

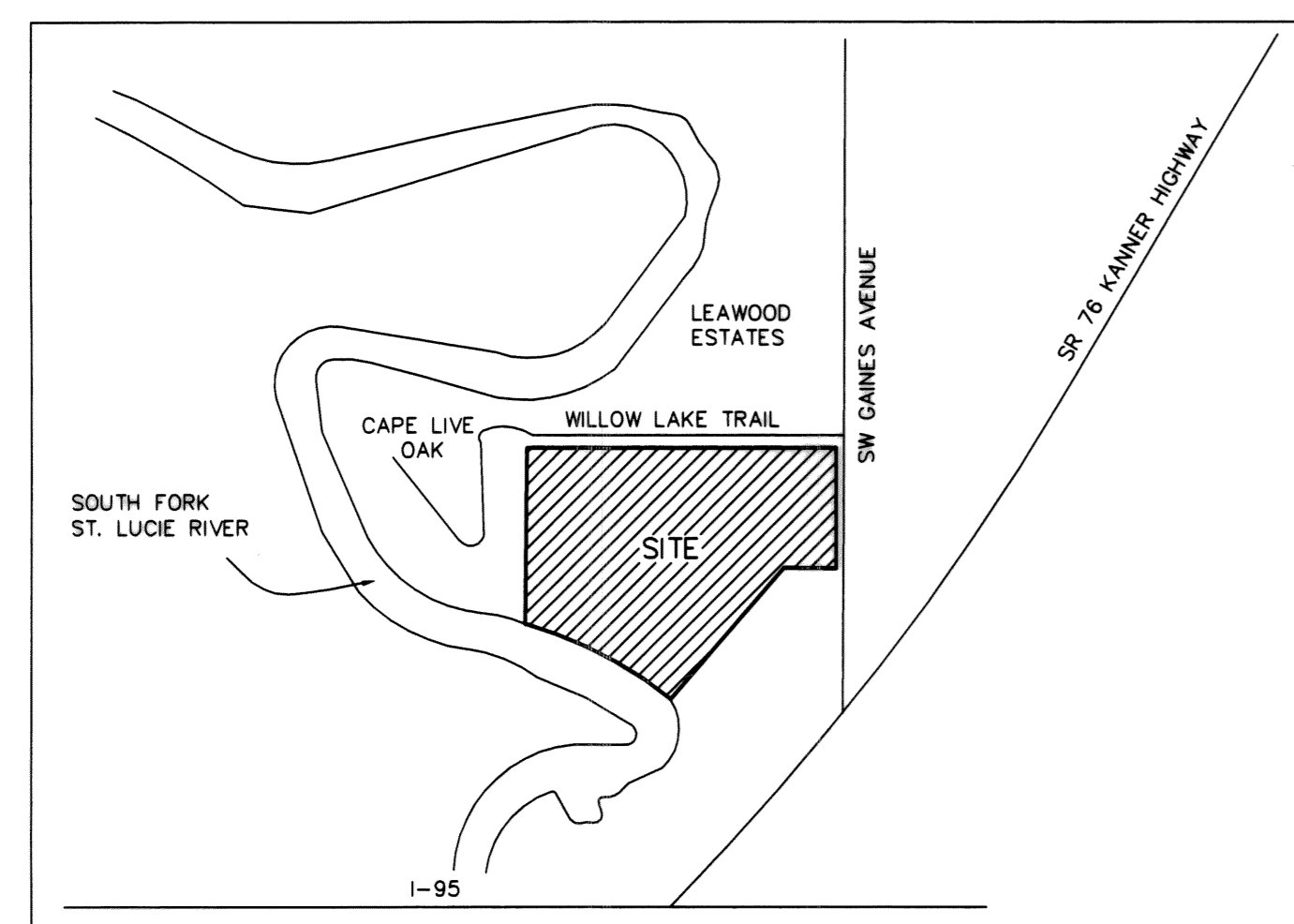
A PLAT OF  
**WILLOW LAKE TRAIL**  
 BEING A REPLAT OF TRACT 1, BLOCK 42, ST. LUCIE INLET FARMS  
 AS SHOWN ON THE PLAT OF ST. LUCIE INLET FARMS,  
 AS RECORDED IN PLAT BOOK 1, PAGE 98, PUBLIC RECORDS OF PALM BEACH  
 ( NOW MARTIN ) COUNTY, FLORIDA. LYING IN THE HANSON GRANT, MARTIN COUNTY, FLORIDA.

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 78, Martin County, Florida, Public Records, this 3 day of November, 2003.

File No. 1705356  
 BY: Marsha Ewing  
 Deputy Clerk  
 (Circuit Court Seal)

55-38-41-420-000-0000.0  
 SUBDIVISION PARCEL CONTROL NUMBER



LOCATION MAP

LEGAL DESCRIPTION

BEING ALL THAT PART OF TRACT 1, BLOCK 42, ACCORDING TO THE PLAT OF ST. LUCIE INLET FARMS AS RECORDED IN PLAT BOOK 1, PAGE 98, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, LYING NORTH AND WEST OF STATE ROAD 76, AND LYING NORTH AND EAST OF THE SOUTH FORK OF THE ST. LUCIE RIVER, LESS THE FOLLOWING DESCRIBED PARCEL:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT 1, BLOCK 42, THENCE SOUTH 66°15'06" WEST, ALONG THE NORTH LINE OF SAID TRACT 1, A DISTANCE OF 15.00 FEET; THENCE SOUTH 23°31'09" EAST, A DISTANCE OF 252.86 FEET; THENCE SOUTH 66°28'51" WEST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL:

THENCE CONTINUE SOUTH 66°28'51" WEST, A DISTANCE OF 90.83 FEET; THENCE SOUTH 17°00'59" WEST, A DISTANCE OF 350 FEET MORE OR LESS TO THE MEAN HIGH WATER LINE OF THE SOUTH FORK OF THE ST. LUCIE RIVER; THENCE MEANDER SOUTHERLY, ALONG SAID MEAN HIGH WATER LINE, A DISTANCE OF 167 FEET, MORE OR LESS, TO THE INTERSECTION WITH THE SOUTH LINE OF SAID TRACT 1; THENCE NORTH 66°17'12" EAST, ALONG THE SAID SOUTH LINE, A DISTANCE OF 136 FEET, MORE OR LESS, TO A POINT IN A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 5659.58 FEET, THE CHORD OF WHICH BEARS NORTH 17°00'59" EAST, AND BEING THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 76; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 263.61 FEET THROUGH A CENTRAL ANGLE OF 02°40'07"; THENCE NORTH 23°31'09" WEST, A DISTANCE OF 125.24 FEET TO A POINT IN A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 185.00 FEET, THE CHORD OF WHICH BEARS NORTH 36°57'45" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 86.82 FEET THROUGH A CENTRAL ANGLE OF 26°53'21" TO THE POINT OF BEGINNING.

ALSO LESS THAT PARCEL OF LAND AS DESCRIBED IN O.R. BOOK 939, PAGE 258, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. ( KNOWN AS PARCEL 102 ).  
 CONTAINING 5.53 ACRES, MORE OR LESS.

NOTES

1. 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.
2. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
3. THE SURVEY BEARINGS SHOWN HEREON ARE REFERENCED TO THE EAST LINE OF SUBJECT PROPERTY, DESCRIBED AS SOUTH 23°31'09" EAST, ALL OTHERS RELATIVE THERETO.
4. THE NATIONAL FLOOD INSURANCE PROGRAM DESIGNATION AS INDICATED ON THE F.E.M.A. PANEL No. 12085C0282F, DATED 10/04/2002, LOCATES THE PARCEL IN ZONE "X" (MINIMUM BASE FLOOD ELEVATION NOT APPLICABLE) AND IN ZONE "AE" (MINIMUM BASE FLOOD ELEVATION 7 FEET (NGVD 1929)).
5. IT SHALL BE UNLAWFUL TO ALTER THE APPROVED SLOPES, CONTOURS, OR CROSS SECTIONS OR TO CHEMICALLY, MECHANICALLY, OR MANUALLY REMOVE, DAMAGE, OR DESTROY ANY PLANTS IN THE LITTORAL OR UPLAND TRANSITION ZONE BUFFER AREAS OF CONSTRUCTED LAKES EXCEPT UPON THE WRITTEN APPROVAL OF THE GROWTH MANAGEMENT DIRECTOR, AS APPLICABLE. IT IS THE RESPONSIBILITY OF THE OWNER OR PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS OR ASSIGNS TO MAINTAIN THE REQUIRED SURVIVORSHIP AND COVERAGE OF THE RECLAIMED UPLAND AND PLANTED LITTORAL AND UPLAND TRANSITION AREAS AND TO ENSURE ONGOING REMOVAL OF PROHIBITED AND INVASIVE NON-NATIVE PLANT SPECIES FROM THESE AREAS.

CERTIFICATE OF OWNERSHIP AND DEDICATION

SHOWCASE DESIGNER HOMES, L.C., A FLORIDA LIMITED LIABILITY COMPANY, BY AND THROUGH ITS UNDERSIGNED OFFICER, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON, AND DOES HEREBY DEDICATE AS FOLLOWS:

1. UTILITY EASEMENT  
 THE UTILITY EASEMENT SHOWN ON THIS PLAT OF WILLOW LAKE TRAIL 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. DRAINAGE EASEMENTS  
 THE PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT OF WILLOW LAKE TRAIL ARE HEREBY DEDICATED TO THE WILLOW LAKE TRAIL HOMEOWNERS ASSOCIATION, INC. ( HEREINAFTER "ASSOCIATION" ), AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR DRAINAGE 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 EASEMENTS ON THIS PLAT.
3. UPLAND PRESERVATION AREA  
 THE UPLAND PRESERVATION AREA SHOWN ON THIS PLAT OF WILLOW LAKE TRAIL IS HEREBY DECLARED TO BE THE PROPERTY OF THE WILLOW LAKE TRAIL HOMEOWNERS ASSOCIATION, INC. ( HEREINAFTER "ASSOCIATION" ), AND IS FURTHER DECLARED TO BE A PRIVATE PRESERVATION AREA, WHICH SHALL BY CONVEYED BY DEED TO THE ASSOCIATION FOR PRESERVATION PURPOSES AND SHALL BE MAINTAINED BY THE ASSOCIATION IN ACCORDANCE WITH THE PRESERVE AREA MANAGEMENT PLAN (PAMP) APPROVED BY MARTIN COUNTY. NO CONSTRUCTION IN, OR ALTERATION OR DESTRUCTION OF, THE UPLAND PRESERVATION AREA SHALL OCCUR, EXCEPT AS SPECIFIED WITHIN THE PAMP APPROVED 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 UPLAND PRESERVATION AREA DESIGNATED AS SUCH ON THIS PLAT.
4. ADDITIONAL RIGHT-OF-WAY  
 THE ADDITIONAL RIGHT-OF-WAY SHOWN ON THIS PLAT OF WILLOW LAKE TRAIL AS TRACT "A" IS HEREBY DEDICATED TO MARTIN COUNTY FOR THE USE AND BENEFIT OF THE PUBLIC.
5. UPLAND TRANSITION ZONE  
 THE UPLAND TRANSITION ZONE SHOWN ON THIS PLAT OF WILLOW LAKE TRAIL IS HEREBY DECLARED TO BE THE PROPERTY OF THE INDIVIDUAL LOT OWNERS FOR PRESERVATION PURPOSES AND SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNER IN ACCORDANCE WITH THE PRESERVE AREA MANAGEMENT PLAN (PAMP) APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY. NO CONSTRUCTION IN, OR ALTERATION OR DESTRUCTION OF, THE PARCELS SHALL OCCUR EXCEPT AS SPECIFIED WITHIN THE PAMP. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY UPLAND TRANSITION ZONE DESIGNATED AS SUCH ON THIS PLAT.

SIGNED THIS 12 DAY OF September, 2003, ON BEHALF OF THE COMPANY,  
 SHOWCASE DESIGNER HOMES, L.C.

WITNESS: Mary K. Scheff PRINT NAME: MARY K. SCHEFF  
 WITNESS: Katherine R. Ross PRINT NAME: Katherine R. Ross  
 BY: David San George, Jr. PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA  
 COUNTY OF MARTIN

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION ACKNOWLEDGED BEFORE ME THIS 12 DAY OF September, 2003 BY DAVID SAN GEORGE, JR., PRESIDENT OF SHOWCASE DESIGNER HOMES, L.C., A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY. HE [x] IS PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

BY: Katherine R. Ross  
 KATHERINE R. ROSS  
 (PRINT NAME BENEATH SIGNATURE)  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES: 4-24-05  
 Commission No: DD 015730

ACCEPTANCE OF DEDICATION

WILLOW LAKE TRAIL HOMEOWNERS ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION, DOES HEREBY ACCEPT OWNERSHIP AND DEDICATION OF LAND, EASEMENTS, RESTRICTIONS, STREETS, RIGHTS-OF-WAY AND COVENANTS BY THE OWNER THEREOF AND DOES FURTHER ACCEPT THE MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON.

DATED THIS 12 DAY OF Sept, 2003  
 BY: David San George ITS PRESIDENT  
 WITNESS: Mary K. Scheff  
 PRINT NAME: MARY K. SCHEFF  
 WITNESS: Katherine R. Ross  
 PRINT NAME: Katherine R. Ross

ACKNOWLEDGMENT

STATE OF FLORIDA  
 COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED David San George, TO ME WELL KNOWN TO BE THE PRESIDENT OF WILLOW LAKE TRAIL HOMEOWNERS ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION, AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH ACCEPTANCE OF DEDICATION AS SUCH PRESIDENT OF SAID CORPORATION, AND THAT IT IS THE FREE ACT AND DEED OF SAID CORPORATION. HE IS: [x] PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.  
 WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS 12 DAY OF Sept, 2003.

(STAMP) COMMISSION NO. DD 015730  
Katherine R. Ross  
 NOTARY PUBLIC  
 STATE OF FLORIDA AT LARGE  
 MY COMMISSION EXPIRES: 4-24-05

CERTIFICATE OF SURVEYOR AND MAPPER

I, STEPHEN J. BROWN, HEREBY CERTIFY THAT THE PLAT OF WILLOW LAKE TRAIL 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 ( PRM'S ) HAVE BEEN PLACED AS REQUIRED BY LAW; THAT PERMANENT CONTROL POINTS ( PCP'S ), AND LOT CORNERS WILL BE SET FOR THE REQUIRED IMPROVEMENTS WITHIN THE PLATTED LANDS, AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND APPLICABLE ORDINANCES OF MARTIN COUNTY, FLORIDA.

Stephen J. Brown  
 STEPHEN J. BROWN, P.S.M.  
 FLORIDA SURVEYOR AND MAPPER  
 REGISTRATION NO. 4049  
 ( OFFICIAL SEAL )

**STEPHEN J. BROWN, INC.**

**SURVEYORS-DESIGNERS  
 LAND PLANNERS-CONSULTANTS**

619 E 5th STREET  
 STUART, FLORIDA 34994  
 772-288-7176