

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.

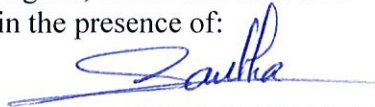
IN WITNESS WHEREOF, the duly authorized Manager of FLF – CROSSROADS – RIO B Member LLC, the Member of RIO SOUTH DIXIE, LLC, has hereunto set his hand and seal the day and year first above written.

[SIGNATURE ON THE NEXT PAGE]

Accepted Pursuant to Resolution
Number: _____
On: _____

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Signed, sealed and delivered
in the presence of:


SIGNATURE OF WITNESS

Franck Southa
(TYPE OR PRINT NAME)

601 Heritage Dr. # 227
Jupiter, FL 33458
(ADDRESS)

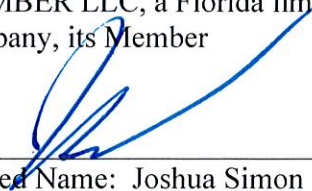

SIGNATURE OF WITNESS

Betty Norckauer
(TYPE OR PRINT NAME)

601 Heritage Dr Suite 227
Jupiter 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

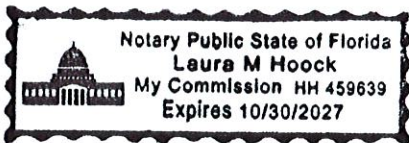
By: 
Printed Name: Joshua Simon
Title: Manager

NOTARY ACKNOWLEDGEMENT

STATE OF FLORIDA }
COUNTY OF PALM BEACH }

The foregoing instrument was acknowledged before me this 24 day of
September, 2025, 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, (☒) by means of physical presence
or () online notarization. Joshua Simon is (☒) personally known to me or has produced () as
identification.

(NOTARY SEAL)




Notary Public, State of Florida

Printed Name: Laura M Hoock

My Commission Expires: 10/30/2027

EXHIBIT "B"

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.
2. 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

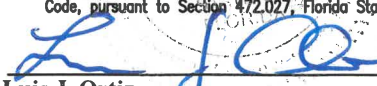
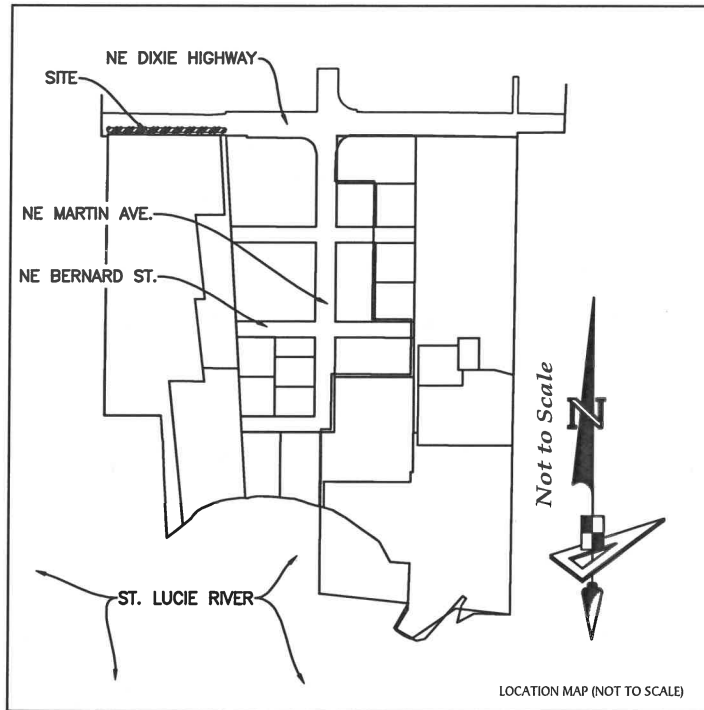
REVISIONS				Prepared For: RIO SOUTH DIXIE, LLC.	
Date	Description	Dwn.	Last Date of Field Survey: N/A		
1	10/09/24	REVISE PER COMMENTS	LJO	SURVEYOR'S CERTIFICATE This certifies that a Sketch & Description of the hereon described property was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.  Luis J. Ortiz FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS7006	
2	01/24/25	REVISE PER COMMENTS	LJO		
3	03/24/25	REVISE PER NEW LINE WORK	LJO		
4	04/16/25	ADDRESS COUNTY COMMENTS	GAR		
5	04/17/25	COUNTY 90	GAR		
6	04/29/25	ADDRESS COUNTY COMMENTS	LJO		
7	06/30/25	ADDRESS COUNTY COMMENTS	LJO		
Sheet No. 1 of 5 Sheets				GeoPoint Surveying, Inc. 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 Data File: N/A Check: LJO P.C.: N/A Field Book: N/A Section: 33 Twn. 37S Rng. 41E Job #: RIO MARINE EAST	

EXHIBIT "B"



LEGEND

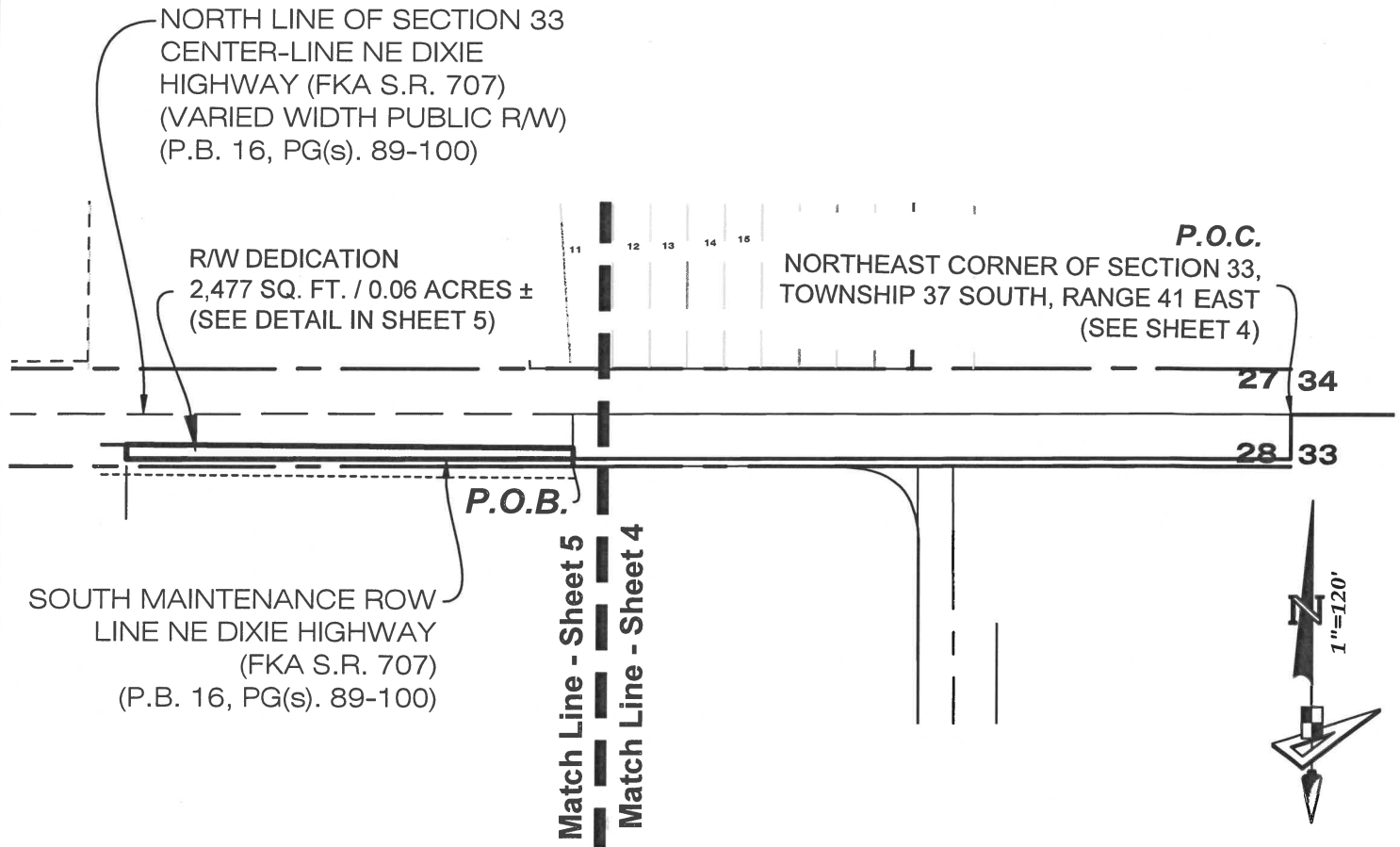
<i>P.B.</i> ----- Plat Book	<i>R</i> ----- Radius
<i>PG.</i> ----- Page	<i>L</i> ----- Arc Length
<i>P.O.C.</i> ----- Point of Commencement	Δ/D ----- DELTA (Central Angle)
<i>P.O.B.</i> ----- Point of Beginning	<i>N.T.I.</i> ----- Non-Tangent Intersection
<i>O.R.B.</i> ----- Official Records Book	<i>R.P.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

NE DIXIE HIGHWAY ROW DEDICATION SKETCH & DESCRIPTION

REVISIONS				Prepared For: RIO SOUTH DIXIE, LLC.
Date	Description	Dwn.		Last Date of Field Survey: N/A
1 10/09/24	REVISE PER COMMENTS	LJO		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.
2 01/24/25	REVISE PER COMMENTS	LJO		
3 03/24/25	REVISE PER NEW LINE WORK	LJO		
4 04/16/25	ADDRESS COUNTY COMMENTS	GAR		
5 04/17/25	COUNTY 90	GAR		
6 04/29/25	ADDRESS COUNTY COMMENTS	LJO		
7 06/30/25	ADDRESS COUNTY COMMENTS	LJO		
Sheet No. 2 of 5 Sheets				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 Data File: N/A Check: LJO P.C.: N/A Field Book: N/A Section: 33 Twn. 37S Rng. 41E Job #: RIO MARINE EAST



EXHIBIT "B"



NE DIXIE HIGHWAY ROW DEDICATION SKETCH & DESCRIPTION

REVISIONS				Prepared For: RIO SOUTH DIXIE, LLC.	
	Date	Description	Dwn.	Last Date of Field Survey: N/A	
1	10/09/24	REVISE PER COMMENTS	LJO	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.	
2	01/24/25	REVISE PER COMMENTS	LJO		
3	03/24/25	REVISE PER NEW LINE WORK	LJO		
4	04/16/25	ADDRESS COUNTY COMMENTS	GAR		
5	04/17/25	COUNTY 90	GAR		
6	04/29/25	ADDRESS COUNTY COMMENTS	LJO		
7	06/30/25	ADDRESS COUNTY COMMENTS	LJO		
Sheet No. 3 of 5 Sheets				NOT VALID WITHOUT THE ELECTRONIC AND/OR ORIGINAL SIGNATURE & RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER	
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				Drawn: MJK	Date: 05/17/23
				Check: LJO	P.C.: N/A
				Data File: N/A	
				Field Book: N/A	
				Section: 33 Twn. 37S Rng. 41E	
				Job #: RIO MARINE EAST	

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Surveying, Inc.

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Suite 105
Riviera Beach, FL 33404

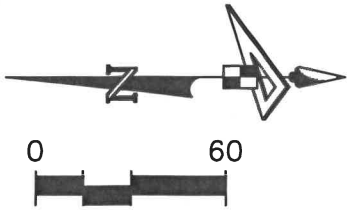
Phone: (561) 444-2720
www.geopointsurvey.com
Licensed Business Number LB 7768

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

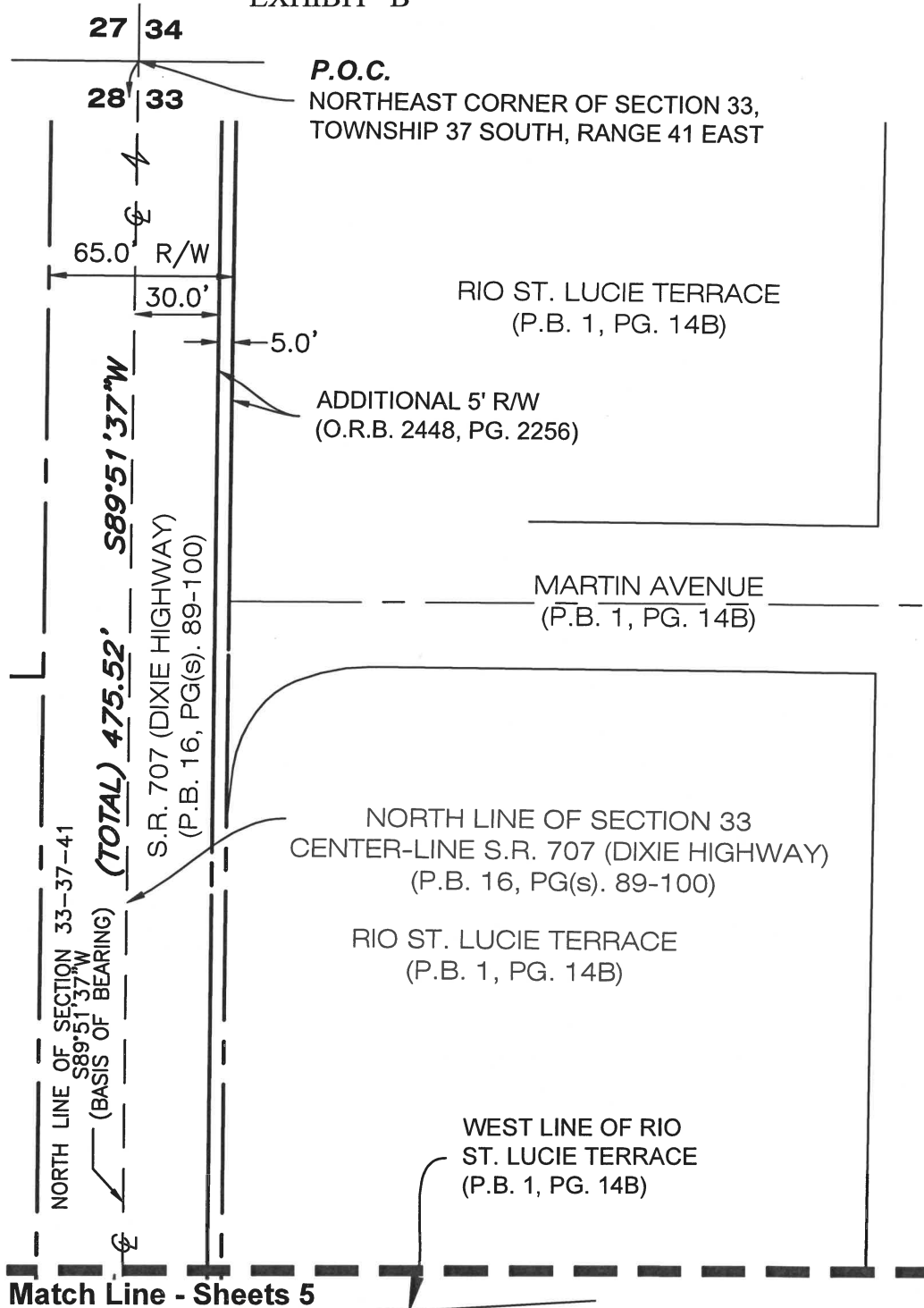
Check: LJO P.C.: N/A Field Book: N/A

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

EXHIBIT "B"



SCALE: 1" = 60'



NE DIXIE HIGHWAY ROW DEDICATION SKETCH & DESCRIPTION

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5	04/17/25	COUNTY 90	GAR
6	04/29/25	ADDRESS COUNTY COMMENTS	LJO
7	06/30/25	ADDRESS COUNTY COMMENTS	LJO

Sheet No. 4 of 5 Sheets

Prepared For: RIO SOUTH DIXIE, LLC.

Last Date of Field Survey: N/A

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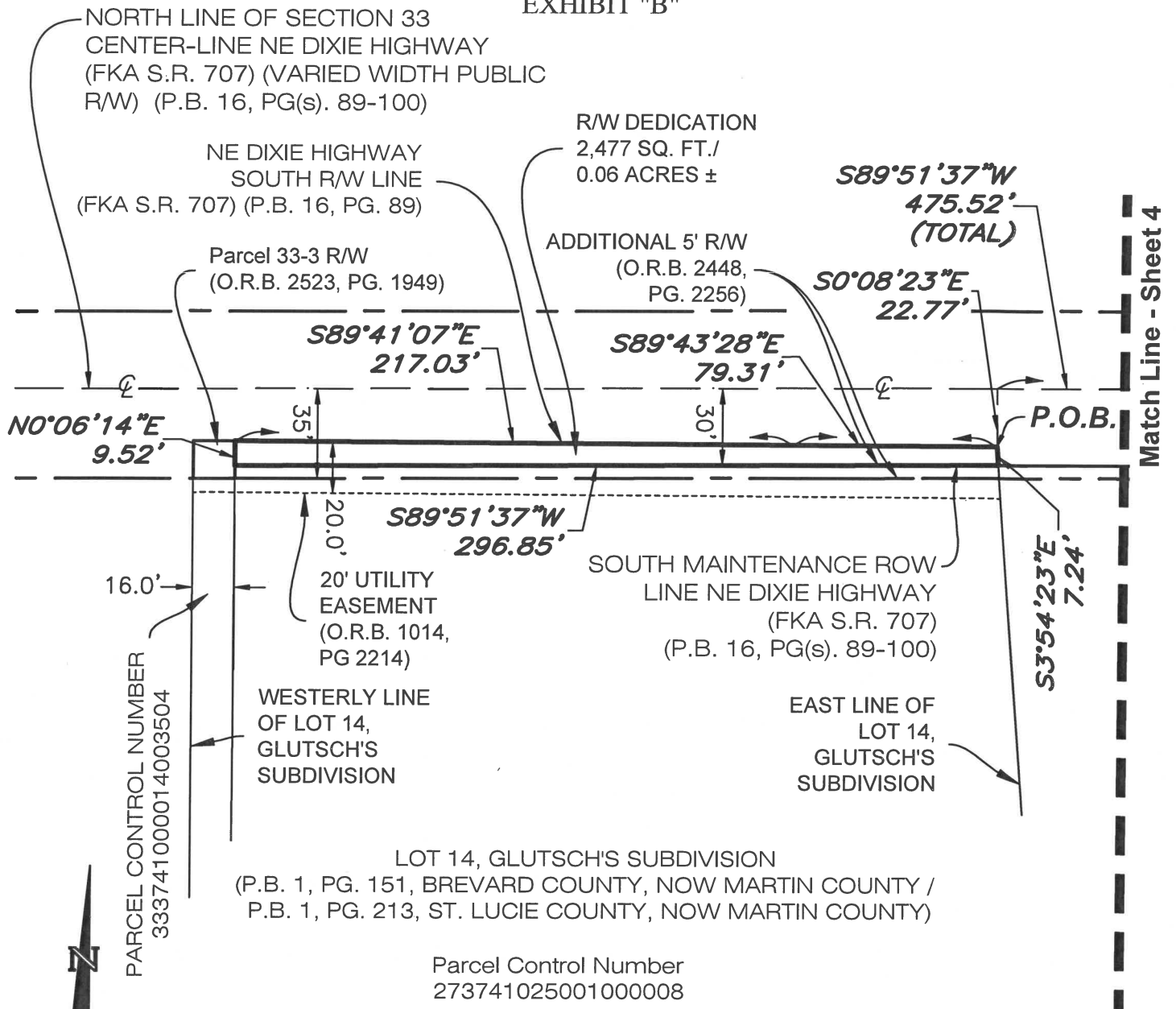
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Check: LJO	P.C.: N/A	Field Book: N/A
Section: 33 Twn. 37S Rng. 41E		Job #: RIO MARINE EAST

EXHIBIT "B"



NE DIXIE HIGHWAY ROW DEDICATION SKETCH & DESCRIPTION

REVISIONS			
No.	Date	Description	Dwn.
1	10/09/24	REVISE PER COMMENTS	LJO
2	01/24/25	REVISE PER COMMENTS	LJO
3	03/24/25	REVISE PER NEW LINE WORK	LJO
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5	04/17/25	COUNTY 90	GAR
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Prepared For: RIO SOUTH DIXIE, LLC.

Last Date of Field Survey: N/A

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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

Sheet No. 5 of 5 Sheets

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