

PLAT NO. 2 SUMMERFIELD GOLF CLUB PHASE I-B, A P.U.D.

LYING IN SECTION 35, TOWNSHIP 38 SOUTH, RANGE 41 EAST
MARTIN COUNTY, FLORIDA

OCTOBER, 1994

DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF LOT 54, AS SHOWN ON PLAT NO. 1, SUMMERFIELD GOLF CLUB PHASE I-A, A P.U.D., AS RECORDED IN PLAT BOOK 13, PAGE 27, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTH 23°42'36" EAST, A DISTANCE OF 98.04 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF S.E. TWIN OAKS CIRCLE (A 60.00 FOOT RIGHT-OF-WAY); THENCE NORTH 72°00'55" EAST, A DISTANCE OF 125.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 701.69 FEET, THE RADIUS POINT OF WHICH BEARS SOUTH 72°00'55" WEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°19'51" A DISTANCE OF 212.25 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 00°39'14" EAST, A DISTANCE OF 25.00 FEET; THENCE SOUTH 89°20'46" WEST, A DISTANCE OF 125.00 FEET; THENCE SOUTH 00°39'14" EAST, A DISTANCE OF 226.67 FEET; THENCE NORTH 89°20'46" EAST, A DISTANCE OF 125.00 FEET; THENCE SOUTH 00°39'14" EAST, A DISTANCE OF 250.00 FEET; THENCE NORTH 89°20'46" EAST, A DISTANCE OF 17.36 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 171.26 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 50°42'18", A DISTANCE OF 151.56 FEET; THENCE SOUTH 51°21'32" EAST, A DISTANCE OF 125.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 296.26 FEET, THE RADIUS POINT OF WHICH BEARS NORTH 51°21'32" WEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°06'12", A DISTANCE OF 67.75 FEET TO THE POINT OF TANGENCY; THENCE NORTH 25°32'16" EAST, A DISTANCE OF 283.15 FEET; THENCE NORTH 64°27'44" WEST, A DISTANCE OF 125.00 FEET; THENCE NORTH 25°32'16" EAST, A DISTANCE OF 5.34 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 752.81 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°42'35", A DISTANCE OF 482.33 FEET TO THE POINT OF TANGENCY; THENCE NORTH 62°14'51" EAST, A DISTANCE OF 189.28 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 262.43 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°06'22", A DISTANCE OF 105.83 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 50.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°03'36", A DISTANCE OF 31.47 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 175.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 233°30'17", A DISTANCE OF 713.20 FEET; THENCE SOUTH 44°49'05" WEST, A DISTANCE OF 20.40 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 562.43 FEET, THE RADIUS POINT OF WHICH BEARS NORTH 56°57'01" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°11'52", A DISTANCE OF 286.61 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 62°14'51" WEST, A DISTANCE OF 189.28 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 452.81 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°09'03", A DISTANCE OF 222.48 FEET; THENCE NORTH 55°54'12" WEST, A DISTANCE OF 125.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 577.81 FEET, THE RADIUS POINT OF WHICH BEARS SOUTH 55°54'12" EAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°06'22", A DISTANCE OF 86.31 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 25°32'16" WEST, A DISTANCE OF 156.02 FEET; THENCE SOUTH 64°27'44" EAST, A DISTANCE OF 125.00 FEET; THENCE SOUTH 25°32'16" WEST, A DISTANCE OF 132.47 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 471.26 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 50°49'45", A DISTANCE OF 418.07 FEET; THENCE SOUTH 14°00'51" EAST, A DISTANCE OF 133.43 FEET; THENCE SOUTH 19°42'27" EAST, A DISTANCE OF 155.28 FEET; THENCE SOUTH 39°26'27" WEST, A DISTANCE OF 78.48 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 175.00 FEET, THE RADIUS POINT OF WHICH BEARS SOUTH 37°09'20" EAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 142°23'42", A DISTANCE OF 434.92 FEET; THENCE SOUTH 58°32'52" EAST, A DISTANCE OF 75.89 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 849.79 FEET, THE RADIUS POINT OF WHICH BEARS SOUTH 68°42'52" EAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°51'59", A DISTANCE OF 101.84 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 14°25'09" WEST, A DISTANCE OF 139.29 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1350.00 FEET, THE RADIUS POINT OF WHICH BEARS NORTH 25°22'29" EAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°18'05", A DISTANCE OF 195.60 FEET TO THE POINT OF TANGENCY; THENCE NORTH 56°19'26" WEST, A DISTANCE OF 118.26 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 685.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°35'21", A DISTANCE OF 365.71 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 630.00 FEET, THE RADIUS POINT OF WHICH BEARS NORTH 37°44'51" WEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 50°04'10", A DISTANCE OF 550.54 FEET; THENCE SOUTH 89°20'46" WEST, A DISTANCE OF 125.19 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 505.00 FEET, THE RADIUS POINT OF WHICH BEARS NORTH 87°06'49" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°37'09", A DISTANCE OF 58.34 FEET; THENCE NORTH 80°29'40" WEST, A DISTANCE OF 185.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 320.00 FEET, THE RADIUS POINT OF WHICH BEARS NORTH 80°29'40" WEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°37'52", A DISTANCE OF 53.79 FEET TO THE POINT OF TANGENCY; THENCE NORTH 00°38'51" WEST, A DISTANCE OF 115.01 FEET; THENCE SOUTH 89°41'02" EAST, A DISTANCE OF 125.02 FEET; THENCE NORTH 00°39'14" WEST, A DISTANCE OF 300.04 FEET TO THE POINT OF TANGENCY; THENCE NORTH 89°41'02" WEST, A DISTANCE OF 125.02 FEET

(CONT.)
THENCE NORTH 00°39'14" WEST, A DISTANCE OF 160.00 FEET;
THENCE NORTH 89°20'46" EAST, A DISTANCE OF 125.00 FEET;
THENCE NORTH 00°39'14" WEST, A DISTANCE OF 20.00 FEET;
THENCE SOUTH 89°20'46" WEST, A DISTANCE OF 125.00 FEET;
THENCE NORTH 00°39'14" WEST, A DISTANCE OF 204.20 FEET TO A POINT ON THE SOUTH LINE OF LOT 52, AS SHOWN ON SAID PLAT NO. 1, SUMMERFIELD GOLF CLUB PHASE I-A; SAID POINT ALSO BEING A POINT ON A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1288.46 FEET, THE RADIUS POINT OF WHICH BEARS NORTH 25°51'40" WEST; THENCE NORTHEASTERLY ALONG SAID SOUTH LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°23'13", A DISTANCE OF 8.70 FEET TO THE POINT OF TANGENCY; THENCE NORTH 63°45'07" EAST, A DISTANCE OF 122.54 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND.

SAID PARCEL CONTAINING 20.604 ACRES, MORE OR LESS.

PARCEL CONTROL NO. 35-38-41-003-000-0000.0

CERTIFICATE OF OWNERSHIP AND DEDICATION

COUNTY OF MARTIN
STATE OF FLORIDA

SUMMERFIELD HOMES PARTNERSHIP A FLORIDA JOINT VENTURE, BY FRASER DEVELOPMENT INC., A FLORIDA CORPORATION, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AS PLAT NO. 2, SUMMERFIELD GOLF CLUB PHASE I-B, A P.U.D., AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND HEREBY DEDICATES AS FOLLOWS:

- THE STREETS AND RIGHTS-OF-WAY, AS SHOWN HEREON, ARE HEREBY DECLARED TO BE PRIVATE STREETS AND ARE HEREBY DEDICATED TO THE SUMMERFIELD COMMUNITY ASSOCIATION, INC., FOR ACCESS, DRAINAGE AND UTILITY PURPOSES INCLUDING C.A.T.V. AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH STREETS AND RIGHTS-OF-WAY.
- THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO SUMMERFIELD COMMUNITY ASSOCIATION, INC., FOR DRAINAGE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID EASEMENTS.
- THE UTILITY EASEMENTS, AS SHOWN HEREON, MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY, INCLUDING C.A.T.V., IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID EASEMENTS.
- THE WATER MANAGEMENT TRACT, AS SHOWN HEREON, IS HEREBY DEDICATED TO SUMMERFIELD COMMUNITY ASSOCIATION, INC., FOR WATER MANAGEMENT PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION IN ACCORDANCE WITH THE PRESERVE AREA MANAGEMENT PLAN APPROVED BY MARTIN COUNTY. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY REGARDING SAID TRACT.
- THE LANDSCAPE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE SUMMERFIELD COMMUNITY ASSOCIATION, INC., FOR LANDSCAPING PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID EASEMENTS.

SIGNED AND SEALED THIS 6th DAY OF October, 1994,
ON BEHALF OF SAID CORPORATION, BY ITS PRESIDENT.

WITNESS
Joseph B. Fraser III
BY: JOSEPH B. FRASER III
PRESIDENT

ACKNOWLEDGEMENT

COUNTY OF MARTIN
STATE OF FLORIDA

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF October, 1994, BY JOSEPH B. FRASER III, PRESIDENT OF FRASER DEVELOPMENT INC., ON BEHALF OF SAID CORPORATION. HE IS PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH.

(NOTARY SEAL)
Megan C. Littlefield
NOTARY PUBLIC
PRINT NAME: Megan C. Littlefield
MY COMMISSION EXPIRES: 6/12/97

MORTGAGEE'S CONSENT

STATE OF OHIO
COUNTY OF CUYAHOGA

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON; THAT IT DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED HEREON, BY THE OWNER THEREOF; AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN THE OFFICIAL RECORD BOOK 1029, PAGE 2448, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN HEREON.

OHIO SAVINGS BANK, AN OHIO CORPORATION
BY: James J. Dole ATTEST: Mary Ann Vio

ACKNOWLEDGEMENT

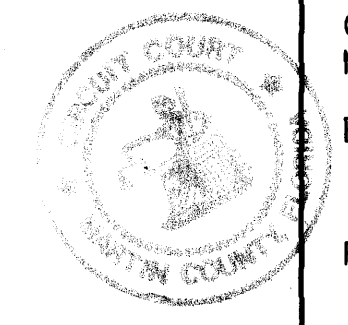
STATE OF OHIO
COUNTY OF CUYAHOGA

BEFORE ME PERSONALLY APPEARED FRANK J. BOLOGNIA AND MARY E. DEVLIN, TO ME PERSONALLY KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SINGLE VICE PRES. AND ASST. VICE PRES. RESPECTIVELY, OF OHIO SAVINGS BANK, AN OHIO CORPORATION; THEY DID NOT TAKE AN OATH; AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID OHIO SAVINGS BANK THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID OHIO SAVINGS BANK.

WITNESS MY HAND AND OFFICIAL SEAL THIS 7th DAY OF October, 1994.

Ruth Michaels
NOTARY PUBLIC
COMMISSION NUMBER: RUTH MICHAELS
PRINT NAME: RUTH MICHAELS
MY COM. EXPIRES: 3-28-96

I, MARSHA STILLER, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 13, PAGE 27, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 16 DAY OF November, 1994.



MARSHA STILLER,
CLERK CIRCUIT COURT
MARTIN COUNTY, FLORIDA.
BY: Joan Wood
DEPUTY CLERK
FILE NO. 1091300
(CIRCUIT COURT SEAL)

TITLE CERTIFICATION

COUNTY OF MARTIN
STATE OF FLORIDA

I, MICHAEL H. OLENICK, MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF October 13, 1994, AT 5:00 p.m.:

- RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE CORPORATION OR ENTITY EXECUTING THE DEDICATION HEREON.
- ALL MORTGAGES, NOT SATISFIED, RELEASED OF RECORD, OR OTHERWISE TERMINATED BY LAW, ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:
A. MORTGAGE TO OHIO SAVINGS BANK AS RECORDED IN OFFICIAL RECORD BOOK 1029, PAGE 2448, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

DATED THIS 17th DAY OF October, 1994.

Michael H. Olenick
MICHAEL H. OLENICK
FRY & OLENICK, P.A.
STUART PROFESSIONAL CENTER
900 EAST OCEAN BOULEVARD
SUITE 120
STUART, FLORIDA 34994

SURVEYOR'S CERTIFICATE

COUNTY OF MARTIN
STATE OF FLORIDA

I, THOMAS C. VOKOUN, DO HEREBY CERTIFY THAT THIS PLAT OF PLAT NO. 2, SUMMERFIELD GOLF CLUB PHASE I-B, A P.U.D., IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT PERMANENT REFERENCE CONTROL POINTS WILL BE SET, AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS AMENDED AND ORDINANCES OF MARTIN COUNTY, FLORIDA.

Thomas C. Vokoun
THOMAS C. VOKOUN
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 4382

COUNTY APPROVAL

COUNTY OF MARTIN
STATE OF FLORIDA

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

11-7-94
DATE
Orwell E. Zellman
COUNTY ENGINEER
6-14-94
DATE
James Dole
COUNTY ATTORNEY
6-14-94
DATE
Rachel Scott
CHAIRMAN - PLANNING AND ZONING
COMMISSION OF MARTIN COUNTY, FL
6-14-94
DATE
M. J. Wilson
CHAIRMAN - BOARD OF COUNTY
COMMISSIONERS OF MARTIN COUNTY,
FL
ATTEST: Marsha Stiller
CLERK
Joan Wood

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



LINDAHL, BROWNING, FERRARI, & HELLSTROM, INC.
CONSULTING ENGINEERS, PLANNERS & SURVEYORS
210 JUPITER LAKES BLVD. 2400 S.E. MONTEREY ROAD 2222 COLONIAL ROAD 2000 PALM BEACH LAKES BLVD.
BLDG. 5000, SUITE 104 SUITE 300 SUITE 200 SUITE 702
JUPITER, FL 33408 STUART, FL 34996 FT. PIERCE, FL 34995 WEST PALM BEACH, FL 33409
407-746-9248 407-286-3883 407-461-2450 407-684-3375

1 4
Sheet of