

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

Project Name: Bridge Road Car Club ROW
Project Number: 4134
PCN: 34-38-42-000-185-00010-8

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED made this 4TH day of MARCH, 2026, by **MCFL PROPERTIES, LLC**, a Florida limited liability company, whose mailing address is 9508 Windy Ridge Road, Windermere, Florida, 34786, (“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 2026 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:

MCFL PROPERTIES, LLC, a Florida limited liability company

[Signature]
Witness Name: DYLAN CHOPRA
Witness Address: 310 N ORANGE AVE
APT #601 ORLANDO, FL 32801

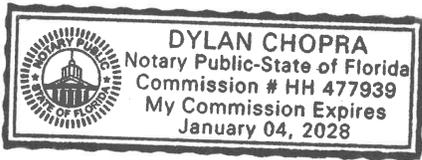
By: [Signature]
Printed Name: JEFFREY GELMAN
Title: MANAGER

[Signature]
Witness Name: MATT BARBARA
Witness Address: 1419 Glenwood Dr.
WINDERMERE, FL 34786

STATE OF FLORIDA }
COUNTY OF ORANGE }

The foregoing instrument was acknowledged before me by means of physical presence or () online notarization, this 4TH day of MARCH, 2026, by JEFFREY GELMAN, as MANAGER of MCFL PROPERTIES, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or has produced _____ () as identification.

(NOTARY SEAL)



[Signature]
Notary Public, State of Florida

Printed Name: DYLAN CHOPRA

My Commission Expires: 01/04/2028

EXHIBIT "A"

LEGAL DESCRIPTION ADDITIONAL 42.00' RIGHT OF WAY DEDICATION

A strip of land 42.00 feet in width more particularly described as being the Northerly 42.00 feet of the following parcel of land described in Official Records Book 2275, Page 2322, Public Records of Martin County, Florida.

Starting at a triangular concrete marker, said marker being the southwesterly corner of the GOMEZ GRANT, according to the plat thereof recorded in Plat Book 1, page 80, Palm Beach (now Martin) County, Florida public records, and running N 66°39'33" E along the southerly line of said Grant for a distance of 1,477.86 feet to the point or place of beginning for the following described property: (1) thence continue N66°39'33"E along said Grant line a distance of 858.84 feet to a 6"x6" concrete marker; (2) thence run N 66°25'47" E continuing along said Grant line for a distance of 619.11 feet to a point; (3) thence run N 21°26'07" W parallel to the westerly line of said Grant for a distance of 1,194.76 feet to a point on the southerly right-of-way of State Road No. 708; (4) thence run S 59°11'53" W along said right-of-way for a distance of 1,497.00 feet to a point; (5) thence run S 21°26'07" E on line parallel to the westerly line of said Grant for a distance of 1,002.74 feet more or less to the point or place of beginning. The above described parcel being located in the Gomez Grant south of State Road 708, said land being situate in Martin County, Florida.

LESS: Commencing at a triangular concrete marker, said marker being the Southwesterly corner of the GOMEZ GRANT, according to the Plat thereof, as recorded in Plat Book 1, page 80, Palm Beach (now Martin) County, Florida public records, and running North 66°39'33" East, along the Southerly line of said Grant for a distance of 1,477.86 feet to a concrete monument being the Place of Beginning for the following described property: (1) Thence continue N 66°39'33" East along said Grant line a distance of 214.31 feet to an iron road; (2) Thence running N 21°26'07" West parallel to the Westerly line of said Grant a distance of 1030.95 feet to an iron rod on the Southerly right-of-way of State Road No. 708; (3) Thence running S 59°11'53" W along said right-of-way for a distance of 217.08 feet to a concrete marker; (4) Thence running S 21°26'07" E on a line parallel to the Westerly line of said Grant for a distance of 1002.75 feet, more or less to the Point of Place of Beginning

Said Strip Containing 53,740 Square Feet (1.23 Acres) more or less.

Surveyor's Report/Notes:

- THIS IS NOT A SURVEY.
- Bearings and/or coordinates shown on this sketch of legal description are in feet and referenced to the Florida State Plane coordinate system, Florida East Zone, Transverse Mercator, North American Datum (NAD) of 1983 (2011 Adjustment). see sketch for bearing base.
- This legal descriptions is not a Boundary Survey but is based on findings obtained in the process of preparing a Boundary Survey prepared by this office under Job Number 2106-0102 with last revision date on 1.7.2026
- 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 CERTIFICATION

I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH SHOWN WAS COMPLETED UNDER MY DIRECTION AND WAS BASED ON A BOUNDARY SURVEY PREPARED BY THIS OFFICE. I FURTHER CERTIFY THAT IT WAS PREPARED IN ACCORDANCE WITH THE STANDARDS FOR THE PRACTICE OF SURVEYING AND MAPPING AS SET FORTH BY FLORIDA ADMINISTRATIVE CODE CHAPTER 5J- 17, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES.

KARNER SURVEYING INC. LB#7357
REGINA C. KARNER, PSM 4363,



**KARNER SURVEYING
Incorporated**

Residential & Commercial Surveying Services
2740 S.W. Martin Downs Blvd. #333
Palm City, Florida 34990
(772) 288-7206 Fax 772-223-8181

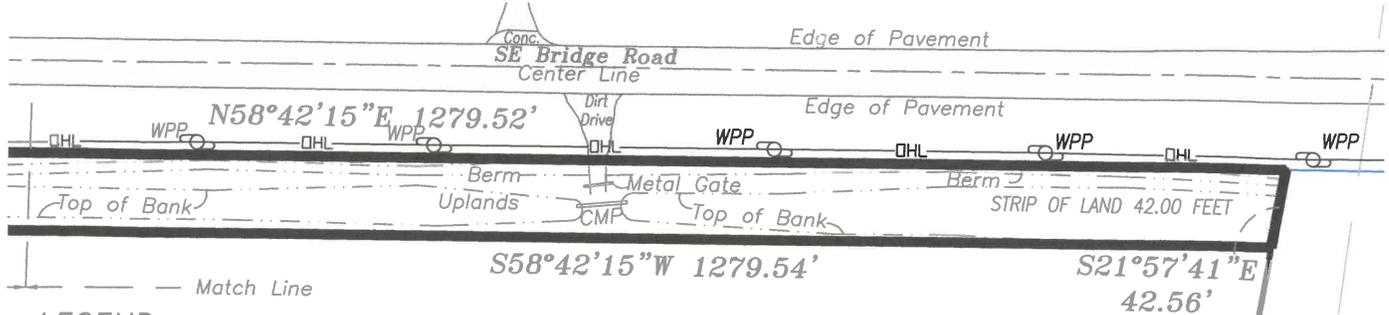
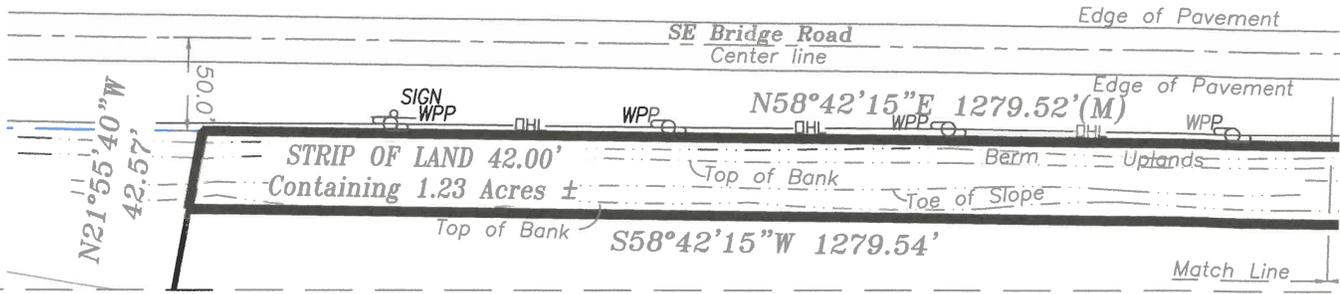
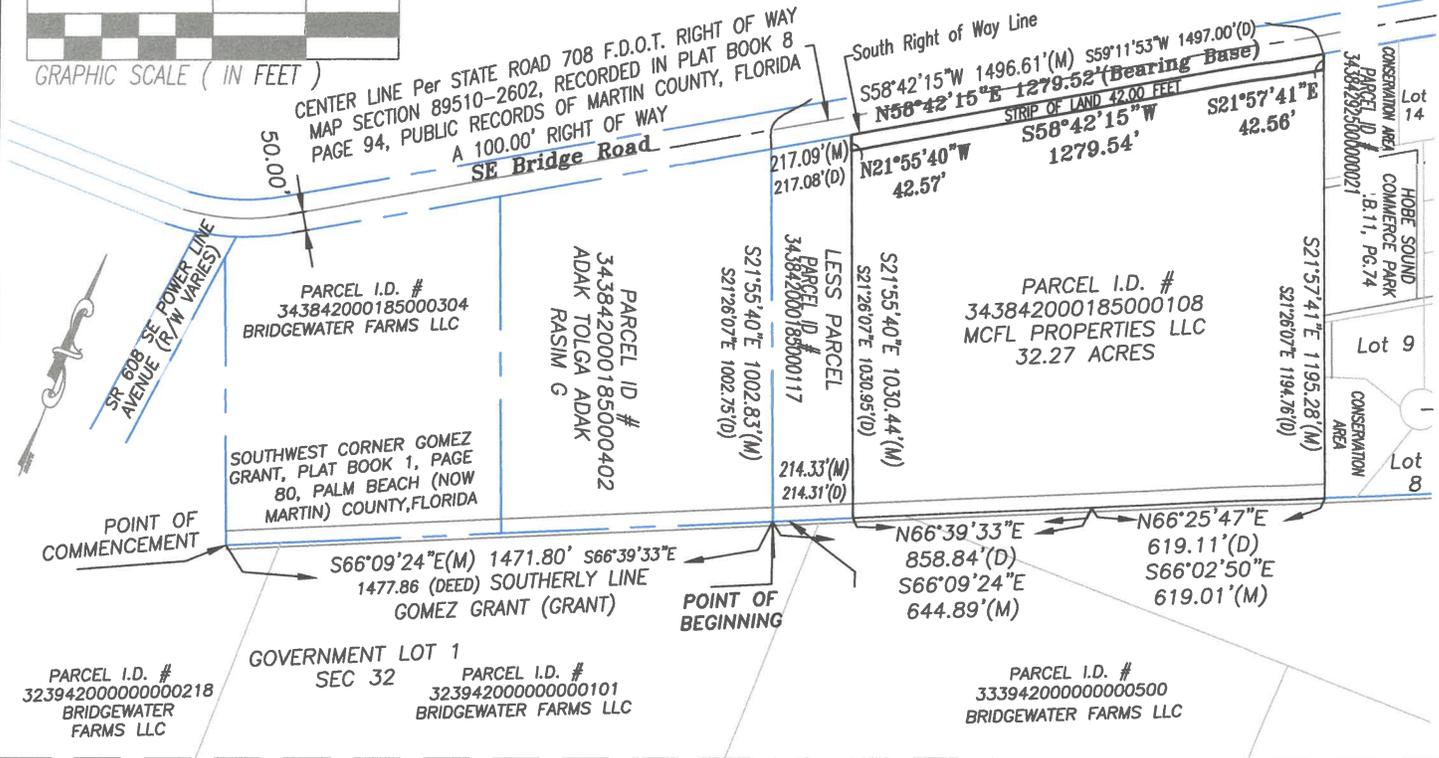
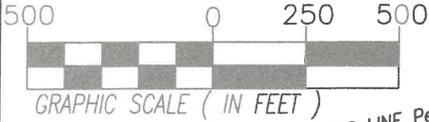
**Legal Description Right of Way
Dedication Parcel**

Prepared for: MacLeod Group, LLC

Date = 06/30/2025
Job # = 2106-0101
Rev.: 11.20.2025
Rev.: 1.7.2026

Legal Description Right of Way Dedication Parcel

SE BRIDGE ROAD



LEGEND

CMP - Corrugated Metal Pipe, Conc. - Concrete, (D) - Deed, F.D.O.T. - Florida Department of Transportation, FCM - Found 4"x4" Concrete Monument, FIR - Found #5 Iron Rod, ID - Identification, (M) - Measured, OHL - Overhead Power Line, P.B. - Plat Book, PG. - Page, SIRC - Set #5 Iron Rod with Cap "LB#7357", WPP - Wood Power Pole, Rev. - Revision



KARNER SURVEYING Incorporated
Residential & Commercial Surveying Services
2740 S.W. Martin Downs Blvd. #333
Palm City, Florida 34990
(772) 288-7206 Fax 772-223-8181

Legal Descriptions Right of Way Dedication Parcel

Prepared for: MacLeod Group, LLC

Date = 09/08/2025
Job # = 2106-0102
Rev: 9-23-2025
Rev: 1-7-2026