

LEGAL DESCRIPTION

BEGIN AT THE SOUTHERLY 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;

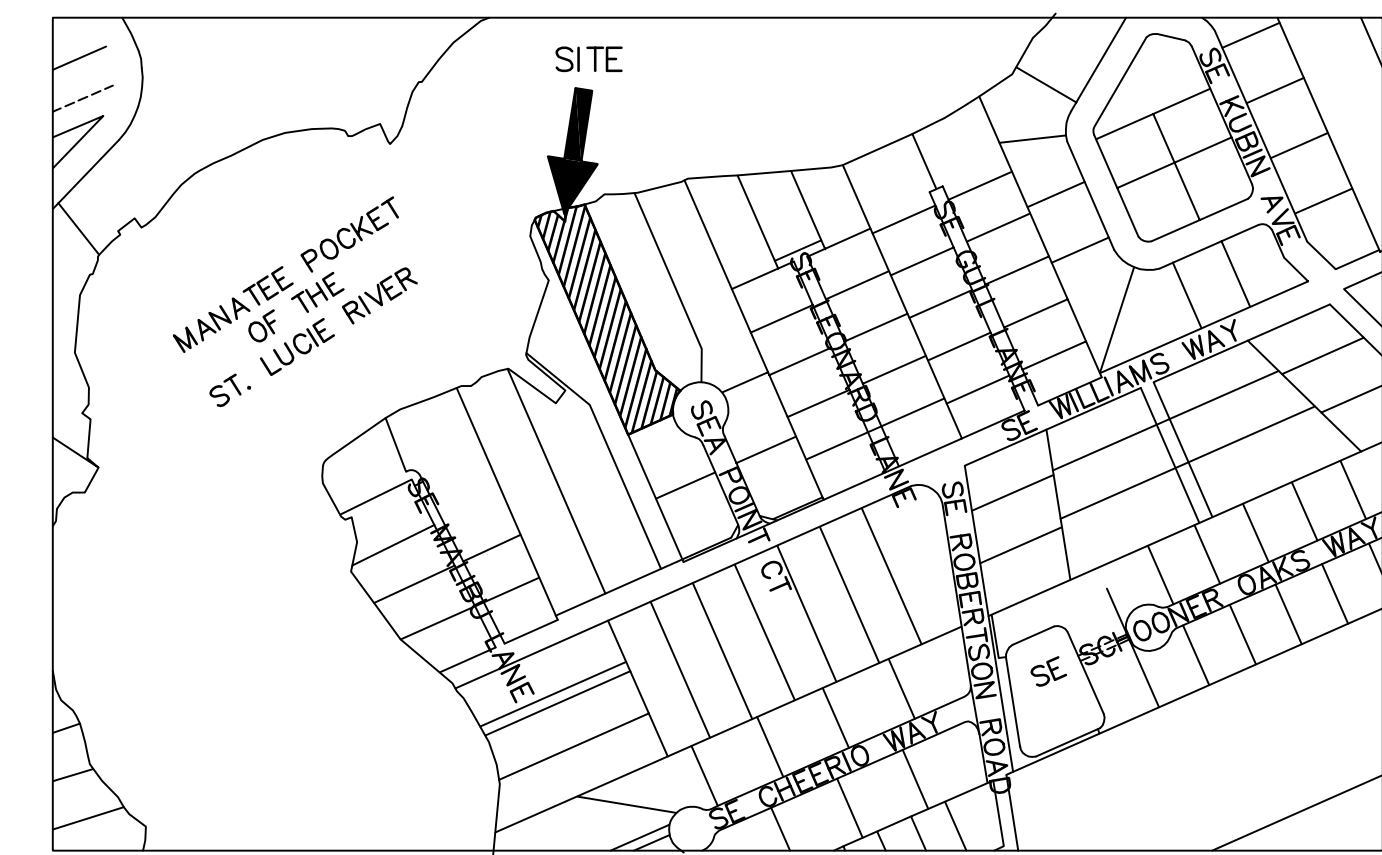
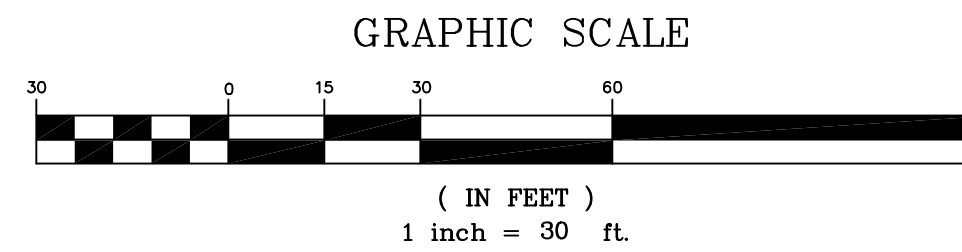
NORTH 29°06'29" EAST, FOR A DISTANCE OF 28.02 FEET;
 THENCE SOUTH 79°03'37" EAST, FOR A DISTANCE OF 22.84 FEET;
 THENCE NORTH 88°16'49" EAST, FOR A DISTANCE OF 28.22 FEET;
 THENCE NORTH 84°59'20" EAST, FOR A DISTANCE OF 25.86 FEET;
 THENCE NORTH 83°33'58" EAST, FOR A DISTANCE OF 20.27 FEET, TO THE INTERSECTION 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 POINT 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, +/-.

"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
 EFFECTIVE DATE: JULY 3rd, 2024 at 8:00 A.M.

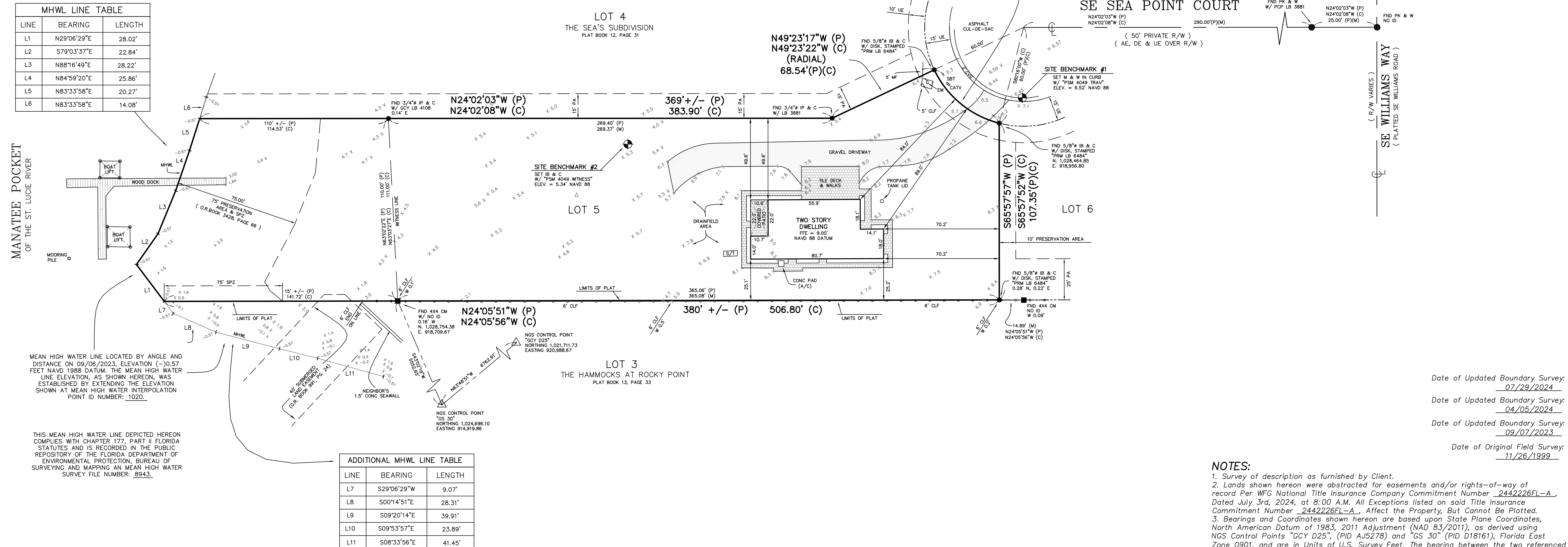
- #9 SHOWN ON SURVEY
- #10 AFFECTS PROPERTY, BUT IS NOT PLOTTABLE
- #11 AFFECTS PROPERTY, BUT IS NOT PLOTTABLE
- #12 AFFECTS PROPERTY, BUT IS NOT PLOTTABLE
- #13 AFFECTS PROPERTY, BUT IS NOT PLOTTABLE
- #14 AFFECTS PROPERTY, BUT IS NOT PLOTTABLE
- #15 AFFECTS PROPERTY, BUT IS NOT PLOTTABLE
- #16 AFFECTS PROPERTY, BUT IS NOT PLOTTABLE
- #17 #17A (O.R.BOOK 3412, PAGE 2365) SHOWN ON SURVEY
- #17B (O.R.BOOK 3413, PAGE 1756) SHOWN ON SURVEY
- #17C (O.R.BOOK 3413, PAGE 2309) SHOWN ON SURVEY
- #17D (O.R.BOOK 3414, PAGE 275) SHOWN ON SURVEY
- #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



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

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'



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'

LEGEND

AE	ACCESS EASEMENT	Δ	NGS CONTROL POINT
DE	DRAINAGE EASEMENT	○	SURVEY WORK/TRANSVERSE POINT
UE	UTILITY EASEMENT	R	RADIUS
PA	PRESERVATION AREA	CA	CENTRAL ANGLE/Delta
SPZ	SHORELINE PROTECTION ZONE	L	ARC LENGTH
(P)	PLAT MEASUREMENT	CH	CHORD BEARING
(C)	CALCULATED MEASUREMENT	CHL	CHORD LENGTH
(M)	FIELD MEASURED CALCULATION	F	FOUND
MHW	MEAN HIGH WATER LINE	IB & C	5/8" IRON BAR & CAP
ELEV.	ELEVATION	IP & C	3/4" 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
PS	PAGE	CM	4" x 4" CONCRETE MONUMENT
NO.	NUMBER	W/	WITH
ID	IDENTIFICATION	OWP	ORIGINAL WORK POINT
CONC	CONCRETE	PRM	PERMANENT REFERENCE MARKER
CWG	CONCRETE WALL/ GUTTER	PCP	PERMANENT CONTROL POINT
CLF	CHAIN LINK FENCE	SUB	STEPHEN J. BROWN, INC.
A/C	AIR CONDITIONER	PSM	PROFESSIONAL SURVEYOR & MAPPER
S/T	SEPTIC TANK	LB	LICENSED BUSINESS
F/E	FINISHED FLOOR ELEVATION	TRV	TRANSVERSE POINT
N/A	NOT APPLICABLE	NAVD	NORTH AMERICAN VERTICAL DATUM
TYP	TYPICAL	NAD	NORTH AMERICAN DATUM
SBT	SOUTHERN BELL TELEPHONE RISER	NGS	NATIONAL GEODETIC SURVEY
EM	ELECTRIC METER BOX	GPS	GLOBAL POSITIONING SYSTEM
⊕	CENTERLINE	F.E.M.A.	FEDERAL EMERGENCY MANAGEMENT AGENCY
		U.S.	UNITED STATES

- PROPERTY ADDRESS: 3600 SE SEA POINT COURT
- 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 120A05-17.050, 051, 052 AND CHAPTER 120A01-061 AND ESTABLISHED PURSUANT TO CHAPTER 472, FLORIDA STATUTES, 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

NOTES:

- Survey of description as furnished by Client.
- 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.
- 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 83°48'51" West, with all others being relative thereto.
- 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 Vertical Accuracy was established using GPS, Real-time Kinematic Positioning, with GPS Model Trimble R8-3, and having a Positional Tolerance of 0.03'.
- There are no above ground encroachments, unless otherwise shown.
- 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.
- Underground foundations & utilities not located unless shown.
- The expected use of the survey and map is for Residential Purposes.
- All measurements are in accordance with the United States standard, in feet.
- 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.
- This mean high water line elevation was established by the approved procedure of interpolated water elevation.
- This Tidal Water Survey complies with Chapter 177, Part II, Florida Statutes.

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

REVISIONS	BY
FINAL SURVEY 01/22/2018	R.F.C.
LOCATED MHW 07/17/2022	S.J.B.
UPDATE BOUNDARY SURVEY 09/07/2023	S.J.B.
LOCATED MHW 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.
LEGAL DESCRIPTION 01/23/2025	S.J.B.

BOUNDARY, TOPOGRAPHIC & TIDAL WATER SURVEY

STEPHEN J. BROWN, INC.
 LICENSED BUSINESS NUMBER: 6484
 SURVEYORS • DESIGNERS • LANDPLANNERS • CONSULTANTS

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

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	