

**PLAT NO.12**  
**SUMMERFIELD GOLF CLUB PHASE V-A, A P.U.D.**  
 LYING IN SECTION 35, TOWNSHIP 38 SOUTH, RANGE 41 EAST  
 MARTIN COUNTY, FLORIDA

FILED  
 JUN 25 PM 3:12  
 MARSHA EWING  
 CLERK OF CIRCUIT COURT  
 BY: \_\_\_\_\_ D.C.

**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 31, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS. THIS 25 DAY OF June, 2002.  
 MARSHA EWING  
 CIRCUIT COURT  
 MARTIN COUNTY, FLORIDA.  
 BY: Jammy K. Lopez  
 DEPUTY CLERK

FILE NO. 1581343  
 (CIRCUIT COURT SEAL)

**LEGAL DESCRIPTION**

COMMENCE AT THE WEST LINE OF SECTION 35, TOWNSHIP 38 SOUTH, RANGE 41 EAST AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF COVE ROAD (100' R/W); THENCE S 00°33'28"E (ALONG SAID SECTION LINE) FOR 695.77 FEET; THENCE N 89°26'32"E FOR 111.04 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE N00°34'15"E (ALONG UNPLATTED LAND) FOR 132.03 FEET TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET; THENCE (FROM A TANGENT BEARING OF N 53°31'47" W) PROCEED THRU A CENTRAL ANGLE OF 158°30'37" FOR AN ARC OF 138.33 FEET; THENCE N 33°12'43" W FOR 125.00 FEET; THENCE N 56°47'17" E FOR 100.00 FEET; THENCE S 33°12'43" E FOR 133.33 FEET; THENCE N 56°47'17" E FOR 127.40 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 1945.18 FEET; THENCE PROCEED THRU A CENTRAL ANGLE OF 01°59'56" FOR AN ARC OF 67.87 FEET; THENCE N 31°12'46" W FOR 125.00 FEET TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 2070.18 FEET; THENCE (FROM A TANGENT BEARING OF N 58°47'14" E) PROCEED THRU A CENTRAL ANGLE OF 04°25'06" FOR AN ARC OF 159.64 FEET; THENCE S 26°47'40" E FOR 125.00 FEET TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 1945.18 FEET; THENCE (FROM A TANGENT BEARING OF N 63°12'20" E) PROCEED THRU A CENTRAL ANGLE OF 02°30'58" FOR AN ARC OF 85.42 FEET; THENCE N 65°43'17" E FOR 275.10 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 695.46 FEET; THENCE PROCEED THRU A CENTRAL ANGLE OF 09°29'57" FOR AN ARC OF 115.30 FEET; THENCE N 12°43'10" W FOR 125.00 FEET; THENCE N 77°16'50" E FOR 50.00 FEET; THENCE S 12°43'10" E FOR 125.00 FEET; THENCE N 77°16'50" E FOR 50.00 FEET; THENCE S 12°43'10" E FOR 125.00 FEET; THENCE N 77°16'50" E FOR 50.00 FEET; THENCE S 13°33'38" E FOR AN ARC OF 164.60 FEET; THENCE N 02°54'04" E FOR 125.00 FEET TO A CURVE TO THE RIGHT HAVING A RADIUS OF 820.46 FEET; THENCE (FROM A TANGENT BEARING OF S 87°05'56" E) PROCEED THRU A CENTRAL ANGLE OF 09°43'15" FOR AN ARC OF 139.20 FEET; THENCE S 77°22'40" E FOR 355.53 FEET TO A POINT ON A CURVE TO THE LEFT HAVING A RADIUS OF 790.24 FEET (SAID POINT ALSO BEING ON THE WESTERLY LINE OF A 50' R/W OF PROPOSED SUMMERFIELD GOLF CLUB- PHASE 4-B); THENCE (FROM A TANGENT BEARING OF S 22°12'51" W, ALONG SAID R/W LINE) PROCEED THRU A CENTRAL ANGLE OF 09°35'31" FOR AN ARC OF 132.29 FEET; THENCE S 12°37'20" W FOR 168.32 FEET (TO A POINT ON A NORTHERLY BOUNDARY LINE OF GOLF COURSE LAND AS DESCRIBED IN O.R. BOOK 996 AT PAGE 626-634); THENCE N 77°22'40" W (ALONG SAID BOUNDARY LINE) FOR 344.49 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 520.46 FEET; THENCE PROCEED THRU A CENTRAL ANGLE OF 36°54'04" FOR AN ARC OF 335.20 FEET; THENCE S 65°43'17" W FOR 275.10 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 1770.18 FEET; THENCE PROCEED THRU A CENTRAL ANGLE OF 08°56'00" FOR AN ARC OF 276.00 FEET; THENCE S 56°47'17" W FOR 181.59 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 REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 175.00 FEET; THENCE (CONTINUING ALONG SAID GOLF COURSE BOUNDARY) PROCEED THRU A CENTRAL ANGLE OF 70°41'22" FOR AN ARC OF 215.91 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.9698 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. 12 Summerfield Golf Club Phase V-A, a P.U.D." and hereby dedicates as follows:

- The streets and rights-of-way shown on this "Plat No. 12 Summerfield Golf Club Phase V-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.
- The utility easements, shown on this "Plat No. 12 Summerfield Golf Club Phase V-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.
- The private drainage easements shown on this "Plat No. 12 Summerfield Golf Club Phase V-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.

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, and Landscape easements as shown in Plat No. 12, Phase V-A 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, Director  
 Summerfield Community Association, Inc.

4. The landscape easements shown on this "Plat No. 12 Summerfield Golf Club Phase V-A, 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 landscape easements designated as such on this plat.

Signed, sealed and delivered in the presence of:  
 CHRISTINE WILSON  
 CHRISTINE WILSON  
 (Print Name Beneath Signature)  
 ANDREW ZUCKERMAN  
 (Print Name Beneath Signature)  
 SUMMERFIELD STUART PARTNERS,  
 a Florida general partnership  
 By: Zuckerman Homes of the Treasure Coast II, LLC, a Florida limited liability company, General Partner  
 Andrew Zuckerman, President  
 Valey Marble & Granite, Inc., a Florida corporation, General Partner  
 Marcio Perdigao, Vice President

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 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.

CATHERINE LEE HOLMES  
 CATHERINE LEE HOLMES  
 (Print Name Beneath Signature)  
 NOTARY PUBLIC  
 My Commission Expires:

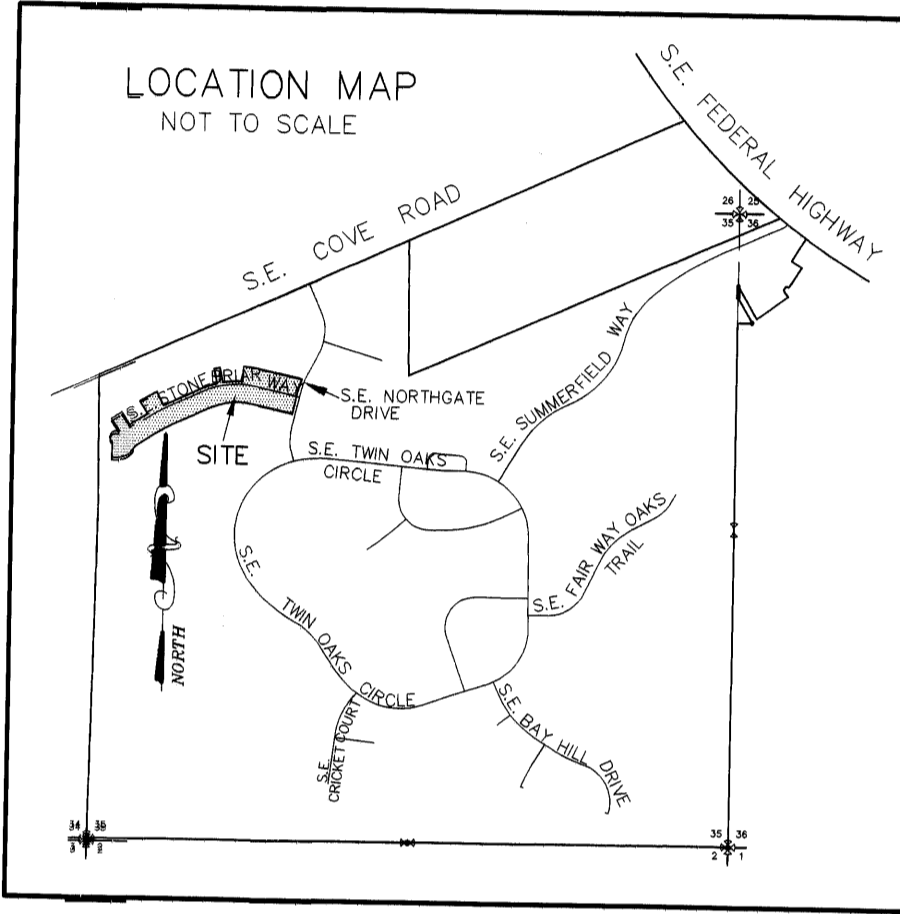
STATE OF FLORIDA  
 COUNTY OF Broward  
 The Certificate of Ownership and Dedication was acknowledged before me this 28<sup>th</sup> day of March, 2002, by Marcio Perdigao, Vice President of Valey Marble & Granite, Inc., a Florida corporation, which Corporation is a General Partner of SUMMERFIELD STUART PARTNERS, a Florida general partnership, on behalf of the Corporation and Partnership. He [X] is personally known to me or [ ] has produced as identification.

CATHERINE LEE HOLMES  
 CATHERINE LEE HOLMES  
 (Print Name Beneath Signature)  
 NOTARY PUBLIC  
 My Commission Expires:

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

dated this 28<sup>th</sup> 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 such were a public street, in accordance with county specifications.

**COUNTY APPROVAL**

This plat is hereby approved by the undersigned on the dates indicated.  
 Date: 6-4-02 [Signature] County Surveyor and Mapper  
 Date: 6-11-02 [Signature] County Engineer  
 Date: 6/12/02 [Signature] County Attorney  
 Date: BCC: 2-12-02 [Signature] Chairperson Board of County Commissioners

**CERTIFICATE OF SURVEYOR AND MAPPER**

I, Allen E. Beck, hereby certify that this plat of Plat No. 12, Summerfield Golf Club Phase V-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. 00-5460  
 SHEET 1 OF 2

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.