This instrument prepared by: Ellen MacArthur - Real Property Division Martin County 2401 SE Monterey Road Stuart, FL 34996

Project Name: Rio Marine West – Phase 2

Project Number: 4021

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

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED made this 24 day of September, 2025, by RIO SOUTH DIXIE, LLC, a Florida limited liability company, whose address is 601 Heritage Drive, Suite 227, Jupiter, Florida, 33458, ("GRANTOR"), to MARTIN COUNTY, a political subdivision of the State of Florida, whose address is 2401 S.E. Monterey Road, Stuart, Florida 34996, ("GRANTEE").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, conveys, and confirms unto Grantee all that certain land situate in Martin County, Florida, on Exhibit "A" (shown on Exhibit "B" on Sketch and Description) attached hereto more particularly described (the "Land").

SUBJECT TO conditions, restrictions, reservations, limitations and easements of record and taxes for the year 2024 and subsequent years.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful auhority to sell and convey the Property; and Grantor does hereby fully warrant the title to the Property and will defend the same against the lawful claims of all persons whomsoever.

Grantor further warrants that there are no mortgages encumbering the Property.

Accepted pursua	ant to
Resolution No.	

IN WITNESS WHEREOF, the Grantor has executed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:
Zawha
SIGNATURE OF WITNESS
Tranch Southa (TYPE OR PRINT NAME)
Gol Heritage Dr. # 227
Gol Heritage Dr. # 227 Juniter #L 33458 (ADDRESS)
Solty Inchance SIGNATURE OF WITNESS
Betty Norckauer (TYPE OR PRINT NAME)
1001 Heritoge De Suite227 Jupiter Fil 33458 (ADDRESS)
STATE OF FLORIDA }
COUNTY OF PALM BEACH }

RIO SOUTH DIXIE, LLC, a Florida limited liability company

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

Printed Name: Joshua Simon

Title: Manager

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

Printed Name: Laura M Hoock

My Commission Expires: 10/30/2027

Page 2 of 2

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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, AS RECORDED IN PLAT BOOK 16, PAGES 89 THROUGH 100, INCLUSIVE, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, A DISTANCE OF 570.29 FEET; THENCE SOUTH 00°08'23" EAST, DEPARTING SAID NORTHERLY LINE OF SECTION 33, A DISTANCE OF 35.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID NE DIXIE HIGHWAY, ALSO BEING A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST WITH A RADIUS OF 43.50 FEET, AND A RADIAL BEARING OF SOUTH 00°08'23" EAST AT SAID POINT, ALSO BEING THE POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 68.33 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 89°51'37" WEST, A DISTANCE OF 65.65 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 43.50 FEET AND A RADIAL BEARING OF SOUTH 89°51'37" WEST AT SAID INTERSECTION; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 68.33 FEET TO A POINT OF NON-TANGENCY, ALSO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF SAID NE DIXIE HIGHWAY; THENCE NORTH 89°51'37" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF SAID NE DIXIE HIGHWAY, A DISTANCE OF 152.65 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,668 SQUARE FEET OR 0.08 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

Sheet No. 1 of 5 Sheets

- 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 THE PREPARATION OF THE INFORMATION SHOWN HEREON.

LANDS SHOWN HEREO ABSTRACTED RESERVATIONS RIGHTS-OF-WAY AND EASEMENT OF RECORD.

RIO MARINE WEST - PHASE 2 - ROW DEDICATION

		3	DILE	ICH & DESCRIPTION
		REVISIONS		Prepared For: RIO SOUTH DIXIE, LLC.
	Date	Description	Dwn.	Lost Date of Field Survey: NNA 'C
1	10/09/24	REVISE PER COMMENTS	Mo	SURVEYOR'S CERTIFICATE
2	01/24/25	REVISE PER COMMENTS	MO	This certifies that a Sketch & Description of the hereon described
3	03/24/25	REVISE PER NEW LINE WORK	LJ0	property was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professiona
4	04/16/25	ADDRESS COUNTY COMMENTS	GAR	Surveyors & Mappers in Chapter 5J-17,050, Florida Administrative
5	04/17/25	COUNTY 90	GAR	Code, pursuant to Section 472.027, Florida Statutes.
6	04/29/25	ADDRESS COUNTY COMMENTS	니	2//
7	06/04/25	ADDRESS COUNTY COMMENTS	LJO	hon
				CARV RAGER PSM

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

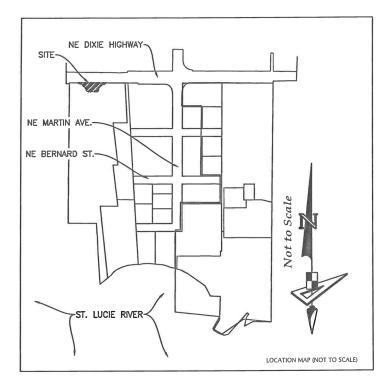
Drawn:MJK Date: 05/17/23 Data File: N/A Check:LJO P.C.:N/A Field Book: N/A

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

& RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER

NOT VALID WITHOUT THE ELECTRONIC AND/OR ORIGINAL SIGNATURE

FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO.



LEGEND

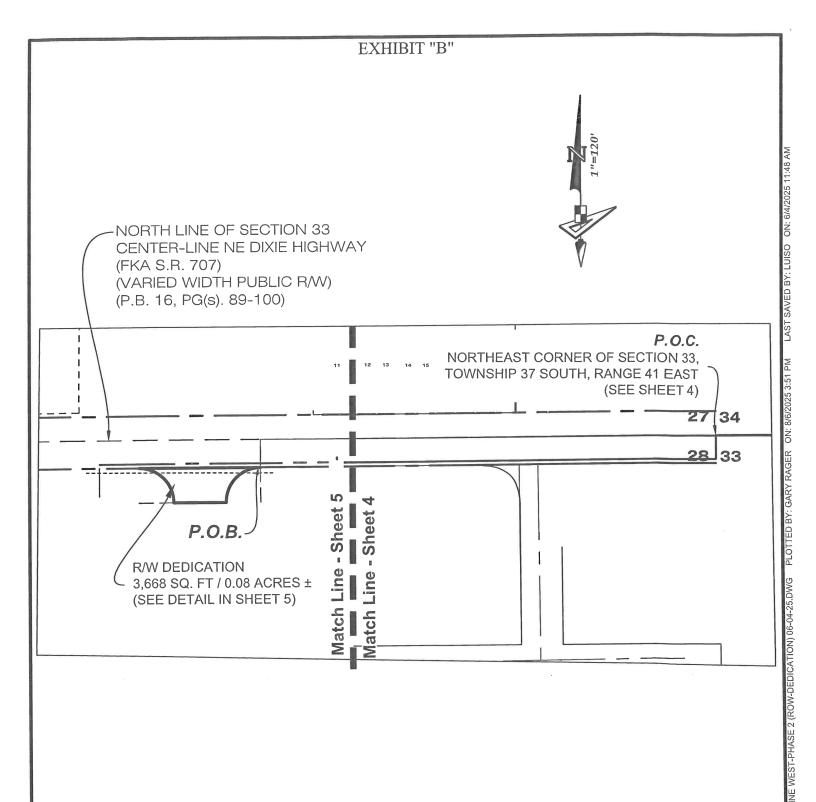
P.B. ---- Plat Book R ---- Radius PG. ---- Page L ---- Arc Length P.O.C. ---- Point of Commencement △/D ---- DELTA (Central Angle) N.T.I. ---- Non-Tangent Intersection P.O.B. ---- Point of Beginning R.P. ---- Reference Point O.R.B. ---- Official Records Book P.C.N. ---- Parcel Control Number ROW / R/W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

RIO MARINE WEST - PHASE 2 - ROW DEDICATION SKETCH & DESCRIPTION

P.T. ---- Point of Tangency

		REVISIONS		Prepared For: RIO SOUTH DIXIE, LLC.	
	Date	Description	Dwn.	Last Data of Field Survey: N/A	
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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.	3 0
6	04/29/25	ADDRESS COUNTY COMMENTS	니이	NOTE LANDS CHOWN HEREON WERE NOT ARCTRACTED	4152 W. Blue Heron Blvd. Phone: (561) 444-2720
7	06/04/25	ADDRESS COUNTY COMMENTS	МО	NOTE: LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RESTRICTIONS, RESERVATIONS, RIGHTS—OF—WAY AND	Suite 105 www.geopointsurvey.com Riviera Beach, FL 33404 Licensed Business Number LB 7768
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	Sheet	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

WG NAME: W:IRIO SOUTHISURVEYIS&DIS&D RIO MARINE WEST-PHASE 2 (ROW-DEDICATION) 06-04-25.



RIO MARINE WEST - PHASE 2 - ROW DEDICATION SKETCH & DESCRIPTION

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

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Sheet No. 3 of 5 Sheets

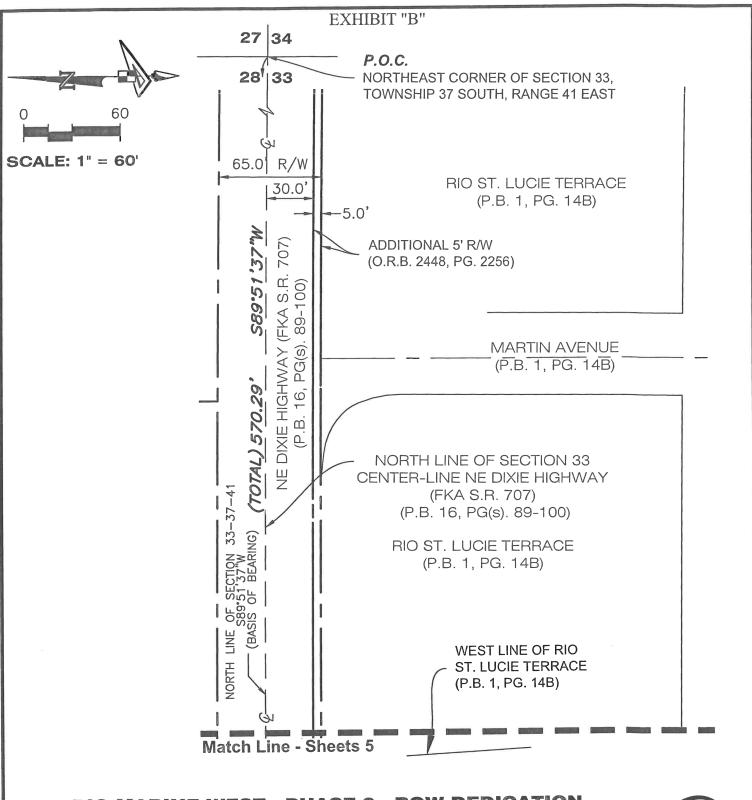
GeoPoint Surveying, Inc.

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



RIO MARINE WEST - PHASE 2 - ROW DEDICATION SKETCH & DESCRIPTION

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Sheet No. 4 of 5 Sheets

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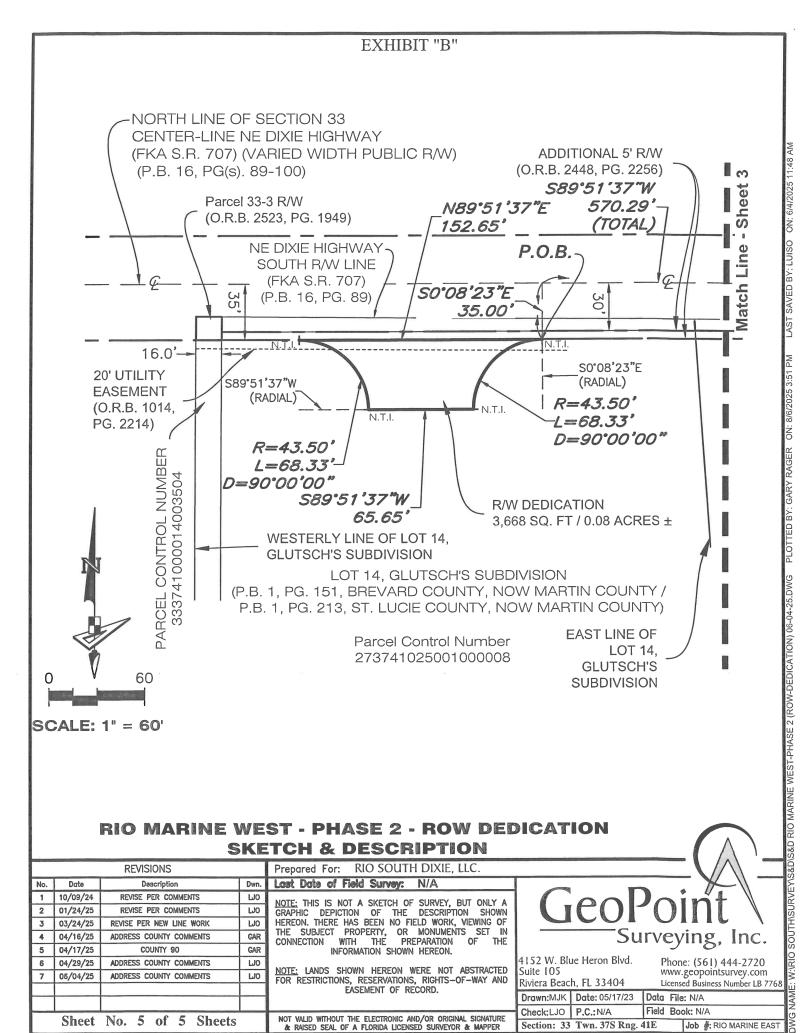
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Geole Surveying,

4152 W. Blue Heron Blvd. Suite 105

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

Riviera Beach, FL 33404 Drawn:MJK Date: 05/17/23 Data File: N/A Field Book: N/A Check:LJO P.C.: N/A Job #: RIO MARINE EAST Section: 33 Twn. 37S Rng. 41E



RIO MARINE WEST - PHASE 2 - ROW DEDICATION SKETCH & DESCRIPTION

REVISIONS

Prepared For: RIO SOUTH DIXIE LLC

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heet	No. 5 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 E.
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