LEGAL DESCRIPTION

LOT 5, SEA'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 31, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

PARCEL CONTAINING 57,052.92 SQUARE FEET, 1.31 ACRES, +/-.

"TABLE A"

ITEMS SHOWN AS PER WFG NATIONAL TITLE INSURANCE COMPANY COMMITMENT, SCHEDULE B-II
TITLE COMMITMENT NUMBER: 2442226FL-A
FILE FORM NUMBER: 17501.01
EFFICTIVE DATE: JULY 3rd, 2024 at 8:00 A.M.

#9
SHOWN ON SURVEY

#10
AFFECTS PROPERTY, BUT IS NOT PLOTTABLE

#11
AFFECTS PROPERTY, BUT IS NOT PLOTTABLE

#12
AFFECTS PROPERTY, BUT IS NOT PLOTTABLE

#13
AFFECTS PROPERTY, BUT IS NOT PLOTTABLE

#14
AFFECTS PROPERTY, BUT IS NOT PLOTTABLE

#15
AFFECTS PROPERTY, BUT IS NOT PLOTTABLE

#16
AFFECTS PROPERTY, BUT IS NOT PLOTTABLE

#17
#17A (O.R.BOOK 3412, PAGE 2365)
SHOWN ON SURVEY
#17B (O.R.BOOK 3413, PAGE 1756)
SAME AS #17A
#17C (O.R.BOOK 3413, PAGE 2309)
SAME AS #17A
#17D (O.R.BOOK 3414, PAGE 275)
SAME AS #17A

#18
AFFECTS PROPERTY, BUT IS NOT PLOTTABLE

#19
AFFECTS PROPERTY, BUT IS NOT PLOTTABLE

#20
AFFECTS PROPERTY, BUT IS NOT PLOTTABLE

#21
SHOWN ON SURVEY

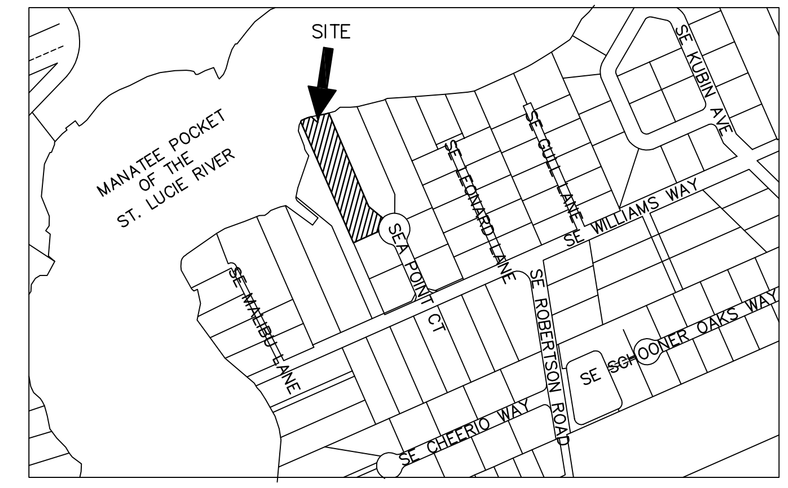
#22, #23
NOT A SURVEY MATTER

#24
AFFECTS PROPERTY, BUT IS NOT PLOTTABLE

GRAPHIC SCALE

30 0 15 30 60 120

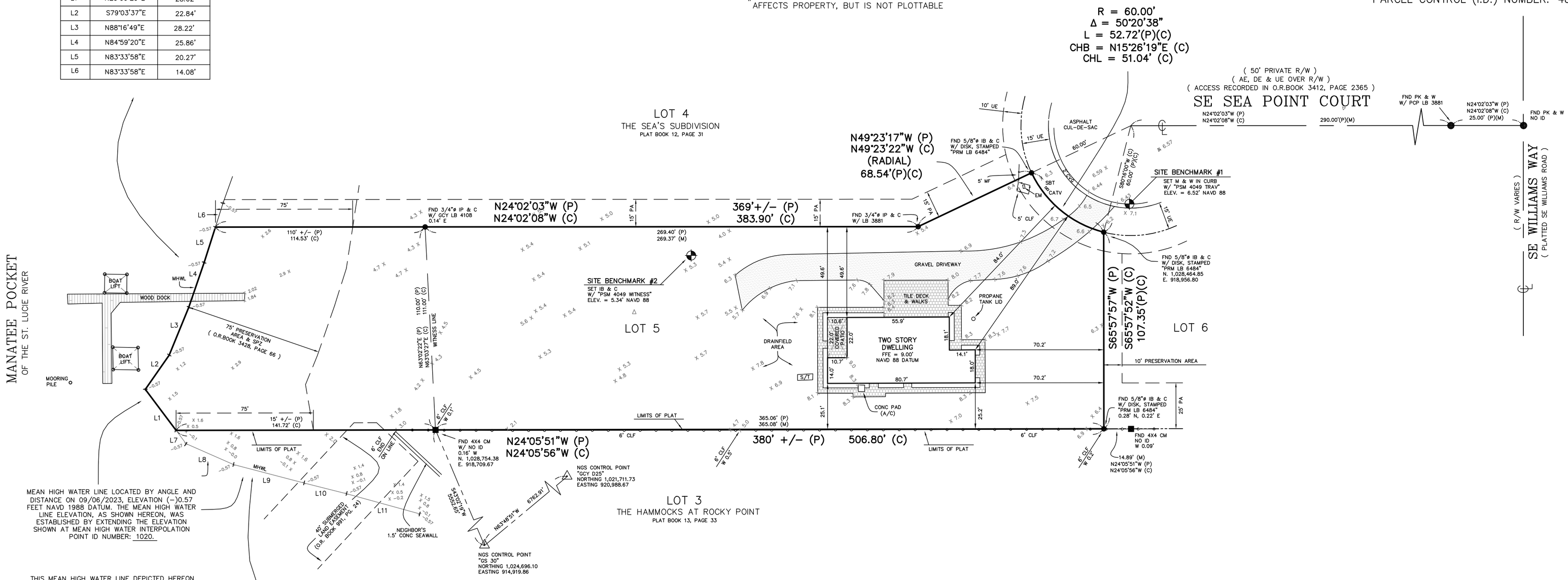
(IN FEET)
1 inch = 30 ft.



LOCATION MAP
(NOT TO SCALE)

LYING IN THE HANSON GRANT OF MARTIN COUNTY, FL.
SECTION 24, TOWNSHIP 38 SOUTH, RANGE 41 EAST
PARCEL CONTROL (I.D.) NUMBER: 48-38-41-030-000-00050-6

MHWL LINE TABLE		
LINE	BEARING	LENGTH
L1	N29°06'29"E	28.02'
L2	S79°03'37"E	22.84'
L3	N88°16'49"E	28.22'
L4	N84°59'20"E	25.86'
L5	N83°33'58"E	20.27'
L6	N83°33'58"E	14.08'



MEAN HIGH WATER LINE LOCATED BY ANGLE AND DISTANCE ON 09/06/2023, ELEVATION (-)0.57 FEET NAVD 1988 DATUM. THE MEAN HIGH WATER LINE ELEVATION, AS SHOWN HEREON, WAS ESTABLISHED BY EXTENDING THE ELEVATION SHOWN AT MEAN HIGH WATER INTERPOLATION POINT ID NUMBER: 1020.

THIS MEAN HIGH WATER LINE DEPICTED HEREON COMPLIES WITH CHAPTER 177, PART II FLORIDA STATUTES AND IS RECORDED IN THE PUBLIC REPOSITORY OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF SURVEYING AND MAPPING AN MEAN HIGH WATER SURVEY FILE NUMBER: 8943.

ADDITIONAL MHWL LINE TABLE		
LINE	BEARING	LENGTH
L7	S29°06'29"W	9.07'
L8	S00°14'51"E	28.31'
L9	S09°20'14"E	39.91'
L10	S09°53'57"E	23.89'
L11	S08°33'56"E	41.45'

Date of Updated Boundary Survey: 07/29/2024

Date of Updated Boundary Survey: 04/05/2024

Date of Updated Boundary Survey: 09/07/2023

Date of Original Field Survey: 11/26/1999

NOTES:

1. Survey of description as furnished by Client.
2. Lands shown hereon were abstracted for easements and/or rights-of-way of record Per WFG National Title Insurance Company Commitment Number 2442226FL-A, Dated July 3rd, 2024, at 8:00 A.M. All Exceptions listed on said Title Insurance Commitment Number 2442226FL-A, Affect the Property, But Cannot Be Plotted.
3. Bearings and Coordinates shown hereon are based upon State Plane Coordinates, North American Datum of 1983, 2011 Adjustment (NAD 83/2011), as derived using 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.
4. Elevations shown hereon are in feet and decimals, and relative to North American Vertical Datum of 1988, and based on County Benchmarks "RP-14" & "RP-13". The Verticle Accuracy was established using GPS, Real-Time Kinematic Positioning, with GPS Model Trimble R8-3, and having a Positional Tolerance of 0.03'.
5. There are no above ground encroachments, unless otherwise shown.
6. The National Flood Insurance Program designation as indicated on the F.E.M.A. Map No. 12085C0162H, dated 02/19/2020, locates the parcel in Zones X & AE, base flood elevation N/A, 5 & 6 feet; subject to any scaling and interpolation factors associated with mapping of this accuracy. This data is an interpretation by the surveyor and is provided as a courtesy. The flood zone(s) should be verified by a determination agency.
7. Underground foundations & utilities not located unless shown.
8. The expected use of the survey and map is for Residential Purposes.
9. All measurements are in accordance with the United States standard, in feet.
10. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
11. This mean high water line elevation was established by the approved procedure of interpolated water elevation.
12. This Tidal Water Survey complies with Chapter 177, Part II, Florida Statutes.

LEGEND

AE	ACCESS EASEMENT	△	NGS CONTROL POINT
DE	DRAINAGE EASEMENT	△	SURVEY WORK/TRAVERSE POINT
UE	UTILITY EASEMENT	R	RADIUS
PA	PRESERVATION AREA	Δ	ARC CENTRAL ANGLE/DELTA
SPZ	SHORLINE PROTECTION ZONE	L	ARC LENGTH
(P)	PLAT MEASUREMENT	CHB	CHORD BEARING
(C)	CALCULATED MEASUREMENT	CHL	CHORD LENGTH
(M)	FIELD MEASURED CALCULATION	FND	FOUND
MHWL	MEAN HIGH WATER LINE	IB & C	5/8"ø IRON BAR & CAP
ELEV.	ELEVATION	IP & C	3/4"ø IRON PIPE & CAP
R/W	RIGHT-OF-WAY	PK & W	PARKER-KALON NAIL & WASHER
O.R.BOOK	OFFICIAL RECORDS BOOK	M & W	MAG NAIL & WASHER
PG.	PAGE	4X4 CM	4" X 4" CONCRETE MONUMENT
NO.	NUMBER	W/	WITH
ID	IDENTIFICATION	CNR	CAN NOT READ
CONC	CONCRETE	PRM	PERMANENT REFERENCE MARKER
CVG	CONCRETE VALLEY GUTTER	PCP	PERMANENT CONTROL POINT
CLF	CHAIN LINK FENCE	SJB	STEPHEN J. BROWN, INC.
MF	METAL FENCE	GCY	GCY, INC.
A/C	AIR CONDITIONER	PSM	PROFESSIONAL SURVEYOR & MAPPER
S/T	SEPTIC TANK	LB	LICENSED BUSINESS
FFE	FINISHED FLOOR ELEVATION	TRAV	TRAVERSE POINT
N/A	NOT APPLICAPLE	NAVD	NORTH AMERICAN VERTICAL DATUM
TYP	TYPICAL	NAD	NORTH AMERICAN DATUM
SBT	SOUTHERN BELL TELEPHONE RISER	NGS	NATIONAL GEODETIC SURVEY
CATV	CABLE RISER	GPS	GLOBAL POSITIONING SYSTEM
EM	ELECTRIC METER BOX	F.E.M.A.	FEDERAL EMERGENCY MANAGEMENT AGENCY
℄	CENTERLINE	U.S.	UNITED STATES

1. PROPERTY ADDRESS: 3600 SE SEA POINT COURT
2. CERTIFIED TO:
   - TERRENCE JAY WILER

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

THIS SURVEY MEETS THE STANDARDS OF PRACTICE RECOGNIZED BY FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS, AS SET FORTH IN CHAPTER [DOACS 5J-17.050, 051, 052 AND CHAPTER 177.041 061] AND ESTABLISHED PURSUANT TO CHAPTER 472, FLORIDA STATUES, AS AMENDED, AND INCLUDE ITEMS 9-21 & 24, OF "TABLE A" THEREOF.

STEPHEN J. BROWN, INC.

STEPHEN J. BROWN, PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 4049, STATE OF FLORIDA

REVISIONS	BY
FINAL SURVEY 01/22/2018	R.F.C.
LOCATED MHWL 07/17/2022	S.J.B.
WETLAND LOCATIONS 12/13/2022	S.J.B.
UPDATE BOUNDARY SURVEY 09/07/2023	S.J.B.
LOCATED MHWL 09/07/2023	S.J.B.
UPDATE BOUNDARY SURVEY 04/05/2024	S.J.B.
ADDRESS COUNTY COMMENTS 10/25/2024	S.J.B.
ADDRESS COUNTY COMMENTS 12/23/2024	S.J.B.

BOUNDARY, TOPOGRAPHIC & TIDAL WATER SURVEY

STEPHEN J. BROWN, INC.
SURVEYORS • DESIGNERS • LANDPLANNERS • CONSULTANTS
619 EAST 5TH STREET, STUART, FLORIDA 34994 EMAIL: STEVE@SJBSTUART.COM PHONE: (772)-288-7176
LICENSED BUSINESS NUMBER: 6484

PREPARED FOR: WILER

DRAWN	S.J.B.
CHECKED	S.J.B.
DATE	12/17/2015
SCALE	1" = 30'
JOB NO.	3147-02-15
SHEET	ONE

OF ONE SHEETS