

PREPARED BY AND RETURN TO:

Ellen MacArthur, Real Property
Martin County Board of County Commissioners
2401 SE Monterey Road
Stuart, FL 34996

Project Name: Rio Marine Village Phase I (East)
PCN: 27-37-41-025-001-00000-8
RP#: 4022

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

PUBLIC TRANSIT STOP EASEMENT

THIS EASEMENT granted and executed this 24 day of September, 2025, by the **RIO SOUTH DIXIE, LLC**, a Florida limited liability company, whose address is 601 Heritage Drive 227, Jupiter, Florida 33455, Grantor, to **MARTIN COUNTY**, a political subdivision of the State of Florida, whose address is 2401 SE Monterey Road, Stuart, Florida 34996, Grantee.

(Wherever used herein the terms “Grantor” and “Grantee” shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, that the said Grantor, for and in consideration of the sum of \$1.00 in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does hereby grant unto the Grantee forever, an easement for transit boarding and alighting. Grantor shall maintain the Public Transit Stop Easement until such time Grantor is notified by Grantee of its intent to use the easement. Upon notification to Grantor of its intent to use the easement for transit boarding and alighting, Grantee shall be responsible for the construction, installation, maintenance, repair and replacement of the transit facilities including, but not limited to, a shelter, bench, trash receptacle, lighting, and signage located therein. In the event Grantee determines the transit facilities are no longer needed in the easement, Grantee will remove all transit facilities and restore the area, if necessary and request Grantor to abandon the easement, as more particularly described in:

See Exhibit “A” attached hereto and made a part hereof (the “Easement Premises”).

The Grantee may, from time to time, construct, reconstruct or replace the improvements within the Easement Premises, or remove, cut or trim trees, bushes and saplings growing upon or extending over the Easement Premises as may be reasonably necessary in the maintenance, operation, repair, replacement, renewal or betterment of the project. Grantee may remove any obstructions placed within the Easement Premises without notice for the benefit of the health, safety and welfare of the public.

Accepted pursuant to
Resolution No. _____
on _____

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

WITNESSES:

[Signature]

Witness #1 Signature

Printed Name: Frauch Sautha

Witness Address: 801 Heritage Dr. #227
Jupiter, FL 33458

[Signature]

Witness #2 Signature

Printed Name: Betty Nordkauer

Witness Address: 601 Heritage Dr Suite 227
Jupiter FL 33458

RIO SOUTH DIXIE, LLC,
a Florida limited liability company

By: FLF - CROSSROADS - RIO B MEMBER LLC
a Florida limited liability company, its Manager

By: [Signature]

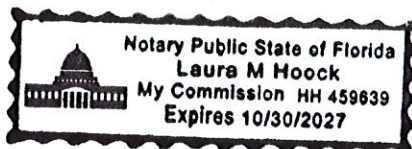
Name: Josh Simon

Its: Manager

STATE OF FLORIDA }
COUNTY OF MARTIN }

Palm Beach

The foregoing instrument was signed, delivered, and acknowledged before me by means of ☒ physical presence or ☐ online notarization this 24 day of Sept, 20 25, by RIO SOUTH DIXIE, LLC, a Florida limited liability company, by Josh Simon, who is the Manager, on behalf of the company. He/she ☒ is personally known to me or ☐ has produced a ___ as identification.



[Signature]

Notary Public, State of Florida

Print Name: Laura M. Hooch

My Commission Expires: 10/30/2027

EXHIBIT "A"
Description Sketch
(Not A Survey)

DESCRIPTION:

A PARCEL OF LAND, BEING A PORTION OF LOT 1, BLOCK 4, RIO ST. LUCIE TERRACE, AS RECORDED IN PLAT BOOK 1, PAGE 14B, AND LOT 10, BLOCK 5, RIO ST. LUCIE TERRACE ADDITION NO. 1, AS RECORDED IN PLAT BOOK 1, PAGE 56, BOTH OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; LYING IN SECTION 33 AND 34, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 34, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, THENCE SOUTH 0°10'17" WEST DEPARTING THE NORTH LINE OF SAID SECTION 34, 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 35.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF OF SAID STATE ROAD 707, ALSO BEING THE **POINT OF BEGINNING**, THENCE NORTH 89°58'17" EAST, A DISTANCE OF 7.61 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 53.73 FEET, AND A RADIAL BEARING OF SOUTH 06°50'32" WEST AT SAID INTERSECTION, THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°57'42", A DISTANCE OF 4.65 FEET, THENCE SOUTH 00°08'29" EAST, A DISTANCE OF 9.22 FEET, THENCE SOUTH 89°51'31" WEST, A DISTANCE OF 20.00 FEET, THENCE NORTH 00°08'29" WEST, A DISTANCE OF 10.00 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY OF NE DIXIE HIGHWAY (FKA STATE ROAD 707), THENCE NORTH 89°51'31" EAST, A DISTANCE OF 7.81 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 198 SQUARE FEET OR 0.005 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

1. BEARINGS SHOWN ARE BASED ON THE NORTH LINE OF SECTION 34, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, WHICH BEARS NORTH 89°58'17" EAST.
ALL BEARINGS BEING RELATIVE THERETO.
2. THIS SKETCH & DESCRIPTION IS INTENDED TO BE DISPLAYED AT 1" = 40' OR SMALLER.
3. ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE IN US SURVEY FEET.

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.

RIO MARINE - PUBLIC TRANSIT STOP

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

LS7006

JOB #: RIO MARINE-PTS ESMT

DRAWN: LJO DATE: 11/01/24 CHECKED: AT

Prepared For: RIO MARINE

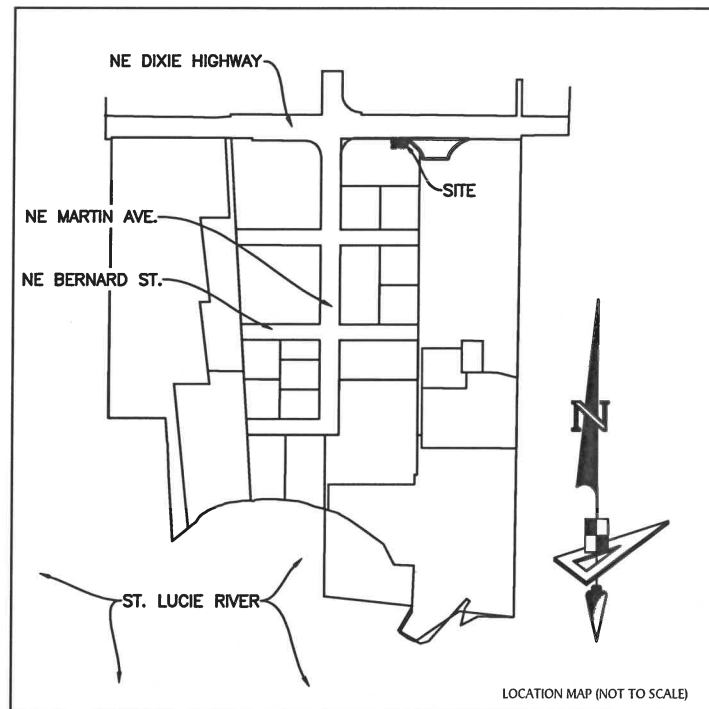
East Florida
4152 West Blue Heron Boulevard
Suite 105
Riviera Beach, Florida 33404
Phone: (561) 444-2720
www.geopointsurvey.com
Licensed Business No.: LB 7768

GeoPoint
Surveying, Inc.

EXHIBIT "A"

Description Sketch

(Not A Survey)



LEGEND

P.B. -----	Plat Book
PG. -----	Page
PG(s). -----	Pages
P.O.C. -----	Point of Commencement
P.O.B. -----	Point of Beginning
PCN -----	Parcel Control Number
O.R.B. -----	Official Records Book
R/W -----	Right-of-Way
F.D.O.T. -----	Florida Department of Transportation
FKA -----	Formerly Known As
S.R. -----	State Road
N.T.I. -----	Non-Tangent Intersection
⊙ -----	CenterLine
R -----	Radius
L -----	Arc Length
D -----	Central Angle

See Sheet 1 for Signature & Revisions

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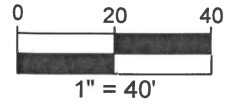
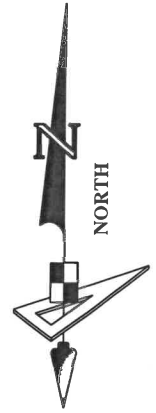
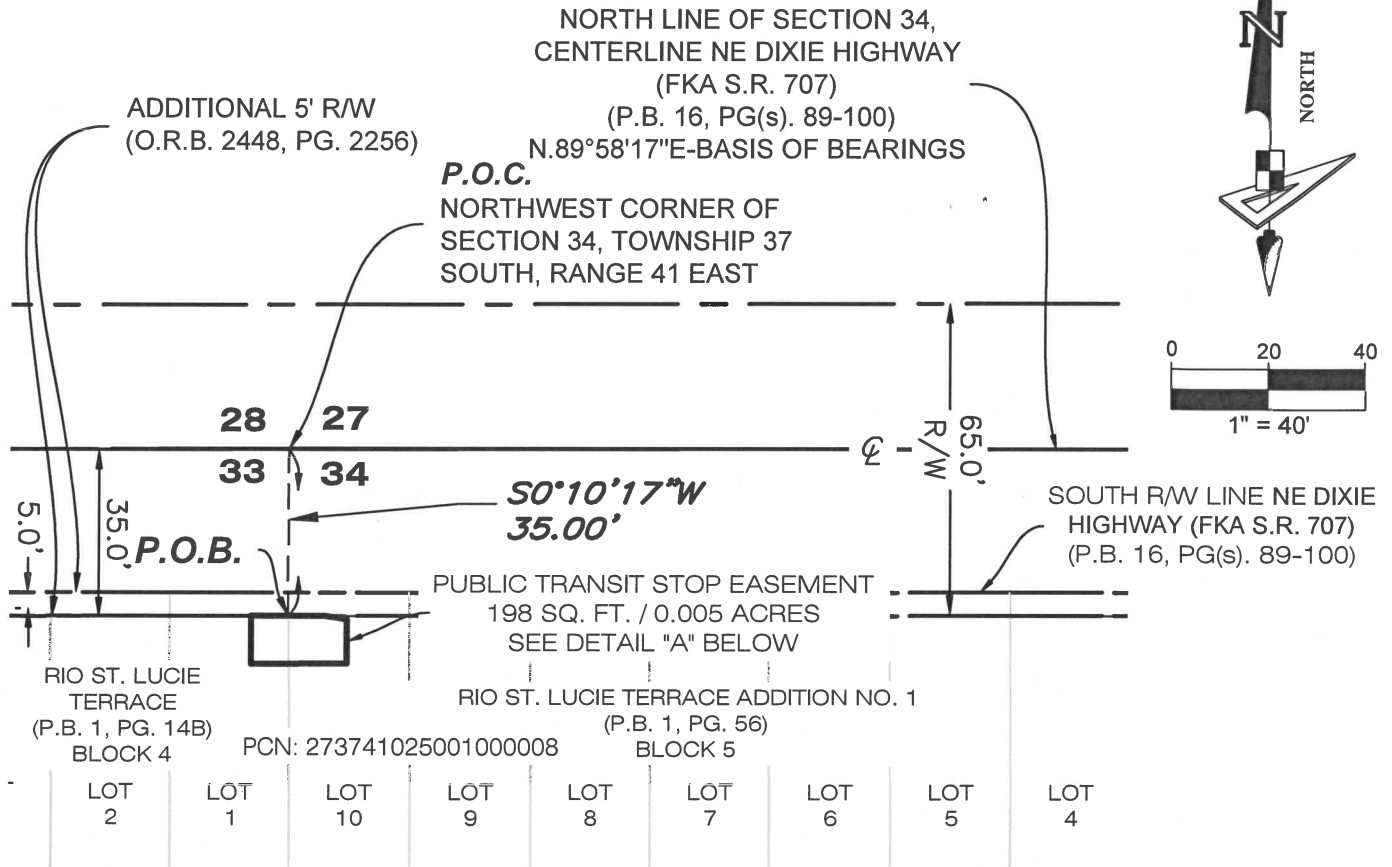
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RIO MARINE - PUBLIC TRANSIT STOP

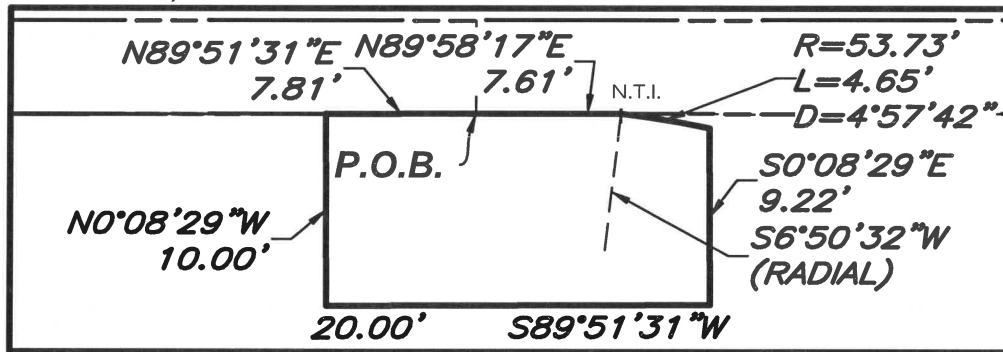
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DETAIL "A" / SCALE 1" = 10'



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