



WILLOUGHBY PLAT NO. 10

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 13, PAGE 11, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 27 DAY OF August, 1992.

MARSHA STILLER, CLERK
CIRCUIT COURT
MARTIN COUNTY, FLORIDA

BY: Richard Longsta
DEPUTY CLERK

FILE NO. 957842

CERTIFICATE OF OWNERSHIP AND 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. 10, 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 Tract CA-18 on this WILLOUGHBY PLAT NO. 10 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 EASEMENTS

The Utility Easements shown on this WILLOUGHBY PLAT NO. 10 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.

3. DRAINAGE AND ACCESS EASEMENTS

The Drainage and Access Easements shown on this WILLOUGHBY PLAT NO. 10 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 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 and Access Easements.

4. COMMON AREA

Tract CA-17 shown on this WILLOUGHBY PLAT NO. 10 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.

5. EXCLUSIVE COMMON AREA

TRACTS ECA-20, ECA-21, shown on this WILLOUGHBY PLAT NO. 10 are hereby declared to be Exclusive Common Area and are dedicated to WILLOUGHBY COMMUNITY ASSOCIATION, INC., its successors and assigns, for ingress and egress and the exclusive use and enjoyment of the owners and occupants of the lots shown on this WILLOUGHBY PLAT NO. 10, their successors, successors-in-title, and invited guests, subject to the right of WILLOUGHBY COMMUNITY ASSOCIATION, INC., its agents and employees to enter upon such tracts for the purpose of performing its maintenance responsibilities. Such Exclusive Common Area shall be maintained by WILLOUGHBY COMMUNITY ASSOCIATION, INC., on behalf of the owners of the lots shown on this WILLOUGHBY PLAT NO. 10, 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 Exclusive Common Area.

6. GOLF COURSE TRACTS

The Golf Course Tract shown as Tract GC-7 on this WILLOUGHBY PLAT NO. 10 is hereby declared to be a private tract and is 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 Willoughby Plat No. 10. Such Golf Course 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 Golf Course Tract.

SIGNED AND SEALED this 15th day of JULY, 1992.

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

By: Erling D. Speer
Erling D. Speer, President

Attest: Steven C. Lewis
Steven C. Lewis, Secretary

ACKNOWLEDGEMENT

State of Florida
County of Martin

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF JULY, 1992 BY ERLING D. SPEER AND STEVEN C. LEWIS TO BE THE PRESIDENT AND SECRETARY RESPECTIVELY OF WILLOUGHBY DEVELOPMENT, INC. ON BEHALF OF AND GENERAL PARTNERS OF WILLOUGHBY ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP. THEY ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED AS-IDENTIFICATION AND DID (NOT) TAKE AN OATH.

My Commission Expires: Nov 8, 1995



Notary Public, State of Florida
PATRICIA C. HOGUE
My Comm. Exp. Nov. 8, 1995
Comm. No. CC 160874

Patricia C. Hogue
Notary Public
State of Florida at large

MORTGAGE HOLDERS CONSENT

BARNETT BANK OF PALM BEACH COUNTY, A FLORIDA BANKING CORPORATION, HEREBY CERTIFIES THAT IT IS THE HOLDER OF A CERTAIN MORTGAGE LIEN OR ENCUMBRANCE, DATED JUNE 24, 1988, RECORDED IN OFFICIAL RECORD BOOK 771, PAGE 337, AND AS ASSIGNED IN OFFICIAL RECORD BOOK 913, PAGE 1145, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AS MODIFIED, ON LAND DESCRIBED HEREON AND DOES CONSENT TO THE DEDICATION HEREIN AND DOES SUBORDINATE ITS MORTGAGE, LIEN OR ENCUMBRANCE TO SUCH DEDICATION.

SIGNED AND SEALED this 14 day of July, 1992, on behalf of said banking corporation by its Real Estate Department Manager and attested to by its Regional Credit Strategy Officer

Barnett Bank of Palm Beach County

By: C. C. Kuzmirick
Print Name C. C. Kuzmirick
Title Real Estate Department Manager

ATTEST: [Signature]

WITNESS: Maria Davila
Print Name Maria Davila

By: [Signature]
Print Name [Signature]
Title [Signature]

WITNESS: [Signature]
Print Name [Signature]

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing Mortgage Holder's Consent was acknowledged before me on July 14th, 1992, by C. C. Kuzmirick, the Real Estate Department Manager of Barnett Bank of Palm Beach County, Inc., a Florida corporation, on behalf of the corporation and the foregoing instrument was acknowledged by the corporation as attorney-in-fact on behalf of Barnett Bank of Palm Beach County, a state banking association pursuant to Power of Attorney dated November 21, 1991, and recorded in Official Records Volume 7093, page 1289, public records of Palm Beach County, Florida. He/she is personally known to me as he who has produced proper identification as identification, and did (did not) take an oath.

[Signature]
Notary Public, State of Florida
My Commission Exp. Oct. 23, 1994
Office: Valerie L. O'Connell
By Commission Expires Oct 23, 1994
Commission No. 12 5471-CL-01423

(NOTARY SEAL)

TITLE CERTIFICATION

This is to certify that we have searched the public records of Martin County, Florida through 7-2-92 @ 2:22 PM 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. 10 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 or record:

BARNETT BANK OF PALM BEACH COUNTY, the mortgagee and WILLOUGHBY ASSOCIATES, the mortgagor, file mortgage on:
June 24, 1988 in Official Record Book 771, Page 337, of the Public Records of Martin County, Florida, as modified.
This certificate is issued solely for the purpose of complying with Section 177.041, Florida Statutes.

SUN TITLE & ABSTRACT COMPANY

BY: Donna Peccia
Donna Peccia
Examiner
4010 57th Avenue South
Suite 104
Lake Worth, FL 33463

COUNTY APPROVAL

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

7-27 1992 Donald E. Hollman
COUNTY ENGINEER

6-23 1992 Steven Speer
COUNTY ATTORNEY

6-23 1992 Rachel Scott
CHAIRMAN

6-23 1992 Mary Dawson
CHAIRMAN

ATTEST: Marsha Stiller

SURVEYOR'S CERTIFICATION

HEREBY CERTIFY that this Willoughby Plat No. 10 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 15th day of July, 1992.

Brian T. Bellino
Brian T. Bellino
Registered Land Surveyor
Florida Certificate No. 4973

PARCEL CONTROL # 39-38-41-010-000-0000.0

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

BEING A PART OF AN ABANDONED PORTION OF PORT SEWALL, A SUBDIVISION OF LOTS 3 AND 4 OF THE MILES OR HANSON GRANT, MARTIN COUNTY, FLORIDA AS RECORDED IN PLAT BOOK 3, PAGE 7 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY (NOW MARTIN COUNTY), FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWESTERLY CORNER OF TRACT GC-5 ACCORDING TO WILLOUGHBY PLAT NO. 5 AS RECORDED IN PLAT BOOK 12 PAGE 15, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF S.E. WILLOUGHBY BOULEVARD ACCORDING TO THE PLAT OF S.E. WILLOUGHBY BOULEVARD, AS RECORDED IN PLAT BOOK 11, PAGE 57 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE N 70°38'25"E, DEPARTING SAID EASTERLY RIGHT-OF-WAY OF S.E. WILLOUGHBY BOULEVARD AND ALONG THE SOUTHERLY LINE OF TRACT GC-5 AS ACCORDING TO SAID WILLOUGHBY PLAT NO. 5 N 70°38'25"E, A DISTANCE OF 367.61 FEET; THENCE S 53°59'41"E, ALONG THE SOUTHWESTERLY LIMITS OF A 50 FOOT ROAD RIGHT-OF-WAY ACCORDING TO SAID WILLOUGHBY PLAT NO. 5, A DISTANCE OF 50.00 FEET TO THE INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF SAID 50 FOOT ROAD RIGHT-OF-WAY; THENCE S 36°00'19"W, A DISTANCE OF 126.38 FEET; THENCE S 53°59'41"E, A DISTANCE OF 35.00 FEET; THENCE S 36°00'19"W, A DISTANCE 45.60 FEET; THENCE S 44°53'59"E, A DISTANCE OF 94.55 FEET; THENCE S 34°07'54"W, A DISTANCE OF 59.92 FEET; THENCE S 13°41'59"W, A DISTANCE OF 61.91 FEET; THENCE S 08°06'27"E, A DISTANCE OF 506.86 FEET; THENCE S 20°35'57"E, A DISTANCE OF 228.02 FEET; THENCE S 27°19'24"W, A DISTANCE OF 220.75 FEET; THENCE S 05°20'36"W, A DISTANCE OF 100.30 FEET; THENCES 75°57'14"W, A DISTANCE OF 120.03 FEET TO THE INTERSECTION WITH THE EASTERLY RIGHT OF LINE OF S.E. WILLOUGHBY BOULEVARD ACCORDING TO SAID PLAT OF S.E. WILLOUGHBY BOULEVARD SAID POINT ALSO BEING A POINT ON A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 2804.85 FEET, A CHORD WHICH BEARS N 12°12'15"W; THENCE ALONG THE ARC OF SAID CURVE AND ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE OF S.E. WILLOUGHBY BOULEVARD THROUGH A CENTRAL ANGLE OF 08°11'35", A DISTANCE OF 401.08 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG THE SAID EASTERLY RIGHT-OF-WAY OF WILLOUGHBY BOULEVARD N 08°06'28"W A DISTANCE OF 449.18 FEET TO THE BEGINNING OF A CURVE CONCAVE TO SOUTHWEST HAVING A RADIUS OF 2351.88 FEET; THENCE ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE OF S.E. WILLOUGHBY BOULEVARD THROUGH A CENTRAL ANGLE OF 11°15'06", A DISTANCE OF 461.86 FEET TO THE INTERSECTION WITH THE SAID SOUTH LINE OF TRACT GC-5 ACCORDING TO SAID WILLOUGHBY PLAT NO. 5 AND BEING THE POINT OF BEGINNING.

CONTAINING 7.92 ACRES, MORE OR LESS.

JULY 1992

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

Kimley-Horn

SHEET 1 OF 2