

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

Project Name: Rio Marine East – Phase 1
Project Number: 4022
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” 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 authority 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 pursuant 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:

[Signature]
SIGNATURE OF WITNESS

Frank Sauter
(TYPE OR PRINT NAME)

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

[Signature]
SIGNATURE OF WITNESS

Betty Norckauer
(TYPE OR PRINT NAME)

601 Heritage 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: [Signature]
Printed Name: Joshua Simon
Title: Manager

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)



[Signature]
Notary Public, State of Florida

Printed Name: Laura M Hoock

My Commission Expires: 10/30/2027

EXHIBIT "A"

DESCRIPTION:

A PARCEL OF LAND, BEING A PORTION OF LOTS 4 THROUGH 10, BLOCK 5, RIO ST. LUCIE TERRACE ADDITION NO. 1, AS RECORDED IN PLAT BOOK 1, PAGE 56, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; LYING IN SECTION 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 NORTH 89°58'17" EAST ALONG 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 164.32 FEET; THENCE SOUTH 00°01'43" EAST, DEPARTING SAID NORTHERLY LINE OF SECTION 34, 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 45.50 FEET AND A RADIAL BEARING OF SOUTH 00°01'43" EAST AT SAID INTERSECTION, ALSO BEING THE POINT OF BEGINNING; THENCE SOUTHWESTERLY, DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 71.47 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 89°58'17" WEST, A DISTANCE OF 70.00 FEET, TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 45.50 FEET AND A RADIAL BEARING OF SOUTH 89°58'17" WEST AT SAID INTERSECTION; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 71.47 FEET TO A POINT OF NON-TANGENCY, ALSO BEING A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF NE DIXIE HIGHWAY; THENCE NORTH 89°58'17" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 161.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 4,074 SQUARE FEET OR 0.09 ACRES, MORE OR LESS.

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

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" = 60' OR SMALLER.
3. ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE IN US SURVEY FEET.

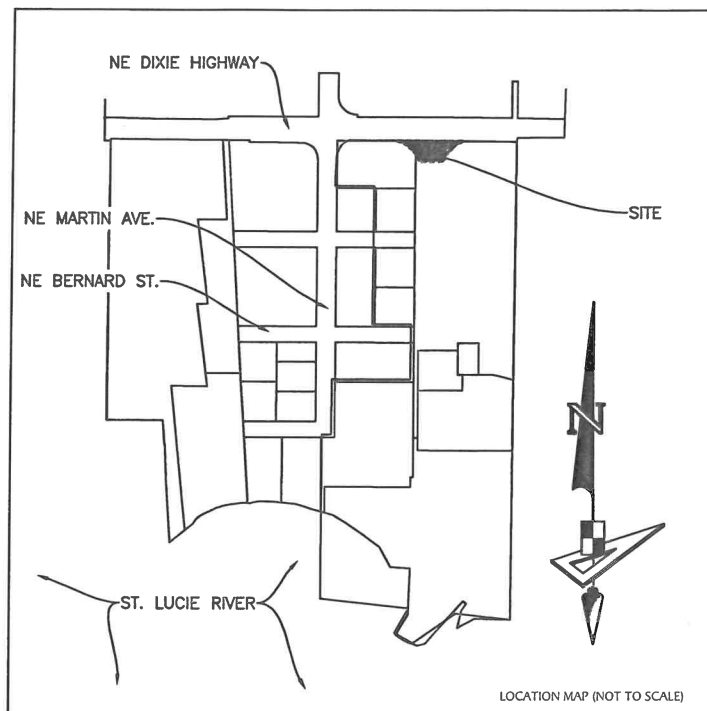
NOTE: THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON. THERE HAS BEEN NO FIELD WORK, VIEWING OF THE SUBJECT PROPERTY, OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE INFORMATION SHOWN HEREON.

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

RIO MARINE EAST - PHASE 1- ROW DEDICATION SKETCH & DESCRIPTION

REVISIONS				Prepared For: RIO SOUTH DIXIE, LLC.	
	Date	Description	Dwn.	Last Date of Field Survey: N/A	
1	02/26/24	R/W Alignment	gar	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. GARY RAGER, PSM FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS4828 NOT VALID WITHOUT THE ELECTRONIC AND/OR ORIGINAL SIGNATURE & RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER	
2	10/09/24	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	06/04/25	ADDRESS COUNTY COMMENTS	LJO		
8	08/05/25	ADDRESS COUNTY COMMENTS	GAR		
Sheet No. 1 of 3 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: gar Date: 05/17/23 Data File: N/A Check: LJO P.C.: N/A Field Book: N/A Section: 34 Twn. 37S Rng. 41E Job #: RIO MARINE EAST	

EXHIBIT "A"



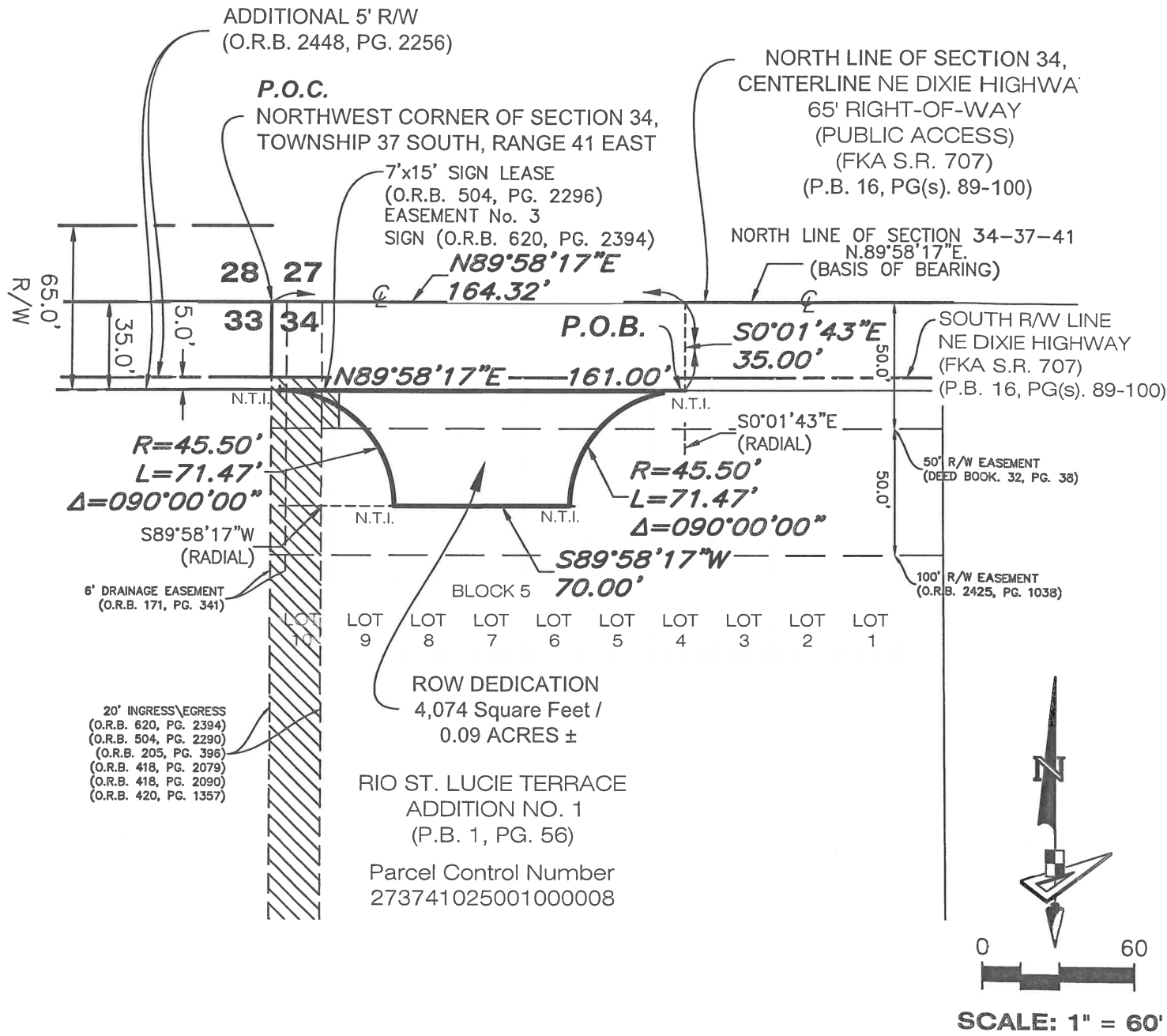
LEGEND

<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>SQ.FT.</i> ----- Square Feet
<i>N.T.I.</i> ----- Non-Tangent Intersection	CL ----- CenterLine
<i>P.C.</i> ----- Point of Curvature	<i>FKA</i> ----- Formerly Known As
<i>P.R.C.</i> ----- Point of Reverse Curvature	
<i>P.T.</i> ----- Point of Tangency	

RIO MARINE EAST - PHASE 1- ROW DEDICATION SKETCH & DESCRIPTION

REVISIONS				Prepared For: RIO SOUTH DIXIE, LLC.	
	Date	Description	Dwn.	Last Date of Field Survey: N/A	
1	02/26/24	R/W Alignment	gar	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	10/09/24	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	06/04/25	ADDRESS COUNTY COMMENTS	LJO		
8	08/05/25	ADDRESS COUNTY COMMENTS	GAR		
Sheet No. 2 of 3 Sheets				NOT VALID WITHOUT THE ELECTRONIC AND/OR ORIGINAL SIGNATURE & RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER	
				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:gar	Date: 05/17/23
				Check:LJO	P.C.:N/A
				Data File: N/A	
				Field Book: N/A	
				Section: 34 Twn. 37S Rng. 41E	
				Job #: RIO MARINE EAST	

EXHIBIT "A"



RIO MARINE EAST - PHASE 1- ROW DEDICATION
SKETCH & DESCRIPTION

REVISIONS			
No.	Date	Description	Dwn.
1	02/26/24	R/W Alignment	gar
2	10/09/24	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	06/04/25	ADDRESS COUNTY COMMENTS	LJO
8	08/05/25	ADDRESS COUNTY COMMENTS	GAR

Prepared For: RIO SOUTH DIXIE, LLC.

Last Date of Field Survey: N/A

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.



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:gar	Date: 05/17/23	Data File: N/A
Check:LJO	P.C.:N/A	Field Book: N/A
Section: 34 Twn. 37S Rng. 41E		Job #: RIO MARINE EAST