# FOURTH AMENDMENT TO THE LEASE AGREEMENT BETWEEN FLORIDA OCEANOGRAPHIC SOCIETY, INC. AND MARTIN COUNTY, FLORIDA

THIS FOURTH AMENDMENT TO LEASE AGREEMENT (this "Fourth Amendment") is made this D day of \_\_\_\_\_\_, 2025, by and between MARTIN COUNTY, a political subdivision of the State of Florida, having its principal office at 2401 SE Monterey Road, Stuart, Florida 34996 (hereinafter referred to as "COUNTY") and FLORIDA OCEANOGRAPHIC SOCIETY, INC., a not for profit corporation organized and existing under the laws of the State of Florida, having its principal address at 890 NE Ocean Blvd., Stuart, Florida 34996 (hereinafter referred to as "LESSEE").

#### RECITALS

WHEREAS, COUNTY and LESSEE entered into the original Lease Agreement on November 5, 1985 (the "Original Lease"); and

WHEREAS, COUNTY and the School Board of Martin County (the "School Board") entered into a Lease Agreement on March 9, 1993, whereby a portion of the LESSEE's leasehold interest was conveyed to the School Board for use as an Environmental Studies Center; and

WHEREAS, COUNTY and LESSEE entered into an Amendment to Lease Agreement ("First Amendment") dated March 17, 1993, reconfiguring the leasehold interest to accommodate an appropriate site plan for proposed improvements; and

WHEREAS, COUNTY and LESSEE entered into a Second Amendment to Lease ("Second Amendment") dated to April 21, 2004, adding property to its leasehold interest so that LESSEE could continue to restore and enhance the wetland value of the property; and

WHEREAS, COUNTY and LESSEE entered into a Third Lease Amendment, dated January 7, 2020, ("Third Amendment", which, together with the First Amendment and Second Amendment shall be referred to herein, collectively, as the "Lease Agreement") updating the Preserve Area Management Plan consistent with the Revised Minor Final Site Plan approved on July 24, 2019; and

WHEREAS, COUNTY and LESSEE have determined that this a Fourth Amendment is necessary to incorporate into the leasehold interest a portion of the adjacent county owned parcel north of the Fire Station, as set forth on Exhibit "A" so that LESSEE may continue and to expand its mission according to the Original Lease; and

WHEREAS, the legal description of the entire leasehold interest, inclusive of the parcel set forth on Exhibit "A" and all previous amendments and additions, is attached hereto and incorporated herein as Exhibit "B".

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 that this Forth Amendment is amended as follows:

- 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 Agreement.
- 2. <u>Lease Premises</u>. Paragraph 1 of the Original Lease, which was amended by the Second Amendment is deleted in its entirety and replaced with the following:

"Description of Leased Premises". The COUNTY hereby leases to the LESSEE all that real property and improvements set forth on Exhibit "B" ("Lease Premises"). Any reference in this Lease Agreement to "Additional Premises" is hereby deleted, it being the intent of the parties that the Lease Premises set forth on Exhibit "B" is inclusive to LESSEE under this Lease Agreement.

- 3. <u>Future Easements</u>. LESSEE hereby agrees to provide to COUNTY upon request any easements over the Lease Premises deemed necessary in COUNTY's sole and absolute discretion for any governmental purposes including, but not limited to stormwater management, mosquito control, Fire Rescue, utility lines, as well as ingress and egress for repairs and maintenance of such uses.
- 4. <u>Full Force and Effect; Conflicts</u>. Except as specifically amended hereby, all other aspects of the Original Lease 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 Original Lease conflict, the terms of this Fourth Amendment shall govern.
- 6. <u>Counterparts</u>. 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.

#### [Signature page follows]

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.

EXECUTED by LESSEE this day of August, 2025.

FLORIDA OCEANOGRAPHIC SOCIETY, INC., a Florida not-for-profit corporation

/)

Print Name. Linda Houston, Board Chair

Divo

WITNESS:

Print Name: Address:

Stuart, PL 3449L

STATE OF FLORIDA COUNTY OF MARTIN

The foregoing instrument was acknowledged before me by () physical presence or () online notarization this 20 day of 20 day of 20 day of 2025, by Linda Houston, as Board Chair, of Florida Oceanographic Society, Inc., a Florida not-for-profit corporation, who () is personally known to me or () has produced as identification.

(NOTARY SEAL)

Notary Public

SUSAN MACLEOD
Notary Public, State of Florida
Commission No. HH 628816
My Comm. Evp. 1/1/1/2020

Commission No. HH 628816 My Comm. Exp. 1/15/2029

<b>EXECUTED by COUNTY</b> this	_day of	, 2025.
ATTEST:		F COUNTY COMMISSIONERS COUNTY, FLORIDA
CAROLYN TIMMANN, CLERK OF THE CIRCUIT COURT & COMPTROLLE		EARD, CHAIR
		D AS TO FORM SUFFICIENCY
	ELYSSE A ATTORNE	. ELDER, ACTING COUNTY Y

# EXHIBIT A PREMISES

## EXHIBIT B LEASE PREMISES

# 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

# EXHIBITA

#### SURVEYOR'S NOTES

- 1. THIS SKETCH AND LEGAL DESCRIPTION IS BASED ON SPECIFIC PURPOSE BOUNDARY & TOPOGRAPHIC SURVEY PREFORMED 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.

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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 7.11, OR
BY COMPLETING OUR ACCESSIBILITY FEEDBACK
FORM AT 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: 0CT 0 8 2025

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

and September	SUPERVISED BY: TMW	DRAWN	BY:JMM
Dellagram	DATE: 10/07/2025	SCALE:	N/A
<b>MACOUNTY</b>	DRAWING ID: 25-055		

# 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.

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:

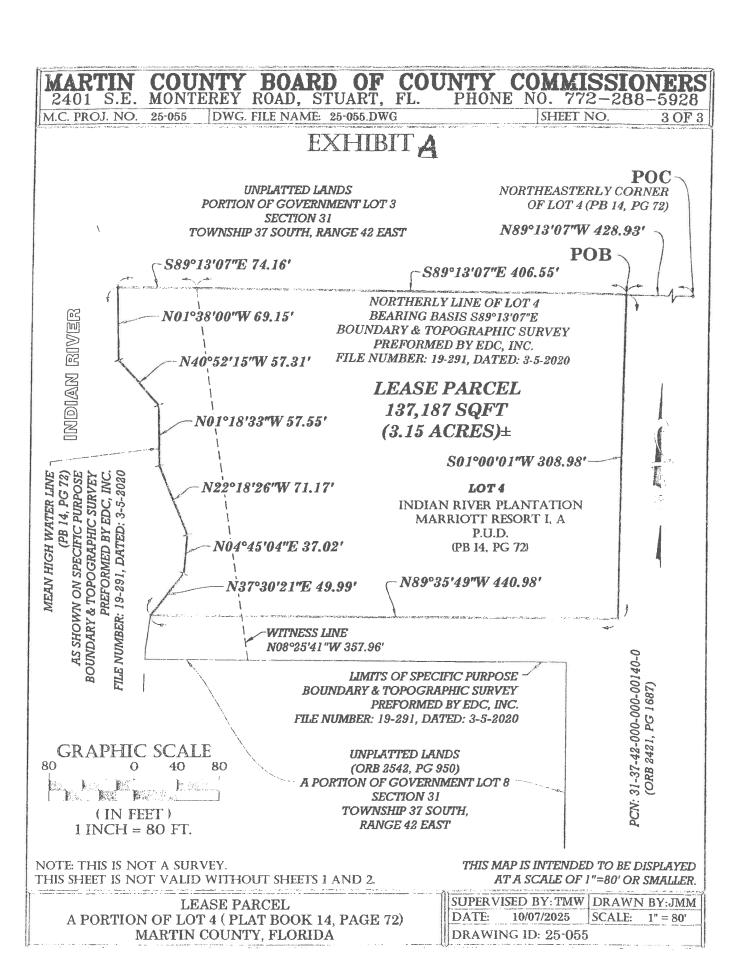
- (1) NORTH 37°30'21" EAST, A DISTANCE OF 49.99 FEET;
- (2) NORTH 04°45'04" EAST, A DISTANCE OF 37.02 FEET;
- (3) NORTH 22°18'26" WEST, A DISTANCE OF 71.17 FEET;
- (4) NORTH 01°18'33" WEST, A DISTANCE OF 57.55 FEET;
- (5) NORTH 40°52'15" WEST, A DISTANCE OF 57.31 FEET;
- (6) NORTH 01°38'00" WEST, A DISTANCE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



# **EXHIBIT "B"**

# -..-1st Amendment, 2nd Amendment and new pond addition

ECHIBIT "A" TO THAT CERTAIN LEASE ACREDIENT BETWEEN MARTIN COUNTY, LESSOR AND FLORIDA OCEANOGRAPHIC SOCIETY, INC., LESSEE

1ST AMENDMENT

LECAL DESCRIPTION OF PROPERTY BEING LEASED:

Parcel "A":

That portion of the North 925.00 feet of Government Lots 3 and 4 lying West of State Road A-1-A, located in Section 31, Township 37 South, Range 42 East, Martin County, Florida.

Together with and including an easement for access and utilities over and across the South 75.00 feet of North 1000.00 feet of said Government Lots 3 and 4.

Less and excepting Lots 20 and 21, Block 3, and Lots 16 and 17, Block 4, Ocean Side Park Subdivision as recorded in Plat Book 1, Page 6, Public Records of Martin County, Florida and now vacated, and subject to an easement for ingress and egress to Lots 16 and 17, Block 4 of the Plat of Ocean Side Park, now vacated, and less and excepting also a parcel of land (herein referred to as Parcel "B"), which may be leased only to the School Board of Martin County for use by the Martin County Environmental Studies Center, said Parcel "B" being a portion of the North 925.00 feet of Government Lots 3 and 4 lying West of State Road A-1-A, located in Section 31, Township 37 South, Range 42 East.
Martin County, Florida. Said parcel being more particularly described as follows:

Commence at a point of intersection of the North line of Government Lot 4 and the Westerly right-of-way line of State Road A-l-A; thence West along the North line of Government Lot 4, a distance of 890.00 feet to the Northwest corner of Government Lot 4; thence, West along the North line of Government Lot 3 a distance of 70.00 feet; thence, South perpendicular to the North line of Government Lot 3, a distance of 500.00 feet to the Point-of-Beginning; thence East along a line 500.00 feet South and parallel to the North line of Government Lots 3 and 4 a distance of 250.00 feet to a point; thence, South perpendicular to the North line of Government Lot 3, a distance of 100.00 feet; thence, East, parallel to the North line of Government Lot 4, to the Westerly right-of-way line of State Road A-l-A; thence Southwesterly along said right-of-way line, to a point of intersection with the South line of the North 925.00 feet of Government Lot 4; thence, West along said South line, a distance of 350.00 feet, more or less, to the East line of Government Lot 3; thence, continue West, along the South line of the North 925.00 feet of Government Lot 3, a distance of 70.00 feet; thence, North, a distance of 425.00 feet to the Point-of-Beginning.

Subject to an easement for access, utilities and reasonable use by the Florida Oceanographic Society, Inc.

M : GCY INC

772288595

PHONE ND. : 561 283 6174

Apr. 15 1999 09:00AM P2

# Cacription

#### Juriadictional Parcel

Beling a parcel of land lying within the South 500 feet of Government Lots 1 and 2. Section 31, Township 37 South, Range 42 East, Martin County, Florida and being more particularly described as follows:

Commence at the intersection of the South line of Government Lot 1 with the Westerly Right-of-Way line of State Road A-1-A (106' Right-of-Way, 53' on each side of the centerline); thence North 89'14'41" West along the South line of sold Government Lats 1 and 2, a distance of 306.63 feet to a 75 foot offset and buffer line to the South Florida Water Management District jurisdictional line and the Point of Beginning of sald Parcel; thence Northerly along said 75 foot offset line and buffer line through the following 11 courses: North 05'41'03" West, a distance of 48.81 feet; to a point of curvature concave to the Southwest having a radius of 75.00 feet, and a central angle of 82°02'45"; thence Northwesterly along the arc of said curve a distance of 107.40 feet to a point of tangency; thence North B7'43'48" West, a distance of 17.53 feet; thence North 15'30'03" West, a distance of 9.19 feet; thence North 10'45'53" East, a distance of 40.42 feet; thence North 01'31'20" West, a distance of 45.03 feet; thence North 14'25'40" West, a distance of 79.92 feet; thence North 29'18'51" West, a distance of 175.35 feet; thence North 01'18'07" West, a distance of 11.98 feet; thence South 89"14'41" East, a distance of 89.65 feet; thence North 00"46"16" East, a distance of 50.00 feet; to the North line of the South 500 feet of said Government Lots 1 and 2; thence North 8974'41" West glong the North line of the South 500 feet of said Government Lots 1 and 2, a distance of 1454.20 feet more or less to the Approximate Mean High Water Line of the Indian River: thence Southwesterly along the Approximate Mean High Water Line through the following 22 courses: South 35'21'27" West, a distance of 17.36 feet; thence South 38"42'19" West, a distance of 16.18 feet; thence South 13"50"50" East, a distance of 9.62 feet; thence South 75"11"19" East, a distance of 15.08 feet; thence South 52°28'28" East, a distance of 22.34 feet; thence South 35°36'34" East, a distance of 22.32 feet; thence South 28°48'35" East, a distance of 22.63 feet; thence South 03°19'36" East, a distance of 17.16 feet; thence South 02°01'49" East, a distance of 22.94 feet; thence South 17°47'52" West, a distance of 21.54 feet; thence South 03'37'00" East, a distance of 23.58 feet; thence South 21°26'28" West, a distance of 17.24 feet; thence South 06'58'09" West, a distance of 8.74 feet; thence South 24"22'58" West, a distance of 58.84 feet; thence South 40"42"10" West, a distance of 41.47 feet; thence South 39"14"43" West, a distance of 28.30 feet; thence South 03'28'56" West, a distance of 43.32 feet; thence South 21'49'58" West, a distance of 17.11 feet; thence South 38'08'41" West, a distance of 41.92 feet; thence South 10'44'50" West, a distance of 68.39 feet; thence South 04'05'30" West, a distance of 20.05 feet; thence South 15'33'37" West, a distance of 12.65 feet to the South line of said Government Lots 1 and 2; thence South 89"14"41" East along the South line of said Government Lots 1 and 2, a distance of 1653.77 feet, more or less, to the Point of Beginning. Containing 16.98 acres, more or less.



PAIM CTTY - 1806 S.W. MARRIE MWY. - She fac-CRETUTCATE OF AUTOMORATES IS 4190

LEGAL DESCRIPTION FOR

Halvarsen Real Estate Corp FLORIDA MARTH COUNTY.

Sept.	Date:	
H/A	4-14-58	
Drwsn By	Chambined	
JAS.	F.A.S.	

File B Droots | He. 99-1030-01-02

REMSIDHS DATE BY ND.



OM : GCY INC PHONE NO. : 561 283 6174

Apr. 15 1999 09:01AM P3

#### SURVEYOR'S NOTES:

- 1) This sketch and legal description is based on office information obtained from a boundary survey.
- 2) This legal description shall not be valid unless:
  - A) Provided in its entirety consisting of 4 sheets, with sheets 3 and 4 being the sketch of description.
  - B) Reproductions of the description and sketch are signed and sealed with an embossed surveyor's seal.
- Bearings shown hereon are referenced to the South line of Government Lots 1 and 2, Section 31. Said line bears North 8974'41" West.

#### CERTIFICATION

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

I HEREBY CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION OF THE PROPERTY SHOWN AND DESCRIBED HEREON WAS COMPLETED UNDER MY DIRECTION AND SAID SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATE STATUTES. THE SKETCH AND DESCRIPTION IS BASED ON INFORMATION FURNISHED BY CLIENT OR CLIENT'S REPRESENTATIVE.

4-14-99 DATE OF SIGNATURE

PROFESSIONAL SURVEYOR AND MAPPER FLORIDA CERTIFICATE NO. 2780

EXHIBIT B

PROPERSONAL SUPPRIOR AND MAPPENS

PAIN COTY - LAG G.S. RAMED HOY. - Set Real-speed

PAR DEC 1460 Pelost

CHYPTERSONAL MAPPENS

PART 1460 Pelost

CHYPTERSONAL MAPPENS

APPENSIANT LAG 2460

HOIVORED REGI ESTATS CORP.
MARTIN COUNTY. PLORIDA

And Seria Street Stre

LEGAL DESCRIPTION FOR

Ands: Seria | Fib & Drooking Ma. | 89-10:30-01-02 | Process | 1 A.S. | F.A.S. | F.A.S. | To & Drooking Ma. | 1 A.S. | F.A.S. | T.A.S. | 2 or 4

REVISIONS DATE BY

PAGE 06/11/2002 16:12 77228859 63 Apr. 15 1999 09:02AM P4 PHONE NO. : 561 283 6174 DOM : GCY INC NORTH LINE OF SOUTH 500' OF GOV'T LOTS 1 & 2 N 8914'41" W - 1454.20'± S 3842'19" W 18.18". S 35'21'27" W 17.36" S 13'50'50' £ 9.62' -S 52"28"28" E 22.34" S 35'36'34" E 22.32' 5 7511'19" E 15.08" -S 28'48'35" E 22.63" S 0379'36" E 17.16" 02'01'49" E 22.94" MPPROXUNATE MEAN HIGH WATER LINE 6 œ 9 17'47'52" W 21.54" W WATER MANAGEMENT S 03'37'00" E 23.56' SEET DISTRICT WETLAND > SOUTH FLORIDA -S 21"26'28" W 17,24" S 06'58'09" W 6.74"  $\alpha$ 5 2472'58" W 58.84" S 40'42'10" W 41,47" Z 5 39"4'43" W 28.30" << MATCH LINE S 03'26'56" W 43.32' S 21'49'58" W 17.11" Z \$ 38'08'41" W 41.92" S 10'44'50" W 68.39" SOUTH LINE OF COVT LOTS 1 & 2 S 04"05"30" W 20,05" S 15'33'37" W 12.65" S 8974'41" E - 1653.77'± EXHIBIT B NOTE: SKETCH OF LEGAL DESCRIPTION FOR Inia drawing does not represent a boundary survey and is based on office information only. Halvorsen Real Estate Corp. FLORIDA HARTH COUNTY.

BY

DATE

DOULEGOINTY GIBALMOG THU HEBLES

REVISIONS

1000 BY CCV HIP

NO.

PALIS ETTT FINCE N.T. MANETH NOTE. - NAA 2008-P.A. DOCK 1442 34051 CHEFTURCAPE OF AUTERGRESSMENN US 4159

3cs/c | Date 1°=100' 4-14-99

F.A.S

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1006 B.W. MARKER BWY. \* 7.Q. BCB 1400 . 2009.1

EXCHYENCETO OF AUTHORISHING LB 4106

99-1030-01-02

4 or 4

Drawn By

F.A.S.

# MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS PHONE NO. 772-288-5928

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

SHEET NO.

1 OF 3

DWG. FILE NAME: 25-055.DWG M.C. PROJ. NO. 25-055

# EXHIBIT.

#### SITR VEYOR'S NOTES

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STATE OF FLORIDA

STATE OF FLORIDA

STATE OF SURVEYOR

STATE OF SURVEY THIS DOCUMENT MAY BE FLO. Surveyor 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.

SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE

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

OCT 0 8 2025

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

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

# 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.

2 OF 3

# EXHIBIT .

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- (1) NORTH 37°30'21" EAST, A DISTANCE OF 49.99 FEET;
- (2) NORTH 04°45'04" EAST, A DISTANCE OF 37.02 FEET;
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- (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

STATES OF	SUPERVISED BY: TMW	DRAWN	BY:JMM
Decorate	DATE: 10/07/2025	SCALE:	N/A
unitation	DRAWING ID: 25-055		

