

This instrument prepared by:
Ellen MacArthur for
Martin County
2401 SE Monterey Road
Stuart, FL 34996

Project Name: Rio Marine Village West
Project #: RP #4021
PCN: 27-37-41-025-001-00000-8

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

NON-EXCLUSIVE DRAINAGE, ACCESS AND MAINTENANCE EASEMENT

THIS **NON-EXCLUSIVE DRAINAGE, ACCESS AND MAINTENANCE EASEMENT** granted and executed this 24 day of September, 2025, by **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 S.E. 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 Grantor, for and in consideration of the sum of \$10.00 in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby grant unto the Grantee forever, a perpetual drainage, access and maintenance easement on, over, under, across and through the land described and depicted on Exhibit "A" attached hereto and made a part hereof (the "Easement Premises") for the maintenance of existing piping for construction, installation and use of any surface and sub-surface drainage system necessary to ensure proper drainage, and the repair, maintenance, replacement thereof, and for ingress and egress across, over, and upon the Easement Premises as may be reasonably necessary, to carry out the purposes of this easement.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple, that Grantor has good and lawful authority to grant and convey this Easement, and that Grantor fully warrants the title to said land, and will defend the same against the lawful claims of all persons whomsoever. The Grantor agrees that it will not alter or obstruct or allow the alteration or obstruction of both Easement Premises in any way without the express written consent of the Grantee.

Grantor further warrants that there are no mortgages encumbering the Easement Premises.

Accepted Pursuant to Resolution _____
On _____

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

WITNESSES:

RIO SOUTH DIXIE, LLC,
a Florida limited liability company

Witness #1 Signature

Printed Name: Frank Sautta

Witness Address: 601 Heritage Dr. #227
Jupiter, FL 33458

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

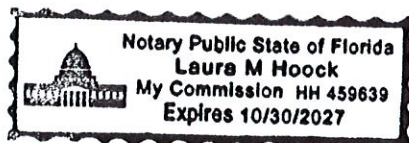
By: [Signature]
Name: Josh Simon
Its: Manager

[Signature]
Witness #2 Signature

Printed Name: Betty Norckauer
Witness Address: 601 Heritage Dr. Suite 227
Jupiter FL 33458

STATE OF Florida
COUNTY OF Palm Beach

The foregoing instrument was signed, delivered, and acknowledged before me by means of ☒ physical presence or ☐ online notarization this 24 day of September, 2025, 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 Hoock
My Commission Expires: 10/30/2027

Exhibit "A"

FOR DRAINAGE EASEMENT

Description Sketch (Not A Survey)

DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 33, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 33, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, THENCE SOUTH 89°51'37" WEST ALONG THE NORTH LINE OF SAID SECTION 33, 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 475.04 FEET; THENCE CONTINUE SOUTH 89°51'37" WEST ALONG SAID NORTH LINE OF SECTION 33, AND THE CENTERLINE OF NE DIXIE HIGHWAY (FKA STATE ROAD 707), A DISTANCE OF 296.88 FEET, THENCE SOUTH 00°08'23" EAST, DEPARTING SAID NORTH LINE AND CENTERLINE, A DISTANCE OF 35.00 FEET TO THE **POINT OF BEGINNING**, THENCE NORTH 89°51'31" EAST, A DISTANCE OF 4.15 FEET; THENCE SOUTH 07°39'33" EAST, A DISTANCE OF 304.79 FEET; THENCE SOUTH 53°54'24" EAST, A DISTANCE OF 24.61 FEET; THENCE SOUTH 88°57'39" WEST, A DISTANCE OF 5.35 FEET; THENCE SOUTH 01°41'32" EAST, A DISTANCE OF 14.89 FEET; THENCE NORTH 53°54'24" WEST, A DISTANCE OF 35.88 FEET; THENCE NORTH 07°39'33" WEST, A DISTANCE OF 231.88 FEET; THENCE NORTH 00°06'14" EAST, A DISTANCE OF 80.60 FEET TO THE **POINT OF BEGINNING**.

TOTAL CONTAINING 4,606 SQUARE FEET OR 0.11 ACRES, MORE OR LESS.

NOTE:

THIS SHEET: DESCRIPTION
SEE SHEET 2 FOR NOTES
SEE SHEET 3 FOR EASEMENT DETAIL

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

JOB #: Rio South Drainage Easement

DRAWN: MJK DATE: 10/02/24 CHECKED: LJO

Prepared For: RIO MARINE VILLAGE

REVISIONS

#	DESCRIPTION	DATE	DRAWN
1	REVISE PER COMMENTS	02/17/25	LJO
2	REVISE PER COMMENTS	06/26/25	LJO
3	REVISE PER COMMENTS	08/05/25	GAR
4	LOCATION MAP	08/06/25	GAR
5	REVISE PER COMMENTS	08/22/25	AMT

East Florida
4152 West Blue Heron Boulevard
Suite 105
Riviera Beach, Florida 33404
Phone: (561) 444-2720
www.geopointsurvey.com
Licensed Business No.: LB7768

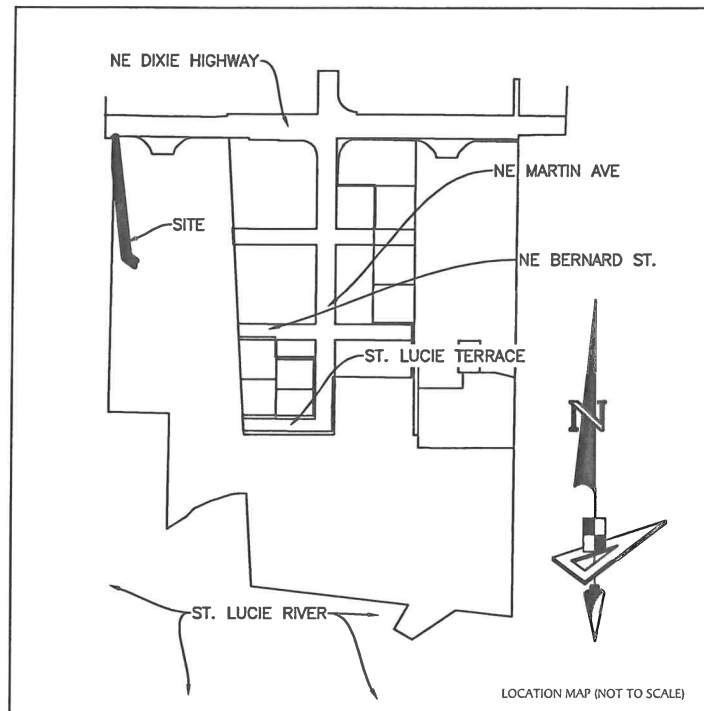
GeoPoint
Surveying, Inc.

License Number
LS7006
STATE OF
FLORIDA
LUIS J. ORTIZ, PSM LS7006

Exhibit "A"

FOR DRAINAGE EASEMENT

Description Sketch (Not A Survey)



LEGEND

<i>P.B.</i>	-----	<i>Plat Book</i>
<i>PG.</i>	-----	<i>Page</i>
<i>P.O.C.</i>	-----	<i>Point of Commencement</i>
<i>P.O.B.</i>	-----	<i>Point of Beginning</i>
<i>O.R.B.</i>	-----	<i>Official Records Book</i>
<i>R/W</i>	-----	<i>Right-of-Way</i>
<i>FKA</i>	-----	<i>Formerly Known As</i>
<i>S.R.</i>	-----	<i>State Road</i>
<i>R.P.</i>	-----	<i>Reference Point</i>
<i>CL</i>	-----	<i>Centerline</i>
<i>PCN</i>	-----	<i>Parcel Control Number</i>

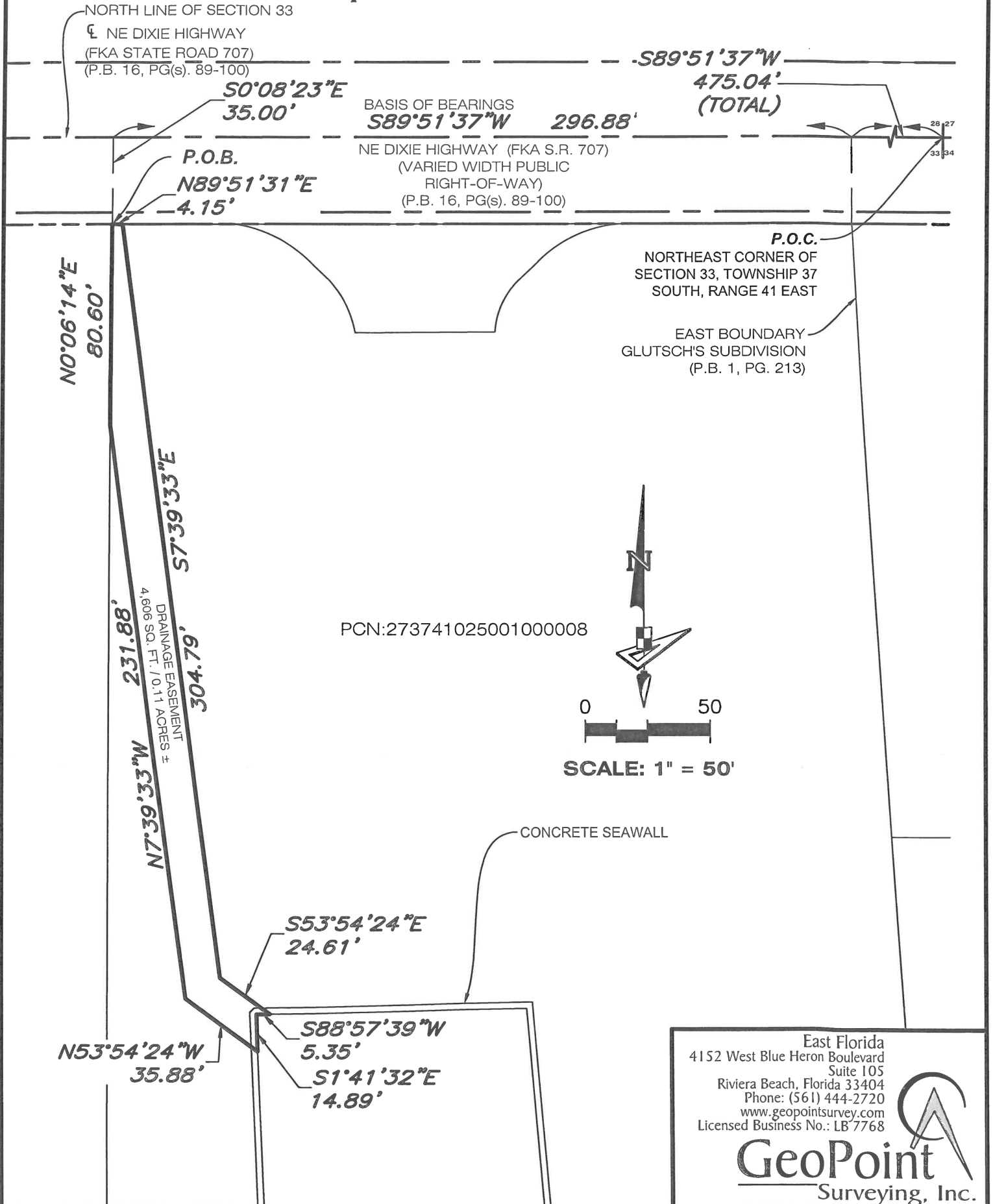
SURVEYOR'S NOTES:

1. BEARINGS SHOWN ARE BASED ON THE NORTH LINE OF SECTION 33, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, WHICH BEARS SOUTH 89°51'37" WEST. ALL BEARINGS BEING RELATIVE THERETO.
2. THIS SKETCH & DESCRIPTION IS INTENDED TO BE DISPLAYED AT 1" = 50' OR SMALLER.
3. ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE GRID DIMENSIONS.

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