

# PLAT OF S. E. WILLOUGHBY BOULEVARD

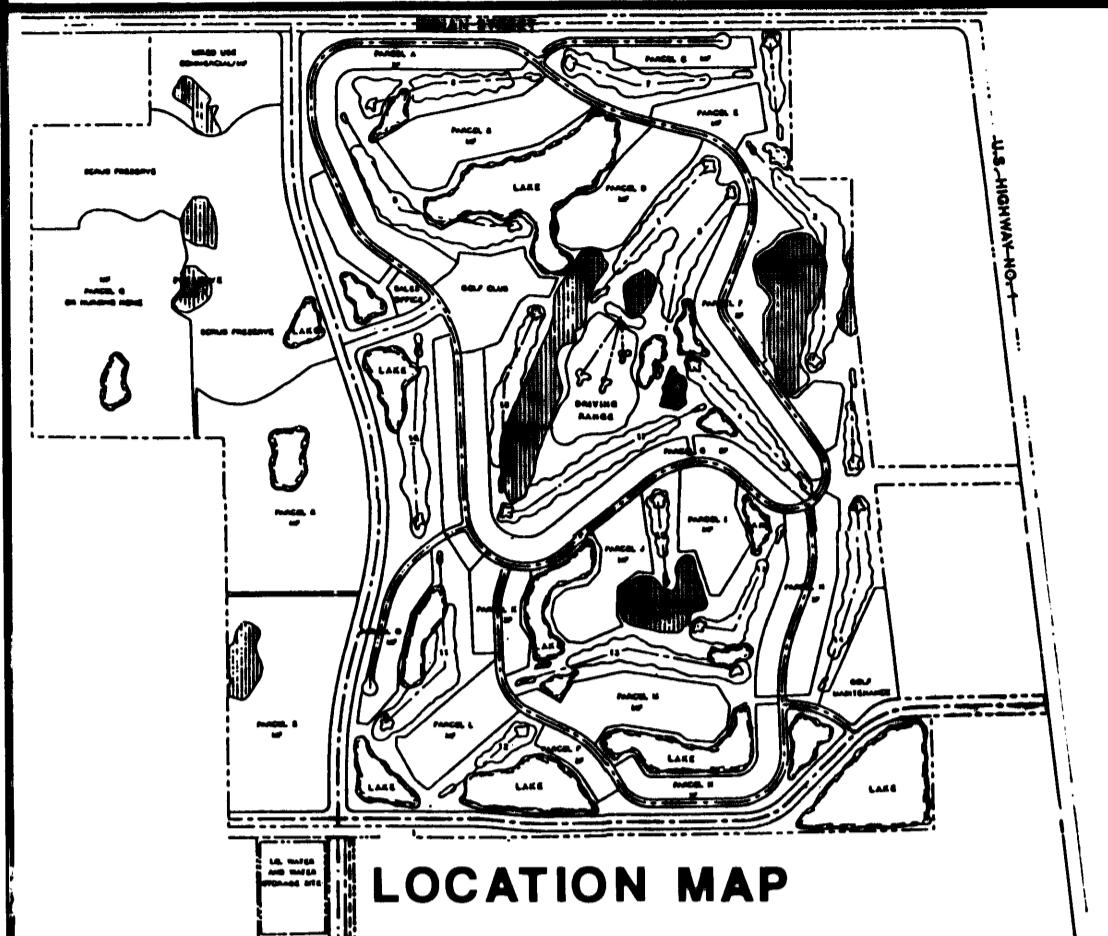
BEING A TRACT OF LAND LYING IN THE HANSON GRANT SITUATED IN MARTIN COUNTY, FLORIDA.

I, MARSHA STILLER, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 11, PAGE 57, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 26th DAY OF November, 1988.

MARSHA STILLER, CLERK  
CIRCUIT COURT  
MARTIN COUNTY, FLORIDA

BY: Deborah Langston  
DEPUTY CLERK

FILE NO. 737998



LOCATION MAP

## LEGAL DESCRIPTION CONT. PARCEL 2

That portion of Tract 1 in Block 61 of St. Lucie Inlet Farms in Martin County, Florida, according to the Plat thereof recorded in Plat Book 1, Page 96, Public Records of Palm Beach (Now Martin) County, Florida, included within a strip of land 120.00 feet wide, the centerline of which is described as follows:

Commencing at the intersection of the Northerly prolongation of the Easterly line of said Tract 1 with the North line of said St. Lucie Inlet Farms; thence South 66° 44' 28" East along said North line a distance of 95.24 feet to the POINT OF BEGINNING; thence South 23° 15' 32" East a distance of 661.33 feet to the South line of said Tract 1 and the POINT OF TERMINATION.

Containing 1.822 Acres, more or less.

## PARCEL 3

That portion of Stuart Farms in Martin County, Florida, according to the Plat thereof recorded in Plat Book 1, Page 63, Public Records of said Martin County together with a portion of Port Sewall recorded in Plat Book 3, Page 7, Public Records of Palm Beach (Now Martin) County, Florida, described as a whole as follows:

Commencing at the intersection of the centerline of State Road 76 with the centerline of Indian Street; thence North 66° 44' 28" East along said centerline of Indian Street a distance of 47.42 feet; thence South 23° 15' 32" East a distance of 50.00 feet to the South right-of-way line of Indian Street; thence North 66° 44' 28" East along said South right-of-way line a distance of 2242.06 feet to the POINT OF BEGINNING, said point also being the beginning of a curve concave Southwesterly having a radius of 50.00 feet; thence Southwesterly a distance of 78.54 feet along said curve through a central angle of 90° 00' 00"; thence South 23° 15' 32" East a distance of 760.72 feet to the beginning of a curve concave Northeasterly, having a radius of 1697.02 feet; thence Southwesterly a distance of 533.13 feet along said curve through a central angle of 18° 00' 00"; thence South 41° 15' 32" East a distance of 1193.55 feet to the beginning of a curve concave Southwesterly, having a radius of 2231.88 feet; thence Southerly a distance of 1291.36 feet along said curve through a central angle of 33° 09' 04"; thence South 8° 06' 28" East a distance of 449.18 feet to the beginning of a curve concave Easterly, having a radius of 2924.85 feet; thence Southerly a distance of 773.37 feet along said curve through a central angle of 15° 08' 59"; thence South 23° 15' 27" East a distance of 198.67 feet to the beginning of a curve concave Northwesterly having a radius of 50.00 feet; thence Southwesterly a distance of 78.51 feet along said curve through a central angle of 89° 58' 03"; thence North 66° 42' 36" East a distance of 220.00 feet to the beginning of a curve concave Northerly having a radius of 50.00 feet; thence Westerly a distance of 78.57 feet along said curve through a central angle of 90° 01' 57" to its point of tangency with a line parallel with and Easterly 120.00 feet from that certain course described above as South 23° 15' 27" East a distance of 198.67 feet; thence North 23° 15' 27" West along said parallel line a distance of 198.55 feet to the beginning of a curve concave Northeasterly having a radius of 2804.85 feet, said curve being concentric with and Northeasterly 120.00 feet from that certain course described above as having a radius of 2924.85 feet and a central angle of 15° 08' 59"; thence Northerly a distance of 741.64 feet along said concentric curve through a central angle of 15° 08' 59" to its point of tangency with a line parallel with and Easterly 120.00 feet from that certain course described above as South 23° 15' 27" East a distance of 449.18 feet; thence North 8° 06' 28" West a distance of 449.18 feet to the beginning of a curve concave Southwesterly, having a radius of 2351.88 feet; said curve being concentric with and Northeasterly 120.00 feet from that certain course described above as having a radius of 2231.88 feet and a central angle of 33° 09' 04"; thence Northerly a distance of 1360.79 feet along said concentric curve through a central angle of 33° 09' 04" to its point of tangency with a line parallel with and Northeasterly 120.00 feet from that certain course described above as South 23° 15' 32" East a distance of 1193.55 feet to the beginning of a curve concave Northeasterly, having a radius of 1577.02 feet; said curve being concentric with and Northeasterly 120.00 feet from that certain course described above as having a radius of 1697.02 feet and a central angle of 18° 00' 00"; thence Northwesterly a distance of 495.44 feet along said concentric curve through a central angle of 18° 00' 00" to its point of tangency with a line parallel with and Easterly 120.00 feet from that certain course described above as South 23° 15' 32" East a distance of 760.72 feet; thence North 23° 15' 32" West a distance of 760.72 feet to the beginning of a curve concave Easterly, having a radius of 50.00 feet; thence Northwesterly a distance of 78.54 feet along said curve through a central angle of 90° 00' 00" to its point of tangency with said South right-of-way line of Indian Street; thence South 66° 44' 28" West a distance of 220.00 feet to the POINT OF BEGINNING.

Containing 13.14 Acres, more or less.

## LEGAL DESCRIPTION PARCEL 1

That portion of Stuart Farms in Martin County, Florida according to the Plat thereof recorded in Plat Book 1, Page 63, Public Records of said Martin County together with a portion of Port Sewall recorded in Plat Book 3, Page 7, Public Records of Palm Beach (Now Martin) County, Florida, described as a whole as follows:

Commencing at the intersection of the centerline of State Road 76 with the centerline of Indian Street; thence North 66° 44' 28" East along said centerline of Indian Street a distance of 47.42 feet; thence South 23° 15' 32" East a distance of 50.00 feet to the South right-of-way line of Indian Street; thence North 66° 44' 28" East along said South right-of-way line a distance of 2242.06 feet to the POINT OF BEGINNING, said point also being the beginning of a curve concave Southwesterly having a radius of 50.00 feet; thence Southwesterly a distance of 78.54 feet along said curve through a central angle of 90° 00' 00"; thence South 23° 15' 32" East a distance of 760.72 feet to the beginning of a curve concave Northeasterly, having a radius of 1697.02 feet; thence Southwesterly a distance of 533.13 feet along said curve through a central angle of 18° 00' 00"; thence South 41° 15' 32" East a distance of 1193.55 feet to the beginning of a curve concave Southwesterly, having a radius of 2231.88 feet; thence Southerly a distance of 1291.36 feet along said curve through a central angle of 33° 09' 04"; thence South 8° 06' 28" East a distance of 449.18 feet to the beginning of a curve concave Easterly, having a radius of 2924.85 feet; thence Southerly a distance of 773.37 feet along said curve through a central angle of 15° 08' 59"; thence South 23° 15' 27" East a distance of 198.67 feet to the beginning of a curve concave Northwesterly having a radius of 50.00 feet; thence Southwesterly a distance of 78.51 feet along said curve through a central angle of 89° 58' 03"; thence North 66° 42' 36" East a distance of 220.00 feet to the beginning of a curve concave Northerly having a radius of 50.00 feet; thence Westerly a distance of 78.57 feet along said curve through a central angle of 90° 01' 57" to its point of tangency with a line parallel with and Easterly 120.00 feet from that certain course described above as South 23° 15' 27" East a distance of 198.67 feet; thence North 23° 15' 27" West along said parallel line a distance of 198.55 feet to the beginning of a curve concave Northeasterly having a radius of 2804.85 feet, said curve being concentric with and Northeasterly 120.00 feet from that certain course described above as having a radius of 2924.85 feet and a central angle of 15° 08' 59"; thence Northerly a distance of 741.64 feet along said concentric curve through a central angle of 15° 08' 59" to its point of tangency with a line parallel with and Easterly 120.00 feet from that certain course described above as South 23° 15' 27" East a distance of 449.18 feet; thence North 8° 06' 28" West a distance of 449.18 feet to the beginning of a curve concave Southwesterly, having a radius of 2351.88 feet; said curve being concentric with and Northeasterly 120.00 feet from that certain course described above as having a radius of 2231.88 feet and a central angle of 33° 09' 04"; thence Northerly a distance of 1360.79 feet along said concentric curve through a central angle of 33° 09' 04" to its point of tangency with a line parallel with and Northeasterly 120.00 feet from that certain course described above as South 23° 15' 32" East a distance of 1193.55 feet to the beginning of a curve concave Northeasterly, having a radius of 1577.02 feet; said curve being concentric with and Northeasterly 120.00 feet from that certain course described above as having a radius of 1697.02 feet and a central angle of 18° 00' 00"; thence Northwesterly a distance of 495.44 feet along said concentric curve through a central angle of 18° 00' 00" to its point of tangency with a line parallel with and Easterly 120.00 feet from that certain course described above as South 23° 15' 32" East a distance of 760.72 feet; thence North 23° 15' 32" West a distance of 760.72 feet to the beginning of a curve concave Easterly, having a radius of 50.00 feet; thence Northwesterly a distance of 78.54 feet along said curve through a central angle of 90° 00' 00" to its point of tangency with said South right-of-way line of Indian Street; thence South 66° 44' 28" West a distance of 220.00 feet to the POINT OF BEGINNING.

Containing 14.65 Acres, more or less.

## SURVEYOR'S CERTIFICATION

I, Allen E. Beck, do hereby certify that the Plat of S.E. Willoughby Boulevard is a true and correct representation of survey made 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 the requirements of Chapter 117, Part 1, Florida Statutes as amended.

Date this 26th day of Aug., 1988.

Allen E. Beck  
Allen E. Beck, P.L.S.  
Professional Land Surveyor  
Florida Certificate No. 3690

## 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 PLAT OF S.E. WILLOUGHBY BOULEVARD, 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**  
S.E. Willoughby Boulevard and S.E. MARKET PLACE shown on this PLAT OF S.E. WILLOUGHBY BOULEVARD are hereby dedicated to the Board of County Commissioners of Martin County, Florida, for road right-of-way, utility and cable television purposes, for the perpetual use of the public. There shall be no overhead utility lines permitted within the right-of-way of S.E. Willoughby Boulevard north of the south boundary of Parcel 3 as shown hereon.
- MAINTENANCE EASEMENTS**  
A Maintenance Easement is hereby dedicated to WILLOUGHBY COMMUNITY ASSOCIATION, INC., subject to the conditions of a separate agreement between Martin County and Willoughby Associates, for the purpose of the maintenance of landscaping located within the right-of-way of S.E. Willoughby Boulevard. The Board of County Commissioners of Martin County, Florida, shall have no responsibility, duty, or liability regarding such Maintenance Easement.

SIGNED AND SEALED this 26 day of August, 1988.

WILLOUGHBY ASSOCIATES, a Florida General Partnership

BY: Erin D. Speer, General Partner

BY: Charles H. Mason, Secretary

ATTEST: Charles H. Mason, Secretary

## ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF MARTIN

Before me, the undersigned notary public, personally appeared Erling D. Speer and Charles H. Mason, to me well known to be the President and Secretary, respectively, of WILLOUGHBY DEVELOPMENT, INC., General Partner of WILLOUGHBY ASSOCIATES, a Florida General Partnership, and they acknowledged that they executed such instrument as such officers of said corporation on behalf of the General Partnership.

WITNESS my hand and official seal this 26 day of August, 1988.

My commission expires: April 26, 1990  
Notary Public  
State of Florida at large

## TITLE CERTIFICATION

This is to certify that we have searched the public records of Martin County, Florida, through 9-13-1988 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 PLAT OF S.E. WILLOUGHBY BOULEVARD and this search reveals apparent 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 TAMPA, N.A., the mortgagee and WILLOUGHBY ASSOCIATES, the mortgagor, filed mortgage on:  
June 28, 1988 in Official Record Book 771, Page 337 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: Bruce Hall  
BRUCE HALL  
VICE PRESIDENT  
4020 57TH AVENUE, SOUTH  
GREENACRES, FLORIDA 33463

SEPT. 1988

**Hutcheon Engineers**  
CIVIL ENGINEERS & SURVEYORS  
11 East Osceola Street, Stuart, Florida 34994  
BELLE GLADE WEST PALM BEACH STUART

SHEET 1 OF 4

NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

## MORTGAGE HOLDERS CONSENT

BARNETT BANK OF TAMPA, N.A., a national banking association, hereby certifies that it is the holder of a certain mortgage, lien or encumbrance, dated June 28, 1988 in Official Record Book 771, Page 337, Public Records of Martin County, Florida, 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 12th day of September, 1988, on behalf of said banking association by its Attorney in Fact and attested to by its Vice President.

BARNETT BANK OF TAMPA, N.A.

ATTEST: Donald L. Guadette

WITNESS: John J. Best

## ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF MARTIN

Before me, the undersigned notary public, personally appeared Donald L. Guadette and Bruce P. Johnson, to me known to be the Attorney in Fact and Vice President, respectively, of BARNETT BANK OF TAMPA, N.A., a national banking association, and they acknowledged that they executed such instrument as such officers of said banking association.

WITNESS my hand and official seal this 12th day of SEPTEMBER, 1988.

My commission expires: 12/21/91  
Notary Public  
State of Florida at Large  
Bonded thru agent's notary coverage

## COUNTY APPROVAL

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

8-23-88, 1988 Donald L. Guadette COUNTY ENGINEER

August 23, 1988 Bruce P. Johnson COUNTY ATTORNEY

PLANNING & ZONING COMMISSION MARTIN COUNTY, FLORIDA

BY: James J. Best CHAIRMAN

August 23, 1988

BOARD OF COUNTY COMMISSIONERS MARTIN COUNTY, FLORIDA

BY: James J. Best CHAIRMAN

August 23, 1988

ATTEST: Marsha Stiller CLERK

BY: Deborah Langston DEPUTY CLERK