# PLAT NO. 7 SUMMERFIELD GOLF CLUB PHASE III-B, A P.U.D.

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

0 FEB 11 PH 2. -3 LERK OF CIRCUIT COUNT

Parcel Control No. 35-38-41-003-000-00000

CERTIFICATE

I, MARSHA *Ewing,* Clerk OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK /5 PAGE <u>20</u>, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS \_\_\_\_\_\_ DAY OF

CLERK'S RECORDING

February, 2002 MARSHA EWING CIRCUIT COURT MARTIN COUNTY, FLORIDA.

BY: 

DEPUTY CLERK

FILE NO. 155/978

(CIRCUIT COURT SEAL)

#### TITLE CERTIFICATION

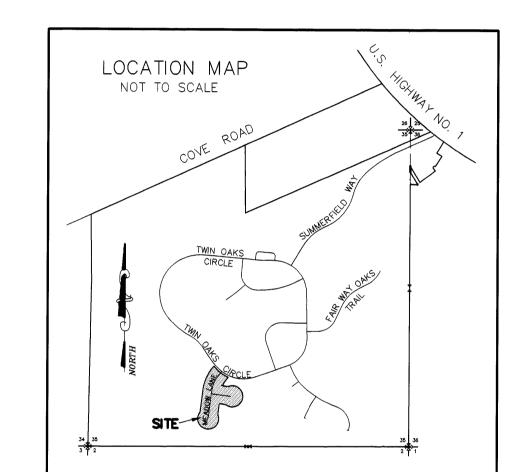
I, James J. Wheeler member of the Florida Bar, hereby 25th of October, 2001, at 9:00 am certify that as of

- 1. 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.
- 2. All mortgages not satisfied or released of record encumbering the land described hereon as follows: "NONE"
- All taxes that are due and payable pursuant to Section 197.192, F.S., have been paid.

dated this as day of October 2001.

Attorney-at-law, Florida Bar No. 0442585 7777 Glades Road

Suite 300 Boca Raton, Florida 33434



### LEGAL DESCRIPTION

COMMENCE AT THE MOST EASTERLY CORNER OF LOT 301 AS SHOWN ON "PLAT NO. 6 - SUMMERFIELD GOLF CLUB-PHASE III-C " AND RECORDED IN PLAT BOOK 14 AT PAGE 56 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, ( SAID CORNER ALSO ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF S.E. TWIN OAKS CIRCLE) (60'R/W) FOR THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED: THENCE ( FROM A TANGENT BEARING OF S 41°40'05" E ) PROCEED ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 977.45 FEET ( AND ALONG SAID R/W LINE )( SAID R/W LINE ALSO SHOWN IN SUMMERFIELD PLAT 6- PLAT BOOK 14, PAGE 56 ) THRU A CENTRAL ANGLE OF 06°17'52" FOR AN ARC OF 107.44 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 619.65 FEET; THENCE PROCEED THRU A CENTRAL ANGLE OF 17°48'45" FOR AN ARC OF 192.64 FEET; THENCE S 38°13'51" W (LEAVING SAID R/W LINE) FOR 60.45 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 391.94 FEET; THENCE PROCEED THRU A CENTRAL ANGLE OF 13°08'39" FOR AN ARC OF 89.91 FEET; THENCE S 82°42'43" E FOR 91.16 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET; THENCE PROCEED THRU A CENTRAL ANGLE OF 27°15'58" FOR AN ARC OF 23.79 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 175.00 FEET; THENCE PROCEED THRU A CENTRAL ANGLE OF 234°31'56" FOR AN ARC OF 716.34 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET; THENCE PROCEED THRU A CENTRAL ANGLE OF 27°15'58" FOR AN ARC OF 23.79 FEET TO A POINT OF TANGENT; THENCE N 82°42'43" W FOR 104.15 FEET; THENCE S 07°17'17" W FOR 168.05 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET; THENCE PROCEED THRU A CENTRAL ANGLE OF 27°15'58" FOR AN ARC OF 23.79 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 175.00 FEET; THENCE PROCEED THRU A CENTRAL ANGLE OF 234°31'56" FOR AN ARC OF 716.34 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET; THENCE PROCEED THRU A CENTRAL ANGLE OF 27°15'58" FOR AN ARC OF 23.79 FEET TO A POINT OF TANGENT; THENCE N 07°17'17" E FOR 367.96 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 691.94 FEET; THENCE PROCEED THRU A CENTRAL ANGLE OF 35°37'01" FOR AN ARC OF 430.13 FEET TO THE POINT OF BEGINNING. ALL LYING IN SECTION 35, TOWNSHIP 38 SOUTH, RANGE 41 EAST.

CONTAINING 9.3545 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.7 Summerfield Golf Club Phase III—B, a P.U.D." and hereby dedicates as follows:

- 1. The streets and rights—of—way shown on this "Plat No.7 Summerfield Golf Club Phase III-B, 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.
- 2. The utility easements shown on this "Plat No.7 Summerfield Golf Club Phase III—B, 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.
- 3. The private drainage easements shown on this "Plat No.7 Summerfield Golf Club Phase III—B, 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.

Signed, sealed and delivered SUMMERFIELD STUART PARTNERS

in the presence of: By: 408 Partners, Ltd., a Florida limited Gary Koolk By: Suprem¢, Inc., a Florida corporation,

(Print Name Beneath Signature)

COUNTY OF Palm BEACH

FLORIDA

day of November, 2001, 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 [ $\checkmark$ ] is personally known to me or [ ] has produded\_\_\_

Its Geheral Partner

as identification.

STATE OF



(Print Name Beneath Signature) NOTARY PUBLIC My Commission Expires: Sept. 21,2002

Susan V. Hattield

## CERTIFICATE OF SURVEYOR AND MAPPER

I, Allen E. Beck, hereby certify that this plat of Plat No. 7, Summerfield Golf Club Phase III-B, 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.

> allan E. Beck 11-07-01 Allen E. Beck

Florida Surveyor and Mapper Registration No. PSM 3690

(Official Seal)

#### COUNTY APPROVAL

Date: 2-8-02

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

County Surveyor and Mapper Date: /-30-02 Date: 1-30-02

Date: 2-11-02 BCC: 7-11-00 Vice Chairman, Board of

ALLEN E. BECK PROFESSIONAL LAND SURVEYORS 608 S.W. BAYSHORE BLVD. PORT ST. LUCIE, FLORIDA 34983 (561) 340-1432 SHEET\_

#### NOTES:

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.