This instrument prepared by: Ellen MacArthur, Real Property Martin County 2401 SE Monterey Rd. Stuart, Florida 34996

Project Name: Preserve at Rio

RP Project #: 4020

PCN: 27-37-41-025-001-00000-8

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

### **QUIT-CLAIM DEED**

THIS QUIT-CLAIM DEED, made this 24 day of September, 2025, by and between RIO SOUTH DIXIE, LLC, a Florida limited liability company, whose post office address is 601 Heritage Drive, Suite 227, Jupiter, FL 33458, hereinafter referred to as the party of the first part, and MARTIN COUNTY, a political subdivision of the State of Florida, whose address is 2401 S.E. Monterey Road, Stuart, Florida 34996, hereinafter referred to as the party of the second part.

WITNESSETH, that the said party of the first part, for and in consideration of Ten Dollars (\$10.00) in hand paid by the said party of the second part, and for other good and valuable consideration, the receipt whereof is hereby acknowledged, has remised, released and quit-claimed and by these presents does remise, release and quit-claim unto the said party of the second part, and its heirs and assigns, forever, all the right, title, interest, claim and demand which the said party of the first part has in and to the following described lot, piece or parcel of land to wit:

EXHIBIT "A" (shown as EXHIBIT "B" on Description Sketch attached hereto and made a part hereof)

TO HAVE AND TO HOLD THE SAME, together with all and singular, the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the said party of the first part, either in law or equity, to the only property use, benefit and belief of the said party of the second part its heirs and assigns, forever.

IN WITNESS WHEREOF, the duly authorized Manager of FLF – CROSSROADS – RIO B Member LLC, the Member of RIO SOUTH DIXIE, LLC, has hereunto set his hand and seal the day and year first above written.

[SIGNATURE ON THE NEXT PAGE]

Accepted	Pursuant to Resolution
Number:	
On:	

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Signed, sealed and delivered
in the presence of: //
Zaulha
SIGNATURE OF WITNESS
Franch Southa (TYPE OR PRINT NAME)
Gol Henbage Dr. # 227 Jupiter FL 33458 (ADDRESS)
SIGNATURE OF WITNESS
Betty Norckauer (TYPE OR PRINT NAME)
LOI Hertage le Suite 227 Jupites FL 33458 (ADDRESS)

RIO SOUTH DIXIE, LLC, a Florida limited liability company

By: FLF – CROSSROADS – RIO B MEMBER LLC, a Florida limited liability company, its Member

Title: Manager

#### NOTARY ACKNOWLEGEMENT

STATE OF FLORIDA }
COUNTY OF PALM BEACH }

The foregoing instrument was acknowledged before me this <u>24</u> day of <u>September</u>, 202<u>5</u>, by Joshua Simon, as Manager of FLF – CROSSROADS – RIO B MEMBER LLC, a Florida limited liability company, the Manager of RIO SOUTH DIXIE, LLC, a Florida limited liability company, on behalf of the company, (v) by means of physical presence or ( ) online notarization. Joshua Simon is (v) personally known to me or has produced ( ) as identification.

(NOTARY SEAL)

Notary Public State of Florida Laura M Hoock My Commission HH 459639 Expires 10/30/2027 Notary Public, State of Florida

Printed Name: Laura M Hoock

My Commission Expires: 10/30/2027

HIATUS

W:\RIO SOUTH\SURVEY\S&D\S&D RIO MARINE

#### **DESCRIPTION:**

A PARCEL OF LAND BEING A PORTION OF LOT 14 OF GLUTSCH'S SUBDIVISION OF SECTION 33, TOWNSHIP 37 SOUTH, RANGE 41 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 151, OF THE PUBLIC RECORDS OF BREVARD (NOW MARTIN) COUNTY, FLORIDA, AND RE-RECORDED IN PLAT BOOK 1, PAGE 213, OF THE PUBLIC RECORDS OF ST. LUCIE (NOW MARTIN) COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 33, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA; THENCE SOUTH 89°51'37" WEST ALONG THE NORTH LINE OF SAID SECTION 33, ALSO BEING THE CENTERLINE OF NE DIXIE HIGHWAY (FKA STATE ROAD 707) ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION MAINTENANCE MAP SECTION 89030-MAINT.(4), AS RECORDED IN PLAT BOOK 16, PAGES 89 THROUGH 100, INCLUSIVE, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, A DISTANCE OF 475.52 FEET; THENCE SOUTH 00°08'23" EAST, DEPARTING SAID NORTHERLY LINE OF SECTION 33, A DISTANCE OF 22.77 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 03°54'23" EAST, A DISTANCE OF 7.24 FEET TO A POINT ON THE SOUTHERLY EXISTING MAINTENANCE RIGHT-OF-WAY LINE OF NE DIXIE HIGHWAY (FKA STATE ROAD 707) AS DESCRIBED IN THE FLORIDA DEPARTMENT OF TRANSPORTATION MAINTENANCE MAP SECTION 89030-MAINT.(4), PLAT BOOK 16, PAGE 89, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SAID RIGHT-OF-WAY LINE BEING 30.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 33; THENCE ALONG SAID PARALLEL LINE, SOUTH 89°51'37" WEST, A DISTANCE OF 296.85 FEET, TO A POINT ALONG A LINE THAT IS 16.00 FEET WESTERLY OF AND PARALLEL WITH THE WESTERLY LINE OF SAID LOT 14; THENCE ALONG SAID PARALLEL LINE, NORTH 00°06'14" EAST, A DISTANCE OF 9.52 FEET, TO A POINT ON SAID SOUTHERLY EXISTING MAINTENANCE RIGHT-OF-WAY LINE OF NE DIXIE HIGHWAY (FKA STATE ROAD 707); THENCE SOUTH 89°41'07" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 217.03 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 89°43'28" EAST, A DISTANCE OF 79.31 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 2,477 SQUARE FEET OR 0.06 ACRES, MORE OR LESS.

### **SURVEYOR'S NOTES:**

- 1. BEARINGS SHOWN ARE BASED ON THE NORTH LINE OF SECTION 33, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, WHICH BEARS SOUTH 89°51'37" WEST. ALL BEARINGS BEING RELATIVE THERETO.
- THIS SKETCH & DESCRIPTION IS INTENDED TO BE DISPLAYED AT 1" = 60' OR SMALLER.
- 3. ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE GRID DIMENSIONS.

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

NOTE: THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON. THERE HAS BEEN NO FIELD WORK, VIEWING OF THE SUBJECT PROPERTY, OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE INFORMATION SHOWN HEREON.

NOTE: LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY AND EASEMENT OF RECORD.

# NE DIXIE HIGHWAY ROW DEDICATION SKETCH & DESCRIPTION

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		REVISIONS		ľ
	Date	Description	Dwn.	ľ
1	10/09/24	REVISE PER COMMENTS	Mo	I
2	01/24/25	REVISE PER COMMENTS	MO	ŀ
3	03/24/25	REVISE PER NEW LINE WORK	MO	ı
4	04/16/25	ADDRESS COUNTY COMMENTS	GAR	l
5	04/17/25	COUNTY 90	GAR	ľ
6	04/29/25	ADDRESS COUNTY COMMENTS		ı
7	06/30/25	ADDRESS COUNTY COMMENTS		l
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				l
	Sheet	No. 1 of 5 Sheets		ľ

Prepared For: RIO-SOUTH DIXIE, LLC.

Last Date of Field Survey: N/A

SURVEYOR'S CERTIFICATE.

This certifies that a Sketch & Description of the hersen described property was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Manney in Charles 5-1-17-050 Florida Applications of Professional Surveyors & Manney in Charles 5-1-17-050 Florida Applications of Professional Surveyors in Charles 5-1-17-050 Florida Applications of Professional Surveyors in Charles 5-1-17-050 Florida Applications of Professional Surveyors of

of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-47,050, Florida Administrative Code, pursuant to Section 472,027, Florida Statutes.

Luis J. Ortiz
FLORIDA PROFESSIONAL SUNVEYOR & MAPPER NO. LS7006

NOT VALID WITHOUT THE ELECTRONIC AND/OR ORIGINAL SIGNATURE & RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER

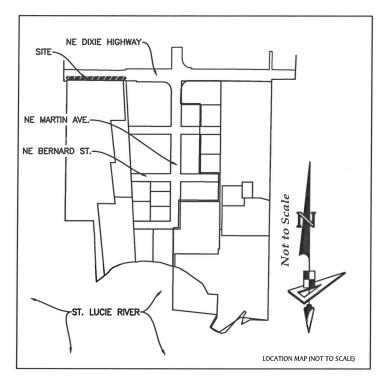


4152 W. Blue Heron Blvd. Suite 105 Riviera Beach, FL 33404 Phone: (561) 444-2720 www.geopointsurvey.com Licensed Business Number LB 7768

 Drawn:MJK
 Date: 05/17/23
 Date
 File: N/A

 Check:LJO
 P.C.: N/A
 Field
 Book: N/A

Section: 33 Twn. 37S Rng. 41E Job #: RIO MARINE EAST



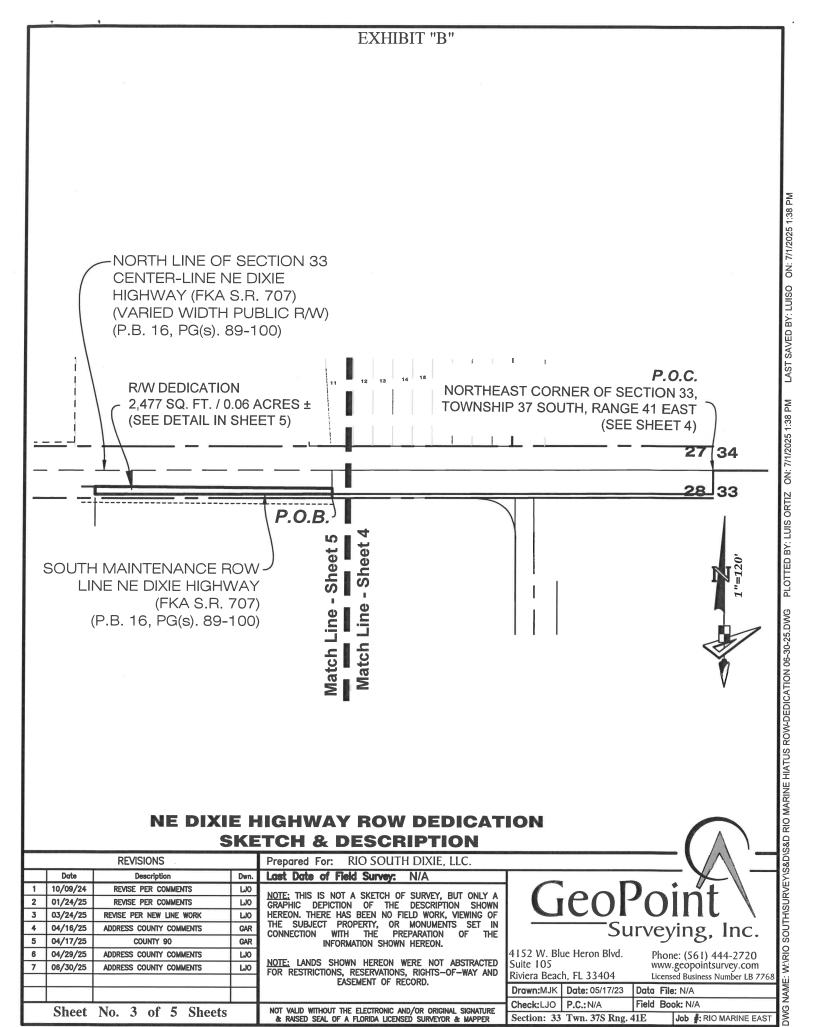
# LEGEND

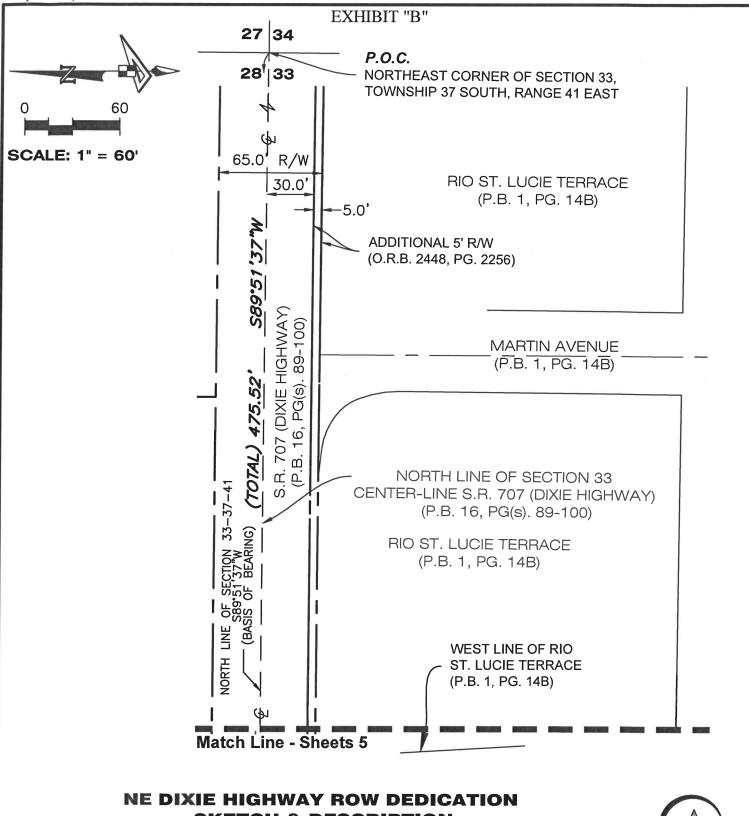
P.B Plat Book	R Radius
PG Page	L Arc Length
P.O.C Point of Commencement	Δ/D DELTA (Central Angle)
P.O.B Point of Beginning	N.T.I Non-Tangent Intersection
O.R.B Official Records Book	R.P Reference Point
P.C.N Parcel Control Number	ROW / R/W Right-of-Way
F.E.C Florida East Coast Railway	F.D.O.T Florida Department of Transportation
S.R State Road	•
N.T.I Non-Tangent Intersection	FKA Formerly Known As
P.C Point of Curvature	SQ.FT Square Feet
P.R.C Point of Reverse Curvature	← − − − CenterLine
P.T Point of Tangency	

## NE DIXIE HIGHWAY ROW DEDICATION SKETCH & DESCRIPTION

SKEICH & DESCRIPTION							
		REVISIONS		Prepared For: RIO SOUTH DIXIE, LLC.			
	Date	Description	Dwn.	Last Date of Field Survey: N/A		$ \times$	
1	10/09/24	REVISE PER COMMENTS	ПO	NOTE: THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A	GeoPo	~ i ~ t \	
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3	03/24/25	REVISE PER NEW LINE WORK	Mo	HEREON. THERE HAS BEEN NO FIELD WORK, VIEWING OF	l acor (		
4	04/16/25	ADDRESS COUNTY COMMENTS	GAR	THE SUBJECT PROPERTY, OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE	Surveying Inc		
5	04/17/25	COUNTY 90	GAR	INFORMATION SHOWN HEREON.	- Janveynig, me.		
6	04/29/25	ADDRESS COUNTY COMMENTS	ΠO			Phone: (561) 444-2720	
7	06/30/25	ADDRESS COUNTY COMMENTS	MO	NOTE: LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY AND	Suite 105	www.geopointsurvey.com	
				EASEMENT OF RECORD.	Riviera Beach, FL 33404 Licensed Business Number		
					Drawn:MJK Date: 05/17/23 Date	File: N/A	
	CI 4	NI O C F CI 4	_	NOT WITH BUTTOUT THE ELECTRONIC AND OR OTHER COMMITTEE	Check:LJO P.C.: N/A Field	Book: N/A	
	Sneet	No. 2 of 5 Sheets		NOT VALID WITHOUT THE ELECTRONIC AND/OR ORIGINAL SIGNATURE & RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER	Section: 33 Twn. 37S Rng. 41E	Job #: RIO MARINE EAST	
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DWG NAME: W:RIO SOUTHISURVEYIS&DIS&D RIO MARINE HIATUS ROW-DEDICATION 06-30-25,DWG PLOTTED BY: LUIS ORITZ ON: 7/1/2025 1:38 PM LAST SAVED BY: LUISO ON: 7/1/2025 1:38 PM





# SKETCH & DESCRIPTION

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Last Date of Field Survey: N/A NOTE: THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A RAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON. THERE HAS BEEN NO FIELD WORK, VIEWING OF THE SUBJECT PROPERTY, OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE

RIO SOUTH DIXIE, LLC.

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INFORMATION SHOWN HEREON.

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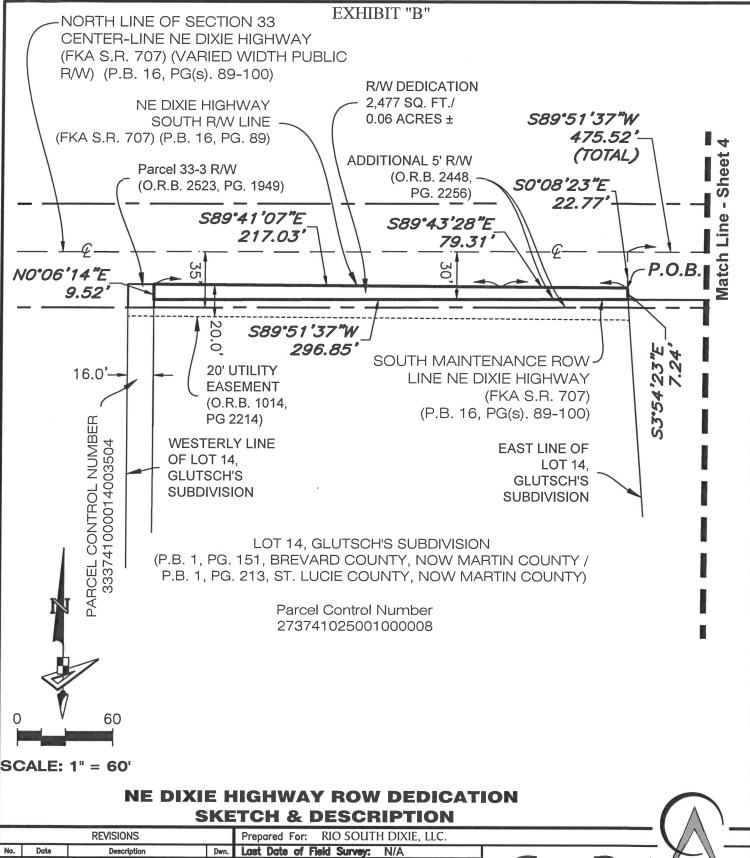
4152 W. Blue Heron Blvd. Suite 105

Riviera Beach, FL 33404 Drawn:MJK Date: 05/17/23

Phone: (561) 444-2720 www.geopointsurvey.com Licensed Business Number LB 7768 LAST SAVED BY: LUISO ON: 7/1/2025 1:38

DWG NAME: W:/RIO SOUTHISURVEYIS&DIS&D RIO MARINE HIATUS ROW-DEDICATION 06-30-25.DWG PLOTTED BY: LUIS ORTIZ ON: 7/1/2025 1:38 PM

Data File: N/A Field Book: N/A Check:LJO P.C.: N/A Job #: RIO MARINE EAST Section: 33 Twn. 37S Rng. 41E



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No.	Date	Description D		
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2	01/24/25	REVISE PER COMMENTS	Mo	
3	03/24/25	REVISE PER NEW LINE WORK	Mo	
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7	06/30/25	ADDRESS COUNTY COMMENTS		
	Sheet	No. 5 of 5 Sheets		

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———Surveyir	ig, Inc.

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Phone: (561) 444-2720 www.geopointsurvey.com Licensed Business Number LB 7768

Drawn:MJK Date: 05/17/23 Data File: N/A Check:LJO P.C.: N/A Field Book: N/A Section: 33 Twn. 37S Rng. 41E Job #: RIO MARINE EAST

DWG NAME: WARIO SOUTHISURVEYIS&DIS&D RIO MARINE HIATUS ROW-DEDICATION 06-30-25.DWG

ON: 7/1/2025 1:38 PM

LAST SAVED BY: LUISO

ON: 7/1/2025 1:38 PM

PLOTTED BY: LUIS ORTIZ