

PLAT NO.13
SUMMERFIELD GOLF CLUB PHASE V-B, A P.U.D.
 LYING IN SECTION 35, TOWNSHIP 38 SOUTH, RANGE 41 EAST
 MARTIN COUNTY, FLORIDA

RECORDED
 JUN 25 PM 3:10
 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 32, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 25 DAY OF June, 2002.
 MARSHA EWING
 CIRCUIT COURT
 MARTIN COUNTY, FLORIDA.
 BY: Dannay K. Copus
 DEPUTY CLERK
 FILE NO. 1581344
 (CIRCUIT COURT SEAL)

LEGAL DESCRIPTION

COMMENCE AT THE WEST LINE OF SECTION 35, TOWNSHIP 38 SOUTH, RANGE 41 EAST, THAT INTERSECTS THE SOUTH RIGHT OF WAY LINE OF COVE ROAD (100' R/W); THENCE N 65°24'22" E (ALONG SAID R/W LINE) FOR 1971.13 FEET TO THE POINT OF BEGINNING OF PLAT NO. 13 SUMMERFIELD GOLF CLUB - PHASE V-B (AND THE EASTERLY R/W LINE OF NORTHGATE DRIVE FOR SUMMERFIELD GOLF CLUB); THENCE CONTINUE N 65°24'22" E (ALONG SAID R/W LINE OF COVE ROAD) FOR 839.70 FEET TO THE NORTHWEST CORNER OF MONTEGO COVE DEVELOPMENT; THENCE S 00°33'06" E (ALONG THE WEST LINE OF SAID MONTEGO COVE DEVELOPMENT) FOR 1113.57 FEET (TO A NORTHERLY LINE OF THE GOLF COURSE LAND DESCRIBED IN O.R. BOOK 996, PAGE 626-634); THENCE S 69°40'43" W (ALONG SAID NORTHERLY LINE) FOR 172.59 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 175.00 FEET; THENCE PROCEED THRU A CENTRAL ANGLE OF 64°43'54" FOR AN ARC OF 197.71 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET; THENCE (ALONG OTHER UNPLATTED LAND) PROCEED THRU A CENTRAL ANGLE OF 27°15'58" FOR AN ARC OF 23.79 FEET; THENCE N 72°51'20" W FOR 391.19 FEET (TO A POINT ON THE EASTERLY R/W LINE OF AFORESAID NORTHGATE DRIVE); THENCE N 27°37'08" E (ALONG SAID R/W LINE) FOR 73.80 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 409.00 FEET; THENCE PROCEED THRU A CENTRAL ANGLE OF 52°12'46" FOR AN ARC OF 372.71 FEET; THENCE N 24°35'38" W FOR 219.04 FEET; THENCE N 20°24'22" E FOR 35.36 FEET TO THE POINT OF BEGINNING.
 CONTAINING 15.3837 ACRES MORE OR LESS.

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

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

- The streets and rights-of-way shown on this "Plat No. 13 Summerfield Golf Club Phase V-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. 13 Summerfield Golf Club Phase V-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.
- The landscape easements shown on this "Plat No. 13 Summerfield Golf Club Phase V-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 landscape easements designated as such on this plat.
- The upland preservation areas shown on this "Plat No. 13 Summerfield Golf Club Phase V-B, 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.
- The lake tract shown on this "Plat No. 13 Summerfield Golf Club Phase V-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.

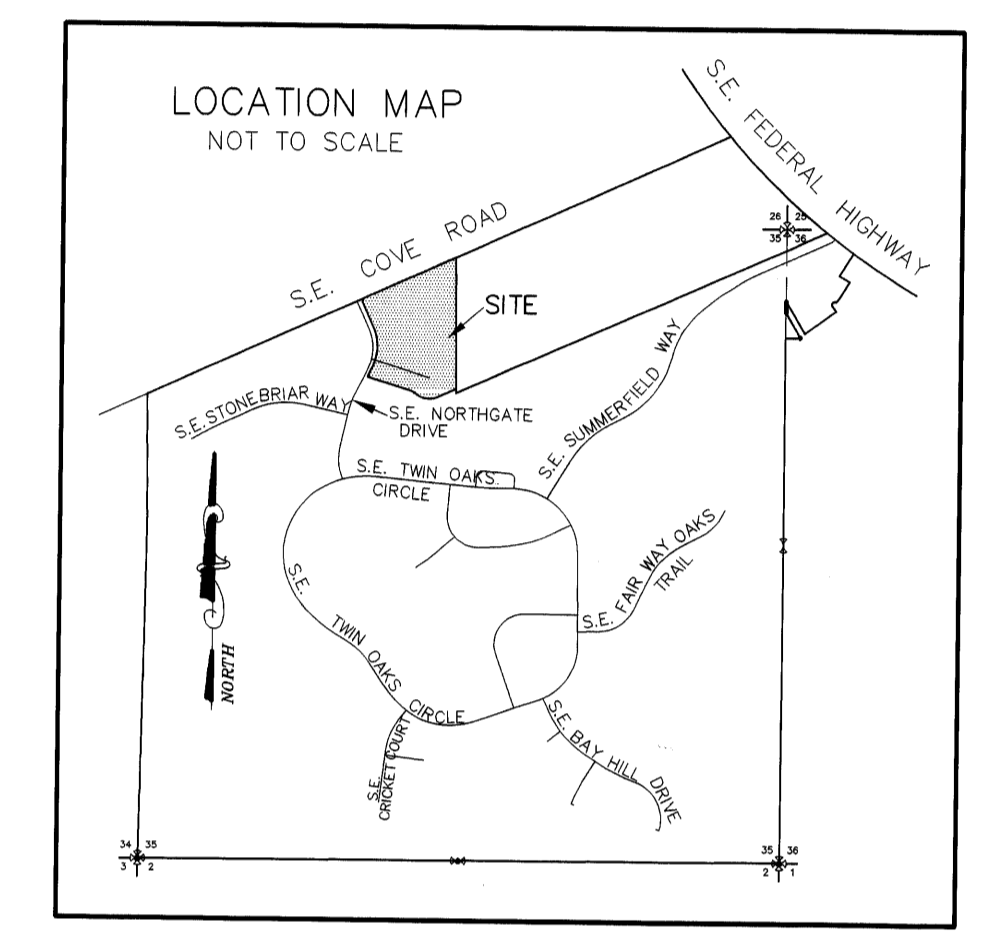
6. The lake maintenance easement shown on this "Plat No. 13 Summerfield Golf Club Phase V-B, a P.U.D.", and designated as such on this plat, is hereby declared to be the property of the Summerfield Community Association, Inc. (hereinafter "Association") and shall be conveyed by deed to the Association 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.

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.



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.

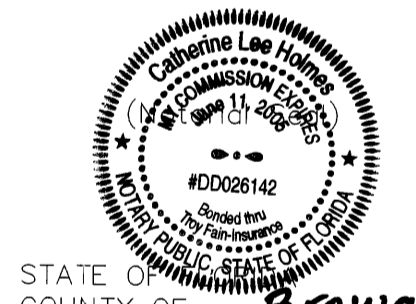
Signed, sealed and delivered in the presence of:
Christine Wilson
 (Print Name Beneath Signature)
McL Zuckerman
 (Print Name Beneath Signature)

NEW SUMMERFIELD PARTNERS, a Florida limited liability company
 By: Zuckerman Homes of the Treasure Coast II, LLC, a Florida limited liability company, Member
 By: Andrew Zuckerman, President

Signed, sealed and delivered in the presence of:
Christine Wilson
 (Print Name Beneath Signature)
McL Zuckerman
 (Print Name Beneath Signature)

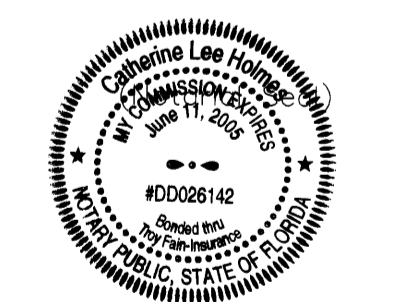
By: Valey Marble & Granite, Inc., a Florida corporation, Member
 By: Marcio Perdigao, Vice President

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 Zuckerman Homes of the Treasure Coast II, LLC, a Florida limited liability company, which Company is a Member of NEW SUMMERFIELD PARTNERS, a Florida limited liability company, on behalf of the Companies. He is personally known to me or [] has produced as identification.



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
 (Print Name Beneath Signature)
 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, utility easements, lake easements, upland preservation areas, lake tract and lake maintenance easement as shown in Plat No. 13, Phase V-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, Director
 Summerfield Community Association, Inc.

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 Ed D. [Signature]
 County Engineer
 Date: 6/12/02 Kristal Stone, Sr. Legal Coun. Atty
 County Attorney
 Date: 6/12-02 Elmora R. Gurney
 Chairperson Board of County Commissioners
 ATTEST: Marsha Ewing
 Clerk By: Dannay K. Copus

CERTIFICATE OF SURVEYOR AND MAPPER

I, Allen E. Beck, hereby certify that this plat of Plat No. 13, Summerfield Golf Club Phase V-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 4-09-02
 Allen E. Beck
 Florida Surveyor and Mapper Registration No. PSM 3690
 (Official Seal)

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.

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 2