

LOT 1, A PLAT OF
WILLOUGHBY COMMONS

BEING A REPLAT OF A PORTION OF LOTS 9 AND 16, STUART FARMS SUBDIVISION OF LOT 5, MILES OR HANSON GRANT, AS RECORDED IN PLAT BOOK 1, PAGE 63, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA. SAID PLAT LYING IN THE CITY OF STUART.

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 _____ Page _____, Martin County, Florida, Public Records, this _____ day of _____, 20____.

File No. _____ BY: Marsha Ewing
 Circuit Court
 Martin County, Florida
 Deputy Clerk
 (Circuit Court Seal)

SUBDIVISION PARCEL CONTROL NUMBER

MORTGAGEE'S CONSENT "A"

* Now known as SEACOAST NATIONAL BANK.
 FIRST NATIONAL BANK AND TRUST COMPANY OF THE TREASURE COAST, A NATIONAL BANKING ASSOCIATION, HEREBY CERTIFIES THAT IT IS THE HOLDER OF THAT CERTAIN CERTAIN MORTGAGE ENCUMBERING THE LAND DESCRIBED HEREON RECORDED IN OFFICIAL RECORD BOOK 2103, PAGE 1918, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND CONSENTS TO THE DEDICATIONS HEREON AND SUBORDINATES ITS MORTGAGE TO SUCH DEDICATIONS.

SIGNED AND SEALED THIS 23rd DAY OF August, 2007.

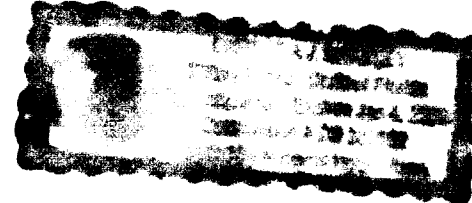
Jill E. Sutton
 WITNESS
Jamie Jabose
 WITNESS

FIRST NATIONAL BANK AND TRUST COMPANY OF THE TREASURE COAST, A NATIONAL BANKING ASSOCIATION
Now known as SEACOAST NATIONAL BANK
 BY: Robert P. Balm
 ITS: Vice President

ACKNOWLEDGEMENT

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED Robert P. Balm OF FIRST NATIONAL BANK AND TRUST COMPANY OF THE TREASURE COAST, A NATIONAL BANKING ASSOCIATION, TO ME WELL KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING MORTGAGE HOLDERS CONSENT ON BEHALF OF SAID CORPORATION. * Now known as SEACOAST NATIONAL BANK.

WITNESS MY HAND AND OFFICIAL SEAL THIS 23 DAY OF August, 2007.



(STAMP)

Christine Bradley
 NOTARY PUBLIC
 STATE OF FLORIDA AT LARGE
 COMMISSION NO. _____
 MY COMMISSION EXPIRES: _____

MORTGAGEE'S CONSENT "B"

* Now known as SEACOAST NATIONAL BANK.
 FIRST NATIONAL BANK AND TRUST COMPANY OF THE TREASURE COAST, A NATIONAL BANKING ASSOCIATION, HEREBY CERTIFIES THAT IT IS THE HOLDER OF THAT CERTAIN CERTAIN MORTGAGE ENCUMBERING THE LAND DESCRIBED HEREON RECORDED IN OFFICIAL RECORD BOOK 2103, PAGE 1956, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND CONSENTS TO THE DEDICATIONS HEREON AND SUBORDINATES ITS MORTGAGE TO SUCH DEDICATIONS.

SIGNED AND SEALED THIS 29th DAY OF August, 2007.

Jill E. Sutton
 WITNESS
Jamie Jabose
 WITNESS

FIRST NATIONAL BANK AND TRUST COMPANY OF THE TREASURE COAST, A NATIONAL BANKING ASSOCIATION
Now known as SEACOAST NATIONAL BANK
 BY: Robert P. Balm
 ITS: Vice President

ACKNOWLEDGEMENT

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED Robert P. Balm OF FIRST NATIONAL BANK AND TRUST COMPANY OF THE TREASURE COAST, A NATIONAL BANKING ASSOCIATION, TO ME WELL KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING MORTGAGE HOLDERS CONSENT ON BEHALF OF SAID CORPORATION. * Now known as SEACOAST NATIONAL BANK.

WITNESS MY HAND AND OFFICIAL SEAL THIS 23 DAY OF August, 2007.



(STAMP)

Christine Bradley
 NOTARY PUBLIC
 STATE OF FLORIDA AT LARGE
 COMMISSION NO. _____
 MY COMMISSION EXPIRES: _____

NOTES

1. THIS PLAT, AS RECORDED IN ITS ORIGINAL FORM IN THE PUBLIC RECORDS, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL.
2. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
3. THE SURVEY BEARINGS SHOWN HEREON ARE REFERENCED TO THE EASTERLY LINE OF LOTS 9 & 16, STUART FARMS SUBDIVISION, CALCULATED AS S23°38'53"E, ALL OTHERS RELATIVE THERETO.
4. THE NATIONAL FLOOD INSURANCE PROGRAM DESIGNATION AS INDICATED ON THE F.E.M.A. PANEL No. 12085C 0181F DATED 10/04/2002, LOCATES THE PARCEL IN ZONE "X" (MINIMUM BASE FLOOD ELEVATION NOT APPLICABLE).

CITY COMMISSION APPROVAL

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

DATE: 10/12/07

DATE: 01/25/09

DATE: 8-27-2009

DATE: 8/13/07

PLAT REMEWER: GREGORY FLEMING, P.S.M.
 CITY ENGINEER: JOSEPH CAPRA, CAPTEC ENGINEERING, INC.
 CITY ATTORNEY: PAUL J. NIOLETTI
Mayor
 MAYOR, CITY OF STUART

ATTEST: Cheryl White
 CLERK: CHERYL WHITE

MORTGAGEE'S CONSENT "C"

RIVERSIDE NATIONAL BANK, HEREBY CERTIFIES THAT IT IS THE HOLDER OF THAT CERTAIN CERTAIN MORTGAGE ENCUMBERING THE LAND DESCRIBED HEREON RECORDED IN OFFICIAL RECORD BOOK 2108, PAGE 2945, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND CONSENTS TO THE DEDICATIONS HEREON AND SUBORDINATES ITS MORTGAGE TO SUCH DEDICATIONS.

SIGNED AND SEALED THIS 27 DAY OF August, 2007.

William W. Wacker
 WITNESS
Deanna Kately
 WITNESS

RIVERSIDE NATIONAL BANK
 BY: Shawn M. Stinchfield
 ITS: SENIOR VICE PRESIDENT

ACKNOWLEDGEMENT

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED Shawn M. Stinchfield OF RIVERSIDE NATIONAL BANK, TO ME WELL KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING MORTGAGE HOLDERS CONSENT ON BEHALF OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 27 DAY OF August, 2007.



(STAMP)

Christine Borrack
 NOTARY PUBLIC
 STATE OF FLORIDA AT LARGE
 COMMISSION NO. _____
 MY COMMISSION EXPIRES: _____

TITLE CERTIFICATION

I, RICHARD J. DUNGEY, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFIES THAT AS OF August 20, 2007, AT 3:00 PM

1. RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE PERSON, CORPORATION AND/ OTHER ENTITY EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.
2. ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:
 A.) MORTGAGE TO FIRST NATIONAL BANK AND TRUST OF THE TREASURE COAST, A NATIONAL BANKING ASSOCIATION, DATED JANUARY 17, 2006, AND RECORDED IN OFFICIAL RECORD BOOK 2103, PAGE 1918, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
 B.) MORTGAGE TO FIRST NATIONAL BANK AND TRUST OF THE TREASURE COAST, A NATIONAL BANKING ASSOCIATION, DATED JANUARY 17, 2006, AND RECORDED IN OFFICIAL RECORD BOOK 2103, PAGE 1956, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
 C.) MORTGAGE TO RIVERSIDE NATIONAL BANK, DATED FEBRUARY 02, 2006, AND RECORDED IN OFFICIAL RECORD BOOK 2108, PAGE 2945, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

3. ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192 F.S., HAVE BEEN PAID.

DATED THIS 20 OF August, 2007

BY: Richard J. Dungey
 RICHARD J. DUNGEY
 ATTORNEY-AT-LAW, FLORIDA BAR NO. 155538

FOX, WACKEEN, DUNGEY, BEARD, SOBEL,
 BUSH & McCLUSKEY, L.L.P.
 3473 SE WILLOUGHBY BOULEVARD
 P.O. DRAWER 6
 STUART, FL 34995-0006

CERTIFICATE OF SURVEYOR AND MAPPER

I, STEPHEN J. BROWN, HEREBY CERTIFY THAT THE PLAT OF WILLOUGHBY COMMONS 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 (PRM'S) HAVE BEEN PLACED AS REQUIRED BY LAW; THAT PERMANENT CONTROL POINTS (PCP'S), AND LOT CORNERS WILL BE SET FOR THE REQUIRED IMPROVEMENTS WITHIN THE PLATTED LANDS, AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND APPLICABLE ORDINANCES OF THE CITY OF STUART, FLORIDA.

Stephen J. Brown
 STEPHEN J. BROWN, P.S.M.
 FLORIDA SURVEYOR AND MAPPER
 REGISTRATION NO. 4049
 (OFFICIAL SEAL)

619 E 5th STREET
 STUART, FLORIDA 34994
 772-288-7176

STEPHEN J. BROWN, INC.

**SURVEYORS-DESIGNERS
 LAND PLANNERS-CONSULTANTS**

JOB # 4427-01-01--07-16-07

**WILLOUGHBY COMMONS
 SHEET 2 OF 3**