

# MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS

2401 S.E. MONTEREY ROAD, STUART, FL.

PHONE NO. 772-288-5928

M.C. PROJ. NO. 25-055

DWG. FILE NAME: 25-055.DWG

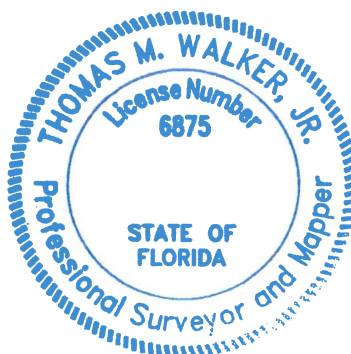
SHEET NO.

1 OF 3

## EXHIBIT A

### SURVEYOR'S NOTES

1. THIS SKETCH AND LEGAL DESCRIPTION IS BASED ON SPECIFIC PURPOSE BOUNDARY & TOPOGRAPHIC SURVEY PERFORMED BY EDC, INC., FILE NUMBER: 19-291, DATED: 3-5-2020; AND INDIAN RIVER PLANTATION MARRIOTT RESORT I, A P.U.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 72, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
2. THIS LEGAL DESCRIPTION SHALL NOT BE VALID:
  - A. UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF SHEETS 1 - 3, SHEET 3 BEING A SKETCH.
  - B. WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR.
3. BEARING BASIS IS SOUTH 89°13'07" EAST ALONG THE NORTHERLY LINE OF LOT 4, OF SAID PLAT AS SHOWN ON SAID SPECIFIC PURPOSE BOUNDARY & TOPOGRAPHIC SURVEY AND ALL OTHERS ARE RELATIVE TO SAID BEARING.
4. THE PURPOSE OF THIS SKETCH AND DESCRIPTION IS TO DESCRIBE A LEASE PARCEL.
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: ORB=OFFICIAL RECORDS BOOK, PB=PLAT BOOK, PCN=PARCEL CONTROL NUMBER, PG=PAGE, POB=POINT OF BEGINNING, POC=POINT OF COMMENCEMENT, SQFT=SQUARE FEET.



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).

SURVEYOR AND MAPPER  
IN RESPONSIBLE CHARGE

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

DATE: OCT 08 2025

LEASE PARCEL  
A PORTION OF LOT 4 ( PLAT BOOK 14, PAGE 72)  
MARTIN COUNTY, FLORIDA

|                    |               |
|--------------------|---------------|
| SUPERVISED BY: TMW | DRAWN BY: JMM |
| DATE: 10/07/2025   | SCALE: N/A    |
| DRAWING ID: 25-055 |               |

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SHEET NO.

2 OF 3

## EXHIBIT A

### DESCRIPTION

A PARCEL OF LAND LYING IN LOT 4 OF INDIAN RIVER PLANTATION MARRIOTT RESORT I, A P.U.D., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGE 72, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTERLY CORNER OF SAID LOT 4; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 4 NORTH 89°13'07" WEST, A DISTANCE OF 428.93 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTHERLY LOT LINE SOUTH 01°00'01" WEST, A DISTANCE OF 308.98 FEET TO A POINT; THENCE NORTH 89°35'49" WEST, A DISTANCE OF 440.98 FEET TO A POINT OF INTERSECTION WITH THE MEAN HIGH WATER LINE OF THE INDIAN RIVER AS RECORDED IN SAID PLAT AND AS SHOWN ON SPECIFIC PURPOSE BOUNDARY & TOPOGRAPHIC SURVEY PREFORMED BY EDC, INC., FILE NUMBER: 19-291, DATED: 3-5-2020; THENCE MEANDERING NORTHEASTERLY AND NORTHWESTERLY ALONG SAID MEAN HIGH WATER LINE FOR THE FOLLOWING SIX (6) CALLS:

- (1) NORTH 37°30'21" EAST, A DISTANCE OF 49.99 FEET;
- (2) NORTH 04°45'04" EAST, A DISTANCE OF 37.02 FEET;
- (3) NORTH 22°18'26" WEST, A DISTANCE OF 71.17 FEET;
- (4) NORTH 01°18'33" WEST, A DISTANCE OF 57.55 FEET;
- (5) NORTH 40°52'15" WEST, A DISTANCE OF 57.31 FEET;
- (6) NORTH 01°38'00" WEST, A DISTANCE OF 69.15 TO A POINT OF INTERSECTION WITH SAID NORTHERLY LINE OF LOT 4;

THENCE ALONG SAID NORTHERLY LOT LINE SOUTH 89°13'07" EAST, A DISTANCE OF 74.16 TO A POINT OF INTERSECTION WITH A WITNESS LINE, AS SHOWN ON SAID PLAT; THENCE CONTINUING ALONG SAID NORTHERLY LOT LINE SOUTH 89°13'07" EAST, A DISTANCE OF 406.55 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 137,187 SQUARE FEET, (3.15 ACRES) MORE OR LESS.

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

LEASE PARCEL  
A PORTION OF LOT 4 ( PLAT BOOK 14, PAGE 72)  
MARTIN COUNTY, FLORIDA

|                    |               |
|--------------------|---------------|
| SUPERVISED BY: TMW | DRAWN BY: JMM |
| DATE: 10/07/2025   | SCALE: N/A    |
| DRAWING ID: 25-055 |               |

2401 S.E. MONTEREY ROAD, STUART, FL.      PHONE NO. 772-288-5928

3 OF 3

EXHIBIT A

|                    |                 |
|--------------------|-----------------|
| SUPERVISED BY:TMW  | DRAWN BY:JMM    |
| DATE: 10/07/2025   | SCALE: 1" = 80' |
| DRAWING ID: 25-055 |                 |