

LEGAL DESCRIPTION

COMMENCE AT THE SOUTHWEST CORNER OF LOT 83 AS SHOWN ON "PLAT NO. 2 - SUMMERFIELD GOLF CLUB PHASE 1-B" AND RECORDED IN PLAT BOOK 13, AT PAGE 67 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA FOR THE POINT OF BEGINNING OF THE PARCEL HEREINAFTER DESCRIBED; THENCE FOLLOWING THE BOUNDARY OF SAID PLAT, BEAR SOUTH 89°41'02" EAST (ALONG THE SOUTH LINE OF SAID LOT 83) FOR 125.02 FEET TO THE WEST RIGHT-OF-WAY LINE OF TWIN OAKS CIRCLE; THENCE SOUTH 00°38'51" EAST (ALONG THE WEST LINE OF SAID LOTS 84, 85 AND 86) FOR 115.01 FEET TO THE POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 320.00 FEET; THENCE PROCEED SOUTHERLY THROUGH A CENTRAL ANGLE OF 09°37'52" FOR AN ARC LENGTH OF 53.79 FEET (TO THE SOUTHWEST CORNER OF SAID LOT 86); THENCE SOUTH 80°29'40" EAST (ALONG THE SOUTH LINE OF SAID LOT 86) FOR 185.00 FEET (TO THE EAST RIGHT-OF-WAY LINE OF TWIN OAKS CIRCLE); THENCE FROM A TANGENT BEARING OF NORTH 09°30'20" EAST FOR A CURVE TO THE LEFT HAVING A RADIUS OF 505.00 FEET; PROCEED NORTHERLY THROUGH A CENTRAL ANGLE OF 06°37'09" FOR AN ARC LENGTH OF 58.34 FEET (TO THE SOUTHWEST CORNER OF LOT 87); THENCE NORTH 89°20'46" EAST (ALONG THE SOUTH LINE OF LOTS 87, 88 AND 89) FOR 125.19 FEET ( TO THE NORTHWEST CORNER OF "WATER MANAGEMENT TRACT"); THENCE FROM A TANGENT BEARING OF SOUTH 02°11'01" WEST FOR A CURVE TO THE RIGHT HAVING A RADIUS OF 630.00 FEET; PROCEED SOUTHERLY (ALONG THE WESTERLY BOUNDARY OF SAID TRACT) THROUGH A CENTRAL ANGLE OF 50°04'10" FOR AN ARC LENGTH OF 550.54 FEET (TO THE SOUTHWEST CORNER OF SAID TRACT); THENCE NORTH 23°56'30" WEST (LEAVING SAID PLAT # 2 BOUNDARY) FOR 129.70 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 48°44'21" WEST FOR A CURVE TO THE RIGHT HAVING A RADIUS OF 505.00 FEET; PROCEED SOUTHWESTERLY THROUGH A CENTRAL ANGLE OF 21°54'40" FOR AN ARC LENGTH OF 193.12 FEET TO A POINT OF TANGENT; THENCE SOUTH 70°39'01" WEST FOR 361.53 FEET; THENCE NORTH 19°20'59" WEST FOR 332.99 FEET; THENCE NORTH 11°35'20" WEST FOR 48.96 FEET; THENCE NORTH 70°39'01" EAST FOR 118.39 FEET; THENCE NORTH 19°20'59" WEST FOR 128.29 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 275.00 FEET; THENCE PROCEED (NORTHERLY & NORTHEASTERLY) THROUGH A CENTRAL ANGLE OF 50°49'29" FOR AN ARC LENGTH OF 243.94 FEET; THENCE NORTH 58°31'30" WEST FOR 86.80 FEET; THENCE NORTH 10°39'19" WEST FOR 53.95 FEET; THENCE FROM A TANGENT BEARING OF NORTH 37°12'58" EAST FOR A CURVE TO THE RIGHT HAVING A RADIUS OF 400.00 FEET; THENCE PROCEED (NORTHEASTERLY & EASTERLY) THROUGH A CENTRAL ANGLE OF 53°06'00" FOR AN ARC LENGTH OF 370.71 FEET TO A POINT OF TANGENT; THENCE SOUTH 89°41'02" EAST FOR 278.36 FEET TO THE POINT OF BEGINNING.

CONTAINING 14.75 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION

Summerfield Stuart Partners a Florida General Partnership by and through its undersigned officer, hereby certifies that it is the owner of the property described on Plat No. 4 Summerfield Golf Club Phase II-A, a P.U.D." and hereby dedicates as follows:

- The streets and rights-of-way shown on this "Plat No.4 Summerfield Golf Club Phase II-A, a P.U.D." are designated as private, and are hereby declared to be the property of the "Summerfield Community Association, Inc. (hereinafter "Association"), 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 designated as such on this plat.
- The utility easements shown on this "Plat No.4 Summerfield Golf Club Phase II-A, a P.U.D." 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 wetland conservation easement, the upland preservation areas and the 25' upland transition zone shown on this "Plat No.4 Summerfield Golf Club Phase II-A, a P.U.D." are hereby declared to be property of the "Summerfield Community Association, Inc." (hereinafter "Association"), and are further declared to be private preservation areas, 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 parcels shall occur, except as specified within the PAMP approved 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 wetland and upland preservation areas designated as such on this plat.

PLAT NO. 4  
SUMMERFIELD GOLF CLUB PHASE II-A, A P.U.D.  
LYING IN SECTION 35, TOWNSHIP 38 SOUTH, RANGE 41 EAST  
MARTIN COUNTY, FLORIDA

Parcel Control No. 35-38-41-003-000-0000.0

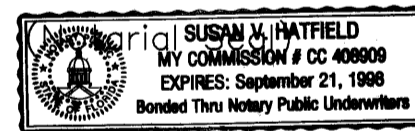
- The private drainage easements shown on this "Plat No.4 Summerfield Golf Club Phase II-A, a P.U.D.", and designated as such on the plat, are hereby declared to be the property of the "Summerfield Community Association, Inc. (hereinafter "Association"), and shall be conveyed by deed to the Association 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.
- 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. Martin County has regulatory authority over, but shall bear no responsibility, duty, or liability for, any landscape easements designated as such on this plat.

Signed, sealed and delivered in the presence of:

Gary Koelik  
GARY KOELIK  
(Print Name Beneath Signature)  
Harold B. Jacobsohn  
Harold B. Jacobsohn  
(Print Name Beneath Signature)

STATE OF FLORIDA  
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of MARCH, 1997, by Harold Jacobsohn, President of Suprema, Inc., a Florida corporation, general partner of 408 Partners, Ltd., a Florida limited partnership, general partner of Summerfield Stuart Partners, a Florida general partnership, on behalf of the Partnership. He [  ] is personally known to me or [  ] has produced \_\_\_\_\_ as identification.



SUMMERFIELD STUART PARTNERS

By: 408 Partners, Ltd., a Florida limited partnership  
By: Suprema, Inc., a Florida corporation, Its General Partner  
By: Harold B. Jacobsohn  
Harold B. Jacobsohn, President

Susan V. Hatfield  
SUSAN V. HATFIELD  
(Print Name Beneath Signature)  
NOTARY PUBLIC  
My Commission Expires: SEPTEMBER 21, 1998

CERTIFICATE OF SURVEYOR AND MAPPER

I, Allen E. Beck, hereby certify that this plat of Plat No. 4, Summerfield Golf Club Phase II-A, a P.U.D., is a true and correct representation of the lands surveyed, that such survey was made under my responsible direction and supervision; that such survey is accurate to the best of my knowledge and belief; that Permanent Reference Monuments have been placed, as required by law; that Permanent Control Points will be set for the required improvements within the platted lands; and, further, that the survey data complies with all of the requirements of Chapter 177, Florida Statutes, and applicable ordinances of Martin County, Florida.

Allen E. Beck  
Allen E. Beck

Florida Surveyor and Mapper Registration No. PSM 3690

(Official Seal)

TITLE CERTIFICATION

I, James J. Wheeler member of the Florida Bar, hereby certify that as of MARCH 24, 1997, at 9:00 a.m.:

- Record title to the land described and shown on this plat is in the name of the corporation(s), and/or other entity(ies) executing the Certificate of Ownership and Dedication hereon.
- All mortgages not satisfied or released of record encumbering the land described hereon are as follows:  
"NONE"
- All taxes that are due and payable pursuant to Section 197.192, F.S., have been paid.

dated this 24<sup>th</sup> day of MARCH, 1997.

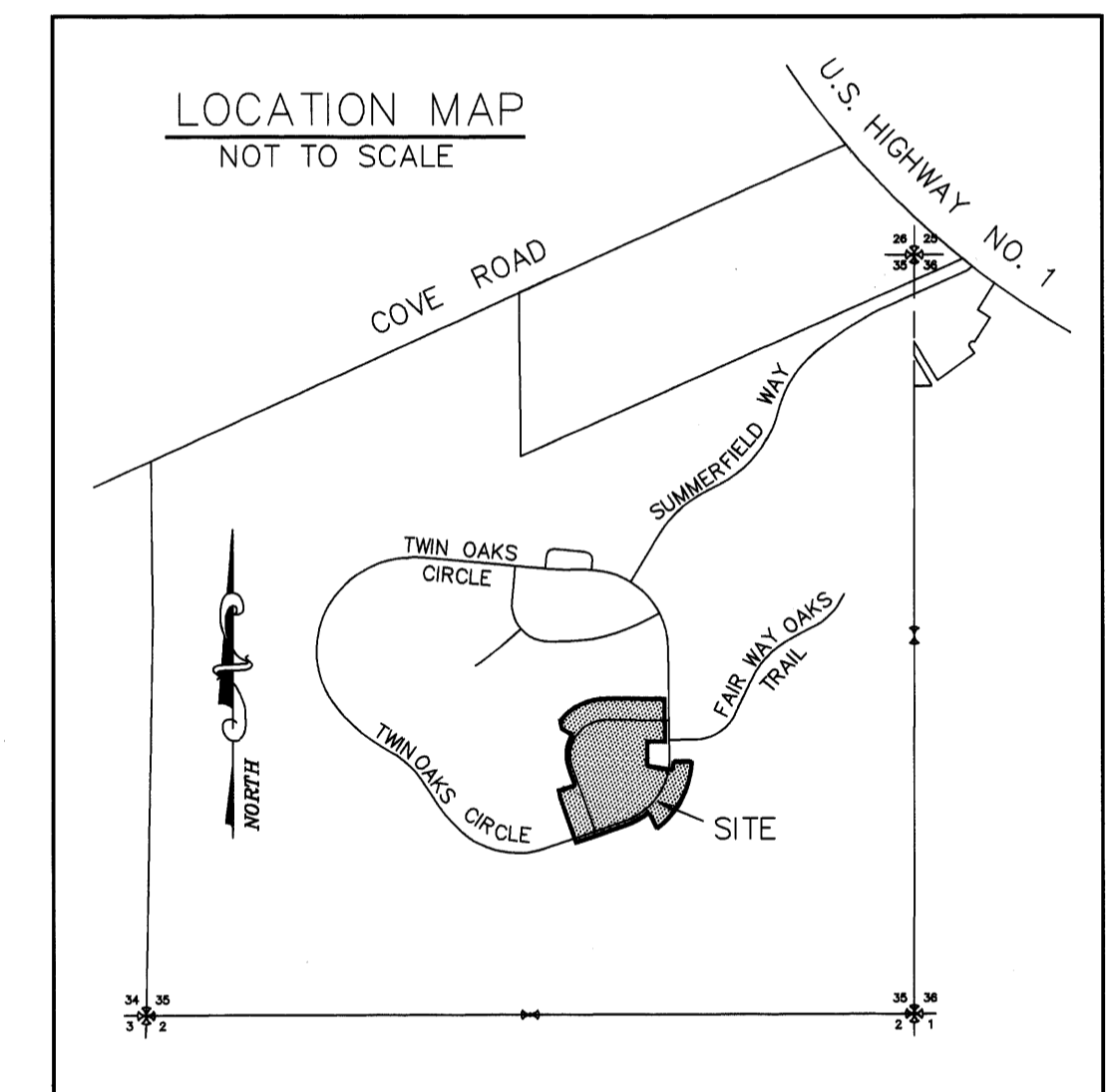
James J. Wheeler  
James J. Wheeler  
Broad & Casel  
Attorney-at-law, Florida Bar No. 0442585  
7777 Glades Road  
Suite 300  
Boca Raton, Florida 33434

COUNTY APPROVAL

This plat is hereby approved by the undersigned on the dates indicated.

Date: 5/15/97 Alan E. Beck  
County Surveyor and Mapper  
Date: 5-15-97 Lee W. Shannon  
County Engineer  
Date: 6-9-97 Janet O. O'Neil  
County Attorney  
Date: N/A N/A  
Chairman, Planning and Zoning Commission  
Date: 6-9-97 Marsha Stiller  
BCC: 3-11-97 Stanny Copus  
Chairman, Board of County Commissioners

ATTEST: Marsha Stiller by Stanny Copus  
Clerk



NOTICE: 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, as recorded in its original form in the public records, is the official depiction of the subdivided lands described hereon and will in no circumstances be supplanted in authority by any other form of the plat, whether graphic or digital.

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 surfaces only to the extent which would be required if the street were a public street, in accordance with county specifications.

**ALLEN E. BECK**  
PROFESSIONAL LAND SURVEYORS  
608 S.W. BAYSHORE BLVD.  
PORT ST. LUCIE, FLORIDA 34983  
(407) 340-1432  
SCALE \_\_\_\_\_ JOB NO. 96-3014  
SHEET 1 OF 3

CLERK'S RECORDING  
CERTIFICATE  
I, MARSHA STILLER, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 14, PAGE 35, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 18<sup>th</sup> DAY OF June, 1997.  
MARSHA STILLER  
CIRCUIT COURT  
MARTIN COUNTY, FLORIDA.  
BY: Stanny Copus  
DEPUTY CLERK  
FILE NO. 1240205  
(CIRCUIT COURT SEAL)