

WILLOUGHBY PLAT NO. 9

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

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 10, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 27 DAY OF August, 1992.

MARSHA STILLER, CLERK
CIRCUIT COURT
MARTIN COUNTY, FLORIDA

BY *Lisa Barber*
DEPUTY CLERK

FILE NO. 975838

CERTIFICATE OF OWNERSHIP AND 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. 9, as more particularly described hereon, and has caused the same to be surveyed and platted, as shown hereon, and does hereby dedicate as follows:

- PRIVATE DRIVES**
The tract identified as Tract ECA-18 on this WILLOUGHBY PLAT NO. 9 is hereby declared to be a private drive and is 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. 9, 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, 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 drive 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.
- STREETS AND ROADWAYS**
The street identified as Tract CA-15 on this WILLOUGHBY PLAT NO. 9 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; 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.

- UTILITY EASEMENTS**
The Utility Easements shown on this WILLOUGHBY PLAT NO. 9 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.
- DRAINAGE AND ACCESS EASEMENTS**
The Drainage and Access Easements shown on this WILLOUGHBY PLAT NO. 9 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.
- COMMON AREA**
Tract CA-16 shown on this WILLOUGHBY PLAT NO. 9 is hereby declared to be Common Area and is dedicated to WILLOUGHBY COMMUNITY ASSOCIATION, INC., its successors and assigns, for the use and enjoyment of said Association, its members and their invited guests. Such Common Area 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 Common Area.
- EXCLUSIVE COMMON AREA**
TRACTS ECA-16, ECA-17, and ECA-19 shown on this WILLOUGHBY PLAT NO. 9 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. 9, 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 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. 9, 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.

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 THE MILES OR HANSON GRANT, MARTIN COUNTY, FLORIDA AS RECORDED IN PLAT BOOK 3, PAGE 7, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY (NOW MARTIN COUNTY), FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A POINT OF COMPOUND CURVATURE ON THE SOUTHERLY RIGHT-OF-WAY LINE S.E. DOUBLETON DRIVE OPPOSITE LOT 25 ACCORDING TO THE PLAT OF WILLOUGHBY PLAT NO. 5 AS RECORDED IN PLAT BOOK 12, PAGE 15, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 300.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF S.E. DOUBLETON DRIVE THROUGH A CENTRAL ANGLE OF 51°24'36" A DISTANCE OF 269.18 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF S.E. DOUBLETON DRIVE S 71°05'09"E, A DISTANCE OF 65.57 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE S 18°54'51"W, A DISTANCE OF 30.00 FEET; THENCE N 71°05'09"W, A DISTANCE OF 25.14 FEET; THENCE S 04°32'45"W, A DISTANCE OF 25.33 FEET; THENCE S 08°58'38"E, A DISTANCE OF 51.61 FEET; THENCE S 38°50'10"E, A DISTANCE OF 52.38 FEET; THENCE S 53°42'05"E, A DISTANCE OF 138.89 FEET; THENCE S 36°14'48"E, A DISTANCE OF 173.14 FEET; THENCE S 13°39'34"E, A DISTANCE OF 112.33 FEET; THENCE S 13°23'22"W, A DISTANCE OF 283.22 FEET; THENCE S 69°43'44"W, A DISTANCE OF 64.70 FEET; THENCE N 40°29'59"W, A DISTANCE OF 315.62 FEET; THENCE S 64°43'26"W, A DISTANCE OF 148.65 FEET; THENCE N 19°19'38"W, A DISTANCE OF 202.93 FEET; THENCE N 13°38'12"W, A DISTANCE OF 95.98 FEET; THENCE N 19°36'10"W, A DISTANCE OF 175.06 FEET; THENCE N 05°01'26"W, A DISTANCE OF 69.39 FEET; THENCE N 34°39'17"W, TO THE INTERSECTION WITH THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF S.E. DOUBLETON DRIVE A DISTANCE OF 17.96 FEET TO A POINT ON A CURVE HAVING THE RADIUS OF 625.00 FEET THE CHORD WHICH BEARS N 53°52'52"E, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF S.E. DOUBLETON DRIVE ACCORDING TO SAID WILLOUGHBY PLAT NO. 5 THROUGH A CENTRAL ANGLE OF 07°14'52", A DISTANCE OF 79.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.65 ACRES MORE OR LESS.

JULY 1992

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

Kimley-Horn

SHEET 1 OF 2

MORTGAGE HOLDERS CONSENT

BARNETT BANK OF PALM BEACH COUNTY, A FLORIDA BANKING CORPORATION, HEREBY CERTIFIES THAT IT IS THE HOLDER OF A CERTAIN MORTGAGE, LIEN OR ENCUMBRANCE, DATED JUNE 24, 1988, RECORDED IN OFFICIAL RECORD BOOK 771, PAGE 337, AND AS ASSIGNED IN OFFICIAL RECORD BOOK 913, PAGE 1145, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AS MODIFIED ON LINE DESCRIBED HEREON AND DOES CONSENT TO THE DEDICATION HEREIN AND DOES SUBORDINATE ITS MORTGAGE, LIEN OR ENCUMBRANCE TO SUCH DEDICATION.

SIGNED AND SEALED this 14 day of July, 1992, on behalf of said banking corporation by its Real Estate Department Manager and attested to by its Regional Credit Strategy Officer



Barnett Bank of Palm Beach County

By: *[Signature]*
Print Name: C. L. Kuzmirski
Title: Real Estate Department Manager

WITNESS: *[Signature]*
Print Name: Mariala King

WITNESS: *[Signature]*
Print Name: Stacie Hixon

ACKNOWLEDGEMENT

The foregoing Mortgage Holder's Consent was acknowledged before me on July 14th, 1992, by C. L. Kuzmirski, Real Estate Department Manager of Barnett Bank, Inc., a Florida corporation, on behalf of the corporation, and the foregoing instrument was acknowledged by the corporation as attorney-in-fact on behalf of Barnett Bank of Palm Beach County, a state banking association pursuant to Power of Attorney dated November 21, 1991, and recorded in Official Records Volume 7093, page 1189, public records of Palm Beach County, Florida. He/she is personally known to me as he who has produced personal knowledge to me as identification, and we did did not take an oath.

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES OCT. 23, 1994
ISSUED THRU GENERAL L.S. 040.

TITLE CERTIFICATION

This is to certify that we have searched the public records of Martin County, Florida through 7-2-92 @ 8:00 AM, 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. 9 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, as modified.

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

SUN TITLE & ABSTRACT COMPANY

By: *[Signature]*
Donna Peccia
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.

7-27 1992 *[Signature]*
COUNTY ENGINEER

6-23 1992 *[Signature]*
COUNTY ATTORNEY

6-23 1992 *[Signature]*
PLANNING & ZONING COMMISSION
MARTIN COUNTY, FLORIDA

6-23 1992 *[Signature]*
CHAIRMAN

6-23 1992 *[Signature]*
BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

6-23 1992 *[Signature]*
CHAIRMAN

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY that this Willoughby Plat No. 9 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 15th day of July, 1992.

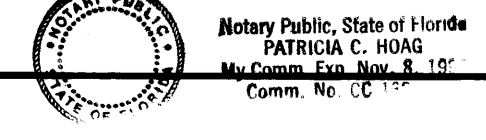


[Signature]
Brian T. Bellino
Registered Land Surveyor
Florida Certificate No. 4973

ACKNOWLEDGEMENT

The foregoing Certificate of Ownership and Dedication was acknowledged before me this 15th day of July, 1992, by Erling D. Speer and Steven C. Lewis, the President and Secretary, respectively, of Willoughby Development, Inc., a Florida corporation, on behalf of and General Partners of Willoughby Associates, a Florida general partnership. They are personally known to me or have produced personal knowledge to me as identification and we did did not take an oath.

My commission expires: Nov 8 1995



[Signature]
Printed Name: PATRICIA C. HOAG
Notary Public
State of Florida at large