

CLERK'S RECORDING CERTIFICATE

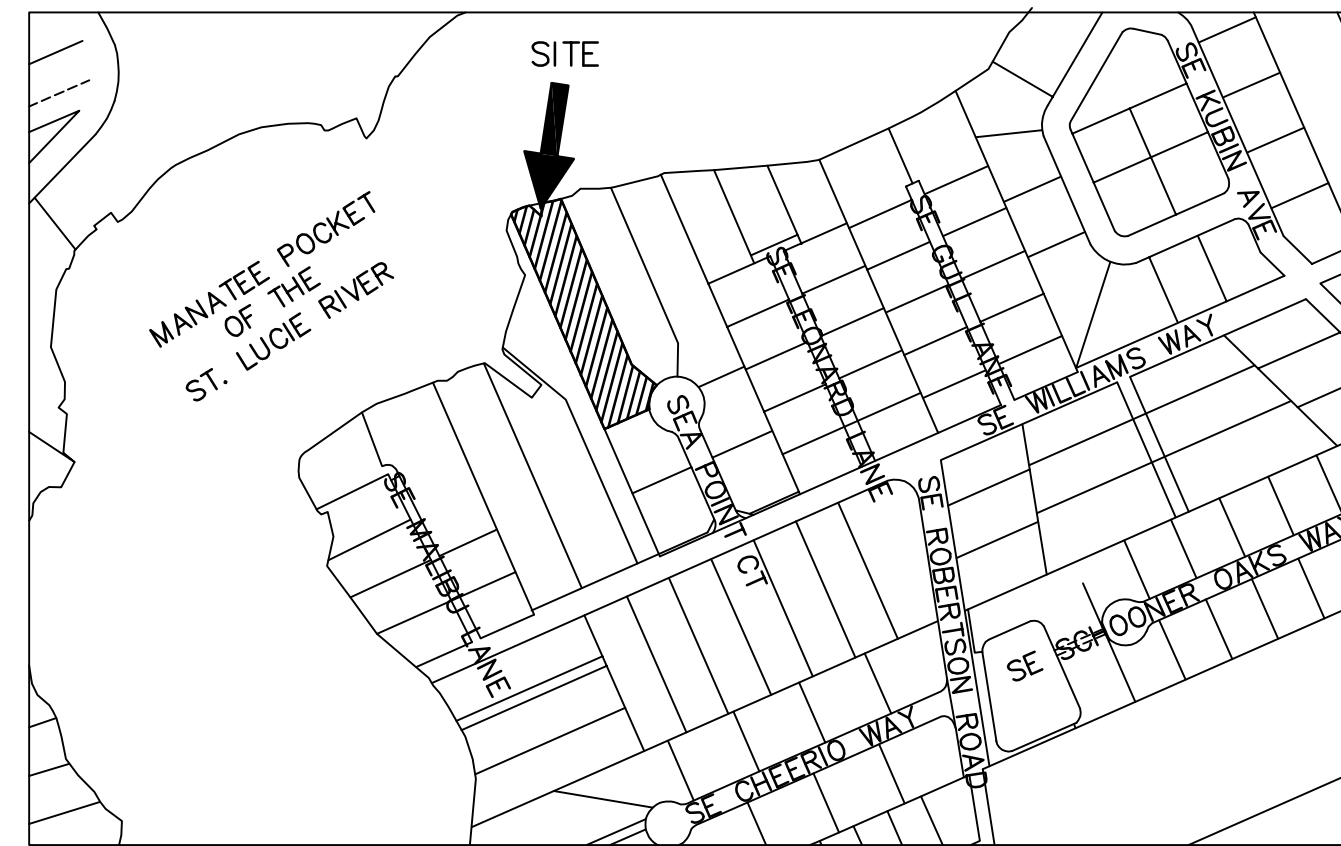
I, CAROLYN TIMMANN, Clerk of the Circuit Court of Martin County, Florida, hereby certify that this plat was filed for record in Plat Book \_\_\_\_\_, Page \_\_\_\_\_, Martin County, Florida, Public Records, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Carolyn Timmann  
Circuit Court Clerk,  
Martin County, Florida

BY: \_\_\_\_\_  
Deputy Clerk

File No. : \_\_\_\_\_

PARCEL CONTROL NUMBER



LOCATION MAP  
( NOT TO SCALE )

LEGAL DESCRIPTION

BEGIN AT THE SOUTHERNLY MOST CORNER OF 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; THENCE NORTH 24°05'56" WEST, ALONG THE WESTERLY LINE OF SAID LOT 5, FOR A DISTANCE OF 506.80 FEET, TO A POINT ON THE MEAN HIGH WATER LINE OF THE MANATEE POCKET OF THE SAINT LUCIE RIVER; THENCE TRAVEL NORTH AND EAST, ALONG THE SAID MEAN HIGH WATER LINE, THROUGH THE FOLLOWING DESCRIBED COURSES;  
NORTH 29°06'29" EAST, FOR A DISTANCE OF 28.02 FEET;  
THENCE SOUTH 79°03'37" EAST, FOR A DISTANCE OF 22.84 FEET;  
THENCE NORTH 88°16'49" EAST, FOR A DISTANCE OF 28.22 FEET;  
THENCE NORTH 84°59'20" EAST, FOR A DISTANCE OF 25.86 FEET;  
THENCE NORTH 83°33'58" EAST, FOR A DISTANCE OF 20.27 FEET, TO THE INTERSECTION WITH THE EASTERLY LINE OF SAID LOT 5;  
THENCE, DEPARTING SAID MEAN HIGH WATER LINE, SOUTH 24°02'08" EAST, ALONG SAID EASTERLY LINE, FOR A DISTANCE OF 383.90 FEET; THENCE, SOUTH 49°23'22" EAST, ALONG SAID EASTERLY LINE, FOR A DISTANCE OF 68.54 FEET TO THE INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF SE SEA POINTE COURT, ALSO BEING A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 50°20'38", A CHORD BEARING OF SOUTH 15°26'19" AND A CHORD LENGTH OF 51.04 FEET; THENCE, DEPARTING SAID EASTERLY LINE OF LOT 5, AND ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE, TRAVEL FOR A LENGTH OF 52.72 FEET, TO THE INTERSECTION WITH THE SOUTHERLY LINE OF SAID LOT 5; THENCE, DEPARTING THE SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 65°57'52" WEST, ALONG THE SAID SOUTHERLY LINE, FOR A DISTANCE OF 107.35 FEET TO THE INTERSECTION WITH THE ABOVE DESCRIBED WESTERLY LINE OF LOT 5, AND THE POINT OF BEGINNING OF THE ABOVE DESCRIBED LOT.

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

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 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 DISTURBES 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.

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.

CERTIFICATE OF OWNERSHIP AND DEDICATION

TERRENCE JAY WILER HEREBY CERTIFIES THAT HE IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND HEREBY DEDICATES AS FOLLOWS:

1. UTILITY EASEMENTS

THE UTILITY EASEMENTS AS SHOWN ON THIS PLAT OF 3600 SE SEA POINT COURT 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.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

WITNESS: \_\_\_\_\_ NAME: \_\_\_\_\_

WITNESS: \_\_\_\_\_ NAME: \_\_\_\_\_

2. SHORELINE PROTECTION ZONE (SPZ) / PRESERVATION AREA

THE SHORELINE PROTECTION ZONE AND PRESERVATION AREA AS SHOWN ON THIS PLAT OF 3600 SE SEA POINT COURT ARE HEREBY DECLARED TO BE A PRIVATE PRESERVATION AREA, WHICH IS MANAGED SUBJECT TO THE RECORDED ABBREVIATED PRESERVE AREA MANAGEMENT PLAN, (PAMP), FOR 3600 SE SEA POINT COURT. NO CONSTRUCTION IN, OR ALTERATION OR DESTRUCTION OF, SAID PRESERVE AREA SHALL OCCUR, EXCEPT AS SPECIFIED WITHIN SAID RECORDED PAMP. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY PRESERVATION AREA DESIGNATED AS SUCH ON THIS PLAT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

WITNESS: \_\_\_\_\_ NAME: \_\_\_\_\_

WITNESS: \_\_\_\_\_ NAME: \_\_\_\_\_

ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED AUTHORITY, BY MEANS OF [ ] PHYSICAL PRESENCE, OR [ ] REMOTE ONLINE NOTARIZATION, PERSONALLY APPEARED TERRENCE JAY WILER, AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH CERTIFICATE OF OWNERSHIP AND DEDICATION.

HE IS: [ ] PERSONALLY KNOWN TO ME, OR [ ] HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

NOTARY PUBLIC THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

STATE OF FLORIDA AT LARGE  
COMMISSION NO. \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

STEPHEN J. BROWN, INC.

SURVEYORS-DESIGNERS  
LAND PLANNERS-CONSULTANTS

619 EAST 5TH STREET STUART, FLORIDA 34994  
PHONE: 772-288-7176 EMAIL: STEVE@SJBSTUART.COM

TITLE CERTIFICATION

I, CHRISTEN SPAKE, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF \_\_\_\_\_, 2025:

- 1. RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF TERRENCE JAY WILER, EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.
- 2. ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192 F.S., HAVE BEEN PAID.

DATED THIS \_\_\_\_\_ OF \_\_\_\_\_, 2025.

BY: \_\_\_\_\_

CHRISTEN SPAKE  
ATTORNEY-AT-LAW, FLORIDA BAR NO. 72857  
McCARTHY, SUMMERS, WOOD, NORMAN,  
MELBY & SCHULTZ, P.A.  
2400 SE FEDERAL HIGHWAY  
4TH FLOOR  
STUART, FL 34994

COUNTY COMMISSION APPROVAL

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

DATE: \_\_\_\_\_ COUNTY SURVEYOR AND MAPPER: \_\_\_\_\_

DATE: \_\_\_\_\_ COUNTY ENGINEER: \_\_\_\_\_

DATE: \_\_\_\_\_ COUNTY ATTORNEY: \_\_\_\_\_

DATE: \_\_\_\_\_ CHAIRMAN, BOARD OF COUNTY COMMISSIONERS: \_\_\_\_\_

ATTEST: \_\_\_\_\_

CLERK OF COURT: \_\_\_\_\_

CERTIFICATE OF SURVEYOR AND MAPPER

I, STEPHEN J. BROWN, HEREBY CERTIFY THAT THE PLAT OF 3600 SE SEA POINT COURT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, AND 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.

DATED THIS \_\_\_\_\_ OF \_\_\_\_\_, 2025.

BY: \_\_\_\_\_  
STEPHEN J. BROWN  
FLORIDA SURVEYOR AND MAPPER  
REGISTRATION # 4049  
LICENSED BUSINESS # 6484  
PREPARED BY THE SIGNING PROFESSIONAL SURVEYOR AND MAPPER.

3600 SE SEA POINT COURT  
SHEET 1 OF 2

FILE # 3147-02-01\_01-23-25

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 = GCY, 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

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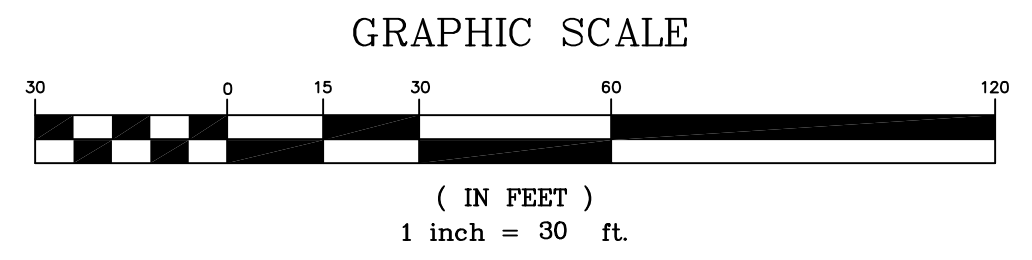
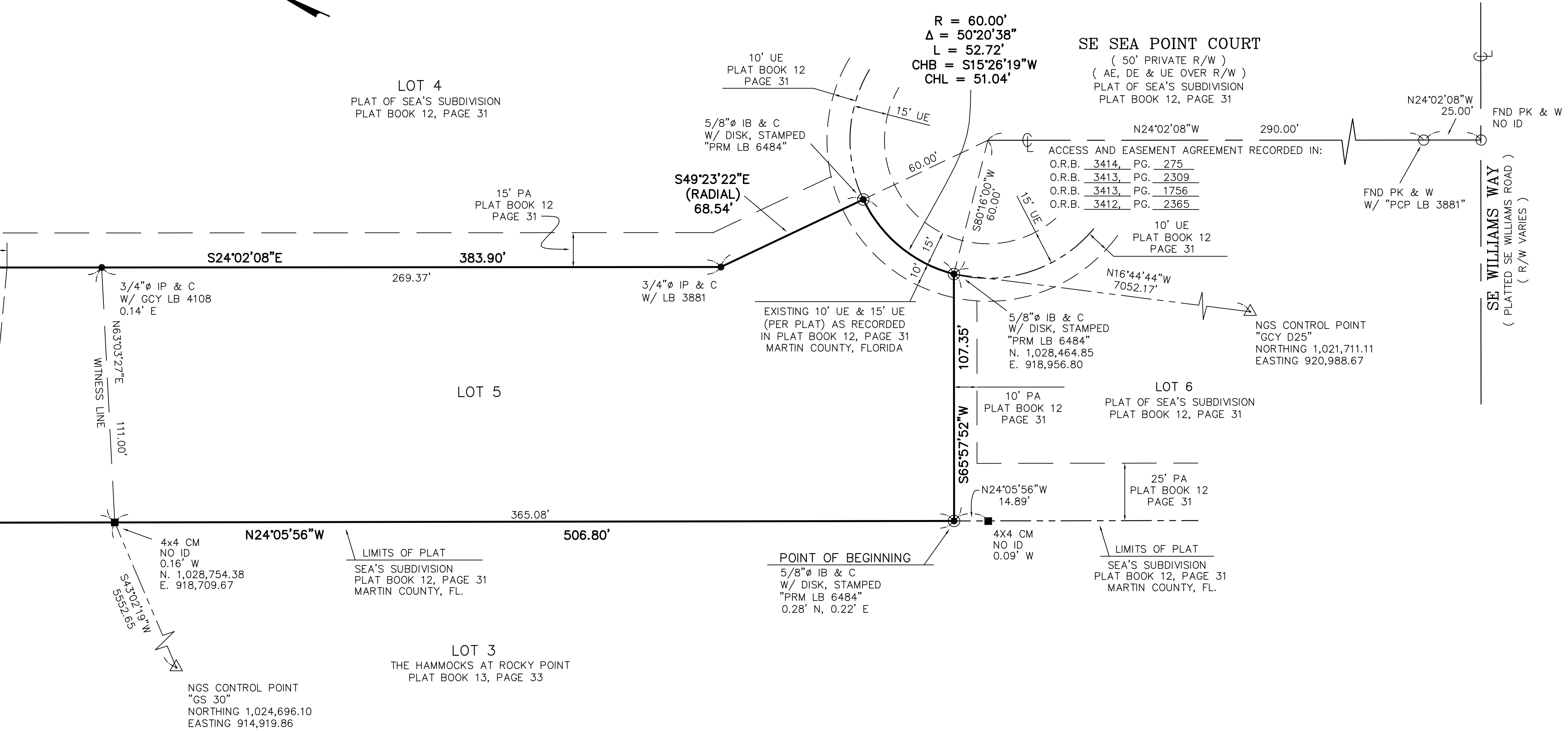
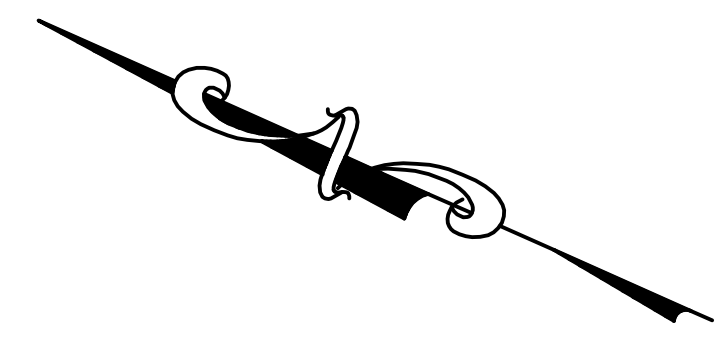
THIS MEAN HIGH WATER LINE DEPICTED HEREON COMPLIES WITH CHAPTER 177, PART II FLORIDA STATUTES AND IS RECORDED IN THE PUBLIC REPOSITORY OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF SURVEYING AND MAPPING AS MEAN HIGH WATER SURVEY FILE NO. 8943.

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.

MANATEE POCKET OF THE SAINT LUCIE RIVER

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