

I, MARSHA STILLER, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 13, PAGE 1, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 28 DAY OF February, 1992

MARSHA STILLER, CLERK  
CIRCUIT COURT  
MARTIN COUNTY, FLORIDA

BY: Deborah Longston  
DEPUTY CLERK

FILE NO. 928953

# WILLOUGHBY PLAT NO. 8

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

## CERTIFICATE 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. 8, 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. PRIVATE DRIVES

The tracts identified as Tracts ECA-13, ECA-14 and ECA-15 on this WILLOUGHBY PLAT NO. 8 are hereby declared to be private drives and are dedicated to WILLOUGHBY COMMUNITY ASSOCIATION, INC., its successors and assigns, as Exclusive Common Area for ingress, egress and the exclusive use and enjoyment of the owners and occupants of the lots served thereby as shown on this WILLOUGHBY PLAT NO. 8, their successors, successors-in-title and invited guests, subject to the right of WILLOUGHBY COMMUNITY ASSOCIATION, INC., its agents and employees to enter upon such tracts for the purpose of performing its maintenance, repair and replacement; and 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; 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 drives 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 drives.

### 2. UTILITY EASEMENTS

The Utility Easements shown on this WILLOUGHBY PLAT NO. 8 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. The Board of County Commissioners of Martin County, Florida shall bear no responsibility, duty, or liability regarding such easements.

### 3. DRAINAGE AND ACCESS EASEMENTS

The Drainage and Access Easements shown on this WILLOUGHBY PLAT NO. 8 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. GOLF COURSE WATER MANAGEMENT TRACTS

The Golf Course Water Management Tract shown as Tract GCW-20 on this WILLOUGHBY PLAT NO. 8 is hereby declared to be a private tract and is reserved to WILLOUGHBY ASSOCIATES, its successors, successors-in-title and assigns, subject to easements of use for drainage and irrigation of Common Areas by WILLOUGHBY COMMUNITY ASSOCIATION, INC., its successors and assigns. Such Golf Course Water Management Tract 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 Golf Course Water Management Tract.

### 5. WETLAND PRESERVE TRACTS AND UPLAND BUFFER

The Wetland Preserve Tracts shown as Tracts WP-20 and WP-22 on this WILLOUGHBY PLAT NO. 8 are hereby declared to be private tracts and are reserved to WILLOUGHBY ASSOCIATES, its successors, successors-in-title and assigns, subject to easements for maintenance by WILLOUGHBY COMMUNITY ASSOCIATION, INC., its successors and assigns. No alteration is permitted in the Wetland Preserve Tracts except as authorized in The Master Environmental Plan approved by the Board of County Commissioners of Martin County, Florida. Such Wetland Preserve Tracts shall be a part of the Area of Common Responsibility, as defined in that certain Declaration of Covenants, Conditions and Restrictions for Willoughby recorded or to be recorded in the Martin County, Florida public records, and shall be the maintenance responsibility of WILLOUGHBY COMMUNITY ASSOCIATION, INC., and the Board of County Commissioners of Martin County, Florida shall have no responsibility, duty or liability regarding such Wetland Preserve Tracts.

### 6. MAINTENANCE EASEMENTS

The Maintenance Easements shown on this WILLOUGHBY PLAT NO. 8 are hereby declared to be private easements and are dedicated to WILLOUGHBY COMMUNITY ASSOCIATION, INC., its successors and assigns, for the purpose of maintenance of the Golf Course Water Management Tract shown as Tract GCW-20 on this WILLOUGHBY PLAT NO. 8. The Board of County Commissioners of Martin County, Florida, shall have no responsibility, duty or liability regarding such maintenance easements.

### 7. EXCLUSIVE COMMON AREA

TRACT ECA-12 shown on this WILLOUGHBY PLAT NO. 8 is hereby declared to be Exclusive Common Area and is dedicated to WILLOUGHBY COMMUNITY ASSOCIATION, INC., its successors and assigns, for the exclusive use and enjoyment of the owners and occupants of the lots shown on this WILLOUGHBY PLAT NO. 8, their successors, successors-in-title, and invited guests, subject to the right of WILLOUGHBY COMMUNITY ASSOCIATION, INC., its agents and employees to enter upon such tract for the purpose of performing its maintenance responsibilities. 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. 8, 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.

### 8. GOLF COURSE TRACTS

The Golf Course Tract shown as Tract GC-6 on this WILLOUGHBY PLAT NO. 8 is hereby declared to be a private tract and is reserved to WILLOUGHBY ASSOCIATES, its successors, successors-in-title and assigns, for use as a golf course or such other purposes as are consistent with applicable zoning ordinances, subject to a blanket easement for drainage benefitting all lots and Common Area Tracts shown on this Willoughby Plat No. 8. 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.

SIGNED AND SEALED this 2<sup>nd</sup> day of JANUARY, 1992.

WILLOUGHBY ASSOCIATES, a Florida General Partnership

By: Erling D. Speer, President

Attest: Steven C. Lewis, Secretary

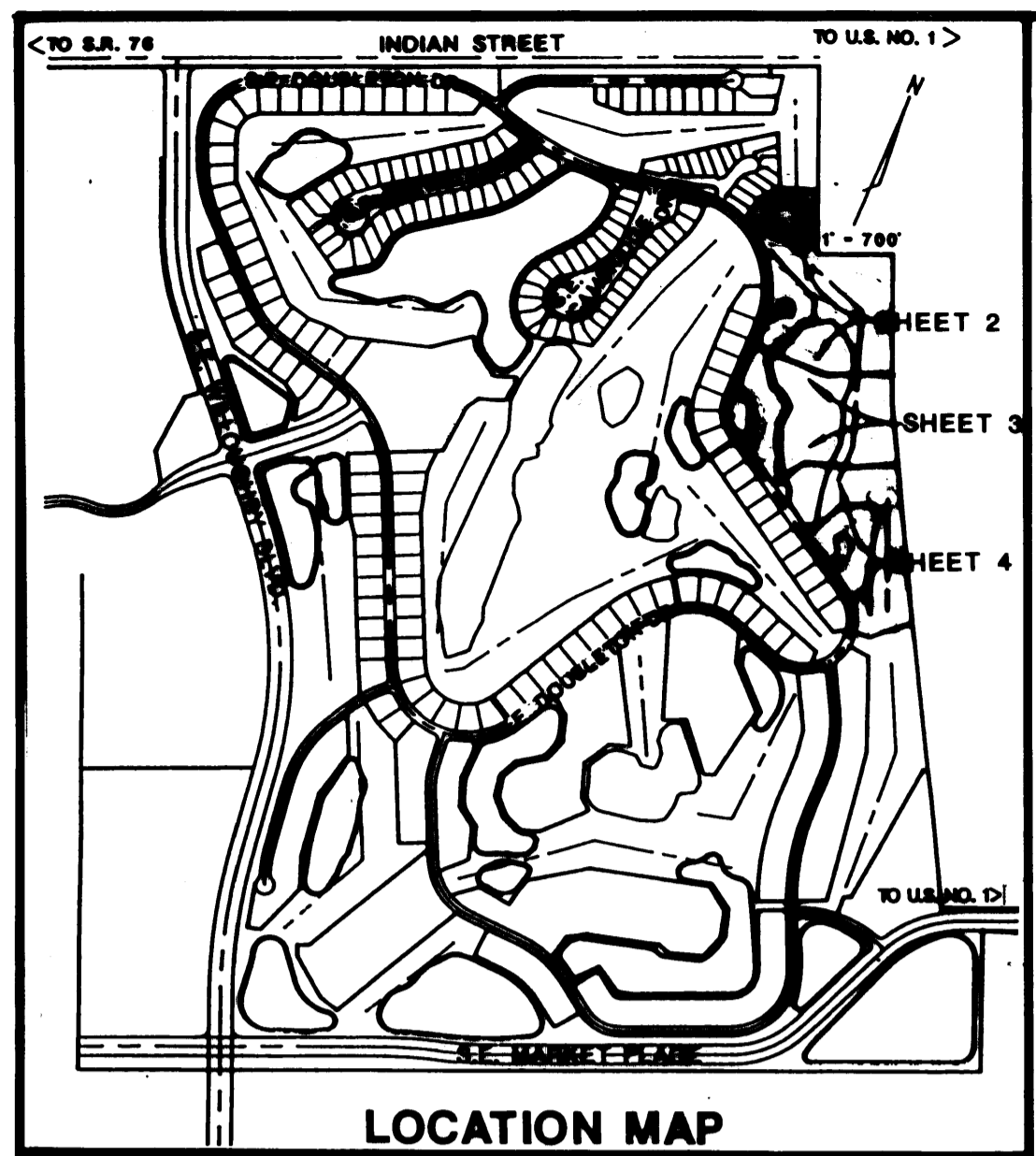
## ACKNOWLEDGEMENT

State of Florida  
County of Martin

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS DAY OF JANUARY, 1992 BY ERLING D. SPEER AND STEVEN C. LEWIS, TO BE THE PRESIDENT AND SECRETARY RESPECTIVELY OF WILLOUGHBY DEVELOPMENT, INC. ON BEHALF OF AND GENERAL PARTNERS OF WILLOUGHBY ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP. THEY ARE PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION AND DID TAKE AN OATH.

Notary Public  
State of Florida at large

My Commission Expires NOVEMBER 8 1995



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

## LEGAL DESCRIPTION

BEING A PART OF AN ABANDONED PORTION OF PORT SEWALL, A SUBDIVISION OF LOTS 3 AND 4 OF MILES ON HANSON GRANT, MARTIN COUNTY, FLORIDA AS RECORDED IN PLAT BOOK 3, PAGE 7 OF THE PUBLIC RECORDS OF PALM BEACH, (NOW MARTIN COUNTY), FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF TRACT ECA-9 OF WILLOUGHBY PLAT NO. 4, AS RECORDED IN PLAT BOOK 12, PAGE 3, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF S.E. DOUBLETON DRIVE AS SHOWN ON WILLOUGHBY PLAT NO. 1, AS RECORDED IN PLAT BOOK 11, PAGE 58, OF THE PUBLIC RECORDS OF SAID MARTIN COUNTY; THENCE NORTHERLY AND EASTERLY ALONG THE BOUNDARY OF SAID WILLOUGHBY PLAT NO. 4, THROUGH THE FOLLOWING COURSES, N 08° 44' 29" E, A DISTANCE OF 126.70 FEET; THENCE N 34° 04' 12" E, A DISTANCE OF 119.65 FEET; THENCE N 66° 47' 33" E, A DISTANCE OF 209.64 FEET TO THE WESTERLY LINE OF OUT-PARCEL 2, AS RECORDED IN OFFICIAL RECORD BOOK 699, PAGE 2190, OF THE PUBLIC RECORDS OF SAID MARTIN COUNTY; THENCE S 23° 13' 22" E, ALONG SAID WESTERLY LINE, A DISTANCE OF 355.18 FEET TO THE SOUTHWEST CORNER OF SAID OUT-PARCEL 2; THENCE N 66° 46' 37" E, ALONG THE SOUTHERLY LINE OF SAID OUT-PARCEL 2, A DISTANCE OF 400.00 FEET TO A POINT ON THE WESTERLY LINE OF LOT 99 OF SAID PLAT OF PORT SEWALL; THENCE S 23° 13' 22" E, ALONG THE WESTERLY LINES OF LOTS 99 AND 115 OF SAID PLAT OF PORT SEWALL, A DISTANCE OF 793.47 FEET TO A POINT ON THE WESTERLY LINE OF OUT-PARCEL 5, AS RECORDED IN SAID OFFICIAL RECORD BOOK 699, PAGE 2190; THENCE S 29° 01' 56" E, ALONG THE WESTERLY LINE OF SAID OUT-PARCEL 5, AND ITS SOUTHERLY PROLONGATION, A DISTANCE OF 1248.11 FEET TO THE NORTHWEST CORNER OF OUT-PARCEL 4 AS RECORDED IN SAID OFFICIAL RECORD BOOK 699, PAGE 2190; THENCE S 55° 04' 51" W, A DISTANCE OF 257.13 FEET; THENCE N 89° 15' 33" W, A DISTANCE OF 82.29 FEET TO A POINT ON A CURVE, ON THE EASTERLY RIGHT-OF-WAY LINE OF S.E. DOUBLETON DRIVE AS SHOWN ON WILLOUGHBY PLAT NO. 5, AS RECORDED IN PLAT BOOK 12, PAGE 15 OF THE PUBLIC RECORDS OF SAID MARTIN COUNTY, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 280.00 FEET, AND BEING RADIAL TO THE PRECEDING COURSE, (N 89° 15' 33" W); THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 58° 44' 19", A DISTANCE OF 287.05 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, N 57° 59' 52" W, A DISTANCE OF 1052.96 FEET TO THE BEGINNING OF CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 155.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 56° 39' 26", A DISTANCE OF 153.27 FEET TO A POINT OF TANGENCY; THENCE N 01° 20' 26" W, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 447.82 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 525.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 22° 55' 05", A DISTANCE OF 210.00 FEET TO THE BOUNDARY LINE COMMON TO SAID WILLOUGHBY PLAT NO. 5 AND SAID WILLOUGHBY PLAT NO. 1; THENCE CONTINUE ALONG SAID CURVE AND ALONG THE RIGHT-OF-WAY LINE OF SAID S.E. DOUBLETON DRIVE, THROUGH A CENTRAL ANGLE OF 41° 49' 03", A DISTANCE OF 383.17 FEET TO THE POINT OF BEGINNING.

CONTAINING 31.710 ACRES, MORE OR LESS.

**Hutcheon Engineers**  
a division of Kinsley-Horn and Associates, Inc.  
11 East Osceola Street, Stuart, Florida 34984-2114

## MORTGAGE HOLDERS CONSENT

BARNETT BANK OF PALM BEACH COUNTY, a Florida banking corporation, hereby certifies 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 9<sup>th</sup> day of JANUARY, 1992, on behalf of said banking corporation by its VICE-PRESIDENT and attested to by its SR. VICE PRESIDENT

BARNETT BANK OF PALM BEACH COUNTY

ATTEST: [Signature] BY: [Signature]  
WITNESS: [Signature] WITNESS: [Signature]

## ACKNOWLEDGEMENT

State of Florida  
County of Martin

THE FOREGOING MORTGAGE HOLDERS CONSENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF JANUARY, 1992 BY [Signature] AND [Signature] RESPECTIVELY OF BARNETT BANK OF PALM BEACH COUNTY, A FLORIDA BANKING CORPORATION. THEY ARE PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION AND DID TAKE AN OATH.

My Commission Expires 12/3/95  
Commission No. 0836977C

[Signature]  
Notary Public  
State of Florida at large

## TITLE CERTIFICATION

This is to certify that we have searched the public records of Martin County, Florida, through December 17, 1991, 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. 8 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 PALM BEACH COUNTY, the mortgagee and WILLOUGHBY ASSOCIATES, the mortgagor, file 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: [Signature]  
Donna Paccia  
Examiner  
4010 57th Avenue South  
Suite 104  
Lake Worth, FL 33463

## COUNTY APPROVAL

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

3-7-1992 [Signature] COUNTY ENGINEER

1-14-1992 [Signature] COUNTY ATTORNEY

1-14-1992 [Signature] CHAIRMAN

1-14-1992 [Signature] CHAIRMAN

ATTEST: [Signature] CLERK  
[Signature] DEPUTY CLERK

## SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY that this Willoughby Plat No. 8 is a true and correct representation of the lands surveyed 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 1, Florida Statutes as amended.

Dated this 15<sup>th</sup> day of JANUARY, 1992.

[Signature]  
Brian T. Bellino  
Registered Land Surveyor  
Florida Certificate No. 4973