

PLAT NO.11
SUMMERFIELD GOLF CLUB PHASE IV-B, A P.U.D.
 LYING IN SECTION 35, TOWNSHIP 38 SOUTH, RANGE 41 EAST
 MARTIN COUNTY, FLORIDA

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 30, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 25 DAY OF June, 2002.

MARSHA EWING
 CLERK OF COURT
 MARTIN COUNTY, FLORIDA.
 BY: Lanny H. Copus
 DEPUTY CLERK

FILE NO. 1581342

(CIRCUIT COURT SEAL)

LEGAL DESCRIPTION

COMMENCE AT THE MOST WESTERLY END OF TWIN OAKS CIRCLE AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE AS SHOWN ON PLAT NO. 1 - SUMMERFIELD GOLF CLUB PHASE I-A AS RECORDED IN PLAT BOOK 13 AT PAGE 27 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA FOR THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; (SAID POINT ALSO BEING ON A BOUNDARY LINE OF THE GOLF COURSE LAND AS DESCRIBED IN O.R. BOOK 996 AT PAGE 626-634) THENCE N 84°50'21" W (ALONG SAID GOLF COURSE BOUNDARY) FOR 134.77 FEET TO A POINT ON CURVE TO THE RIGHT HAVING A RADIUS OF 543.99 FEET; THENCE FROM A TANGENT BEARING OF S 03°54'20" W PROCEED THRU A CENTRAL ANGLE OF 29°44'20" FOR AN ARC OF 282.35 FEET; THENCE S 33°38'41" W FOR 288.80 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 827.77 FEET; THENCE PROCEED THRU A CENTRAL ANGLE OF 13°43'46" FOR AN ARC OF 198.35 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET; THENCE PROCEED THRU A CENTRAL ANGLE OF 24°42'57" FOR AN ARC OF 21.57 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 175.00 FEET; THENCE (CONTINUING ALONG SAID GOLF COURSE BNDY.) THEN ALONG OTHER UNPLATTED LAND, PROCEED THRU A CENTRAL ANGLE OF 23°41'04" FOR AN ARC OF 715.26 FEET TO A POINT OF REVERSE CURVE TO THE LEFT 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 COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 527.77 FEET; THENCE PROCEED THRU A CENTRAL ANGLE OF 11°44'20" FOR AN ARC OF 108.13 FEET; THENCE N 33°38'41" E FOR 288.80 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 243.99 FEET; THENCE PROCEED THRU A CENTRAL ANGLE OF 29°35'35" FOR AN ARC OF 126.02 FEET TO A POINT ON A CURVE HAVING A RADIUS OF 683.12 FEET; THENCE FROM A TANGENT BEARING OF S 89°50'25" W PROCEED THRU A CENTRAL ANGLE OF 14°59'35" FOR AN ARC OF 178.16 FEET (TO A CORNER OF PROPOSED SUMMERFIELD GOLF CLUB PHASE IV - A); THENCE N 16°00'23" W (ALONG SAID PHASE IV - A) FOR 100.07 FEET TO A POINT OF CURVE HAVING A RADIUS OF 416.91 FEET; THENCE (ALONG THE BOUNDARY OF SAID PHASE IV-A AND OTHER UNPLATTED LAND) PROCEED THRU A CENTRAL ANGLE OF 15°55'27" FOR AN ARC OF 115.87 FEET; THENCE S 89°55'04" W FOR 125.00 FEET TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 541.91 FEET; THENCE (FROM A TANGENT BEARING OF N 00°04'56" W) PROCEED THRU A CENTRAL ANGLE OF 12°42'15" FOR AN ARC OF 120.16 FEET; THENCE N 12°37'20" E FOR 107.61 FEET (TO A POINT ON A SOUTH LINE OF AFORESAID GOLF COURSE LANDS); THENCE S 77°22'40" E (ALONG SAID SOUTH LINE) FOR 125.00 FEET; THENCE N 12°37'20" E (ALONG A LINE CONTIGUOUS WITH UNPLATTED LAND AND A BOUNDARY LINE OF AFORESAID GOLF COURSE AND THE EASTERLY LINE OF SUMMERFIELD GOLF CLUB PHASE V-A) FOR 195.78 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 790.24 FEET; THENCE (ALONG SAID PHASE V-A AND OTHER UNPLATTED LAND) PROCEED THRU A CENTRAL ANGLE OF 14°59'48" FOR AN ARC OF 206.84 FEET; THENCE N 27°37'08" E FOR 155.86 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 407.00 FEET; THENCE PROCEED THRU A CENTRAL ANGLE OF 52°12'46" FOR AN ARC OF 370.89 FEET; THENCE N 24°35'38" W FOR 218.78 FEET; THENCE N 69°35'38" W FOR 35.36 FEET (TO A POINT ON THE SOUTH EASTERLY RIGHT - OF - WAY LINE OF COVE ROAD - 100' R/W); THENCE N 65°24'22" E (ALONG SAID R/W LINE) FOR 130.00 FEET; THENCE S 20°24'22" W FOR 35.36 FEET; THENCE S 24°35'38" E FOR 219.04 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 409.00 FEET; THENCE (ALONG UNPLATTED LAND AND PROPOSED SUMMERFIELD GOLF CLUB PHASE V-B) PROCEED THRU A CENTRAL ANGLE OF 52°12'46" FOR AN ARC OF 372.71 FEET; THENCE S 27°37'08" W FOR 217.34 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 740.24 FEET; THENCE (ALONG UNPLATTED LAND) PROCEED THRU A CENTRAL ANGLE OF 14°59'48" FOR AN ARC OF 193.75 FEET; THENCE S 12°37'20" W (ALONG UNPLATTED LAND AND AFORESAID GOLF COURSE BOUNDARY) FOR 303.40 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 366.91 FEET; THENCE (ALONG SAID GOLF COURSE BOUNDARY) PROCEED THRU A CENTRAL ANGLE OF 15°17'01" FOR AN ARC OF 97.87 FEET TO A POINT ON A CURVE HAVING A RADIUS OF 668.12 FEET; THENCE (FROM A TANGENT BEARING OF N 76°17'54" E) PROCEED THRU A CENTRAL ANGLE OF 18°51'45" FOR AN ARC OF 265.80 FEET; THENCE S 84°50'21" E FOR 335.81 FEET (TO A POINT THAT IS 20 FEET WESTERLY OF THE NORTH WEST CORNER OF LOT 20 OF AFORESAID PLAT NO. 1 - SUMMERFIELD GOLF CLUB PHASE I-A); THENCE S 05°09'39" W (ALONG THE BOUNDARY LINE OF SAID PLAT NO. 1) FOR 185.00 FEET TO THE POINT OF BEGINNING, ALL LAND LYING IN SECTION 35, TOWNSHIP 38 SOUTH, RANGE 40 EAST.

CONTAINING 11.690 ACRES MORE OR LESS.

3. The private drainage easements shown on this "Plat No. 11 Summerfield Golf Club Phase IV-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.

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

MORTGAGEE'S CONSENT TO PLAT

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

TITLE CERTIFICATION

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

- 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:

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.

- 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
 Peter M. Hodkin
 Attorney-at-law, Florida Bar No. 287814
 Peter M. Hodkin, P.A.
 Suite 1501 - One East Broward Boulevard
 Fort Lauderdale, Florida 33301
 (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.

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 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. 11 Summerfield Golf Club Phase IV-B, a P.U.D." and hereby dedicates as follows:

- The streets and rights-of-way shown on this "Plat No. 11 Summerfield Golf Club Phase IV-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.
- The utility easements shown on this "Plat No. 11 Summerfield Golf Club Phase IV-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.

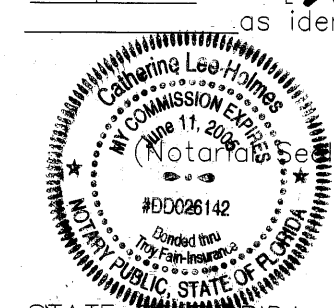
Summerfield Community Association, Inc. as homeowners association for Summerfield Golf Club hereby accepts ownership and dedication of all streets and Rights-of-way, utility easements, drainage easements, upland preservation areas, lake tract and lake maintenance easement as shown in Plat No. 11, Phase IV-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.

Andrew Zuckerman
 Andrew Zuckerman, Director
 Summerfield Community Association, Inc.

STATE OF FLORIDA
 COUNTY OF Broward

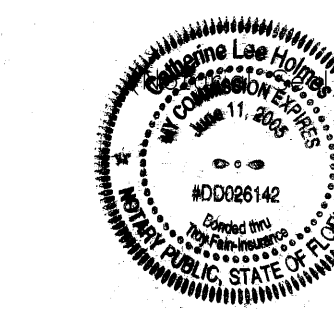
The Certificate of Ownership and Dedication was acknowledged before me this 28th day of March, 2002, by Andrew Zuckerman, President of Valey Marble & Granite, Inc., a Florida corporation, which Corporation is a Member of NEW SUMMERFIELD PARTNERS, a Florida limited liability company, on behalf of the Corporation and Company. He 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 28th 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 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: 6-4-02 Allen E. Beck
 County Surveyor and Mapper
 Date: 6-11-02 John J. ...
 County Engineer
 Date: 6/12/02 Russell Storey, Jr. Asst. Ch. Atty
 County Attorney
 Date: 6-12-02 Edward R. Hainey
 Chairperson Board of County Commissioners

Clerk
 ATTEST: Marsha Ewing
 By: Lanny H. Copus

CERTIFICATE OF SURVEYOR AND MAPPER

I, Allen E. Beck, hereby certify that this plat of Plat No.11, Summerfield Golf Club Phase IV-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
 SCALE _____ JOB NO. 00-5459
 SHEET 1 OF 3

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.