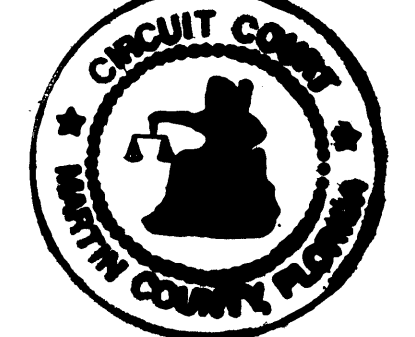


WILLOUGHBY PLAT NO. 5

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

See surveyors affidavit located in CR Book 1014PG 23/6
MARSHA STILLER CLERK OF CIRCUIT COURT, by C.A. O'Brien, D.C. June 4, 1993.



LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE HANSON GRANT AND BEING PART OF THAT PROPERTY RECORDED IN O.R. BOOK 778, PAGE 2246. SAID PARCEL BEING BOUNDED ON THE NORTH BY WILLOUGHBY PLAT NO. 1, (PLAT BOOK 11, PAGE 58), WILLOUGHBY PLAT NO. 2, (PLAT BOOK 11, PAGE 72) AND WILLOUGHBY PLAT NO. 3, (PLAT BOOK 11, PAGE 73) AND BOUNDED ON THE WEST BY: THE PLAT OF SE. WILLOUGHBY BOULEVARD AS RECORDED IN PLAT BOOK 11, PAGE 57, ALL IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE EASTERLY MOST CORNER OF SAID WILLOUGHBY PLAT NO. 1 FOR THE POINT OF BEGINNING (SAID CORNER BEING ON THE ARC OF A CURVE ON THE EASTERLY RIGHT-OF-WAY LINE OF SE. DOUBLETON DRIVE) AND THE BEGINNING OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 525.00 FEET, A CHORD OF WHICH BEARS S 12° 47' 59" E; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22° 55' 06", A DISTANCE OF 210.00 FEET; THENCE S 01° 20' 26" E, A DISTANCE OF 447.82 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 155.00 FEET, A CHORD OF WHICH BEARS S 29° 40' 09" E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 56° 39' 26" A DISTANCE OF 153.27 FEET; THENCE S 57° 59' 52" E A DISTANCE OF 1052.96 TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 280.00 FEET, A CHORD OF WHICH BEARS S 25° 27' 30" W; THENCE SOUTHEASTERLY, SOUTHWESTERLY AND WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 166° 54' 43", A DISTANCE OF 815.69 FEET; THENCE N 71° 05' 09" W A DISTANCE OF 257.76 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS 300.00 FEET, A CHORD OF WHICH BEARS S 83° 12' 34" W; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51° 24' 36", A DISTANCE OF 269.18 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 625.00 FEET, A CHORD OF WHICH BEARS S 42° 25' 16" W; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30° 09' 59", A DISTANCE OF 329.06 FEET; THENCE S 27° 20' 17" W, A DISTANCE OF 723.45 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 425.00 FEET, A CHORD OF WHICH BEARS S 79° 58' 33" W; THENCE SOUTHWESTERLY AND WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 105° 16' 32", A DISTANCE OF 780.90 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 25.00 FEET, A CHORD OF WHICH BEARS N 89° 36' 21" W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 84° 26' 20", A DISTANCE OF 36.84 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 625.00 FEET, A CHORD OF WHICH BEARS S 42° 05' 24" W; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12° 10' 10" A DISTANCE OF 132.75 FEET; THENCE N 53° 59' 41" W (ALONG A RADIAL LINE), A DISTANCE OF 50.00 FEET; THENCE S 70° 38' 25" W (ALONG A LINE RADIAL TO THE FOLLOWING DESCRIBED CURVE), A DISTANCE OF 367.61 FEET TO THE NORTHEASTERLY BOUNDARY LINE (RIGHT-OF-WAY LINE) OF SAID PLAT OF SE. WILLOUGHBY BOULEVARD AND THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 2351.88 FEET, A CHORD OF WHICH BEARS N 30° 18' 33" W; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHEASTERLY BOUNDARY LINE THROUGH A CENTRAL ANGLE OF 21° 53' 58", A DISTANCE OF 898.93 FEET; THENCE N 41° 15' 32" W CONTINUING ALONG SAID NORTHEASTERLY BOUNDARY LINE A DISTANCE OF 273.55 FEET TO THE SOUTHWESTERLY MOST CORNER OF SAID WILLOUGHBY PLAT NO. 1 AND TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 50.00 FEET, A CHORD OF WHICH BEARS N 03° 44' 28" E; THENCE ALONG THE BOUNDARY LINE OF SAID WILLOUGHBY PLAT NO. 1 THE FOLLOWING COURSES AND DISTANCES: THENCE NORTHERLY ALONG THE ARC OF THE LAST DESCRIBED CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00" A DISTANCE OF 78.54 FEET; THENCE N 48° 44' 28" E, A DISTANCE OF 299.05 TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 760.00 FEET, A CHORD OF WHICH BEARS N 40° 25' 45" E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16° 37' 25", A DISTANCE OF 220.51 FEET; THENCE N 32° 07' 02" E A DISTANCE OF 42.55 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 25.00 FEET, A CHORD OF WHICH BEARS N 80° 36' 16" E;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 96° 58' 28", A DISTANCE OF 42.31 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 725.00 FEET, A CHORD OF WHICH BEARS S 40° 58' 46" E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19° 51' 27" A DISTANCE OF 251.27 FEET; THENCE N 58° 56' 57" E (ALONG A RADIAL LINE), A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 775.00 FEET, A CHORD OF WHICH BEARS S 29° 17' 01" E; THENCE DEPARTING SAID BOUNDARY LINE OF WILLOUGHBY PLAT NO. 1 THE FOLLOWING COURSES AND DISTANCES: THENCE SOUTHEASTERLY ALONG THE ARC OF THE LAST DESCRIBED CURVE THROUGH A CENTRAL ANGLE OF 03° 32' 03" A DISTANCE OF 47.80 FEET; THENCE N 64° 45' 26" E ALONG A NONRADIAL LINE A DISTANCE OF 186.97 FEET; THENCE N 14° 56' 17" W A DISTANCE OF 20.33 FEET; THENCE N 01° 26' 44" E A DISTANCE OF 123.12 FEET; THENCE N 64° 45' 26" E A DISTANCE OF 30.00 FEET; THENCE N 04° 11' 39" E A DISTANCE OF 267.65 FEET; THENCE N 31° 09' 46" E A DISTANCE OF 76.52 FEET; THENCE N 71° 21' 57" E A DISTANCE OF 140.99 FEET; THENCE N 02° 07' 50" E A DISTANCE OF 140.00 FEET; TO THE SOUTHERLY MOST BOUNDARY LINE OF SAID WILLOUGHBY PLAT NO. 3 AND THE FOLLOWING COURSES AND DISTANCES ALONG SAID BOUNDARY LINE: THENCE N 64° 16' 18" E A DISTANCE OF 28.28 FEET; THENCE N 11° 23' 12" E A DISTANCE OF 134.65 FEET; THENCE N 06° 58' 45" E A DISTANCE OF 69.11 FEET; THENCE N 60° 17' 23" E A DISTANCE OF 88.66 FEET; THENCE N 80° 32' 29" E A DISTANCE OF 47.64 FEET; THENCE S 56° 35' 08" E A DISTANCE OF 98.13 FEET; THENCE N 14° 00' 33" E A DISTANCE OF 97.27 FEET; THENCE N 13° 19' 40" E A DISTANCE OF 437.58 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 700.00 FEET, A CHORD OF WHICH BEARS N 17° 54' 55" E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09° 10' 31" A DISTANCE OF 112.10 FEET; THENCE N 22° 30' 10" E A DISTANCE OF 202.18 FEET TO THE BEGINNING OF A CURVE CONCAVE WEST, HAVING A RADIUS OF 400.00 FEET, A CHORD OF WHICH BEARS N 07° 20' 59" E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30° 18' 25" A DISTANCE OF 211.58 FEET TO A NORTHEASTERLY CORNER OF SAID WILLOUGHBY PLAT NO. 3, SAID CORNER ALSO BEING A POINT ON THE SOUTHERLY BOUNDARY LINE OF SAID WILLOUGHBY PLAT NO. 1 (SOUTHERLY RIGHT-OF-WAY LINE OF SE. DOUBLETON DRIVE) AND THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 475.00 FEET, A CHORD OF WHICH BEARS S 57° 55' 51" E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 67° 20' 38", A DISTANCE OF 558.30 FEET; THENCE N 65° 44' 28" E (ALONG A RADIAL LINE) CONTINUING ALONG SAID SOUTHERLY BOUNDARY LINE OF WILLOUGHBY PLAT NO. 1, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING. CONTAINING 105.11 ACRES MORE OR LESS.

CERTIFICATION 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. 5, 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 AND ROADWAYS**

The street identified as S.E. Doubleton Drive on this WILLOUGHBY PLAT NO. 5 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 Wiloughby Associates, its successors, assigns, agents and employees, and by Wiloughby Golf Club, Inc., 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 Wiloughby 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.
- UTILITY EASEMENTS**

The Utility Easements shown on this WILLOUGHBY PLAT NO. 5 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. The Board of County Commissioners of Martin County, Florida shall bear no responsibility, duty, or liability regarding such easements.
- DRAINAGE AND ACCESS EASEMENTS**

The Drainage and Access Easements shown on this WILLOUGHBY PLAT NO. 5 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 Wiloughby 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.

- GOLF COURSE WATER MANAGEMENT TRACTS**

The Golf Course Water Management Tracts shown as Tracts GCW-5(A), GCW-5(B), GCW-7, GCW-8 and GCW-9 on this WILLOUGHBY PLAT NO. 5 are hereby declared to be private tracts and are reserved to WILLOUGHBY ASSOCIATES, its successors, successors-in-title and assigns, subject to easements of use for drainage and irrigation of Common Areas by WILLOUGHBY COMMUNITY ASSOCIATION, INC., its successors and assigns. Such Golf Course Water Management Tracts shall be the maintenance responsibility of WILLOUGHBY COMMUNITY ASSOCIATION, INC., as provided in that certain Declaration of Covenants, Conditions and Restrictions for Wiloughby 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 Tracts.
- COMMON AREA**

Tracts CA-10, CA-11 and CA-12 shown on this WILLOUGHBY PLAT NO. 5 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 Wiloughby 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.
- WETLAND PRESERVE TRACTS**

The Wetland Preserve Tracts shown as Tracts WP-3, WP-17 and WP-18 on this WILLOUGHBY PLAT NO. 5 are hereby declared to be private tracts and are reserved to WILLOUGHBY ASSOCIATES, its successors, successors-in-title and assigns, subject to easements for maintenance by WILLOUGHBY COMMUNITY ASSOCIATION, INC., its successors and assigns. No alteration is permitted in the Wetland Preserve Tracts except as authorized in The Master Environmental Plan approved by the Board of County Commissioners of Martin County, Florida. Such Wetland Preserve Tracts shall be a part of the Area of Common Responsibility, as defined in that certain Declaration of Covenants, Conditions and Restrictions for Wiloughby recorded or to be recorded in the Martin County, Florida public records, and shall be the maintenance responsibility of WILLOUGHBY COMMUNITY ASSOCIATION, INC., and the Board of County Commissioners of Martin County, Florida shall have no responsibility, duty or liability regarding such Wetland Preserve Tracts.
- MAINTENANCE EASEMENTS**

The Maintenance Easements shown on this WILLOUGHBY PLAT NO. 5 are hereby declared to be private easements and are dedicated to WILLOUGHBY COMMUNITY ASSOCIATION, INC., its successors and assigns, for the purpose of maintenance of the Golf Course Water Management Tracts shown as Tracts GCW-5(A), GCW-5(B), GCW-7, GCW-8, and GCW-9 on this WILLOUGHBY PLAT NO. 5. The Board of County Commissioners of Martin County, Florida, shall have no responsibility, duty or liability regarding such maintenance easements.
- GOLF COURSE TRACTS**

The Golf Course Tracts shown as Tracts GC-4 and GC-5 on this WILLOUGHBY PLAT NO. 5 are hereby declared to be private tracts and are reserved to WILLOUGHBY ASSOCIATES, its successors, successors-in-title and assigns, for use as a golf course or such other purposes as are consistent with applicable zoning ordinances, subject to a blanket easement for drainage benefitting all lots and Common Area Tracts shown on this Wiloughby Plat No. 5. Such Golf Course Tracts shall be the maintenance responsibility of WILLOUGHBY ASSOCIATES, its successors, successors-in-title and assigns. The Board of County Commissioners of Martin County, Florida shall have no responsibility, duty or liability regarding such Golf Course Tracts.

SIGNED AND SEALED this 11th day of August, 1989.

WILLOUGHBY ASSOCIATES, a Florida General Partnership
By: Erling D. Speer
Erling D. Speer, President
Attest: Charles H. Mason
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 coporation on behalf of the General Partnership.

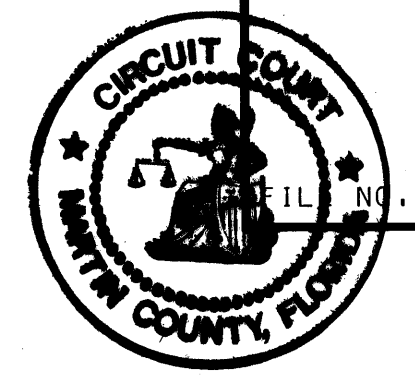
Witness my hand and official seal this 11th day of August, 1989.

My commission expires: 11/18/91
Patricia C. Hays
Notary Public
State of Florida at Large

I, MARSHA STILLER, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 12, PAGE 15, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 23 DAY OF October, 1989.

MARSHA STILLER, CLERK
CIRCUIT COURT
MARTIN COUNTY, FLORIDA
BY: Deborah Langston
DEPUTY CLERK

794293



AUGUST 1989



SHEET 1 OF 3

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.

SIGN AND SEALED this 17th day of August, 1989, on behalf of said banking association by its Patricia C. Hays and attested to by its Patricia C. Hays.

ATTEST: Patricia C. Hays
WITNESS: Deborah Langston

BY: Susan S. Prangrad
WITNESS: John L. Dammann

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF WILLOUGHBY

Before me, the undersigned notary public, personally appeared Susan S. Prangrad and John L. Dammann to me known to be the Vice President and 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 17th day of August, 1989.

(NOTARY SEAL) Pamela S. Bee
Notary Public
My Commission Expires: 9/14/93

TITLE CERTIFICATION

This is to certify that we have searched the public records of Martin County, Florida, through August 9, 1989 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. 5 And this search reveals 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, 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 TITLES & ABSTRACT COMPANY
BY: Bruce Hall
BRUCE HALL
VICE PRESIDENT
4040 57TH AVENUE, SOUTH
GREENACRES, FLORIDA 33463

COUNTY APPROVAL

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

9-27-89, 1989 Ernie E. Holloway
COUNTY ENGINEER

August 8, 1989, 1989 John S. Dwyer
COUNTY ATTORNEY

August 8, 1989 Joseph Banfi
PLANNING & ZONING COMMISSION
MARTIN COUNTY, FLORIDA

August 8, 1989 Frank Albright
CHAIRMAN
BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

SURVEYOR'S CERTIFICATION

I, Herbert E. Yancy, do hereby certify that this Wiloughby Plat No. 5 is a true and correct representation of the lands surveyed 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 11th day of August, 1989. Herbert E. Yancy
Herbert E. Yancy
Registered Land Surveyor
Florida Certificate No. 4274

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

FILED FOR RECORD
MARTIN COUNTY, FLA.
99 OCT 23 AM 11:12
MARSHA STILLER
CLERK OF CIRCUIT COURT
D.C.