



# MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

## STAFF REPORT

### ***A. Application Information***

## **PENTALAGO PHASE II PLAT**

Applicant:	Tight-Line Lakes, LLC
Property Owner:	Tight-Line Lakes, LLC
Agent for the Applicant:	Velcon Engineering & Surveying, LLC
County Project Coordinator:	John Sinnott, Senior Planner
Growth Management Director:	Paul Schilling
Project Number:	P147-014
Record Number:	DEV2022100011
Report Number:	2024_0117_P147-014_Staff_Report_Final
Application Received:	02/01/2023
Transmitted:	02/02/2023
Date of Staff Report:	03/20/2023
Application Received:	10/16/2023
Transmitted:	10/17/2023
Date of Staff Report:	11/17/2023
Application Received:	12/11/2023
Transmitted:	12/11/2023
Date of Staff Report:	01/17/2024

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### ***B. Project description and analysis***

This is a request by Velcon Engineering & Surveying, LLC on behalf of Tight-Line Lakes, LLC for approval of the Pentalago Phase II plat. Phase II contains 16 of the 42 lots in the Pentalago single-family subdivision. The subject site is located north of I-95 and generally east of Citrus Boulevard in western Palm City. Included is a request for a Certificate of Public Facilities Exemption.

The Pentalago Phase II final site plan was approved on February 3, 2023. Pursuant to Division 21, Article 4, Land Development Regulations (LDR), Martin County, Fla. (2017), the Plat must be consistent with the approved final site plan.

### ***C. Staff recommendation***

The specific findings and conclusion of each review agency related to this request are identified in Sections

F through T of this report. The current review status for each agency is as follows:

<b>Section</b>	<b>Division or Department</b>	<b>Reviewer</b>	<b>Phone</b>	<b>Assessment</b>
F	Comprehensive Plan	John Sinnott	320-3047	Non-Comply
F	ARDP	Samantha Lovelady	288-5664	N/A
G	Development Review	John Sinnott	320-3047	Non-Comply
H	Urban Design	John Sinnott	320-3047	N/A
H	Community Redevelopment	John Sinnott	320-3047	N/A
I	Property Management	Ellen MacArthur	288-5794	N/A
J	Environmental	Shawn McCarthy	288-5508	Comply
J	Landscaping	Karen Sjöholm	288-5909	Comply
K	Transportation	Lukas Lambert	221-2300	N/A
L	County Surveyor	Tom Walker	288-5928	Non-Comply
M	Engineering	Stephanie Piche	288-4858	N/A
N	Addressing	Emily Kohler	288-5692	Comply
N	Electronic File Submission	Emily Kohler	288-5692	N/A
O	Water and Wastewater	James Christ	320-3034	Comply
O	Wellfields	James Christ	320-3034	Comply
P	Fire Prevention	Doug Killane	288-5633	Comply
P	Emergency Management	Sally Waite	219-4942	N/A
Q	ADA	Stephanie Piche	288-4858	N/A
R	Health Department	Nick Clifton	221-4090	N/A
R	School Board	Juan Lameda	219-1200	N/A
S	County Attorney	Elysse Elder	288-5925	Review Ongoing
T	Adequate Public Facilities	John Sinnott	320-3056	Exempt

#### ***D. Review Board action***

This application is for a plat. As such, final action on this request is required to be heard at a public meeting.

The public meeting shall be before the Board of County Commissioners, who will take final action on the request, pursuant to Table 10.5.F.9., LDR, Martin County, Fla. (2019).

The applicant is required to re-submit materials in response to the non-compliance findings within this report. Upon receipt, the re-submitted materials will be transmitted for review to the appropriate review agencies and individuals that participate in the County's review process. A revised staff report will be created once the next review cycle has been completed.

#### ***E. Location and site information***

Parcel number(s) and address:

Existing Zoning: AR-5A  
 Future land use: Agricultural Ranchette  
 Total Site Area: 80.05-acres

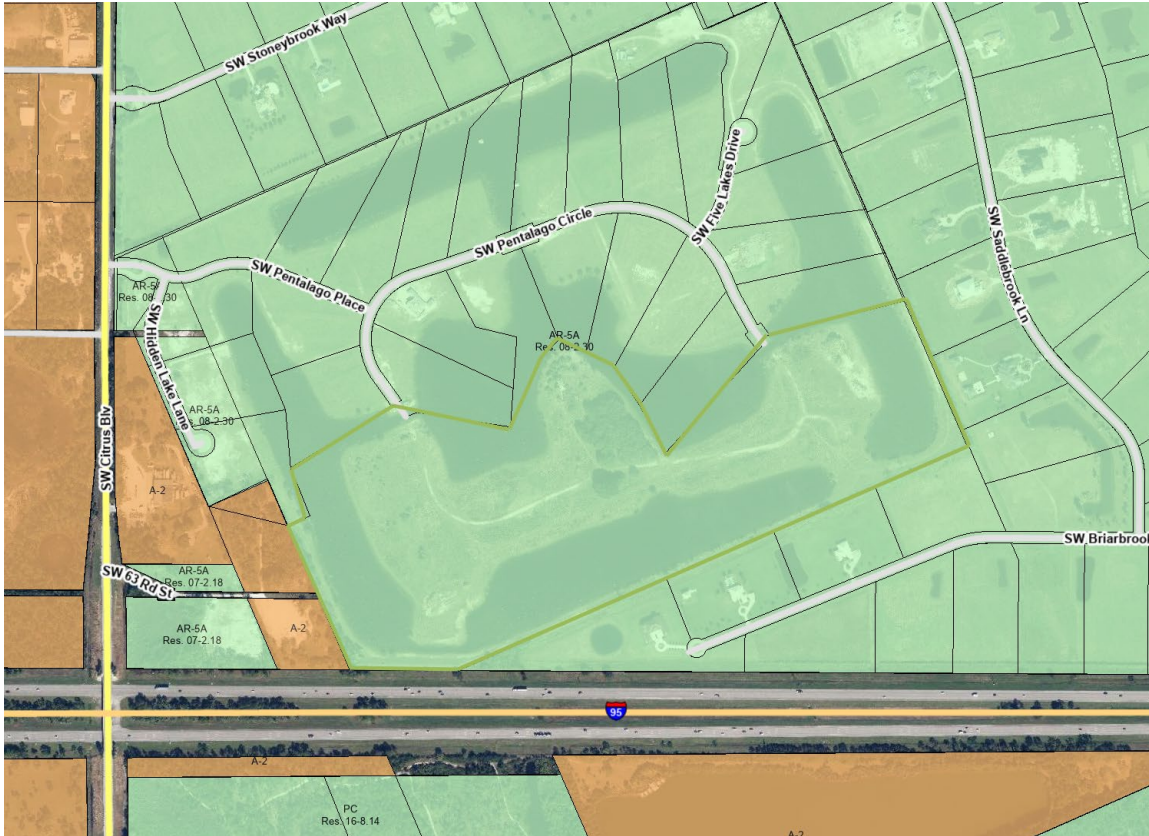
Figure 1: Location Map



Figure 2: Subject Property Future Land Use Map



**Figure 3: Subject Property Zoning Atlas**



***F. Determination of compliance with Comprehensive Growth Management Plan requirements - Growth Management Department***

**Unresolved Issues:**

**Item #1:  
Generic Comp Plan Compliance**

This application cannot be deemed to be in compliance with the Martin County Comprehensive Growth Management Plan (CGMP) until the issues identified in this report have been satisfactorily resolved. MARTIN COUNTY, FLA., CGMP POLICY 4.1A.1. (2016)

***G. Determination of compliance with land use, site design standards, zoning, and procedural requirements - Growth Management Department***

**Item #1  
General**

1. Phase 2 Site Plan:
  - a. Site Data:
    - i. Acreage in gross site density calculation (80.03 acres) should be updated to 80.05 acres

- ii. Parcel control number should be updated to 47-38-41-000-000-00020-1.
- iii. Please include the revision date on subsequent plans.

**Item #2  
Resubmittal**

- 1. With resubmittal, please provide two sets of all plans and one set of all documents.

**Information #1:**

The completion date in Paragraph 1 of the Contract for Construction of Required Improvements and Infrastructure will need to be included in the post approval submittal.

***H. Determination of compliance with the urban design and community redevelopment requirements – Community Development Department***

**Urban Design**

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this application as currently proposed.

**Community Redevelopment Agency**

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this application as currently proposed.

***I. Determination of compliance with the property management requirements – Engineering Department***

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

***J. Determination of compliance with environmental and landscaping requirements - Growth Management Department***

**Environmental**

**Finding of Compliance:**

The Growth Management Department Environmental Division staff has reviewed the application and finds it in compliance with the applicable land development regulations.

**Landscape**

**Findings of Compliance:**

The Growth Management Department Environmental Division staff has reviewed the application and finds it in compliance with the applicable Land Development Regulations Article 4, Division 15 - Landscaping, Buffering, and Tree Protection. [2013]. The applicant has proposed construction of a 16 lot subdivision.

The plat documents are consistent with the approved final site plan and approved development order. The survey provides for required areas of landscape and buffering.

### ***K. Determination of compliance with transportation requirements - Engineering Department***

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

### ***L. Determination of compliance with county surveyor - Engineering Department***

#### **Unresolved Issues:**

#### **Item #1:**

A legend of all symbols and abbreviations must be shown.  
[DOACS, Chapter 5J-17.051, Ch 177.091.(29), Part 1, F. S.]

#### **Remedy/Suggestion/Clarification:**

1. Witness Corners should be stamped as such (unless they are existing corners). Per our last conversation, there are unnecessary Witness Corners.
2. Per our last conversation, there are duplicate symbols that need to be merged or eliminated.
3. Make sure the scale of all monumentation symbols appear consistent between the plat sheets and the details.
4. See provided markup for further clarification.

#### **Item #2:**

The plat must show the following:

Permanent reference monuments (P.R.M.) must be placed at each corner or change in direction on the boundary of the lands being platted and must not be more than 800 feet apart unless inaccessible.

Permanent control points (P.C.P.) must be set at the intersection of the centerline of the right-of-way at the intersection of all streets and shown on the plat.

#### **Remedy/Suggestion/Clarification:**

Please address remaining missing PRMs for change in direction along the shared boundary with Phase 1. See provided markup for further clarification.

#### **Item #3:**

Plat certification and consent language must be provided in substantial conformance to ... [Resolution No. 02-6.1]

#### **Remedy/Suggestion/Clarification:**

1. Label the Lake Recreational Easements on the plat.
2. Change Access Easement to Access/Maintenance Easement in Dedication 4.
3. See provided markup for further clarification.

#### **Item #4:**

All contiguous property along the periphery of the plat must be identified and labeled with the plat book and page or marked as unplatted. If the plat includes all or a portion of a previously platted subdivision, then sufficient ties to the prior plat, including reference to the subdivision, must be stated in the new subdivision title.

[Ch 177.091.(17), Part 1, F.S.; Sec. 4.912.C.19, M.C. Code Vol 2]

**Remedy/Suggestion/Clarification:**

Ensure Phase 1 linework is not too light on final Mylar.

**Item #5:**

The plat shall be consistent with an approved final site plan.

**Remedy/Suggestion/Clarification:**

1. Address inconsistency between final site plan and plat for missing Lake Recreational Easements.
2. Ensure consistency between plat and final site plan.

**Item #6:**

PRM inspection

**Remedy/Suggestion/Clarification:**

Please provide a Field Inspection Request for inspection of all PRM's and lot/tract corners as soon as possible. ***This can potentially delay the Post Approval process.***

***M. Determination of compliance with engineering, storm water and flood management requirements - Engineering Department***

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this application as currently proposed.

***N. Determination of compliance with addressing and electronic file submittal requirements – Growth Management and Information Technology Departments***

**Addressing**

**Findings of Compliance:**

The application has been reviewed for compliance with Division 17, Addressing, of the Martin County Land Development Regulations. Staff finds that the proposed site plan / plat complies with applicable addressing regulations. All street names are in compliance. They meet all street naming regulations in Article 4, Division 17, Land Development Regulations. Martin County, Fla. (2023).

**Electronic File Submittal**

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

***O. Determination of compliance with utilities requirements - Utilities Department***

**Water and Wastewater**

**Findings of Compliance:**

This development application has been reviewed for compliance with applicable statutes and ordinances and the reviewer finds it in compliance with Martin County's requirements for water and wastewater level of service. [Martin County, Fla., LDR, Article 4, Division 6 and 7, (2016)]

## Wellfield and Groundwater

### **Findings of Compliance:**

The application has been reviewed for compliance under the Wellfield Protection Program. The reviewer finds the application in compliance with the Wellfield Protection and Groundwater Protection Ordinances. [Martin County, Fla., LDR, Article 4, Division 5] (2016)

### ***P. Determination of compliance with fire prevention and emergency management requirements – Fire Rescue Department***

### **Findings of Compliance:**

The Fire Prevention Division finds this submittal to be in compliance with the applicable provisions governing construction and life safety standards of the Florida Fire Prevention Code. This occupancy shall comply with all applicable provisions of governing codes whether implied or not in this review, in addition to all previous requirements of prior reviews.

All parcels located within this development have a special condition attached to the development order which requires residential fire sprinklers for all structures exceeding 1000 square feet.

### ***Q. Determination of compliance with Americans with Disability Act (ADA) requirements - General Services Department***

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

### ***R. Determination of compliance with Martin County Health Department and Martin County School Board***

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

### ***S. Determination of compliance with legal requirements - County Attorney's Office***

### **Review Ongoing**

### ***T. Determination of compliance with the adequate public facilities requirements - responsible departments***

The review for compliance with the standards for a Certificate of Adequate Public Facilities Exemption for development demonstrates that no additional impacts on public facilities were created in accordance with Section 5.32.B., LDR, Martin County, Fla. (2016). Exempted development will be treated as committed development for which the County assures concurrency.

Examples of developments that do not create additional impact on public facilities include:

- A. Additions to nonresidential uses that do not create additional impact on public facilities;
- B. Changes in use of property when the new use does not increase the impact on public facilities over the pre-existing use, except that no change in use will be considered exempt when the preexisting use has been discontinued for two years or more;



- C. Zoning district changes to the district of lowest density or intensity necessary to achieve consistency with the Comprehensive Growth Management Plan;
- D. **Boundary plats which permit no site development.**

**U. Post-approval requirements**

After approval of the development order, the applicant will receive a letter and a Post Approval Requirements List that identifies the documents and fees required. Approval of the development order is conditioned upon the applicant’s submittal of all required documents, executed where appropriate, to the Growth Management Department (GMD), including unpaid fees, within sixty (60) days of the final action granting approval.

Please submit all of the following items in a single hard copy packet and in electronic pdf format (on disk or flash drive) with the documents arranged in the order shown in the list below. The 24” x 36” plans should be submitted rolled and in separate sets as itemized below.

Item	Description	Requirement
1.	Response to Post Approval Requirements List	The applicant will submit a response memo addressing the items on the Post Approval Requirements List.
2.	Post Approval Fees	The applicant is required to pay all remaining fees when submitting the post approval packet. If an extension is granted, the fees must be paid within 60 days from the date of the development order. Checks should be made payable to Martin County Board of County Commissioners.
3.	Recording Costs	The applicant is responsible for all recording costs. The Growth Management Department will calculate the recording costs and contact the applicant with the payment amount required. Checks should be made payable to the Martin County Clerk of Court.
4.	Warranty Deed	One (1) copy of the recorded warranty deed if a property title transfer has occurred since the site plan approval. If there has not been a property title transfer since the approval, provide a letter stating that no title transfer has occurred.

Item	Description	Requirement
5.	Unity of Title	Original and one (1) copy of the current Unity of Title in standard County format if a property title transfer has occurred since the site plan approval. If there has not been a property title transfer since the approval, provide a letter stating so that no transfer has occurred.
6.	Approved Plat	One (1) paper 24" x 36" copy of the approved plat.
7.	Approved Revised Final Site Plan	One (1) paper 24" x 36" copy of the approved revised final site plan.
8.	Declarations of Covenants and Restrictions	Original executed Declarations of Covenants and Restrictions for the homeowner's association.
9.	Executed Mylar	Original executed plat on Mylar or other plastic, stable material. All names, signatures, stamps, and related data must be inscribed in 'India' ink or similar indelible ink to assure permanent legibility.
10.	Executed Contract of Construction of Required Improvements	Original and one (1) copy of the executed Contract for Construction of Required Improvements including the current County-approved cost estimate labeled Exhibit A and corresponding executed surety labeled as Exhibit B.
11.	Paid Taxes	One (1) copy of Tax Collector's paid property tax receipt.
12.	Digital Copy of Plat	One (1) digital copy of the plat in AutoCAD 2010 – 2014 drawing format (.dwg). The digital version of the plat must match the hardcopy version as submitted.
13.	Approved Cost Estimate	One (1) copy of the approved cost estimate and, if changed, a revised Cost Estimate with an explanation of its change signed and sealed by the Engineer of Record licensed in the State of Florida.
14.	Flash/Thumb Drive	One (1) blank flash/ thumb drive for digital file recording.

**V. Local, State, and Federal Permits**

There are no applicable Local, State and Federal Permits required in conjunction with this plat application.

**W. Fees**

Public advertising fees for the development order will be determined and billed subsequent to the public hearing. Fees for this application are calculated as follows:

<i>Fee type:</i>	<i>Fee amount:</i>	<i>Fee payment:</i>	<i>Balance:</i>
Application review fees:	\$13,600.00	\$13,600.00	\$0.00
Inspection Fees:	N/A		N/A
Advertising fees*:	TBD		
Recording fees**:	TBD		

\* Advertising fees will be determined once the ads have been placed and billed to the County.

\*\* Recording fees will be identified on the post approval checklist.

### **X. General application information**

Owner: Tight-Line Lakes, LLC  
Greg DeTray  
2740 SW Martin Downs Boulevard, #413  
Palm City, FL 34990

Agent: Velcon Engineering & Surveying, LLC  
Darren C. Guettler, P.E.  
1449 NW Commerce Centre Drive  
Port Saint Lucie, FL 34986  
772-879-0477  
[darreng@velconfl.com](mailto:darreng@velconfl.com)

### **Y. Acronyms**

ADA..... Americans with Disability Act  
AHJ..... Authority Having Jurisdiction  
ARDP..... Active Residential Development Preference  
BCC..... Board of County Commissioners  
CGMP..... Comprehensive Growth Management Plan  
CIE..... Capital Improvements Element  
CIP..... Capital Improvements Plan  
FACBC..... Florida Accessibility Code for Building Construction  
FDEP..... Florida Department of Environmental Protection  
FDOT..... Florida Department of Transportation  
LDR..... Land Development Regulations  
LPA..... Local Planning Agency  
MCC..... Martin County Code  
MCHD..... Martin County Health Department  
NFPA..... National Fire Protection Association  
SFWMD..... South Florida Water Management District  
W/WWSA.... Water/Waste Water Service Agreement

**Z. Attachments**

**Attachment I - Redlines**

**LEGAL DESCRIPTION:**

**PHASE II**

COMMENCE AT A CONCRETE MONUMENT ON THE EASTERLY LINE OF LOT 12 OF THE COMMISSIONERS SUBDIVISION OF THE MILES OR HANSON GRANT, ACCORDING TO THE PLAT THEREOF FILED DECEMBER 30, 1901, RECORDED IN PLAT BOOK B, PAGE 59, PUBLIC RECORDS OF DADE (NOW MARTIN) COUNTY, FLORIDA, SAID MONUMENT BEING 3960 FEET SOUTHEASTERLY OF THE NORTHEAST CORNER OF SAID LOT 12, THENCE PROCEED SOUTHWESTERLY ON AN ANGLE OF 89°49'00" AS MEASURED FROM NORTHWEST TO SOUTHWEST FOR 3993.21 FEET TO A CONCRETE MONUMENT TO THE POINT OF BEGINNING, THENCE SOUTH 68°54'21" WEST, A DISTANCE OF 2851.48 FEET, TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 9 (I-95); THENCE NORTH 89°58'46" WEST, ALONG SAID RIGHT OF WAY, A DISTANCE OF 573.09 FEET, TO A POINT OF INTERSECTION WITH SAID RIGHT OF WAY LINE AND THE EAST BOUNDARY LINE OF TRACT 23, SECTION 35, TOWNSHIP 38S, RANGE 40E, SAID EAST BOUNDARY LINE ALSO BEING THE WEST BOUNDARY LINE OF HANSON GRANT; THENCE NORTH 23°45'48" WEST, DEPARTING SAID RIGHT OF WAY LINE AND ALONG SAID BOUNDARY LINES, A DISTANCE OF 804.50 FEET; THENCE NORTH 66°14'12" EAST, DEPARTING SAID BOUNDARY LINES, A DISTANCE OF 124.40 FEET; THENCE NORTH 22°24'42" WEST, A DISTANCE OF 265.52 FEET; THENCE NORTH 58°31'19" EAST, A DISTANCE OF 636.06 FEET; THENCE SOUTH 36°01'16" EAST, A DISTANCE OF 50.80 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 400 FEET, THE CHORD FOR SAID CURVE BEARS SOUTH 33°42'37" EAST; THENCE, SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 04°37'18", A DISTANCE OF 32.26 FEET TO THE POINT OF TANGENCY; THENCE NORTH 70°33'07" EAST, A DISTANCE OF 63.75 FEET; THENCE SOUTH 81°32'46" EAST, A DISTANCE OF 483.81 FEET; THENCE NORTH 03°48'02" EAST, A DISTANCE OF 13.60 FEET; THENCE NORTH 24°33'26" EAST, A DISTANCE OF 383.35 FEET; THENCE NORTH 45°33'43" EAST, A DISTANCE OF 119.24 FEET; THENCE SOUTH 66°42'04" EAST, A DISTANCE OF 154.85 FEET; THENCE SOUTH 61°54'28" EAST, A DISTANCE OF 163.64 FEET; THENCE SOUTH 34°05'09" EAST, A DISTANCE OF 233.20 FEET; THENCE SOUTH 29°37'28" E, A DISTANCE OF 277.16 FEET; THENCE NORTH 11°54'41" EAST, A DISTANCE OF 752.44 FEET; THENCE NORTH 37°29'43" WEST, A DISTANCE OF 38.33 FEET; THENCE NORTH 75°36'59" EAST, A DISTANCE OF 774.31 FEET; THENCE SOUTH 24°04'12" EAST, A DISTANCE OF 808.72 FEET TO THE POINT OF BEGINNING, CONTAINING 80.05 ACRES MORE OR LESS.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF FLORIDA  
COUNTY OF MARTIN

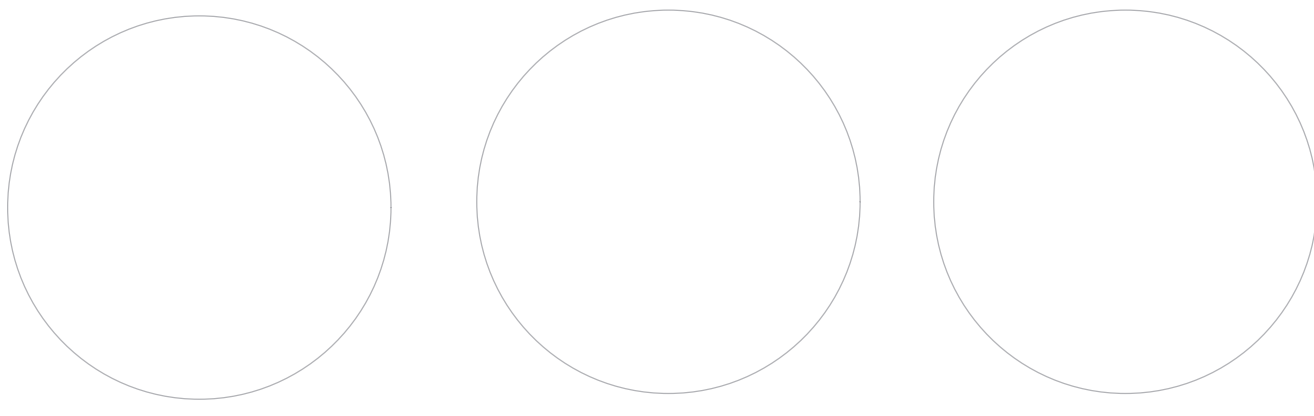
TIGHT-LINE LAKES, LLC., A FLORIDA LIMITED LIABILITY COMPANY, BY AND THROUGH ITS UNDERSIGNED OFFICER, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THE PLAT OF PENTALAGO PHASE II AND HEREBY DEDICATES AS FOLLOWS:

- THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF PENTALAGO PHASE II MAY BE USED FOR UTILITY PURPOSES (INCLUDING CATV) 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. 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 PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT OF PENTALAGO PHASE II, AND DESIGNATED AS SUCH ON THE PLAT, ARE HEREBY DEDICATED TO THE PENTALAGO PROPERTY OWNERS ASSOCIATION, INC. (HEREINAFTER ASSOCIATION), AND SHALL BE CONVEYED BY DEED TO 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 PRIVATE DRAINAGE EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.
- LAKE RECREATIONAL EASEMENT SHALL BE AN EASEMENT OVER LAKE 1, LAKE 3, LAKE 4, AND LAKE 5 AS SHOWN ON THIS PLAT IS HEREBY DEDICATED TO THE OWNERS OF ALL PARCELS IN PHASE I AND 2 AS WELL AS TO THEIR FAMILIES, GUESTS, EMPLOYEES AND INVITEES FOR RECREATIONAL ACTIVITIES. THE EASEMENT GRANTED HEREIN IS SUBJECT TO THE TERMS AND CONDITIONS CONTAINED IN THE DECLARATION OF COVENANTS AND RESTRICTIONS TO BE RECORDED FOR THE PROPERTY AND THE RULES AND REGULATIONS ADOPTED FROM TIME TO TIME BY THE PENTALAGO PROPERTY OWNERS ASSOCIATION, INC.
- THE LAKE MAINTENANCE EASEMENTS, ACCESS EASEMENTS AND LAKES SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PENTALAGO PROPERTY OWNERS ASSOCIATION, INC. FOR THE PURPOSE OF ACCESS TO, OPERATION AND MAINTENANCE OF THE LAKES, CANALS AND OTHER FACILITIES CREATED AND USED FOR STORMWATER RETENTION AND DRAINAGE. SAID LAKE MAINTENANCE EASEMENTS ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE PENTALAGO PROPERTY OWNERS ASSOCIATION, INC. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.
- PRIVATE ROADWAY EASEMENTS-THE STREETS AND RIGHTS-OF-WAY ON THIS PLAT OF PENTALAGO PHASE II ARE HEREBY DECLARED OPEN IN THE MARTIN COUNTY ROAD INVENTORY AND DESIGNATED AS PRIVATE, ARE HEREBY DEDICATED TO BE THE PROPERTY OF THE INDIVIDUAL PROPERTY OWNER OF EACH PARCEL AND THE PRIVATE STREETS AND RIGHTS OF WAY 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 ANY PRIVATE STREETS AND RIGHTS-OF-WAY DESIGNATED AS SUCH ON THIS PLAT.
- BRIDLE PATH-THE BRIDLE PATHS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PENTALAGO PROPERTY OWNERS ASSOCIATION, INC., THE OWNERS OF PARCELS DEPICTED ON THIS PLAT AND TO THEIR FAMILIES, GUESTS, EMPLOYEES AND INVITEES FOR THE PURPOSE OF EQUESTRIAN INGRESS AND EGRESS. SAID BRIDLE TRAILS ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE PENTALAGO PROPERTY OWNERS ASSOCIATION, INC. THE EASEMENT GRANTED HEREIN IS SUBJECT TO THE TERMS AND CONDITIONS CONTAINED IN THE DECLARATION OF COVENANTS AND RESTRICTIONS TO BE RECORDED FOR THE PROPERTY AND THE RULES AND REGULATIONS ADOPTED FROM TIME TO TIME BY THE PENTALAGO PROPERTY OWNERS ASSOCIATION, INC.
- THE LANDSCAPE BUFFER EASEMENT AS SHOWN ON THIS PLAT IS HEREBY DEDICATED TO PENTALAGO PROPERTY OWNERS ASSOCIATION, INC. FOR BUFFER AND LANDSCAPE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. ALL LANDSCAPING WITHIN SAID EASEMENT SHALL CONSIST OF NATIVE VEGETATION. MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY OF SAID AREA.
- THE PRESERVE AREA EASEMENT AS SHOWN ON THIS PLAT OF PENTALAGO PHASE 2 IS HEREBY DEDICATED TO THE PENTALAGO PROPERTY OWNERS ASSOCIATION, INC. AND ARE FURTHER DECLARED TO BE A PRIVATE PRESERVATION EASEMENT, WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR PRESERVATION PURPOSES AND SHALL BE MAINTAINED BY THE ASSOCIATION IN ACCORDANCE WITH THE PRESERVE AREA MANAGEMENT PLAN (PAMP) APPROVED BY MARTIN COUNTY. NO CONSTRUCTION IN, OR ALTERATION OR DESTRUCTION OF, THE EASEMENT 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 PRESERVATION EASEMENT(S) DESIGNATED AS SUCH ON THIS PLAT.
- THE INGRESS/EGRESS EASEMENT SHOWN ON THIS PLAT OF PENTALAGO PHASE II, AND DESIGNATED AS SUCH ON THE PLAT, IS HEREBY DEDICATED TO THE PROPERTY OF THE PENTALAGO PROPERTY OWNERS ASSOCIATION, INC. (HEREINAFTER ASSOCIATION), FOR BOAT RAMP ACCESS PURPOSES. MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR SAID AREA.
- IT SHALL BE UNLAWFUL TO ALTER THE APPROVED SLOPES, CONTOURS, OR CROSS SECTIONS OR TO CHEMICALLY MECHANICALLY, OR MANUALLY REMOVE, DAMAGE, OR DESTROY ANY PLANTS IN THE LITTORAL OR UPLAND TRANSITION ZONE BUFFER AREAS OF CONSTRUCTED LAKES EXCEPT UPON THE WRITTEN APPROVAL OF THE GROWTH MANAGEMENT DIRECTOR, AS APPLICABLE. IT IS THE RESPONSIBILITY OF THE OWNER OR PROPERTY OWNERS, ITS SUCCESSORS OR ASSIGNS TO MAINTAIN THE REQUIRED SURVIVORSHIP AND COVERAGE OF THE RECLAIMED UPLAND AND AND PLANTED LITTORAL AND UPLAND TRANSITION AREAS AND TO ENSURE ONGOING REMOVAL OF PROHIBITED AND INVASIVE NON-NATIVE PLANT SPECIES FROM THESE AREAS.

SIGNED AND SEALED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_, ON BEHALF OF SAID LIMITED LIABILITY COMPANY.

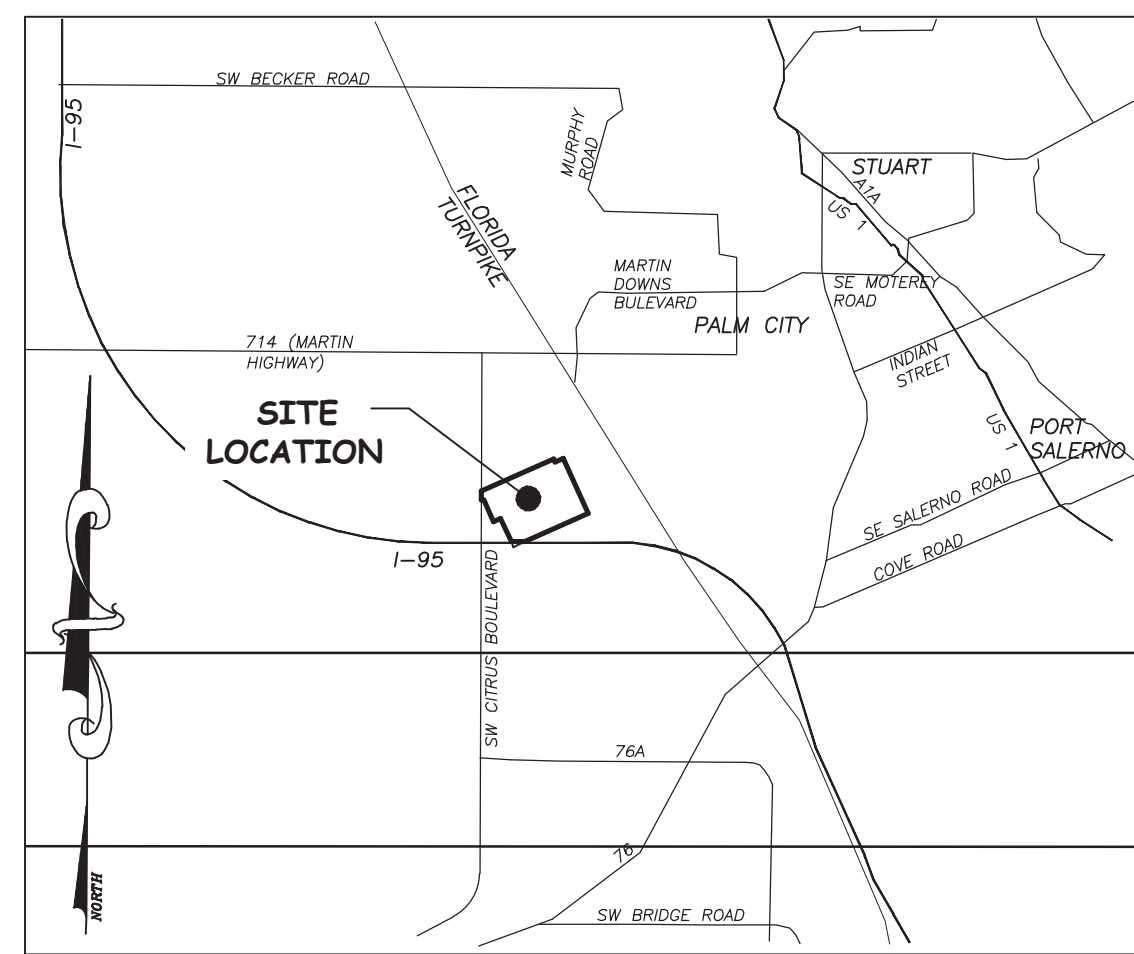
TIGHT-LINE LAKES, LLC., A FLORIDA LIMITED LIABILITY COMPANY

By: \_\_\_\_\_  
PRINTED NAME: \_\_\_\_\_  
(TITLE) \_\_\_\_\_  
WITNESS: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_  
WITNESS: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_



# PENTALAGO PHASE II

BEING A REPLAT OF A PORTION OF TRACT 12, COMMISSIONERS SUBDIVISION OF THE HANSON GRANT, PLAT BOOK B, PAGE 59, DADE (NOW MARTIN) COUNTY, FLORIDA.



VICINITY MAP (NOT TO SCALE)

**ACKNOWLEDGMENT**

STATE OF FLORIDA  
COUNTY OF MARTIN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [ ] PHYSICAL PRESENCE OR [ ] ON LINE NOTARIZATION. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_, BY \_\_\_\_\_ OF TIGHT-LINE LAKES, LLC. A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY. HE IS [ ] PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

NOTARY PUBLIC  
PRINT NAME \_\_\_\_\_  
STATE OF FLORIDA AT LARGE  
COMMISSION NO. \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

**ACCEPTANCE OF DEDICATION**

STATE OF FLORIDA  
COUNTY OF MARTIN

PENTALAGO PROPERTY OWNERS ASSOCIATION, INC., HEREBY:

- ACCEPTS THE DEDICATION OF PENTALAGO PHASE II AS SET FORTH UPON THE HEREIN PLAT.
- CONSENTS TO THE PLATTING OF THE LANDS HEREIN.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 202\_.  
PRINT NAME: \_\_\_\_\_  
WITNESS: \_\_\_\_\_ PRINT NAME \_\_\_\_\_  
WITNESS: \_\_\_\_\_ PRINT NAME \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF FLORIDA  
COUNTY OF MARTIN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [ ] PHYSICAL PRESENCE OR [ ] ON LINE NOTARIZATION. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_, BY \_\_\_\_\_ OF PENTALAGO PROPERTY OWNERS ASSOCIATION, INC., ON BEHALF OF SAID COMPANY. HE IS [ ] PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

NOTARY PUBLIC  
PRINT NAME \_\_\_\_\_  
STATE OF FLORIDA AT LARGE  
COMMISSION NO. \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

**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 \_\_\_\_\_, PAGE \_\_\_\_\_, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_.

CAROLYN TIMMANN CLERK OF THE CIRCUIT COURT, MARTIN COUNTY, FLORIDA.

FILE NUMBER: \_\_\_\_\_

By: \_\_\_\_\_  
DEPUTY CLERK

\_\_\_\_\_  
SUBDIVISION PARCEL CONTROL NUMBER

**GENERAL PLAT NOTES:**

- PROPERTY LIES IN F.I.R.M. ZONE "AE 19, 20 AND 21", AS SHOWN ON MAP NUMBERS 12085C0140H AND 12085C0143H. DATED 02/19/20.
- THE BEARINGS SHOWN HEREON ARE RELATED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENTS.) REFERENCE BEARING OF N 89°58'46" W ALONG THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO.9 (I-95). ALL OTHER BEARINGS ARE RELATIVE THERETO.
- COORDINATES WERE ESTABLISHED BY GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) REAL TIME KINEMATICS (RTK) USING FLORIDA DEPARTMENT OF TRANSPORTATION - FLORIDA PERMANENT REFERENCE NETWORK (FDOT - FPRN) WITH REDUNDANCY OF MEASUREMENTS PERFORMED. ALL HORIZONTAL ACCURACY IS 0.04 FOOT PLUS OR MINUS.
- PLAT CONTAINS 80.05 ACRES.
- PLAT CONTAINS 16 LOTS.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1, BY THE PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY THE COUNTY OF MARTIN.
- 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.
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT 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.

**CERTIFICATE OF SURVEYOR AND MAPPER**

I, FRANCIS N. GUETTLE HEREBY CERTIFY THAT THIS PLAT OF PENTALAGO PHASE II IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT SUCH SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID 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 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_.

FRANCIS N. GUETTLE  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA LICENCE NO. 7473

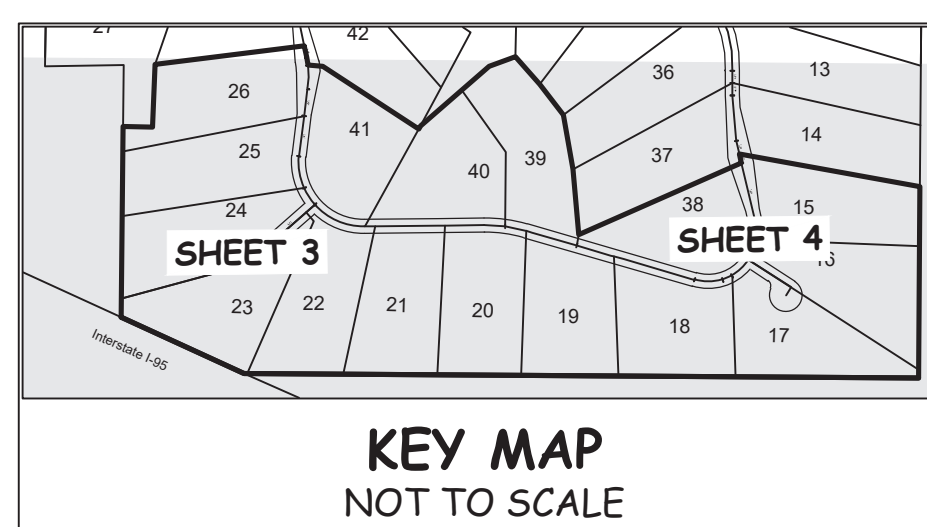
**TITLE CERTIFICATION**

I, OWEN SCHULTZ, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF SEPTEMBER 8, 2023, AT 11:00 PM:

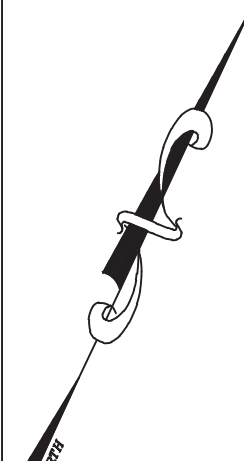
- RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT OF PENTALAGO PHASE 2 IS IN THE NAME OF THE LIMITED LIABILITY COMPANY EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON, TO WIT: TIGHT-LINE LAKES, LLC, A FLORIDA LIMITED LIABILITY COMPANY.
- ALL RECORDED MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREON ARE LISTED AS FOLLOWS:
  - MORTGAGE FROM TIGHT-LINE LAKES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, TO BOWAR, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DATED SEPTEMBER 22, 2022 AND RECORDED AT OFFICIAL RECORDS BOOK 3340, PAGES 1316, ADDENDUM TO MORTGAGE/MODIFICATION AGREEMENT/AGREEMENT FOR PARTIAL RELEASES RECORDED IN OFFICIAL RECORDS BOOK 3340, PAGE 1339 AND SECOND MORTGAGE/NOTE MODIFICATION AND EXTENSION AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 3376, PAGE 974, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
- ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, FLORIDA STATUTES, HAVE BEEN PAID.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 202\_.

OWEN SCHULTZ  
FLORIDA BAR NO. 0066257  
MCCARTHY, SUMMERS, WOOD,  
NORMAN, MELBY & SCHULTZ, P.A.  
2400 SE FEDERAL HIGHWAY, FOURTH FLOOR  
STUART, FL 34994



KEY MAP NOT TO SCALE

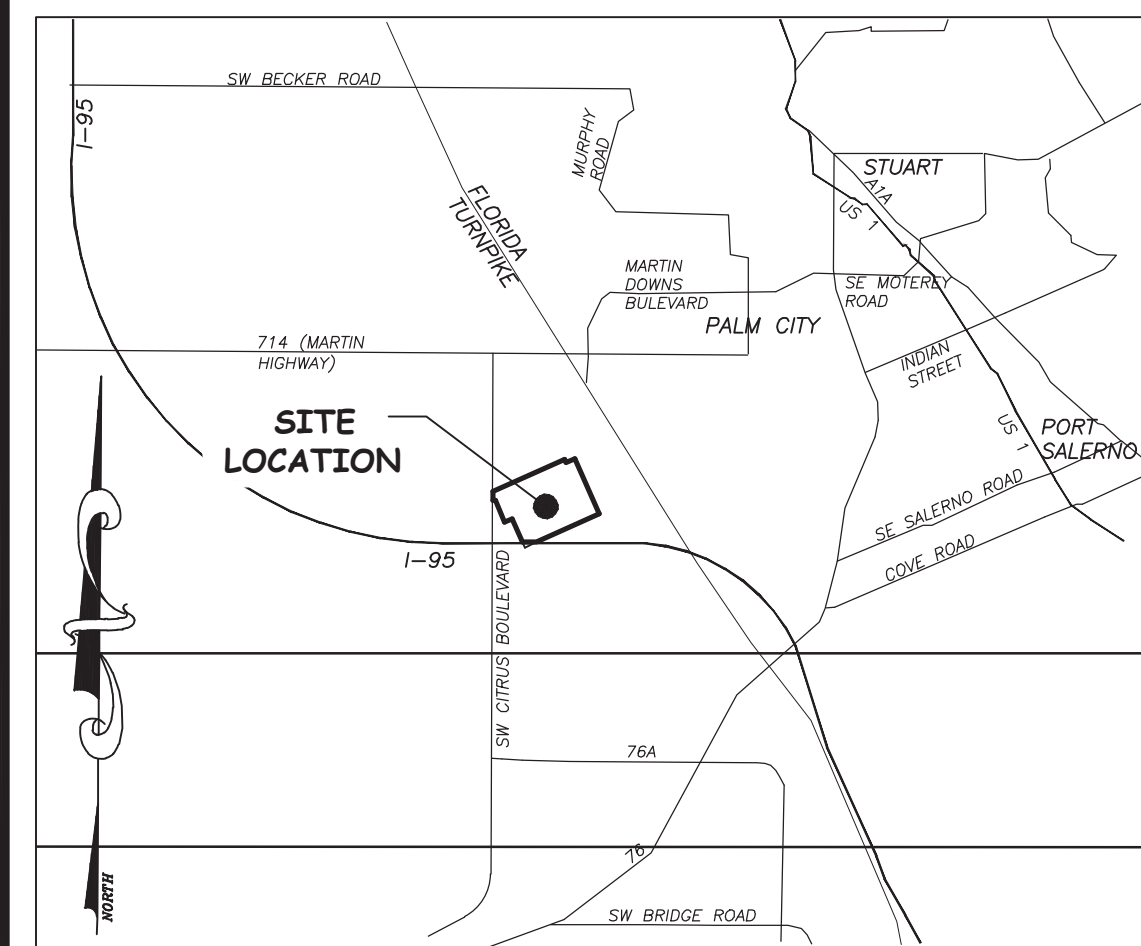


SHEET 1 of 4

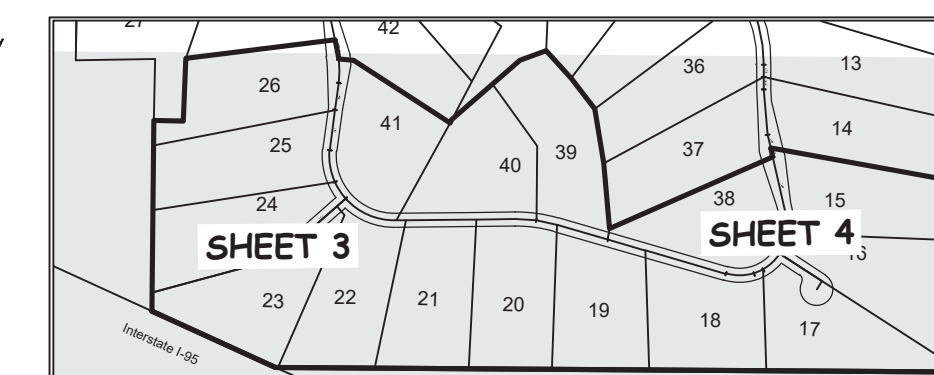
PREPARED BY:  
**VELCON ENGINEERING & SURVEYING, LLC**  
1449 NW COMMERCE CENTRE DRIVE  
PORT ST. LUCIE, FL. 34986  
LICENSED BUSINESS NO. 8206

# PENTALAGO PHASE II

BEING A REPLAT OF A PORTION OF TRACT 12, COMMISSIONERS SUBDIVISION OF THE HANSON GRANT, PLAT BOOK B, PAGE 59, DADE (NOW MARTIN) COUNTY, FLORIDA.



VICINITY MAP  
(NOT TO SCALE)



KEY MAP  
NOT TO SCALE

**GENERAL PLAT NOTES:**

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- THE BEARINGS SHOWN HEREON ARE RELATED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENTS.) REFERENCE BEARING OF N 89°58'46" W ALONG THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO.9 (I-95). ALL OTHER BEARINGS ARE RELATIVE THERETO.
- COORDINATES WERE ESTABLISHED BY GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) REAL TIME KINEMATICS (RTK) USING FLORIDA DEPARTMENT OF TRANSPORTATION - FLORIDA PERMANENT REFERENCE NETWORK (FDOT - FPRN) WITH REDUNDANCY OF MEASUREMENTS PERFORMED. ALL HORIZONTAL ACCURACY IS 0.04 FOOT PLUS OR MINUS.
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MORTGAGEE'S CONSENT

KNOW ALL MEN BY THESE PRESENTS, THAT BOMAR, LLC, A DELEWARE LIMITED LIABILITY COMPANY, IS THE HOLDER OF A CERTAIN MORTGAGE, LIEN OR ENCUMBRANCE ON THE LAND DESCRIBED HEREON DATED SEPTEMBER 22, 2022 AND RECORDED AT OFFICIAL RECORDS BOOK 3340, PAGES 1316, ADDENDUM TO MORTGAGE/MODIFICATION AGREEMENT/AGREEMENT FOR PARTIAL RELEASES RECORDED IN OFFICIAL RECORDS BOOK 3340, PAGE 1339 AND SECOND MORTGAGE/NOTE MODIFICATION AND EXTENSION AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 3376, PAGE 974, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND DOES HEREBY CONSENT TO THE DEDICATIONS HEREON AND DOES SUBORDINATE ITS MORTGAGE, LIEN OR ENCUMBRANCE TO SUCH DEDICATIONS.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

BY: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

PRINT TITLE: \_\_\_\_\_

WITNESS: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

WITNESS: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF MARTIN

THE FOREGOING MORTGAGEE CONSENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ON LINE NOTARIZATION. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_, BY \_\_\_\_\_ OF \_\_\_\_\_, ON BEHALF OF SAID COMPANY. HE IS  PERSONALLY KNOWN TO ME OR  HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

NOTARY PUBLIC

PRINT NAME

STATE OF FLORIDA AT LARGE  
COMMISSION NO. \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

COUNTY APPROVAL

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

DATE \_\_\_\_\_ COUNTY SURVEYOR AND MAPPER

DATE \_\_\_\_\_ COUNTY ENGINEER

DATE \_\_\_\_\_ COUNTY ATTORNEY

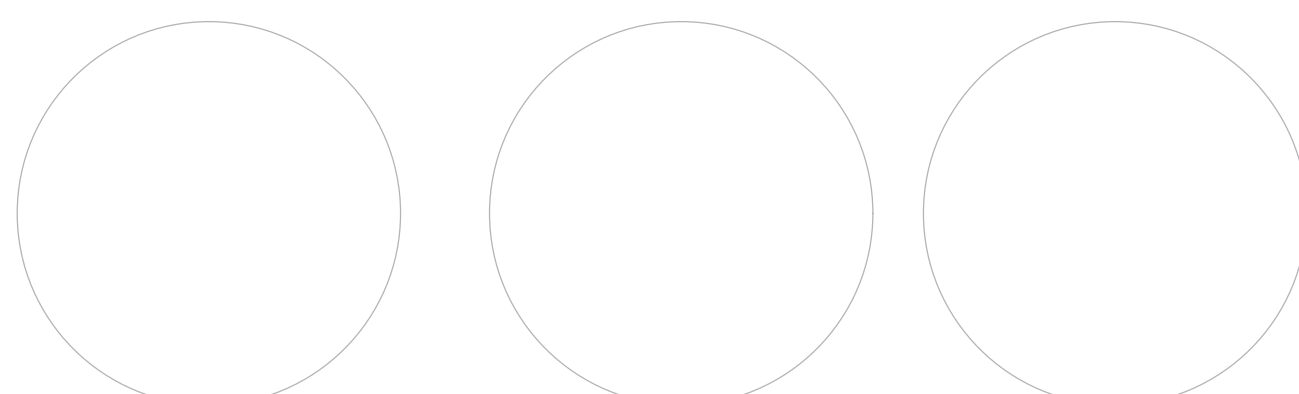
DATE \_\_\_\_\_ CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

ATTEST:

CLERK OF COURT

SURVEYORS SEAL

CLERK OF  
THE COURT

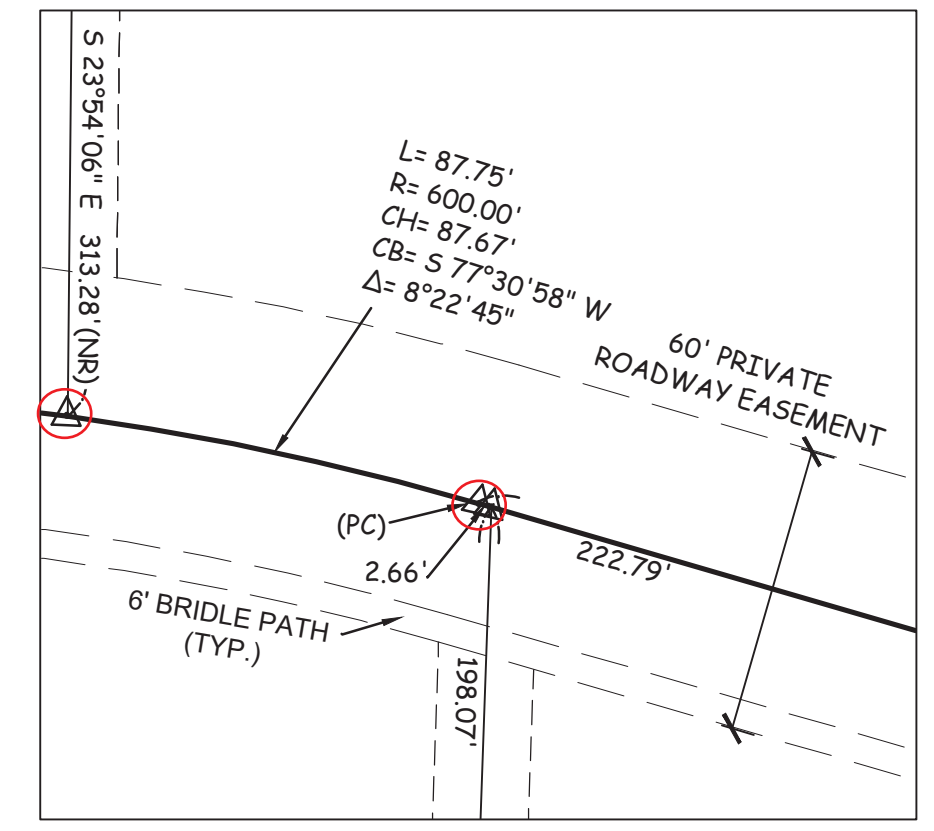
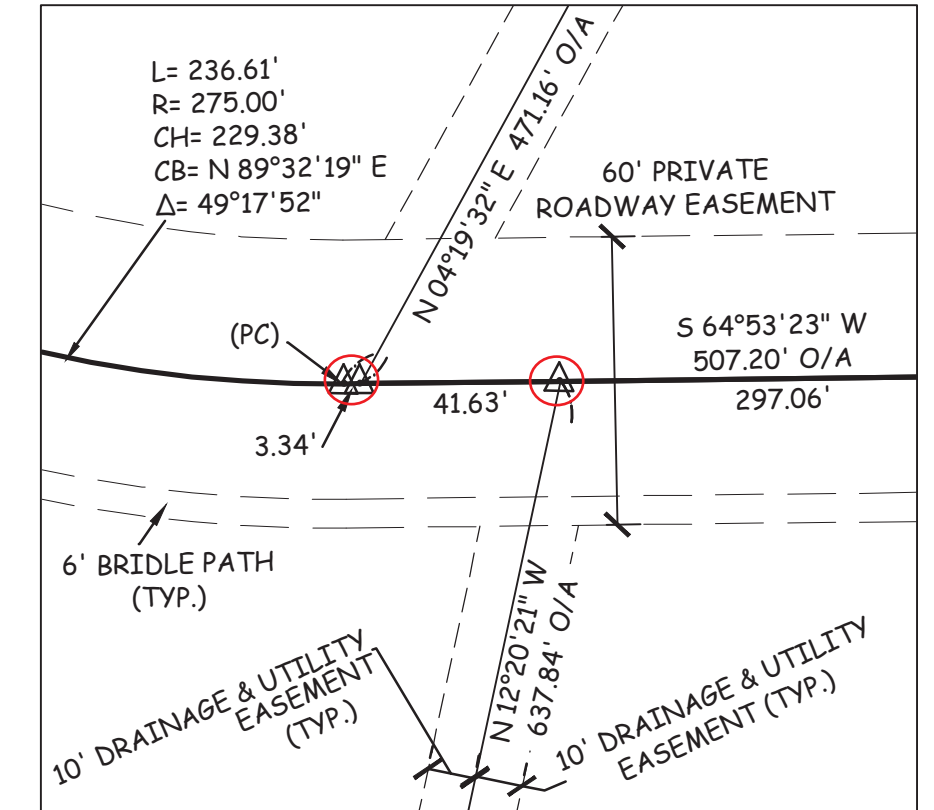
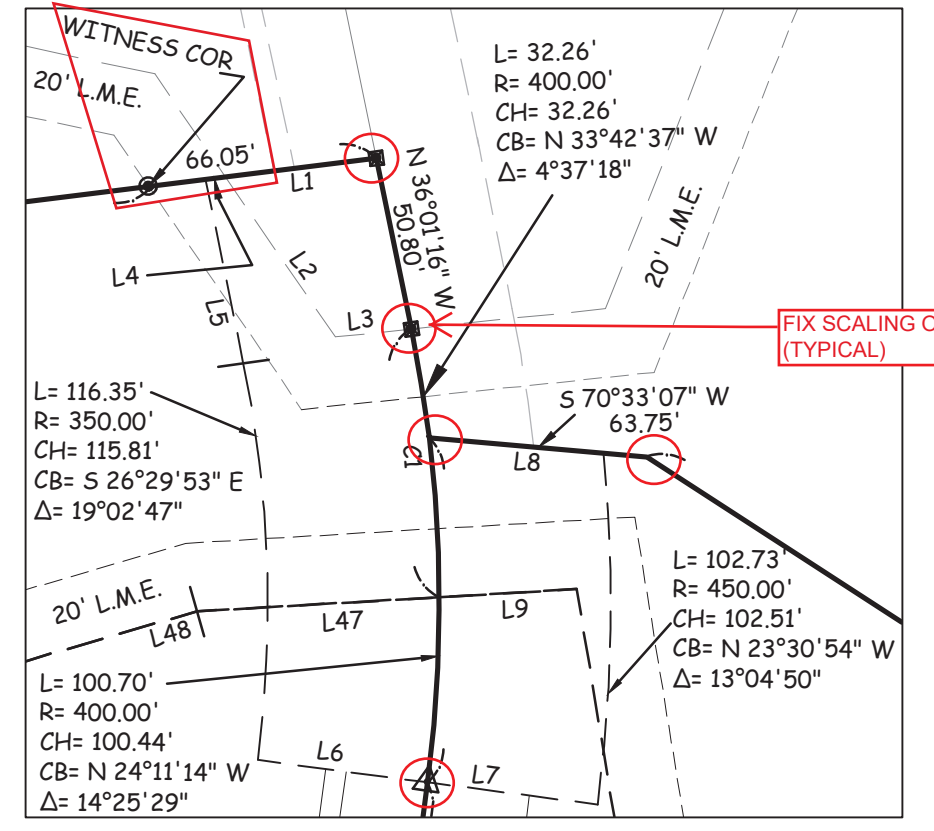
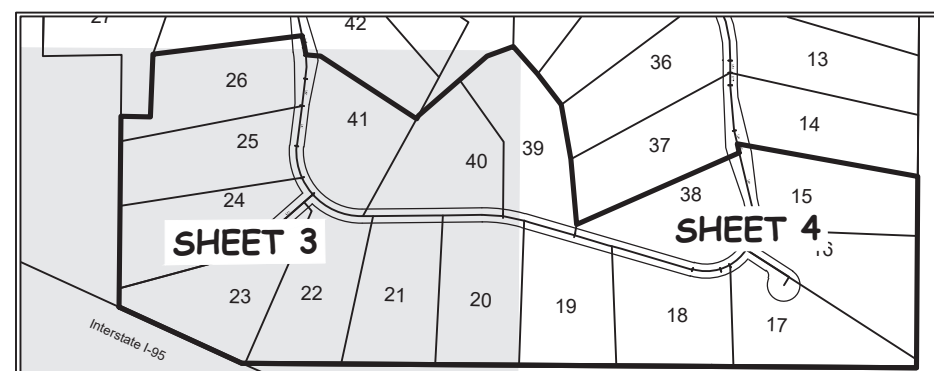


PREPARED BY:  
VELCON ENGINEERING & SURVEYING, LLC  
1449 NW COMMERCE CENTRE DRIVE  
PORT ST. LUCIE, FL. 34986  
LICENSED BUSINESS NO. 8206

# PENTALAGO PHASE II

BEING A REPLAT OF A PORTION OF TRACT 12, COMMISSIONERS SUBDIVISION OF THE HANSON GRANT, PLAT BOOK B, PAGE 59, DADE (NOW MARTIN) COUNTY, FLORIDA.

PLAT BOOK: \_\_\_\_\_  
PAGE: \_\_\_\_\_



ABBREVIATION SCHEDULE

Ac.	ACRES
A.M.E.	ACCESS/MAINTENANCE EASEMENT
(C1)	CURVE INFORMATION
CB	CHORD BEARING
CH	CHORD
CM	CONCRETE MONUMENT
COR	CORNER
Δ	DELTA ANGLE
(D)	DEED
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FND	FOUND
(LI)	LINE INFORMATION
L	ARC LENGTH
LB	LICENSE BUSINESS
(NR)	NON RADIAL
O/A	OVERALL
ORB	OFFICIAL RECORD BOOK
(PC)	POINT OF CURVATURE
PCP	PERMANENT CONTROL POINT
P6	PAGE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PRM	PERMANENT REFERENCE MONUMENT
(R)	RADIAL
(RP)	RADIUS POINT
R	RADIUS
R/W	RIGHT OF WAY
(TYP.)	TYPICAL
(Δ)	FOUND PCP "LB 8206"
(Δ)	SET PCP "LB 8206"
(□)	FOUND 4"x4" PRM "LB 4942"
(□)	FOUND/SET 4"x4" CM AS NOTED
(●)	SET 5/8" ROD & CAP LB# 8206
(●)	FOUND 5/8" ROD & CAP PRM LB# 8206
(⊗)	WITNESS FOUND 5/8" ROD & CAP PRM LB# 8206
(⊗)	FOUND 4"x4" PRM LB# 8206

GENERAL PLAT NOTES:

1. PROPERTY LIES IN F.I.R.M. ZONE "AE 19, 20 AND 21", AS SHOWN ON MAP NUMBERS 1208500140H AND 1208500143H, DATED 02/19/20.

2. THE BEARINGS SHOWN HEREON ARE RELATED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENTS), REFERENCE BEARING OF N 89°58'46" W ALONG THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO.9 (I-95), ALL OTHER BEARINGS ARE RELATIVE THERETO.

3. COORDINATES WERE ESTABLISHED BY GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) REAL TIME KINEMATICS (RTK) USING FLORIDA DEPARTMENT OF TRANSPORTATION - FLORIDA PERMANENT REFERENCE NETWORK (FDOT - FPRN) WITH REDUNDANCY OF MEASUREMENTS PERFORMED, ALL HORIZONTAL ACCURACY IS 0.04 FOOT PLUS OR MINUS.

4. PLAT CONTAINS 80.05 ACRES.

5. PLAT CONTAINS 16 LOTS.

6. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

7. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

8. THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1, BY THE PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY THE COUNTY OF MARTIN.

9. 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.

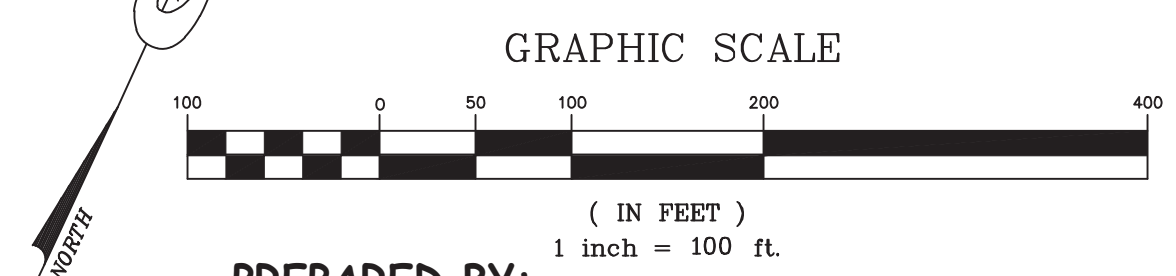
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CURVE TABLE

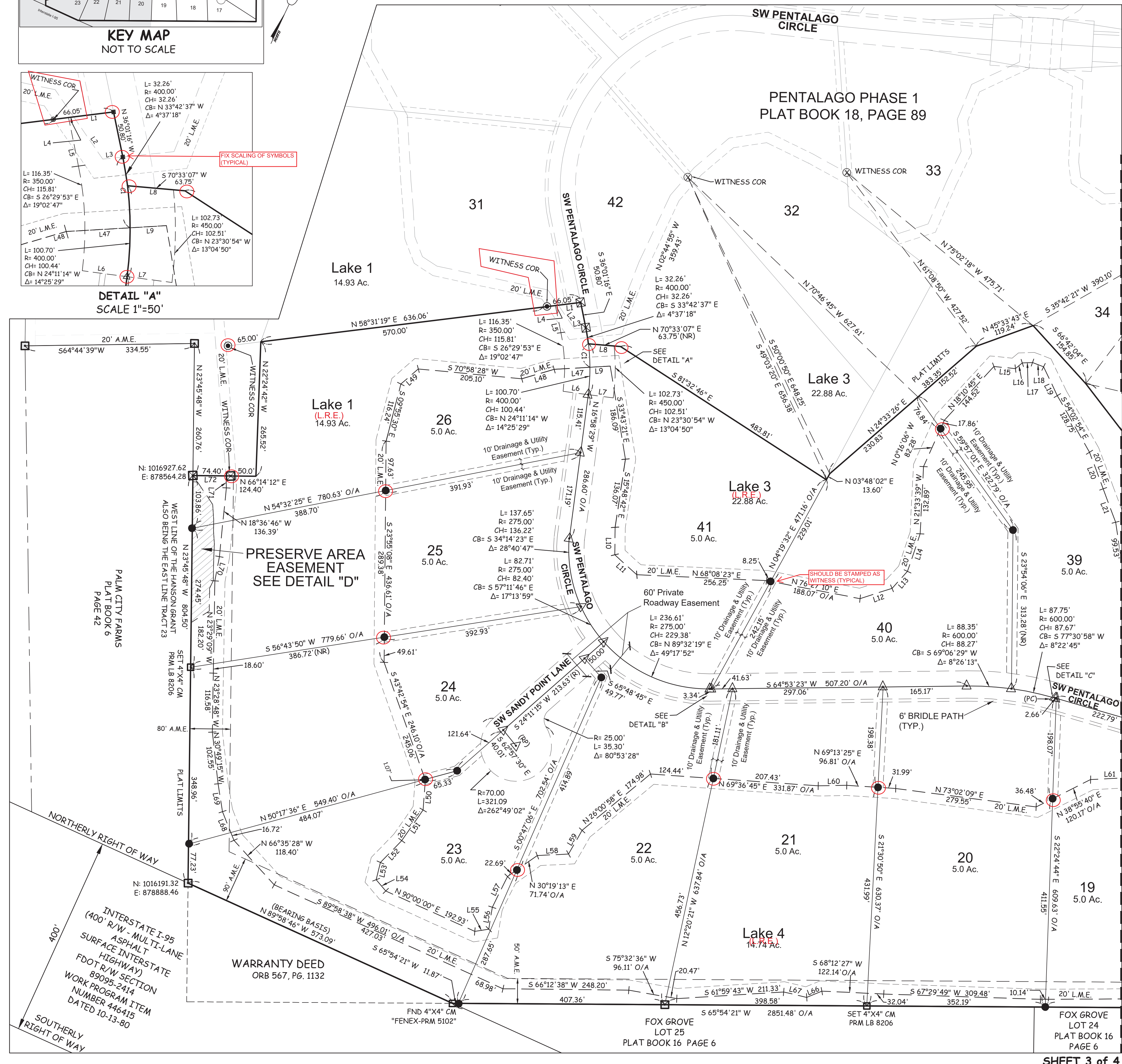
CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA
C1	46.54	400.00	46.51	N28°03'59"W	06°39'58"

LINE TABLE

LINE	LENGTH	BEARING
L1	44.36	S58°31'19"W
L2	56.58	S58°53'00"E
L3	22.34	N59°33'11"E
L4	5.79	N58°31'19"E
L5	54.77	N36°01'16"E
L6	50.00	S73°01'31"W
L7	50.00	S73°01'31"W
L8	50.98	N70°33'07"E
L9	40.23	S62°11'55"W
L10	54.23	N23°54'12"W
L11	58.56	N27°02'53"W
L12	66.29	S47°36'43"W
L13	45.30	S18°01'14"W
L14	78.06	S05°50'31"E
L15	42.69	S71°11'27"W
L16	17.52	S26°00'10"W
L17	20.22	S63°26'43"W
L18	23.40	S86°42'27"W
L19	62.91	N50°00'37"W
L20	76.95	N44°57'39"W
L21	70.50	N44°45'33"W
L47	70.71	S62°11'55"W
L48	66.57	S49°24'24"W
L49	45.52	S24°30'35"W
L50	59.36	S20°27'28"E
L51	73.75	S10°30'19"W
L52	60.19	S19°44'36"W
L53	34.97	S10°13'58"W
L54	29.47	S65°06'16"E
L55	27.81	N56°12'39"E
L56	43.78	N15°12'18"W
L57	67.63	N01°55'38"E
L58	61.95	N62°39'00"E
L59	53.68	N05°21'29"E
L60	56.29	N64°29'38"E
L61	79.35	N62°25'50"E
L66	32.33	S43°16'38"W
L67	46.74	S78°41'42"W
L68	60.89	N46°04'05"W
L69	55.73	N33°31'48"W
L70	48.50	N13°53'50"W
L71	23.59	N26°05'08"W
L72	65.31	N66°14'12"E



PREPARED BY:  
**VELCON ENGINEERING & SURVEYING, LLC**  
1449 NW COMMERCE CENTRE DRIVE  
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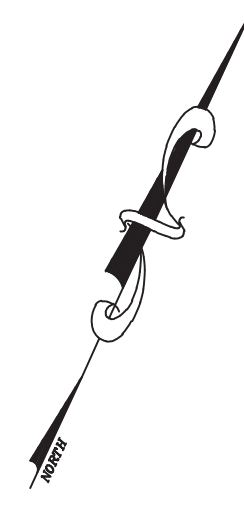
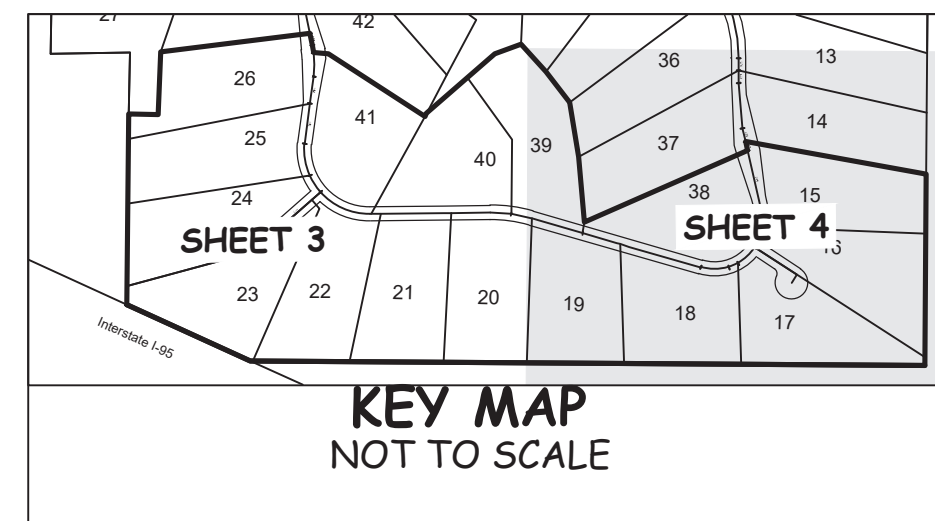


MATCH LINE (SEE SHEET 4 OF 4)

# PENTALAGO PHASE II

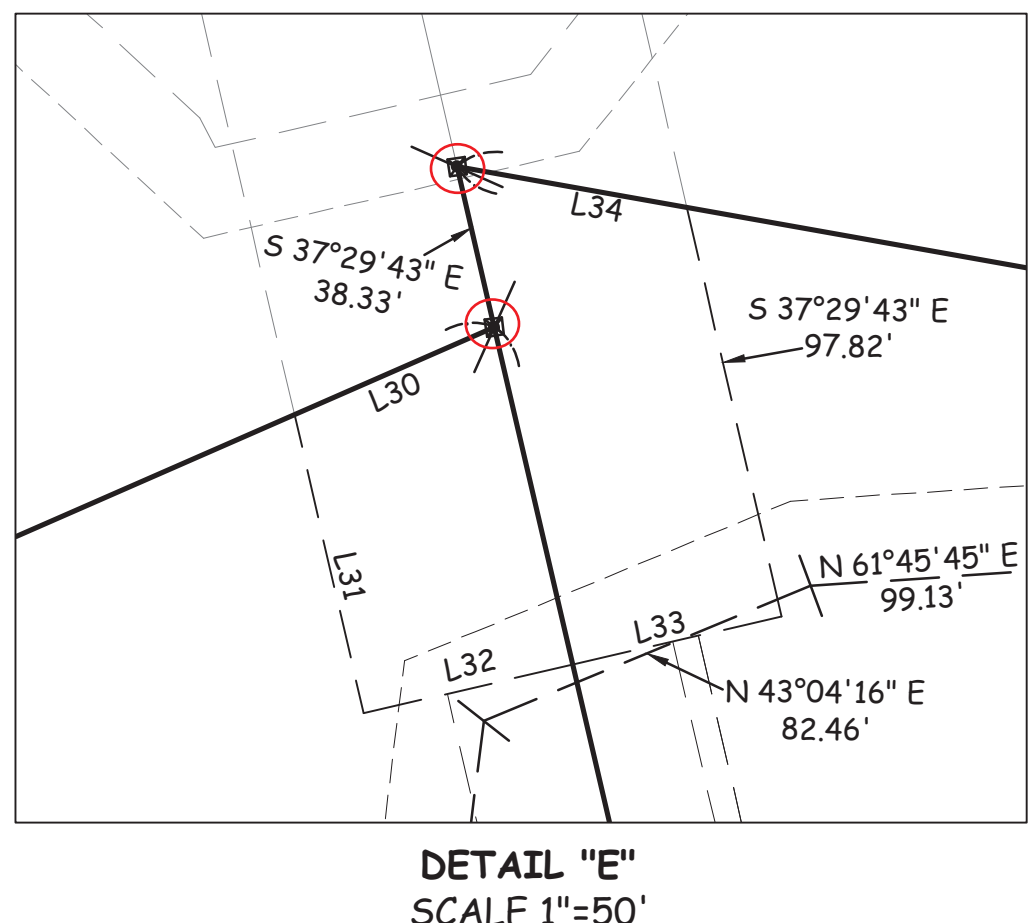
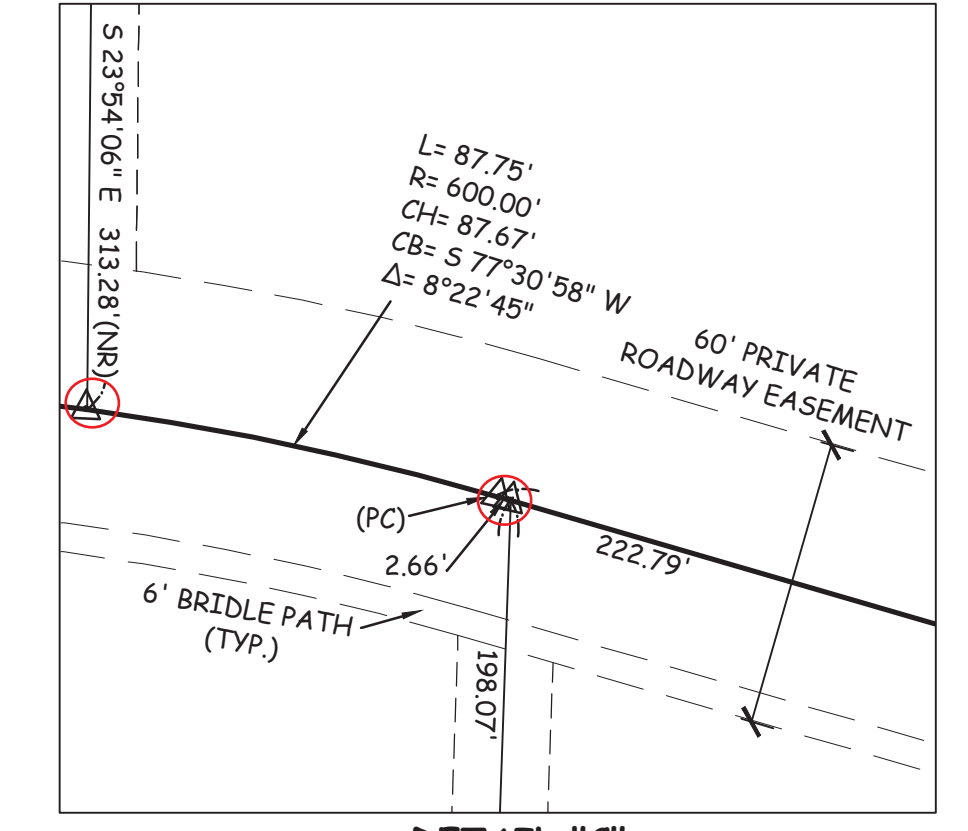
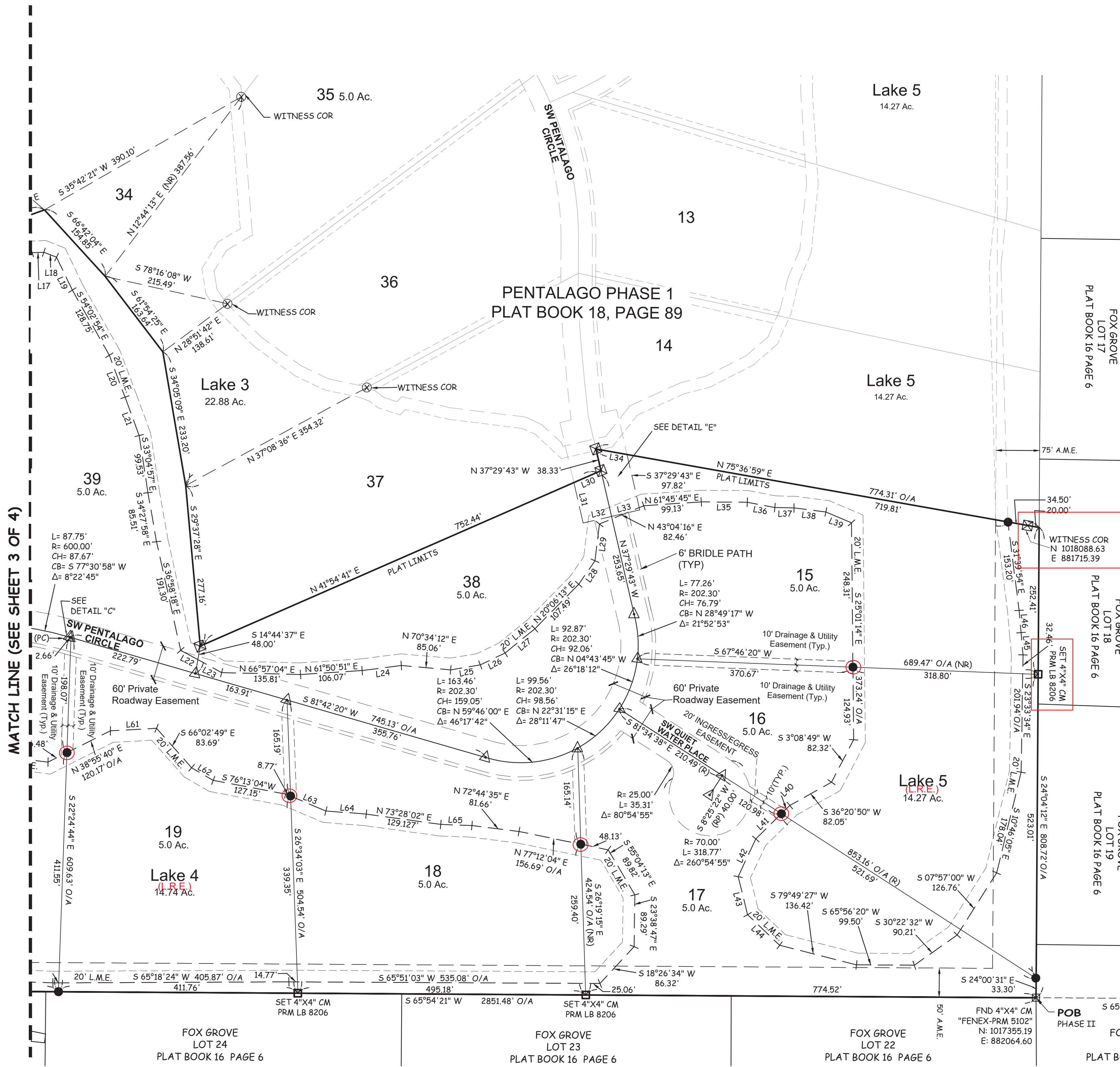
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PLAT BOOK: \_\_\_\_\_  
PAGE: \_\_\_\_\_



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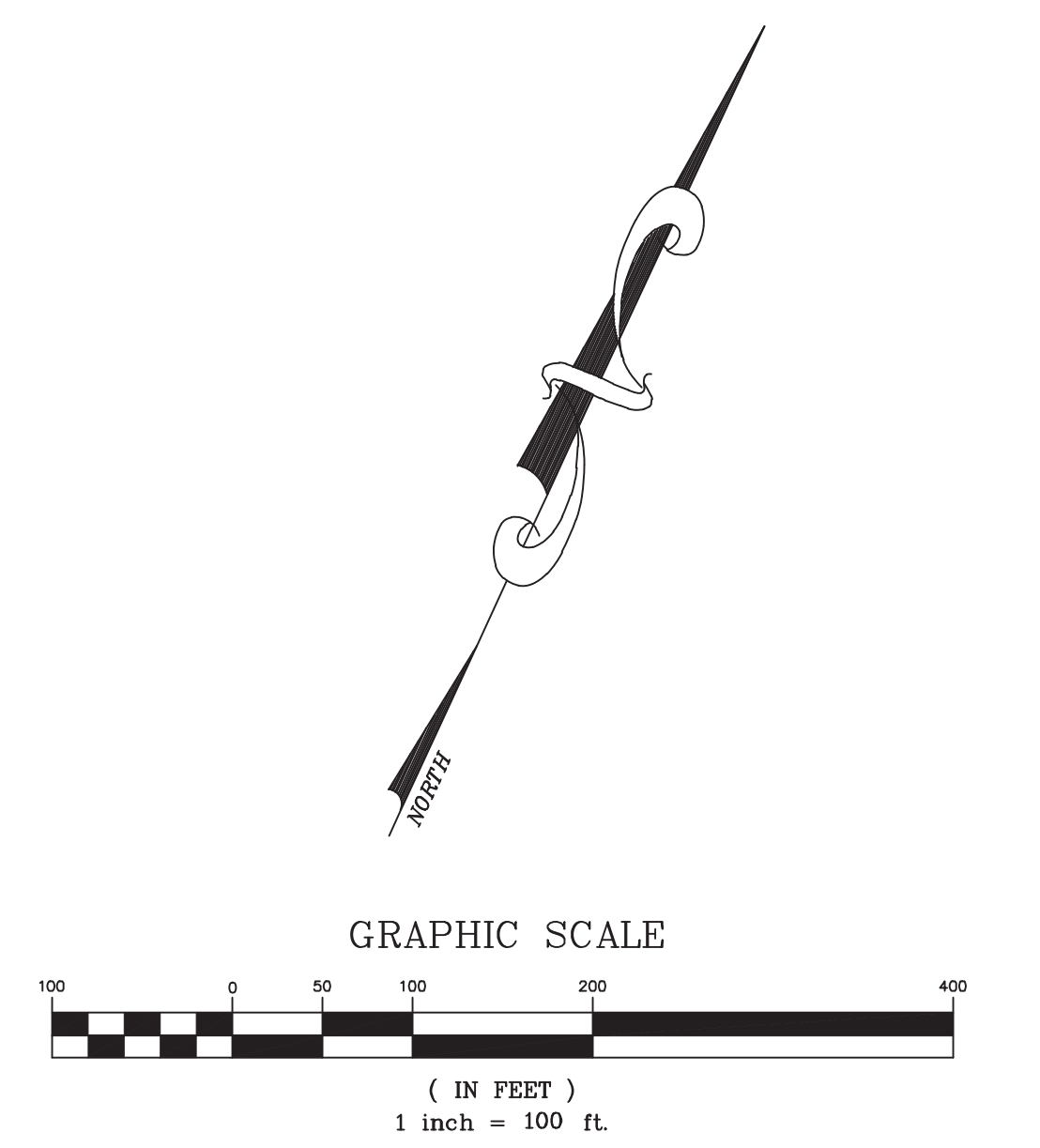
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- PLAT CONTAINS 16 LOTS.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1, BY THE PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY THE COUNTY OF MARTIN.
- 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.
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT 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.



LINE	LENGTH	BEARING
L17	20.22	S63°26'43"W
L18	23.40	S86°42'27"W
L19	62.91	N50°00'37"W
L20	76.95	N44°57'39"W
L21	70.50	N44°45'33"W
L22	33.67	N85°51'26"W
L23	46.55	N85°51'26"W
L24	68.15	S58°16'49"W
L25	51.61	S56°02'55"W
L26	47.20	S39°56'56"W
L27	66.27	S26°29'32"W
L28	48.96	S10°24'44"W
L29	63.80	S17°33'43"E
L30	50.87	S41°54'41"W
L31	71.48	S37°29'43"E
L32	50.00	S52°30'17"W
L33	50.00	S52°30'17"W
L34	54.36	N75°36'59"E
L35	79.27	S65°55'42"W
L36	48.04	S76°34'24"W
L37	33.16	S66°53'10"W
L38	55.21	S72°40'50"W
L39	47.84	S88°27'01"W
L40	20.39	N21°04'00"E
L41	61.82	N21°04'00"E
L42	71.52	N00°35'27"E
L43	67.44	S38°18'19"W
L44	76.25	N70°45'30"W
L45	38.37	S29°25'55"E
L46	38.37	S29°25'55"E
L61	79.35	N62°25'50"E
L62	43.03	S84°15'19"E
L63	74.73	N88°33'01"E
L64	69.74	N69°54'31"E
L65	53.77	N67°36'25"E

**ABBREVIATION SCHEDULE**

Ac.	ACRES
A.M.E.	ACCESS/MAINTENANCE EASEMENT
(C1)	CURVE INFORMATION
CB	CHORD BEARING
CH	CHORD
CM	CONCRETE MONUMENT
COR	CORNER
Δ	DELTA ANGLE
(D)	DEED
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FND	FOUND
(L1)	LINE INFORMATION
L	ARC LENGTH
LB	LICENSE BUSINESS
(NR)	NON RADIAL
O/A	OVERALL
ORB	OFFICIAL RECORD BOOK
(PC)	POINT OF CURVATURE
PCP	PERMANENT CONTROL POINT
PG	PAGE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PRM	PERMANENT REFERENCE MONUMENT
(R)	RADIAL
(RP)	RADIUS POINT
R	RADIUS
R/W	RIGHT OF WAY
(TYP.)	TYPICAL
△	FOUND PCP "LB 8206"
□	SET PCP "LB 8206"
□	FOUND 4"X4" PRM "LB 4942"
□	FOUND/SET 4"X4" CM AS NOTED
●	SET 5/8" ROD & CAP LB# 8206
●	FOUND 5/8" ROD & CAP PRM LB# 8206
⊗	WITNESS FOUND 5/8" ROD & CAP PRM LB# 8206
⊗	FOUND 4"X4" PRM LB# 8206



PREPARED BY:  
**VELCON ENGINEERING & SURVEYING, LLC**  
1449 NW COMMERCE CENTRE DRIVE  
PORT ST. LUCIE, FL. 34986  
LICENSED BUSINESS NO. 8206