

LOCATION MAP

LEGAL DESCRIPTION

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 9, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA; THENCE NORTH 89°43'07" EAST FOR 20.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD 76, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE NORTH 00°36'55" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE OF STATE ROAD 76 FOR 332.37 FEET; THENCE NORTH 89°45'00" EAST FOR 655.66 FEET; THENCE SOUTH 00°36'55" EAST FOR 332.01 FEET; THENCE SOUTH 89°43'07" WEST FOR 655.66 FEET TO THE POINT OF BEGINNING.
SAID TRACT CONTAINING 5.0 ACRES, MORE OR LESS.

TITLE CERTIFICATION

I, TERENCE P. MCCARTHY, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF May 19, 2004, AT 11:00 AM:

- RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE PERSON, CORPORATION AND/OR OTHER ENTITY EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.
- ALL MORTGAGES, LIENS OR ENCUMBRANCES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE LISTED AS FOLLOWS: MORTGAGE FROM SUNTRUST BANK TO TOWNHOMES OF STUART, L.L.C., AS RECORDED IN O.R. BOOK 1706, PAGE 2657, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
- ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, F.S., HAVE BEEN PAID.

DATED THIS 28th OF MAY, 2004.

BY: Terence P. McCarthy
TERENCE P. MCCARTHY
ATTORNEY-AT-LAW, FLORIDA BAR NO. 0168845
2400 S.E. FEDERAL HIGHWAY
STUART, FLORIDA 34994
(772)-286-1700

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.
- THE SURVEY BEARINGS SHOWN HEREON ARE REFERENCED TO THE EASTERLY RIGHT-OF-WAY LINE OF S. KANNER HIGHWAY, PLATTED AS NORTH 00°36'55" WEST, ALL OTHERS RELATIVE THERETO.
- THE NATIONAL FLOOD INSURANCE PROGRAM DESIGNATION AS INDICATED ON THE F.E.M.A. MAP PANEL NO. 12085C 0142F, DATED 10/04/2002, LOCATES THE PARCEL IN ZONE "X", MINIMUM ELEVATION = N/A

A PLAT OF
TOWNHOMES OF STUART
BEING A REPLAT OF CROSS CREEK, AS RECORDED IN PLAT BOOK 12,
PAGE 34, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA AND LYING IN
SECTION 9, TOWNSHIP 38 SOUTH, RANGE 41 EAST, CITY OF STUART,
MARTIN COUNTY, FLORIDA.

STEPHEN J. BROWN, INC.

**SURVEYORS-DESIGNERS
LAND PLANNERS-CONSULTANTS**

619 E 5th STREET
STUART, FLORIDA 34994
561-288-7176

MORTGAGE HOLDER'S CONSENT

SUNTRUST BANK HEREBY CERTIFIES THAT IT IS THE HOLDER OF THAT CERTAIN MORTGAGE ENCUMBERING THE LAND DESCRIBED HEREON, RECORDED IN OFFICIAL RECORD BOOK 1706, AT PAGE 2657 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND CONSENTS TO THE DEDICATIONS HEREON AND SUBORDINATES ITS MORTGAGE TO SUCH DEDICATIONS.

SIGNED AND SEALED THIS 28th DAY OF May, 2004.

WITNESS: Thomas Aydelotte
WITNESS: Thomas Aydelotte
PRINT NAME
WITNESS: Thomas Aydelotte
PRINT NAME

SUNTRUST BANK
PHILLIP WINTERCORN
SENIOR VICE PRESIDENT

ACKNOWLEDGEMENT

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED PHILLIP WINTERCORN, SENIOR VICE PRESIDENT OF SUNTRUST BANK, TO ME WELL KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING MORTGAGE HOLDERS CONSENT ON BEHALF OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 25 DAY OF May, 2004

(STAMP)



NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
COMMISSION NO.
MY COMMISSION EXPIRES:

CITY COMMISSION APPROVAL

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

DATE: 6-7-04
DATE: 6-7-04
DATE: 6-7-04

CITY ENGINEER: SEPH CAPPA, CAPS ENGINEERING, INC.
CITY ATTORNEY: CARL COFFIN

MAYOR, BOARD OF CITY COMMISSIONERS: JEFF KRAUSKOPF
ATTEST: Gregory Fleming
CLERK

GREGORY FLEMING, PSM, PLAT REVIEWER

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 37, Martin County, Florida, public records, this 9th day of June, 2004.



File No: 1757144

Marsha Ewing
Circuit Court
Martin County, Florida
BY: Charlotte Swiky
Deputy Clerk
(Circuit Court Seal)

09-32-01-016-000-0000-0
SUBDIVISION PARCEL CONTROL NUMBER

CERTIFICATE OF OWNERSHIP AND DEDICATION

TOWNHOMES OF STUART, A FLORIDA LIMITED LIABILITY COMPANY, BY AND THROUGH ITS UNDERSIGNED OFFICERS, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THE PLAT OF TOWNHOMES OF STUART.

1. COMMON AREA

ALL AREAS NOT INCLUDED IN LOTS OR ACCESS EASEMENTS SHALL BE COMMON AREAS, AND ARE HEREBY DECLARED TO BE THE PROPERTY OF THE TOWNHOMES OF STUART HOMEOWNERS ASSOCIATION, INC., (HEREINAFTER "ASSOCIATION"), AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR INGRESS & EGRESS AND UTILITY PURPOSES (INCLUDING CATV), AND ALL OTHER PURPOSES BENEFICIAL TO THE ASSOCIATION, AND SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE ASSOCIATION. CITY OF STUART HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY AREA WITHIN A COMMON AREA ON THIS PLAT.

2. ACCESS EASEMENTS

THE AREAS SHOWN ON THIS PLAT OF TOWNHOMES OF STUART AS ACCESS EASEMENTS ARE HEREBY DECLARED TO BE THE PROPERTY OF THE TOWNHOMES OF STUART PROPERTY ASSOCIATION, INC., (HEREINAFTER "ASSOCIATION"), AND ARE FURTHER DECLARED TO BE COMMON AREA TO BE USED FOR THE PURPOSE OF ACCESS, AND ALL OTHER PURPOSES BENEFICIAL TO THE ASSOCIATION. THIS AREA SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR ACCESS, AND SHALL BE MAINTAINED BY THE ASSOCIATION. THE CITY OF STUART HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR ANY AREA WITHIN AN ACCESS EASEMENT ON THIS PLAT.

DATED THIS 28th DAY OF May, 2004, ON BEHALF OF SAID CORPORATION AND ATTESTED:

WITNESS: Thomas Aydelotte
WITNESS: Tom Aydelotte

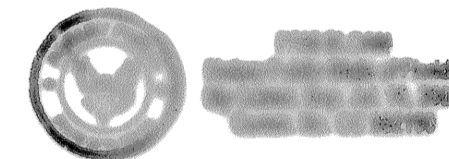
BY: TOWNHOMES OF STUART
BY: Thomas Aydelotte
TOM AYDELOTTE
MANAGER

ACKNOWLEDGEMENT

STATE OF FLORIDA, COUNTY OF MARTIN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF May, 2004, BY W. THOMAS AYDELOTTE, MANAGER OF TOWNHOMES OF STUART, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY. HE IS [] PERSONALLY KNOWN TO ME, OR [] HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES:
COMMISSION NO. 00952150



CERTIFICATE OF SURVEYOR AND MAPPER

I, STEPHEN J. BROWN, HEREBY CERTIFY THAT THE PLAT OF TOWNHOMES OF STUART 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; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND APPLICABLE ORDINANCES OF THE CITY OF STUART, FLORIDA.

STEPHEN J. BROWN, P.S.M.
FLORIDA SURVEYOR AND MAPPER
REGISTRATION NO. 4042
(OFFICIAL SEAL)