

WILLOUGHBY PLAT No. 11

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

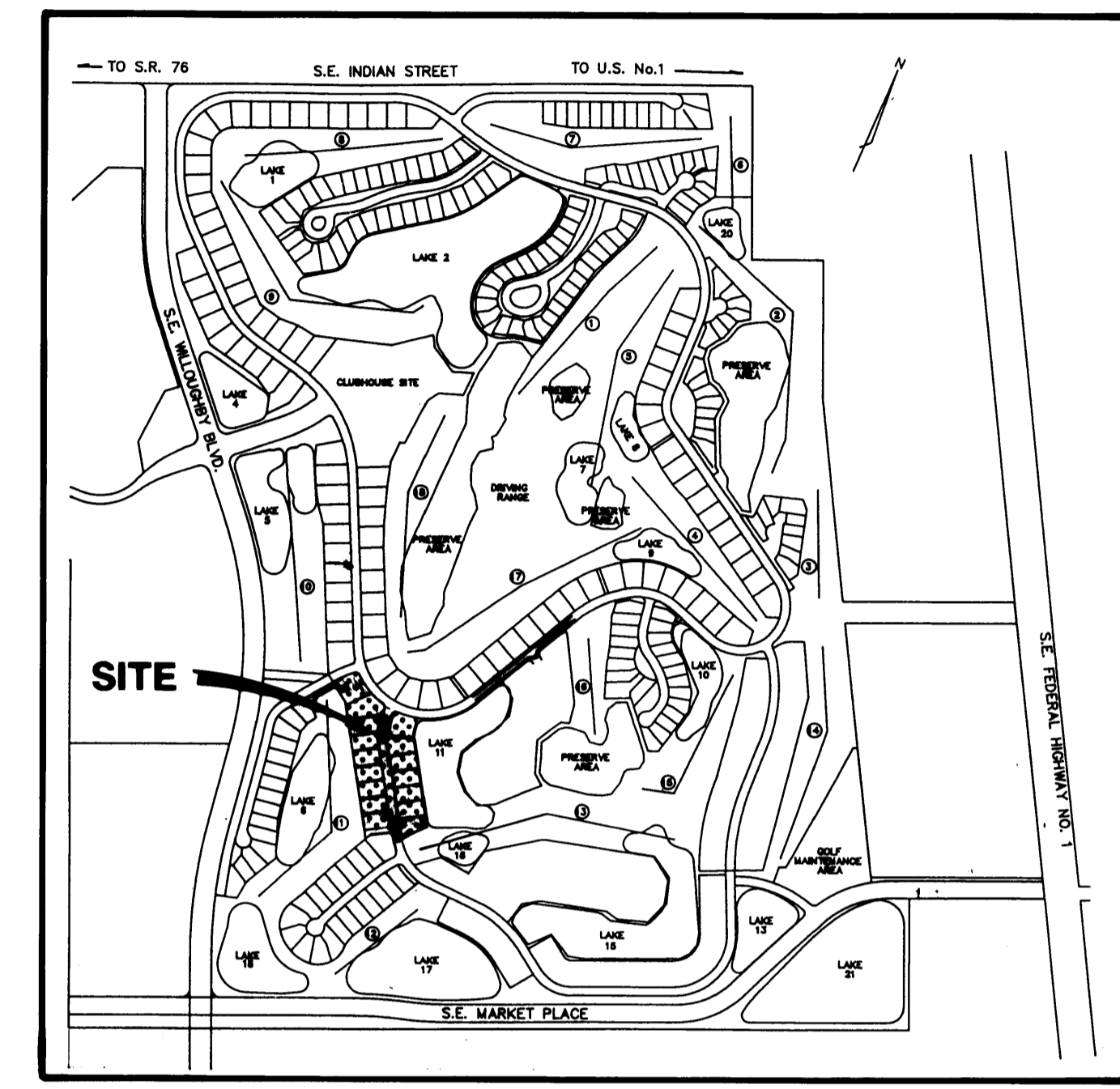
FILED FOR RECORD
SECTION 2, PLAT
13 DEC 21 AM 11:40
MARTIN COUNTY CLERK OF CIRCUIT COURT
BY
B.C.

CLERK'S RECORDING CERTIFICATE

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 49, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS 29th DAY OF December, 1993.

MARSHA STILLER, CLERK OF THE CIRCUIT COURT MARTIN COUNTY, FLORIDA.
FILE NUMBER 103111, BY Charlotte Burkey DEPUTY CLERK

39-38-41-011-000-0000.0
SUBDIVISION PARCEL CONTROL NO.



LOCATION MAP

LEGAL DESCRIPTION

A parcel of land lying in the Miles or Hanson Grant, Martin County, Florida, being more particularly described as follows:

Commencing on the Easterly line of Tract CA-18, at the Northeastly corner of WILLOUGHBY PLAT NO. 10, as recorded in Plat Book 13, Page 11, Public Records, Martin County, said point being the POINT OF BEGINNING; thence along said Easterly line of Tract CA-18 and the Northernly line of Tract ECA-20 the following courses and distances; South 36°00'19" West, a distance of 126.38 feet; thence South 53°59'41" East, a distance of 12.00 feet; thence departing said Northernly line of Tract ECA-20, North 36°00'19" East, a distance of 126.38 feet; thence South 53°59'41" East, a distance of 121.89 feet; thence South 31°42'47" East, a distance of 730.64 feet; thence North 58°17'13" East, a distance of 150.00 feet; thence South 31°42'47" East, a distance of 75.24 feet; to the beginning of a curve, concave Northeastly, having a radius of 375.00 feet and a central angle of 04°29'47", thence Southeastly along the arc of said curve to the left, a distance of 29.43 feet, said arc subtended by a chord which bears South 33°57'41" East, a distance of 29.42 feet to the point of intersection with a non-tangent line; thence North 41°57'52" East, a distance of 207.20 feet; thence North 31°42'47" West, a distance of 519.62 feet; to the beginning of a curve, concave Easterly, having a radius of 100.00 feet and a central angle of 22°51'48", thence Northwestly along the arc of said curve to the right, a distance of 39.90 feet to the curve's end; thence North 08°50'59" West, a distance of 76.66 feet; to a point of intersection with a non-tangent curve, concave Northerly, said curve also being the Southerly Right-of-Way of S. E. Doubleton Drive and the Southerly boundary of WILLOUGHBY PLAT NO. 5 as recorded in Plat Book 12, Page 15, Public Records, Martin County, Florida, having a radius of 425.00 feet and a central angle of 57°00'44", thence Westerly along the boundary of said WILLOUGHBY PLAT NO. 5, and along the arc of said curve to the right, a distance of 422.90 feet, said arc subtended by a chord which bears North 75°53'33" West, a distance of 405.67 feet; to a point of reverse curvature with a curve, concave Southerly, having a radius of 25.00 feet and a central angle of 84°26'20", thence Northwestly along the arc of said curve to the left, a distance of 36.84 feet; to a point of compound curvature with a curve, concave Southeastly, having a radius of 625.00 feet and a central angle of 12°10'09", thence Southwestly along the arc of said curve to the left, a distance of 132.75 feet to the curve's end, and the POINT OF BEGINNING; containing 6.533 acres of land, more or less.

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. 11, 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-2 on this WILLOUGHBY PLAT NO. 11 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 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. 11 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. 11 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.

SIGNED AND SEALED this 10th day of November, 1993
WILLOUGHBY ASSOCIATES, a Florida General Partnership
By: Erling D. Speer
Erling D. Speer, President
Attest: Steven C. Lewis
Steven C. Lewis, Secretary

MORTGAGE HOLDER'S 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 HEREON AND DOES SUBORDINATE ITS MORTGAGE, LIEN OR ENCUMBRANCE TO SUCH DEDICATION.

SIGNED AND SEALED this 9th day of November, 1993, on behalf of said banking corporation by its Senior Real Estate Officer and attested to by its Regional Credit Policy Officer

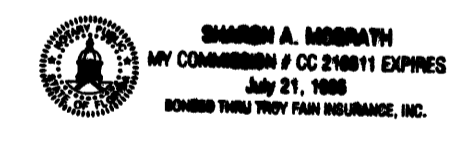
BARNETT BANK OF PALM BEACH COUNTY
By: BARNETT BANKS, INC., a Florida corporation, as attorney-in-fact for Barnett Bank of Palm Beach County pursuant to a Power of Attorney dated as of March 1, 1992 and recorded in OR Book 7428, Page 361, of the Public Records of Duval County, Florida, together with a Second Amended and Restated Florida Certificate of Designation dated March 22, 1993 and recorded in OR Book 7557, Page 1710, of the Public Records of Duval County, Florida, a notice of which is contained in a Second Amended and Restated Florida Notice of Powers of Attorney and Certificate of Designation dated as of March 22, 1993 and recorded in OR Book 7701, Page 214, of the Public Records of Palm Beach County, Florida.

ATTEST: Mark Leider BY: Douglas J. Voris
Print Name MARK LEIDER Print Name DOUGLAS J. VORIS
Title: Regional Credit Policy Officer Title: Senior Real Estate Officer
WITNESS: Xenia L. Ames WITNESS: Sara L. Lee-dorn
Print Name XENIA L. AMES Print Name SARA L. LEE-DORN

ACKNOWLEDGEMENT

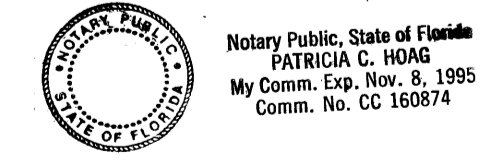
State of Florida
County of Broward
The foregoing Mortgage Holder's Consent was acknowledged before me this 9th day of November, 1993 by the corporation as attorney-in-fact on behalf of Barnett Bank of Palm Beach County, a state banking association, pursuant to a Power of Attorney dated as of March 1, 1992 and recorded in OR Book 7428, Page 361, of the Public Records of Duval County, Florida, together with a Second Amended and Restated Florida Certificate of Designation dated March 22, 1993 and recorded in OR Book 7557, Page 1710, of the Public Records of Duval County, Florida, a notice of which is contained in a Second Amended and Restated Florida Notice of Powers of Attorney and Certificate of Designation dated as of March 22, 1993 and recorded in OR Book 7701, Page 214, of the Public Records of Palm Beach County, Florida.
My Commission Expires July 21, 1996

Sharon A. McGrath
Notary Public
State of Florida at large
Printed Name Sharon A. McGrath



ACKNOWLEDGEMENT

State of Florida
County of Martin
THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF November, 1993 BY ERLING D. SPEER AND STEVEN C. LEWIS, TO THE PRESIDENT AND SECRETARY, RESPECTIVELY, OF WILLOUGHBY DEVELOPMENT, INC., A FLORIDA CORPORATION, ON BEHALF OF AND GENERAL PARTNERS OF WILLOUGHBY ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP. THEY ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED AFID AS EVIDENCE THEREOF.
Patricia C. Hoag
Printed Name PATRICIA C. HOAG
Notary Public
State of Florida at large
My Commission Expires: November 3, 1995



WILLOUGHBY ASSOC. NOTARY PUBLIC NOTARY PUBLIC SURVEYOR

COUNTY APPROVAL

This plat is hereby approved by the undersigned on the date or dates indicated:

12-6, 1993 Arnold E. Skellman COUNTY ENGINEER
MAY 25, 1993 Charles D. Brown COUNTY ATTORNEY
MAY 25, 1993 Bally O'Connell CHAIRMAN
MAY 25, 1993 Herbert E. Yancy CHAIRMAN
BOARD OF COUNTY COMMISSIONERS MARTIN COUNTY, FLORIDA

ATTEST: Marsha Stiller CLERK
By Charlotte Burkey, S.C.

SURVEYOR'S CERTIFICATION

I, HERBERT E. YANCY, do hereby certify that this Willoughby Plat No. 11, 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 the permanent reference monuments have been placed as required by law and further, that permanent control points will be set for the required improvements and that the survey data complies with all requirements of Chapter 177, Part 1, Florida Statutes, as amended and ordinances of Martin County, Florida.

Dated this TENTH day of NOVEMBER, 1993.

Herbert E. Yancy
Herbert E. Yancy
Registered Land Surveyor
Florida Certification No. 4274

TITLE CERTIFICATION

This is to certify that we have searched the Public Records of Martin County, Florida, through 10-15-93, 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. 11 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 PALM BEACH COUNTY, the mortgagee and WILLOUGHBY ASSOCIATES, the mortgagor, filed mortgage on: June 24, 1988, 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.

This certificate is issued solely for the purpose of complying with Section 177.041, Florida Statutes.

SUN TITLE & ABSTRACT COMPANY
BY: Donna Pecchia
Donna Pecchia
Examiner
4010 57th Avenue South
Suite 104
LAKE WORTH, FL. 33463