

LOCATION MAP
LEGAL DESCRIPTION

PARCEL I
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 OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEASTERLY CORNER OF WILLOUGHBY PLAT NO. 14, AS RECORDED IN PLAT BOOK 14, PAGE 33 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SAID POINT ALSO BEING THE INTERSECTION OF THE EASTERLY LINE OF SAID PLAT 14 AND THE NORTHERLY RIGHT-OF-WAY LINE OF SOUTHEAST MARKET PLACE, AS SHOWN ON THE PLAT OF S.E. WILLOUGHBY BOULEVARD, AS RECORDED IN PLAT BOOK 11, PAGE 57 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTH 24°25'06" WEST, ALONG THE EASTERLY LINE OF SAID WILLOUGHBY PLAT NO. 14, A DISTANCE OF 608.79 FEET; THENCE CONTINUE ALONG THE NORTHERLY BOUNDARY OF SAID WILLOUGHBY PLAT 14, BY THE FOLLOWING COURSES AND DISTANCES: THENCE SOUTH 65°34'54" WEST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 24°25'06" EAST, A DISTANCE OF 9.63 FEET; THENCE SOUTH 65°34'54" WEST, A DISTANCE OF 160.00 FEET; THENCE NORTH 26°32'22" WEST, A DISTANCE OF 119.67 FEET; THENCE NORTH 76°47'46" WEST, A DISTANCE OF 249.25 FEET; THENCE SOUTH 69°59'50" WEST, A DISTANCE OF 203.37 FEET TO A POINT IN THE EASTERLY LINE OF WILLOUGHBY PLAT NO. 13, AS RECORDED IN PLAT BOOK 13, PAGE 89 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTH 20°00'10" WEST ALONG SAID EAST LINE, A DISTANCE OF 156.41 FEET TO THE NORTH EASTERLY CORNER OF SAID PLAT 13, SAID CORNER ALSO BEING THE SOUTHEASTERLY CORNER OF WILLOUGHBY PLAT NO. 12, A S RECORDED IN PLAT BOOK 13, PAGE 41 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE ALONG THE EASTERLY BOUNDARY OF SAID WILLOUGHBY PLAT NO. 12, BY THE FOLLOWING COURSES AND DISTANCES: THENCE NORTH 09°06'57" EAST, A DISTANCE OF 239.27 FEET; THENCE NORTH 24°38'44" WEST, A DISTANCE OF 51.90 FEET; THENCE NORTH 40°29'59" WEST, A DISTANCE OF 12.02 FEET TO A POINT, SAID POINT BEING THE INTERSECTION OF THAT PORTION OF THE EASTERLY BOUNDARY LINE OF SAID WILLOUGHBY PLAT NO. 12 AND THE SOUTHERLY MOST CORNER OF WILLOUGHBY PLAT NO. 9, AS RECORDED IN PLAT BOOK 13, PAGE 10 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE ALONG THE EASTERLY BOUNDARY OF SAID WILLOUGHBY PLAT NO. 9 BY THE FOLLOWING COURSES AND DISTANCES: THENCE NORTH 69°43'44" EAST, A DISTANCE OF 64.70 FEET; THENCE NORTH 13°23'22" EAST, A DISTANCE OF 283.22 FEET; THENCE NORTH 13°39'34" WEST, A DISTANCE OF 112.33 FEET; THENCE NORTH 36°14'48" WEST, A DISTANCE OF 173.14 FEET; THENCE NORTH 53°42'05" WEST, A DISTANCE OF 138.89 FEET; THENCE NORTH 38°50'10" WEST, A DISTANCE OF 52.38 FEET; THENCE NORTH 08°58'38" WEST, A DISTANCE OF 51.61 FEET; THENCE NORTH 04°32'45" EAST, A DISTANCE OF 25.33 FEET; THENCE SOUTH 71°06'09" EAST, A DISTANCE OF 25.14 FEET; THENCE NORTH 18°54'51" EAST, A DISTANCE OF 30.00 FEET TO A POINT IN THE SOUTHERLY RIGHT-OF-WAY LINE OF S.E. DOUBLETON DRIVE, AS SHOWN ON WILLOUGHBY PLAT NO. 5, AS RECORDED IN PLAT BOOK 12, PAGE 15 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 71°05'09" EAST, A DISTANCE OF 192.19 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 280.00 FEET; THENCE SOUTHEASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 108°09'47", A DISTANCE OF 528.58 FEET TO A POINT, SAID POINT BEING THE SOUTHWESTERLY CORNER OF WILLOUGHBY PLAT NO. 8, AS RECORDED IN PLAT BOOK 13, PAGE 1 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID PLAT 8, BY THE FOLLOWING COURSES AND DISTANCES: THENCE SOUTH 89°15'33" EAST, A DISTANCE OF 82.29 FEET; THENCE NORTH 55°04'51" EAST, A DISTANCE OF 257.13 FEET TO THE NORTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED AS OUT PARCEL 4, AS RECORDED IN OFFICIAL RECORDS BOOK 699, PAGE 2190 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 29°01'32" EAST ALONG SAID LINE, A DISTANCE OF 1,480.71 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF S.E. MARKET PLACE, AS SHOWN ON THE PLAT OF S.E. WILLOUGHBY BOULEVARD, AS RECORDED IN PLAT BOOK 11, PAGE 57 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA AND THE WEST LINE OF SAID OUT PARCEL 4, SAID POINT ALSO BEING IN A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 650.00 FEET, THE CHORD OF WHICH BEARS SOUTH 40°34'09" WEST; THENCE SOUTHWESTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°40'49", A DISTANCE OF 393.44 FEET; THENCE CONTINUE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF S. E. MARKET PLACE SOUTH 23°13'44" WEST, A DISTANCE OF 560.33 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

Willoughby Plat No. 15, a PUD(r)

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

FEBRUARY 1998

LEGAL DESCRIPTION CONTINUED

PARCEL II
COMMENCE AT THE SOUTHEASTERLY CORNER OF SAID WILLOUGHBY PLAT 14 AS RECORDED IN PLAT BOOK 14, PAGE 33 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SAID POINT ALSO BEING THE INTERSECTION OF THE EASTERLY LINE OF SAID WILLOUGHBY PLAT 14 AND THE NORTHERLY RIGHT-OF-WAY LINE OF AFOREMENTIONED S.E. MARKET PLACE; THENCE SOUTH 23°13'44" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF S.E. MARKET PLACE, A DISTANCE OF 40.60 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, SOUTH 66°46'16" EAST, A DISTANCE OF 100.00 FEET TO A POINT IN THE SOUTHERLY RIGHT-OF-WAY LINE OF S.E. MARKET PLACE AND THE POINT OF BEGINNING OF PARCEL II; THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, NORTH 23°13'44" EAST, A DISTANCE OF 600.95 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 550.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 43°33'17", A DISTANCE OF 418.10 FEET; THENCE NORTH 66°47'01" EAST, A DISTANCE OF 113.81 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 23°12'59" EAST ALONG THE WESTERLY LINE OF LOT 219 OF THE PLAT OF PORT SEWALL (ABANDONED), AS RECORDED IN PLAT BOOK 3, PAGE 7 OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, A DISTANCE OF 750.65 FEET TO A POINT ON THE NORTHERLY LINE OF PLAT 1, CORAL GARDENS, AS RECORDED IN PLAT BOOK 3, PAGE 21 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 66°38'28" WEST ALONG THE NORTH LINE OF SAID PLAT 1, CORAL GARDENS AND THE NORTH LINE OF PLAT 2, CORAL GARDENS, AS RECORDED IN PLAT BOOK 3, PAGE 129 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, A DISTANCE OF 3,474.61 FEET; THENCE DEPARTING SAID LINE, NORTH 23°12'59" WEST, A DISTANCE OF 75.00 FEET TO A POINT ON AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY LINE OF S.E. MARKET PLACE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE BY THE FOLLOWING COURSES AND DISTANCES: THENCE NORTH 66°42'36" EAST, A DISTANCE OF 355.43 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1,950.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°47'27", A DISTANCE OF 265.15 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 2,050 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°51'35", A DISTANCE OF 281.21 FEET; THENCE NORTH 66°38'28" EAST, A DISTANCE OF 1,269.52 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 550.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 43°24'44", A DISTANCE OF 416.73 FEET TO THE POINT OF BEGINNING, CONTAINING 52.95 ACRES 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. 15, A PUD(r), 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 TRACTS C.A.-25 AND C.A.-26 ON THIS WILLOUGHBY PLAT NO. 15, A PUD(r), ARE HEREBY DECLARED TO BE PRIVATE STREETS AND ARE DEDICATED TO AND SHALL BE CONVEYED BY DEED 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. SAID 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 OR TO BE RECORDED IN THE MARTIN COUNTY, FLORIDA, PUBLIC RECORDS. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR ANY PRIVATE STREET DESIGNATED AS SUCH ON THIS PLAT.

2. UTILITY EASEMENTS

THE UTILITY EASEMENTS SHOWN ON THIS WILLOUGHBY PLAT NO. 15, A PUD(r), 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 UTILITY ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR ANY UTILITY EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.

3. DRAINAGE AND ACCESS EASEMENTS

THE DRAINAGE AND ACCESS EASEMENTS SHOWN ON THIS WILLOUGHBY PLAT NO. 15, A PUD(r), ARE HEREBY DECLARED TO BE PRIVATE EASEMENTS AND ARE DEDICATED TO AND SHALL BE CONVEYED BY DEED 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. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR ANY DRAINAGE AND ACCESS EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.

4. MAINTENANCE EASEMENTS

THE MAINTENANCE EASEMENTS SHOWN ON THIS WILLOUGHBY PLAT NO. 15, A PUD(r), ARE HEREBY DECLARED TO BE PRIVATE EASEMENTS AND ARE DEDICATED TO AND SHALL BE CONVEYED BY DEED TO WILLOUGHBY COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF MAINTENANCE OF THE GOLF COURSE WATER MANAGEMENT TRACT SHOWN AS G.C.W.-20 ON THIS WILLOUGHBY PLAT NO. 15, A PUD(r). MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR ANY MAINTENANCE EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.

5. GOLF COURSE WATER MANAGEMENT TRACT

THE GOLF COURSE WATER MANAGEMENT TRACT SHOWN AS G.C.W.-20 ON THIS WILLOUGHBY PLAT NO. 15, A PUD(r), IS HEREBY DECLARED TO BE A PRIVATE TRACT AND IS 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. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR ANY GOLF COURSE WATER MANAGEMENT TRACTS DESIGNATED AS SUCH ON THIS PLAT.

6. GOLF COURSE TRACTS

THE GOLF COURSE TRACTS SHOWN AS G.C.-14 and G.C.-15 ON THIS WILLOUGHBY PLAT NO. 15, A PUD(r), 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 AND COMMON AREA TRACTS SHOWN ON THIS WILLOUGHBY PLAT NO. 15, A P.U.D.(r) SUCH GOLF COURSE TRACTS SHALL BE THE MAINTENANCE RESPONSIBILITY OF WILLOUGHBY ASSOCIATES, ITS SUCCESSORS-IN-TITLE AND ASSIGNS. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR ANY GOLF COURSE TRACTS DESIGNATED AS SUCH ON THIS PLAT.

7. COMMON AREAS

TRACTS C.A.-25, C.A. 26, C.A. 27 AND C.A. 28 AS SHOWN ON THIS WILLOUGHBY PLAT NO. 15 ARE HEREBY DECLARED TO BE COMMON AREAS AND ARE DEDICATED TO AND SHALL BE CONVEYED BY DEED 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. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH COMMON AREAS.

8. COMMON AREA WATER TRACTS

TRACTS C.A.W.-27 AND C.A.W.-28 AS SHOWN ON THIS WILLOUGHBY PLAT NO. 15 ARE HEREBY DECLARED TO BE COMMON AREAS AND ARE DEDICATED TO AND SHALL BE CONVEYED BY DEED 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. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH COMMON AREAS.

9. TRACT "A" SHOWN ON THIS PLAT OF WILLOUGHBY PLAT NO. 15, A PUD(r), IS HEREBY DEDICATED TO MARTIN COUNTY FOR THE USE AND BENEFIT OF THE PUBLIC.

SIGNED AND SEALED THIS 24th DAY OF February, 1998

WILLOUGHBY ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP

BY: RADNOR/WILLOUGHBY CORPORATION, AS GENERAL PARTNER

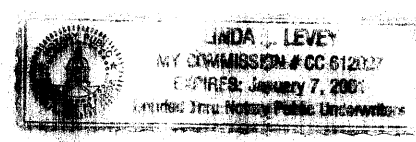
BY: William M. Dean
WILLIAM M. DEAN, VICE PRESIDENT
WITNESS: Karen A. Matte Patricia C. Hogg
KAREN A. MATTE PATRICIA C. HOGG
PRINT NAME PRINT NAME

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 24th DAY OF February, 1998, BY WILLIAM M. DEAN, VICE PRESIDENT, OF RADNOR/WILLOUGHBY CORPORATION, A DELAWARE CORPORATION, GENERAL PARTNER, ON BEHALF OF WILLOUGHBY ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP, AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH CERTIFICATE OF OWNERSHIP AND DEDICATION AS SUCH OFFICER OF SAID CORPORATION AND THAT IT IS THE FREE ACT AND DEED OF SAID CORPORATION. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

Linda L. Levey
Linda L. Levey
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE



MY COMMISSION EXPIRES: 1-7-2001

CC612027

TITLE CERTIFICATION

THIS IS TO CERTIFY THAT WE HAVE SEARCHED THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, THROUGH FEB 23, 1998 TO THE EXTENT THE SAME ARE MAINTAINED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, ON PROPERTY DESCRIBED AND SHOWN ON THIS WILLOUGHBY PLAT NO. 15, A PUD(r) 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 NOT BE SATISFIED OR RELEASED OF RECORD: NONE

ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, FLORIDA STATUTES, HAVE BEEN PAID.

THIS CERTIFICATE IS ISSUED SOLELY FOR THE PURPOSE OF COMPLYING WITH SECTION 177.041, FLORIDA STATUTES.

DATED THIS THIS 23rd DAY OF February, 1998,

SUN TITLE & TRACT COMPANY

BY: Francis R. McAlonan, Jr.
FRANCIS R. McALONAN, JR.
EXAMINER/PRESIDENT
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:

MARCH 25th, 1998 Samuel T. Cuddy
COUNTY SURVEYOR & MAPPER
March 25th, 1998 Ed D. ...
COUNTY ENGINEER
March 25, 1998 Samuel T. Cuddy
COUNTY ATTORNEY
3-24-98, 1998 Alvin ...
CHAIRMAN
BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

ATTEST: _____
CLERK

[Signature]
SURVEYOR
[Signature]
NOTARY PUBLIC
[Signature]
WILLOUGHBY ASSOCIATES

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 14, PAGE 46,
MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS

30 DAY OF March, 1998

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

FILE NUMBER 1287901 BY [Signature]
DEPUTY CLERK

39-38-41-015-000-0000.0

SUBDIVISION PARCEL CONTROL NO.

CERTIFICATE OF SURVEYOR AND MAPPER

I, DAVID W. SCHRYVER, HEREBY CERTIFY THAT THIS PLAT OF WILLOUGHBY PLAT NO. 15, A PUD(r), IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT SUCH SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SUCH SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW; THAT PERMANENT CONTROL POINTS WILL BE SET FOR THE REQUIRED IMPROVEMENTS WITH PLATTED LANDS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, PART 1 FLORIDA STATUTES, AND APPLICABLE ORDINANCES OF MARTIN COUNTY, FLORIDA.

DATED THIS 24th DAY OF February, 1998

David W. Schryver
DAVID W. SCHRYVER, PSW
FLORIDA SURVEYOR AND MAPPER REGISTRATION NO. 4864

SURVEYOR'S NOTES

- THIS PLAT, AS RECORDED IN ITS ORIGINAL FORM IN THE PUBLIC RECORDS, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL.
- IN THE EVENT THAT MARTIN COUNTY DISTURBS THE SURFACE OF A PRIVATE STREET DUE TO MAINTENANCE, REPAIR OR REPLACEMENT OF A PUBLIC IMPROVEMENT LOCATED THEREIN, THEN THE COUNTY SHALL BE RESPONSIBLE FOR RESTORING THE STREET SURFACE ONLY TO THE EXTENT WHICH WOULD BE REQUIRED IF THE STREET WERE A PUBLIC STREET, IN ACCORDANCE WITH COUNTY SPECIFICATIONS.
- THERE SHALL BE NO BUILDING OR ANY OTHER KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE AND ACCESS EASEMENTS.
- THERE SHALL BE NO BUILDING OR OTHER PERMANENT STRUCTURES OR TREES PLACED ON UTILITY EASEMENTS.
- BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH LINE OF LOT 16, WILLOUGHBY PLAT NO. 14 AS RECORDED IN PLAT BOOK 14, PAGE 33, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. SAID LINE BEARS NORTH 65°34'54" EAST.

NOTICE:

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

LEGEND

- Δ = DELTA (CENTRAL ANGLE)
- R = RADIUS
- L = ARC LENGTH
- CB = CHORD BEARING
- C.A. = COMMON AREA
- G.C. = GOLF COURSE TRACT
- G.C.W. = GOLF COURSE WATER TRACT
- C.A.W. = COMMON AREA WATER TRACT
- A.E. = ACCESS EASEMENT
- D.E. = DRAINAGE EASEMENT
- M.E. = MAINTENANCE EASEMENT
- U.E. = UTILITY EASEMENT
- LB = LAND SURVEY BUSINESS
- PSM = PROFESSIONAL SURVEYOR AND MAPPER
- PRM = PERMANENT REFERENCE MONUMENT
- PCP = PERMANENT CONTROL POINT
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- ⊙ = CENTER LINE
- = FOUND PERMANENT REFERENCE MONUMENT (P.R.M.) 4"x4" CONCRETE MONUMENT WITH DISK LABELED "PRM, GCY, INC. LB 4108, PSM 4864"
- = FOUND PERMANENT REFERENCE MONUMENT (P.R.M.) 4"x4" CONCRETE MONUMENT WITH DISK LABELED "PRM, LB 3881"
- = SET PERMANENT REFERENCE MONUMENT (P.R.M.) 4"x4" CONCRETE MONUMENT WITH DISK LABELED "PRM, GCY, INC. LB 4108, PSM 4864"
- = FOUND PERMANENT CONTROL POINT (PCP) P.K. NAIL & WASHER LABELED "PCP, LB 4108"
- = SET PERMANENT CONTROL POINT (PCP) P.K. NAIL & WASHER LABELED "PCP, LB 4108"

GCY
INCORPORATED
PROFESSIONAL SURVEYORS AND MAPPERS
1505 S.W. MARTIN HIGHWAY P.O. BOX 1469
PALM CITY, FLORIDA 34991 (561-286-8083)
CERTIFICATE OF AUTHORIZATION LB 4108