

# WILLOUGHBY PLAT No. 12

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

### 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, Public Records, Palm Beach County (now Martin County), Florida, and being more particularly described as follows:

Commencing at the Northwesterly corner of WILLOUGHBY PLAT NO. 9, Plat Book 13, Page 10, Public Records, Martin County, Florida, said point being the POINT OF BEGINNING; thence along the Westerly boundary of said WILLOUGHBY PLAT NO. 9, the following courses and distances; South 34°39'17" East, a distance of 17.96 feet; thence South 05°01'26" East, a distance of 69.39 feet; thence South 19°36'10" East, a distance of 175.06 feet; thence South 13°38'12" East, a distance of 95.98 feet; thence South 19°19'38" East, a distance of 202.93 feet; thence North 64°43'26" East, a distance of 148.65 feet; thence South 40°29'59" East, a distance of 327.64 feet; thence South 24°38'44" East, a distance of 51.90 feet; thence South 09°06'57" West, a distance of 239.27 feet; thence South 54°01'23" West, a distance of 800.00 feet; thence South 66°25'21" West, a distance of 337.53 feet; thence North 31°42'47" West, a distance of 519.62 feet; to the beginning of a curve, concave Easterly, having a radius of 100.00 feet and a central angle of 22°51'48", thence Northwesterly along the arc of said curve to the right, a distance of 39.90 feet to the curve's end; thence North 08°50'59" West, a distance of 76.66 feet; to a point on the Easterly boundary of WILLOUGHBY PLAT NO. 5 Plat Book 12, Page 15, Public Records, Martin County, Florida, said point also being the point of intersection with a non-tangent curve, concave Northwesterly, having a radius of 425.00 feet and a central angle of 48°15'48", thence Easterly along said WILLOUGHBY PLAT NO. 5 and the arc of said curve to the left, a distance of 358.00 feet, said arc subtended by a chord which bears North 51°28'11" East, a distance of 347.51 feet to the curve's end; thence North 27°20'17" East, a distance of 723.45 feet; to the beginning of a curve, concave Southeast, having a radius of 625.00 feet and a central angle of 22°51'06", thence Northwesterly along the arc of said curve to the right, a distance of 250.00 feet to the point of intersection with a non-tangent line, and the POINT OF BEGINNING; containing 23.252 acres, of land, more or less.

### 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. 12, as more particularly described hereon, and has caused the same to be surveyed and platted as shown hereon, and does hereby dedicate as follows:

- STREETS AND ROADWAYS**  
The street identified as Tract CA-19 on this WILLOUGHBY PLAT NO. 12 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 easements for access and for installation and maintenance of utilities and 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. 12 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. 12 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 easements and Access Easements. 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.
- MAINTENANCE EASEMENTS**  
The Maintenance Easement shown on this WILLOUGHBY PLAT NO. 12 is hereby declared to be a private easement and is 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 G C W-11 on this WILLOUGHBY PLAT NO. 12. The Board of County Commissioners of Martin County, Florida, shall have no responsibility, duty or liability regarding such maintenance easement.

5. **GOLF COURSE WATER MANAGEMENT TRACTS**  
The Golf Course Water Management Tract shown as Tract G C W-11 on this WILLOUGHBY PLAT NO. 12 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.

6. **GOLF COURSE TRACTS**  
The Golf Course Tracts shown as Tracts GC-8 and GC-9 on this WILLOUGHBY PLAT NO. 12 are hereby declared to be private tracts and are 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. 12. Such Golf Course Tracts shall be the maintenance responsibility of WILLOUGHBY ASSOCIATES, its 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 Tracts.

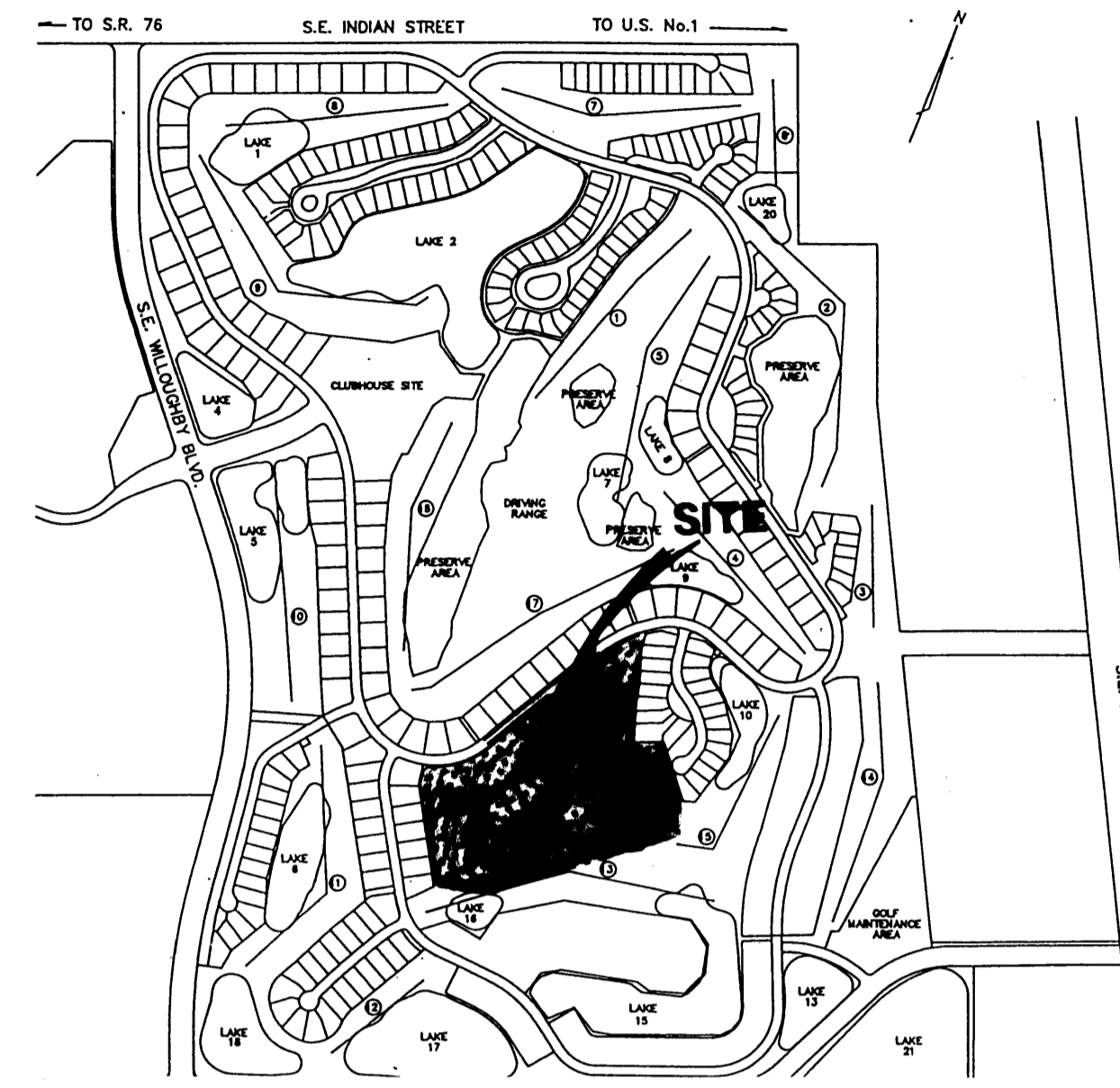
7. **COMMON AREAS**  
Tract CA-20 shown on this WILLOUGHBY PLAT NO. 12 is hereby declared to be a Common Area and is dedicated to WILLOUGHBY COMMUNITY ASSOCIATION, INC., its successors and assigns, for the use and enjoyment of said Association, its members and their invited guests. Such Common Areas 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 Areas.

8. **EXCLUSIVE COMMON AREAS**  
TRACTS ECA-22 and ECA-23 shown on this WILLOUGHBY PLAT NO. 12 are hereby declared to be Exclusive Common Areas 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. 12, 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 Areas shall be maintained by WILLOUGHBY COMMUNITY ASSOCIATION, INC., on behalf of the owners of the lots shown on this WILLOUGHBY PLAT NO. 12, 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 Areas.

9. **WETLAND PRESERVE TRACT AND 25' UPLAND BUFFER**  
The Wetland Preserve Tract shown as Tract WP-19 on this WILLOUGHBY PLAT NO. 12 is hereby declared to be a private tract and is 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 Tract except as authorized in the Master Environmental Plan approved by the Board of County Commissioners of Martin County, Florida. Such Wetland Preserve Tract 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 the Board of County Commissioners of Martin County, Florida, shall have no responsibility, duty or liability regarding such Wetland Preserve Tract.

SIGNED AND SEALED this 13 day of August, 1993  
WILLOUGHBY ASSOCIATES, a Florida General Partnership  
By: WILLOUGHBY DEVELOPMENT, INC., as General Partner  
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 13th DAY OF August, 1993, 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 AND IDENTIFICATION.  
Patricia C. Hoag  
Printed Name PATRICIA C. HOAG  
Notary Public  
State of Florida at large  
My Commission Expires: Nov 8, 1995



**MORTGAGE HOLDER'S 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 LAND DESCRIBED HEREON AND DOES CONSENT TO THE DEDICATION HEREON AND DOES SUBORDINATE ITS MORTGAGE, LIEN OR ENCUMBRANCE TO SUCH DEDICATION.

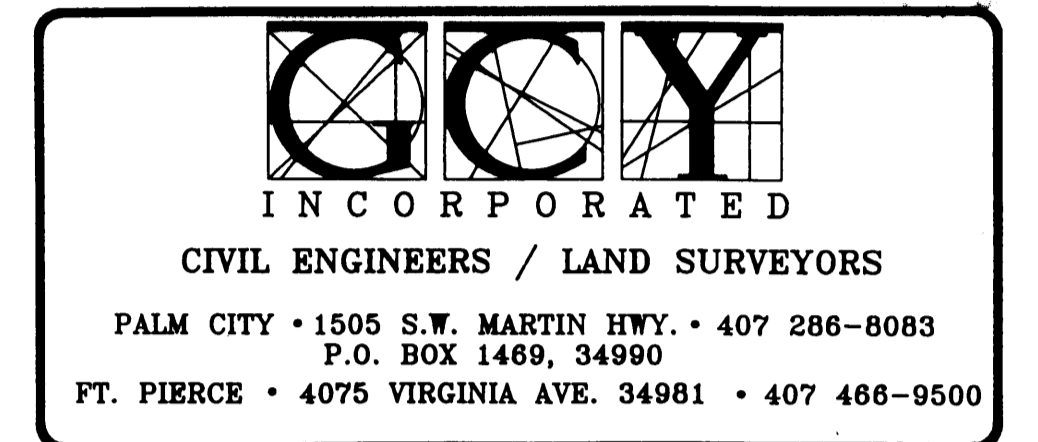
SIGNED AND SEALED this 14th day of August, 1993, on behalf of said banking corporation by its Senior Real Estate Officer and attested to by its Credit Policy Officer

BARNETT BANK OF PALM BEACH COUNTY  
By: BARNETT BANKS, INC., a Florida corporation, as attorney-in-fact for Barnett Bank of Palm Beach County pursuant to a Power of Attorney dated as of March 1, 1992 and recorded in OR Book 7428, Page 361, of the Public Records of Duval County, Florida, together with a Second Amended and Restated Florida Certificate of Designation dated March 22, 1993 and recorded in OR Book 7557, Page 1710, of the Public Records of Duval County, Florida, a notice of which is contained in a Second Amended and Restated Florida Notice of Powers of Attorney and Certificate of Designation dated as of March 22, 1993 and recorded in OR Book 7701, Page 214, of the Public Records of Palm Beach County, Florida.  
ATTEST: Billy J. Connel BY: Sarah L. Leedom  
Print Name BARNETT BANKS, INC. Print Name SARAH L. LEEDOM  
Title: CREDIT POLICY OFFICER Title: SENIOR REAL ESTATE OFFICER  
WITNESS: S. LEON WITNESS: Sarah L. Leedom  
Print Name RALPH LEON Print Name Sarah L. Leedom

**ACKNOWLEDGEMENT**  
State of Florida  
County of Palm Beach  
The foregoing Mortgage Holder's Consent was acknowledged before me this 24th day of August, 1993 by the corporation as attorney-in-fact on behalf of Barnett Bank of Palm Beach County, a state banking association, pursuant to a Power of Attorney dated as of March 1, 1992 and recorded in OR Book 7428, Page 361, of the Public Records of Duval County, Florida, together with a Second Amended and Restated Florida Certificate of Designation dated March 22, 1993 and recorded in OR Book 7557, Page 1710, of the Public Records of Duval County, Florida, a notice of which is contained in a Second Amended and Restated Florida Notice of Powers of Attorney and Certificate of Designation dated as of March 22, 1993 and recorded in OR Book 7701, Page 214, of the Public Records of Palm Beach County, Florida.  
My Commission Expires Sep 10/1996  
Heriberto Valbuena  
Notary Public  
State of Florida at large  
Printed Name Heriberto Valbuena

**SURVEYOR**  
**NOTARY PUBLIC**  
**NOTARY PUBLIC**  
**WILLOUGHBY ASSOC.**

**CLERK'S RECORDING CERTIFICATE**  
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 41, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS 15 DAY OF October, 1993.  
MARSHA STILLER, CLERK OF THE CIRCUIT COURT MARTIN COUNTY, FLORIDA.  
FILE NUMBER 024672, BY Deborah Langston DEPUTY CLERK  
39-38-41-012-000-0000.0  
SUBDIVISION PARCEL CONTROL NO.



**TITLE CERTIFICATION**  
This is to certify that we have searched the Public Records of Martin County, Florida, through 8/19/93, 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. 12 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, filed mortgage on: June 24, 1988, 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.

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

SUN TITLE & ABSTRACT COMPANY  
BY: Donna Pecchia  
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:  
9-10, 1993 Donald E. Skellerman COUNTY ENGINEER  
July 27, 1993 John A. Ferguson COUNTY ATTORNEY  
July 27, 1993 Billy J. Connel CHAIRMAN  
July 27, 1993 Marsha Stiller CLERK  
By: Deborah Langston, D.C.

**SURVEYOR'S CERTIFICATION**  
I, HERBERT E. YANCY, do hereby certify that this Willoughby Plat No. 12, 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 the permanent reference monuments have been placed as required by law and further, that permanent control points will be set for the required improvements and that the survey data complies with all requirements of Chapter 177, Part 1, Florida Statutes, as amended and ordinances of Martin County, Florida.  
Dated this 14th day of August, 1993.  
Herbert E. Yancy  
Herbert E. Yancy  
Registered Land Surveyor  
Florida Certificate No. 4274