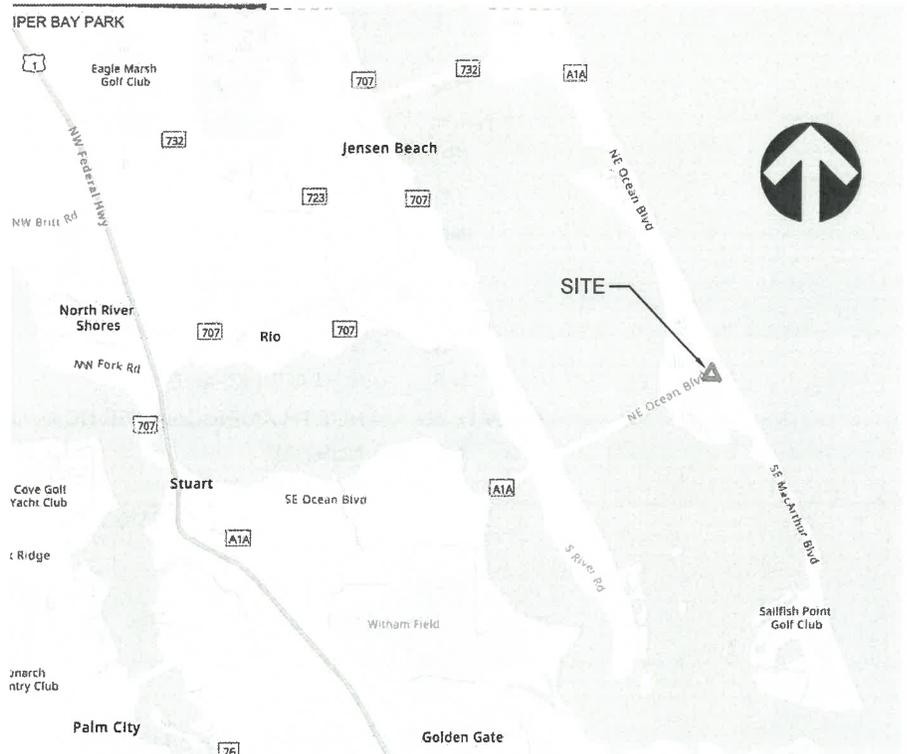


# EXHIBIT AA

SECTION 31, TOWNSHIP 37 SOUTH, RANGE 42 EAST,  
MARTIN COUNTY, FLORIDA

## SURVEYOR'S NOTES:

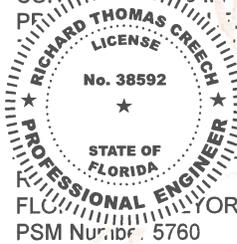
1. THE LEGAL DESCRIPTIONS AND SKETCH ARE BASED UPON THE SURVEY AS PREPARED BY W. SCOTT NELSON, PSM 6342 OF THE MARTIN COUNTY PUBLIC WORKS DEPARTMENT, DRAWING NUMBER 04-416-D, DATED JULY 1, 2004.
2. THE BEARING BASIS IS THE NORTH LINE OF GOVERNMENT LOT 4 AND THE NORTH LINE OF FDOT RIGHT OF WAY MAP SECTION 89040-2102 (ALSO KNOWN AS MACARTHUR BLVD), HAVING A BEARING BASE OF NORTH 89° 14' 54" WEST. THE BEARING SHOWN HEREON BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM N.A.D. 83/90 & 99 ADJUSTMENT, NORTH AMERICAN DATUM, FLORIDA EAST ZONE, CONTROL POINT GS-39.
3. LEGAL DESCRIPTION NOT VALID UNLESS ACCOMPANIED WITHOUT SHEETS 1-6, SHEETS 4 AND 6 BEING A SKETCH.
4. 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](http://WWW.MARTIN.FL.US/ACCESSIBILITY-FEEDBACK).



**LOCATION SKETCH**  
NTS

## SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING IN FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO FLORIDA STATUTES.



Digitally signed  
by Richard T. Creech

Creech

Date:

2024.07.02

JULY 1, 2024

DATE OF SIGNATURE

FLC No. 09:59:45-04'00'  
PSM Number: 5760

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

CREECH CONSULTING, INC.  
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 6705  
(LB 6705 = LICENSED BUSINESS NUMBER 6705)

THIS IS NOT A SURVEY

**CREECH**  
CONSULTING, INC  
CIVILIZATION ENGINEERED  
PO BOX 327, STUART FLORIDA 34995 (772) 485-2140

ELLIOTT MUSEUM  
LEGAL DESCRIPTIONS AND SKETCHES

MARTIN COUNTY

FLORIDA

# LEGEND

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- AC = ACRES
- R = RADIUS
- L = LENGTH
- D = DELTA
- O.R. = OFFICIAL RECORDS
- F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
- FPL = FLORIDA POWER & LIGHT
- I.D. = IDENTIFICATION
- INC. = INCORPORATED
- LB = LICENSED BUSINESS
- E. = EASTING
- N. = NORTHING
- N.A. = NON APPLICABLE
- N.A.V.D. 88 = NORTH AMERICAN VERTICAL DATUM OF 1988
- NO. = NUMBER
- # = NUMBER
- O.R.B. = OFFICIAL RECORDS BOOK
- PG. = PAGE
- RW = RIGHT-OF-WAY
- = RIGHT OF WAY LINE
- = CENTERLINE
- = EASEMENTS
-  = DRAINAGE EASEMENTS
-  = FPL EASEMENT

THIS IS NOT A SURVEY

CREECH

CONSULTING, INC

CIVILIZATION ENGINEERED

PO BOX 327, STUART FLORIDA 34995 (772) 485-2140

ELLIOTT MUSEUM  
LEGEND

MARTIN COUNTY

FLORIDA

# EXHIBIT AA

## LEGAL DESCRIPTION TO ACCOMPANY SKETCH SECTION 31, TOWNSHIP 37 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA

### LEGAL DESCRIPTION: PARCEL "A" - ELLIOTT MUSEUM (AS RECORDED IN O.R. BOOK 2591, PAGE 693 IN MARTIN COUNTY (PUBLIC RECORDS), FLORIDA

COMMENCING AT THE NORTHEAST CORNER OF GOVERNMENT LOT 4, SECTION 31, TOWNSHIP 37 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA, (AS SHOWN ON F.D.O.T. RIGHT-OF-WAY MAP SECTION 89040-2102); THENCE SOUTH 00° 31' 51" WEST ALONG THE EAST LINE OF SAID GOVERNMENT LOT 4, A DISTANCE OF 207.47 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF MACARTHUR BOULEVARD, AS SHOWN ON SAID F.D.O.T. RIGHT-OF-WAY MAP SECTION 89040-2102, AND THE **POINT OF BEGINNING**; THENCE SOUTH 28° 26' 49" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 265.71 FEET; THENCE SOUTH 27° 21' 24" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 68.68 FEET; THENCE NORTH 89° 14' 54" WEST, A DISTANCE OF 617.52 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD A-1-A, AS RECORDED IN DEED BOOK 88, PAGE 624 AS SHOWN ON F.D.O.T. RIGHT-OF-WAY MAP SECTION 89040-2102, SAID POINT BEING ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1485.69 FEET AND WHOSE RADIUS POINT BEARS NORTH 63° 57' 23" WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16° 12' 04", A DISTANCE OF 420.10 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID MACARTHUR BOULEVARD; THENCE SOUTH 89° 14' 54" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 271.75 FEET TO THE INTERSECTION WITH SAID WESTERLY RIGHT-OF-WAY LINE OF MACARTHUR BOULEVARD; THENCE SOUTH 28° 24' 18" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 123.12 FEET TO AN INTERSECTION WITH THE EAST LINE OF GOVERNMENT LOT 4 AND THE **POINT OF BEGINNING**.

CONTAINING 3.99 ACRES, MORE OR LESS.

THIS IS NOT A SURVEY



ELLIOTT MUSEUM - ORIGINAL LEASE PARCEL "A"  
LEGAL DESCRIPTION

MARTIN COUNTY

FLORIDA

BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NUMBER 5139  
PROFESSIONAL SURVEYORS AND MAPPERS, AMENDED CERTIFICATE NO. LB-0006705

PROJECT NO. 2024-030-001

DATE: JULY 1, 2024

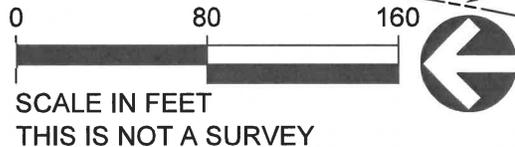
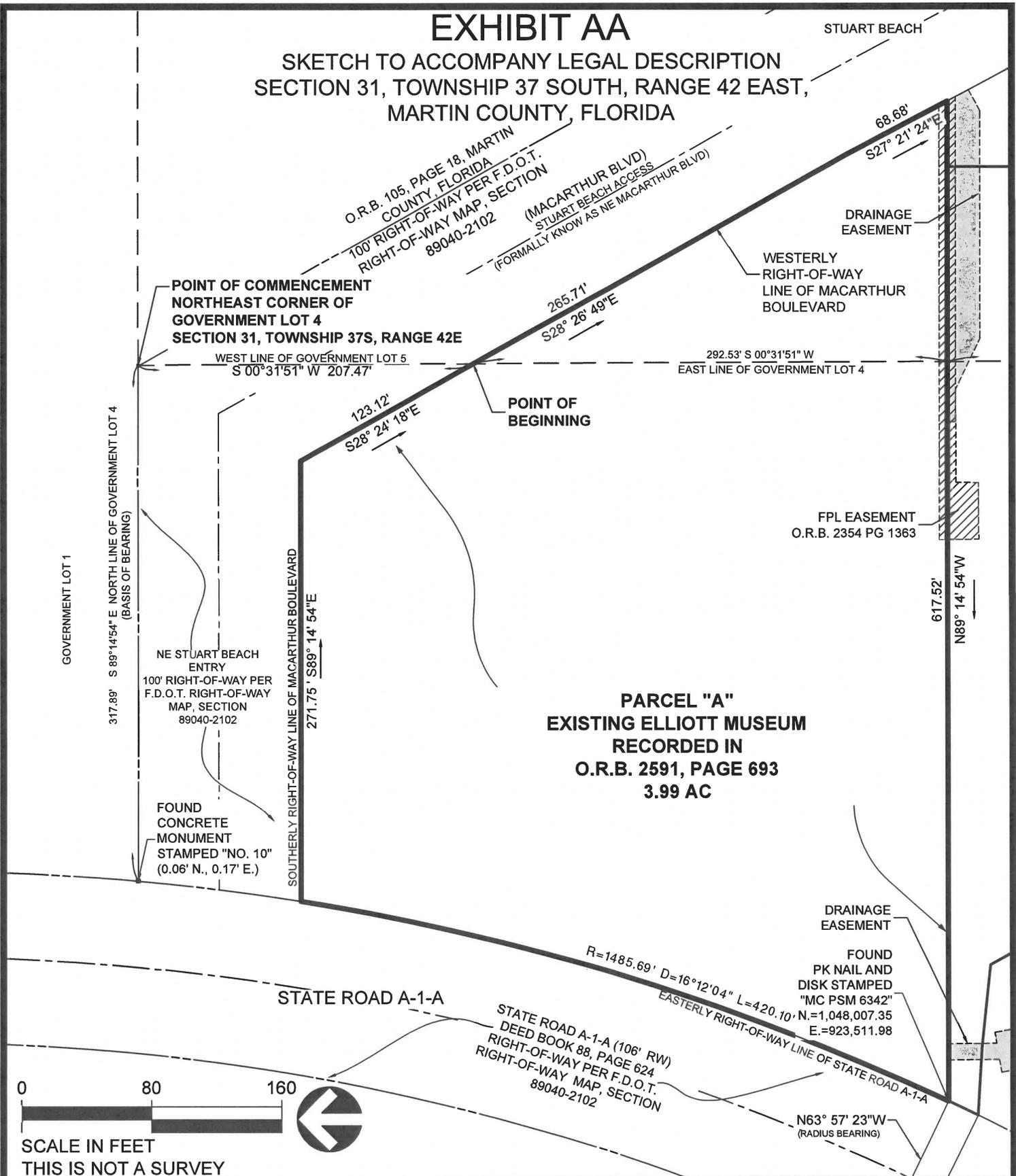
CADD FILE: Elliott Lease Exhibit

SCALE: AS SHOWN

SHEET 3 OF 6

# EXHIBIT AA

## SKETCH TO ACCOMPANY LEGAL DESCRIPTION SECTION 31, TOWNSHIP 37 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA



**CREECH**  
CONSULTING, INC  
CIVILIZATION ENGINEERED  
PO BOX 327, STUART FLORIDA 34995 (772) 485-2140

BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NUMBER 5139  
PROFESSIONAL SURVEYORS AND MAPPERS, AMENDED CERTIFICATE NO. LB-0006705

**ELLIOTT MUSEUM - ORIGINAL LEASE PARCEL "A"**  
**SKETCH OF DESCRIPTION**

**MARTIN COUNTY**

**FLORIDA**

PROJECT NO. 2024-030-001

DATE: JULY 1, 2024

CADD FILE: Elliott Lease Exhibit

SCALE: 1"=80'

SHEET 4 OF 6

# EXHIBIT AA

## LEGAL DESCRIPTION TO ACCOMPANY SKETCH SECTION 31, TOWNSHIP 37 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA

### PARCEL "B"

#### LEGAL DESCRIPTION: ELLIOT MUSEUM ADDITIONAL LEASED PARCEL

COMMENCING AT THE NORTHEAST CORNER OF GOVERNMENT LOT 4, SECTION 31, TOWNSHIP 37 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA (AS SHOWN ON F.D.O.T. RIGHT-OF-WAY MAP SECTION 89040-2102); THENCE SOUTH 00° 31' 51" WEST ALONG THE EAST LINE OF GOVERNMENT LOT 4, A DISTANCE OF 207.47 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY OF MACARTHUR BOULEVARD, AS SHOWN ON F.D.O.T. RIGHT-OF-WAY MAP SECTION 89040-2102; THENCE SOUTH 28° 26' 49" EAST ALONG SAID WESTERLY RIGHT-OF-WAY A DISTANCE OF 265.71 FEET; THENCE SOUTH 27° 21' 24" EAST A DISTANCE OF 68.68 FEET TO A POINT ON SAID RIGHT-OF-WAY; THENCE, DEPARTING SAID WESTERLY RIGHT-OF-WAY AND ALONG THE SOUTH LINE OF PARCEL "A"; SOUTH 89° 14' 54" EAST A DISTANCE OF 40.45 FEET TO THE **POINT OF BEGINNING**; THENCE SOUTH 00° 45' 06" WEST A DISTANCE 40.19 FEET; THENCE NORTH 89° 12' 38" WEST A DISTANCE OF 120.25 FEET; THENCE SOUTH 00° 31' 51" WEST A DISTANCE OF 76.53 FEET; THENCE SOUTH 89° 59' 32" WEST A DISTANCE OF 87.26 FEET; THENCE SOUTH 00° 00' 00" EAST A DISTANCE OF 26.36 FEET; THENCE NORTH 45° 55' 35" WEST A DISTANCE OF 24.48 FEET; THENCE NORTH 64° 44' 25" WEST A DISTANCE OF 15.18 FEET; THENCE NORTH 89° 51' 28" WEST A DISTANCE OF 29.47 FEET; THENCE NORTH 00° 27' 22" EAST A DISTANCE OF 8.31 FEET; THENCE NORTH 89° 32' 38" WEST A DISTANCE OF 43.15 FEET; THENCE NORTH 00° 27' 22" EAST A DISTANCE OF 10.42 FEET; THENCE NORTH 89° 32' 47" WEST A DISTANCE OF 15.34 FEET; THENCE NORTH 00° 00' 00" EAST A DISTANCE OF 8.55 FEET; THENCE NORTH 89° 58' 19" WEST A DISTANCE OF 10.99 FEET; THENCE NORTH 00° 17' 59" EAST A DISTANCE OF 8.17 FEET; THENCE SOUTH 89° 22' 29" WEST A DISTANCE OF 6.74 FEET; THENCE SOUTH 67° 49' 05" WEST A DISTANCE OF 22.13 FEET TO A POINT ON A CURVE BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 18.37 FEET AND A RADIUS POINT BEARING SOUTH 78° 14' 17" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 159° 09' 35" A DISTANCE OF 51.04 FEET; THENCE DEPARTING SAID CURVE SOUTH 67° 49' 05" WEST A DISTANCE OF 3.70 FEET; THENCE SOUTH 40° 10' 47" WEST A DISTANCE OF 45.82 FEET; THENCE NORTH 26° 00' 03" WEST A DISTANCE OF 41.04 FEET; THENCE NORTH 23° 43' 55" WEST A DISTANCE OF 32.30 FEET; THENCE NORTH 28° 24' 51" WEST A DISTANCE OF 31.52 FEET; THENCE NORTH 28° 18' 24" WEST A DISTANCE OF 30.49 FEET; THENCE NORTH 83° 07' 01" WEST A DISTANCE OF 50.36 FEET; THENCE NORTH 85° 49' 00" WEST A DISTANCE OF 42.77 FEET TO THE EAST RIGHT-OF-WAY OF STATE ROAD A-1-A AS RECORDED IN DEED BOOK 88, PAGE 624, MARTIN COUNTY, FLORIDA PUBLIC RECORDS, AND THE RIGHT-OF-WAY MAP, FLORIDA DEPARTMENT OF TRANSPORTATION, MAP SECTION 89040-2102, ALSO BEING A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1485.69 FEET AND A RADIUS POINT BEARING OF NORTH 63° 10' 51" WEST; THENCE NORTHEAST ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00° 46' 00" A DISTANCE OF 19.88 FEET TO AN INTERSECTION WITH SAID CURVE AND THE SOUTH LINE OF PARCEL "A"; THENCE DEPARTING SAID CURVE SOUTH 89° 14' 54" EAST ALONG THE SOUTH LINE OF PARCEL "A" A DISTANCE OF 577.07 FEET BACK TO THE **POINT OF BEGINNING**.

CONTAINING 1.10 ACRES, MORE OR LESS.

THIS IS NOT A SURVEY



BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NUMBER 5139  
PROFESSIONAL SURVEYORS AND MAPPERS, AMENDED CERTIFICATE NO. LB-0006705

ELLIOTT MUSEUM - ADDITIONAL LEASE PARCEL "B"  
LEGAL DESCRIPTION

MARTIN COUNTY

FLORIDA

PROJECT NO. 2024-030-001

DATE: JULY 1, 2024

CADD FILE: Elliott Lease Exhibit

SCALE: AS SHOWN

SHEET 5 OF 6

