12 JUN 25 PM 3:10 PLAT NO. 9 LERK OF CIRCUIT COUR SUMMERFIELD GOLF CLUB PHASE II—C, 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

CLERK'S RECORDING CERTIFICATE

LOCATION MAP

NOT TO SCALE

I, MARSHA EWING, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 15 PAGE 28, MARTIN COUNTY FLORIDA, PUBLIC RECORDS, This ______ Day of

June MARSHA EWING CIRCUIT COURT

FILE NO. 1581340

(CIRCUIT COURT SEAL)

TITLE CERTIFICATION

I, Peter M. Hodkin member of the Florida Bar, hereby certify that as of March 21 , 20 02 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,

Peter M. Hodkin Attorney—at—law, Florida Bar No. 2878/4

Peter M. Hodkin, P.A. Suite 1501 One East Broward Boulevard Fort Lauderdale, Florida 33301 (954) 522-2771

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.

CERTIFICATE OF SURVEYOR AND MAPPER

COUNTY APPROVAL

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

BCC: 2-12-02 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.

I, Allen E. Beck, hereby certify that this plat of Plat No. 9, Summerfield Golf Club Phase II—C, 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. Bech 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 NO97-3514
SHEET1 OF2

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 N 14°25'09" E ALONG THE SOUTHEASTERLY AND EASTERLY LINE OF SAID TRACT FOR 139.29 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 849.79 FEET; THENCE PROCEED THRU A CENTRAL ANGLE OF 06°51'59" FOR AN ARC OF 101.84 FEET THENCE N 58°32'52" W FOR 75.89 FEET TO A POINT OF NON TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 175.00 FEET; THENCE (FROM A TANGENT BEARING OF N 89°32'53" W) PROCEED THRU A CENTRAL ANGLE OF 242°00'20" FOR AN ARC OF 739.16 FEET (ALONG AND LEAVING THE BOUNDARY LINE OF SAID TRACT); THENCE S 58°32'52" E FOR 75.48 FEET; THENCE N 43°22'30" E FOR 26.12 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 633.54 FEET; THENCE PROCEED THRU A CENTRAL ANGLE OF 20°08'52" FOR AN ARC OF 222.78 FEET; THENCE S 66°46'22" E FOR 125.00 FEET TO A POINT OF NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 758.54 FEET; THENCE (FROM A TANGENT BEARING OF N 23°13'38" E) PROCEED THRU A CENTRAL ANGLE OF 5°16'52" FOR AN ARC OF 69.92 FEET; THENCE N 17° 56'46" E FOR 72.50 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET; THENCE PROCEED THRU A CENTRAL ANGLE OF 70°31'40" FOR AN ARC OF 30.77 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET; THENCE PROCEED THRU A CENTRAL ANGLE OF 72°13'40" FOR AN ARC OF 63.03 FEET; THENCE N 19°57'13" W FOR 143.13 FEET; THENCE N 70°02'47" E FOR 75.00 FEET; THENCE S 19°57'13" E FOR FOE 140.80 FEET; THENCE N 63°48'22" E FOR 132.43 FEET TO A POINT OF NON TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 175.00 FEET; THENCE (FROM A TANGENT BEARING OF S 36°04'32" E) PROCEED THRU A CENTRAL ANGLE OF 54°01'18" FOR AN ARC OF 165.00 FEET; THENCE S 17°56'46" W FOR 143.21 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 933.54 FEET; THENCE PROCEED THRU A CENTRAL ANGLE OF 25°25'44" FOR AN ARC OF 414.32 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 549.79 FEET; THENCE PROCEED THRU A CENTRAL ANGLE OF 28°57'20"FOR AN ARC OF 277.85 FEET; THENCE S 14°25'09" W FOR 350.76 FEET TO A POINT OF NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 350.00 FEET (SAID POINT IS ALSO ON THE BOUNDARY LINE OF PROPOSED "PLAT NO. 8 SUMMERFIELD GOLF CLUB PHASE II-B") THENCE (ALONG SAID PLAT BOUNDARY AND FROM A TANGENT BEARING OF N 38°52"15" W) PROCEED THRU A CENTRAL ANGLE OF 31°29'53" FOR AN ARC OF 192.41 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 1475.00 FEET; THENCE PROCEED THRU A CENTRAL ANGLE OF 04°46'18" FOR AN ARC OF 123.70 FEET; THENCE N 14°25'09" E FOR 127.12 FEET TO THE POINT OF BEGINNING. ALL LYING IN SECTION 35, TOWNSHIP 38 SOUTH,

CONTAINING 10.203 ACRES MORE OR LESS.

RANGE 41 EAST.

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. 9 Summerfield Golf Club Phase II—C, a P.U.D." and hereby dedicates as follows:

- 1. The streets and rights—of—way shown on this "Plat No.9 Summerfield Golf Club Phase II—C, 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.9 Summerfield Golf Club Phase II-C, 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.9 Summerfield Golf Club Phase II—C, 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, a Florida general partnership

Zuckerman Homes of the Treasure Coast II, LLC, a Florida limited liability company, General Rartner kerman, President

Signed, sealed and delivered (Print Name Beneath Signature)

Mel Zuckerman

Valey Marble & Granite, Inc., a Florida corporation, General Partner



STATE OF FLORIDA COUNTY OF Broward

Hel Zuckerman

Print Name Beneath Signature)

The Certificate of Ownership and Dedication was acknowledged before me this day of March , 2002, by Andrew Zuckerman, President 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 [**] is personally known to me or [**] has produced

••• #DD026142 COUNTY OF Broward

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

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 _______as as identification.

Cethereriose Holmes Catherine Lee Holmes NOTARY PUBLIC My Commission Expires:

sociation, Inc. as homeowners association for Summerfield Golf Club hereby accepts ownership and dedication of all streets and Rights-of-way, utiliy easements, drainage easements, and Landscape easements as shown in Plat No. 9, Phase II—C 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.

erman, Director Community Association, Inc.

#DD026142