

SHEET INDEX

LEGAL DESCRIPTION

BEING A PARCEL OF LAND LYING IN THE HANSON GRANT, MARTIN COUNTY, FLORIDA, SAID PARCEL ALSO BEING A PORTION OF THE PLAT OF STUART FARMS, A SUBDIVISION OF THE MILES OR HANSON GRANT, AS RECORDED IN PLAT BOOK 1, PAGE 63 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWESTERLY CORNER OF FISHERMAN'S COVE, SECTION 2, PHASE 2A, AS RECORDED IN PLAT BOOK 8, PAGE 20 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, THENCE RUN NORTH 66°36'26" EAST, ALONG THE NORTHERLY LINE OF SAID FISHERMAN'S COVE, SECTION 2, PHASE 2A AND THE NORTHERLY LINE OF FISHERMAN'S COVE, SECTION 2, PHASE 2B, AS RECORDED IN PLAT BOOK 8, PAGE 32 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, A DISTANCE OF 1285.47 FEET TO THE NORTHEASTERLY CORNER OF AFOREMENTIONED FISHERMAN'S COVE, SECTION 2, PHASE 2B; THENCE SOUTH 23°11'17" EAST, ALONG THE EAST LINE OF SAID FISHERMAN'S COVE, SECTION 2, PHASE 2B, A DISTANCE OF 674.89 FEET; THENCE SOUTH 23°09'08" EAST, A DISTANCE OF 65.04 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 23°09'08" EAST, A DISTANCE OF 1363.87 FEET; THENCE NORTH 66°42'36" EAST, A DISTANCE OF 676.12 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF S.E. WILLOUGHBY BOULEVARD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 57 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SAID RIGHT-OF-WAY BEING 120.00 FEET IN WIDTH AND LYING 60.00 FEET EACH SIDE OF THE CENTERLINE OF SAID S.E. WILLOUGHBY BOULEVARD, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 2924.85 FEET, THE CHORD OF WHICH BEARS N 14°25'48" W; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°38'39", A DISTANCE OF 645.46 FEET; THENCE NORTH 08°08'28" WEST, A DISTANCE OF 449.18 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 2231.88 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°16'45", A DISTANCE OF 205.64 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, SOUTH 76°36'49" WEST, A DISTANCE OF 206.35 FEET; THENCE SOUTH 73°56'54" WEST, A DISTANCE OF 65.60 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 150.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°03'29", A DISTANCE OF 39.42 FEET; THENCE SOUTH 58°53'25" WEST, A DISTANCE OF 72.99 FEET TO THE BEGINNING OF CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 250.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°06'00", A DISTANCE OF 74.61 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 150.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°09'15", A DISTANCE OF 23.97 FEET; THENCE SOUTH 66°50'11" WEST, A DISTANCE OF 180.20 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 150.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 44°47'16", A DISTANCE OF 117.25 FEET; THENCE NORTH 68°22'34" WEST, A DISTANCE OF 17.34 FEET; THENCE SOUTH 66°48'43" WEST, A DISTANCE OF 158.01 FEET TO THE POINT OF BEGINNING.

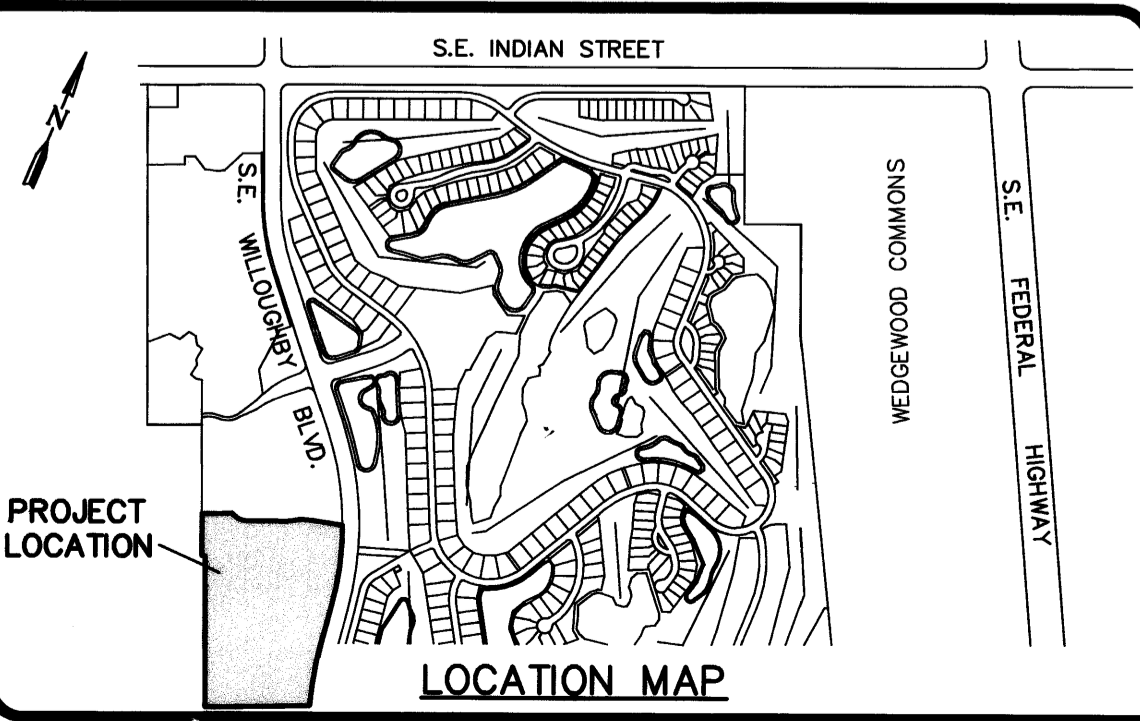
CONTAINING 23.86 ACRES, MORE OR LESS.

TITLE CERTIFICATION

I, SAM T. STEGER, A MEMBER OF THE FLORIDA BAR HEREBY CERTIFY THAT AS OF December 18, 2001, AT 5:00 P.M.

- RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE CORPORATION EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.
- ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:
MORTGAGE IN FAVOR OF HARBOR FEDERAL SAVINGS BANK, DATED NOVEMBER 5, 1999, RECORDED ON NOVEMBER 26, 1997, IN OFFICIAL RECORD BOOK 1274, PAGE 2880, AS MODIFIED BY INSTRUMENTS RECORDED IN OFFICIAL RECORDS BOOK 1375, PAGE 1284, OFFICIAL RECORDS BOOK 1467, PAGE 1317, OFFICIAL RECORDS BOOK 1467, PAGE 1322, AND OFFICIAL RECORDS BOOK 1605, PAGE 0629, ALL OF THE MARTIN COUNTY, FLORIDA PUBLIC RECORDS.
- ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, F.S., HAVE BEEN PAID.

DATED THIS 17th DAY OF January, 2002. S.T. Steger
SAM T. STEGER
STEGER & STEGER, P.A.
301 E. OCEAN BLVD., SUITE 310
STUART, FL 34994
(561) 287-8888
FLORIDA BAR NO. 280496



LOCATION MAP

WILLOUGHBY PLAT NO. 18, A P.U.D.(r) (Willoughby Cay)

Being a parcel of land lying in the Hanson Grant, Martin County, Florida and being a part of an abandoned portion of Stuart Farms as recorded in Plat Book 1, Page 63, public records, Martin County, Florida.

CERTIFICATE OF OWNERSHIP AND DEDICATION

SHOWCASE DESIGNER HOMES, L.C., A FLORIDA LIMITED LIABILITY COMPANY, BY AND THROUGH ITS UNDERSIGNED OFFICER, DOES HEREBY CERTIFY THAT SHOWCASE DESIGNER HOMES, L.C., A FLORIDA LIMITED LIABILITY COMPANY IS THE OWNER OF THE PROPERTY DESCRIBED ON THE PLAT OF WILLOUGHBY PLAT NO. 18, A P.U.D. (r) AND HEREBY DEDICATES AS FOLLOWS:

1. STREETS AND ROADWAYS

THE STREETS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT OF WILLOUGHBY PLAT NO. 18, A P.U.D. (r) AND DESIGNATED AS PRIVATE, ARE HEREBY DECLARED TO BE THE PROPERTY OF WILLOUGHBY CAY HOMEOWNERS ASSOCIATION, INC. (HEREINAFTER ASSOCIATION), AND THE PRIVATE STREETS AND RIGHTS-OF-WAY 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. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR, ANY PRIVATE STREETS DESIGNATED AS SUCH ON THIS PLAT.

2. UTILITY EASEMENTS

THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF WILLOUGHBY PLAT NO. 18, A P.U.D. (r) MAY BE USED FOR UTILITY PURPOSES (INCLUDING CATV) 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. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY UTILITY EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.

3. DRAINAGE AND EMERGENCY ACCESS EASEMENTS

THE DRAINAGE AND EMERGENCY ACCESS EASEMENTS SHOWN ON THIS PLAT OF WILLOUGHBY PLAT NO. 18, A P.U.D. (r), ARE HEREBY DECLARED TO BE PRIVATE EASEMENTS AND ARE DEDICATED TO AND SHALL BE CONVEYED BY DEED TO WILLOUGHBY CAY HOMEOWNERS ASSOCIATION, INC. (HEREINAFTER ASSOCIATION), AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR DRAINAGE AND ACCESS 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 PRIVATE DRAINAGE AND ACCESS EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.

EMERGENCY

4. MAINTENANCE EASEMENTS

THE MAINTENANCE EASEMENTS SHOWN ON THIS PLAT OF WILLOUGHBY PLAT NO. 18, A P.U.D.(r), ARE HEREBY DECLARED TO BE PRIVATE EASEMENTS AND ARE DEDICATED TO AND SHALL BE CONVEYED BY DEED TO WILLOUGHBY CAY HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF MAINTENANCE OF THE WATER MANAGEMENT TRACTS SHOWN AS C.A.W. - 32 AND C.A.W. - 33 ON THIS PLAT OF WILLOUGHBY PLAT NO. 18, A P.U.D.(r). MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR ANY MAINTENANCE EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.

5. COMMON AREA

TRACT C.A. - 34 AS SHOWN ON THIS PLAT OF WILLOUGHBY PLAT NO. 18, A P.U.D.(r), IS HEREBY DECLARED TO BE A COMMON AREA AND IS DEDICATED TO AND SHALL BE CONVEYED BY DEED TO WILLOUGHBY CAY HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPING PURPOSES AND FOR THE USE AND ENJOYMENT OF SAID ASSOCIATION, ITS MEMBERS AND THEIR INVITED GUESTS. SUCH COMMON AREA SHALL BE THE MAINTENANCE RESPONSIBILITY OF WILLOUGHBY CAY HOMEOWNERS ASSOCIATION, INC., AS PROVIDED IN THAT CERTAIN DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR THE PLAT OF WILLOUGHBY PLAT NO. 18, A P.U.D. (r) RECORDED OR TO BE RECORDED IN THE MARTIN COUNTY, FLORIDA, PUBLIC RECORDS. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH COMMON AREA.

6. PRESERVATION AREA

THE PRESERVATION AREA SHOWN ON THIS PLAT OF WILLOUGHBY PLAT NO. 18, A P.U.D.(r), IS HEREBY DECLARED TO BE A PRESERVATION AREA AND IS DEDICATED TO AND SHALL BE CONVEYED BY DEED TO WILLOUGHBY CAY HOMEOWNERS ASSOCIATION, INC. (HEREINAFTER ASSOCIATION), ITS SUCCESSORS AND ASSIGNS, FOR PRESERVATION PURPOSES. SUCH PRESERVATION AREA SHALL BE THE MAINTENANCE RESPONSIBILITY OF WILLOUGHBY CAY HOMEOWNERS ASSOCIATION, INC., AS PROVIDED IN THAT CERTAIN DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR THE PLAT OF WILLOUGHBY PLAT NO. 18, A P.U.D.(r), RECORDED OR TO BE RECORDED IN THE MARTIN COUNTY, FLORIDA, PUBLIC RECORDS. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH PRESERVATION AREA.

7. COMMON AREA WATER TRACTS

TRACTS C.A.W. - 32 AND C.A.W. - 33 AS SHOWN ON THIS PLAT OF WILLOUGHBY PLAT NO. 18, A P.U.D.(r), ARE HEREBY DECLARED TO BE A COMMON AREA WATER TRACTS AND ARE DEDICATED TO AND SHALL BE CONVEYED BY DEED TO WILLOUGHBY CAY HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE USE AND ENJOYMENT OF SAID ASSOCIATION, ITS MEMBERS AND THEIR INVITED GUESTS. SUCH COMMON AREA WATER TRACTS SHALL BE THE MAINTENANCE RESPONSIBILITY OF WILLOUGHBY CAY HOMEOWNERS ASSOCIATION, INC., AS PROVIDED IN THAT CERTAIN DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR THE PLAT OF WILLOUGHBY PLAT NO. 18, A P.U.D. (r) RECORDED OR TO BE RECORDED IN THE MARTIN COUNTY, FLORIDA, PUBLIC RECORDS. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH COMMON AREA WATER TRACTS.

SIGNED AND SEALED THIS 18th DAY OF January, 2002.

SHOWCASE DESIGNER HOMES, L.C.,
A FLORIDA LIMITED LIABILITY COMPANY

BY: SAN GEORGE CONTRACTING, INC.,
A FLORIDA CORPORATION, MEMBER

BY: David San George, Jr.
DAVID SAN GEORGE, JR.
PRESIDENT

WITNESS: Kimberly A. Santoro Clare R. Waters
KIMBERLY A. SANTORO CLARE R. WATERS
PRINT NAME PRINT NAME

BY: SEACOAST DEVELOPMENT, INC.,
A FLORIDA CORPORATION, MEMBER

BY: James R. McNamara
JAMES R. MCNAMARA
PRESIDENT

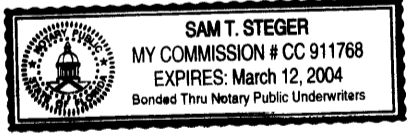
WITNESS: Kimberly A. Santoro Clare R. Waters
KIMBERLY A. SANTORO CLARE R. WATERS
PRINT NAME PRINT NAME

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, APPEARED DAVID SAN GEORGE, JR., PRESIDENT OF SAN GEORGE CONTRACTING, INC., A FLORIDA CORPORATION, AS MEMBER OF SHOWCASE DESIGNER HOMES, L.C., A FLORIDA LIMITED LIABILITY COMPANY, AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH CERTIFICATE OF OWNERSHIP AND DEDICATION AS SUCH OFFICER OF SAID CORPORATION AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT IT IS THE FREE ACT AND DEED OF SAID CORPORATION. HE IS PERSONALLY KNOWN TO ME OR () HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC
STATE OF FLORIDA
S.T. Steger
COMMISSION NO. _____
COMMISSION EXPIRES: _____

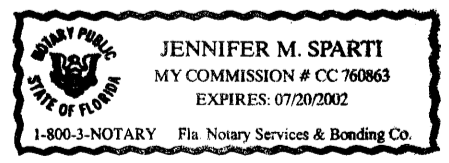


ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, APPEARED JAMES R. MCNAMARA, PRESIDENT OF SEACOAST DEVELOPMENT, INC., A FLORIDA CORPORATION, AS MEMBER OF SHOWCASE DESIGNER HOMES, L.C., A FLORIDA LIMITED LIABILITY COMPANY, AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH CERTIFICATE OF OWNERSHIP AND DEDICATION AS SUCH OFFICER OF SAID CORPORATION AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT IT IS THE FREE ACT AND DEED OF SAID CORPORATION. HE IS PERSONALLY KNOWN TO ME OR () HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC
STATE OF FLORIDA
Jennifer M. Sparti
COMMISSION NO. _____
COMMISSION EXPIRES: _____



CLERK'S RECORDING CERTIFICATE

I, MARSHA EWING, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN

PLAT BOOK 15, PAGE 22,
MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS

9th DAY OF April, 2002.

MARSHA EWING, CLERK OF THE CIRCUIT COURT
MARTIN COUNTY, FLORIDA.

FILE NUMBER 1564388 BY Charlotty Bruky
DEPUTY CLERK

39-38-41-018-000-0000.0
SUBDIVISION PARCEL CONTROL NUMBER

COUNTY APPROVAL

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

DATE: 3-15-02

David W. Schryver
COUNTY SURVEYOR AND MAPPER

DATE: 3-19-02

Clare R. Waters
COUNTY ENGINEER

DATE: 3-28-02

Kristal Stiles, Esq.
COUNTY ATTORNEY

DATE: 4-2-02
BCC: 11-27-01

Edmiral R. Gainer
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

ATTEST:

CLERK

CERTIFICATE OF SURVEYOR AND MAPPER

I, DAVID W. SCHRYVER, HEREBY CERTIFY THAT THIS PLAT OF WILLOUGHBY PLAT NO. 18, A P.U.D. (r), 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 AND INDIVIDUAL LOT CORNERS WILL BE SET FOR THE REQUIRED IMPROVEMENTS WITHIN PLATTED LANDS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, PART 1 FLORIDA STATUTES, AND APPLICABLE ORDINANCES OF MARTIN COUNTY, FLORIDA

DATED THIS 25th DAY OF January, 2002.

David W. Schryver
DAVID W. SCHRYVER, PSM
FLORIDA SURVEYOR AND MAPPER REGISTRATION NO. 4864

SURVEYOR'S NOTES

- THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER FORM OF THIS PLAT.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THERE SHALL BE NO BUILDING OR ANY OTHER KIND OF CONSTRUCTION, OR PLACEMENT OF TREES OR SHRUBS ON DRAINAGE EASEMENTS.
- BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH LINE OF FISHERMAN'S COVE SECTION 2, PHASE 2A AS RECORDED IN PLAT BOOK 8, PAGE 20, PUBLIC RECORDS, MARTIN COUNTY, FLORIDA. SAID LINE BEARS SOUTH 66°36'26" WEST.
- THE MORTGAGEES CONSENT WILL BE SIMULTANEOUSLY RECORDED AS A SEPARATE DOCUMENT.

Job Number 01-1038-02-01
Licensed Business #4108

