLORIDA, A FLORIDA GENERAL PARTNERSHIP, ON BEHALF OF THE CORPORATION AND PARTNERSHIP, TO ME KNOWN TO BE THE PERSON DESCRIBED HEREIN AND WHO EXECUTED THE CERTIFICATE OF OWNERSHIP AND DEDICATION, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME, HE IS [X] PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

WITNESS MY HAND IN THE COUNTY AND STATE LAST AFORESAID THIS 14 DAY OF December, 2016.

(NOTARIAL STAMP)

[Signature]  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 4-10-17  
Sivan Shachar  
Commission # FF007026

### ACCEPTANCE OF DEDICATIONS

PENNOCK PRESERVE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AS STATED ON THIS PLAT OF PENNOCK PRESERVE PUD, PHASE 2 AND 3, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON.

DATED THIS 14th DAY OF DECEMBER, 2016.

WITNESSES:

SIGNATURE

[Signature]  
PRINTED NAME

SIGNATURE

[Signature]  
PRINTED NAME

PENNOCK PRESERVE PROPERTY OWNERS ASSOCIATION, INC.

BY: [Signature]  
VINCENT MUSSO  
PRESIDENT

### ACKNOWLEDGMENT

STATE OF FLORIDA Broward  
COUNTY OF

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED VINCENT MUSSO, TO ME WELL KNOWN TO BE THE PRESIDENT OF PENNOCK PRESERVE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND WHO ACKNOWLEDGED THAT HE EXECUTED SUCH ACCEPTANCE OF DEDICATIONS AS SUCH OFFICER OF SAID CORPORATION. HE [X] IS PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

DATED THIS 14 DAY OF December, 2016.

(NOTARIAL STAMP)

[Signature]  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 4-10-17  
Sivan Shachar  
Commission # FF007026

### TITLE CERTIFICATION

I, PATRICIA KIMBALL FLETCHER, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFIES THAT AS OF November 16 2016, AT 12 A.M. (12 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(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 27th DAY OF December, 2016.

[Signature]  
Patricia Kimball Fletcher

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

### COUNTY APPROVAL

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

DATE: 1/23/2017

BY: [Signature]  
COUNTY SURVEYOR AND MAPPER MOVELOBRIEN

DATE: 1/19/2017

BY: [Signature]  
COUNTY ENGINEER Don G. Donaldson

DATE: 1/25/17

BY: [Signature]  
COUNTY ATTORNEY K. A. Stines, Sr. Assoc. Ct. App. Doug Smith

DATE: 12/13/16

BY: [Signature]  
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

ATTEST: [Signature]  
CLERK OF COURT CAROLYN TIMMANN

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