#### LEGAL DESCRIPTION

COMMENCING AT THE MOST SOUTHERLY POINT OF THAT CERTAIN "WATER MANAGEMENT TRACT" AS SHOWN ON "PLAT NO. 2-SUMMERFIELD GOLF CLUB-PHASE I—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 LANDS DESCRIBED AS FOLLOWS; THENCE S 14°25'09" W FOR 127.12 FEET TO A POINT ON A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1475.00 FEET; THENCE ( FROM A TANGENT BEARING OF S 65°33"50' E) PROCEED THRU A CENTRAL ANGLE OF 4°48"18' FOR AN ARC OF 123.70 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 350.00 FEET; THENCE PROCEED THRU A CENTRAL ANGLE OF 86°48"06' FOR AN ARC OF 530.24 FEET TO A POINT OF COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET; THENCE PROCEED THRU A CENTRAL ANGLE OF 44°45'00" FOR AN ARC OF 39.05 FEET TO A POINT ON THE BOUNDARY LINE OF A GOLF COURSE; THENCE CONTINUE ALONG SAID BOUNDARY AND SAID CURVE THRU A CENTRAL ANGLE OF 48°05'18" FOR AN ARC OF 41.97 FEET; THENCE S 89°51'41" W FOR 151.91 FEET; THENCE N 84°21'06" W FOR 21.32 FEET; THENCE S 25°53'36" W FOR 9.07 FEET; THENCE S 77°32'34" W FOR 48.15 FEET; THENCE N 81°11'51" W FOR 362.89 FEET; THENCE N 74°47'24" W FOR 136.87 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 175.00 FEET; THENCE PROCEED THRU A CENTRAL ANGLE OF 34°39'34" FOR AN ARC OF 105.86 FEET; THENCE N 36°32'55" E FOR 94.35 FEET; THENCE N 29°08'59" E (LEAVING AFORESAID GOLF COURSE BOUNDARY LINE) FOR 65.26 FEET TO A POINT ON A NON TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 2025.00 FEET; THENCE (FROM A TANGENT BEARING OF N 23°12'42" E PROCEED THRU A CENTRAL ANGLE OF 7°19'38" FOR AN ARC OF 258.96 FEET; THENCE N 56°19'26" W FOR 88.59 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 985.00 FEET; THENCE PROCEED THRU A CENTRAL ANGLE OF 08°32'11" FOR AN ARC OF 146.75 FEET TO A POINT ON A NON TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 175.00 FEET; THENCE ( FROM A TANGENT BEARING OF S 52°10'34" W ) PROCEED THRU A CENTRAL ANGLE OF 180°32'24" FOR AN ARC OF 551.43 FEET TO A POINT ON A NON TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 985.00 FEET; THENCE FROM A TANGENT BEARING OF N 27°19'12" W PROCEED THRU A CENTRAL ANGLE OF 3°22'42" FOR AN ARC OF 58.08 FEET TO A POINT OF TANGENT; THENCE N 23°56'30" W FOR 95.79 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF S.E. TWIN OAKS CIRCLE (60' R/W) AS SHOWN ON "PLAT NO.4-SUMMERFIELD GOLF CLUB-PHASE II-A" AND RECORDED IN PLAT BOOK 14 AT PAGE 35 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE N 70°39'01" E (ALONG SAID R/W LINE) FOR 109.92 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 505.00 FEET; THENCE PROCEED THRU A CENTRAL ANGLE OF 21°54'40" FOR AN ARC OF 193.12 FEET ( TO THE MOST WESTERLY CORNER OF LOT 204 OF SAID PLAT NO. 4); THENCE S 23°56'30" E FOR 129.70 FEET (TO THE MOST SOUTHERLY CORNER OF SAID LOT 204 AND THE MOST WESTERLY CORNER OF AFORESAID WATER MANAGEMENT TRACT OF SAID PLAT NO.2); THENCE (FROM A TANGENT BEARING OF S 25°44'05" E) PROCEED ALONG THE SOUTHWESTERLY BOUNDARY OF SAID WATER MANAGEMENT TRACT AND A CURVE TO THE LEFT HAVING A RADIUS OF 685.00 FEET, THRU A CENTRAL ANGLE OF 30°35'21" FOR AN ARC OF 365.71 FEET TO A POINT OF TANGENT; THENCE S 56°19'26" E FOR 118.26 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 1350.00 FEET; THENCE PROCEED THRU A CENTRAL ANGLE OF 8°18'05" FOR AN ARC OF 195.60 FEET TO THE POINT OF BEGINNING. ALL IN SECTION 35, TOWNSHIP 38 SOUTH, RANGE 41 EAST. CONTAINING 14.738 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. 8 Summerfield Golf Club Phase II—B, a P.U.D." and hereby dedicates as follows:

- 1. The streets and rights—of—way shown on this "Plat No. 8 Summerfield Golf Club Phase II—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. 8 Summerfield Golf Club Phase II—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 Čounty 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. 8 Summerfield Golf Club Phase II—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.
- 4. The landscape easements shown on this "Plat No. 8 Summerfield Golf Club Phase II—B, a P.U.D.", are hereby dedicated to the Summerfield Community Association, Inc.(hereinafter "Association") and shall be conveyed by deed to the Association 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 landscapé easements designated as such on this plat.

# PLAT NO. 8

2 JUN 25 PH 3:10

# SUMMERFIELD GOLF CLUB PHASE II-B, A POLL D. LYING IN SECTION 35, TOWNSHIP 38 SOUTH, RANGE 41 EAST MARTIN COUNTY, FLORIDA

5. The lake tract shown on this "Plat No. 8 Summerfield Golf Club Phase II-B, a P.U.D.", is hereby declared to be the property of the Summerfield Community Association, Inc. (hereinafter "Association") and shall be conveyed by deed to the Association 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, the Lake Tract designated as such on this plat.

6. The lake maintenance easement shown on this "Plat No. 8 Summerfield Golf Club Phase II—B, a P.U.D.", and designated as such on this plat, is hereby declared to be the property of the Summerfield Community Association, Inc. (hereinafter "Association") and shall be conveyed by deed to the Association 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, the lake maintenance easement designated as such on this plat.

SUMMERFIELD STUART PARTNERS, a Florida General Partnership Zuckerman Homes of the Treasure

Coast II, LLC, a Florida limited liability company, General Partner Mel Zuckerman u**k**erman, President ime Benéath Signature)

Signed, sealed and delivered n presence of:

Signed, sealed and delivered

in the presence of:

Christine Wilson

Valey Marble & Granite, Inc., a Florida corporation, General partner Marril Card March / Marcio Perdigao, Vice President

STATE OF FLORIDA COUNTY OF Broward

Het Zuckerman

The Certificate of Ownership and Dedication was acknowledged before me this day of March, 2002, by Andrew Zuckerman, President of Zuckerman Homes of the Treasure Coast II, LLC, a Florida limited liability company, which Company is a General Partner of SUMMERFIELD Stuart Partners, a Florida general partnership, on behalf of the Company and Partnership. He [X] is personally known to me or [ ] has produced

as identification. (Notherial Sen ••• #DD026142

Catherine Lee Holmes Catherine Lee Holmes (Print Name Beneath Signature) NOTARY PUBLIC My Commission Expires:

Broward

The Certificate of Ownership and Dedication was acknowledged before me this day of March , 2002, by Marcio Perdigao, Vice President of Valey Marble & Granite, Inc., a Florida corporation, which Corporation is a General Partner of SUMMERFIELD STUART PARTNERS, a Florida general partnership, on behalf of the Corporation and Partnership. He [X] is personally known to me or [ ] has produced \_\_\_\_\_\_



Cechererie Lee Holmes Catherine Lee Holmes NOTARY PUBLIC My Commission Expires:

Summerfield Community Association, Inc. as homeowners association for Summerfield Golf Club hereby accepts ownership and dedication of all streets and Rights-of-way, utiliy easements, drainage easements, landscape easements, lake tract and the lake maintenance easement, as shown on Plat No. 8, Phase II—B Summerfield Golf Club, a P.U.D.

All facilities described in the aforementioned plat will be maintained, repaired and replaced, as needed by the Summerfield Community Association, Inc.

kerman, Director ld Community Association, Inc. Parcel Control No. <u>35-38-41-003-000-0000.0</u>

### CLERK'S RECORDING CERTIFICATE

I, MARSHA EWING, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD 15 IN PLAT BOOK PAGE 27, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS \_\_\_\_\_\_ DAY OF June \_\_\_\_\_, 20**02** MARSHA EWING CIRCUIT COURT MARTIN COUNTY, FLORIDA BY: Zanny L. Copus
DEPUTY CLERK

FILE NO. 1581339

(CIRCUIT COURT SEAL)

#### TITLE CERTIFICATION

I, Peter M. Hodkin member of the Florida Bar, hereby certify that as of March 21, 2002, at 11:00 pm

- 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 are as follows: "None"
- 3. All taxes that are due and payable pursuant to Section 197.192, F.S., have been paid.

dated this 28th day of March 2002,

Attorney—at—law, Florida Bar No. **2878/4** Peter M. Hodkin, P.A. Suite 1501 One East Broward Boulevard (954) 522-2771

NOTICE: 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.

LOCATION MAP

S.E. NORTHGATE

NOT TO SCALE

There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

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.

## CERTIFICATE OF SURVEYOR AND MAPPER

I, Allen E. Beck, hereby certify that this plat of Plat No. 8, Summerfield Golf Club Phase II—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 and Lot Corners 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 4-03-02 Allen E. Beck

Florida Surveyor and Mapper Registration No. PSM 3690

(Official Seal)

ALLEN E. BECK, INC
PROFESSIONAL LAND SURVEYORS 608 S.W. BAYSHORE BLVD.
PORT ST. LUCIE, FLORIDA 34983
(561) 340-1432 LB 6790
SCALEJOB NO96-3204
SHEET1
SHEET1

COUNTY APPROVAL

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

Date: 6-4-07 Chairperson Board of County Commisioners

It shall be unlawful to alter the approved slopes, contours, or cross section 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 Growth Management Director, as applicable. It is the responsibility of the owner or property owners association, its successors or assigns to maintain the required survivorship and coverage of the reclaimed upland and planted littoral and upland transition areas and to ensure on—going removal of prohibited and invasive non—native plant species from these areas .