

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTIONS 35 AND 36, TOWNSHIP 38 SOUTH, RANGE 41 EAST, AND LYING IN A PORTION OF VISTA SALERNO (REVISED) AS RECORDED IN PLAT BOOK 3 AT PAGE 1 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 36; THENCE RUN S.00°04'39"W., ALONG THE WEST LINE OF SAID SECTION 36 FOR A DISTANCE OF 179.81 FEET TO A POINT ON THE NORTH BOUNDARY LINE OF PLAT NO. 1 SUMMERFIELD GOLF CLUB PHASE 1-A, A P.U.D. AS RECORDED IN PLAT BOOK 13, PAGE 27 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE RUN N.65°52'18"E., ALONG SAID NORTH BOUNDARY LINE FOR A DISTANCE OF 367.91 FEET TO A POINT OF CUSP WITH A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 5829.65 FEET AND TO WHICH POINT A RADIAL LINE BEARS S.39°03'23"W., SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 AND THE EAST BOUNDARY LINE OF SAID PLAT NO. 1 SUMMERFIELD GOLF CLUB PHASE 1-A; THENCE SOUTHEASTERLY 145.67 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°25'54" TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTHEASTERLY ALONG THE EASTERLY LINE OF LOTS 3, 4 AND 5 OF SAID VISTA SALERNO (REVISED) AN ARC DISTANCE OF 132.21 FEET ALONG THE PREVIOUSLY DESCRIBED CURVE THROUGH A CENTRAL ANGLE OF 01°17'58" TO THE S.E. CORNER OF SAID LOT 5; THENCE RUN S.31°28'39"W., ALONG THE SOUTH LINE OF SAID LOT 5 FOR A DISTANCE OF 220.86 FEET TO THE S.W. CORNER OF SAID LOT 5; THENCE RUN S.58°31'21"E. ALONG THE WESTERLY LINE OF LOTS 6 AND 7 OF SAID VISTA SALERNO (REVISED) FOR A DISTANCE OF 100.00 FEET TO THE SOUTHEASTERLY CORNER OF LOT 15, BLOCK A OF SAID VISTA SALERNO (REVISED); THENCE RUN S.31°28'39"W., ALONG THE SOUTHERLY LINE OF SAID LOT 15 FOR A DISTANCE OF 150.00 FEET; THENCE CONTINUE S.37°02'04"W., FOR A DISTANCE OF 49.24 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF DIXIE ROSS ROAD SAID POINT BEING A POINT OF CUSP WITH A CURVE CONCAVE TO THE SOUTH, SOUTHWEST HAVING A RADIUS OF 25.00 FEET AND TO WHICH POINT A RADIAL LINE BEARS N.31°35'32"E.; THENCE NORTH, WEST AND SOUTHERLY 68.83 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 157°44'37" TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THOMAS DRIVE AND THE EAST LINE OF LOT 19, BLOCK N OF SAID VISTA SALERNO (REVISED); THENCE RUN S.38°09'00"E., ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF THOMAS DRIVE AND SAID EAST LINE OF LOT 19 FOR A DISTANCE OF 54.41 FEET TO THE S.E. CORNER OF SAID LOT 19; THENCE RUN S.53°32'40"W., ALONG THE SOUTHERLY LINE OF LOTS 19 AND 24, BLOCK N OF SAID VISTA SALERNO (REVISED) FOR A DISTANCE OF 317.13 FEET TO THE S.W. CORNER OF SAID LOT 24 AND THE EASTERLY RIGHT-OF-WAY LINE OF PHILIP BEND ROAD; THENCE RUN N.30°37'56"W., ALONG THE WESTERLY LINE OF LOTS 21, 22, 23 AND 24, BLOCK N OF SAID VISTA SALERNO (REVISED) AND THE EASTERLY RIGHT-OF-WAY LINE OF PHILIP BEND ROAD FOR A DISTANCE OF 317.80 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 35 AND THE WEST LINE OF SAID VISTA SALERNO (REVISED); THENCE RUN S.00°04'39"W., ALONG THE EAST LINE OF SAID SECTION 35 AND THE WEST LINE OF SAID VISTA SALERNO (REVISED) FOR A DISTANCE OF 97.53 FEET TO THE MOST NORTHERLY CORNER OF LOT 1, BLOCK P OF SAID VISTA SALERNO (REVISED) AND THE WESTERLY RIGHT-OF-WAY LINE OF PHILIP BEND ROAD; THENCE RUN N.30°37'56"W., ALONG THE NORTHWESTERLY EXTENSION OF PHILIP BEND ROAD FOR A DISTANCE OF 184.91 FEET; THENCE RUN S.43°28'39"W., FOR A DISTANCE OF 103.29 FEET TO A POINT ON THE EASTERLY LINE OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 996, PAGES 469-486; THENCE RUN N.19°35'55"W., ALONG SAID BOUNDARY AS DESCRIBED IN OFFICIAL RECORDS BOOK 996, PAGES 469-486, FOR A DISTANCE OF 127.14 FEET; THENCE CONTINUE N.29°28'41"W., A DISTANCE OF 74.24 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID PLAT NO. 1 SUMMERFIELD GOLF CLUB PHASE 1-A, SAID POINT BEING A POINT OF CUSP WITH A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 2210.75 FEET AND TO WHICH POINT A RADIAL LINE BEARS N.27°17'42"W.; THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE 122.12 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°09'54"; THENCE CONTINUE N.65°52'12"E., ALONG SAID SOUTH RIGHT-OF-WAY LINE FOR A DISTANCE OF 108.99 FEET; THENCE CONTINUE N.72°14'58"E., FOR A DISTANCE OF 45.00 FEET; THENCE CONTINUE N.65°52'12"E., FOR A DISTANCE OF 405.28 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH, NORTHWEST HAVING A RADIUS OF 159.72 FEET; THENCE CONTINUE NORTHEASTERLY 58.89 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°07'24"; THENCE CONTINUE N.87°13'03"E., FOR A DISTANCE OF 24.86 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 305,099 SQUARE FEET OR 7.0041 ACRES MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION:

D.R. HORTON, INC., A DELAWARE CORPORATION, BY AND THROUGH ITS UNDERSIGNED OFFICER, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THE PLAT OF SUMMERFIELD PUD, PHASE VI, AND HEREBY DEDICATES AS FOLLOWS:

- 1. TRACT "A" (PRIVATE ROAD) SHOWN ON THIS PLAT OF SUMMERFIELD PUD, PHASE VI, IS HEREBY DECLARED TO BE THE PROPERTY OF SUMMERFIELD COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION (HEREINAFTER ASSOCIATION), AND 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. A PERMANENT NON-EXCLUSIVE EASEMENT OVER THE STREET AND RIGHT-OF-WAY SHOWN ON THIS PLAT OF SUMMERFIELD PUD, PHASE VI IS HEREBY DEDICATED TO MARTIN COUNTY FOR THE CONSTRUCTION, RECONSTRUCTION REPLACEMENT, OPERATION, MAINTENANCE, AND REPAIR OF UTILITY RELATED EQUIPMENT, INCLUDING, BUT NOT LIMITED TO LIFT STATIONS, PUMPS, PIPELINES, FENCES, STRUCTURES, AND POWERLINE HOOKUPS, IF REQUIRED, FOR INGRESS AND EGRESS IN, UNDER, OVER, ACROSS, AND THROUGH THE STREET AND RIGHT-OF-WAY AS MAY BE REASONABLY NECESSARY TO CARRY OUT THE PURPOSES OF THIS EASEMENT. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY PRIVATE ROAD DESIGNATED AS TRACT "A" ON THIS PLAT.

SUMMERFIELD PUD, PHASE VI

BEING A REPLAT OF A PORTION OF THE VISTA SALERNO PLAT, RECORDED IN PLAT BOOK 3 AT PAGE 1 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, TOGETHER WITH OTHER LANDS LYING IN SECTIONS 35 AND 36, TOWNSHIP 38 SOUTH, RANGE 41 EAST, STUART, MARTIN COUNTY, FLORIDA.

SHEET 1 OF 2 SHEETS

CERTIFICATE OF OWNERSHIP AND DEDICATION: (continued)

- 5. TRACTS "E-1", "E-2" AND "E-3" (OPEN SPACE AND LANDSCAPE TRACTS) SHOWN ON THIS PLAT OF SUMMERFIELD PUD, PHASE VI, ARE HEREBY DECLARED TO BE THE PROPERTY OF SUMMERFIELD COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION (HEREINAFTER ASSOCIATION), AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR OPEN SPACE AND LANDSCAPE PURPOSES, AND SHALL BE MAINTAINED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY OPEN SPACE AND LANDSCAPE TRACTS DESIGNATED AS TRACTS "E-1", "E-2" AND "E-3" ON THIS PLAT.
6. TRACT "F" (UPLAND PRESERVE TRACT) SHOWN ON THIS PLAT OF SUMMERFIELD PUD, PHASE VI, IS HEREBY DECLARED TO BE THE PROPERTY OF SUMMERFIELD COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION (HEREINAFTER ASSOCIATION), AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR UPLAND PRESERVE PURPOSES AND SHALL BE MAINTAINED BY THE ASSOCIATION IN ACCORDANCE WITH THE PRESERVE AREA MANAGEMENT PLAN (PAMP) APPROVED BY MARTIN COUNTY, FLORIDA. NO CONSTRUCTION IN, OR ALTERATION OR DESTRUCTION OF THE UPLAND PRESERVE TRACT SHALL OCCUR, EXCEPT AS SPECIFIED WITHIN THE APPROVED PAMP. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY UPLAND PRESERVE TRACT DESIGNATED AS TRACT "F" ON THIS PLAT.
7. THE UTILITY EASEMENTS (U.E.) SHOWN ON THIS PLAT OF SUMMERFIELD PUD, PHASE VI MAY BE USED FOR UTILITY PURPOSES 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. SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY UTILITY EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.
8. THE DRAINAGE EASEMENTS (D.E.) SHOWN ON THIS PLAT OF SUMMERFIELD PUD, PHASE VI ARE HEREBY DEDICATED TO THE SUMMERFIELD COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION (HEREINAFTER 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 DRAINAGE EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.

SIGNED THIS 17th DAY OF August, 2015.

WITNESSES: Jennifer P. Ray, Jennifer P. Ray, Gertrude Evelyn

D.R. HORTON, INC., A DELAWARE CORPORATION. RAFAEL J. ROCA, VICE PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA COUNTY OF Broward

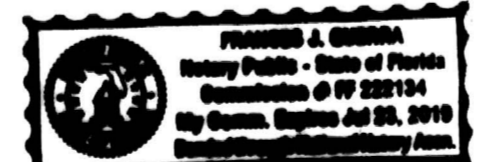
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED RAFAEL J. ROCA TO ME WELL KNOWN TO BE THE VICE PRESIDENT OF D.R. HORTON, INC., A DELAWARE CORPORATION, AND WHO ACKNOWLEDGED THAT HE EXECUTED SUCH CERTIFICATE OF OWNERSHIP & DEDICATION AS SUCH OFFICER OF SAID CORPORATION.

DATED THIS 17th DAY OF August, 2015.

COMMISSION NO: FF 222134

MY COMMISSION EXPIRES: July 23, 2019 (NOTARIAL STAMP)

Francis J. Guerra, NOTARY PUBLIC, Francis J. Guerra



TITLE CERTIFICATION:

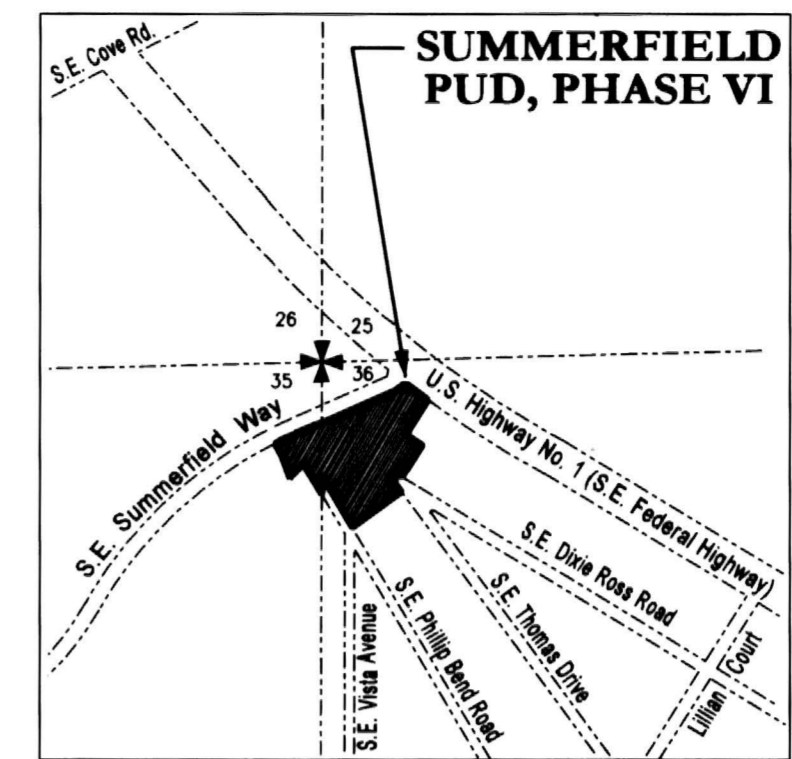
I, K. MICHELLE JESSELL, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF August 11, 2015 AT 9:00 P.M.:

- 1.) RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE PERSON(S), 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 FLORIDA STATUTE 197.192, F.S., HAVE BEEN PAID.

DATED THIS 25th DAY OF August, 2015

K. Michelle Jessell, PRINTED NAME: K. MICHELLE JESSELL, FLORIDA BAR NO: 123757, ADDRESS: 7777 Glades Road, Suite 300, Boca Raton, FL 33434

This instrument Prepared by Thomas R. Palbicke of HAGER PALBICKE AND ASSOCIATES, INC. Professional Land Surveyors Certificate of Authorization No. 6772 270 SOUTH CENTRAL BLVD., SUITE #206, JUPITER, FLORIDA 33458 PHONE: (561) 427-0960 FAX: (561) 427-0966



LOCATION MAP: Not to Scale

ACCEPTANCE OF DEDICATIONS:

SUMMERFIELD COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AS STATED ON THIS PLAT OF SUMMERFIELD PUD, PHASE VI, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON.

SIGNED THIS 20 DAY OF August, 2015.

WITNESSES: SUMMERFIELD COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION

Paul P. DiMonte, Paul P. DiMonte, Kenneth A. Spetanza, Kenneth A. Spetanza

TOM STEVENS, PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA COUNTY OF Martin

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED TOM STEVENS TO ME WELL KNOWN TO BE THE PRESIDENT OF SUMMERFIELD COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND WHO ACKNOWLEDGED THAT HE EXECUTED SUCH ACCEPTANCE OF DEDICATIONS AS SUCH OFFICER OF SAID CORPORATION. HE [] IS PERSONALLY KNOWN TO ME OR [] HAS PRODUCED AS IDENTIFICATION.

DATED THIS 20 DAY OF August, 2015.

COMMISSION NO: FF 214066

MY COMMISSION EXPIRES: April 29, 2019 (NOTARIAL STAMP)

COUNTY APPROVAL:

THIS PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THE DATES INDICATED:

- BY: Michael O'Brien, COUNTY SURVEYOR AND MAPPER, DATE: 9/23/2015
BY: Francis J. Guerra, COUNTY ENGINEER, DATE: 9/29/2015
BY: Kenneth A. Spetanza, COUNTY ATTORNEY, DATE: 10/1/2015
BY: [Signature], CHAIRMAN, BOARD OF COUNTY COMMISSIONERS, DATE: 9/1/2015
ATTEST: Carolyn Timmann, CLERK OF THE COURT, DATE: Oct. 2, 2015

SURVEYOR'S NOTE:

ALL EASEMENTS, RIGHT-OF-WAY AND LOTS CONTAINED WITHIN THIS PLAT, THOSE PORTIONS AS SHOWN ON PLAT OF VISTA SALERNO (REVISED) AS RECORDED IN PLAT BOOK 3 AT PAGE 1 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, ARE ANNULLLED AND VACATED BY VIRTUE OF THIS RE-PLAT.

SURVEYOR'S CERTIFICATE:

I, THOMAS R. PALBICKE, HEREBY CERTIFY THAT THIS PLAT OF SUMMERFIELD PUD, PHASE VI 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 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.

Thomas R. Palbicke, THOMAS R. PALBICKE, FLORIDA SURVEYOR AND MAPPER, REGISTRATION NO. 5061, DATE: 08-24-2015

CLERK'S RECORDING CERTIFICATE:

Carolyn Timmann, Clerk of the Circuit Court of Martin County, Florida, hereby certifies that this Plat was filed for record in Plat Book 17, Page 33, Martin County, Florida, Public Records, this 2nd day of October, 2015.

Carolyn Timmann, Clerk of the Circuit Court Martin County, Florida

By: Michelle Jessell, Deputy Clerk (Circuit Court Seal), File No.: 2537989

35-38-41-004-000-00020-0 Subdivision Parcel Control Number