

FILED FOR RECORD
MARTIN CO. FLA.

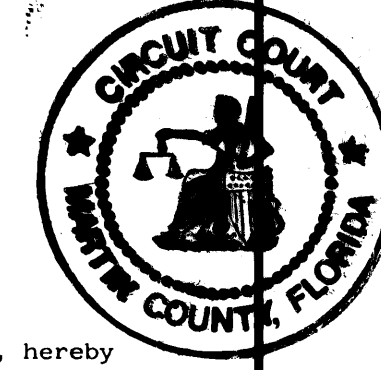
90 JAN 31 AM 11:44 I, MARSHA STILLER, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 1, PAGE 31, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 31 DAY OF January, 1990.

MARSHA STILLER
CLERK OF CIRCUIT COURT
MARTIN COUNTY, FLORIDA
BY: Deborah Langston
DEPUTY CLERK

FILE NO. 809888

SHEET 1 OF 1

Hutchison Engineers
a division of Kimley-Horn and Associates, Inc.
1 East Osceola Street, Stuart, Florida 34994-2114



TITLE CERTIFICATION

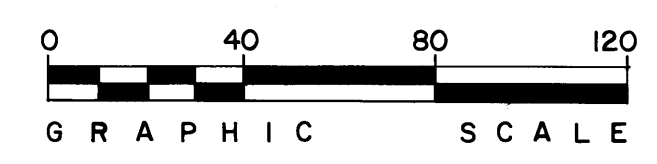
We, STEGER & STEGER, P.A., members of the Florida Bar, hereby certify that as of December 19, 1989, at 7:00 p.m.:

- 1. Record title of the land described and shown on this plat is in the name of the persons executing the Certificate of Ownership and Dedication hereon.
- 2. All mortgages, liens and encumbrances not satisfied or released of record, encumbering the land described herein, are as follows:

NONE
STEGER & STEGER, P.A.

By: Sam T. Steger Esquire
Suite 310
Florida National Bank Building
301 East Ocean Boulevard
Stuart, Florida 34994

NOTICE There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.



COUNTY APPROVAL

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

- 1-10, 1990 [Signature] COUNTY ENGINEER
- December 19, 1989 [Signature] COUNTY ATTORNEY
- December 19, 1989 [Signature] CHAIRMAN
- December 19, 1989 [Signature] CHAIRMAN

ATTEST: Marsha Stiller
Clerk
Deborah Langston

SURVEYOR'S CERTIFICATION

I, Allen E. Beck, do hereby certify that this Plat of "Sea's Subdivision" is a true and correct representation of the lands surveyed under my responsible direction and supervision and that said survey is accurate to the best of my knowledge and belief, and that permanent reference monuments have been placed as required by law and further that the survey data complies with all requirements of Chapter 177, Part 1, Florida Statutes as amended.

Dated this 16th Day of Aug., 1989.

Allen E. Beck
Registered Land Surveyor
Florida Certification No. 3690

PLAT OF

SEA'S SUBDIVISION

BEING A TRACT OF LAND LYING IN THE HANSON GRANT SITUATED IN MARTIN COUNTY, FLORIDA.

LEGAL DESCRIPTION

LOT 3, SUBDIVISION OF LOTS 13 AND 14, MILES OR HANSON GRANT, FILED JUNE 29, 1910 IN PLAT BOOK 1, PAGE 89, PUBLIC RECORDS OF PALM BEACH COUNTY, NOW MARTIN COUNTY, FLORIDA. (O.R. BK. 784, PAGE 280) CONTAINING 5.88 ACRES MORE OR LESS

AUGUST 1989

CONTINUED

3. The five (5) foot common area shown on this plat adjacent to the ten (10) foot additional right-of-way is hereby dedicated to the Sea's Subdivision Property Owners Association, Inc. for preservation purposes. No alteration in the Preserve or Mangrove Areas is permitted except in compliance with the Preserve and Mangrove Area Management Plan approved by Martin County. The Sea's Subdivision Property Owners Association, Inc. shall have the right to construct and maintain a wall or fence in such common area. The Board of County Commissioners of Martin County shall have no responsibility, duty or liability regarding such common area.

4. The (10) foot additional right-of-way shown on this plat adjacent to S.E. Williams Road is hereby dedicated to the Board of County Commissioners of Martin County, Florida for drainage, utility and roadway purposes.

5. The 10, 15, 25, and 50 foot Preservation Areas along with the Mangrove Area as shown on this plat are hereby dedicated to the Sea's Subdivision Property Owners Association, Inc. for preservation purposes. No alteration in the Preserve or Mangrove Areas is permitted except in compliance with the Preserve and Mangrove Area Management Plan approved by Martin County. The Sea's Subdivision Property Owners Association, Inc. shall be responsible for maintenance of the Preservation and Mangrove Areas as shown. The Board of County Commissioners of Martin County shall bear no responsibility, duty or liability regarding such Preservation and Mangrove Areas.

Signed, sealed and sealed this 26 day of December, 1989.
WALTER E. SEA
DEBRA K. SEA
ROY L. SEA
SVERA R. SEA

ACKNOWLEDGMENTS

STATE OF FLORIDA
COUNTY OF MARTIN
BEFORE ME, the undersigned Notary Public, personally appeared WALTER E. SEA and DEBRA K. SEA, his wife, as to an undivided one-third interest, and acknowledged before me that they executed the foregoing Certificate of Ownership and Dedication.
WITNESS my hand and seal this 26 day of December, 1989.

[Signature] Notary Public
State of Florida at Large
My Commission Expires: 9/10/92

STATE OF FLORIDA
COUNTY OF MARTIN
BEFORE ME, the undersigned Notary Public, personally appeared ROY L. SEA, as to an undivided one-third interest, and acknowledged before me that he executed the foregoing Certificate of Ownership and Dedication.
WITNESS my hand and seal this 26 day of December, 1989.

[Signature] Notary Public
State of Florida at Large
My Commission Expires: 9/10/92

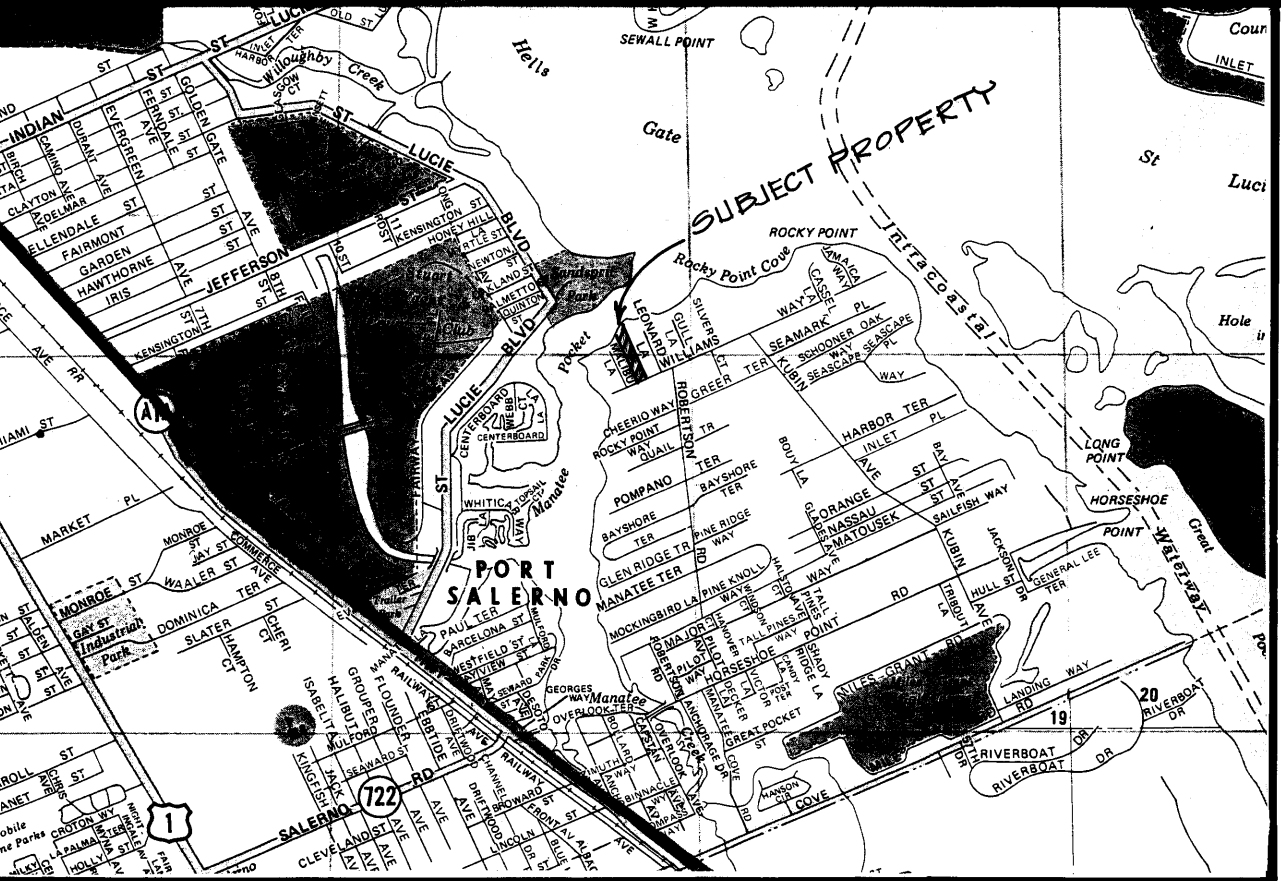
ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF MARTIN
BEFORE ME, the undersigned Notary Public, personally appeared SVERA R. SEA, as to an undivided one-third interest, and acknowledged before me that she executed the foregoing Certificate of Ownership and Dedication.
WITNESS my hand and seal this 26 day of December, 1989.

[Signature] Notary Public
State of Florida at Large
My Commission Expires: 9/12/92

LOT 4 - SUBDIVISION OF LOTS 13 & 14, HANSON GRANT; (PLAT BOOK 1, PAGE 89)

S24°02'03"E-696.63'

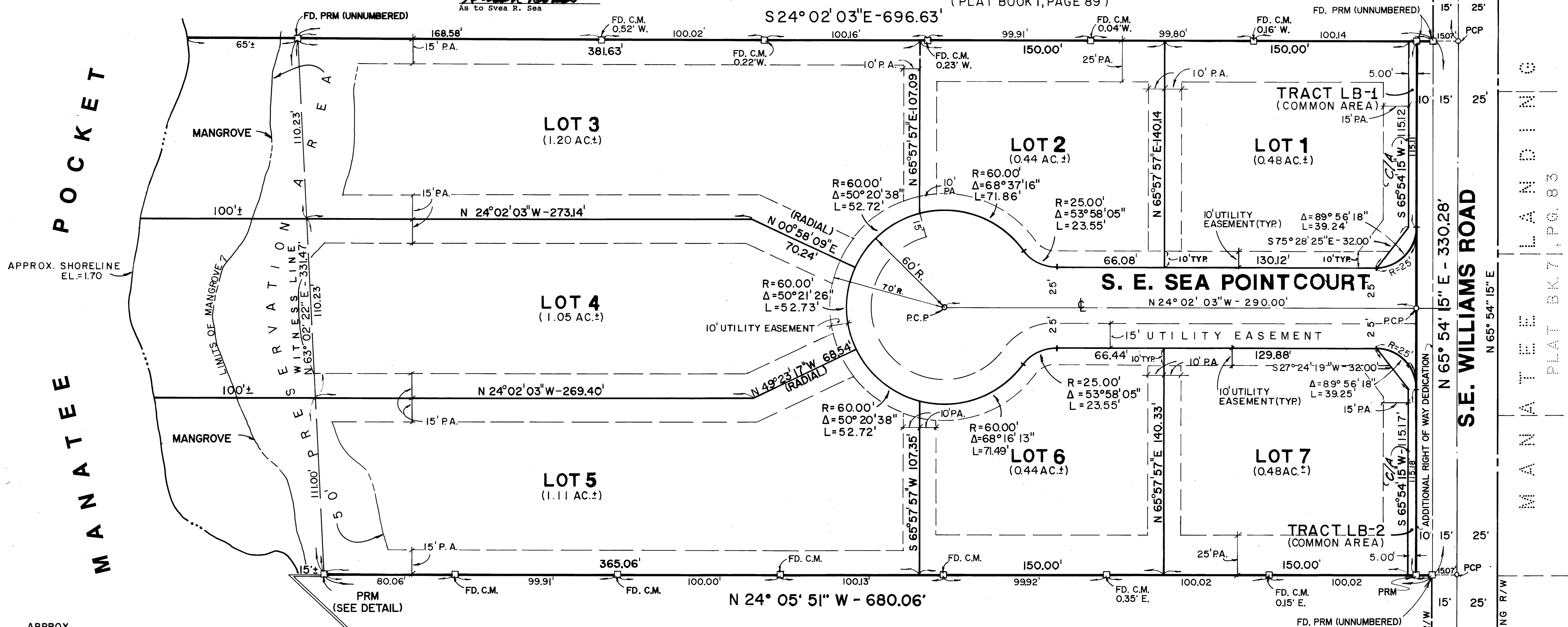


LOCATION MAP

CERTIFICATION OF OWNERSHIP & DEDICATION

STATE OF FLORIDA
COUNTY OF MARTIN
WALTER E. SEA and DEBRA K. SEA, his wife, as to an undivided one-third interest, ROY L. SEA, as to an undivided one-third interest, and SVERA R. SEA, as to an undivided one-third interest, do hereby certify that they are the owners of the property described hereon, and have caused the same to be surveyed and platted, as shown hereon, and do hereby dedicate as follows:

- 1. The private road shown on this plat is hereby dedicated to the Sea's Subdivision Property Owners Association, Inc. for access, drainage and utility purposes and shall be the perpetual maintenance obligation of said association. The Board of County Commissioners of Martin County shall bear no responsibility, duty or liability regarding such private road.
- 2. The utility easements shown on this plat may be used for utility purposes by any utility, including C.A.T.V., in compliance with such ordinances and regulations as may be adopted from time to time by the Board of County Commissioners of Martin County and as approved by the Sea's Subdivision Property Owners Association, Inc. The Board of County Commissioners of Martin County shall bear no responsibility, duty or liability regarding such easements.



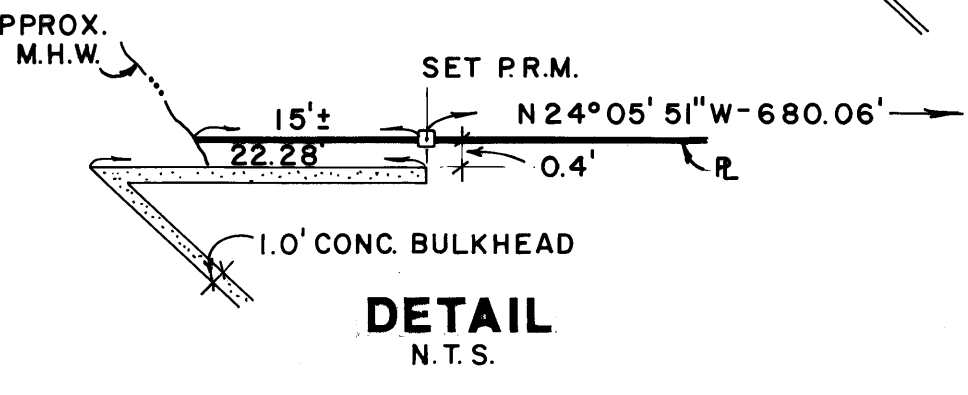
SURVEYOR'S NOTES:

THE BEARINGS SHOWN HEREON ARE BASED ON MANATEE LANDING, PLAT BOOK 7, PAGE 83, MARTIN COUNTY, FLORIDA. THERE SHALL BE NO LOT SPLITS EXCEPT TO CREATE LARGER LOTS. THERE SHALL BE NO BUILDINGS, PERMANENT STRUCTURES, OR TREES PLACED ON UTILITY EASEMENTS.

LEGEND

- PRM - PERMANENT REFERENCE MONUMENT.
- C.M. - CONCRETE MONUMENT.
- PCP - PERMANENT CONTROL POINT.
- P.A. - PRESERVATION AREA.

BENCH MARK
RAILROAD SPIKE 1 FOOT SOUTH OF NORTH EDGE OF PAVEMENT OF S.E. WILLIAMS WAY AT SOUTHERLY EXTENSION OF WESTERLY PROPERTY LINE ELEVATION 6.97 N.G.V.D.



DETAIL N.T.S.