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 Fiorida 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: Print Name: Pucey Lother Address: 135 University Blud Dipiter FL 33458	By: Dry I sherwood Fille: Division President Address: 1395 University Blvd. Suit 300 April FL 33458
Signature: Ma June Print Name Jenky Ferguson Address: 1398 University Blyd Jupiter FL, 33458	
ACKNOWLEDGMENT	
STATE OF FLORIDA COUNTY OF INDIAN RIVER	
or online notarization, this 2P day of Physical Translation of MERITAGE H	wledged before me by means of physical presence when we have a substitution of the physical presence when we have a substitution of the produced a seation.
	NOTARY PUBLIC
NOTARIAL SEAL: Notary Public State of Florida	Printed name: KIM PUIG Commission No.: 1+1+ 454 712 Commission expiration: 2112 262 8
Kim Puia My Commission HH 454712 Expires 2/12/2028	
Approved as to form and legal sufficiency: By: Susan J. Prado Deputy County Attorney	

BK: 3779 PG: 1697

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 001936 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 893614 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 893614 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 001854 EAST ALONG SAID WEST LINE OF TRACT 16, A DISTANCE OF 50.00 FEET; THENCE SOUTH 893614 EAST, A DISTANCE OF 1205.16 FEET; THENCE NORTH 451936" EAST A DISTANCE OF 70.62 FEET; THENCE NORTH 001936 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 893700 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 001936 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

Z. MILLIAN

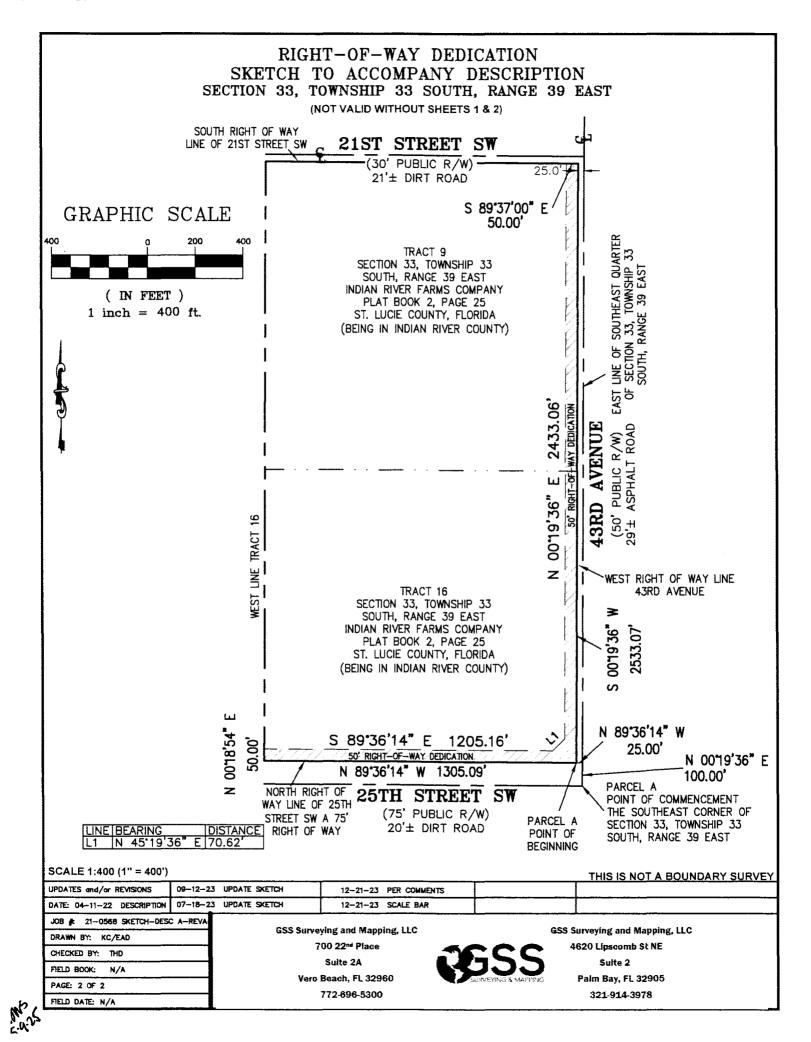
PROFESSIONAL SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE

TERRY, H. DROM PROFESSIONAL SURVEYOR AND MAPPER NO. 5597

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OR DIGITAL SIGNATURE AND DIGITAL SEAL OF A FLORIDA DICENSED 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 JOB # 21-0568 SKETCH-DESC A-REVA GSS Surveying and Mapping, LLC GSS Surveying and Mapping, LLC DRAWN BY: KC/EAD 700 22nd Place 4620 Lipscomb St NE CHECKED BY: THD Suite 2A Suite 2 FIELD BOOK: N/A Palm Bay, FL 32905 Vero Beach, FL 32960 PAGE: 1 OF 2 772-696-5300 321-914-3978 FIELD DATE: N/A



BK: 3779 PG: 1699

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, ILC, 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 5,J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

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

PROFESSIONAL SURVEYOR NO MAPPERSH RESPONSIBLE CHAI

TERRY H ORUM 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

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

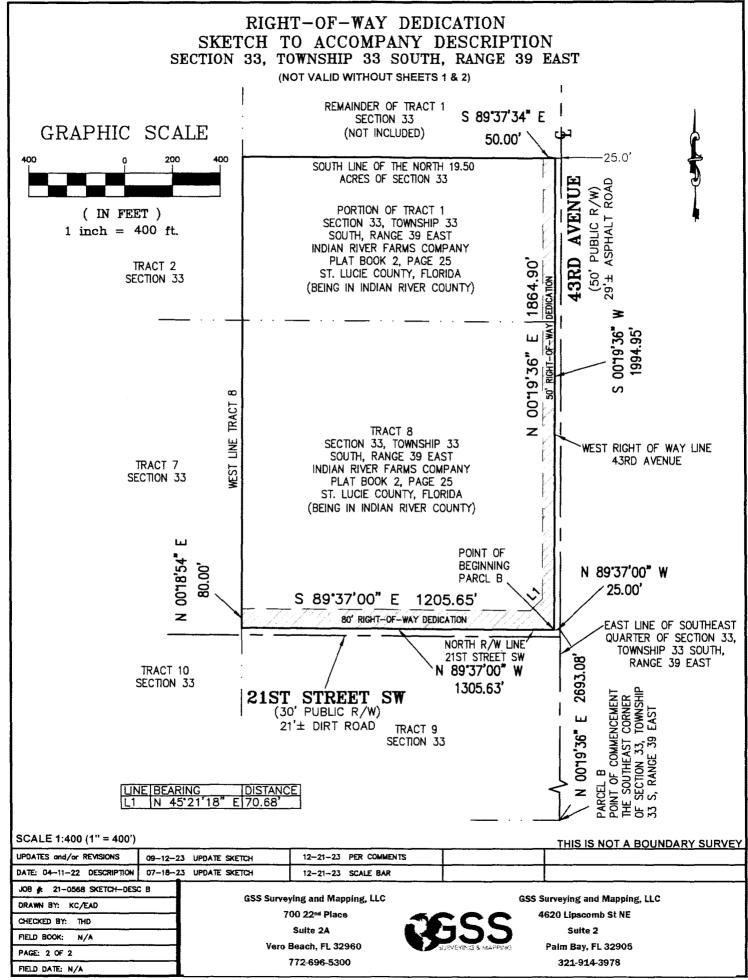
GSS Surveying and Mapping, LLC 700 22™ Place Suite 2A Vero Beach, FL 32960

772-696-5300

ESS

GSS Surveying and Mapping, LLC 4620 Lipscomb St NE Suite 2 Palm Bay, FL 32905 321-914-3978

W. O.



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