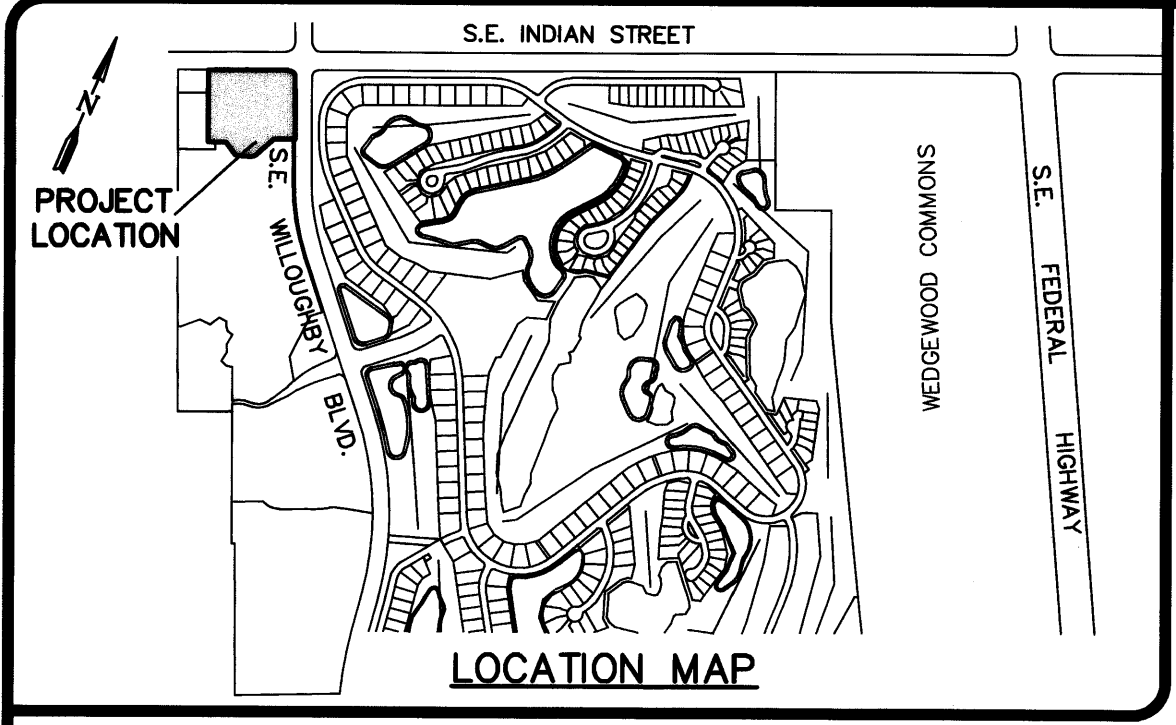


PLAT 21, P. 2:04  
AREA OF CIRCUIT COURT  
D.C.



# WILLOUGHBY PLAT NO. 19, A P.U.D.(r) (Willoughby Crossroads)

Being a parcel of land lying in the Hanson Grant, Martin County, Florida and being a part of an abandoned portion of Stuart Farms as recorded in Plat Book 1, Page 63, public records, Martin County, Florida.

April 2002

**CLERK'S RECORDING CERTIFICATE**  
I, MARSHA EWING, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN  
PLAT BOOK 15, PAGE 26,  
MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS  
21st DAY OF June, 2002.  
MARSHA EWING, CLERK OF THE CIRCUIT COURT  
MARTIN COUNTY, FLORIDA.  
FILE NUMBER 1580617 BY [Signature]  
DEPUTY CLERK

39-38-41-019-000-0000,0  
SUBDIVISION PARCEL CONTROL NUMBER

### LEGAL DESCRIPTION

BEING A PARCEL OF LAND LYING IN THE HANSON GRANT, SAID PARCEL ALSO BEING A PORTION OF STUART FARMS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 63, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWESTERLY CORNER OF FISHERMAN'S COVE, SECTION 2, PHASE 2A, AS RECORDED IN PLAT BOOK 8, PAGE 20, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTH 23°14'20" WEST, ALONG A LINE THAT IS PARALLEL WITH AND 75.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO THE EASTERLY LINE FISHERMAN'S COVE, AS RECORDED IN PLAT BOOK 7, PAGE 8, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, A DISTANCE OF 2098.60 FEET; THENCE DEPARTING SAID LINE NORTH 66°40'45" EAST, A DISTANCE OF 799.95 FEET; THENCE NORTH 23°15'32" WEST, A DISTANCE OF 88.48 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 23°15'32" WEST, A DISTANCE OF 525.01 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF S.E. INDIAN STREET (BEING A 100 FEET WIDE RIGHT-OF-WAY); THENCE NORTH 66°44'27" EAST, ALONG SAID LINE, A DISTANCE OF 840.02 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 78.54 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF S.E. WILLOUGHBY BOULEVARD (BEING A 120 FEET WIDE RIGHT-OF-WAY), AS RECORDED IN PLAT BOOK 11, PAGE 57, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 23°15'32" EAST, ALONG SAID LINE, A DISTANCE OF 440.00 FEET; THENCE DEPARTING SAID LINE, SOUTH 66°44'28" WEST, A DISTANCE OF 205.02 FEET; THENCE SOUTH 24°33'43" WEST, A DISTANCE OF 288.54 FEET; THENCE SOUTH 52°35'53" WEST, A DISTANCE OF 56.04 FEET; THENCE SOUTH 73°08'32" WEST, A DISTANCE OF 179.78 FEET; THENCE NORTH 59°40'38" WEST, A DISTANCE OF 189.38 FEET; THENCE SOUTH 66°44'28" WEST, A DISTANCE OF 125.74 FEET TO THE POINT OF BEGINNING.

CONTAINING 11.92 ACRES, MORE OR LESS.  
(519,235.2 SQUARE FEET, MORE OR LESS)

### TITLE CERTIFICATION

I, WALTER G. WOODS, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF APRIL 1, 2002, AT 4:12 P.M.:

- 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.
- ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON AS FOLLOWS:  
(NONE)
- ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, F.S., HAVE BEEN PAID.

DATED THIS 14th DAY OF MAY, 2002.

Walter G. Woods  
PRINTED NAME: WALTER G. WOODS  
ATTORNEY-AT-LAW, FLORIDA BAR NO.: 355651  
310 S.W. OCEAN BOULEVARD  
STUART, FLORIDA 34994

### COUNTY APPROVAL

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

DATE: 5-16-02 [Signature]  
COUNTY SURVEYOR AND MAPPER  
DATE: 5-16-02 [Signature]  
COUNTY ENGINEER  
DATE: 5-30-02 [Signature]  
COUNTY ATTORNEY  
DATE: 6-5-02 [Signature]  
CHAIRPERSON, BOARD OF COUNTY COMMISSIONERS  
BCC: 3-26-02

ATTEST:  
CLERK

### CERTIFICATE OF OWNERSHIP AND DEDICATION

WILLOUGHBY CROSSROADS, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, BY AND THROUGH ITS UNDERSIGNED OFFICER, DOES HEREBY CERTIFY THAT WILLOUGHBY CROSSROADS, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY IS THE OWNER OF THE PROPERTY DESCRIBED ON THE PLAT OF WILLOUGHBY PLAT NO. 19, A P.U.D. (r) AND HEREBY DEDICATES AS FOLLOWS:

#### 1. UTILITY EASEMENTS

THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF WILLOUGHBY PLAT NO. 19, 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.

#### 2. PRIVATE RIGHT-OF-WAY, DRAINAGE AND ACCESS EASEMENT (S.E. WILLOUGHBY TRACE)

THE PRIVATE RIGHT-OF-WAY, DRAINAGE AND ACCESS EASEMENT SHOWN ON THIS PLAT OF WILLOUGHBY PLAT NO. 19, A P.U.D. (r), AND DESIGNATED AS TRACT A ON THE PLAT, ARE HEREBY DECLARED TO BE THE PROPERTY OF WILLOUGHBY CROSSROADS PROPERTY OWNERS ASSOCIATION, INC. (HEREINAFTER ASSOCIATION), AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR PRIVATE RIGHT-OF-WAY, 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.

SIGNED AND SEALED THIS 14th DAY OF MAY, 2002.

WILLOUGHBY CROSSROADS, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY

BY: [Signature]  
PRINTED NAME: JAMES C. MORGAN  
TITLE: MANAGING MEMBER

[Signature] WITNESS  
[Signature] WITNESS  
[Signature] PRINT NAME  
[Signature] PRINT NAME

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF Martin

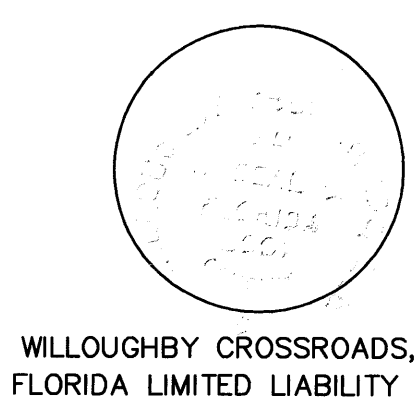
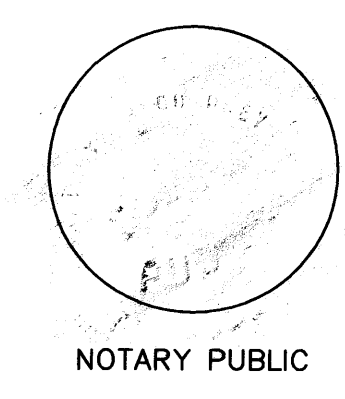
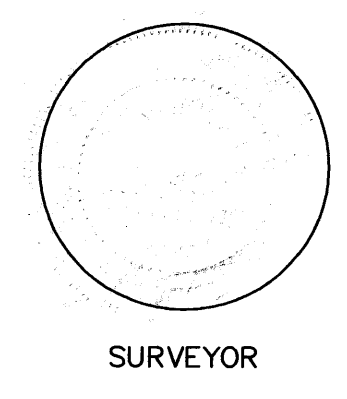
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED, JAMES C. MORGAN, THE MANAGING MEMBER OF WILLOUGHBY CROSSROADS, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH CERTIFICATE OF OWNERSHIP AND DEDICATION AS SUCH OFFICER OF SAID CORPORATION AND THAT THE 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  AS IDENTIFICATION.

NOTARY PUBLIC  
STATE OF FLORIDA  
[Signature]  
COMMISSION NO. \_\_\_\_\_

COMMISSION EXPIRES: \_\_\_\_\_  
Kathryn H. Cowdrey  
MY COMMISSION # CC244511 EXPIRES  
JULY 25, 2003  
BONDED THROUGH FAN INSURANCE, INC.

### 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 THIS 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.
- STATE PLANE COORDINATES AS SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY. THE BEARINGS SHOWN HEREON ARE NOT REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM.



WILLOUGHBY CROSSROADS, L.L.C.  
A FLORIDA LIMITED LIABILITY COMPANY

### ACCEPTANCE, JOINER AND CONSENT

WILLOUGHBY CROSSROADS PROPERTY OWNERS ASSOCIATION, INC., DOES HEREBY CONSENT TO AND JOIN IN THOSE DEDICATIONS OF LAND, EASEMENTS, RESTRICTIONS, STREETS, RIGHTS-OF-WAY AND COVENANTS BY THE OWNER THEREOF AND DOES FURTHER CONSENT TO AND JOIN IN THE FILING AND RECORDATION OF A PLAT AFFECTING SAID PROPERTY AND ALL MATTERS APPEARING THEREON.

DATED THIS 14th DAY OF MAY, 2002

WILLOUGHBY CROSSROADS PROPERTY OWNERS ASSOCIATION, INC.

BY: [Signature]  
JAMES C. MORGAN, ITS PRESIDENT  
WITNESS: [Signature]  
PRINT NAME: Sharon Newman  
WITNESS: [Signature]  
PRINT NAME: Sharon Newman

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED, JAMES C. MORGAN, TO ME WELL KNOWN TO BE THE PRESIDENT OF WILLOUGHBY CROSSROADS PROPERTY OWNERS ASSOCIATION, INC., AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH ACCEPTANCE, JOINER AND CONSENT 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. \_\_\_\_\_

COMMISSION EXPIRES: \_\_\_\_\_  
Kathryn H. Cowdrey  
MY COMMISSION # CC244511 EXPIRES  
JULY 25, 2003  
BONDED THROUGH FAN INSURANCE, INC.

### CERTIFICATE OF SURVEYOR AND MAPPER

I, DAVID W. SCHRYVER, HEREBY CERTIFY THAT THIS PLAT OF WILLOUGHBY PLAT NO. 19, 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 13th DAY OF MAY, 2002.

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

Job Number 01-1055-03-01  
Licensed Business #4108

**QCY**  
INCORPORATED  
PROFESSIONAL SURVEYORS AND MAPPERS  
CERTIFICATE OF AUTHORIZATION LB 4108  
CORPORATE OFFICE: 1489 S.W. MARTIN HWY., PALM CITY, FL 34981 (800) 386-1066  
TALLAHASSEE OFFICE: 4909 N. MONROE STREET, TALLAHASSEE, FL 32303 (850) 536-9455