

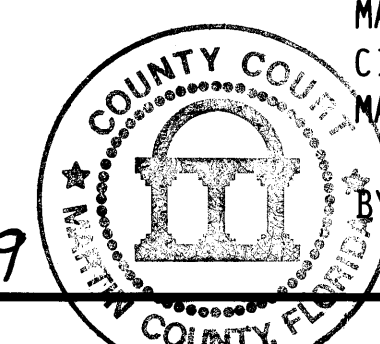
AUGUST 1988

WILLOUGHBY PLAT NO. 1

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

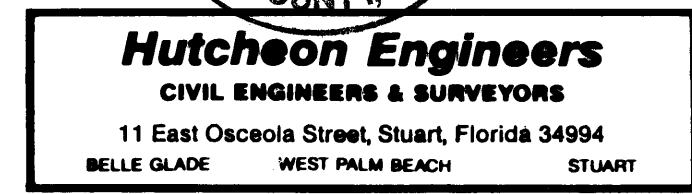
I, MARSHA STILLER, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 11, PAGE 58, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 2nd DAY OF November, 1988.

MARSHA STILLER, CLERK
CIRCUIT COURT
MARTIN COUNTY, FLORIDA



BY: Deborah Langston
DEPUTY CLERK

FILE NO. 737999



SHEET 1 OF 5

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

Before me, the undersigned notary public, personally appeared DONALD E. KILLOREN and BRUCE P. JOHNSON to me known to be the SR. VICE PRESIDENT and SR. VICE PRESIDENT respectively, of BARNETT BANK OF TAMPA, N.A., a national banking association, and they acknowledge that they executed such instrument as such officers of said banking association.

WITNESS my hand and official seal this 12th day of SEPTEMBER, 1988.
Notary Public
My commission expires: 12/2/91

TITLE CERTIFICATION

This is to certify that we have searched the public records of Martin County, Florida, through 1-12-1988 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. 1 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: 6-28, 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

COUNTY APPROVAL

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

9-13-88, 1988 Small E. Hellman
COUNTY ENGINEER

September 13, 1988 Thomas Weaver
COUNTY ATTORNEY

PLANNING & ZONING COMMISSION
MARTIN COUNTY, FLORIDA

BY: James J. Hall
CHAIRMAN

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

September 13, 1988 BY: John W. Harty
CHAIRMAN

ATTEST: Marsha Stiller
CLERK
By: Deborah Langston (vc)

SURVEYORS CERTIFICATION

I Allen E. Beck, do hereby certify that this Willoughby Plat No. 1 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 data complies with all requirements of Chapter 177, Part 1, Florida Statutes as amended.

Dated this 6th Day of SEPT, 1988.

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

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. 1, as more particularly described hereon, and has caused the same to be surveyed and platted, as shown hereon, and does hereby dedicate as follows:

1. STREETS AND ROADWAYS

The streets and roadways shown on this WILLOUGHBY PLAT NO. 1 are hereby declared to be private streets and are 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 use and access 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, 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 use and 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 streets and roadways 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 streets and roadways.

2. UTILITY EASEMENTS

The Utility Easements shown on this WILLOUGHBY PLAT NO. 1 may be used for utility and cable television purposes 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 EASEMENTS

The Drainage Easements shown on this WILLOUGHBY PLAT NO. 1 are hereby declared to be private easements and are dedicated to WILLOUGHBY COMMUNITY ASSOCIATION, INC., its successors and assigns, and the WILLOUGHBY GOLF CLUB for the purpose of construction and maintenance of drainage facilities. Such drainage 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 Easements.

4. WATER MANAGEMENT TRACT

The Water Management Tract shown as Tract CAM-4 on this WILLOUGHBY PLAT NO. 1 is hereby declared to be Common Area and is dedicated to WILLOUGHBY COMMUNITY ASSOCIATION, INC., its successors and assigns, for the use of said Association, its employees, agents and invitees, and its members and their invited guests, subject to reserved easements for use and 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 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 Water Management Tract.

5. COMMON AREA

Tract CA-1 shown on this WILLOUGHBY PLAT NO. 1 is hereby declared to be Common Area and is 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. MAINTENANCE EASEMENT

The Maintenance Easement shown on this WILLOUGHBY PLAT NO. 1 is hereby declared to be a private easement and is dedicated to WILLOUGHBY COMMUNITY ASSOCIATION, INC., its successors and assigns, for the purpose of maintaining the Common Area Water Management Tract shown as Tract CAM-4 on this WILLOUGHBY PLAT NO. 1. The Board of County Commissioners of Martin County, Florida, shall have no responsibility, duty or liability regarding such maintenance easement.

SIGNED AND SEALED this 9th day of SEPTEMBER, 1988.

WILLOUGHBY ASSOCIATES, a Florida General Partnership
BY: WILLOUGHBY DEVELOPMENT, INC., as General Partner

BY: Donald E. Killoren
Donald E. Killoren, Vice President

Attest: Charles H. Mason
Charles H. Mason, Secretary

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN

Before me, the undersigned notary public, personally appeared Donald E. Killoren and Charles H. Mason, to me well known to be the Vice 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 9th day of September, 1988.

My commission expires: 11/1/91
Notary Public
State of Florida at large

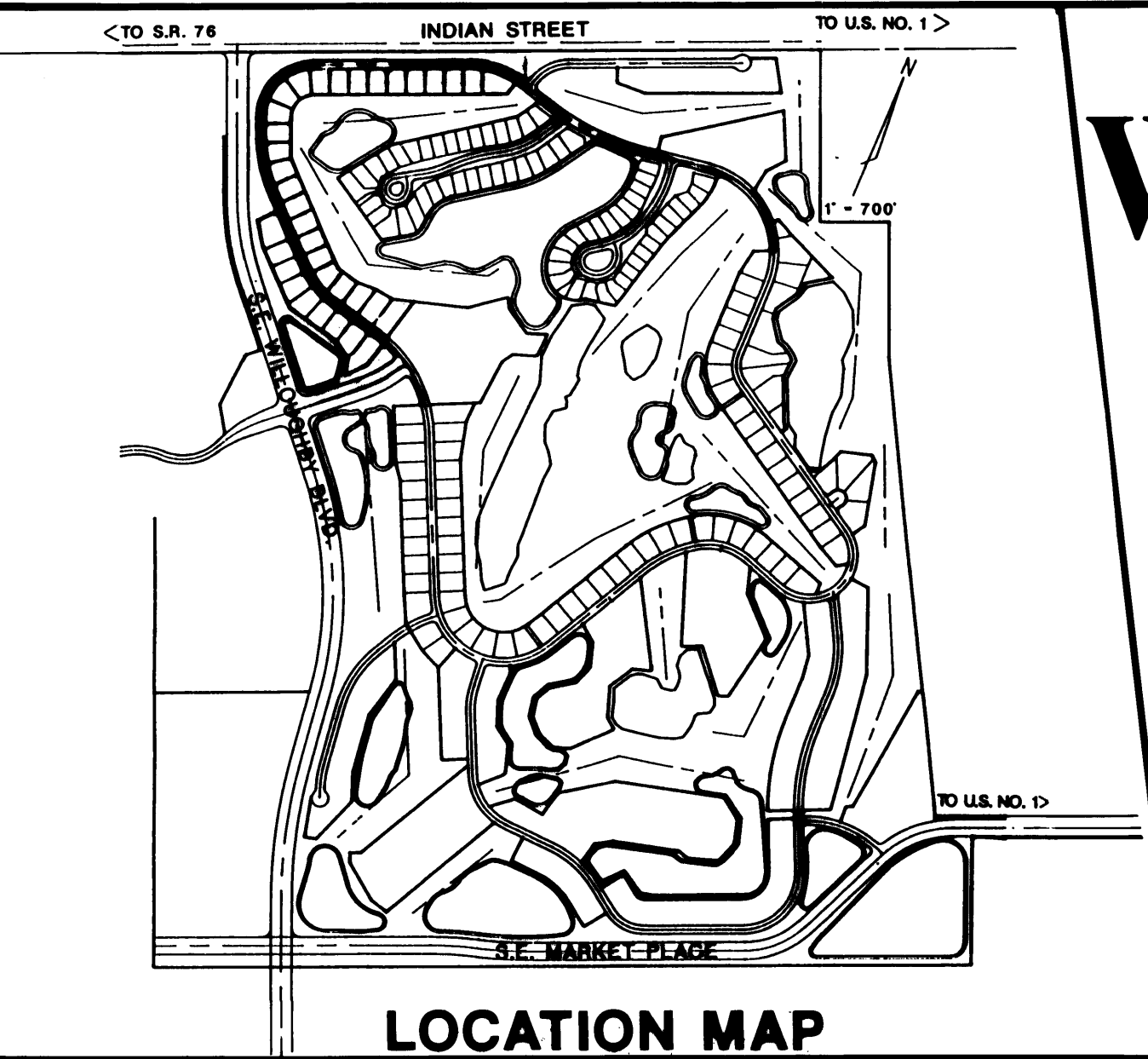
MORTGAGE HOLDERS CONSENT

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 27, 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 11th day of SEPTEMBER, 1988, on behalf of said banking association by its SR. VICE PRESIDENT and attested to by its SR. VICE PRESIDENT.

BARNETT BANK OF TAMPA, N.A.
ATTEST: Deborah Langston
BY: Bruce Hall

WITNESS: Allen E. Beck
WITNESS: Mary N. Best



LOCATION MAP

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 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 2462.06 feet to the POINT OF BEGINNING; thence continue North 66° 44' 28" East along said South right-of-way line for a distance of 282.22 feet; thence North 66° 47' 02" East, for a distance of 1295.16 feet; thence leaving said right-of-way line, South 23° 12' 58" East for 161.81 feet to a point on the boundary. Thence South 75° 12' 58" East for 50.00 feet to the beginning of a curve, said curve having central angle of 90° 00' 00", radius 25.00 feet, chord bearing South 30° 12' 58" East, and chord distance 35.36 feet. Thence along the said curve for an arc distance of 39.27 feet to the end of the curve. Thence South 75° 12' 58" East for 85.39 feet to the beginning of a curve, said curve having central angle of 23° 37' 28", radius 1575.00 feet, chord bearing South 87° 01' 42" East and chord distance 644.82 feet. Thence along the said curve for an arc distance of 649.41 feet to the end of the curve. Thence North 81° 09' 34" East for 360.09 feet to the beginning of a curve, said curve having central angle of 74° 34' 54", radius 525.00 feet, chord bearing South 61° 32' 59" East and chord distance 636.15 feet. Thence along the said curve for an arc distance of 663.39 feet to the end of the curve. Thence South 65° 44' 28" West for 50.00 feet to the beginning of a curve, said curve having central angle of 74° 34' 54", radius 475.00 feet, chord bearing North 61° 32' 59" West and chord distance 575.57 feet. Thence along the said curve for an arc distance of 618.31 feet to the end of the curve. Thence South 81° 09' 34" West for 360.09 feet to the beginning of a curve, said curve having central angle of 23° 37' 28", radius 1625.00 feet, chord bearing North 87° 01' 42" West and chord distance 665.29 feet. Thence along the said curve for an arc distance of 670.02 feet to the end of the curve. Thence North 75° 12' 59" West for 210.44 feet to a point on the boundary. Thence South 14° 47' 01" West for 76.02 feet to a point on the boundary. Thence South 66° 47' 02" West for 1119.68 feet to the beginning of a curve, said curve having central angle 90° 02' 33", radius 125.00 feet, chord bearing South 21° 45' 4" West, and chord distance 176.84 feet. Thence along the said curve for an arc distance of 196.44 feet to the end of the curve. Thence South 23° 15' 32" East for 238.57 feet to a point on the boundary. Thence South 46° 45' 32" East for 698.85 feet to a point on the boundary. Thence South 76° 45' 32" East for 135.47 feet to a point on the boundary. Thence North 87° 57' 05" East for 114.04 feet to a point on the boundary; thence South 81° 57' 12" East for 110.45 feet to a point on the boundary; thence North 73° 55' 47" East for 126.15 feet to a point on the boundary. Thence South 13° 14' 28" West for 256.00 feet to the beginning of a curve, said curve having central angle of 41° 20' 54", radius 775.00 feet, chord bearing South 51° 43' 30" East and chord distance 547.23 feet. Thence along the said curve for an arc distance of 559.29 feet to the end of the curve. Thence South 58° 56' 57" West for 50.00 feet to the beginning of a curve, said curve having central angle of 19° 51' 27", radius 725.00 feet, chord bearing North 40° 58' 46" West, and chord distance 250.01 feet. Thence along the said curve for an arc distance of 251.27 feet to the end of the curve and point of compound curvature said curve having central angle 96° 58' 28", radius 25.00 feet, chord bearing South 80° 36' 16" West, and chord distance 37.44 feet. Thence along the said curve for an arc distance of 42.31 feet to the end of the curve. Thence South 32° 07' 02" West for 42.55 feet to the beginning of a curve, said curve having central angle of 16° 37' 26", radius 760.00 feet, chord bearing South 40° 25' 14" West, and chord distance 219.73 feet. Thence along the said curve for an arc distance of 220.51 feet to the end of the curve. Thence South 48° 44' 28" West for 299.05 feet to the beginning of a curve, said curve having a central angle 90° 00' 00", radius 50.00 feet, chord bearing South 03° 44' 28" West, and chord distance 70.71 feet. Thence along said curve for an arc distance of 78.54 feet to the Easterly right-of-way line of Willoughby Boulevard as recorded in Plat Book 11 at Page 57, Martin County, Florida. Thence North 41° 15' 32" West along said right-of-way line, 920.00 feet to the beginning of a curve, said curve having central angle 18° 00' 00", radius 1577.02 feet, chord bearing North 32° 15' 32" West, and chord distance 493.40 feet. Thence along the said curve for an arc distance of 495.44 feet to the end of the curve. Thence North 22° 15' 32" West for 760.72 feet to the beginning of a curve. Said curve having central angle of 90° 00' 00" radius 50.00 feet, chord bearing North 21° 44' 28" East, and chord distance 70.71 feet, thence along the said curve for an arc distance of 78.54 feet to the POINT OF BEGINNING.

Containing 31.108 Ac. more or less.