



# WILLOUGHBY PLAT NO. 7

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 12, PAGE 47, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS DAY OF June, 1990

MARSHA STILLER, CLERK  
CIRCUIT COURT  
MARTIN COUNTY, FLORIDA

BY: Deborah Langston  
DEPUTY CLERK

FILE NO. 830767



APRIL 1990

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

SHEET 1 OF 2

**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 and being part of that property recorded in O.R. Book 778, page 2246, public records of MARTIN COUNTY, FLORIDA.

- Said parcel being bounded by the following record plats:
- Willoughby Plat No. 1, Plat Book 11, Page 58
  - Willoughby Plat No. 2, Plat Book 11, Page 72
  - Willoughby Plat No. 3, Plat Book 11, Page 73
  - Willoughby Plat No. 5, Plat Book 12, Page 15

of the public records of Martin County, Florida, and more particularly described as follows:

BEGINNING at the southeast corner of Lot 10 of said Willoughby Plat No. 1; thence N 13° 14' 28" E along the east line of said Lot 10, a distance of 256.00 feet to the northeast corner of said Lot 10 and a point on the south line of said Willoughby Plat No. 2; thence easterly along the south line of said Willoughby Plat No. 2, through the following courses, N 73° 30' 43" E, a distance of 311.22 feet; thence N 52° 30' 09" E, a distance of 240.98 feet to a point on the south line of said Willoughby Plat No. 3; thence easterly along the south line of said Willoughby Plat No. 3, through the following courses, S 28° 08' 45" E, a distance of 70.10 feet; thence S 58° 04' 56" E, a distance of 176.10 feet; thence N 69° 32' 10" E, a distance of 122.00 feet to a point on the west line of said Willoughby Plat No. 5; thence southerly along the west line of said Willoughby Plat No. 5, through the following courses, S 02° 07' 50" W, a distance of 140.00 feet; thence S 71° 21' 57" W, a distance of 140.99 feet; thence S 31° 09' 46" W, a distance of 76.52 feet; thence S 04° 11' 39" W, a distance of 267.65 feet; thence S 64° 45' 26" W, a distance of 30.00 feet; thence S 01° 26' 44" W, a distance of 123.12 feet; thence S 14° 56' 17" E, a distance of 20.33 feet; thence S 64° 45' 26" W, a distance of 186.97 feet to a point on the easterly right of way line of S.E. Doubleton Drive as shown on said Willoughby Plat No. 5, said point being on a curve, concave southwesterly, having a radius of 775.00 feet, the chord of said curve bears N 49° 57' 29" W; thence northwesterly, along the arc of said curve and along the easterly right of way line of said S.E. Doubleton Drive as shown on said Willoughby Plat No. 5 and Willoughby Plat No. 1, a distance of 607.09 feet, through a central angle of 44° 52' 57" to the POINT OF BEGINNING.

Containing 8.56 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. 7, 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. UTILITY EASEMENT

The Utility Easement shown on this WILLOUGHBY PLAT NO. 7 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.

#### 2. DRAINAGE EASEMENT

The Drainage Easement shown on this WILLOUGHBY PLAT NO. 7 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.

#### 3. PRIVATE TRACT

The entire tract of land platted within this WILLOUGHBY PLAT NO. 7 is hereby declared to be a private tract and is reserved to WILLOUGHBY ASSOCIATES, its successors, successors-in-title and assigns, to be used for such purposes as are consistent with applicable zoning ordinance. Such tract 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 tract.

SIGNED AND SEALED this 19th day of April, 1990.

WILLOUGHBY ASSOCIATES, a Florida General Partnership

By: WILLLOUGHBY DEVELOPMENT, INC., as General Partner

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 19th day of April, 1990.

My commission expires: May 21, 1993  
Walker Jones  
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 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 20th day of APRIL, 1990, on behalf of said banking association by its Vice President and attested to by its Senior Vice President.

ATTEST: Anand J. Ong  
WITNESS: Deborah Stewart

BARNETT BANK OF TAMPA, N.A.  
BY: Mark A. Hoffmich  
WITNESS: Deborah Stewart

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF Hillsborough

Before me, the undersigned notary public, personally appeared Mark A. Hvozdevich and Anthony L. Ong to me known to be the Vice President and Senior 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 20th day of April, 1990.

(NOTARY SEAL)  
Jacqueline R. Bowen  
Notary Public  
My Commission Expires:  
October 22, 1991

### TITLE CERTIFICATION

This is to certify that we have searched the public records of Martin County, Florida, through 4-17-90, 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. 7 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.

5-9, 1990 Donald E. Bellman  
COUNTY ENGINEER

April 10, 1990, 1990 Thomas Dwyer  
COUNTY ATTORNEY

PLANNING & ZONING COMMISSION  
MARTIN COUNTY, FLORIDA

April 10, 1990 Joseph Brumfi  
CHAIRMAN

BOARD OF COUNTY COMMISSIONERS  
MARTIN COUNTY, FLORIDA

April 10, 1990 Kalter D. Johnson  
CHAIRMAN

ATTEST: Marsha Stiller  
CLERK  
By: Deborah Langston (o.s.)

### SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY that this Willoughby Plat No. 7 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 19th Day of April, 1990

Wilbur F. Divine  
Registered Land Surveyor  
Florida Certificate No. 4190

39-38-41-001-000-0000.0

PARCEL CONTROL #