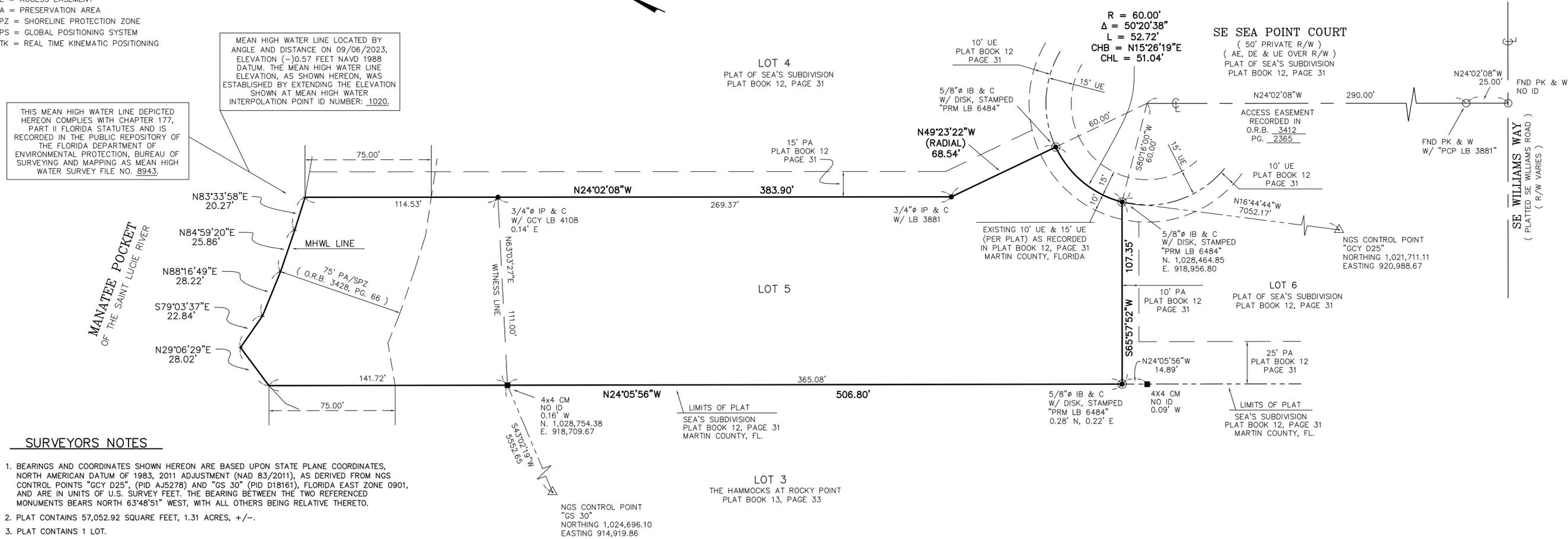


LEGEND

- P.O.B. = POINT OF BEGINNING
- PRM = PERMANENT REFERENCE MONUMENT
- PCP = PERMANENT CONTROL POINT
- PSM = PROFESSIONAL SURVEYOR & MAPPER
- LB = LICENSED BUSINESS
- FND = FOUND
- IB = 5/8"Ø IRON REBAR, 18" LONG
- IP = 3/4"Ø IRON PIPE, 18" LONG
- IB & C = IRON BAR AND CAP
- IP & C = IRON PIPE AND CAP
- ID = IDENTIFICATION
- W/ = WITH
- Ø = DIAMETER
- NO. = NUMBER
- O.R.B. = OFFICIAL RECORDS BOOK
- PG. = PAGE
- R = RADIUS
- Δ = CURVE CENTRAL ANGLE/Delta
- L = CURVE LENGTH
- CHB = CURVE CHORD BEARING
- CHL = CURVE CHORD LENGTH
- MHWL = MEAN HIGH WATER LINE
- MAG = "MAG" NAIL
- PK = "PARKER-KALON" NAIL
- CM = CONCRETE MONUMENT
- CNR = CAN NOT READ
- UE = UTILITY EASEMENT
- DE = DRAINAGE EASEMENT
- AE = ACCESS EASEMENT
- PA = PRESERVATION AREA
- SPZ = SHORELINE PROTECTION ZONE
- GPS = GLOBAL POSITIONING SYSTEM
- RTK = REAL TIME KINEMATIC POSITIONING
- NAD = NORTH AMERICAN DATUM
- NAVD = NORTH AMERICAN VERTICLE DATUM
- NGS = NATIONAL GEODETIC SURVEY
- CL = CENTERLINE
- R/W = RIGHT-OF-WAY
- GCY = G.C.Y., INC. SURVEY COMPANY
- S.J.BROWN = STEPHEN J. BROWN
- ⊙ = INDICATES FOUND (PRM) PERMANENT REFERENCE MONUMENT STAMPED "PRM LB 6484" UNLESS OTHERWISE NOTED
- = INDICATES (PCP) PERMANENT CONTROL POINT STAMPED "PCP PSM 4049" UNLESS OTHERWISE NOTED
- = INDICATES LOT CORNER 5/8"Ø IRON BAR & CAP OR 3/4" IRON PIPE WITH CAP UNLESS OTHERWISE NOTED
- = INDICATES LOT CORNER FND 4" X 4"CM W/ NO ID
- △ = INDICATES NGS CONTROL POINT

3600 SE SEA POINT COURT

BEING A REPLAT OF LOT 5, SEA'S SUBDIVISION, AS RECORDED IN PLAT BOOK 12, PAGE 31, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.



SURVEYORS NOTES

1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON STATE PLANE COORDINATES, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD 83/2011), AS DERIVED FROM NGS CONTROL POINTS "GCY D25", (PID AJ5278) AND "GS 30" (PID D18161), FLORIDA EAST ZONE 0901, AND ARE IN UNITS OF U.S. SURVEY FEET. THE BEARING BETWEEN THE TWO REFERENCED MONUMENTS BEARS NORTH 63°48'51" WEST, WITH ALL OTHERS BEING RELATIVE THERETO.
2. PLAT CONTAINS 57,052.92 SQUARE FEET, 1.31 ACRES, +/-.
3. PLAT CONTAINS 1 LOT.
4. 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.
5. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
6. THE MEAN HIGH WATER ELEVATION AS SHOWN HEREON WAS ESTABLISHED BY EXTENDING THE ELEVATION THE SHOWN AT MEAN HIGH WATER INTERPOLATION POINT ID NUMBER 1020, WITH A PUBLISHED MEAN HIGH WATER ELEVATION OF (-) 0.57 FEET, NORTH AMERICAN VERTICLE DATUM OF 1988 (NAVD 88 DATUM), AS OBTAINED FROM THE LAND BOUNDARY INFORMATION SYSTEMS INTERNET "WEB" SITE: (WWW.LABINS.ORG <HTTP://WWW.LABINS.ORG>). THE MEAN HIGH WATER LINE WAS LOCATED BY ANGLE AND DISTANCE ON 09/06/2023, USING MARTIN COUNTY BENCHMARKS "RP-14, & "RP-13". THE VERTICLE ACCURACY WAS ESTABLISHED USING GPS, RTK POSITIONING, WITH GPS MODEL "TRIMBLE R8-3", HAVING A POSITIONAL TOLERANCE OF 0.03'.
7. IN THE EVENT THAT MARTIN COUNTY DISTURBS THE SURFACE OF A PRIVATE STREET DUE TO MAINTENANCE, REPAIR OR REPLACEMENT OF A PUBLIC IMPROVEMENT LOCATED THEREIN, THEN THE COUNTY SHALL BE RESPONSIBLE FOR RESTORING THE STREET SURFACE ONLY TO THE EXTENT WHICH WOULD BE REQUIRED IF THE STREET WERE A PUBLIC STREET, IN ACCORDANCE WITH COUNTY SPECIFICATIONS.

STEPHEN J. BROWN, INC.
 SURVEYORS-DESIGNERS
 LAND PLANNERS-CONSULTANTS
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