

cutouts from Tax Parcel I.D. Nos.  
32-39-21-00001-0120-00001.0;  
32-39-21-00001-0120-00003.0; and  
32-39-21-00001-0120-00003.3

COUNTY ATTORNEY'S OFFICE  
INDIAN RIVER COUNTY  
1801 27th Street  
Vero Beach, Florida 32960

THIS INDENTURE, made this 10<sup>th</sup> day of March, 2019 between **GRBK GHO ARABELLA RESERVE, LLC**, a Florida limited liability company, whose mailing address is 590 NW Mercantile Place, Port St. Lucie, Florida 34986, hereinafter called GRANTOR, and **INDIAN RIVER COUNTY**, a political subdivision of the State of Florida, whose mailing address is 1801 27th Street, Vero Beach, Florida 32960, hereinafter called GRANTEE.

**WITNESSETH:**

That GRANTOR, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the GRANTEE, and GRANTEE'S successors and assigns forever, the following described land, situate, lying and being in Indian River County, Florida:

See Exhibit "A" attached hereto and made a part hereof.

GRANTOR does hereby fully warrant the title to the land, and will defend the same against the lawful claims of all persons whomsoever.

Signed, sealed and delivered in the presence of:

**GRBK GHO ARABELLA RESERVE, LLC, a Florida limited liability company**

signature: [Signature]  
printed name: Aleese Kelley

By [Signature]  
William Handler, Manager

signature: [Signature]  
printed name: Rebecca Dima

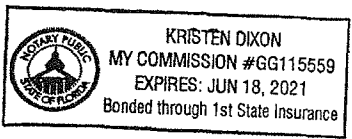
STATE OF FLORIDA  
COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of March, 2019, by **William Handler, the Manager of GRBK GHO ARABELLA RESERVE, LLC, a Florida limited liability company**, who executed on behalf of and with the authority of said limited liability company. He is personally known to me or has produced \_\_\_\_\_ as identification.

NOTARY PUBLIC

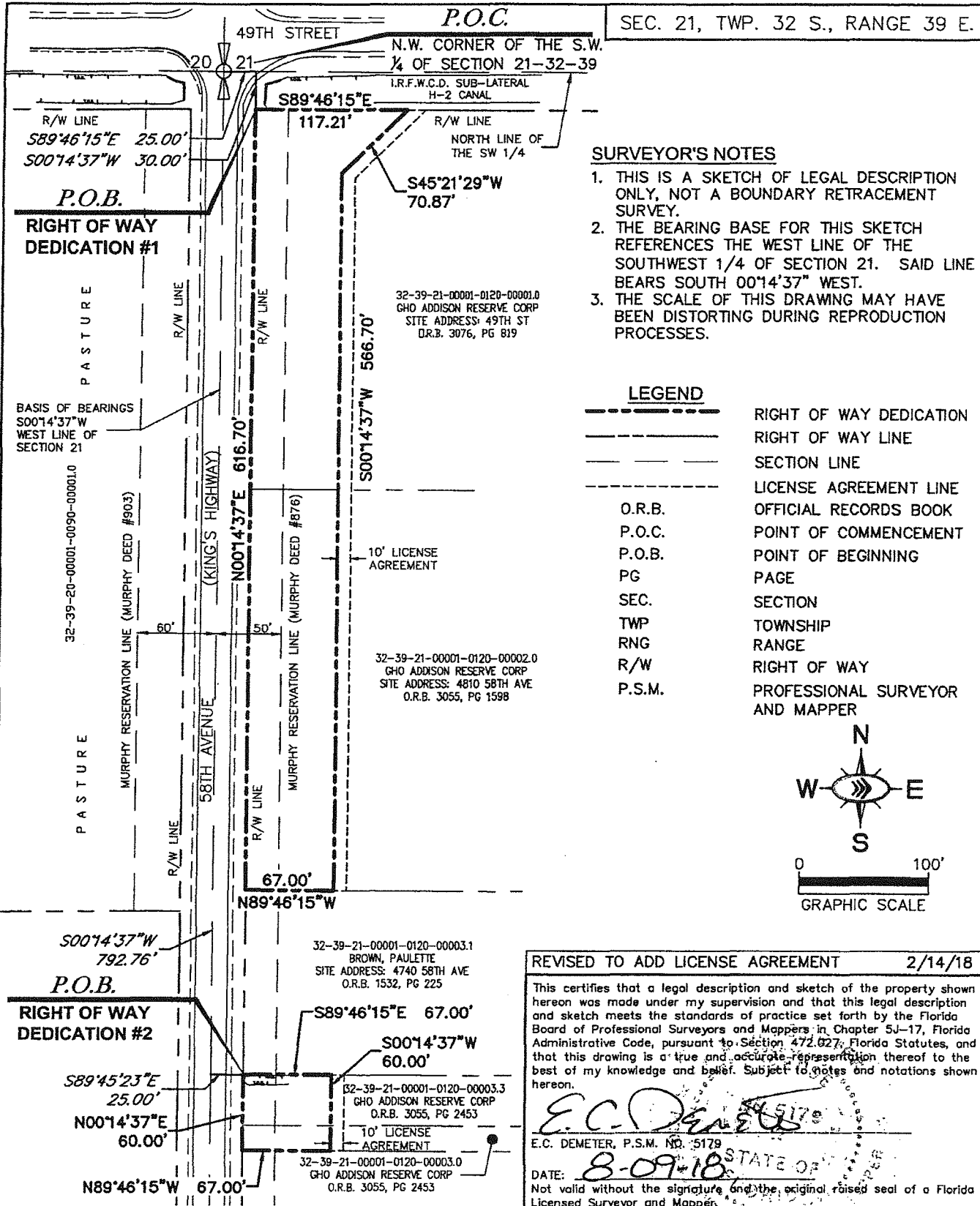
[Signature]  
printed name: Kristen Dixon  
Commission No.: AG115559  
Commission Expiration: Jun 18, 2021

SEAL:



APPROVED AS TO FORM AND LEGAL SUFFICIENCY  
BY [Signature]  
WILLIAM K. DEBRAAL  
DEPUTY COUNTY ATTORNEY

EXHIBIT "A"

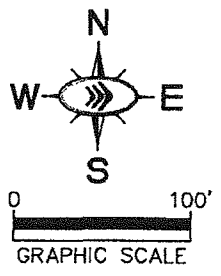


**SURVEYOR'S NOTES**

1. THIS IS A SKETCH OF LEGAL DESCRIPTION ONLY, NOT A BOUNDARY RETRACEMENT SURVEY.
2. THE BEARING BASE FOR THIS SKETCH REFERENCES THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 21. SAID LINE BEARS SOUTH 00°14'37" WEST.
3. THE SCALE OF THIS DRAWING MAY HAVE BEEN DISTORTING DURING REPRODUCTION PROCESSES.

**LEGEND**

	RIGHT OF WAY DEDICATION
	RIGHT OF WAY LINE
	SECTION LINE
	LICENSE AGREEMENT LINE
O.R.B.	OFFICIAL RECORDS BOOK
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
PG	PAGE
SEC.	SECTION
TWP	TOWNSHIP
RNG	RANGE
R/W	RIGHT OF WAY
P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER



REVISED TO ADD LICENSE AGREEMENT 2/14/18

This certifies that a legal description and sketch of the property shown hereon was made under my supervision and that this legal description and sketch meets the standards of practice set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes, and that this drawing is a true and accurate representation thereof to the best of my knowledge and belief. Subject to notes and notations shown hereon.

*E.C. Demeter*  
E.C. DEMETER, P.S.M. NO. 5179  
DATE: 8-09-18 STATE OF FLORIDA

Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

Drawing name: K:\VRB\_Survey\INDIAN RIVER CO\58th Avenue\CADD\Sketches and Descriptions\58th Ave - ROW DEDICATION.dwg ROW DEDICATION #1 - SKETCH Feb 14, 2018 5:33pm by: Domenic.Durr

SCALE AS NOTED	<p>© 2018 KIMLEY-HORN AND ASSOCIATES, INC. 445 24TH STREET, SUITE 200, VERO BEACH, FL 32960 PHONE: 772-794-4100 FAX: 772-794-4130 WWW.KIMLEY-HORN.COM</p>	DATE	<p>58th AVENUE RIGHT OF WAY DEDICATION INDIAN RIVER COUNTY, FLORIDA</p>	SHEET NUMBER
DESIGNED BY		2/13/18		1 of 2
DRAWN BY		PROJECT NO.		
CHECKED BY				

Drawing name: K:\VRB\_Survey\INDIAN RIVER CO\58th Avenue\CAADD\Sketches and Descriptions\58th AVE - ROW DEDICATION.dwg  
 ROW DEDICATION #1 - DESCRIPTION  
 Feb 13, 2018 2:05pm  
 by: Domenic Burr

**LEGAL DESCRIPTION: RIGHT OF WAY DEDICATION #1**

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 32 SOUTH, RANGE 39 EAST;

THENCE, BEARING SOUTH 89°46'15" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 25.00 FEET TO A POINT; THENCE, LEAVING SAID NORTH LINE OF THE SOUTHWEST 1/4, BEARING SOUTH 00°14'37" WEST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE, BEARING SOUTH 89°46'15" EAST, ALONG THE SOUTH LINE OF SUB-LATERAL H-2 CANAL, A DISTANCE OF 117.21 FEET TO A POINT; THENCE, LEAVING SAID SOUTH LINE, BEARING SOUTH 45°21'29" WEST, A DISTANCE OF 70.87 FEET TO A POINT; THENCE, BEARING SOUTH 00°14'37" WEST, A DISTANCE OF 566.70 FEET TO A POINT; THENCE, BEARING NORTH 89°46'15" WEST, A DISTANCE OF 67.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF 58TH AVENUE (KINGS HIGHWAY); THENCE, BEARING NORTH 00°14'37" EAST, ALONG SAID EAST RIGHT OF WAY LINE OF 58TH AVENUE (KINGS HIGHWAY), A DISTANCE OF 616.70 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PREMISES CONTAIN AN AREA OF 42,574 SQUARE FEET OR 0.98 ACRES, OF WHICH 15,417 SQUARE FEET OR 0.35 ACRES, MORE OR LESS, ARE ENCUMBERED BY THE RESERVATIONS CONTAINED IN MURPHY DEED #876. SUBJECT TO ALL EASEMENTS, CONDITIONS AND RESTRICTIONS AS CONTAINED WITHIN THE CHAIN OF TITLE.

**LEGAL DESCRIPTION: RIGHT OF WAY DEDICATION #2**


A PORTION OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 32 SOUTH, RANGE 39 EAST;

THENCE, BEARING SOUTH 00°14'37" WEST, ALONG THE WEST LINE OF SECTION 21, A DISTANCE OF 792.76 FEET TO A POINT; THENCE, LEAVING SAID WEST LINE OF SECTION 21, BEARING SOUTH 89°45'23" EAST, A DISTANCE OF 25.00 FEET TO THE EAST RIGHT OF WAY LINE OF 58TH AVENUE (KINGS HIGHWAY) AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE, BEARING SOUTH 89°46'15" EAST, A DISTANCE OF 67.00 FEET TO A POINT; THENCE, BEARING SOUTH 00°14'37" WEST, A DISTANCE OF 60.00 FEET TO A POINT; THENCE, BEARING NORTH 89°46'15" WEST, A DISTANCE OF 67.00 FEET TO A POINT ON SAID EAST RIGHT OF WAY LINE OF 58TH AVENUE (KINGS HIGHWAY); THENCE, BEARING NORTH 00°14'37" EAST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PREMISES CONTAIN AN AREA OF 4,020 SQUARE FEET OR 0.09 ACRES, OF WHICH 1,500 SQUARE FEET OR 0.03 ACRES, MORE OR LESS, ARE ENCUMBERED BY THE RESERVATIONS CONTAINED IN MURPHY DEED #876. SUBJECT TO ALL EASEMENTS, CONDITIONS AND RESTRICTIONS AS CONTAINED WITHIN THE CHAIN OF TITLE.

SCALE AS NOTED DESIGNED BY		DATE 2/13/18	58th AVENUE RIGHT OF WAY DEDICATION INDIAN RIVER COUNTY, FLORIDA	SHEET NUMBER 2 of 2
DRAWN BY D.F.D. CHECKED BY E.C.D.	© 2018 KIMLEY-HORN AND ASSOCIATES, INC. 445 24TH STREET, SUITE 200, VERO BEACH, FL 32960 PHONE: 772-794-4100 FAX: 772-794-4130 WWW.KIMLEY-HORN.COM	PROJECT NO.		