

# A PLAT OF TOWNHOMES OF STUART

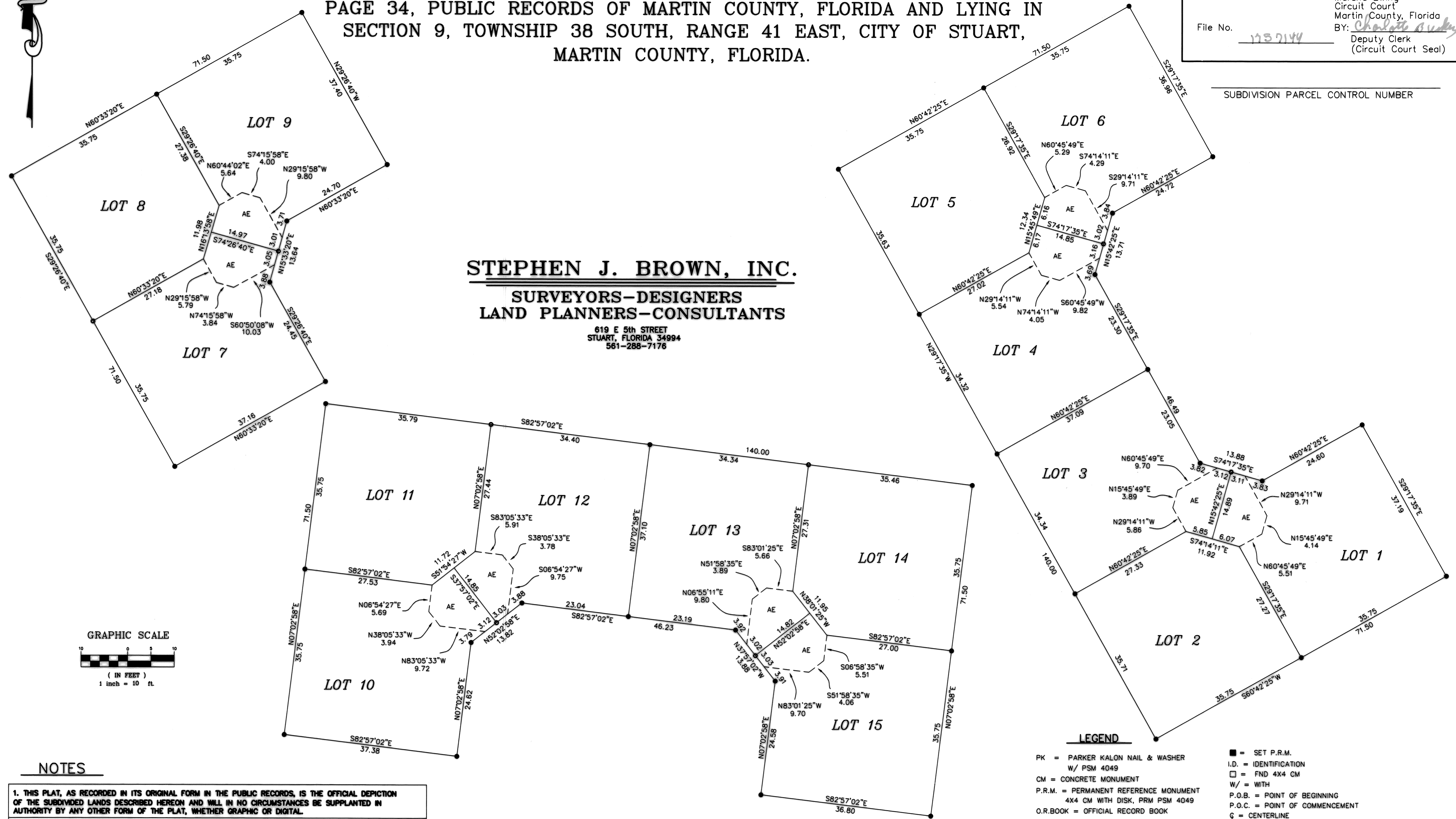
BEING A REPLAT OF CROSS CREEK, AS RECORDED IN PLAT BOOK 12,  
PAGE 34, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA AND LYING IN  
SECTION 9, TOWNSHIP 38 SOUTH, RANGE 41 EAST, CITY OF STUART,  
MARTIN COUNTY, FLORIDA.

CLERK'S RECORDING CERTIFICATE

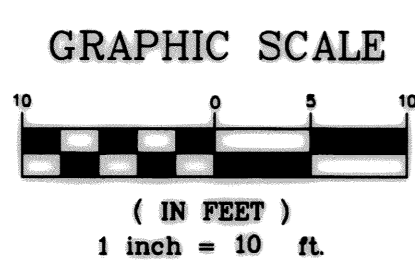
I, Marsha Ewing, Clerk of the Circuit Court of Martin County, Florida, hereby certify that this plat was filed for record in Plat Book 15, Page 87, Martin County, Florida, public records, this 9<sup>th</sup> day of June, 2024.

File No. 1732144  
 Marsha Ewing  
 Circuit Court  
 Martin County, Florida  
 BY: Charlotte Audby  
 Deputy Clerk  
 (Circuit Court Seal)

SUBDIVISION PARCEL CONTROL NUMBER



**STEPHEN J. BROWN, INC.**  
**SURVEYORS-DESIGNERS**  
**LAND PLANNERS-CONSULTANTS**  
 619 E 5th STREET  
 STUART, FLORIDA 34994  
 561-288-7176



**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 EASTERLY RIGHT-OF-WAY LINE OF S. KANNER HIGHWAY, PLATTED AS NORTH 00°36'55" WEST, ALL OTHERS RELATIVE THERETO.
4. 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.

- LEGEND**
- |   |  |
|---|--|
| PK = PARKER KALON NAIL & WASHER<br>W/ PSM 4049                          | ■ = SET P.R.M.   |
| CM = CONCRETE MONUMENT  | I.D. = IDENTIFICATION  |
| P.R.M. = PERMANENT REFERENCE MONUMENT<br>4X4 CM WITH DISK, PRM PSM 4049 | □ = FND 4X4 CM   |
| O.R.BOOK = OFFICIAL RECORD BOOK   | W/ = WITH  |
| PG = PAGE   | P.O.B. = POINT OF BEGINNING  |
| ● = SET 5/8" IRON BAR & CAP<br>LABELED "S. J. BROWN PSM 4049"           | P.O.C. = POINT OF COMMENCEMENT   |
| CA = COMMON AREA  | CL = CENTERLINE  |
| P.B. = PLAT BOOK  | φ = DIAMETER   |
| PG = PAGE   | ○ = SET PK   |
| AE = ACCESS EASEMENT  | * = CANNOT BE SET DUE TO<br>PHYSICAL OBSTRUCTION<br>( BUILDING WALLS ) |