

LEGAL DESCRIPTION

COMMENCE AT A POINT NEAR THE WESTERLY END OF PLAT NO. 6 SUMMERFIELD GOLF CLUB AS RECORDED IN PLAT BOOK 14 AT PAGE 56 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. SAID POINT ALSO BEING ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF TWIN OAKS CIRCLE ( 60'R/W) FOR THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE S 42°09'15" W ( ALONG A COMMON LINE WITH THE GOLF COURSE LAND AS DESCRIBED IN O.R. BOOK 996 AT PAGE 626-634) FOR 125.00 FEET TO A POINT ON A CURVE TO THE LEFT HAVING A RADIUS OF 448.31 FEET; THENCE FROM A TANGENT BEARING OF N 47°50'45" W, PROCEED THRU A CENTRAL ANGLE OF 13°51'26" FOR AN ARC OF 108.43 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1353.62 FEET; THENCE PROCEED THRU A CENTRAL ANGLE OF 19°47'33" (ALONG SAID GOLF COURSE LAND AND OTHER UNPLATTED LAND) FOR AN ARC OF 467.60 FEET ( TO ANOTHER POINT ON SAID GOLF COURSE LAND); THENCE N 48°05'14" E (ALONG SAID GOLF COURSE LAND) FOR 125.00 FEET TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 1228.62 FEET; THENCE FROM A TANGENT BEARING OF N 41°54'46" W, PROCEED THRU A CENTRAL ANGLE OF 00°55'58" FOR AN ARC OF 20.00 FEET; THENCE S 49°01'12" W FOR 125.00 FEET TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 1353.62 FEET; THENCE FROM A TANGENT BEARING OF N 40°58'48" W (CONTINUING ALONG SAID GOLF COURSE LAND) PROCEED THRU A CENTRAL ANGLE OF 02°17'06" FOR AN ARC OF 53.98 FEET TO A POINT OF COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 800.98 FEET; THENCE PROCEED THRU A CENTRAL ANGLE OF 27°17'40" FOR AN ARC OF 381.50 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET; THENCE PROCEED THRU A CENTRAL ANGLE OF 73°46'51" FOR AN ARC OF 64.39 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 175.00 FEET; THENCE ( CONTINUING ALONG SAID GOLF COURSE LAND AND OTHER UNPLATTED LAND) PROCEED THRU A CENTRAL ANGLE OF 179°06'43" FOR AN ARC OF 54.07 FEET; THENCE ARC OF 86°04'14" E FOR 164.27 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 675.98 FEET; THENCE FROM A TANGENT BEARING OF N 18°56'00" E; PROCEED THRU A CENTRAL ANGLE OF 16°26'48" FOR AN ARC OF 194.04 FEET; THENCE N 54°37'12" W FOR 125.00 FEET TO A POINT ON CURVE TO THE RIGHT HAVING A RADIUS OF 800.98 FEET; THENCE FROM A TANGENT BEARING OF N 35°22'48" E, PROCEED THRU A CENTRAL ANGLE OF 24°45'30" FOR AN ARC OF 346.12 FEET TO A POINT OF COMPOUND CURVE HAVING A RADIUS OF 868.12 FEET; THENCE PROCEED THRU A CENTRAL ANGLE OF 12°47'12" FOR AN ARC OF 193.74 FEET ( TO A POINT ON THE BOUNDARY OF PROPOSED SUMMERFIELD GOLF CLUB PHASE IV-A) AND A POINT ON A CURVE HAVING A RADIUS OF 416.91 FEET; THENCE FROM A TANGENT BEARING OF S 04°12'32" E, AND ALONG SAID BOUNDARY LINE PROCEED THRU A CENTRAL ANGLE OF 11°47'50" FOR AN ARC OF 85.84 FEET; THENCE S 16°00'23" E FOR 100.07 FEET ( TO A CORNER OF SAID PHASE IV-B) AND A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 683.12 FEET; THENCE FROM A TANGENT BEARING OF N 7°53'47" E, PROCEED THRU A CENTRAL ANGLE OF 14°56'35" FOR AN ARC OF 178.16 FEET TO A POINT OF A CURVE TO THE RIGHT HAVING A RADIUS OF 243.99 FEET; THENCE FROM A TANGENT BEARING OF S 04°03'05" W, PROCEED THRU A CENTRAL ANGLE OF 29°35'35" FOR AN ARC OF 126.02 FEET; THENCE S 33°38'41" W FOR 288.80 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 527.77 FEET; THENCE PROCEED THRU A CENTRAL ANGLE OF 11°44'20" FOR AN ARC OF 108.13 FEET TO A POINT OF COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET; THENCE PROCEED THRU A CENTRAL ANGLE OF 31°27'16" FOR AN ARC OF 27.45 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET; THENCE PROCEED THRU A CENTRAL ANGLE OF 162°20'49" FOR 495.86 FEET; THENCE S 40°35'38" W (ALONG A COMMON LINE WITH THE AFORESAID GOLF COURSE) FOR 172.80 FEET TO A POINT ON A CURVE TO THE LEFT HAVING A RADIUS OF 1043.62 FEET; (ALSO BEING ON A CORNER OF AFORESAID GOLF COURSE BOUNDARY) THENCE FROM A TANGENT BEARING OF S 38°41'52" E (ALONG SAID BOUNDARY LINE), PROCEED THRU A CENTRAL ANGLE OF 01°11'15" FOR AN ARC OF 21.63 FEET; THENCE S 50°07'05" W FOR 125.00 FEET TO A POINT ON A CURVE TO THE LEFT HAVING A RADIUS OF 1168.62 FEET; THENCE FROM A TANGENT BEARING OF S 39°52'55" E; PROCEED THRU A CENTRAL ANGLE OF 01°05'53" FOR AN ARC OF 22.40 FEET; THENCE N 49°01'12" E FOR 125.00 FEET TO A POINT ON A CURVE TO THE LEFT HAVING A RADIUS OF 1043.62 FEET; THENCE (ALONG SAID GOLF COURSE BNDY AND OTHER UNPLATTED LAND) FROM A TANGENT BEARING OF S 40°58'48" E, PROCEED THRU A CENTRAL ANGLE OF 20°43'27" FOR AN ARC OF 377.48 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 758.31 FEET; THENCE PROCEED THRU A CENTRAL ANGLE OF 14°03'22" FOR AN ARC OF 186.03 FEET ( TO A POINT ON THE AFORESAID GOLF COURSE BOUNDARY); THENCE S 42°21'09" W (ALONG SAID BOUNDARY) FOR 125.00 FEET (TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF AFORESAID TWIN OAKS CIRCLE); THENCE S 44°14'40" W FOR 60.04 FEET TO THE POINT OF BEGINNING. ALL LYING IN SECTION 35, TOWNSHIP 38 SOUTH, RANGE 40 EAST.

CONTAINING 16.6314 AC. MORE OR LESS.  
\* BNDY = BOUNDARY

PLAT NO. 10  
SUMMERFIELD GOLF CLUB PHASE IV-A, A P.U.D.  
LYING IN SECTION 35, TOWNSHIP 38 SOUTH, RANGE 41 EAST  
MARTIN COUNTY, FLORIDA

JUN 25 PM 3:12  
CLERK OF CIRCUIT COURT

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 IN PLAT BOOK 15 PAGE 29, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 25 DAY OF June, 2002.  
MARSHA EWING  
CIRCUIT COURT  
MARTIN COUNTY, FLORIDA.  
BY: Johnny B. Copas  
DEPUTY CLERK

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

MORTGAGEE'S CONSENT TO PLAT

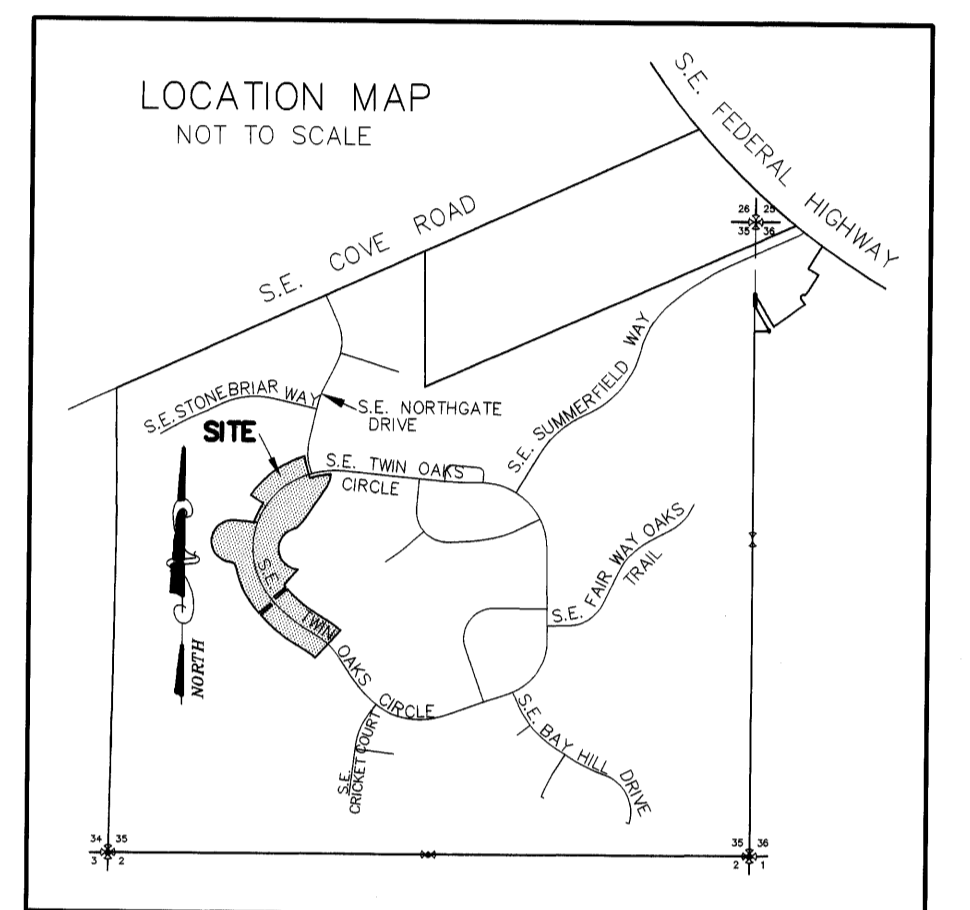
The Mortgagee's Consent to Plat will be recorded as a separate instrument simultaneously with this plat.

- 5. The lake tract shown on this "Plat No. 10 Summerfield Golf Club Phase IV-A, 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. 10 Summerfield Golf Club Phase IV-A, 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.

TITLE CERTIFICATION

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

- 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:  
Mortgage from New Summerfield Partners to BankAtlantic, executed on January 31, 2002 and recorded March 4, 2002 in Official Records Book 1625, Page 338, public records of Martin County, Florida.
- 3. All taxes that are due and payable pursuant to Section 197.192, F.S., have been paid.



Signed, sealed and delivered in the presence of:  
Christie Webb  
Christine Wilson  
(Print Name Beneath Signature)  
NEW SUMMERFIELD PARTNERS, a Florida limited liability company  
By: Andrew Zuckerman  
Zuckerman Homes of the Treasure Coast II, LLC, a Florida limited liability company, Member  
By: Andrew Zuckerman  
Andrew Zuckerman, President  
SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:  
Christie Webb  
Christine Wilson  
(Print Name Beneath Signature)  
STATE OF FLORIDA  
COUNTY OF Broward  
By: Marcio Perdigao  
Valey Marble & Granite, Inc., a Florida corporation, Member  
By: Marcio Perdigao  
Marcio Perdigao, Vice President

CERTIFICATE OF OWNERSHIP AND DEDICATION

New Summerfield Partners a Florida Limited Liability company by and through its undersigned officer, hereby certifies that it is the owner of the property described on "Plat No. 10 Summerfield Golf Club Phase IV-A, a P.U.D." and hereby dedicates as follows:

- 1. The streets and rights-of-way shown on this "Plat No. 10 Summerfield Golf Club Phase IV-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.
- 2. The utility easements shown on this "Plat No. 10 Summerfield Golf Club Phase IV-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.
- 3. The upland preservation areas shown on this "Plat No. 10 Summerfield Golf Club Phase IV-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 upland preservation areas designated as such on this plat.
- 4. The private drainage easements shown on this "Plat No. 10 Summerfield Golf Club Phase IV-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.

STATE OF FLORIDA  
COUNTY OF Broward  
The Certificate of Ownership and Dedication was acknowledged before me this 28<sup>th</sup> day of March, 2002, by Andrew Zuckerman, President of Valey Marble & Granite, Inc., a Florida corporation, which Corporation is a Member of NEW SUMMERFIELD PARTNERS, a Florida limited liability company, on behalf of the Companies. He [ X ] is personally known to me or [ ] has produced as identification.  
Catherine Lee Holmes  
Catherine Lee Holmes  
(Print Name Beneath Signature)  
NOTARY PUBLIC  
My Commission Expires:  
STATE OF FLORIDA  
COUNTY OF Broward  
The Certificate of Ownership and Dedication was acknowledged before me this 28<sup>th</sup> day of March, 2002, by Marcio Perdigao, Vice President of Valey Marble & Granite, Inc., a Florida corporation, which Corporation is a Member of NEW SUMMERFIELD PARTNERS, a Florida limited liability company, on behalf of the Corporation and Company. He [ X ] is personally known to me or [ ] has produced as identification.  
Catherine Lee Holmes  
Catherine Lee Holmes  
(Print Name Beneath Signature)  
NOTARY PUBLIC  
My Commission Expires:

COUNTY APPROVAL

This plat is hereby approved by the undersigned on the dates indicated.  
Date: 6-2-02 Allen E. Beck  
County Surveyor and Mapper  
Date: 6-11-02 John S. ...  
County Engineer  
Date: 6/12/02 Richard ...  
County Attorney  
Date: BCC: 2-12-02 Elmira R. Rainey  
Chairperson Board of County Commissioners

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.

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. 10, Summerfield Golf Club Phase IV-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 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  
SCALE \_\_\_\_\_ JOB NO. 00-5458  
SHEET 1 OF 3

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

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.