

Prepared by and return to:
Office of County Attorney
INDIAN RIVER COUNTY
1801 27th Street
Vero Beach, FL 32960
772-226-1425

Parent Tract Property Parcel Nos.:
33393300002001000001.0
33393300002016000001.0
Project: Lakeside West

RIGHT OF WAY DEED

This Right-Of-Way Deed, made this 22nd day of May, 2025, between **MERITAGE HOMES OF FLORIDA, INC.**, a Florida profit corporation, having its principal 18655 North Claret Drive, Suite 400, Scottsdale, AZ 85255 ("Grantor"), and **INDIAN RIVER COUNTY FLORIDA**, a political subdivision of the State of Florida, the address of which is 1801 27th Street, Vero Beach, FL 32960, ("Grantee"):

WITNESSETH:

That the said Grantor, for and in consideration of the sum of One Dollar (\$1.00) to it in hand paid by the Grantee, receipt whereof is hereby acknowledged, and for other good and valuable consideration, does hereby grant, bargain, and sell to the Grantee, and its successors in interest, for the purposes of public right-of-way and purposes incidental thereto, the following described land, situate, lying and being in the County of Indian River, State of Florida, to-wit:

**SEE EXHIBIT "A", ATTACHED HERETO
BY THIS REFERENCE AND MADE A PART HEREOF.**

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.

[SIGNATURES TO FOLLOW ON NEXT PAGE]

IN WITNESS WHEREOF, the GRANTOR has hereunto set GRANTOR'S hand and seal the day and year first above written.

Signed, sealed, attested and delivered in the presence of:

**Meritage Homes of Florida, Inc.,
a Florida profit corporation**

Signature: [Signature]
Print Name: Bruce Lott
Address: 1395 University Blvd
Jupiter FL 33458

By: [Signature]
Print Name: Jon Isherwood
Title: Division President
Address: 1395 University Blvd. Suite 300
Jupiter FL 33458

Signature: [Signature]
Print Name: Jenna Ferguson
Address: 1395 University Blvd
Jupiter FL 33458

ACKNOWLEDGMENT

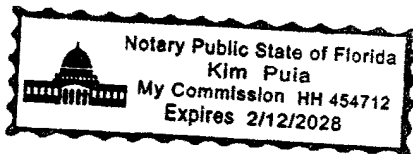
STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21st day of May, 2025, by Jon Isherwood, the Division President of MERITAGE HOMES OF FLORIDA, INC., a Florida profit corporation, on behalf of the company, who is ☒ personally known to me or has ☐ produced a _____ as identification.

NOTARY PUBLIC

NOTARIAL SEAL:

[Signature]
Printed name: Kim Puia
Commission No.: 177 454 712
Commission expiration: 2/12/2028



Approved as to form and legal sufficiency:

By: [Signature]
Susan J. Prado
Deputy County Attorney

Exhibit "A"

**RIGHT-OF-WAY DEDICATION
SKETCH TO ACCOMPANY DESCRIPTION
SECTION 33, TOWNSHIP 33 SOUTH, RANGE 39 EAST
(NOT VALID WITHOUT SHEETS 1 & 2)**

LEGAL DESCRIPTION: PARCEL A (RIGHT-OF-WAY DEDICATION)

PORTIONS OF TRACT 9 AND TRACT 16, IN SECTION 33, TOWNSHIP 33 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF THE INDIAN RIVER FARMS COMPANY, AS RECORDED IN PLAT BOOK 2, PAGE 25, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, NOW INDIAN RIVER COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 33; THENCE NORTH 00°19'36" EAST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 33 SOUTH, RANGE 39 EAST, A DISTANCE OF 100.00 FEET; THENCE NORTH 89°36'14" WEST, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING AND THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF 43RD AVENUE AND THE NORTH RIGHT OF WAY LINE OF 25TH STREET SW A 75 FOOT PUBLIC RIGHT OF WAY; THENCE CONTINUE NORTH 89°36'14" WEST ALONG SAID NORTH RIGHT OF WAY LINE OF 25TH STREET SW, A DISTANCE OF 1305.09 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 16; THENCE NORTH 00°18'54" EAST ALONG SAID WEST LINE OF TRACT 16, A DISTANCE OF 50.00 FEET; THENCE SOUTH 89°36'14" EAST, A DISTANCE OF 1205.16 FEET; THENCE NORTH 45°19'36" EAST A DISTANCE OF 70.62 FEET; THENCE NORTH 00°19'36" EAST, A DISTANCE OF 2433.06 FEET; TO A POINT ON THE SOUTH R/W LINE OF 21ST STREET SW A 30 FOOT PUBLIC RIGHT OF WAY; THENCE SOUTH 89°37'00" EAST, ALONG SAID R/W LINE, A DISTANCE OF 50.00 FEET TO A POINT ON THE AFOREMENTIONED WEST RIGHT OF WAY LINE OF 43RD AVENUE, A 50 FOOT PUBLIC RIGHT OF WAY LINE; THENCE SOUTH 00°19'36" WEST ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 2533.07 FEET TO THE POINT OF BEGINNING.

CONTAINING 190,657 SQUARE FEET OR 4.38 ACRES +/-

SURVEYORS NOTES:

1. THIS DESCRIPTION IS BASED UPON A SURVEY BY GSS SURVEYING & MAPPING, LLC, DATED 05-12-2021.
2. THIS SKETCH EXISTS SOLELY FOR THE PURPOSE OF ILLUSTRATING THE LEGAL DESCRIPTION TO WHICH IT IS ATTACHED.
3. ALL DIMENSIONS ARE CALCULATED UNLESS OTHERWISE NOTED.
4. THIS SKETCH MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

GSS SURVEYING & MAPPING, LLC
CERTIFICATE OF AUTHORIZATION NUMBER LB 8006

Terry H. Drum
PROFESSIONAL SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE

TERRY H. DRUM PROFESSIONAL SURVEYOR AND MAPPER NO. 5597

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OR DIGITAL SIGNATURE AND DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

THIS IS NOT A BOUNDARY SURVEY

UPDATES and/or REVISIONS	09-12-23 UPDATE DESCRIPTION	12-21-23 PER COMMENTS						
DATE: 04-11-22 DESCRIPTION	07-18-23 UPDATE DESCRIPTION							
<table border="0"> <tr> <td> JOB #: 21-0568 SKETCH-DESC A-REVA DRAWN BY: KC/EAD CHECKED BY: THD FIELD BOOK: N/A PAGE: 1 OF 2 FIELD DATE: N/A </td> <td align="center"> GSS Surveying and Mapping, LLC 700 22nd Place Suite 2A Vero Beach, FL 32960 772-696-5300 </td> <td align="center">  </td> <td align="center"> GSS Surveying and Mapping, LLC 4620 Lipscomb St NE Suite 2 Palm Bay, FL 32905 321-914-3978 </td> </tr> </table>					JOB #: 21-0568 SKETCH-DESC A-REVA DRAWN BY: KC/EAD CHECKED BY: THD FIELD BOOK: N/A PAGE: 1 OF 2 FIELD DATE: N/A	GSS Surveying and Mapping, LLC 700 22 nd Place Suite 2A Vero Beach, FL 32960 772-696-5300		GSS Surveying and Mapping, LLC 4620 Lipscomb St NE Suite 2 Palm Bay, FL 32905 321-914-3978
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5
9.25

**RIGHT-OF-WAY DEDICATION
SKETCH TO ACCOMPANY DESCRIPTION
SECTION 33, TOWNSHIP 33 SOUTH, RANGE 39 EAST
(NOT VALID WITHOUT SHEETS 1 & 2)**

LEGAL DESCRIPTION: PARCEL B (RIGHT-OF-WAY DEDICATION)

PORTIONS OF TRACT 1 AND TRACT 8, IN SECTION 33, TOWNSHIP 33 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF THE INDIAN RIVER FARMS COMPANY, AS RECORDED IN PLAT BOOK 2, PAGE 25, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, NOW INDIAN RIVER COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 33; THENCE NORTH 00°19'36" EAST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 33 SOUTH, RANGE 39 EAST, A DISTANCE OF 2693.08 FEET; THENCE NORTH 89°37'00" WEST, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; AND THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF 43RD AVENUE AND THE NORTH RIGHT OF WAY LINE OF 21ST STREET SW, A 30 FOOT PUBLIC RIGHT OF WAY; THENCE CONTINUE NORTH 89°37'00" WEST, ALONG SAID NORTH RIGHT OF WAY LINE OF 21ST STREET SW, A DISTANCE OF 1305.63 FEET TO THE WEST LINE OF SAID TRACT 8; THENCE NORTH 00°18'54" EAST ALONG SAID WEST LINE OF TRACT 8, A DISTANCE OF 80.00 FEET; THENCE SOUTH 89°37'00" EAST, A DISTANCE OF 1205.65 FEET; THENCE NORTH 45°21'18" EAST, A DISTANCE OF 70.68 FEET; THENCE NORTH 00°19'36" EAST, A DISTANCE OF 1864.90 FEET; TO A POINT ON THE SOUTH LINE OF THE NORTH 19.50 ACRES OF SAID TRACT 1, THENCE SOUTH 89°37'34" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 50.00 FEET TO THE AFOREMENTIONED WEST RIGHT OF WAY LINE OF 43RD AVENUE, A 50' PUBLIC RIGHT OF WAY; THENCE SOUTH 00°19'36" WEST ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 1994.95 FEET TO THE POINT OF BEGINNING.

CONTAINING 201,443 SQUARE FEET 4.62 ACRES +/-

SURVEYORS NOTES:

1. THIS DESCRIPTION IS BASED UPON A SURVEY BY GSS SURVEYING & MAPPING, LLC, DATED 05-12-2021.
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4. THIS SKETCH MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

GSS SURVEYING & MAPPING, LLC
CERTIFICATE OF AUTHORIZATION NUMBER LB 8006

PROFESSIONAL SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE

TERRY H. DRUM PROFESSIONAL SURVEYOR AND MAPPER NO. 5597

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OR DIGITAL SIGNATURE AND DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

THIS IS NOT A BOUNDARY SURVEY

UPDATES and/or REVISIONS	09-12-23 UPDATE DESCRIPTION	12-21-23 PER COMMENTS					
DATE: 04-11-22 DESCRIPTION	07-18-23 UPDATE DESCRIPTION						
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%;"> JOB #: 21-0568 SKETCH-DESC B DRAWN BY: KC/EAD CHECKED BY: THD FIELD BOOK: N/A PAGE: 1 OF 2 FIELD DATE: N/A </td> <td style="width: 40%; text-align: center;"> GSS Surveying and Mapping, LLC 700 22nd Place Suite 2A Vero Beach, FL 32960 772-696-5300 </td> <td style="width: 35%; text-align: center;">  GSS Surveying and Mapping, LLC 4620 Lipscomb St NE Suite 2 Palm Bay, FL 32905 321-914-3978 </td> </tr> </table>					JOB #: 21-0568 SKETCH-DESC B DRAWN BY: KC/EAD CHECKED BY: THD FIELD BOOK: N/A PAGE: 1 OF 2 FIELD DATE: N/A	GSS Surveying and Mapping, LLC 700 22 nd Place Suite 2A Vero Beach, FL 32960 772-696-5300	 GSS Surveying and Mapping, LLC 4620 Lipscomb St NE Suite 2 Palm Bay, FL 32905 321-914-3978
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MS
5-9-25

**RIGHT-OF-WAY DEDICATION
SKETCH TO ACCOMPANY DESCRIPTION
SECTION 33, TOWNSHIP 33 SOUTH, RANGE 39 EAST
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GRAPHIC SCALE



(IN FEET)
1 inch = 400 ft.

TRACT 2
SECTION 33

TRACT 7
SECTION 33

TRACT 10
SECTION 33

REMAINDER OF TRACT 1
SECTION 33
(NOT INCLUDED)

SOUTH LINE OF THE NORTH 19.50
ACRES OF SECTION 33

PORTION OF TRACT 1
SECTION 33, TOWNSHIP 33
SOUTH, RANGE 39 EAST
INDIAN RIVER FARMS COMPANY
PLAT BOOK 2, PAGE 25
ST. LUCIE COUNTY, FLORIDA
(BEING IN INDIAN RIVER COUNTY)

TRACT 8
SECTION 33, TOWNSHIP 33
SOUTH, RANGE 39 EAST
INDIAN RIVER FARMS COMPANY
PLAT BOOK 2, PAGE 25
ST. LUCIE COUNTY, FLORIDA
(BEING IN INDIAN RIVER COUNTY)

POINT OF
BEGINNING
PARCEL B

21ST STREET SW
(30' PUBLIC R/W)
21'± DIRT ROAD

TRACT 9
SECTION 33

S 89°37'34" E
50.00'

N 00°19'36" E 1864.90'

43RD AVENUE

(50' PUBLIC R/W)
29'± ASPHALT ROAD

S 00°19'36" W
1994.95'

WEST RIGHT OF WAY LINE
43RD AVENUE

N 89°37'00" W
25.00'

EAST LINE OF SOUTHEAST
QUARTER OF SECTION 33,
TOWNSHIP 33 SOUTH,
RANGE 39 EAST

N 00°19'36" E 2693.08'

PARCEL B
POINT OF COMMENCEMENT
THE SOUTHEAST CORNER
OF SECTION 33, TOWNSHIP
33 S, RANGE 39 EAST

LINE	BEARING	DISTANCE
L1	N 45°21'18" E	70.68'

SCALE 1:400 (1" = 400')

THIS IS NOT A BOUNDARY SURVEY

UPDATES and/or REVISIONS	09-12-23 UPDATE SKETCH	12-21-23 PER COMMENTS	
DATE: 04-11-22 DESCRIPTION	07-18-23 UPDATE SKETCH	12-21-23 SCALE BAR	

JOB #: 21-0568 SKETCH-DESC B
DRAWN BY: KC/EAD
CHECKED BY: THD
FIELD BOOK: N/A
PAGE: 2 OF 2
FIELD DATE: N/A

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