

WILLOUGHBY PLAT NO. 6

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

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. 6, 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 street identified as CA-13 on this WILLOUGHBY PLAT NO. 6 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 Willoughby 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 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 EASEMENT

The Utility Easement shown on this WILLOUGHBY PLAT NO. 6 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 easement.

3. DRAINAGE EASEMENT

The Drainage Easement shown on this WILLOUGHBY PLAT NO. 6 is hereby declared to be a private easement and is 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 Easement 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 Easement.

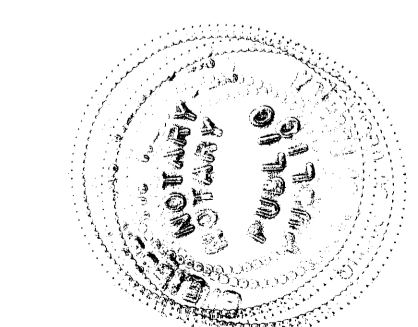
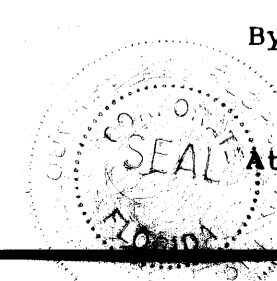
4. COMMON AREA

Tract CA-14 shown on this WILLOUGHBY PLAT NO. 6 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.

SIGNED AND SEALED this 9th day of NOVEMBER, 1989.

WILLOUGHBY ASSOCIATES, a Florida General Partnership
By: Erling D. Speer, President

Attest: Charles H. Mason, Secretary



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 24, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 7th DAY OF December, 1989.
MARSHA STILLER, CLERK
CIRCUIT COURT
MARTIN COUNTY, FLORIDA
BY: Kathy Webster O.C.
DEPUTY CLERK
FILE NO. 801260

SHEET 1 OF 2

Hutcheon Engineers
a division of Kinley-Horn and Associates, Inc.
11 East Osceola Street, Stuart, Florida 34994-2114

NOVEMBER 1989



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 9th day of NOVEMBER, 1989.

My commission expires:

Eileen M. Heinig
Notary Public
State of Florida at Large

SEPT. 22, 1990

TITLE CERTIFICATION

This is to certify that we have searched the public records of Martin County, Florida, through November 8th, 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. 6 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 TITLE & 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.

12-1, 1989 Small E. Hallama
COUNTY ENGINEER
November 21, 1989, 1989 Robert S. Dreyer
COUNTY ATTORNEY
November 21, 1989 BY: Joseph B. Bant
CHAIRMAN
BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA
November 21, 1989 BY: Herbert E. Vance
CHAIRMAN

ATTEST: Marsha Stiller
CLERK
By: Kathy Webster O.C.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY that this Willoughby Plat No. 6 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 8th Day of November, 1989.

Herbert E. Vance
Herbert E. Vance
Registered Land Surveyor
Florida Certificate No. 4274

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF WILSONBOROUGH

Before me, the undersigned notary public, personally appeared Mark A. Hyslop and Diane F. Day to me known to be the Asst. Vice President and 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 17th day of November, 1989.

(NOTARY SEAL)

Doretha S. Cox
Notary Public
My Commission Expires: 9/14/93

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