

**FOURTH AMENDMENT TO THE LEASE AGREEMENT
BETWEEN
MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS
AND
CHILDREN’S MUSEUM OF THE TREASURE COAST, INC.**

THIS FOURTH AMENDMENT TO LEASE AGREEMENT (“Amendment”) is made this ____ day of _____, 2025, by and between **MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS**, a political subdivision of the State of Florida, having its principal office at 2401 SE Monterey Road, Stuart, Florida 34996 (hereinafter referred to as the “COUNTY”) and **CHILDREN’S MUSEUM OF THE TREASURE COAST, INC.**, a not-for-profit corporation organized and existing under the laws of the State of Florida, having its principal address at 1723 NE Shearwater Drive, Jensen Beach, Florida 34957 (hereinafter referred to as “LESSEE”).

RECITALS

WHEREAS, COUNTY and LESSEE entered into a Lease Agreement dated August 9, 2005 for land and existing building located within Indian Riverside Park (IRSP), 1707 NE Indian River Drive, Jensen Beach, Florida 34957 (hereinafter the “Premises”); and

WHEREAS, COUNTY and LESSEE entered into a First Amendment to Lease Agreement dated September 11, 2012, to increase the size of the Leased Premises and to clarify the obligations of the COUNTY and LESSEE; and

WHEREAS, COUNTY and LESSEE entered into a Second Amendment to Lease Agreement dated July 7, 2016, to extend the term of the Lease and to further clarify the obligations of the COUNTY and LESSEE; and

WHEREAS, COUNTY and LESSEE entered into a Third Amendment to Lease Agreement dated November 12, 2024, to add vacant land adjacent to the Current Premises (hereinafter the “Additional Premises”), with plans to construct, maintain and make available for public access a Planetarium and Discovery Science Center (the Lease Agreement and all Amendments to the Lease Agreement are collectively referred to as “Lease Agreement” or “Lease”); and

WHEREAS, COUNTY and LESSEE have determined a further amendment to the Lease Agreement is needed to clarify requirements under the Lease relating to LESSEE’s responsibilities for payment to COUNTY of Common Area Maintenance (CAM) and to amend the boundary of the Additional Premises.

NOW THEREFORE, in consideration of the mutual covenants hereinafter contained and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties hereto agree as follows:

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1. **Recitals & Defined Terms.** COUNTY and LESSEE acknowledge and agree that the foregoing recitals are true, correct and fully binding upon them in all respects, which recitals are in their entirety hereby incorporated into this Fourth Amendment. All capitalized terms used herein and not otherwise defined in this Fourth Amendment shall have the meaning ascribed to such terms in the Lease.

2. Paragraph 2, Exhibit A and Exhibit B of the Third Amendment to the Lease Agreement are deleted in their entirety and replaced with the following:

Description of Leased Premises. The COUNTY hereby leases to the LESSEE all that real property and improvements within **Exhibit A** (Premises) and revised **Exhibit B** (Additional Premises), hereinafter collectively referred to as the “Leased Premises”. In addition, any reference made to the Additional Premises containing 0.89 acres more or less shall be amended to containing 0.87 acres more or less.

3. Article 9, **LESSEE’S Responsibilities,** Paragraph B is deleted in its entirety and replaced with the following:

B. LESSEE agrees to pay LESSEE’s proportionate share of COUNTY’s annual Common Area Maintenance (CAM), which are costs and expenses incurred by COUNTY for operating, managing, and repairing the common areas, and shall include irrigation, landscaping, maintenance and replacement of parking walkways exterior lighting (including electric costs and maintenance, repair or replacement of fixtures, poles and replacement bulbs), drainage and controlling of puddling or flooding, maintenance of common parking areas, exterior pest control and such other expenditures which benefit the common areas to the Leased Premises. Such base charge shall be invoiced monthly at Six Hundred Forty-four and 41/100 Dollars (\$644.41). CAM shall be billed monthly during the Term of the Lease, including any Extension Period(s) agreed upon by the parties, as follows:

The base annual CAM of Seven Thousand Seven Hundred Thirty-two and 92/100 Dollars (\$7,732.92) shall be adjusted annually based on the Consumer Price Index (CPI), on January 31st each year (hereinafter referred to as the “Adjustment Date”), as set forth below, and such adjusted CAM shall be the new annual CAM, and shall be payable in twelve (12) equal monthly installments.

On each Adjustment Date, the annual CAM shall be increased to an amount equal to the product of the annual CAM paid during the immediately preceding year, multiplied by the “CPI Multiplier,” as hereinafter defined. The product of such multiplication shall be the amount of the annual CAM payment to be made during the next succeeding year, commencing on the

first day of such year. Upon determining such CAM adjustment, the COUNTY shall advise LESSEE of the new annual CAM and the monthly installment payments. In no event shall any adjusted annual CAM established pursuant to this paragraph be less than the total annual CAM paid during the immediate prior year.

The “CPI Multiplier” is a fraction, the numerator of which shall be the “CPI Index Number” (as hereinafter defined) indicated for the month that is three (3) calendar months prior to the Adjustment Date and the denominator of which shall be the CPI Index Number indicated for the month that is fifteen (15) calendar months prior to the Adjustment Date.

In no event shall the CPI Multiplier decrease the base annual CAM from the preceding year (the floor).

In no event shall the CPI Multiplier exceed three percent (3%) per year (the ceiling).

The “CPI Index Number” is the index number of retail commodity prices designated “CONSUMER PRICE INDEX FOR ALL URBAN CONSUMERS – UNITED STATES CITY AVERAGE – ALL ITEMS” (1982-1984 = 100) issued by the Bureau of Labor Statistics, United States Department of Labor. The CAM and the adjustment made based upon the provisions of this section shall be made solely by COUNTY. Any publication by either the United States Department of Labor or the United States Department of Commerce in which such Index numbers are published shall be admissible in evidence in any legal or judicial proceeding involving this Agreement without further proof of authenticity. Should the Bureau of Labor Statistics cease publishing the above-described Index, then such other Index as may be published by the United States Department of Labor that most nearly approximates the discontinued Index shall be used in making the adjustments described above. Should the United States Department of Labor discontinue publication of an Index approximating the Index contemplated, then such Index as may be published by another United States governmental agency which most nearly approximates the Index first above referenced shall govern and be substituted as the Index to be used.

The remaining Paragraphs of Article 9 shall remain in full force and effect.

4. **Full Force and Effect; Conflicts.** Except as specifically amended hereby, all other aspects of the Lease Agreement shall remain in full force and effect and are hereby in all respects ratified and confirmed. In the event the terms of this Fourth Amendment and those of the Lease Agreement conflict, the terms of this Fourth Amendment shall govern.

5. **Counterparts.** This Amendment may be executed in counterparts, each of which shall be an original and all of which shall constitute one instrument. An executed facsimile copy or e-mail delivery of a “.pdf” format data file shall be an acceptable form of acceptance of this Fourth Amendment and shall be considered an original for all purposes.

IN WITNESS WHEREOF, the parties have executed this Fourth Amendment to Lease Agreement effective as of the date set forth in the first paragraph of this Amendment.

ATTEST:

CHILDREN’S MUSEUM OF THE
TREASURE COAST, INC., a Florida not-for-profit Corporation,

WITNESS:

Print Name: Gay Felle

Print Name: RICH BARON

Witness Address: 2336 SE Ocean Blvd
Stuart, FL 34996

Title: President

WITNESS:

Print Name: Brigitte Paker

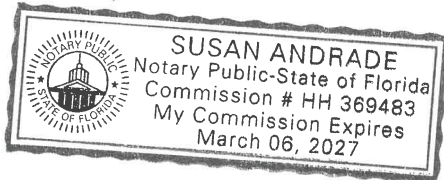
Witness Address: 2336 SE Ocean Blvd
Stuart, FL 34996

STATE OF FLORIDA }

COUNTY OF MARTIN }

The foregoing instrument was acknowledged before me by physical presence or () online notarization this 15 day of March, 2025, by Rich Baron as President, of Children’s Museum of the Treasure Coast, Inc., a Florida not-for-profit corporation, who () is personally known to me or has produced FL drivers license as identification.

(NOTARY SEAL)



[Signature]
Notary Public

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

CAROLYN TIMMANN, CLERK OF
THE CIRCUIT COURT & COMPTROLLER

SARAH HEARD, CHAIR

APPROVED AS TO FORM
& LEGAL SUFFICIENCY

SARAH W. WOODS, COUNTY ATTORNEY

MARTIN COUNTY, STUART, FLORIDA

2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME :

M.C. PROJ. NO.

SHEET NO. 1 of 5

Exhibit A

Children's Museum Lease Area Description

A Parcel of Land (Including the Chapel Building Now the Children's Museum) lying in Section 26, Township 37 South, Range 41 East, Martin County, Florida, of the Old F.I.T. Site (Now known as the Indian Riverside Park), said being more particularly described as follows:

Commence at a point lying on the Easterly Right-of-way Line of NE Indian River Drive and the Southwesterly Corner of said Indian Riverside Park and Lot One according to the Plat of F.I.T. Minor Plat No. 1, as Recorded in Plat Book 6, Page 28, Public Records of Martin County, Florida; Thence Northwesterly along said Easterly Right-of-way Line of NE Indian River Drive for the following (3) Courses, (1) North 31°45'20" West a distance of 524.54 feet to the (2) beginning of a Curve Concave to the Southwest having a Radius of 540.00 feet and a Central Angle of 11°05'13"; thence Northwesterly along the Arc of said Curve a distance of 104.49 feet to a point of tangency; (3) Thence North 42°50'33" West a distance of 561.20 feet; Thence departing said Easterly Right-of-way Line of NE Indian River Drive North 79°50'16" East a distance of 605.62 feet to the Intersection with the Southwest Corner of the Leach Mansion Historical Site; Thence South 12°45'22" East a distance of 288.60 feet to the Intersection with a Line lying 60.00 feet Northerly of and Parallel to the Northerly concrete wall of the Children's Museum and the Point of Beginning; Thence South 80°21'49" East along said Parallel Line a distance of 144.41 feet (the following 18 Courses lying along the inside edge of a 8 foot wide concrete sidewalk) to the Intersection with a (No.1)(C-1) Non-tangent Curve Concave to the South having a Radius of 119.13 feet and a Central Angle of 12°56'10"; thence Northeasterly along the Arc of said Curve a distance of 26.90 feet, said Curve Subtended by a Chord which bears North 80°10'58" East a distance of 26.84 feet to a point on a (No.2)(C-2) Non-tangent Curve Concave to the South having a Radius of 34.41 feet and a Central Angle of 17°41'35", thence Southeasterly along the Arc of said Curve a distance of 10.62 feet, said Curve Subtended by a Chord which bears South 79°37'02" East a distance of 10.58 feet to a point on a (No.3)(C-3) Non-tangent Curve Concave to the Southwest having a Radius of 61.54 feet and a Central Angle of 23°15'19", thence along the Arc of said Curve a distance of 24.98 feet, said Curve Subtended by a Chord which bears South 51°25'10" East a distance of 24.81 feet to a point on a (No.4)(C-4) Non-tangent Curve Concave to the Northeast having a Radius of 45.05 feet and a Central Angle of 44°56'07", thence Southeasterly along the Arc of said Curve a distance of 35.33 feet, said Curve Subtended by a Chord which bears South 19°49'57" East a distance of 34.43 feet to a point on a (No.5)(L-2) Non-tangent Line, Thence South 46°17'56" East a distance of 23.57 feet to a point of a (No.6)(C-5) Non-tangent Curve Concave to

Children's Museum Lease Area Description Continued Sheet 2 of 5

This sheet Not Valid without sheets 2-5 of 5

Children's Museum Lease at

Indian Riverside Park

Section 26, Township 37 South, Range 41 East

SUPERVISED BY : MOB

DRAWN BY : WSN SCALE : NONE

DATE : 2-7-12

DRAWING # 12-013

MARTIN COUNTY, STUART, FLORIDA

2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME :

M.C. PROJ. NO.

SHEET NO. 2 of 5

Exhibit A

Children's Museum Lease Area Description
Continued from Sheet 1 of 5

the Southwest having a Radius of 118.18 feet and a Central Angle of 07°45'40", thence Southeasterly along the Arc of said Curve a distance of 16.01 feet, said Curve Subtended by a Chord which bears South 43°44'45" East a distance of 16.00 feet to the Intersection with a (No.7)(C-6) Non-tangent Curve Concave to the Southwest having a Radius of 48.82 feet and a Central Angle of 37°36'20", thence Southeasterly along the Arc of said Curve a distance of 32.04 feet, said Curve Subtended by a Chord which bears South 19°09'41" East a distance of 31.47 feet to a point on a (No.8)(C-7) a Non-tangent Curve Concave to the West having a Radius of 228.12 feet and a Central Angle of 05°57'41", thence Southerly along the Arc of said Curve a distance of 23.74 feet, said Curve Subtended by a Chord which bears South 01°41'34" West a distance of 23.72 feet to a point on a (No.9)(C-8) Non-tangent Curve Concave to the West having a Radius of 100.01 feet and a Central Angle of 06°53'49", Thence along the Arc of said Curve a distance of 12.04 feet, said Curve Subtended by a Chord which bears South 10°30'04" West a distance of 12.03 feet to a point on a (No.10)(C-9) Non-tangent Curve Concave to the Northwest having a Radius of 27.18 feet and a Central Angle of 14°42'58", thence Southwesterly along the Arc of said Curve a distance of 6.98 feet, said Curve Subtended by a Chord which bears South 50°32'25" West a distance of 6.96 feet to a poin on a (No.11)(C-10) Non-tangent Curve Concave to the Northwest having a Radius of 260.71 feet and a Central Angle of 05°56'08", thence Southwesterly along the Arc of said Curve a distance of 27.01 feet, said Curve Subtended by a Chord which bears South 69°58'38" West a distance of 27.00 feet to a point on a (No.12)(L-3) Non-tangent Line; Thence South 73°19'52" West a distance of 19.82 feet to a point on a (No.13)(C-11) Non-tangent Curve Concave to the North having a Radius of 141.85 feet and a Central Angle of 24°04'00", thence Southwesterly along the Arc of said Curve a distance of 59.58 feet, said Curve Subtended by a Chord which bears South 87°07'15" West a distance of 59.14 feet to a point on a (No.14)(C-12) Non-tangent Curve Concave to the Northeast having a Radius of 83.01 feet and a Central Angle of 24°04'38", thence Northwesterly along the Arc of said Curve a distance of 34.88 feet, said Curve Subtended by a Chord which bears North 62°24'31" West a distance of 34.63 feet to a point on a (No.15)(C-13) Non-tangent Curve Concave to the Northeast having a Radius of 130.01 feet and a Central Angle of 07°07'00", thence Northwesterly along the Arc of said Curve a distance of 16.15 feet, said Curve Subtended by a Chord which bears North 48°10'09" West a distance of 16.14 feet to a point on a (No.16)(C-14) Non-tangent Curve Concave to the Northeast having a Radius of 22.73 feet and a Central Angle of 23°59'58", thence Northwesterly along the Arc of said Curve a distance of 9.32 feet, said Curve

Children's Museum Lease Area Description Continued Sheet 3 of 5
This sheet Not Valid without sheets 1 & 3-5 of 5

Children's Museum Lease at

Indian Riverside Park

Section 26, Township 37 South, Range 41 East

SUPERVISED BY : MOB

DRAWN BY : WSN SCALE : NONE

DATE : 2-7-12

DRAWING # 12-013

MARTIN COUNTY, STUART, FLORIDA

2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME :

M.C. PROJ. NO.

SHEET NO. 3 of 5

Exhibit A

Children's Museum Lease Area Description
Continued from Sheet 2 of 5

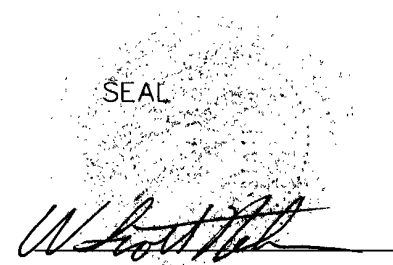
Subtended by a Chord which bears North 27°10'16" West a distance of 9.26 feet to a point on a (No.17)(L-4) Non-tangent Line; Thence North 02°52'27" East a distance of 0.54 feet, (No.18)(L-5) Thence along said inside edge of a concrete walk lying 7.12 feet Southerly of and Parallel to the Southerly concrete wall of said Children's Museum and its Northwesterly Projection North 80°16'43" West a distance of 113.92 feet to the Intersection with a Line lying 8.00 feet Westerly of and Parallel to the Westerly concrete wall of said Children's Museum; Thence North 09°40'15" East along said Parallel Line and its Projection a distance of 131.86 feet to the Point of Beginning.

Containing 35183.77 square feet (0.81 acres) more or less.

Surveyor's Notes

- 1.) This is Not a Boundary Survey.
- 2.) This sketch is based on a Boundary Survey by LBF&H Inc., field work & Office.
- 3.) This Description Shall Not be Valid:
 - a.) Unless provided in its entirety consisting of sheets 1-5, sheets 1-3 description & sheets 4 & 5 sketch of description.
 - b.) Without the Signature & Original Raised Seal of a Florida Licensed Surveyor.
- 4.) Bearing Reference: the Easterly Right-of-way Line of NE Sewall's Point Road is taken to bear North 31°45'20" West and all others are relative to said bearing. Bearings are based on the North American Datum 1983/07, Florida East Zone.

Surveyor in
Responsible Charge



W. Scott Nelson
Professional Surveyor & Mapper
Florida License Number LS6342

This sheet Not Valid without sheets 1, 2 & 4 & 5 of 5

Date: February 9, 2012

**Children's Museum Lease at
Indian Riverside Park
Section 26, Township 37 South, Range 41 East**

SUPERVISED BY : MOB	
DRAWN BY : WSN	SCALE : NONE
DATE : 2-7-12	
DRAWING #	12-013

MARTIN COUNTY, STUART, FLORIDA
 2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

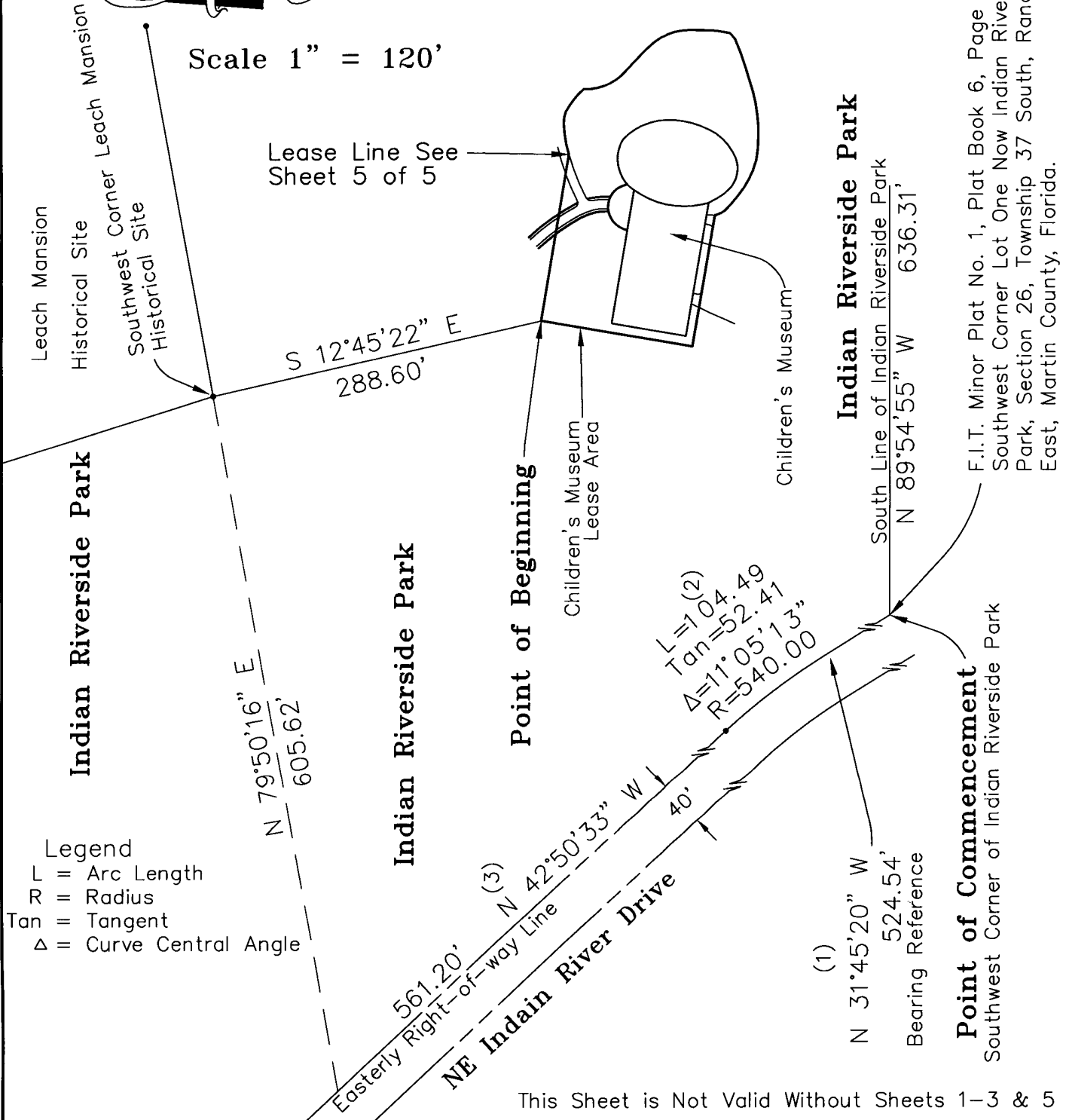
DWG. NAME : _____ M.C. PROJ. NO. _____ SHEET NO. 4 of 5

Indian River

Exhibit A

This is Not a Boundary Survey

Scale 1" = 120'



F.I.T. Minor Plat No. 1, Plat Book 6, Page 28
 Southwest Corner Lot One Now Indian Riverside
 Park, Section 26, Township 37 South, Range 41
 East, Martin County, Florida.

- Legend**
 L = Arc Length
 R = Radius
 Tan = Tangent
 Δ = Curve Central Angle

This Sheet is Not Valid Without Sheets 1-3 & 5 of 5

**Children's Museum Lease at
 Indian Riverside Park
 Section 26, Township 37 South, Range 41 East**

SUPERVISED BY : MOB	
DRAWN BY : WSN	SCALE : 1"=120'
DATE : 2-7-12	
DRAWING #	12-013

MARTIN COUNTY, STUART, FLORIDA
2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME : _____ M.C. PROJ. NO. _____ SHEET NO. 5 of 5

Exhibit A

This is Not a Boundary Survey
This Sheet is Not Valid Without
Sheets 1 - 4 of 5

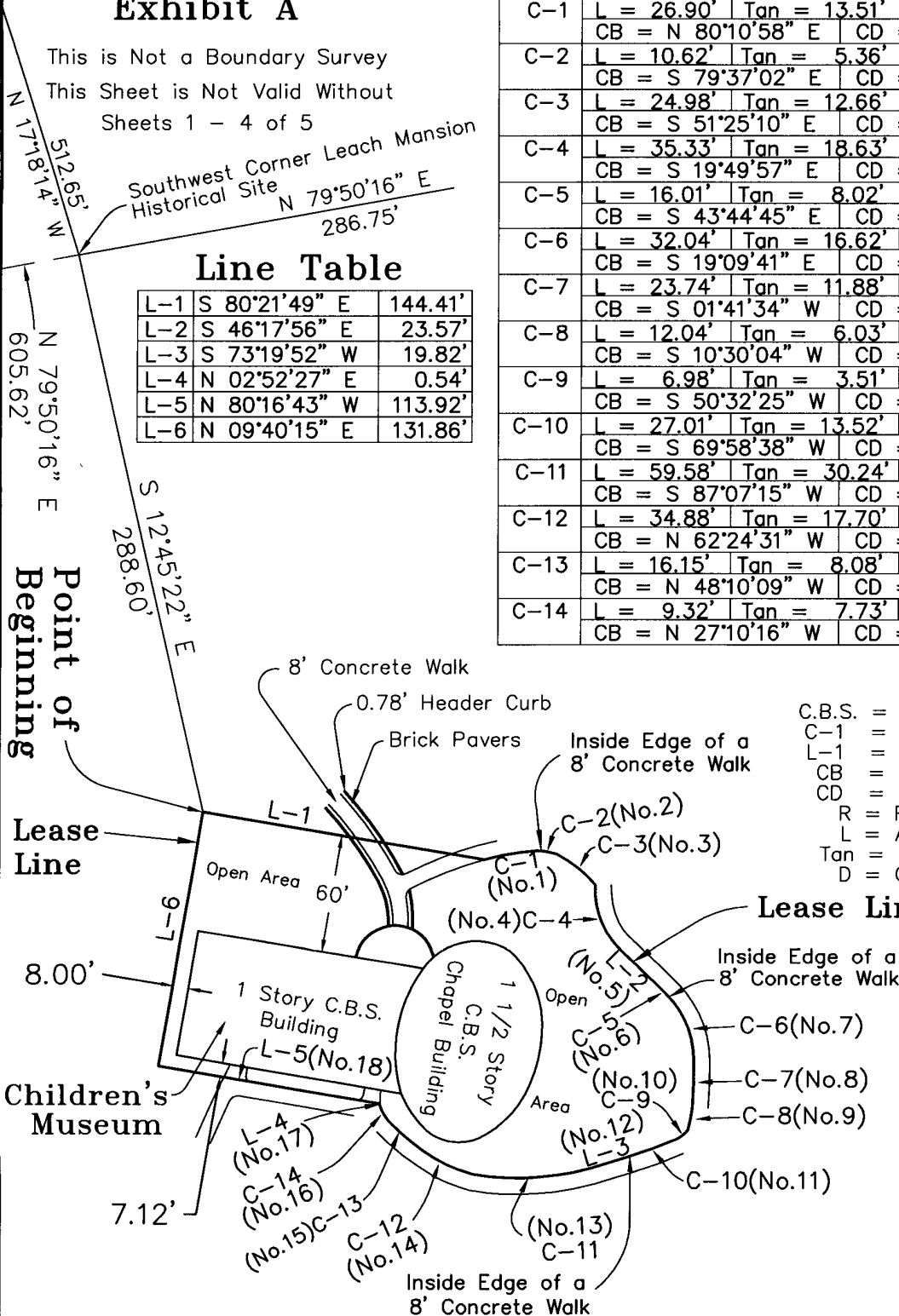
Southwest Corner Leach Mansion
Historical Site N 79°50'16" E
286.75'

Line Table

L-1	S 80°21'49" E	144.41'
L-2	S 46°17'56" E	23.57'
L-3	S 73°19'52" W	19.82'
L-4	N 02°52'27" E	0.54'
L-5	N 80°16'43" W	113.92'
L-6	N 09°40'15" E	131.86'

Curve Table

C-1	L = 26.90'	Tan = 13.51'	D = 12°56'10"	R = 119.13
	CB = N 80°10'58" E	CD = 26.84'		
C-2	L = 10.62'	Tan = 5.36'	D = 17°41'35"	R = 34.41'
	CB = S 79°37'02" E	CD = 10.58'		
C-3	L = 24.98'	Tan = 12.66'	D = 23°15'19"	R = 61.54'
	CB = S 51°25'10" E	CD = 24.81'		
C-4	L = 35.33'	Tan = 18.63'	D = 44°56'07"	R = 45.05'
	CB = S 19°49'57" E	CD = 34.43'		
C-5	L = 16.01'	Tan = 8.02'	D = 07°45'40"	R = 118.18'
	CB = S 43°44'45" E	CD = 16.00'		
C-6	L = 32.04'	Tan = 16.62'	D = 37°36'20"	R = 48.82'
	CB = S 19°09'41" E	CD = 31.47'		
C-7	L = 23.74'	Tan = 11.88'	D = 05°57'41"	R = 228.12'
	CB = S 01°41'34" W	CD = 23.72'		
C-8	L = 12.04'	Tan = 6.03'	D = 06°53'49"	R = 100.01'
	CB = S 10°30'04" W	CD = 12.03'		
C-9	L = 6.98'	Tan = 3.51'	D = 14°42'58"	R = 27.18'
	CB = S 50°32'25" W	CD = 6.96'		
C-10	L = 27.01'	Tan = 13.52'	D = 05°56'08"	R = 260.71'
	CB = S 69°58'38" W	CD = 27.00'		
C-11	L = 59.58'	Tan = 30.24'	D = 24°04'00"	R = 141.85'
	CB = S 87°07'15" W	CD = 59.14'		
C-12	L = 34.88'	Tan = 17.70'	D = 24°04'38"	R = 83.01'
	CB = N 62°24'31" W	CD = 34.63'		
C-13	L = 16.15'	Tan = 8.08'	D = 07°07'00"	R = 130.01'
	CB = N 48°10'09" W	CD = 16.14'		
C-14	L = 9.32'	Tan = 7.73'	D = 23°59'58"	R = 22.73'
	CB = N 27°10'16" W	CD = 9.26'		



- Legend**
- C.B.S. = Concrete Block Structure
 - C-1 = Curve Information
 - L-1 = Line Information
 - CB = Chord Bearing
 - CD = Chord Distance
 - R = Radius
 - L = Arc Length
 - Tan = Tangent
 - D = Curve Central Angle

Scale: 1" = 80'
North

**Children's Museum Lease at
Indian Riverside Park
Section 26, Township 37 South, Range 41 East**

SUPERVISED BY : MOB
DRAWN BY : WSN SCALE : 1"=80'
DATE : 2-7-12
DRAWING # 12-013

MARTIN COUNTY, STUART, FLORIDA
2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME: 24-062.DWG

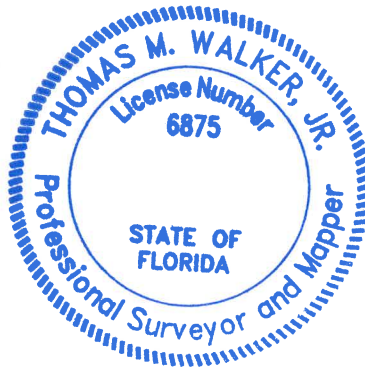
M.C. PROJ. NO. 24-062

SHEET NO. 1 OF 5

EXHIBIT B


SURVEYOR'S NOTES

1. THIS SKETCH AND LEGAL DESCRIPTION IS BASED ON THE SKETCH AND DESCRIPTION FOR THE CHILDREN'S MUSEUM OF THE TREASURE COAST, PREFORMED BY RENNER BURGESS LAND SURVEYING, SIGNED BY HARRY A BURGESS PLS 5089, AND OFFICIAL RECORDS BOOK 1233, PAGE 864, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
2. THIS LEGAL DESCRIPTION SHALL NOT BE VALID:
A. UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF SHEETS 1 - 5, SHEETS 4 AND 5 BEING A SKETCH.
B. WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR.
3. BEARING BASIS IS NORTH 42°23'59" WEST ALONG THE EXISTING EAST RIGHT-OF-WAY LINE OF INDIAN RIVER DRIVE AS REFERENCED IN THE DEED RECORDED IN OFFICIAL RECORDS BOOK 1233, PAGE 864, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND ALL OTHERS ARE RELATIVE TO SAID BEARING.
4. THE PURPOSE OF THIS SKETCH AND DESCRIPTION IS TO DESCRIBE A PARCEL OF LAND.
5. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
6. THIS IS NOT A SURVEY AND DOES NOT DEFINE OWNERSHIP OR ENCROACHMENTS.
7. PROPERTY, TRACT, AND PARCEL LINES SHOWN ARE APPROXIMATE IN NATURE AND NOT TO BE RELIED UPON FOR LAND POSITIONING OR DETERMINATIONS.
8. 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.
9. LEGEND: NO.=NUMBER, ORB=OFFICIAL RECORDS BOOK, PB=PLAT BOOK, PCN=PARCEL CONTROL NUMBER, PG=PAGE, POB=POINT OF BEGINNING, POC=POINT OF COMMENCEMENT, P.T.=POINT OF TANGENCY, SQFT=SQUARE FEET, ζ =CENTERLINE



SURVEYOR AND MAPPER
IN RESPONSIBLE CHARGE

THIS DOCUMENT MAY BE REPRODUCED UPON REQUEST IN AN ALTERNATIVE FORMAT BY CONTACTING THE COUNTY ADA COORDINATOR (772) 320-3131, THE COUNTY ADMINISTRATION OFFICE (772) 288-5400, FLORIDA RELAY 711, OR BY COMPLETING OUR ACCESSIBILITY FEEDBACK FORM AT WWW.MARTIN.FL.US/ACCESSIBILITY-FEEDBACK.


THOMAS M. WALKER, JR., PSM
MARTIN COUNTY SURVEYOR
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. PSM 6875

DATE: JAN 21 2025

**LEASE PARCEL – INDIAN RIVER SIDE PARK
THE CHILDREN'S MUSEUM OF THE TREASURE COAST
MARTIN COUNTY, FLORIDA**

SUPERVISED BY: TMW	
DRAWN BY: JMM	SCALE: N/A
DATE: 01/17/2025	
DRAWING #	24-062

MARTIN COUNTY, STUART, FLORIDA

2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME : 24-062.DWG

M.C. PROJ. NO. 24-062

SHEET NO. 2 OF 5

EXHIBIT B

DESCRIPTION

A PARCEL OF LAND SITUATED IN SECTION 26, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWESTERLY CORNER OF LOT ONE F.I.T. MINOR PLAT NO. ONE, AS RECORDED IN PLAT BOOK 6, PAGE 28, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, THENCE SOUTH 89°28'21" EAST, ALONG THE SOUTH LINE OF SAID LOT ONE, A DISTANCE OF 8.77 FEET TO A POINT ON A LINE BEING 40 FEET NORTHEASTERLY OF AND PARALLEL WITH THE CENTERLINE OF SEWALL'S POINT ROAD, THENCE NORTH 31°18'46" WEST, ALONG SAID LINE, A DISTANCE OF 524.54 FEET TO THE POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG SAID LINE, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 540.00 FEET; SUBTENDING A CENTRAL ANGLE OF 11°05'13" AND AN ARC DISTANCE OF 104.49 FEET TO THE POINT OF TANGENCY; THENCE NORTH 42°23'59" WEST ALONG SAID LINE A DISTANCE OF 370.69 FEET, THENCE NORTH 90°00'00" EAST A DISTANCE OF 559.90 FEET TO A POINT ALONG THE BACK OF AN EXISTING CONCRETE SIDEWALK, ALSO BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL, THENCE ALONG THE BACK OF SAID SIDEWALK FOR THE FOLLOWING TWENTY-TWO (22) COURSES;

- (1) THENCE NORTH 00°56'34" EAST A DISTANCE OF 62.80 FEET,
- (2) THENCE NORTH 01°29'56" WEST A DISTANCE OF 48.30 FEET,
- (3) THENCE NORTH 04°55'44" WEST A DISTANCE OF 69.72 FEET,
- (4) THENCE NORTH 16°45'51" EAST A DISTANCE OF 8.45 FEET,
- (5) THENCE NORTH 42°29'57" EAST A DISTANCE OF 9.40 FEET,
- (6) THENCE NORTH 27°51'19" EAST A DISTANCE OF 9.93 FEET,
- (7) THENCE NORTH 37°37'00" EAST A DISTANCE OF 7.97 FEET,
- (8) THENCE NORTH 78°43'24" EAST A DISTANCE OF 6.75 FEET,
- (9) THENCE SOUTH 72°16'03" EAST A DISTANCE OF 9.03 FEET,
- (10) THENCE NORTH 88°11'46" EAST A DISTANCE OF 20.33 FEET,
- (11) THENCE SOUTH 87°09'34" EAST A DISTANCE OF 14.32 FEET,
- (12) THENCE NORTH 84°54'19" EAST A DISTANCE OF 32.77 FEET,
- (13) THENCE SOUTH 79°08'41" EAST A DISTANCE OF 15.08 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 64.00 FEET AND A RADIAL BEARING OF SOUTH 21°31'00" WEST,
- (14) THENCE SOUTHEAST ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 50°28'17" A DISTANCE OF 56.38 FEET TO A NON-TANGENT LINE,
- (15) THENCE SOUTH 16°16'04" EAST A DISTANCE OF 44.66 FEET TO A POINT ON A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 62.00 FEET, AND A RADIAL BEARING OF SOUTH 77°24'06" WEST,

(DESCRIPTION CONTINUED ON SHEET 3)

NOTE: THIS IS NOT A SURVEY.

THIS SHEET IS NOT VALID WITHOUT SHEETS 1, 3, 4 AND 5.

**LEASE PARCEL - INDIAN RIVER SIDE PARK
THE CHILDREN'S MUSEUM OF THE TREASURE COAST
MARTIN COUNTY, FLORIDA**

SUPERVISED BY : TMW

DRAWN BY : JMM SCALE : N/A

DATE : 01/17/2025

DRAWING # 24-062

MARTIN COUNTY, STUART, FLORIDA

2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME: 24-062.DWG

M.C. PROJ. NO. 24-062

SHEET NO. 3 OF 5

EXHIBIT B

DESCRIPTION

(DESCRIPTION CONTINUED FROM SHEET 2)

(16) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°13'15" A DISTANCE OF 35.95 FEET TO A NON-TANGENT LINE,

(17) THENCE SOUTH 06°13'50" WEST A DISTANCE OF 15.02 FEET,

(18) THENCE SOUTH 26°37'22" EAST A DISTANCE OF 13.34 FEET,

(19) THENCE SOUTH 40°23'46" EAST A DISTANCE OF 11.93 FEET,

(20) THENCE SOUTH 32°01'38" EAST A DISTANCE OF 12.84 FEET,

(21) THENCE SOUTH 19°19'36" EAST A DISTANCE OF 10.20 FEET TO A POINT ON A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 75.00 FEET AND A RADIAL BEARING OF SOUTH 77°13'52" WEST,

(22) THENCE SOUTH ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°35'47" A DISTANCE OF 15.18 FEET TO A RADIAL LINE,

THENCE, DEPARTING THE BACK OF SAID SIDEWALK, SOUTH 88°49'39" WEST A DISTANCE OF 36.36 FEET,

THENCE SOUTH 18°26'24" WEST A DISTANCE OF 39.19 FEET TO THE POINT OF TANGENCY OF A CURVE

CONCAVE TO THE EAST HAVING A RADIUS OF 24.00 FEET, THENCE SOUTHEAST ALONG THE ARC OF SAID

CURVE THROUGH A CENTRAL ANGLE OF 44°24'18" A DISTANCE OF 18.60 FEET TO A POINT OF REVERSE

CURVE HAVING A RADIUS OF 10.00 FEET, THENCE SOUTHWEST ALONG THE ARC OF SAID CURVE

THROUGH A CENTRAL ANGLE OF 102°57'38" A DISTANCE OF 17.97 FEET TO A POINT ALONG THE BACK OF

SAID EXISTING CONCRETE SIDEWALK, THENCE ALONG THE BACK OF SIDEWALK FOR THE FOLLOWING

THREE (3) COURSES:

(1) THENCE SOUTH 77°02'22" WEST A DISTANCE OF 25.85 FEET,

(2) THENCE SOUTH 68°37'29" WEST A DISTANCE OF 33.69 TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 129.00 FEET AND A RADIAL BEARING OF SOUTH 66°38'36" WEST,

(3) THENCE NORTHWEST ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 44°39'11" A DISTANCE OF 100.54 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 37,969 SQUARE FEET, (0.87 ACRES) MORE OR LESS.

NOTE: THIS IS NOT A SURVEY.

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**LEASE PARCEL - INDIAN RIVER SIDE PARK
THE CHILDREN'S MUSEUM OF THE TREASURE COAST
MARTIN COUNTY, FLORIDA**

SUPERVISED BY: TMW

DRAWN BY: JMM SCALE: N/A

DATE: 01/17/2025

DRAWING # 24-062

MARTIN COUNTY, STUART, FLORIDA

2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

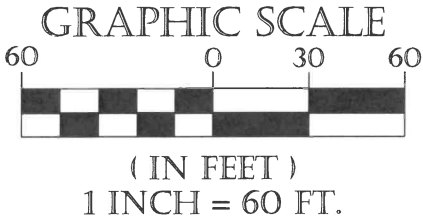
DWG. NAME: 24-062.DWG

M.C. PROJ. NO. 24-062

SHEET NO. 4 OF 5

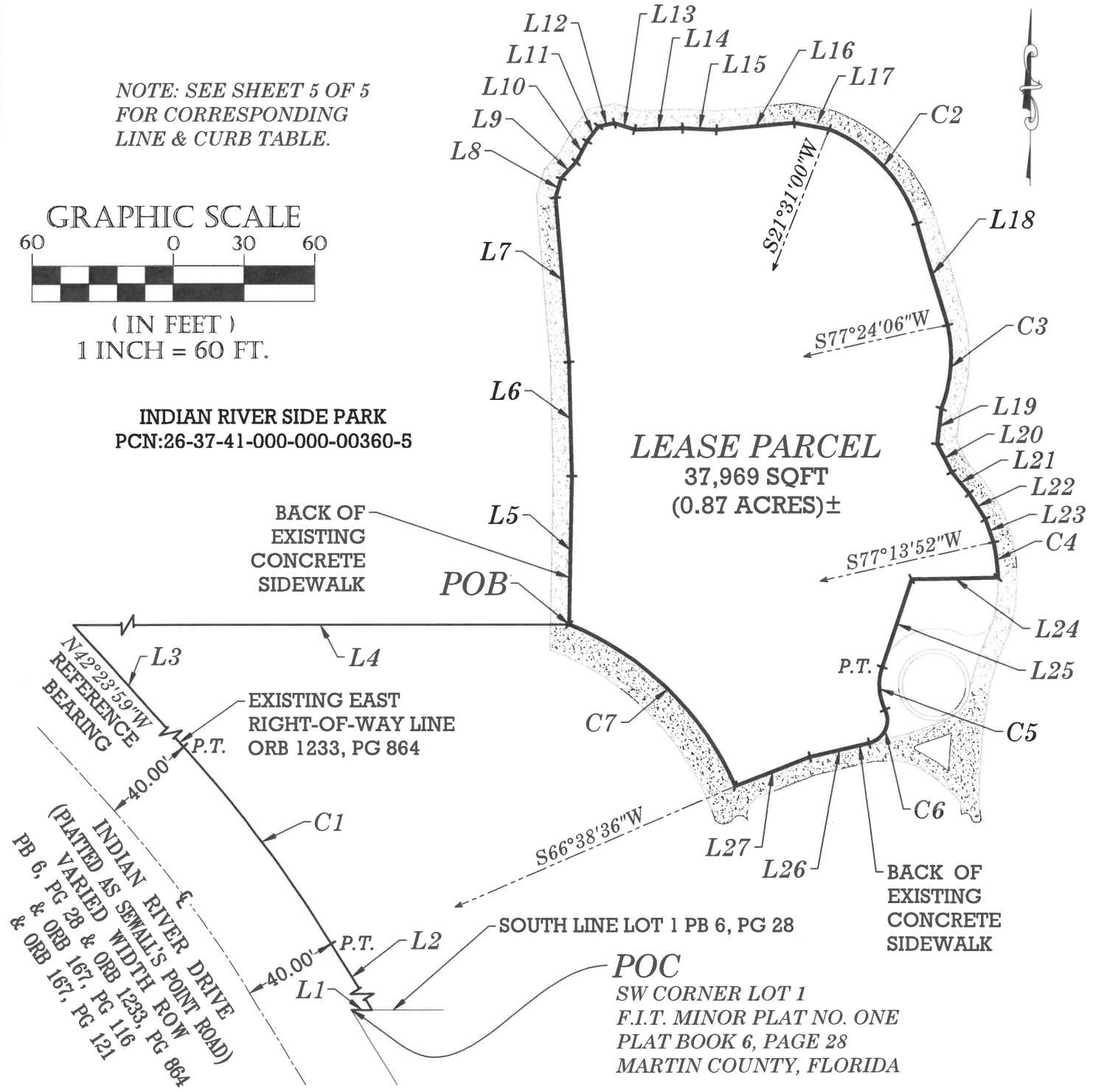
EXHIBIT B

NOTE: SEE SHEET 5 OF 5
FOR CORRESPONDING
LINE & CURB TABLE.



INDIAN RIVER SIDE PARK
PCN:26-37-41-000-000-00360-5

LEASE PARCEL
37,969 SQFT
(0.87 ACRES)±



NOTE: THIS IS NOT A SURVEY.
THIS SHEET IS NOT VALID WITHOUT SHEETS 1, 2, 3 AND 5.

THIS MAP IS INTENDED TO BE DISPLAYED
AT A SCALE OF 1"=60' OR SMALLER.

LEASE PARCEL - INDIAN RIVER SIDE PARK
THE CHILDREN'S MUSEUM OF THE TREASURE COAST
MARTIN COUNTY, FLORIDA

SUPERVISED BY: TMW	
DRAWN BY: JMM	SCALE: 1"=60'
DATE: 01/17/2025	
DRAWING #	24-062

MARTIN COUNTY, STUART, FLORIDA

2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME: 24-062.DWG

M.C. PROJ. NO. 24-062

SHEET NO. 5 OF 5

EXHIBIT B

<i>LINE TABLE</i>		
<i>TAG</i>	<i>DIRECTION</i>	<i>LENGTH</i>
<i>L1</i>	<i>S89°28'21"E</i>	<i>8.77'</i>
<i>L2</i>	<i>N31°18'46"W</i>	<i>524.54'</i>
<i>L3</i>	<i>N42°23'59"W</i>	<i>370.69'</i>
<i>L4</i>	<i>N90°00'00"E</i>	<i>559.90'</i>
<i>L5</i>	<i>N00°56'34"E</i>	<i>62.80'</i>
<i>L6</i>	<i>N01°29'56"W</i>	<i>48.30'</i>
<i>L7</i>	<i>N04°55'44"W</i>	<i>69.72'</i>
<i>L8</i>	<i>N16°45'51"E</i>	<i>8.45'</i>
<i>L9</i>	<i>N42°29'57"E</i>	<i>9.40'</i>
<i>L10</i>	<i>N27°51'19"E</i>	<i>9.93'</i>
<i>L11</i>	<i>N37°37'00"E</i>	<i>7.97'</i>
<i>L12</i>	<i>N78°43'24"E</i>	<i>6.75'</i>
<i>L13</i>	<i>S72°16'03"E</i>	<i>9.03'</i>
<i>L14</i>	<i>N88°11'46"E</i>	<i>20.33'</i>
<i>L15</i>	<i>S87°09'34"E</i>	<i>14.32'</i>
<i>L16</i>	<i>N84°54'19"E</i>	<i>32.77'</i>
<i>L17</i>	<i>S79°08'41"E</i>	<i>15.08'</i>
<i>L18</i>	<i>S16°16'04"E</i>	<i>44.66'</i>
<i>L19</i>	<i>S06°13'50"W</i>	<i>15.02'</i>

<i>LINE TABLE</i>		
<i>TAG</i>	<i>DIRECTION</i>	<i>LENGTH</i>
<i>L20</i>	<i>S26°37'22"E</i>	<i>13.34'</i>
<i>L21</i>	<i>S40°23'46"E</i>	<i>11.93'</i>
<i>L22</i>	<i>S32°01'38"E</i>	<i>12.84'</i>
<i>L23</i>	<i>S19°19'36"E</i>	<i>10.20'</i>
<i>L24</i>	<i>S88°49'37"W</i>	<i>36.26'</i>
<i>L25</i>	<i>S18°26'24"W</i>	<i>39.19'</i>
<i>L26</i>	<i>S77°02'21"W</i>	<i>25.85'</i>
<i>L27</i>	<i>S68°37'29"W</i>	<i>33.69'</i>

<i>CURVE TABLE</i>			
<i>TAG</i>	<i>LENGTH</i>	<i>RADIUS</i>	<i>DELTA (CENTRAL ANGLE)</i>
<i>C1</i>	<i>104.49'</i>	<i>540.00'</i>	<i>11°05'13"</i>
<i>C2</i>	<i>56.38'</i>	<i>64.00'</i>	<i>50°28'17"</i>
<i>C3</i>	<i>35.95'</i>	<i>62.00'</i>	<i>33°13'15"</i>
<i>C4</i>	<i>15.18'</i>	<i>75.00'</i>	<i>11°35'47"</i>
<i>C5</i>	<i>18.60'</i>	<i>24.00'</i>	<i>44°24'18"</i>
<i>C6</i>	<i>17.97'</i>	<i>10.00'</i>	<i>102°57'38"</i>
<i>C7</i>	<i>100.54'</i>	<i>129.00'</i>	<i>44°39'11"</i>

NOTE: THIS IS NOT A SURVEY.
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LEASE PARCEL – INDIAN RIVER SIDE PARK THE CHILDREN’S MUSEUM OF THE TREASURE COAST MARTIN COUNTY, FLORIDA	SUPERVISED BY: TMW	
	DRAWN BY: JMM	SCALE: N/A
	DATE: 01/17/2025	
	DRAWING # 24-062	