

# Willoughby Plat No. 13

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

JUNE, 1995

FILED FOR RECORD  
MARTIN CO., FL.  
95 AUG 20 AM 11:11  
CIRCUIT COURT  
BY: *[Signature]*

## 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 89,  
MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS

29 DAY OF August, 1995

MARSHA STILLER, CLERK OF THE CIRCUIT COURT  
MARTIN COUNTY, FLORIDA.

FILE NUMBER 1133311 BY D. Langston  
DEPUTY CLERK

39-38-41-013-000-0000.0

SUBDIVISION PARCEL CONTROL NO.

### 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. 13, 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 streets identified as Tract C.A.-22 on this WILLOUGHBY PLAT NO. 13 are hereby declared to be private streets and are dedicated to WILLOUGHBY COMMUNITY ASSOCIATION, INC., its successors and assigns, as Common Areas 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 streets shall be the maintenance responsibility of WILLOUGHBY COMMUNITY ASSOCIATION, INC., as provided in that certain Declaration of Covenants, Conditions and Restrictions for Willoughby recorded 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 streets.

#### 2. UTILITY EASEMENTS

The Utility Easements shown on this WILLOUGHBY PLAT NO. 13 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. 13 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. MAINTENANCE EASEMENTS

The Maintenance Easements shown on this WILLOUGHBY PLAT NO. 13 are hereby declared to be private easements and are dedicated to WILLOUGHBY COMMUNITY ASSOCIATION, INC., its successors and assigns, for the purpose of maintenance of the Golf Course Water Management Tracts shown as G.C.W.-6, G.C.W.-16, G.C.W.-17 and G.C.W.-18 on this WILLOUGHBY PLAT NO. 13. The Board of County Commissioners of Martin County, Florida, shall have no responsibility, duty or liability regarding such maintenance easements.

#### 5. GOLF COURSE WATER MANAGEMENT TRACTS

The Golf Course Water Management Tracts shown as G.C.W.-6, G.C.W.-16, G.C.W.-17 and G.C.W.-18 on this WILLOUGHBY PLAT NO. 13 are hereby declared to be private tracts and are reserved to WILLOUGHBY ASSOCIATES, its successors, successors-in-title and assigns, subject to easements of use for drainage and irrigation by WILLOUGHBY COMMUNITY ASSOCIATION, INC., its successors and assigns. Such Golf Course Water Management Tracts 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 Golf Course Water Management Tracts.

#### 6. GOLF COURSE TRACTS

The Golf Course Tracts shown as Tracts G.C.-10 and G.C.-11 on this WILLOUGHBY PLAT NO. 13 are hereby declared to be private tracts and are 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, Common Area Tracts and Exclusive Common Area Tracts shown on this WILLOUGHBY PLAT NO. 13. Such Golf Course Tracts shall be the maintenance responsibility of WILLOUGHBY ASSOCIATES, its 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 Tracts.

#### 7. EXCLUSIVE COMMON AREAS

TRACTS E.C.A.-24, E.C.A.-25, E.C.A.-26 and E.C.A.-27 shown on this WILLOUGHBY PLAT NO. 13 are hereby declared to be Exclusive Common Areas 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. 13, 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 Areas shall be maintained by WILLOUGHBY COMMUNITY ASSOCIATION, INC., on behalf of the owners of the lots shown on this WILLOUGHBY PLAT NO. 13, 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 Areas.

#### 8. COMMON AREAS

Tract C.A.-23 shown on this WILLOUGHBY PLAT NO. 13 is hereby declared to be a 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 Areas 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 Areas.

SIGNED AND SEALED this 21<sup>st</sup> day of June, 1995

WILLOUGHBY ASSOCIATES, a Florida General Partnership

By: RADNOR/WILLOUGHBY CORPORATION, as General Partner

By: Stephen E. Winch, Vice President

Witness: Patricia C. Hoag Witness: Steven C. Lewis

Print Name: Patricia C. Hoag Print Name: Steven C. Lewis

#### 4. MAINTENANCE EASEMENTS

The Maintenance Easements shown on this WILLOUGHBY PLAT NO. 13 are hereby declared to be private easements and are dedicated to WILLOUGHBY COMMUNITY ASSOCIATION, INC., its successors and assigns, for the purpose of maintenance of the Golf Course Water Management Tracts shown as G.C.W.-6, G.C.W.-16, G.C.W.-17 and G.C.W.-18 on this WILLOUGHBY PLAT NO. 13. The Board of County Commissioners of Martin County, Florida, shall have no responsibility, duty or liability regarding such maintenance easements.

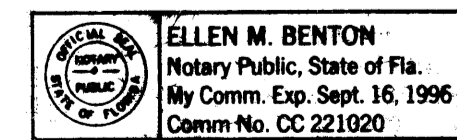
Ellen M. Benton

Ellen M. Benton

Notary Public

State of Florida at large

My Commission Expires: Sept. 16, 1996



### 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 21<sup>st</sup> day of JUNE, 1995, on behalf of said banking corporation by its Special Assets Officer.

BARNETT BANK OF PALM BEACH COUNTY

BY: Andrew Y. Propes, Special Assets Officer

Witness: Steven C. Lewis

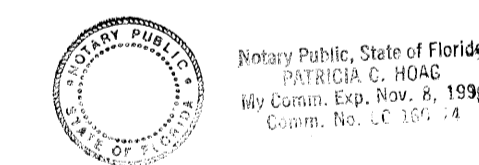
Print Name: Steven C. Lewis

### ACKNOWLEDGEMENT

State of Florida  
County of MARTIN

The foregoing Mortgage Holder's Consent was acknowledged before me this 21<sup>st</sup> day of June, 1995 by Andrew Y. Propes, Special Assets Officer of Barnett Banks, Inc., a Florida corporation, as Attorney-in-Fact for Barnett Bank of Palm Beach County, a Florida banking corporation, pursuant to a Power of Attorney dated as of March 1, 1992, on behalf of the corporation. He is personally known to me or has produced no identification.

NOVEMBER 8, 1995  
My Commission Expires



Patricia C. Hoag  
Notary Public  
State of Florida at large

Printed Name  
Patricia C. Hoag  
Comm # CC 160874

### TITLE CERTIFICATION

This is to certify that we have searched the Public Records of Martin County, Florida, through June 11, 1995, 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. 13 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: Francis R. McAlonan, Jr.

Francis R. McAlonan, Jr.  
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:

7-25, 1995

5-9, 1995

5-9, 1995

5-9, 1995

ATTEST: Marsha Stiller  
Clerk

By: Deborah Langston, D.C.

### SURVEYOR'S CERTIFICATION

I, HERBERT E. YANCY, do hereby certify that this Willoughby Plat No. 13, 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 20<sup>th</sup> day of June, 1995.

Herbert E. Yancy  
Professional Surveyor and Mapper  
Florida Certificate No. 4274

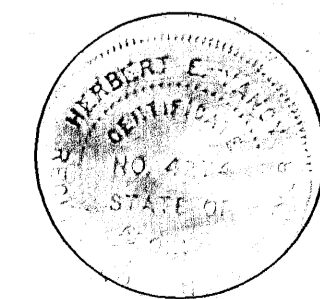
### LEGAL DESCRIPTION

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, PUBLIC RECORDS, PALM BEACH COUNTY (NOW MARTIN COUNTY), FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

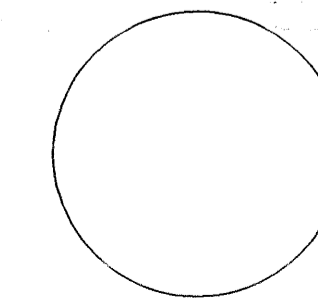
BEGIN AT THE MOST EASTERLY CORNER OF LOT 10 OF WILLOUGHBY PLAT NO. 11, AS RECORDED IN PLAT BOOK 13, PAGE 45, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY OF SAID WILLOUGHBY PLAT NO. 11, THE FOLLOWING COURSES: SOUTH 41°57'52" WEST, A DISTANCE OF 207.20 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 375.00 FEET, A CENTRAL ANGLE OF 04°29'47", AND A CHORD OF WHICH BEARS NORTH 33°58'07" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 29.43 FEET TO THE CURVE'S END; THENCE NORTH 31°42'47" WEST, A DISTANCE OF 75.24 FEET; THENCE SOUTH 58°17'13" WEST, A DISTANCE OF 150.00 FEET; THENCE NORTH 31°42'47" WEST, A DISTANCE OF 730.64 FEET; THENCE NORTH 53°59'41" WEST, A DISTANCE OF 121.89 FEET; THENCE SOUTH 36°00'19" WEST, A DISTANCE OF 126.38 FEET TO A POINT ON THE EASTERLY BOUNDARY OF WILLOUGHBY PLAT NO. 10, AS RECORDED IN PLAT BOOK 13, PAGE 11, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE ALONG THE EASTERLY BOUNDARY OF SAID WILLOUGHBY PLAT NO. 10, THE FOLLOWING COURSES:

THENCE SOUTH 53°59'41" EAST, A DISTANCE OF 23.00 FEET; THENCE SOUTH 36°00'19" WEST, A DISTANCE OF 45.60 FEET; THENCE SOUTH 44°53'59" EAST, A DISTANCE OF 94.55 FEET; THENCE SOUTH 34°08'00" WEST, A DISTANCE OF 59.92 FEET; THENCE SOUTH 13°41'59" WEST, A DISTANCE OF 61.91 FEET; THENCE SOUTH 08°06'27" EAST, A DISTANCE OF 506.86 FEET; THENCE SOUTH 20°35'57" EAST, A DISTANCE OF 228.02 FEET; THENCE SOUTH 27°19'24" WEST, A DISTANCE OF 220.75 FEET; THENCE SOUTH 05°20'36" WEST, A DISTANCE OF 100.30 FEET; THENCE SOUTH 75°57'14" WEST, A DISTANCE OF 120.03 FEET TO THE INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF S.E. WILLOUGHBY BOULEVARD ACCORDING TO THE PLAT OF S.E. WILLOUGHBY BOULEVARD, PLAT BOOK 11, PAGE 57, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; SAID POINT ALSO BEING A POINT ON A NON-TANGENT CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 2804.85 FEET, A CENTRAL ANGLE OF 06°57'24" AND A CHORD OF WHICH BEARS SOUTH 19°46'45" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF S.E. WILLOUGHBY BOULEVARD, A DISTANCE OF 340.56 FEET TO THE CURVE'S END; THENCE CONTINUE ALONG SAID EASTERLY RIGHT-OF-WAY OF S.E. WILLOUGHBY BOULEVARD SOUTH 23°15'27" EAST, A DISTANCE OF 198.55 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS 50.00 FEET AND A CENTRAL ANGLE OF 90°01'57"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 78.57 FEET TO THE CURVE'S END AND TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF S.E. MARKET PLACE ACCORDING TO SAID PLAT OF WILLOUGHBY BOULEVARD; THENCE EASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES: NORTH 66°42'36" EAST, A DISTANCE OF 752.21 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 2050.00 FEET AND A CENTRAL ANGLE OF 07°47'27"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 278.75 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 1950.00 FEET AND A CENTRAL ANGLE OF 07°51'35"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 267.49 FEET TO THE CURVE'S END; THENCE NORTH 66°38'28" EAST, A DISTANCE OF 634.26 FEET; THENCE DEPARTING SAID PLAT OF WILLOUGHBY BOULEVARD AND THROUGH AN ABANDONED PORTION OF PORT SEWALL, AS RECORDED IN OFFICIAL RECORD BOOK 78, PAGE 2246, PALM BEACH COUNTY (NOW MARTIN COUNTY), FLORIDA, THE FOLLOWING COURSES: NORTH 23°21'32" WEST, A DISTANCE OF 54.45 FEET TO THE POINT OF INTERSECTION OF A NON-TANGENT CURVE, CONCAVE NORTHEAST, HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 33°42'47", AND A CHORD OF WHICH BEARS NORTH 85°40'43" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 147.10 FEET TO THE CURVE'S END; THENCE NORTH 21°10'41" EAST, A DISTANCE OF 50.00 FEET TO THE POINT OF INTERSECTION OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 14°33'22", AND A CHORD WHICH BEARS NORTH 61°32'38" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 50.81 FEET TO THE CURVE'S END; THENCE NORTH 54°15'57" WEST, A DISTANCE OF 170.35 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 625.00 FEET AND A CENTRAL ANGLE OF 11°58'12", THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 130.57 FEET TO THE CURVE'S END; THENCE NORTH 23°45'51" EAST, A DISTANCE OF 25.00 FEET; THENCE NORTH 67°46'45" WEST A DISTANCE OF 35.01 FEET; THENCE NORTH 12°19'59" EAST, A DISTANCE OF 107.41 FEET; THENCE NORTH 58°13'04" EAST, A DISTANCE OF 106.89 FEET; THENCE NORTH 75°39'29" EAST, A DISTANCE OF 343.77 FEET; THENCE SOUTH 80°21'38" EAST, A DISTANCE OF 107.56 FEET; THENCE NORTH 71°32'25" EAST, A DISTANCE OF 168.24 FEET; THENCE NORTH 19°30'01" EAST, A DISTANCE OF 144.49 FEET; THENCE NORTH 14°42'04" WEST, A DISTANCE OF 140.48 FEET; THENCE NORTH 53°34'06" WEST, A DISTANCE OF 156.38 FEET; THENCE SOUTH 75°39'32" WEST, A DISTANCE OF 177.97 FEET; THENCE NORTH 20°00'10" WEST, A DISTANCE OF 309.29 FEET TO A CORNER ON THE SOUTHERLY BOUNDARY OF WILLOUGHBY PLAT NO. 12, AS RECORDED IN PLAT BOOK 13, PAGE 41, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID WILLOUGHBY PLAT NO. 12, THE FOLLOWING COURSES: SOUTH 54°01'23" WEST, A DISTANCE OF 800.00 FEET; THENCE SOUTH 66°25'21" WEST, A DISTANCE OF 337.53 FEET TO THE POINT OF BEGINNING.

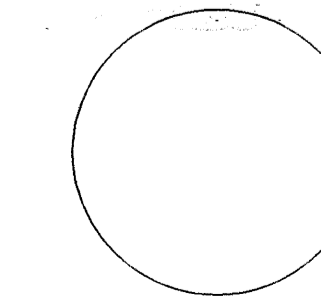
CONTAINING 52.75 ACRES MORE OR LESS.



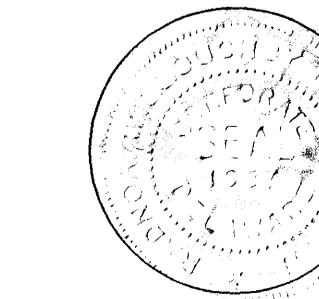
SURVEYOR



NOTARY PUBLIC



NOTARY PUBLIC



WILLOUGHBY ASSOC.

**G C Y**  
INCORPORATED  
CIVIL ENGINEERS / LAND SURVEYORS  
1505 S.W. MARTIN HIGHWAY P.O. BOX 1469  
PALM CITY, FLORIDA 34990 (407-286-8083)  
5601 CORPORATE WAY, SUITE 314,  
WEST PALM BEACH, FLORIDA 33407 (407-697-3667)