

A PARCEL OF LAND LOCATED IN THE HANSON GRANT AND BEING A PORTION OF

THE PROPERTY AS RECORDED IN O.R. BOOK 778, PAGE 2246. TOGETHER WITH A

REPLAT OF A PORTION OF WILLOUGHBY PLAT NO. 4, AS RECORDED IN PLAT BOOK

12, PAGE 3 ALL IN THE PUBLIC RECORD OF MARTIN COUNTY, FLORIDA AND MORE

BEGIN AT THE MOST NORTHERLY AND EASTERLY CORNER OF TRACT CA-1.

WILLOUGHBY PLAT NO. 1 AS RECORDED IN PLAT BOOK 11, PAGE 58 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE N 66° 47' 02" E ALONG THE

SOUTHERLY RIGHT-OF-WAY LINE OF INDIAN STREET (BEING A 100 FOOT RIGHT-OF-WAY) A DISTANCE OF 1413.66 FEET; THENCE ALONG THE BOUNDARY OF

SAID WILLOUGHBY PLAT 4 THE FOLLOWING 9 COURSES AND DISTANCES; THENCE

DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE OF INDIAN STREET

S 23° 12' 58" E A DISTANCE OF 50.00 FEET TO A POINT HEREINAFTER REFERRED TO

AS POINT "A"; THENCE S 31°47' 22" E A DISTANCE OF 202.26 FEET; THENCE

S 66° 47' 02" W PARALLEL WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF INDIAN

STREET A DISTANCE OF 780.00 FEET; THENCE S 75° 07 21" W A DISTANCE OF 174.18

FEET; THENCE N 23° 12" 58" W A DISTANCE OF 124.74 FEET; THENCE

S 66° 47' 02" W PARALLEL WITH SAID SOUTHERLY RIGHT-OF-WAY LINE OF INDIAN

STREET A DISTANCE OF 270.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 225.00 FEET, THE CHORD WHICH BEARS

S 40° 47' 02" W; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE

THROUGH A CENTRAL ANGLE OF 52° 00' 00" A DISTANCE OF 204.20 FEET; THENCE S

14° 47' 02" W A DISTANCE OF 7.76 FEET; THENCE N 75° 12' 58" W TO A POINT ON

THE MOST EASTERLY BOUNDARY OF TRACT CA-1 OF WILLOUGHBY PLAT NO. 1

PLAT, BOOK 11, PAGE 58, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA,

A DISTANCE OF 50.00 FEET; THENCE N 23° 12' 58" W ALONG SAID EASTERLY

BOUNDARY OF SAID TRACT CA-1 A DISTANCE OF 161.81 FEET TO THE POINT OF

A REPLAT OF A PORTION OF WILLOUGHBY PLAT NO. 4 AS RECORDED IN PLAT BOOK 12, PAGE 3, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, BEING

BEGIN AT SAID POINT "A"; THENCE N 66° 47' 02" E, PARALLEL WITH THE

SOUTHERLY RIGHT-OF-WAY LINE OF INDIAN STREET, A DISTANCE OF 77.48 FEET;

THENCE S 09° 54' 15" E TO THE INTERSECTION WITH THE BOUNDARY OF SAID

WILLOUGHBY PLAT 4 A DISTANCE OF 205.52 FEET; THENCE N 31°47' 22" W ALONG

THE BOUNDARY OF SAID WILLOUGHBY PLAT 4 A DISTANCE OF 202.26 FEET TO

LEGAL DESCRIPTION

BEGINNING.

TOGETHER WITH:

CONTAINING 6.63 ACRES MORE OR LESS.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

POINT "A" ALSO BEING THE POINT OF BEGINNING.

CONTAINING 0.17 ACRES MORE OR LESS.

PARTICULARLY DESCRIBED AS FOLLOWS:

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

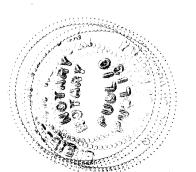
Tract CA-14 shown on this WILLOUGHBY PLAT NO. 6 is hereby declared to be Common Area and is dedicated to WILLOUGHBY COMMUNITY ASSOCIATION, INC., its successors and assigns, for the use and enjoyment of said Association, its members and their invited guests. Such Common Area shall be the maintenance responsibility 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 92 day of NOVEMBER, 1989.

By: WILLOUGHBY DEVELOPMENT, INC., as General Partner

WILLOUGHBY ASSOCIATES, a Florida General Partnership

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 **NOVERBUR** , 1989.

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

SIGN AND SEALED this 17th day of November, 1989, on behalf of said banking association by its AVP and attested to by its Vice President.

Before me, the undersigned notary public, personally appeared Mark A. Hyosopich and Diene, F. Diez to me known to be the Asst. Vice President, respectively, of BARNETT BANK OF TAMPA, N.A., a national banking association, and

they acknowledge that they executed such instrument as such

subordinate its mortgage, lien or encumbrance to such dedication.

My commission expires:

SEPT. 22, 1990

MORTGAGE HOLDERS CONSENT

ACKNOWLEDGEMENT

November , 1989.

(NOTARY SEAL)

COUNTY OF HILLSBORDUGH

officers of said banking association.

WITNESS my hand and official seal this

STATE OF FLORIDA

I, MARSHA STILLER, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY LORIDA, 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

> MARSHA STILLER, CLERK CIRCUIT COURT MARTIN COUNTY, FLORIDA

FILE NO. 801260

BY: Kathy Walistan D.C. DEPUTY CLERK

SHEET 1 OF 2

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

NOVEMBER 1989

TITLE CERTIFICATION

This is to certify that we have searched the public records of Martin County, Florida, through Nava 1977 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 VICE PRESIDENT 4040 57TH AVENUE, SOUTH

GREENACRES, FLORIDA 33463

1830

COUNTY APPROVAL

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

INDICATED.	
12-1 , 1989	Dmala Extellema
November 21, 1989 , 1989	Rollen S. Dreyn'
	PLANNING & ZONING COMMISSION
nonember 2/ , 1989	BY: CHAIRMAN
	BOARD OF COUNTY COMMISSIONERS MARTIN COUNTY, FLORIDA

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

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.

PARCEL CONTROL # 39-38-41-006-000-0000.0