

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

Project Name: Rio Marine Village (Preserve North)
Property Address: NE Dixie Hwy, Jensen Beach
PCN: 28-37-41-000-013-00290-9

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

DRAINAGE EASEMENT

THIS DRAINAGE 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 \$1.00 in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby grant unto the Grantee forever, a perpetual 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 construction, installation and use of a surface and sub-surface drainage system, 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 the 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 No. _____

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

WITNESSES:

[Signature]
Witness #1 Signature

Printed Name: Frank Sputha
Witness Address: 601 Heritage Dr #227
Jupiter, FL 33458

[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.



RIO SOUTH DIXIE, LLC,
a Florida limited liability company

By: [Signature]
a Florida limited liability company, its Manager

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

[Signature]
Notary Public, State of Florida
Print Name: Laura M Hook
My Commission Expires: 10/30/2027

Exhibit "A"

Description Sketch

(Not A Survey)

DESCRIPTION:

A PORTION OF LOTS 13 AND 14 GLUTSCH'S SUBDIVISION, IN SECTION 28, TOWNSHIP 37 SOUTH, RANGE 41 EAST, ACCORDING TO THE PLAT THEREOF, FILED MARCH 29, 1904, RECORDED IN PLAT BOOK 1, PAGE 151, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND RE-RECORDED IN PLAT BOOK 1, PAGE 213, PUBLIC RECORDS OF ST. LUCIE (NOW MARTIN) COUNTY FLORIDA, AND BEING WITHIN MARTIN COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING 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, A DISTANCE OF 789.61 FEET; THENCE NORTH 0°08'23" WEST, A DISTANCE OF 35.00 FEET TO THE NORTH LINE OF THE ADDITIONAL RIGHT-OF-WAY PARCEL AS RECORDED IN OFFICIAL RECORDS BOOK 2448, PAGE 2256, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA AND THE **POINT OF BEGINNING**; THENCE SOUTH 89°51'37" WEST, ALONG SAID NORTH LINE OF THE ADDITIONAL RIGHT-OF-WAY PARCEL, A DISTANCE OF 262.28 FEET TO THE WEST LINE OF THE EAST HALF OF LOT 13 GLUTSCH'S SUBDIVISION, IN SECTION 28, TOWNSHIP 37 SOUTH, RANGE 41 EAST, ACCORDING TO THE PLAT THEREOF, FILED MARCH 29, 1904, RECORDED IN PLAT BOOK 1, PAGE 151, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND RE-RECORDED IN PLAT BOOK 1, PAGE 213, PUBLIC RECORDS OF ST. LUCIE (NOW MARTIN) COUNTY FLORIDA; THENCE NORTH 00°02'44" EAST, ALONG SAID WEST LINE OF THE EAST HALF OF LOT 13, A DISTANCE OF 881.85 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY; THENCE NORTH 69°10'15" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY, A DISTANCE OF 114.87 FEET; THENCE SOUTH 00°02'34" WEST, A DISTANCE OF 88.86 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 18.97 FEET, AND A RADIAL BEARING OF NORTH 89°23'33" WEST, AT SAID INTERSECTION; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°46'20", A DISTANCE OF 30.05 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 5.00 FEET, AND A RADIAL BEARING OF SOUTH 06°50'47" EAST, AT SAID INTERSECTION; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 83°06'28", A DISTANCE OF 7.25 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 00°02'45" WEST, A DISTANCE OF 68.64 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 56°51'41", A DISTANCE OF 24.81 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 5.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 56°51'41", A DISTANCE OF 4.96 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 00°02'45" WEST, A DISTANCE OF 692.70 FEET, THENCE SOUTH 47°34'00" EAST, A DISTANCE OF 19.34 FEET; THENCE NORTH 89°51'38" EAST, A DISTANCE OF 153.91 FEET; THENCE SOUTH 67°17'38" EAST, A DISTANCE OF 25.75 FEET TO SAID NORTH LINE OF THE ADDITIONAL RIGHT-OF-WAY PARCEL AND THE **POINT OF BEGINNING**.

CONTAINING: 69,728 SQUARE FEET OR 1.60 ACRES MORE OF 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.
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 SURVEY DIMENSIONS.

NOTE:

THIS SHEET: DESCRIPTION

SEE SHEET 2 FOR NOTES

SEE SHEETS 3-4 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


Luis J. Ortiz LS7006

JOB #: Rio North Drainage Easement

DRAWN: LJO DATE: 08/05/24 CHECKED: GAR

Prepared For: RIO MARINE VILLAGE

1	UPDATE WITH COMMENTS	09/24/24	MJK
2	UPDATE PER COUNTY COMMENTS	01/24/25	MJK
3	PARCEL NUMBERS CORRECTED	04/16/25	GAR
4	ADDRESS COUNTY COMMENTS	06/26/25	GAR

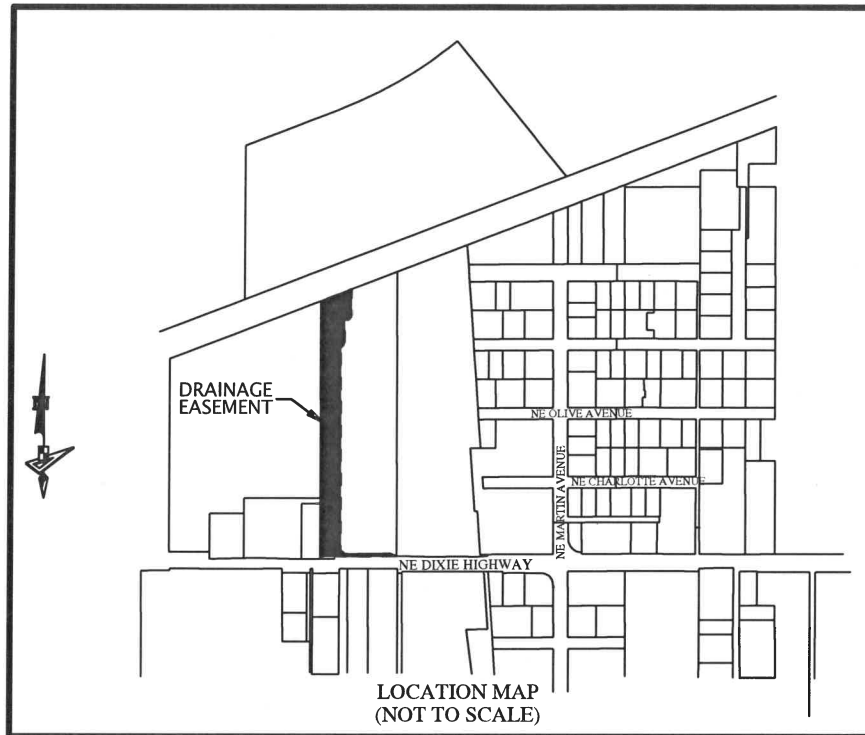
East Florida
4152 West Blue Heron Boulevard
Suite 105
Riviera Beach, Florida 33404
Phone: (561) 444-2720
www.geopointsurvey.com
Licensed Business No.: LB 7768


GeoPoint
Surveying, Inc.

Exhibit "A"

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>P.C.N.</i>	-----	<i>Parcel Control Number</i>
<i>ROW / R/W</i>	-----	<i>Right-of-Way</i>
<i>F.E.C.</i>	-----	<i>Florida East Coast Railway</i>
<i>S.R.</i>	-----	<i>State Road</i>
<i>N.T.I.</i>	-----	<i>Non-Tangent Intersection</i>
<i>P.C.</i>	-----	<i>Point of Curvature</i>
<i>P.R.C.</i>	-----	<i>point of Reverse Curvature</i>
<i>P.T.</i>	-----	<i>Point of Tangency</i>
CL	-----	<i>CenterLine</i>
<i>R</i>	-----	<i>Radius</i>
<i>L</i>	-----	<i>Arc Length</i>
Δ/D	-----	<i>DELTA (Central Angle)</i>
<i>N.T.I.</i>	-----	<i>Non-Tangent Intersection</i>
<i>R.P.</i>	-----	<i>Reference Point</i>
<i>R/W</i>	-----	<i>Right-of-Way</i>
<i>F.D.O.T.</i>	-----	<i>Florida Department of Transportation</i>
<i>FKA</i>	-----	<i>Formerly Known As</i>
<i>SQ.FT.</i>	-----	<i>Square Feet</i>
Δ/D	-----	<i>Central Angle</i>

NOTE:

SEE SHEET 1 FOR DESCRIPTION

THIS SHEET: NOTES

SEE SHEETS 3-4 FOR EASEMENT DETAIL

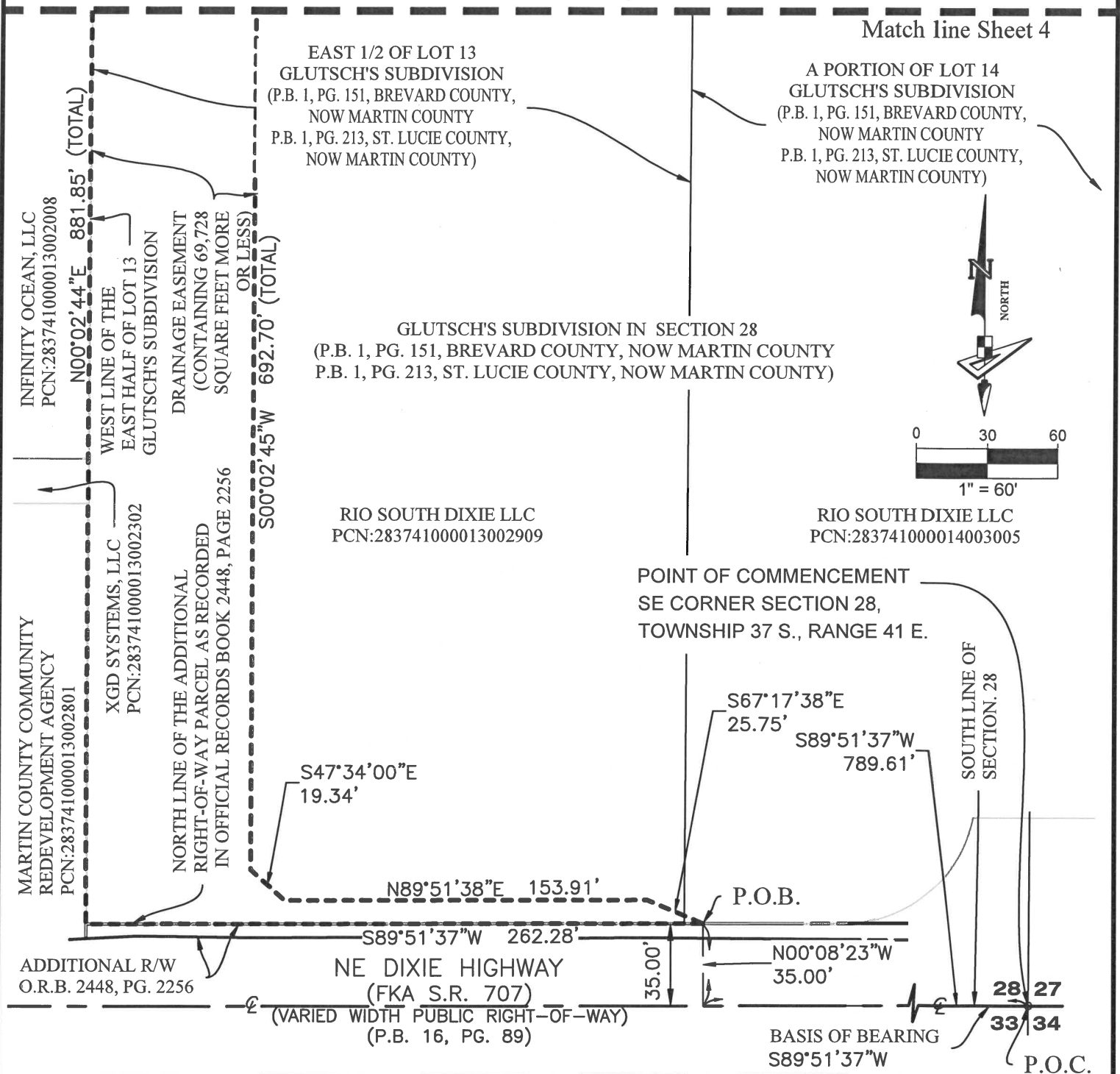
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THIS SHEET AND SHEET 4 EASEMENT DETAIL

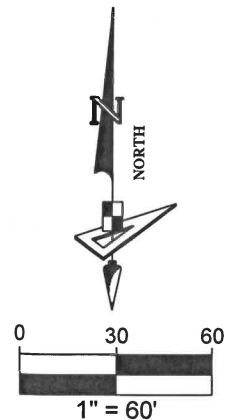
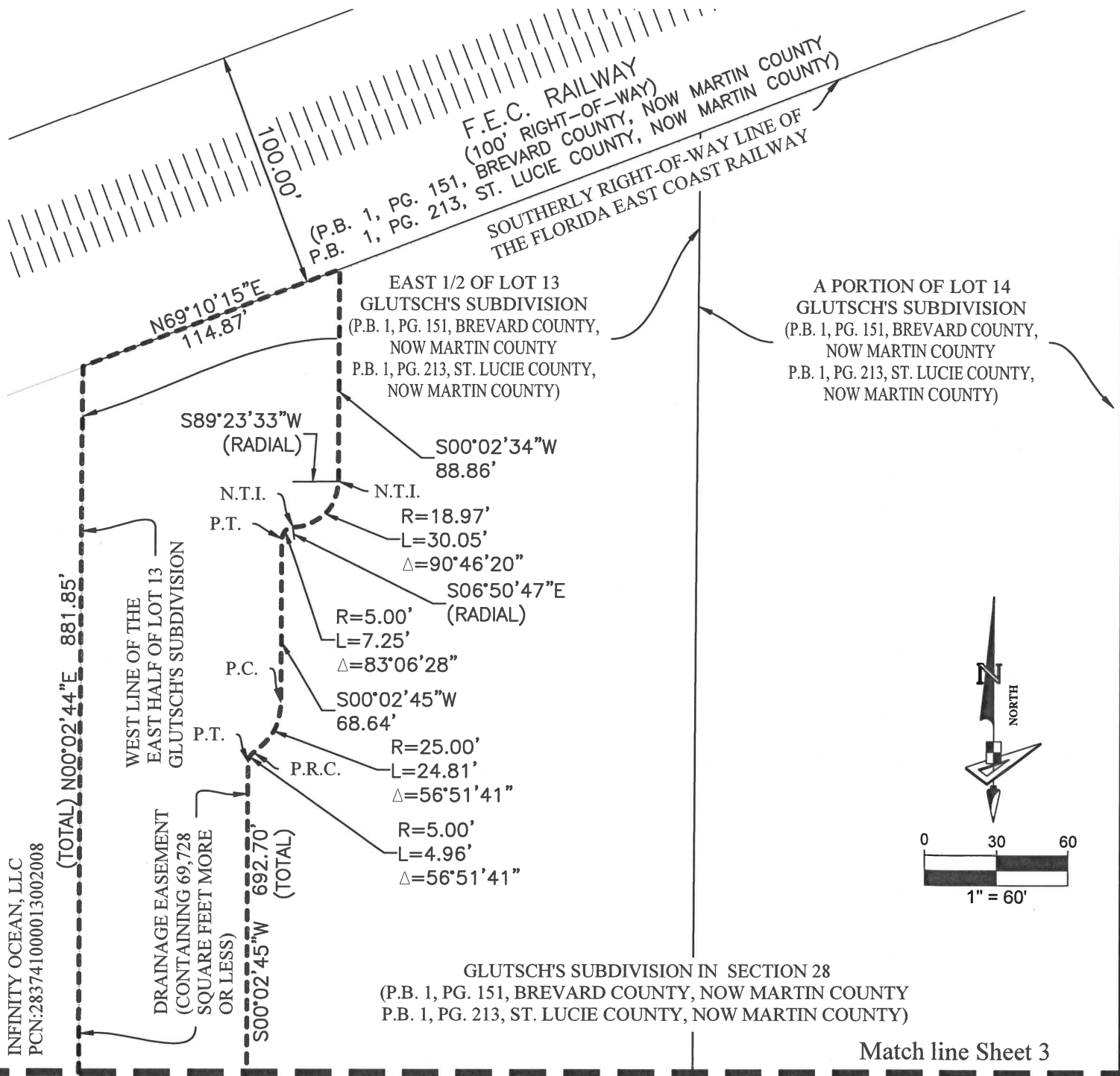
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INFINITY OCEAN, LLC
PCN:283741000013002008

NOTE:
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SEE SHEET 2 FOR NOTES
THIS SHEET AND SHEET 3 FOR EASEMENT DETAIL

See Sheet 1 for Signature & Revisions

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