

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 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:

*Frank Santha*  
SIGNATURE OF WITNESS

Frank Santha  
(TYPE OR PRINT NAME)

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

*Betty Norckauer*  
SIGNATURE OF WITNESS

Betty Norckauer  
(TYPE OR PRINT NAME)

601 Heritage Dr. Suite 227  
Jupiter FL 33458  
(ADDRESS)

RIO SOUTH DIXIE, LLC, a Florida limited  
liability company

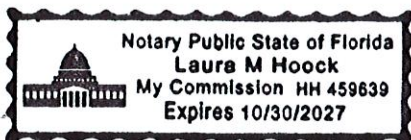
By: FLF – CROSSROADS – RIO B  
MEMBER LLC, a Florida limited liability  
company, its Member

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)



*Laura M Hoock*  
Notary Public, State of Florida

Printed Name: Laura M Hoock

My Commission Expires: 10/30/2027

# EXHIBIT A

## 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 MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE INFORMATION SHOWN HEREON.

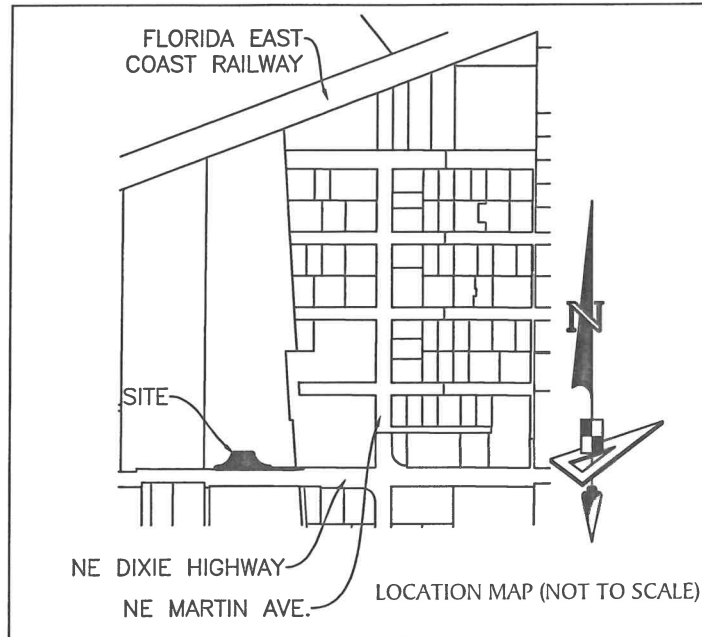
NOTE: LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY AND EASEMENT OF RECORD.

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](http://WWW.MARTIN.FL.US/ACCESSIBILITY-FEEDBACK)

## RIO NORTH - ROW DEDICATION SKETCH & DESCRIPTION

|                         |          |                                 |      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |
|-------------------------|----------|---------------------------------|------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| REVISIONS               |          |                                 |      | Prepared For: RIO SOUTH DIXIE, LLC.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |
|                         | Date     | Description                     | Dwn. | Last Date of Field Survey: N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |
| 1                       | 10/11/24 | MARTIN COUNTY COMMENT REVISIONS | SAB  | <div><b>SURVEYOR'S CERTIFICATE</b><br/>This certifies that a Sketch &amp; 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 &amp; Mappers in Chapter 5J-17.050, Florida Administrative Code, pursuant to Section 472.021, Florida Statutes.<br/><br/><b>GARY RAGER, PSM</b><br/>FLORIDA PROFESSIONAL SURVEYOR &amp; MAPPER NO. <b>LS4828</b><br/><br/>NOT VALID WITHOUT THE ELECTRONIC AND/OR ORIGINAL SIGNATURE &amp; RAISED SEAL OF A FLORIDA LICENSED SURVEYOR &amp; MAPPER</div> |  |
| 2                       | 03/24/25 | REVISED PER NEW LINEWORK        | LJO  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |
| 3                       | 04/16/25 | COUNTY COMMENTS                 | GAR  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |
| 4                       | 04/17/25 | COUNTY 90                       | GAR  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |
| 5                       | 04/29/25 | ADDRESS COUNTY COMMENTS         | LJO  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |
| 6                       | 08/04/25 | ADDRESS COUNTY COMMENTS         | LJO  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |
| 7                       | 08/28/25 | ADDRESS COUNTY COMMENTS         | LJO  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |
| Sheet No. 1 of 4 Sheets |          |                                 |      | <div><b>GeoPoint</b><br/>Surveying, Inc.<br/>4152 W. Blue Heron Blvd.<br/>Suite 105<br/>Riviera Beach, FL 33404<br/>Phone: (561) 444-2720<br/><a href="http://www.geopointsurvey.com">www.geopointsurvey.com</a><br/>Licensed Business Number LB 7768<br/><br/>Drawn: MJK Date: 08/30/23 Data File: N/A<br/>Check: LJO P.C.: N/A Field Book: N/A<br/>Section: 28 Twn. 37S Rng. 41E Job #: RIO MARINE EAST</div>                                                                                                                                                                                            |  |

DWG NAME: W:RIO-NORTH DIXIE LLC SURVEY SKETCH AND DESCRIPTIONS & DEDICATIONS & RIO NORTH (ROW-DEDICATION) 06-26-25.DWG PLOTTED BY: GARY RAGER ON: 8/6/2025 3:53 PM LAST SAVED BY: LUISO ON: 7/1/2025 3:14 PM



## 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      | $\Delta/D$ ----- 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   | $\text{CL}$ ----- CenterLine                               |
| <i>P.C.</i> ----- Point of Curvature           | $\text{BL}$ ----- Baseline                                 |
| <i>P.R.C.</i> ----- Point of Reverse Curvature | <i>FKA</i> ----- Formerly Known As                         |
| <i>P.T.</i> ----- 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  | <p>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.</p> <p>NOTE: LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY AND EASEMENT OF RECORD.</p> |                |
| 2                       | 03/24/25 | REVISED PER NEW LINEWORK        | LJO  |                                                                                                                                                                                                                                                                                                                                                                                          |                |
| 3                       | 04/16/25 | COUNTY COMMENTS                 | GAR  |                                                                                                                                                                                                                                                                                                                                                                                          |                |
| 4                       | 04/17/25 | COUNTY 90                       | GAR  |                                                                                                                                                                                                                                                                                                                                                                                          |                |
| 5                       | 04/29/25 | ADDRESS COUNTY COMMENTS         | LJO  |                                                                                                                                                                                                                                                                                                                                                                                          |                |
| 6                       | 06/04/25 | ADDRESS COUNTY COMMENTS         | LJO  |                                                                                                                                                                                                                                                                                                                                                                                          |                |
| 7                       | 06/26/25 | ADDRESS COUNTY COMMENTS         | LJO  |                                                                                                                                                                                                                                                                                                                                                                                          |                |
| Sheet No. 2 of 4 Sheets |          |                                 |      | <p>NOT VALID WITHOUT THE ELECTRONIC AND/OR ORIGINAL SIGNATURE &amp; RAISED SEAL OF A FLORIDA LICENSED SURVEYOR &amp; MAPPER</p>                                                                                                                                                                                                                                                          |                |
|                         |          |                                 |      | <p>4152 W. Blue Heron Blvd.<br/>Suite 105<br/>Riviera Beach, FL 33404</p> <p>Phone: (561) 444-2720<br/>www.geopointsurvey.com<br/>Licensed Business Number LB 7768</p>                                                                                                                                                                                                                   |                |
|                         |          |                                 |      | Drawn: MJK                                                                                                                                                                                                                                                                                                                                                                               | Date: 08/30/23 |
|                         |          |                                 |      | Check: LJO                                                                                                                                                                                                                                                                                                                                                                               | P.C.: N/A      |
|                         |          |                                 |      | Data File: N/A                                                                                                                                                                                                                                                                                                                                                                           |                |
|                         |          |                                 |      | Field Book: N/A                                                                                                                                                                                                                                                                                                                                                                          |                |
|                         |          |                                 |      | Section: 28 Twn. 37S Rng. 41E                                                                                                                                                                                                                                                                                                                                                            |                |
|                         |          |                                 |      | Job #: RIO MARINE EAST                                                                                                                                                                                                                                                                                                                                                                   |                |



P.O.C.

SOUTHEAST CORNER OF SECTION 28,  
TOWNSHIP 37 SOUTH, RANGE 41 EAST

27 34  
28 33

RIO ST. LUCIE TERRACE  
(P.B. 1, PG. 14B)

EAST LINE OF PARCEL 1  
(O.R.B. 3175, PG. 1494)  
& BLOCK 13  
RIO ST. LUCIE TERRACE  
(P.B. 1, PG. 14B)

NORTH LINE ADDITIONAL R/W  
(O.R.B. 2945, PG. 728)

PARCEL 1  
(O.R.B. 3175, PG. 1494)  
& BLOCK 13  
RIO ST. LUCIE TERRACE  
(P.B. 1, PG. 14B)

PCN # 28-37-41-001-012-00010-9



0 60

SCALE: 1" = 60'

SOUTH LINE OF SECTION 28-37-41  
S89°51'37"W

(BASIS OF BEARING)

581.95' S89°51'37"W (TOTAL)

SOUTH LINE OF SECTION 28  
BASELINE NE DIXIE HIGHWAY (FKA S.R. 707)  
(P.B. 16, PG(s). 89-100)

NE DIXIE HIGHWAY (FKA S.R. 707)  
(P.B. 16, PG(s). 89-100)  
(VARIED WIDTH R/W)

Match Line - Sheet 4

## RIO NORTH - ROW DEDICATION SKETCH & DESCRIPTION

### REVISIONS

| No. | Date     | Description                     | Dwn. |
|-----|----------|---------------------------------|------|
| 1   | 10/11/24 | MARTIN COUNTY COMMENT REVISIONS | SAB  |
| 2   | 03/24/25 | REVISED PER NEW LINEWORK        | LJO  |
| 3   | 04/16/25 | COUNTY COMMENTS                 | GAR  |
| 4   | 04/17/25 | COUNTY 90                       | GAR  |
| 5   | 04/29/25 | ADDRESS COUNTY COMMENTS         | LJO  |
| 6   | 05/04/25 | ADDRESS COUNTY COMMENTS         | LJO  |
| 7   | 06/26/25 | ADDRESS COUNTY COMMENTS         | LJO  |
|     |          |                                 |      |
|     |          |                                 |      |

Prepared For: RIO NORTH 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.

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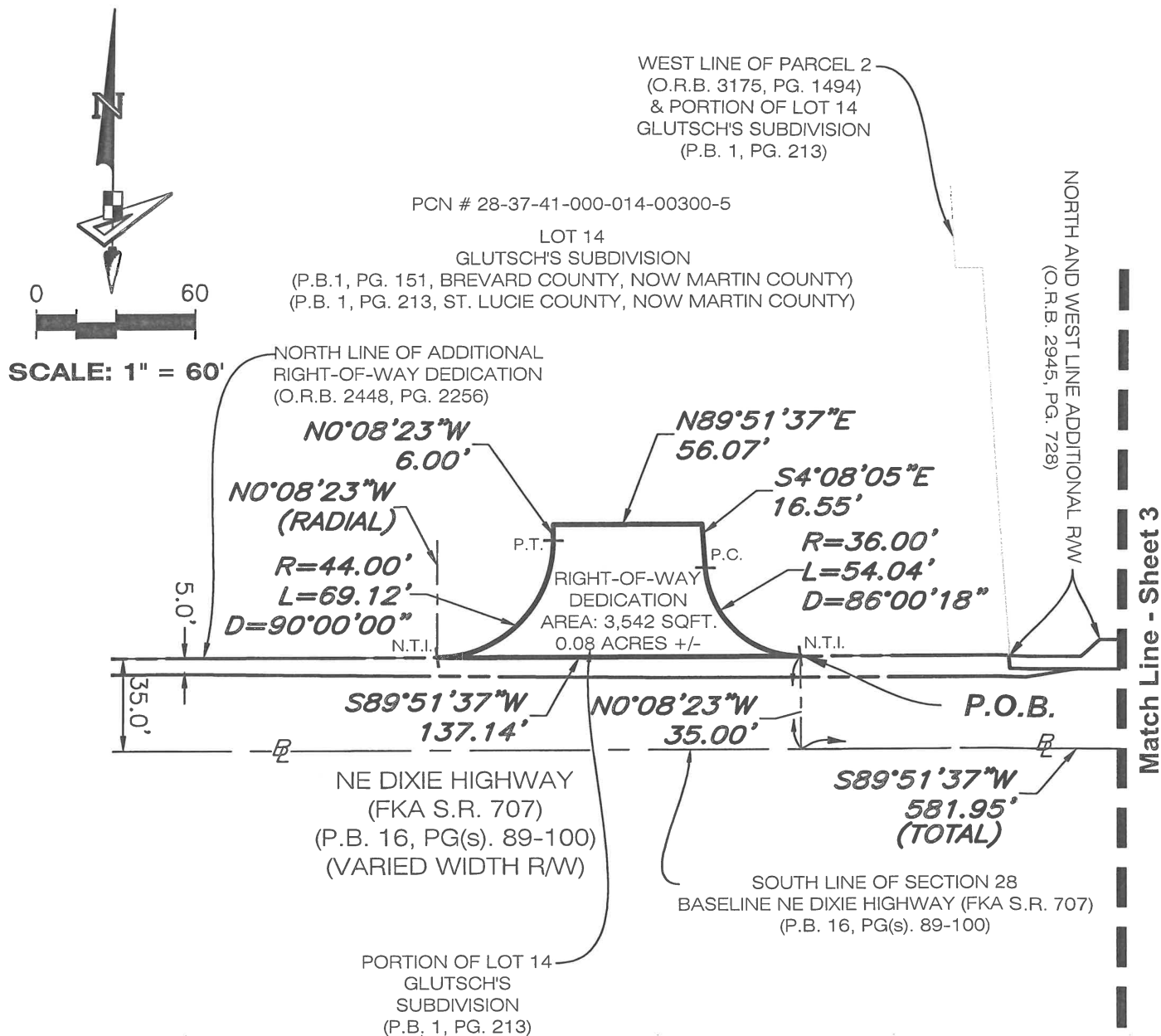
Phone: (561) 444-2720  
www.geopointsurvey.com  
Licensed Business Number LB 7768

|                               |                        |                 |
|-------------------------------|------------------------|-----------------|
| 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 |                 |

Sheet No. 3 of 4 Sheets

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

DWG NAME: W:\RIO-NORTH DIXIE LLC\SURVEY\SKETCH AND DESCRIPTIONS\RIO NORTH (ROW-DEDICATION) 06-26-25.DWG PLOTTED BY: GARY RAGER ON: 8/6/2025 3:53 PM LAST SAVED BY: LUISO ON: 7/1/2025 3:14 PM



## RIO NORTH - ROW DEDICATION SKETCH & DESCRIPTION

| REVISIONS |          |                                 |      |
|-----------|----------|---------------------------------|------|
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|                               |                        |                 |
|-------------------------------|------------------------|-----------------|
| 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 |                 |

Sheet No. 4 of 4 Sheets

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& RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER