

LOCATION MAP
(NOT TO SCALE)

LEGAL DESCRIPTION

A PARCEL OF LAND BEING IN 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 PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF SE WILLOUGHBY BOULEVARD AND THE NORTHERLY LINE OF SAID LOT 9 STUART FARMS SUBDIVISION; THENCE NORTH 68°02'45" EAST, ALONG THE NORTHERLY LINE OF SAID LOT 9, FOR A DISTANCE OF 352.98 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 66° 02'45" EAST, ALONG SAID NORTH LINE, FOR A DISTANCE OF 176.69 FEET TO THE EASTERLY LINE OF LOTS 9 AND 16; THENCE SOUTH 23°38'53" EAST, ALONG SAID EASTERLY LINE, FOR A DISTANCE OF 623.01 FEET; THENCE, DEPARTING SAID EASTERLY LINE, SOUTH 41°04'02" WEST, FOR A DISTANCE OF 257.84 FEET TO A POINT ON THE SAID EASTERLY RIGHT-OF-WAY LINE OF SE WILLOUGHBY BOULEVARD AND A POINT ON A NON-TANGENT CURVE; SAID CURVE BEING CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1065.00 FEET, A CENTRAL ANGLE OF 11°31'13", AND A CHORD BEARING OF NORTH 54°41'34" WEST; THENCE TRAVEL NORTHWESTERLY ALONG SAID EASTERLY RIGHT-OF-WAY AND ARC OF SAID CURVE, FOR A DISTANCE OF 214.14 FEET TO A POINT OF REVERSE CURVATURE; SAID CURVE BEING CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 935.00 FEET, A CENTRAL ANGLE OF 23°18'03", AND A CHORD BEARING OF NORTH 48°48'09" WEST; THENCE TRAVEL NORTHWESTERLY ALONG SAID EASTERLY RIGHT-OF-WAY AND ARC OF SAID CURVE, FOR A DISTANCE OF 380.24 FEET; THENCE, DEPARTING SAID EASTERLY RIGHT-OF-WAY, NORTH 54°39'29" EAST, FOR A DISTANCE OF 354.94 FEET; THENCE NORTH 37°38'59" WEST, FOR A DISTANCE OF 83.84 FEET; THENCE NORTH 23°43'34" WEST, FOR A DISTANCE OF 53.93 FEET TO A POINT ON THE SAID NORTHERLY LINE OF LOT 9, AND THE POINT OF BEGINNING.
PARCEL CONTAINING 235,763.09 SQUARE FEET, 5.41 ACRES +/-.

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 0161F DATED 10/04/2002, LOCATES THE PARCEL IN ZONE "X" (MINIMUM BASE FLOOD ELEVATION NOT APPLICABLE).

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.

CERTIFICATE OF OWNERSHIP AND DEDICATION

THE PARKS BUILDING, LLC, A FLORIDA LIMITED LIABILITY COMPANY, JEFFREY C. BRUNER, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND WILLOUGHBY LEGAL CENTER, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BY AND THROUGH THEIR UNDERSIGNED OFFICERS, DOES HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE PROPERTY DESCRIBED ON THE PLAT OF WILLOUGHBY COMMONS.

1. COMMON AREA

ALL AREAS NOT INCLUDED IN LOTS SHALL BE COMMON AREAS, AND ARE HEREBY DECLARED TO BE THE PROPERTY OF THE WILLOUGHBY COMMONS PROPERTY OWNERS ASSOCIATION, INC., (HEREINAFTER "ASSOCIATION"), AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR INGRESS & EGRESS, PARKING, STORMWATER MANAGEMENT AND UTILITY PURPOSES (INCLUDING CATV), AND ALL OTHER PURPOSES BENEFICIAL TO THE ASSOCIATION, AND SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE ASSOCIATION. THE CITY OF STUART HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY AREA WITHIN A COMMON AREA ON THIS PLAT.

- A.) SIGNED THIS 18 DAY OF December, 2009, ON BEHALF OF THE PARKS BUILDING, LLC A FLORIDA LIMITED LIABILITY COMPANY
 WITNESS: Alice Lyons BY: [Signature]
 PRINT NAME: Alice Lyons MANAGING MEMBER
- WITNESS: Debra A. Sigafos
 PRINT NAME: Debra A. Sigafos
- B.) SIGNED THIS 18 DAY OF December, 2009, ON BEHALF OF JEFFREY C. BRUNER, LLC A FLORIDA LIMITED LIABILITY COMPANY
 WITNESS: Alice Lyons BY: Jeffrey C. Bruner
 PRINT NAME: Alice Lyons MANAGING MEMBER
- WITNESS: Debra A. Sigafos
 PRINT NAME: Debra A. Sigafos
- C.) SIGNED THIS 15 DAY OF December, 2009, ON BEHALF OF WILLOUGHBY LEGAL CENTER, LLC A FLORIDA LIMITED LIABILITY COMPANY
 WITNESS: Alice Lyons BY: Richard J. Dungey
 PRINT NAME: Alice Lyons MANAGING MEMBER
- WITNESS: Monica Swords
 PRINT NAME: Monica Swords

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

STEPHEN J. BROWN, INC.

SURVEYORS-DESIGNERS
LAND PLANNERS-CONSULTANTS

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 16, Page 92, Martin County, Florida, Public Records, this 14 day of January, 2010.

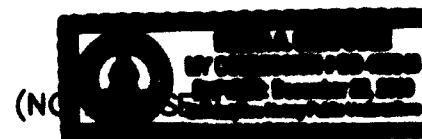
File No. 2187886
 Marsha Ewing
 Circuit Court
 Martin County, Florida
 BY: [Signature]
 Deputy
 (Circuit Court Seal)

40-38-41-022-000-0000.0
SUBDIVISION PARCEL CONTROL NUMBER

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF MARTIN

LOT B A.) THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION ACKNOWLEDGED BEFORE ME THIS 18th DAY OF December, 2009 BY RALPH PARKS, MANAGING MEMBER OF THE PARKS BUILDING, LLC, A FLORIDA LIMITED LIABILITY COMPANY. HE IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION.



[Signature]
Debra A. Sigafos
 (PRINT NAME BENEATH SIGNATURE)
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: _____

LOTS A & C B.) THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION ACKNOWLEDGED BEFORE ME THIS 18th DAY OF December, 2009 BY JEFFREY BRUNER, MANAGING MEMBER OF JEFFREY C. BRUNER, LLC, A FLORIDA LIMITED LIABILITY COMPANY. HE IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION.



[Signature]
Debra A. Sigafos
 (PRINT NAME BENEATH SIGNATURE)
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: _____

LOT D C.) THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION ACKNOWLEDGED BEFORE ME THIS 15th DAY OF December, 2009 BY RICHARD J. DUNGEY, MANAGING MEMBER OF WILLOUGHBY LEGAL CENTER, LLC, A FLORIDA LIMITED LIABILITY COMPANY. HE IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION.



[Signature]
Debra A. Sigafos
 (PRINT NAME BENEATH SIGNATURE)
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: _____

ACCEPTANCE OF DEDICATION

WILLOUGHBY COMMONS PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION, DOES HEREBY ACCEPT OWNERSHIP AND DEDICATION OF LAND, EASEMENTS, RESTRICTIONS, STREETS, RIGHTS-OF-WAY AND COVENANTS BY THE OWNER THEREOF AND DOES FURTHER ACCEPT THE MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON.

DATED THIS 18th DAY OF December, 2009

BY: [Signature]
 ITS PRESIDENT

WITNESS: [Signature]
 PRINT NAME: Debra A. Sigafos
 WITNESS: Alice Lyons
 PRINT NAME: Alice Lyons

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED Ralph H. Parks TO ME WELL KNOWN TO BE THE PRESIDENT OF WILLOUGHBY COMMONS PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION, AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH ACCEPTANCE OF DEDICATION AS SUCH PRESIDENT OF SAID CORPORATION AND THAT IT IS THE FREE ACT AND DEED OF SAID CORPORATION. HE IS: PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.
 WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS 18th DAY OF December, 2009.

(STAMP)

COMMISSION NO. _____

[Signature]
Debra A. Sigafos
 NOTARY PUBLIC
 STATE OF FLORIDA AT LARGE
 MY COMMISSION EXPIRES: _____



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

WILLOUGHBY COMMONS
SHEET 1 OF 3