



WILLOUGHBY PLAT NO. 4

BEING A TRACT OF LAND LYING IN THE HANSON GRANT SITUATED IN MARTIN COUNTY, FLORIDA.

1. MARSHA STILLER, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 12, PAGE 3, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 13 DAY OF July, 1989.

MARSHA STILLER, CLERK
CIRCUIT COURT
MARTIN COUNTY, FLORIDA

BY: Deborah Longest
DEPUTY CLERK

FILE NO. 748367

APRIL 1989

Hutcheon Engineers
a division of Kimley-Horn and Associates, Inc.
11 East Osceola Street, Stuart, Florida 34994-2114

Kimley-Horn

SHEET 1 OF 3

RECORDED FOR RECORD
MARTIN COUNTY, FLA.
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MARSHA STILLER, CLERK
CIRCUIT COURT
D.C.

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and subject to reserved easements for access by the U.S. Postal Service, by fire and police departments and by other governmental or quasi-governmental agencies and their agents and employees while engaged in their respective official functions. This dedication shall also be subject to a reserved easement for access by Willoughby Associates, its successors, assigns, agents and employees, and by Willoughby Golf Club, Inc., its successors, successors-in-title, assigns, agents, employees, members, guests and invitees. Such street shall be the maintenance responsibility of WILLOUGHBY COMMUNITY ASSOCIATION, INC., as provided in that certain Declaration of Covenants, Conditions and Restrictions for Willoughby recorded or to be recorded in the Martin County, Florida public records, and the Board of County Commissioners of Martin County, Florida, shall have no responsibility, duty or liability regarding such street.

2. UTILITY EASEMENTS

The Utility Easements shown on this WILLOUGHBY PLAT NO. 4 may be used for the purpose of access and for installation and maintenance of utilities and cable television by any utility or cable television provider 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.

3. DRAINAGE AND ACCESS EASEMENTS

The Drainage and Access Easements shown on this WILLOUGHBY PLAT NO. 4 are hereby declared to be private easements and are dedicated to WILLOUGHBY COMMUNITY ASSOCIATION, INC., its successors and assigns, and the WILLOUGHBY GOLF CLUB, INC., its successors, successors-in-title and assigns, for the purpose of access to, and construction and maintenance of, drainage facilities. Such Drainage and Access Easements shall be the maintenance responsibility of WILLOUGHBY COMMUNITY ASSOCIATION, INC., as provided in that certain Declaration of Covenants, Conditions and Restrictions for Willoughby recorded or to be recorded in the Martin County, Florida public records, and the Board of County Commissioners of Martin County, Florida, shall have no responsibility, duty or liability regarding such Drainage and Access Easements.

4. EXCLUSIVE COMMON AREA

TRACTS ECA-9, ECA-10 and ECA-11 shown on this WILLOUGHBY PLAT NO. 4 are hereby declared to be Exclusive Common Area and are dedicated to WILLOUGHBY COMMUNITY ASSOCIATION, INC., its successors and assigns, for ingress and egress and the exclusive use and enjoyment of the owners and occupants of the lots shown on this WILLOUGHBY PLAT NO. 4, their successors, successors-in-title, and invited guests. Such Exclusive Common Area shall be maintained by WILLOUGHBY COMMUNITY ASSOCIATION, INC., on behalf of the owners of the lots shown on this WILLOUGHBY PLAT NO. 4, as provided in that certain Declaration of Covenants, Conditions and Restrictions for Willoughby recorded or to be recorded in the Martin County, Florida public records, and the Board of County Commissioners of Martin County, Florida, shall have no responsibility, duty or liability regarding such Exclusive Common Area.

5. GOLF COURSE TRACT

The Golf Course Tract shown as Tract GC-3 on this WILLOUGHBY PLAT NO. 4 is hereby declared to be a private tract and is dedicated to WILLOUGHBY ASSOCIATES, its successors, successors-in-title and assigns, for use as a golf course or such other purposes as are consistent with

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applicable zoning ordinances. Such Golf Course Tract shall be the maintenance responsibility of WILLOUGHBY ASSOCIATES, its successors, successors-in-title and assigns. The Board of County Commissioners of Martin County, Florida shall have no responsibility, duty or liability regarding such Golf Course Tract.

* 6. INGRESS AND EGRESS EASEMENTS (SEE SHEET 3 OF 3)

SIGNED AND SEALED this 26th day of April, 1989.

WILLOUGHBY ASSOCIATES, a Florida General Partnership
By: Erling D. Speer
Erling D. Speer, President

Attest: Charles H. Mason
Charles H. Mason, Secretary

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN

Before me, the undersigned notary public, personally appeared Erling D. Speer and Charles H. Mason, to me well known to be the President and Secretary, respectively, of WILLOUGHBY DEVELOPMENT, INC., General Partner of WILLOUGHBY ASSOCIATES, a Florida General Partnership, and they acknowledged that they executed such instrument as such officers of said corporation on behalf of the General Partnership.

WITNESS my hand and official seal this 26th day of April, 1989.

My commission expires:
SEPT. 22, 1990

Erland M. Heiniger
Notary Public
State of Florida at large

MORTGAGE HOLDERS CONSENT

BARNETT BANK OF TAMPA, N.A., a national banking association, hereby certifies that it is the holder of a certain mortgage, lien or encumbrance, dated JUNE 24, 1988 in Official Record Book 771, Page 337, of the Public Records of Martin County, Florida, on land described hereon and does consent to the dedication hereon and does subordinate its mortgage, lien or encumbrance to such dedication.

SIGNED AND SEALED this 11th day of MAY, 1989, on behalf of said banking association by its Senior Vice President and attested to by its Vice President.

BARNETT BANK OF TAMPA, N.A.

ATTEST: Susan S. Beangrand

By: Bruce P. Johnson

WITNESS: Deborah Longest

WITNESS: Jacqueline R. Brown

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

Before me, the undersigned notary public, personally appeared Bruce P. Johnson and Susan S. Beangrand to me known to be the Sr. V. President and Vice President, respectively, of BARNETT BANK OF TAMPA, N.A., a national banking association, and they acknowledge that they executed such instrument as such officers of said banking association.

WITNESS my hand and official seal this 11th day of May, 1989.

(NOTARIAL SEAL)

Pamela S. Blankenship
Notary Public
My commission expires:
August 4, 1989

LEGAL DESCRIPTION

A parcel of land located in the Hanson Grant and being in the northeast portion of the property described in O.R. Book 778, Page 2246 and bounded on the south by Willoughby Plat No. 1 (Plat Book 11, Page 58) all in the Public Records of Martin County, Florida and more particularly described as follows:

Commence at the northeast corner of Lot 35 of said Willoughby Plat No. 1; thence S 75° 12' 58" E along the boundary of said Plat (being the southerly right-of-way line of S.E. Doubleton Drive), a distance of 210.44 feet to the point of curvature in said right-of-way line; thence N 14° 47' 02" E (at 90° 00' 00" from last described course), a distance of 50.00 feet to a point on the northerly right-of-way line of said S.E. Doubleton Drive (and the boundary of said Willoughby Plat No. 1), said point being the Point of Beginning; thence N 75° 12' 58" W along the northerly right-of-way line of said S.E. Doubleton Drive (and boundary of said Willoughby Plat No. 1), a distance of 85.39 feet to the beginning of a curve concave to the northeast having a radius of 25.00 feet, the chord of which bears N 30° 12' 58" W; thence northwesterly (departing from the right-of-way line of said S.E. Doubleton Drive) continuing along the boundary of said Willoughby Plat No. 1 through a central angle of 90° 00' 00", a distance of 39.27 feet; thence N 14° 47' 02" E (leaving boundary of said Willoughby Plat No. 1) a distance of 7.76 feet to the beginning of a curve concave to the Southeast having a radius of 225.00 feet, the chord of which bears N 40° 47' 02" E; thence Northeasterly along the arc of said curve through a central angle of 52° 00' 00" a distance of 204.20 feet; thence N 66° 47' 02" E a distance of 270.00 feet; thence S 23° 12' 58" E a distance of 124.74 feet; thence N 75° 07' 21" E a distance of 174.18 feet; thence N 66° 47' 02" E a distance of 780.00 feet; thence N 31° 47' 22" W a distance 202.26 feet; thence N 23° 12' 58" W a distance of 50.00 feet to the southerly right-of-way line of Indian Street as Recorded in said O.R. Book 778, Page 2246; thence N 66° 47' 02" E along said southerly right-of-way line a distance of 256.70 feet to the northeast corner of that property Recorded in said O.R. Book 778, Page 2246, thence S 23° 12' 58" E along the East line of said Recorded Property a distance of 633.34 feet; thence 66° 47' 02" W a distance of 209.76 feet; thence S 34° 04' 29" W a distance of 119.64 feet; thence S 08° 44' 42" W along a nonradial line to next described curve a distance of 126.79 feet to the northerly right-of-way line of said S.E. Doubleton Drive (being the boundary of said Willoughby Plat No. 1) and the beginning of a curve concave to the south having a radius of 525.00 feet, a chord of which bears N 82° 28' 00" W. Thence northwesterly along said right-of-way line (and said boundary), and the arc of said curve through a central angle 32° 44' 51", a distance of 300.06 feet; thence S 81° 09' 34" W continuing along said right-of-way line and said boundary, a distance of 360.09 feet to the beginning of a curve concave to the North having a radius of 1575.00 feet, a chord of which bears N 87° 01' 42" W; thence northwesterly along the arc of said curve and continuing along said right-of-way line (and said boundary of Willoughby Plat No. 1) through a central angle of 23° 37' 28", a distance of 649.41 feet to the POINT OF BEGINNING.

Containing 14.69 acres more or less.

CERTIFICATION OF OWNERSHIP & DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that WILLOUGHBY ASSOCIATES, a Florida General Partnership, by and through its undersigned officers, does hereby certify that it is the owner of those portions of the land shown on this WILLOUGHBY PLAT NO. 4, as more particularly described hereon, and has caused the same to be surveyed and platted, as shown hereon, and does hereby dedicate as follows:

1. STREETS AND ROADWAYS

The street shown as Tract CA-9 on this WILLOUGHBY PLAT NO. 4 is hereby declared to be a private street and is dedicated to WILLOUGHBY COMMUNITY ASSOCIATION, INC., its successors and assigns, as Common Area for the use of said Association, its employees, agents, and invitees, and its members and their invited guests, subject to reserved easements for access and for installation and maintenance of utilities and cable television by any utility or cable television provider, 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;

TITLE CERTIFICATION

This is to certify that we have searched the public records of Martin County, Florida, through April 25, 1989 to the extent the same are maintained in the office of the Clerk of the Circuit Court, on the property described and shown on this WILLOUGHBY PLAT NO. 4 and this search reveals record title to said land to be in the name of WILLOUGHBY ASSOCIATES, a Florida General Partnership. We further certify that our search reveals the following mortgages to be not satisfied or released of record:

BARNETT BANK OF TAMPA, N.A., the mortgagee and WILLOUGHBY ASSOCIATES, the mortgagor, filed mortgage on: JUNE 24, 1988 in Official Record Book 771, Page 337 of the Public Records of Martin County, Florida.

This certificate is issued solely for the purpose of complying with Section 177.041, Florida Statutes.

SUN TITLE & ABSTRACT COMPANY
By: Doree Hall
BRUCE HALL
VICE PRESIDENT
4020 57TH AVENUE, SOUTH
GRENADES, FLORIDA 33463

COUNTY APPROVAL

THIS PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THE DATE OR DATES INDICATED.

6-30, 1989

Small E. Shelton
COUNTY ENGINEER

April 25, 1989

Ann S. Drayton
COUNTY ATTORNEY

April 25, 1989

PLANNING & ZONING COMMISSION
MARTIN COUNTY, FLORIDA

By: Joseph Banfi
CHAIRMAN

April 25, 1989

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

By: Frank Alvarado
CHAIRMAN

ATTEST: Marsha Stiller
CLERK
By: Deborah Longest (D.S.)

SURVEYORS CERTIFICATION

I do hereby certify that this Willoughby Plat No. 4 is a true and correct representation of a survey made under my responsible direction and supervision and that said survey is accurate to the best of my knowledge and belief, and that permanent reference monuments have been placed as required by law and further that the survey data complies with all requirements of Chapter 177, Part I, Florida Statutes as amended.

Dated this 25th Day of April, 1989.

Harold E. Young
HERBERT E. YOUNG
Registered Land Surveyor
Florida Certificate No. 4274

NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.