

FILED FOR RECORD
MARTIN COUNTY, FLA.
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CLERK OF CIRCUIT COURT
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Sheet 1 of 3

Hutcheon Engineers
a division of Kimley-Horn and Associates, Inc.
11 East Ocala Street, Stuart, Florida 34984-2114

SHEET 1 OF 3

NOVEMBER 1988 WILLOUGHBY PLAT NO. 3

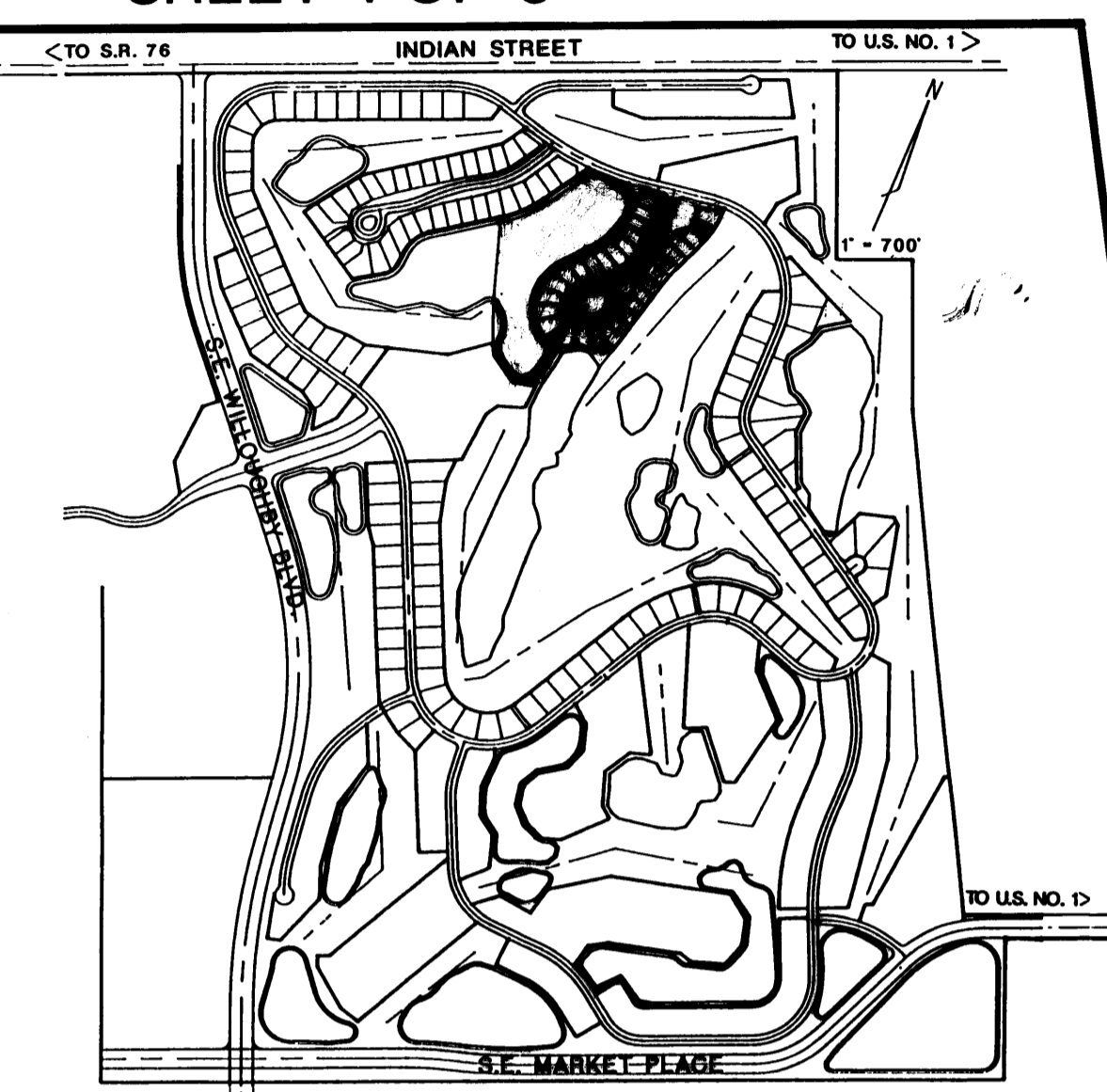
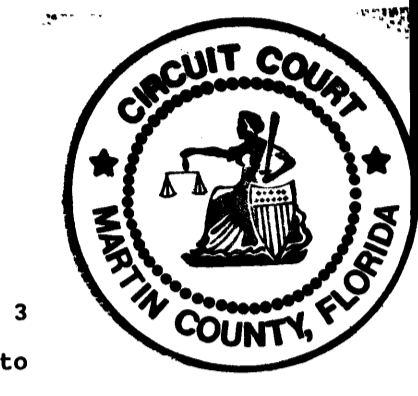
BEING A TRACT OF LAND LYING IN THE HANSON GRANT SITUATED IN MARTIN COUNTY, FLORIDA.

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 73, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 3rd DAY OF February, 1988.

MARSHA STILLER, CLERK
CIRCUIT COURT
MARTIN COUNTY, FLORIDA

BY: Kathy Webster
DEPUTY CLERK

FILE NO. 751839



LOCATION MAP

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 24, 1988 in Official Record Book 771, Page 337, of the 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 14th day of December, 1988, on behalf of said banking association by its Vice President and attested to by its Vice President.

BARNETT BANK OF TAMPA, N.A.
ATTEST: Sam S. Bagnard BY: Charles H. Mason
WITNESS: Sam S. Bagnard WITNESS: Charles H. Mason

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

Before me the undersigned notary public, personally appeared Ernie P. Johnson and Susan S. Bagnard, to me known to be the Ernie P. Johnson and Susan S. Bagnard, 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 14th day of December, 1988.
Charles H. Mason
Notary Public
My commission expires: Aug. 4, 1989

TITLE CERTIFICATION

This is to certify that we have searched the public records of Martin County, Florida, through November 22, 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 WILLOUGHBY PLAT NO. 3 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 24, 88 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

COUNTY APPROVAL

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

1-25-89, 1988 Dwight E. Hallman
COUNTY ENGINEER
November 22, 1988 Robert Dreyfus
COUNTY ATTORNEY

PLANNING & ZONING COMMISSION
MARTIN COUNTY, FLORIDA

BY: Joseph Banfi
CHAIRMAN

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

BY: Frank Anderson
CHAIRMAN

ATTEST: Marsha Stiller
CLERK BY: Kathy Webster, P.C.

SURVEYORS CERTIFICATION

I Allen E. Beck, do hereby certify that this Willoughby Plat No. 3 is a true and correct representation of a 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 requirements of Chapter 177, Part 1, Florida Statutes as amended.

Dated this 8th day of December, 1988.

Allen E. Beck
Allen E. Beck
Registered Land Surveyor
Florida Certificate No. 3690

1. STREETS AND ROADWAYS

The street shown as Tract CA-7 on this WILLOUGHBY PLAT NO. 3 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 reserved easements for 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; 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 the Willoughby Golf Club, 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.

2. UTILITY EASEMENTS

The Utility Easements shown on this WILLOUGHBY PLAT NO. 3 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.

3. DRAINAGE AND ACCESS EASEMENTS

The Drainage and Access Easements shown on this WILLOUGHBY PLAT NO. 3 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 facilities. 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.

4. GOLF COURSE WATER MANAGEMENT TRACT

The Golf Course Water Management Tract shown as Tract GCW-2 on this WILLOUGHBY PLAT NO. 3 is hereby declared to be a private tract and is dedicated to WILLOUGHBY ASSOCIATES, its successors, successors-in-title and assigns, subject to reserved 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.

5. COMMON AREA

Tracts CA-6 and CA-8 shown on this WILLOUGHBY PLAT NO. 3 are hereby declared to be Common Area and are 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 Area 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 Area.

6. EXCLUSIVE COMMON AREA

Tracts ECA-3, ECA-4 and ECA-5 shown on this WILLOUGHBY PLAT NO. 3 are hereby declared to be Exclusive Common Area 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. 3, their successors, successors-in-title, and invited guests. Such Exclusive Common Area shall be maintained by WILLOUGHBY COMMUNITY ASSOCIATION, INC., on behalf of the owners of the lots shown on this WILLOUGHBY PLAT NO. 3, 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 Area.

7. MAINTENANCE EASEMENTS

The Maintenance Easements shown on this WILLOUGHBY PLAT NO. 3 are hereby declared to be private easements and are dedicated to WILLOUGHBY COMMUNITY ASSOCIATION, INC., its successors and assigns, for the purpose of maintaining the Golf Course Water Management Tract shown as Tract GCW-2 on this WILLOUGHBY PLAT NO. 3. The Board of County Commissioners of Martin County, Florida, shall have no responsibility, duty or liability regarding such maintenance easements.

* 8. GOLF COURSE TRACT (SEE SHEET 2 OF 3)

SIGNED AND SEALED this 14th day of December, 1988.
WILLOUGHBY ASSOCIATES, a Florida General Partnership
BY: WILLUGHBY DEVELOPMENT, INC. as General Partner
BY: Erling D. Speer, President
ATTEST: Charles H. Mason
Charles H. Mason, Secretary 17350

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 14th day of December, 1988.
My commission expires: June 8, 1991
Pat C. Wang
Notary Public
State of Florida at large

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

LEGAL DESCRIPTION

A Parcel of land located in the Hanson Grant of Martin County, Florida, and being described as follows:

Commencing at the Northeasterly corner of Lot 35 of Willoughby Plat No. 1 as Recorded in Plat Book 11, Page 58, Public Records of Martin County, Florida, said Point being on the Southerly right-of-way line of S.E. DOUBLETON DRIVE, as recorded in aforesaid Plat No. 1. Thence S 75 12' 58" E along said right-of-way line a distance of 210.44 feet to the beginning of a curve concave Northerly having a radius of 1625.00 feet, the chord of which bears S 81 24' 05" E; Thence Southeasterly along the arc of said curve and aforesaid right-of-way line through a central angle of 12 22' 12" a distance of 350.84 feet to the POINT OF BEGINNING; Thence continue along said curve and Southerly right-of-way line the chord of which bears N 86 47' 11" E and through a central angle of 11 15' 15" Northeasterly a distance of 319.19 feet; Thence N 81 09' 34" E a distance of 360.09 feet to the beginning of a curve concave Southerly having a radius of 475.00 feet, the chord of which bears N 84 46' 41" E; Thence Northeasterly along the arc of said curve and continuing along aforesaid Southerly right-of-way line through a central angle of 07 14' 15" a distance of 60.00 feet to the intersection of curve concave Westerly having a radius of 400.00 feet, the chord of which bears S 07 20' 59" W; Thence leaving said right-of-way line, Southwesterly along the arc of said curve through a central angle of 30 18' 25" a distance of 211.58 feet; Thence S 22 30' 10" W a distance of 202.18 feet to the beginning of a curve concave Easterly having a radius of 700.00 feet, a chord which bears S 17 54' 55" W; Thence Southwesterly along the arc of said curve through a central angle of 09 10' 31" a distance of 112.10 feet; Thence S 13 19' 40" W a distance of 437.58 feet; Thence S 14 00' 33" W a distance of 97.27 feet; Thence N 58 35' 08" W a distance of 98.13 feet; Thence S 80 32' 29" W a distance of 47.64 feet; Thence S 60 17' 23" W a distance of 88.66 feet; Thence S 06 58' 45" W a distance 69.11 feet; Thence S 11 23' 12" W a distance of 134.65 feet; Thence S 64 16' 18" W a distance 28.28 feet; Thence S 69 32' 10" W a distance 122.00 feet; Thence N 58 04' 56" W a distance of 176.10 feet; Thence N 28 08' 45" W a distance of 70.10 feet; to a point of the easterly boundary of Willoughby Plat No. 2, as recorded in Plat Book 11, Page 72, Public Records of Martin County, Florida; Thence along the boundary of said Plat the following courses and distances: Thence N 33 02' 52" W a distance 243.11 feet; Thence N 11 43' 23" W a distance of 401.34 feet; Thence N 35 00' 00" W a distance of 30.00 feet; to the beginning of a curve concave westerly having a radius of 634.00 feet, the chord of which bears N 43 42' 27" E; Thence Northeasterly along the arc of said curve through a central angle of 22 35' 06" a distance of 249.91 feet; Thence N 32 24' 54" E a distance of 287.46 feet to the POINT OF BEGINNING.

Containing 19.39 Acres more or less.

CERTIFICATE OF OWNERSHIP & 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. 3, as more particularly described hereon, and has caused the same to be surveyed and platted, as shown hereon, and does hereby dedicate as follows: