

**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 3932.21 FEET TO A CONCRETE MONUMENT TO THE POINT OF BEGINNING, THENCE SOUTH 45°54' 21" WEST, A DISTANCE OF 2851.48 FEET, TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO 5 (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 64°14' 12" EAST, DEPARTING SAID BOUNDARY LINES, A DISTANCE OF 124.40 FEET; THENCE NORTH 20°54' 42" WEST, A DISTANCE OF 265.52 FEET; THENCE NORTH 58°31' 19" EAST, A DISTANCE OF 634.06 FEET; THENCE SOUTH 36°01' 16" EAST, A DISTANCE OF 50.80 FEET TO A POINT OF CURVATURE OF WAY LINE OF STATE ROAD NO 5 (I-95), THENCE SOUTHWESTERLY ALONG 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 63.79 FEET; THENCE SOUTH 81°52' 46" EAST, A DISTANCE OF 483.88 FEET; THENCE NORTH 02°48' 02" EAST, A DISTANCE OF 13.00 FEET; THENCE NORTH 24°33' 26" EAST, A DISTANCE OF 383.35 FEET; THENCE NORTH 49°33' 43" EAST, A DISTANCE OF 119.24 FEET; THENCE SOUTH 66°42' 04" EAST, A DISTANCE OF 154.89 FEET; THENCE SOUTH 61°54' 29" EAST, A DISTANCE OF 163.64 FEET; THENCE SOUTH 34°09' 09" EAST, A DISTANCE OF 233.20 FEET; THENCE SOUTH 29°27' 28" E, A DISTANCE OF 277.16 FEET; THENCE NORTH 41°54' 41" EAST, A DISTANCE OF 755.44 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 80.09 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 1 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 ACCESS/MAINTENANCE EASEMENTS 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 STORAGE WATER 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 LANDSCAPING 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 RESERVE 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 ADJACENT 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 \_\_\_\_\_, 2024 ON BEHALF OF SAID LIMITED LIABILITY COMPANY.

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

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

PRINTED NAME: \_\_\_\_\_

(TITLE) \_\_\_\_\_

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

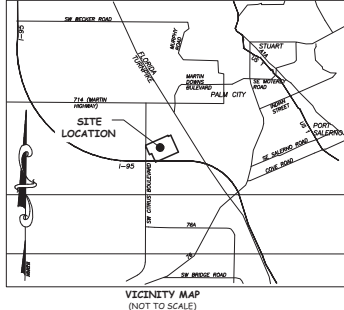
PRINT NAME: \_\_\_\_\_

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.



**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 \_\_\_\_\_, 2024, 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:

1. ACCEPTS THE DEDICATION OF PENTALAGO PHASE II AS SET FORTH UPON THE HEREIN PLAT.

2. CONSENTS TO THE PLATTING OF THE LANDS HEREIN.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

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 \_\_\_\_\_, 2024, 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 \_\_\_\_\_, 2024.

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 5 (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 (FPRT - FPRN) WITH REDUNDANCY OF MEASUREMENTS PERFORMED. ALL HORIZONTAL ACCURACY IS 0.04 FOOT PLUS OR MINUS.
- PLAT CONTAINS 80.09 ACRES.
- PLAT CONTAINS 16 LOTS.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPERSEDED 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 THAT 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. GUETTLER 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 COMPLETS ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND APPLICABLE ORDINANCES OF MARTIN COUNTY, FLORIDA.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

FRANCIS N. GUETTLER  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA LICENSE NO. 7473

**TITLE CERTIFICATION**

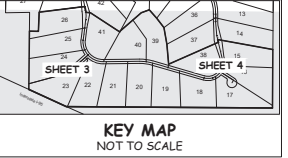
I, OWEN SCHULTZ, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF SEPTEMBER 8, 2023, AT 11:00 PM:  
1) RECORD, TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT OF PENTALAGO PHASE 2 IS IN THE NAME OF THE LIMITED LIABILITY COMPANY EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON, TO WIT: TIGHT-LINE LAKES, LLC, A FLORIDA LIMITED LIABILITY COMPANY.

2) 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 1336, 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.

3) ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, FLORIDA STATUTES, HAVE BEEN PAID.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

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



KEY MAP NOT TO SCALE

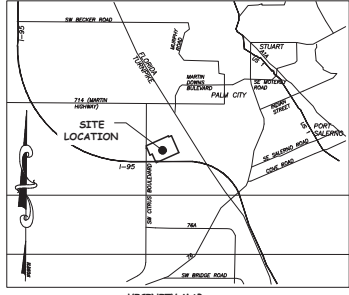
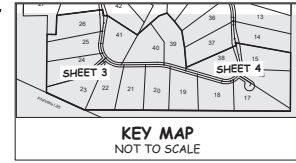


SHEET 1 of 4

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.



**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 9019 (S-99). 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 (FPOT - 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.

**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 \_\_\_\_\_ 2024.  
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  ONLINE NOTARIZATION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024, 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 \_\_\_\_\_

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

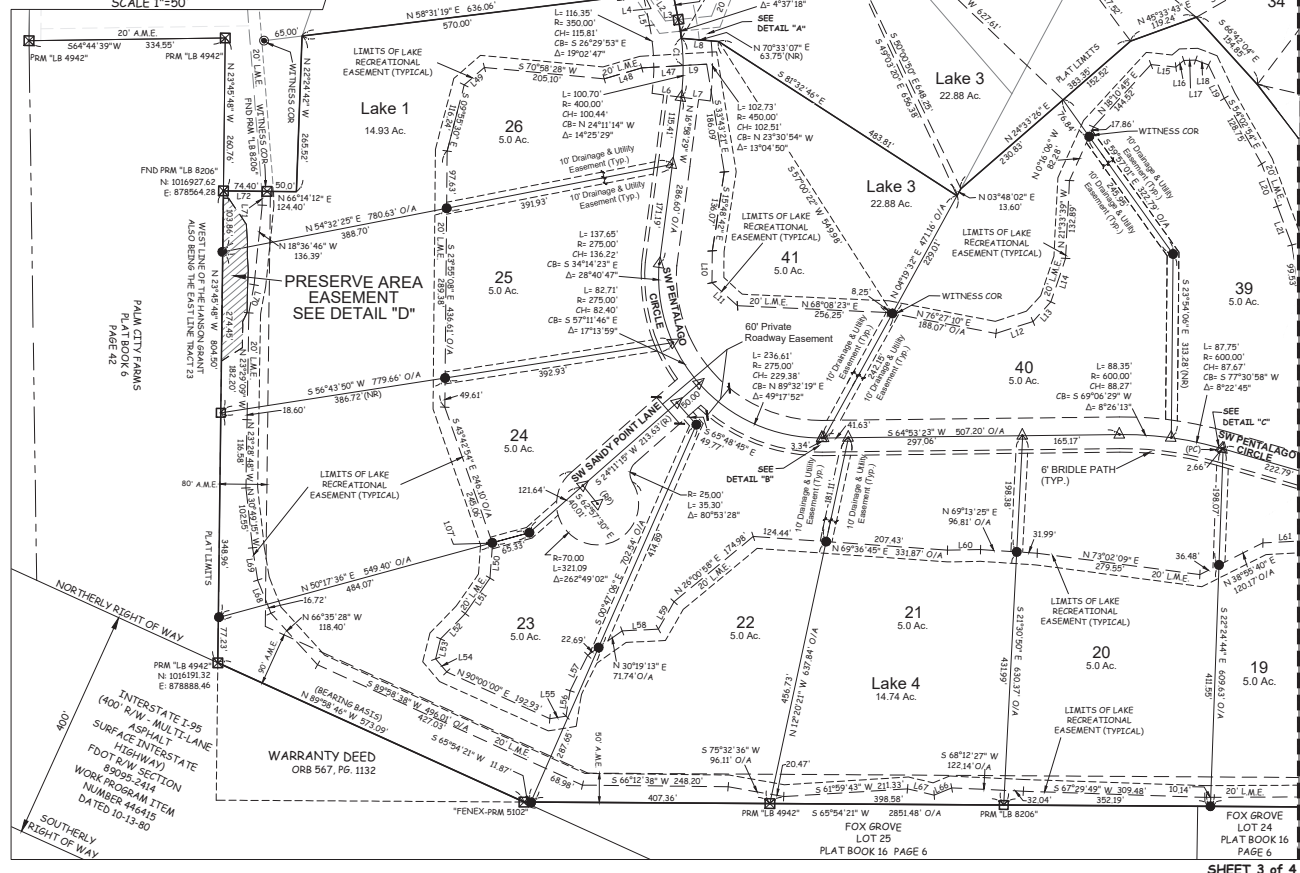
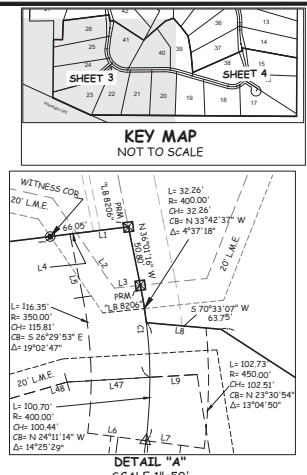
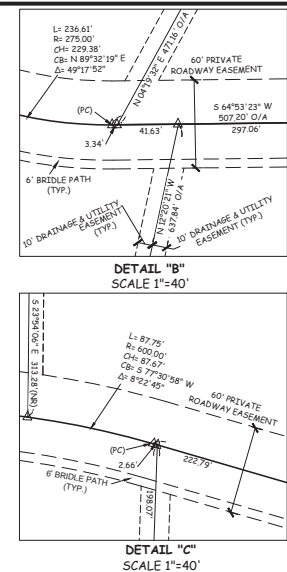
# PENTALAGO PHASE II

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	AGES
A.M.E.	ACCESS/MAINTENANCE EASEMENT
(C)	CURVE INFORMATION
CH	CHORD BEARING
CM	CONCRETE MONUMENT
COR	CORNER
Δ	DELTA ANGLE
(D)	DEED
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FND	FOUND
(LI)	LINE INFORMATION
AC	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 PC	FOUND PC "LB 8206"
SET PC	SET PC "LB 8206"
FOUND 4"x4" CM	FOUND 4"x4" CM AS NOTED
SET 4"x4" CM	SET 4"x4" CM "LB 8206"
FOUND 5/8" ROD & CAP	FOUND 5/8" ROD & CAP "LB 8206"
SET 5/8" ROD & CAP	SET 5/8" ROD & CAP "LB 8206"
UNLESS OTHERWISE NOTED	

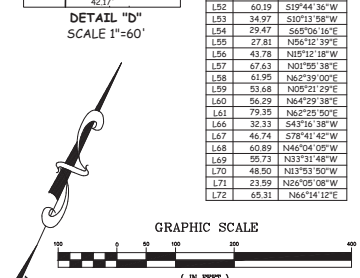


**GENERAL PLAT NOTES:**

- PROPERTY LIES IN P.L.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 (NAD 83) (ADJUSTMENTS) REFERENCE BEARINGS OF N 89°58'46" W ALONG THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO 9 (1-95). 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 DEFINITION 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.

CURVE	LENGTH	RADIUS	CHORD		
			CHORD BEARING	DELTA	
C1	48.54	400.00	46.51	N 82°03'59" W	08°29'58"

LINE	LENGTH	BEARING	
		LINE BEARING	CHORD BEARING
L1	44.36	S 58°44'50" E	S 58°31'19" W
L2	56.58	S 88°33'02" E	S 88°33'19" W
L3	22.34	N 89°33'19" E	N 89°33'19" W
L4	5.79	N 89°33'19" E	N 89°33'19" W
L5	84.77	N 26°01'16" E	N 26°01'16" W
L6	50.00	S 73°01'31" W	S 73°01'31" W
L7	50.00	S 73°01'31" W	S 73°01'31" W
L8	50.98	N 70°33'07" E	N 70°33'07" E
L9	40.23	S 62°11'50" W	S 62°11'50" W
L10	54.23	N 89°34'12" W	N 89°34'12" W
L11	58.56	N 72°02'53" W	N 72°02'53" W
L12	66.29	S 47°36'43" W	S 47°36'43" W
L13	45.30	S 18°01'14" W	S 18°01'14" W
L14	78.00	S 06°50'31" E	S 06°50'31" E
L15	42.69	S 71°12'27" W	S 71°12'27" W
L16	17.52	S 26°00'10" W	S 26°00'10" W
L17	20.22	S 63°28'43" W	S 63°28'43" W
L18	23.40	S 88°42'27" W	S 88°42'27" W
L19	62.91	N 50°00'37" W	N 50°00'37" W
L20	76.95	N 44°51'39" W	N 44°51'39" W
L21	70.90	N 44°40'33" W	N 44°40'33" W
L22	17.46	S 26°34'31" E	S 26°34'31" E
L23	13.12	S 23°12'27" E	S 23°12'27" E
L24	70.71	S 62°11'55" W	S 62°11'55" W
L25	66.57	S 49°24'24" W	S 49°24'24" W
L26	45.52	S 24°30'35" W	S 24°30'35" W
L27	59.36	S 02°27'28" E	S 02°27'28" E
L28	59.76	S 10°30'19" W	S 10°30'19" W
L29	73.78	S 10°12'18" W	S 10°12'18" W
L30	49.78	N 85°12'18" W	N 85°12'18" W
L31	34.97	S 10°21'58" W	S 10°21'58" W
L32	61.95	N 62°39'00" E	N 62°39'00" E
L33	53.68	N 05°21'29" E	N 05°21'29" E
L34	56.29	N 64°29'38" E	N 64°29'38" E
L35	73.35	N 05°21'58" W	N 05°21'58" W
L36	32.33	S 43°16'38" W	S 43°16'38" W
L37	46.74	S 78°41'42" W	S 78°41'42" W
L38	60.89	N 44°00'05" W	N 44°00'05" W
L39	59.73	N 33°31'50" W	N 33°31'50" W
L40	48.50	N 33°31'50" W	N 33°31'50" W
L41	23.59	N 26°05'08" W	N 26°05'08" W
L42	65.31	N 64°14'12" E	N 64°14'12" E



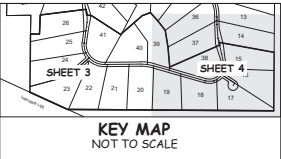
GRAPHIC SCALE  
(1 IN FRON)  
1 inch = 100 ft.

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

# PENTALAGO PHASE II

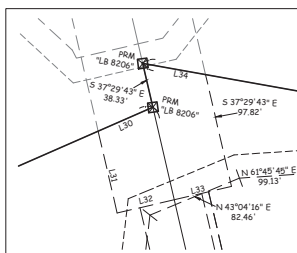
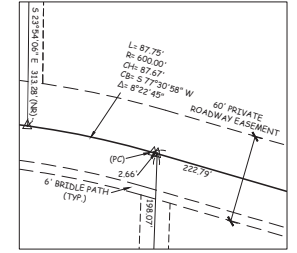
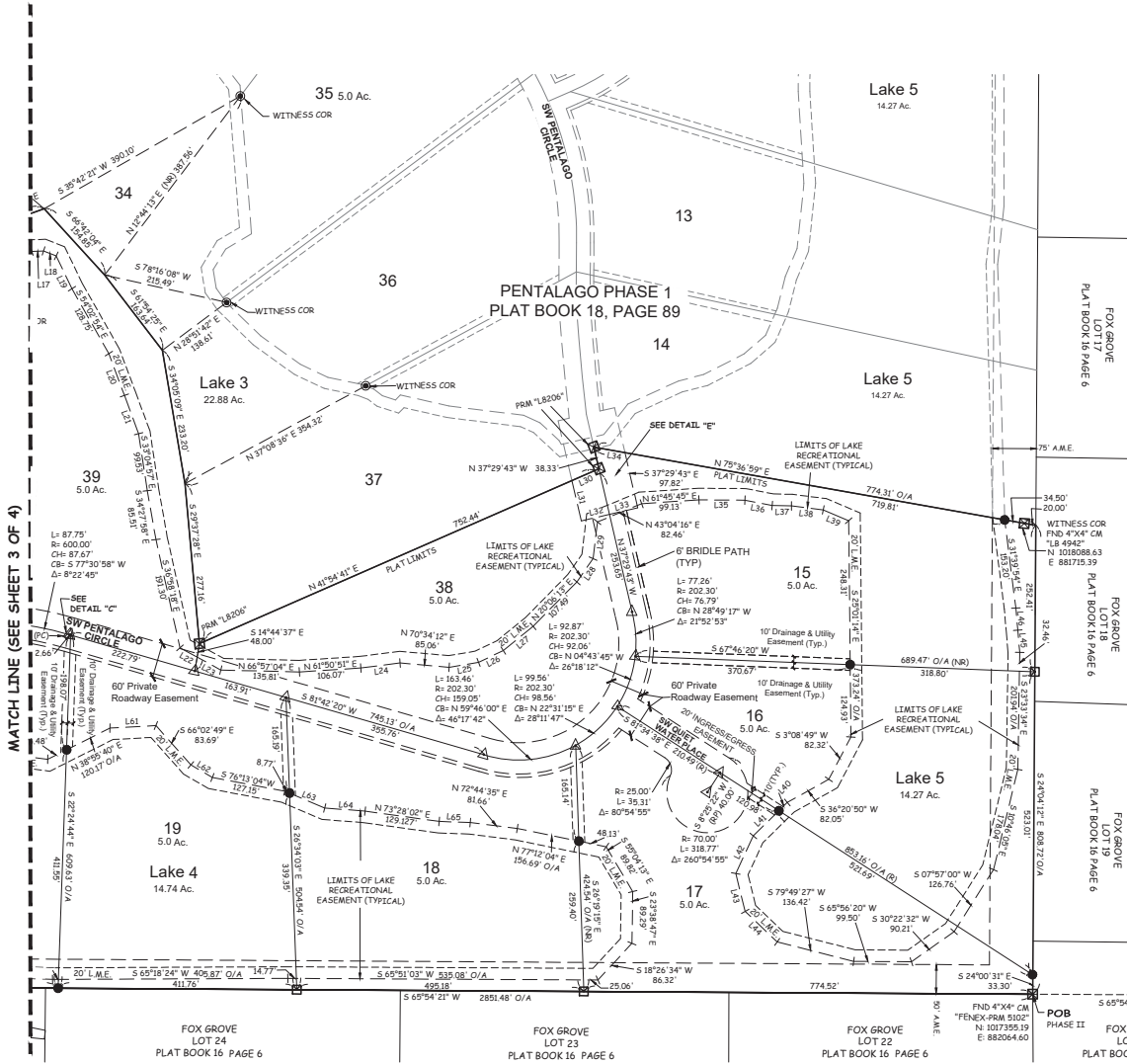
BEING A REPLAT OF A PORTION OF TRACT 12, COMMISSIONERS SUBDIVISION OF THE HANSON GRANT, PLAT BOOK B, PAGE 59, DADE (NOW MARTIN) COUNTY, FLORIDA.

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

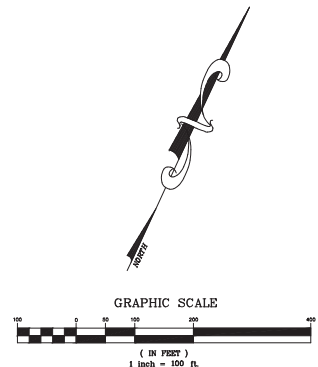


### GENERAL PLAT NOTES:

- PROPERTY LIES IN F.L.R.M. ZONE "AE 19, 20 AND 21", AS SHOWN ON MAP NUMBERS 1208500140H AND 1208500143H, 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 BEARINGS OF N 89°58'46" W ALONG THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 3 (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 - PRRN) WITH REDUNDANCY OF MEASUREMENTS PERFORMED. ALL HORIZONTAL ACCURACY IS 0.04 FOOT PLUS OR MINUS.
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LINE TABLE		ABBREVIATION SCHEDULE	
LINE	LENGTH	BEARING	Ac.
L17	20.22	S 53°35'45" W	A.M.E.
L18	23.40	S 86°42'27" W	(C)
L19	62.91	N 80°00'37" W	CH
L20	76.99	N 44°57'39" W	CH
L21	70.90	N 44°45'33" W	CM
L22	33.67	N 85°51'26" W	COR
L23	46.55	N 85°51'26" W	Δ
L24	68.15	S 58°15'49" W	FDOT
L25	51.61	S 50°02'59" W	FOUND
L26	47.20	S 39°56'56" W	(LI)
L27	66.27	S 26°29'32" W	L
L28	48.56	S 07°24'44" W	L8
L29	63.80	S 17°33'43" E	(NR)
L30	50.87	S 41°54'41" W	O/A
L31	71.48	S 37°29'43" E	ORB
L32	50.00	S 52°30'17" W	(PC)
L33	50.00	S 52°30'17" W	PCP
L34	54.36	N 75°36'59" E	PG
L35	79.27	S 69°54'42" W	POB
L36	48.04	S 73°54'24" W	PRM
L37	33.16	S 66°53'10" W	(R)
L38	59.21	S 72°40'50" W	R
L39	47.84	S 88°27'03" W	R/W
L40	20.39	N 21°04'00" E	(TY)
L41	61.82	N 21°04'00" E	
L42	71.52	N 00°35'27" E	
L43	67.44	S 38°15'45" W	
L44	75.25	N 70°45'30" W	
L45	38.37	S 29°25'59" E	
L46	38.37	S 29°25'59" E	
L47	79.35	N 62°29'50" E	
L48	43.03	S 84°19'19" E	
L49	74.73	N 88°33'01" E	
L50	69.74	N 69°54'31" E	
L51	53.77	N 67°36'25" E	



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