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

Project Name: Preserve at Rio

Project Number: 4020

PCN: 28-37-41-000-014-00300-5

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. Signed, sealed and delivered RIO SOUTH DIXIE, LLC, a Florida limited in the presence of: liability company By: FLF – CROSSROADS – RIO B SIGNATURE OF WITNESS MEMBER LLC, a Florida limited liability company, its Member By: Printed Name: Joshua Simon Title: Manager STATE OF FLORIDA COUNTY OF PALM BEACH The foregoing instrument was acknowledged before me this 24

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)



Printed Name: Laura M Hood

My Commission Expires: 10/30/2021

Page 2 of 2

#### **DESCRIPTION:**

A PORTION OF LOT 14, GLUTSCH'S SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 151, 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, ALSO BEING A PARCEL OF LAND LYING IN SECTION 28, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 28, TOWNSHIP 37 SOUTH, RANGE 41 EAST. MARTIN COUNTY, FLORIDA; THENCE SOUTH 89°51'37" WEST ALONG THE SOUTH LINE OF SAID SECTION 28, ALSO BEING THE BASELINE OF SURVEY 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 581.95 FEET; THENCE NORTH 00°08'23" WEST, DEPARTING SAID SOUTHERLY LINE OF SECTION 28, A DISTANCE OF 35.00 FEET, TO A POINT ON THE NORTH LINE OF THE ADDITIONAL RIGHT-OF-WAY DEDICATION AS RECORDED IN OFFICIAL RECORD BOOK 2448, PAGE 2256, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 89°51'37" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 137.14 FEET, TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 44.00 FEET AND A RADIAL BEARING OF NORTH 00°08'23" WEST AT SAID INTERSECTION; THENCE NORTHEASTERLY, DEPARTING SAID NORTH LINE, AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 69.12 FEET TO A POINT OF TANGENCY; THENCE NORTH 00°08'23" WEST, A DISTANCE OF 6.00 FEET; THENCE NORTH 89°51'37" EAST, A DISTANCE OF 56.07 FEET; THENCE SOUTH 04°08'05" EAST, A DISTANCE OF 16.55 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 36.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 86°00'18", A DISTANCE OF 54.04 FEET TO A NON-TANGENT INTERSECTION AND THE POINT OF BEGINNING.

CONTAINING: 3,542 SQUARE FEET OR 0.08 ACRES, MORE OR LESS.

## **SURVEYOR'S NOTES:**

1. BEARINGS SHOWN ARE BASED ON THE SOUTH LINE OF SECTION 28, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, WHICH BEARS SOUTH 89°51'37" WEST, ALSO BEING THE BASELINE OF SURVEY OF NE DIXIE HIGHWAY (FKA STATE ROAD 707) AS SHOWN ON ON THE FLORIDA DEPARTMENT OF TRANSPORTATION MAINTENANCE MAP SECTION 89030-MAINT. (4), AS RECORDED IN PLAT BOOK 16, PAGE 89, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

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 U.S. SURVEY FEET DIMENSIONS.

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 VIEWING OF THE SUBJECT PROMONUMENTS SET IN CONNECTION WITH PREPARATION OF THE INFORMATION SHOWN HEREON.

LANDS S SHOWN HEREON WERE ABSTRACTED FOR RESTRICTIONS, RESER RIGHTS-OF-WAY AND EASEMENT OF RECORD. RESERVATIONS 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

# **RIO NORTH - ROW DEDICATION SKETCH & DESCRIPTION**

REVISIONS				L
	Date	ate Description		
1	10/11/24	MARTIN COUNTY COMMENT REVISIONS	SAB	I
2	03/24/25	REVISED PER NEW LINEWORK	MO	ŀ
3	04/16/25	COUNTY COMMENTS	GAR	
4	04/17/25	COUNTY 90	GAR	ı
5	04/29/25	ADDRESS COUNTY COMMENTS	네이	
6	08/04/25	ADDRESS COUNTY COMMENTS	MO	
7	06/26/25	ADDRESS COUNTY COMMENTS	내	Ì
				Section 2
	Sheet	No. 1 of 4 Sheets		

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 51-17,959, Florida Administrative Code possuant to Section 472,027, Florida Satutes. 112

Prepared For: : RIO SOUTH DIXIE, LLC. Last Date of Field Survey: 'N/A/

GARY RAGER, PSM FLORIDA PROFESSIONAL SURVEYOR MAPPER NO.

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

6.

LS4828

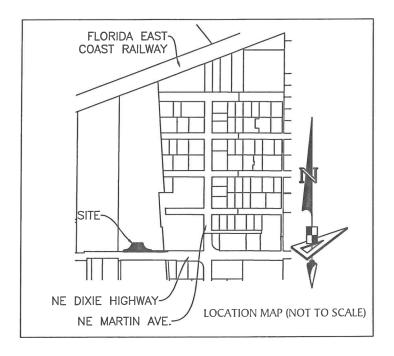
4152 W. Blue Heron Blvd. Suite 105

Riviera Beach, FL 33404

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

Drawn:MJK Date: 08/30/23 Data File: N/A Check:LJO P.C.:N/A Field Book: N/A

Section: 28 Twn. 37S Rng. 41E Job #: RIO MARINE EAST



## LEGEND

R ---- Radius P.B. ---- Plat Book PG. ---- Page L ---- Arc Length P.O.C. ---- Point of Commencement Δ/D ---- DELTA (Central Angle) P.O.B. ---- Point of Beginning N.T.I. ---- Non-Tangent Intersection O.R.B. ---- Official Records Book R.P. ---- Reference Point 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 & ---- Baseline P.R.C. ---- Point of Reverse Curvature FKA ---- Formerly Known As P.T. ---- Point of Tangency

## **RIO NORTH - ROW DEDICATION SKETCH & DESCRIPTION**

REVISIONS				Prepared For: RIO NORTH DIXIE, LLC.	
	Date	Description	Dwn.	Last Date of Field Survey: N/A	
1	10/11/24	MARTIN COUNTY COMMENT REVISIONS	SAB	NOTE: THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A	( a Doint
2	03/24/25	REVISED PER NEW LINEWORK	ఠ	GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN	GeoPoint \
3	04/16/25	COUNTY COMMENTS	GAR	HEREON. THERE HAS BEEN NO FIELD WORK, VIEWING OF	
4	04/17/25	COUNTY 90	GAR	THE SUBJECT PROPERTY, OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE	Surveying, Inc.
5	04/29/25	ADDRESS COUNTY COMMENTS	IJO	INFORMATION SHOWN HEREON.	
6	06/04/25	ADDRESS COUNTY COMMENTS	ПO		4152 W. Blue Heron Blvd. Phone: (561) 444-2720
7	06/26/25	ADDRESS COUNTY COMMENTS	ΠO	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 776
				EASEMENT OF RECORD.	Nivieta Deach, TE 33404 Ecclised Business Number LB 7766

NOT VALID WITHOUT THE ELECTRONIC AND/OR ORIGINAL SIGNATURE & RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER Sheet No. 2 of 4 Sheets

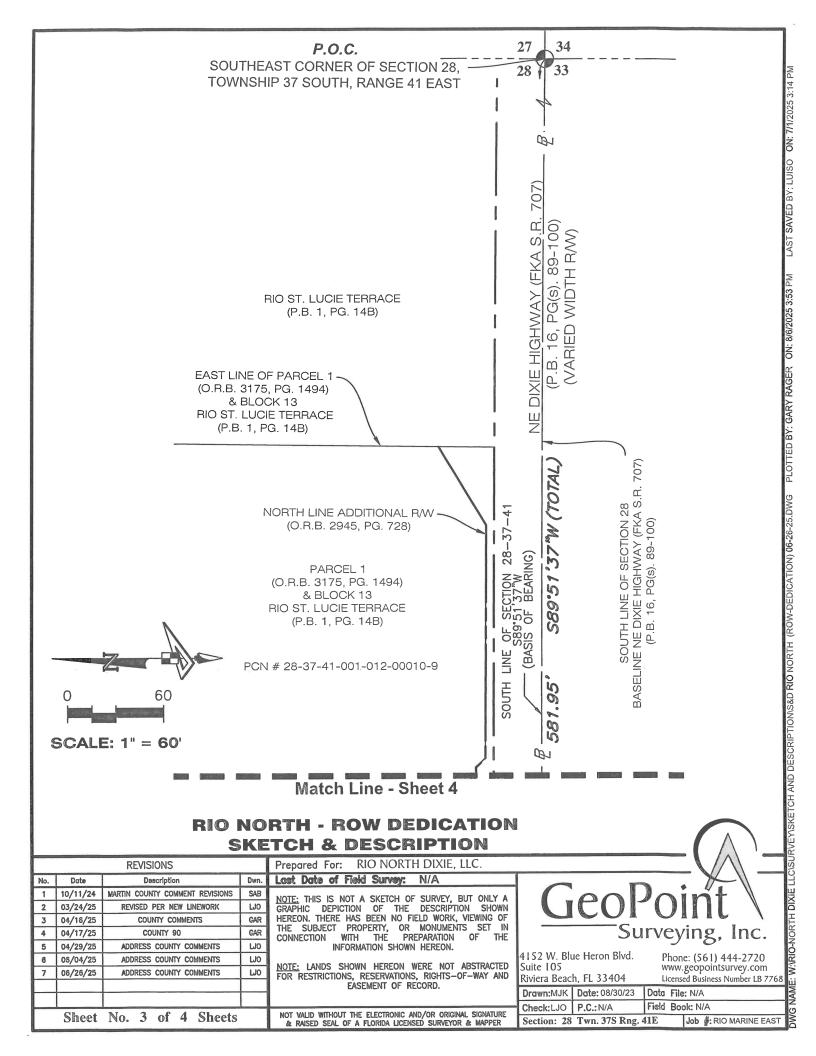
Drawn:MJK Date: 08/30/23 Data File: N/A

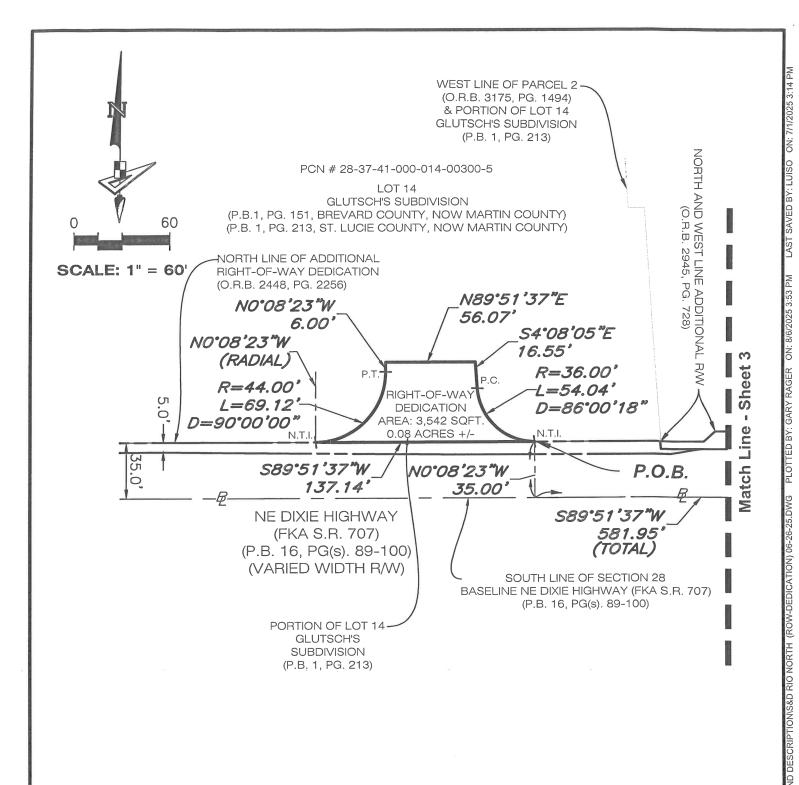
Field Book: N/A

Job #: RIO MARINE EAST

Check:LJO P.C.:N/A

Section: 28 Twn. 37S Rng. 41E





## **RIO NORTH - ROW DEDICATION** SKETCH & DESCRIPTION

		REVISIONS		Prepared For: KIO NOKTH DIXIE, LLC.	
No.	Date	Description	Dwn.	Last Date of Field Survey: N/A	Г
1	10/11/24	MARTIN COUNTY COMMENT REVISIONS	SAB	NOTE: THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A	
2	03/24/25	REVISED PER NEW LINEWORK	MO	GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN	
3	04/16/25	COUNTY COMMENTS	GAR	HEREON. THERE HAS BEEN NO FIELD WORK, VIEWING OF	
4	04/17/25	COUNTY 90	GAR	THE SUBJECT PROPERTY, OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE	
5	04/29/25	ADDRESS COUNTY COMMENTS	닚	INFORMATION SHOWN HEREON.	
6	06/04/25	ADDRESS COUNTY COMMENTS	MO	NOTE: LANDS SHOWN HEREON WERE NOT ABSTRACTED	4
7	06/26/25	ADDRESS COUNTY COMMENTS	Mo	NOTE: LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RESTRICTIONS. RESERVATIONS. RIGHTS—OF—WAY AND	R
				EASEMENT OF RECORD.	-

Surveying,

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: 08/30/23 Data File: N/A Field Book: N/A Check:LJO P.C.: N/A Section: 28 Twn. 37S Rng. 41E

NOT VALID WITHOUT THE ELECTRONIC AND/OR ORIGINAL SIGNATURE Sheet No. 4 of 4 Sheets & RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER

Job #: RIO MARINE EAST