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 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 pursuant to	
Resolution No.	

IN WITNESS WHEREOF, the Grantor has executed these presents the day and year first above written. RIO SOUTH DIXIE, LLC, a Florida limited Signed, sealed and delivered in the presence of: liability company By: FLF - CROSSROADS - RIO B SIGNATURE OF WITNESS MEMBER LLC, a Florida limited liability company, its Member 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, (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

### **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: RIQ SOUTH DIXE, LLC.			
		Date	Dascription	Dwn.	Lost Date of Field Survey: N/A			
	1	02/26/24	R/W Alignment	gar	SURVEYOR'S CERTIFICATED :			
	2	10/09/24	REVISE PER COMMENTS	Mo	This certifies that a Sketch & Description of tile hereon described			
	3	03/24/25	REVISE PER NEW LINE WORK	Mo	property was made under my supervision and meets the Standards			
Ĭ	4	04/16/25	ADDRESS COUNTY COMMENTS	GAR	of Practice set forth by the Florida Board of Professiona Surveyors & Mappers in Chapter 5J-17:050, Florida Administrative			
į	5	04/17/25	COUNTY 90	GAR	Code, pursuant to Section 472 027 Florida Statutes			
	6	04/29/25	ADDRESS COUNTY COMMENTS	ШO	STATE OF			
	7	06/04/25	ADDRESS COUNTY COMMENTS	MO				
	8	08/05/25	ADDRESS COUNTY COMMENTS	GAR	GARY RAGER, PSM			
					FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS4828			
		Sheet	No. 1 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

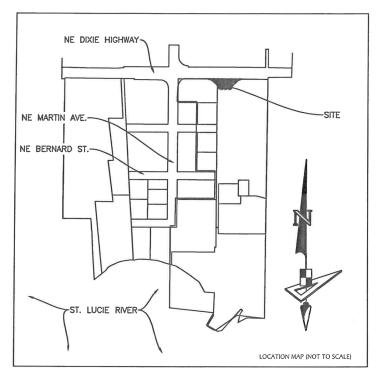
Phone: (561) 444-2720 www.geopointsurvey.com Licensed Business Number LB 7768

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

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

 Section: 34
 Twn. 37S Rng. 41E
 Job #:

Job #: RIO MARINE EAST



### LEGEND

P.B. ---- Plat Book PG. ---- Page P.O.C. ---- Point of Commencement P.O.B. ---- Point of Beginning O.R.B. ---- Official Records Book P.C.N. ---- Parcel Control Number F.E.C. ---- Florida East Coast Railway S.R. ---- State Road N.T.I. ---- Non-Tangent Intersection P.C. ---- Point of Curvature P.R.C. ---- Point of Reverse Curvature P.T. ---- Point of Tangency

R ---- Radius L ---- Arc Length △/D ---- DELTA (Central Angle) N.T.I. ---- Non-Tangent Intersection R.P. ---- Reference Point ROW / R/W ----- Right-of-Way F.D.O.T. ---- Florida Department of Transportation SQ.FT. ---- Square Feet € ---- CenterLine FKA ---- Formerly Known As

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

				. I Ch & DESGRIP II
		REVISIONS	Prepared For: RIO SOUTH DIXIE,	
	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, I
2	10/09/24	REVISE PER COMMENTS	ПO	GRAPHIC DEPICTION OF THE DESCRIPTION
3	03/24/25	REVISE PER NEW LINE WORK	ĽΙO	HEREON. THERE HAS BEEN NO FIELD WORK,
4	04/16/25	ADDRESS COUNTY COMMENTS	GAR	THE SUBJECT PROPERTY, OR MONUMENT CONNECTION WITH THE PREPARATION
5	04/17/25	COUNTY 90	GAR	INFORMATION SHOWN HEREON.
6	04/29/25	ADDRESS COUNTY COMMENTS	Mo	
7	06/04/25	ADDRESS COUNTY COMMENTS	니	<u>NOTE:</u> LANDS SHOWN HEREON WERE NOT FOR RESTRICTIONS, RESERVATIONS, RIGHTS—C
8	08/05/25	ADDRESS COUNTY COMMENTS	GAR	EASEMENT OF RECORD.
1				

Sheet No. 2 of 3 Sheets

LLC.

BUT ONLY A TION SHOWN , VIEWING OF NTS SET IN

**ABSTRACTED** OF-WAY AND

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

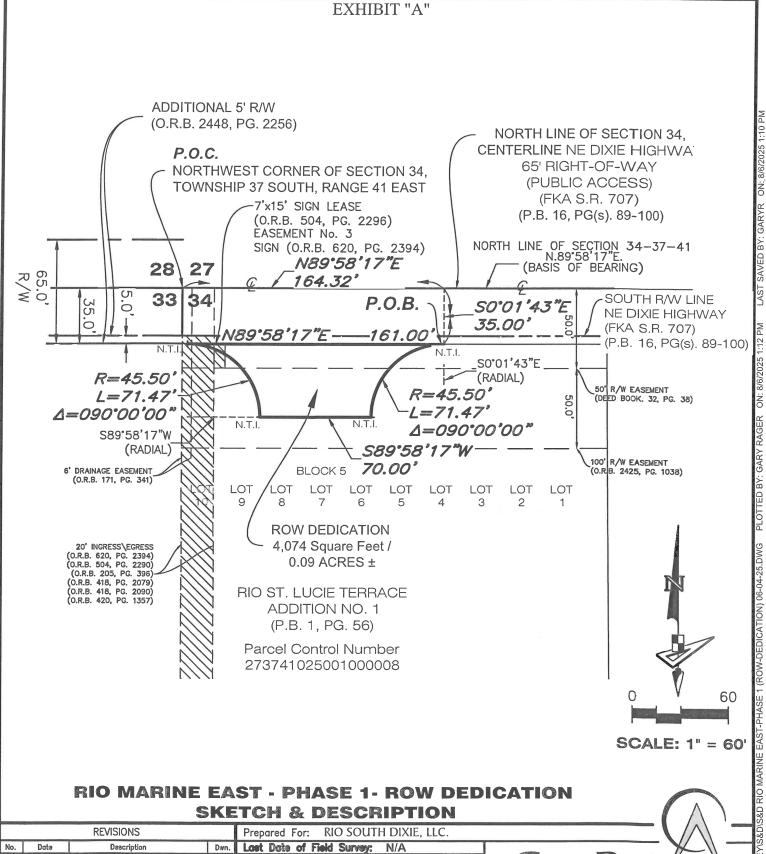


4152 W. Blue Heron Blvd. Suite 105 Riviera Beach, FL 33404

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

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

Job #: RIO MARINE EAST



				,				
No.	Date	Description	Dwn.	Last Date of Field Survey: N/A			- X -	
1	02/26/24	R/W Alignment	gar	NOTE: THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A				
2	10/09/24	REVISE PER COMMENTS	MO	GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN			oint \	
3	03/24/25	REVISE PER NEW LINE WORK	MO	HEREON. THERE HAS BEEN NO FIELD WORK, VIEWING OF			,	
4	04/16/25	ADDRESS COUNTY COMMENTS	GAR	THE SUBJECT PROPERTY, OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE		Su	rveying, Inc.	
5	04/17/25	COUNTY 90	GAR	INFORMATION SHOWN HEREON.	Jan veynig, me.			
6	04/29/25	ADDRESS COUNTY COMMENTS	냆이	NOTE LANDS CHOUSE HEREN WEST NOT ADDRESSED		ue Heron Blvd.	Phone: (561) 444-2720	
7	06/04/25	ADDRESS COUNTY COMMENTS	니	NOTE: LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY AND	Suite 105	l El 22404	www.geopointsurvey.com	
8	08/05/25	ADDRESS COUNTY COMMENTS	GAR	EASEMENT OF RECORD.	Riviera Beac	h, FL 33404	Licensed Business Number LB 7768	
				DIGENETY OF RECORD.	Drawn:gar	Date: 05/17/23	Data File: N/A	
	CI 4	N. 2 6 2 Cl		NAT AND METALE SEE STATE OF A PROPERTY AND ADDRESS.	Check:LJO	P.C.: N/A	Field Book: N/A	
	Sheet No. 3 of 3 Sheets			NOT VALID WITHOUT THE ELECTRONIC AND/OR ORIGINAL SIGNATURE & RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER	Section: 34	Twn. 37S Rng.		