

SHEET INDEX

# WILLOUGHBY PLAT NO. 16, A P.U.D.(r) (WILLOUGHBY GLEN)

Being a part of an abandoned portion of Stuart Farms  
as recorded in Plat Book 1, Page 63, public records,  
Martin County, Florida,

**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 84,  
MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS

8 DAY OF December, 1999.

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

FILE NUMBER 1405143 BY: [Signature]  
DEPUTY CLERK  
(CIRCUIT COURT SEAL)

39-38-41-016-000-0000.C  
SUBDIVISION PARCEL CONTROL NUMBER

**LEGAL DESCRIPTION**

A PARCEL OF LAND LYING IN THE HANSON GRANT, BEING A PORTION OF STUART FARMS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 63, PUBLIC RECORDS, MARTIN COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWESTERLY CORNER OF FISHERMAN'S COVE, SECTION 2, PHASE 2A, AS RECORDED IN PLAT BOOK 8, PAGE 20, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, THENCE NORTH 23°14'20" WEST ON A LINE PARALLEL WITH AND 75 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES, TO THE EASTERLY LINE OF FISHERMAN'S COVE, AS RECORDED IN PLAT BOOK 7, PAGE 8, PUBLIC RECORDS OF SAID MARTIN COUNTY, A DISTANCE OF 1388.60 FEET;  
THENCE NORTH 66°45'40" EAST, A DISTANCE OF 313.86 FEET;  
THENCE NORTH 46°15'40" EAST, A DISTANCE OF 301.13 FEET;  
THENCE SOUTH 87°14'20" EAST, A DISTANCE OF 167.69 FEET;  
THENCE NORTH 29°31'46" EAST, A DISTANCE OF 171.29 FEET;  
THENCE SOUTH 82°04'07" EAST, A DISTANCE OF 123.44 FEET;  
THENCE SOUTH 23°47'07" EAST, A DISTANCE OF 76.64 FEET;  
THENCE SOUTH 39°34'40" EAST, A DISTANCE OF 65.39 FEET;  
THENCE SOUTH 78°36'35" EAST, A DISTANCE OF 87.00 FEET;  
THENCE SOUTH 08°49'57" WEST, A DISTANCE OF 170.23 FEET;  
THENCE SOUTH 28°33'30" EAST, A DISTANCE OF 107.02 FEET;  
THENCE SOUTH 08°56'40" WEST, A DISTANCE OF 149.80 FEET;  
THENCE SOUTH 69°14'18" EAST, A DISTANCE OF 97.82 FEET;  
THENCE NORTH 79°06'50" EAST, A DISTANCE OF 89.65 FEET;  
THENCE SOUTH 23°14'20" EAST, A DISTANCE OF 800.42 FEET; TO THE NORTHERLY LINE OF FISHERMAN'S COVE SECTION 2, PHASE 2B, AS RECORDED IN PLAT BOOK 8, PAGE 32, PUBLIC RECORDS OF SAID MARTIN COUNTY; THENCE SOUTH 66°36'26" WEST, ALONG SAID NORTHERLY LINE OF SAID FISHERMAN'S COVE, SECTION 2, PHASE 2B, A DISTANCE OF 450.54 FEET; TO THE NORTHEASTERLY CORNER OF FISHERMAN'S COVE, SECTION 2, PHASE 2A, AS RECORDED IN PLAT BOOK 8, PAGE 20, PUBLIC RECORDS OF SAID MARTIN COUNTY; THENCE CONTINUING SOUTH 66°36'26" WEST, ALONG THE NORTHERLY LINE OF SAID FISHERMAN'S COVE, SECTION 2, PHASE 2A, A DISTANCE OF 626.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 34.33 ACRES MORE OR LESS.

**TITLE CERTIFICATION**

I, EILEEN C. ELMS HEREBY CERTIFY THAT AS OF 9/24/99, 1999, AT 6:00 am;

1. RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE CORPORATION EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.

2. ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON AS FOLLOWS:

NONE

3. ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, F.S., HAVE BEEN PAID.

DATED THIS 24 DAY OF September, 1999

[Signature]  
EILEEN C. ELMS  
COMMERCIAL ACCOUNTS MANAGER  
UNIVERSAL LAND TITLE, INC.  
1555 PALM BEACH LAKES BLVD., SUITE 100  
WEST PALM BEACH, FLORIDA 33401

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

ENGLE HOMES/PALM BEACH, INC. A FLORIDA CORPORATION, BY AND THROUGH ITS UNDERSIGNED OFFICER, DOES HEREBY CERTIFY THAT ENGLE HOMES /PALM BEACH, INC. IS THE OWNER OF THE PROPERTY DESCRIBED ON THE PLAT OF WILLOUGHBY PLAT NO. 16, A P.U.D. (r) AND HEREBY DEDICATES AS FOLLOWS:

**1. STREETS AND ROADWAYS**

THE STREETS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT OF WILLOUGHBY PLAT NO. 16, A P.U.D. (r) AND DESIGNATED AS PRIVATE, ARE HEREBY DECLARED TO BE THE PROPERTY OF WILLOUGHBY GLEN HOMEOWNERS ASSOCIATION, INC. (HEREINAFTER ASSOCIATION), AND THE PRIVATE STREETS AND RIGHTS-OF-WAY SHALL BE CONVEYED BY DEED TO THE ASSOCIATION, FOR ACCESS AND UTILITY PURPOSES (INCLUDING CATV), AND SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR, ANY PRIVATE STREETS DESIGNATED AS SUCH ON THIS PLAT.

**2. UTILITY EASEMENTS**

THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF WILLOUGHBY PLAT NO. 16, A P.U.D. (r) MAY BE USED FOR UTILITY PURPOSES (INCLUDING CATV) BY ANY UTILITY 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. 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 PLAT OF WILLOUGHBY PLAT NO. 16, A P.U.D. (r), AND DESIGNATED AS SUCH ON THE PLAT, ARE HEREBY DECLARED TO BE THE PROPERTY OF WILLOUGHBY GLEN HOMEOWNERS ASSOCIATION, INC. (HEREINAFTER ASSOCIATION), AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR DRAINAGE AND ACCESS PURPOSES, AND ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY PRIVATE DRAINAGE AND ACCESS EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.

**4. MAINTENANCE EASEMENTS**

THE MAINTENANCE EASEMENTS SHOWN ON THIS PLAT OF WILLOUGHBY PLAT NO. 16, A P.U.D.(r), ARE HEREBY DECLARED TO BE PRIVATE EASEMENTS AND ARE DEDICATED TO AND SHALL BE CONVEYED BY DEED TO WILLOUGHBY GLEN HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF MAINTENANCE OF THE WATER MANAGEMENT TRACT SHOWN AS C.A.W.-31 ON THIS PLAT OF WILLOUGHBY PLAT NO. 16, A P.U.D.(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. COMMON AREAS**

TRACTS C.A.-29 AND C.A.-30 AS SHOWN ON THIS PLAT OF WILLOUGHBY PLAT NO. 16, A P.U.D.(r), ARE HEREBY DECLARED TO BE COMMON AREAS AND ARE DEDICATED TO AND SHALL BE CONVEYED BY DEED TO WILLOUGHBY GLEN HOMEOWNERS 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 GLEN HOMEOWNERS ASSOCIATION, INC., AS PROVIDED IN THAT CERTAIN DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR WILLOUGHBY PLAT NO. 16 A P.U.D. (r) 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.

**6. COMMON AREA WATER TRACT**

TRACT C.A.W.-31 AS SHOWN ON THIS PLAT OF WILLOUGHBY PLAT NO. 16, A P.U.D.(r), IS HEREBY DECLARED TO BE A COMMON AREA WATER TRACT AND IS DEDICATED TO AND SHALL BE CONVEYED BY DEED TO WILLOUGHBY GLEN HOMEOWNERS 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 GLEN HOMEOWNERS ASSOCIATION, INC., AS PROVIDED IN THAT CERTAIN DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR WILLOUGHBY PLAT NO. 16 A P.U.D. (r) 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 AREA WATER TRACT.

SIGNED AND SEALED THIS 8<sup>th</sup> DAY OF September, 1999  
ENGLE HOMES/PALM BEACH, INC., A FLORIDA CORPORATION

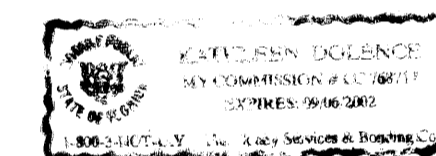
BY: [Signature] HARRY ENGELSTEIN, PRESIDENT  
WITNESS: [Signature] DONNA SCOTTELL  
[Signature] MARLEEN DOLENCE  
PRINT NAME: [Signature] DONNA SCOTTELL  
PRINT NAME

**ACKNOWLEDGMENT**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED, HARRY ENGELSTEIN THE PRESIDENT OF ENGLE HOMES/PALM BEACH, INC. A FLORIDA CORPORATION, AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH CERTIFICATE OF OWNERSHIP AND DEDICATION AS SUCH OFFICER OF SAID CORPORATION AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT IT IS THE FREE ACT AND DEED OF SAID CORPORATION. HE IS (✓) PERSONALLY KNOWN TO ME OR ( ) HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

NOTARY PUBLIC  
STATE OF FLORIDA  
[Signature]  
COMMISSION NO. CC 768717  
COMMISSION EXPIRES: 9/6/02



**CERTIFICATE OF SURVEYOR AND MAPPER**

I, DAVID W. SCHRYVER, HEREBY CERTIFY THAT THIS PLAT OF WILLOUGHBY PLAT NO. 16, A P.U.D. (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 WITHIN 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 9<sup>th</sup> DAY OF September, 1999.

[Signature]  
DAVID W. SCHRYVER, PSM  
FLORIDA SURVEYOR AND MAPPER REGISTRATION NO. 4864

**COUNTY APPROVAL**

THIS PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THE DATES INDICATED:

DATE: 9/29/99  
DATE: 9/24/99  
DATE: 11-22-99  
DATE: 11-23-99  
BCC: 8-24-99

[Signature]  
COUNTY SURVEYOR AND MAPPER

[Signature]  
COUNTY ENGINEER

[Signature]  
COUNTY ATTORNEY

[Signature]  
CLERK OF BOARD OF COUNTY COMMISSIONERS

ATTEST:  
[Signature]  
MARSHA STILLER  
CLERK BY: [Signature]

**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.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THERE SHALL BE NO BUILDING OR ANY OTHER KIND OF CONSTRUCTION, OR PLACEMENT OF TREES OR SHRUBS ON DRAINAGE EASEMENTS.
- BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH LINE OF FISHERMAN'S COVE SECTION 2, PHASE 2A, AS RECORDED IN PLAT BOOK 8, PAGE 20, PUBLIC RECORDS, MARTIN COUNTY, FLORIDA. SAID LINE BEARS SOUTH 66°36'26" WEST.
- ACCESS TO WILLOUGHBY PLAT NO. 16, A P.U.D. (r) WILL BE PROVIDED BY SEPARATE INSTRUMENT, AS RECORDED IN OFFICIAL RECORD BOOK 1422, PAGE 697 PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

Job Number 99-1019-01-01  
Licensed Business #4108

**GCY**  
INCORPORATED  
PROFESSIONAL SURVEYORS AND MAPPERS  
1505 S.W. MARTIN HIGHWAY P.O. BOX 1489  
PALM CITY, FLORIDA 34901 (561-286-8083)  
CERTIFICATE OF AUTHORIZATION LB 4108

