

This Instrument prepared by and return to:
Indian River County Attorney's Office
1801 27th Street,
Vero Beach, FL 32960

RIGHT-OF-WAY DEED

THIS RIGHT-OF-WAY DEED, executed this 25th day of, November 2025, by STAR VERO, LLC, a foreign limited liability company, whose mailing address is 900 Linden Ave, Suite 100, Rochester, NY 14625, hereinafter called GRANTOR, to Indian River County Florida, a political subdivision of the State of Florida, 1801 27th Street, Vero Beach, FL 32960, hereinafter called GRANTEE,

WITNESSETH, that the GRANTOR, for and in consideration of the sum of One Dollar (\$1.00), in hand paid by the said GRANTEE, the receipt of which is hereby acknowledged, and other good and valuable consideration, does hereby convey unto the GRANTEE, its successors and assigns forever, all the rights, title, interest, claim and demand which GRANTOR has in and to the following described parcel of land (14 foot of right of way located at 7855 US Highway 1, Vero Beach, FL 32967), situate, lying and being in the County of Indian River, State of Florida, for right-of-way, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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

WITNESSES

Sign for all
Print Name Scott Cresswell
Address: 900 Linden Ave
Rochester NY 14625

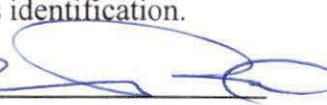
Sign KC Quenell
Print Name KC Quenell
Address: 900 Linden Ave
Rochester, NY 14625

STATE OF New York
COUNTY OF Monroe

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 25th day of November, 2025, by Ted Filer, as Manager of **STAR VERO, LLC., a foreign limited liability company**, on behalf of said entity who is personally known to me or produced _____ as identification.

(Notary Seal)

J. MATTHEW PARRINELLO
Notary Public, State of New York
Monroe County, Reg. #02PA6004324
Commission Expires March 23, 2026

Sign 
Print Name:
Notary Public
My Commission Expires:

DESCRIPTION TO ACCOMPANY SKETCH
RIGHT OF WAY DEDICATION
OLD DIXIE HIGHWAY, VERO BEACH FL
(NOT VALID WITHOUT SHEETS 1 & 2)

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING IN SECTIONS 33 AND 34, TOWNSHIP 31 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING IN SECTIONS 33 AND 34, TOWNSHIP 31 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 31 SOUTH, RANGE 39 EAST, RUN SOUTH 89° 55'43" EAST FOR A DISTANCE OF 10.71 FEET ALONG THE SOUTH LINE OF AFORESAID SECTION 34; THENCE RUN NORTH 00°04'17" EAST A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING ALSO BEING A POINT OF CURVATURE AND THE NORTH R/W LINE OF 77TH STREET. THENCE CURVING TO THE NORTHWEST, HAVING A CHORD BEARING OF NORTH 57°54'17" WEST, CHORD LENGTH OF 26.51 FEET AND A RADIUS OF 25 FEET. THENCE RUN NORTH 25°52'50" WEST, A DISTANCE OF 1620.82 FEET ALONG THE EASTERLY RIGHT OF WAY LINE OF OLD DIXIE HIGHWAY. THENCE RUN SOUTH 89°55'18" EAST, A DISTANCE OF 15.57 FEET. THENCE SOUTH 25°52'50" EAST, A DISTANCE OF 1636.45 FEET BACK TO THE POINT OF BEGINNING.

CONTAINING 22,869 SQUARE FEET +/-, 0.525 ACRES (CALCULATED)

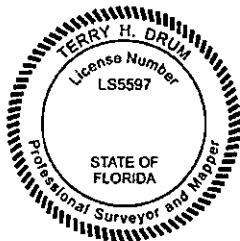
SURVEYORS NOTES:

1. THIS DESCRIPTION IS BASED UPON A SURVEY BY GSS SURVEYING & MAPPING, LLC, DATED 11-09-22.
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 5J17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

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

Digitally signed by

Terry H. Drum
Terry H. Drum
Date: 2025.10.21
13:00:57 -04'00'



PROFESSIONAL SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE

TERRY H. DRUM PROFESSIONAL SURVEYOR AND MAPPER NO. 5597
OR
DAVID M. JONES, PROFESSIONAL SURVEYOR AND MAPPER NO. 3909

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	UPDATE	10-21-2025	EAD			
DATE	10-09-2025					PREPARED FOR: MILLS SHORT & ASSOCIATES
JOB #:	22-0390 S&D ROW DEDICATION					
DRAWN BY:	EAD					
CHECKED BY:	THD					
FIELD BOOK:	N/A					
PAGE:	1 OF 2					
FIELD DATE:	N/A					

10-09-2025

**SKETCH TO ACCOMPANY DESCRIPTION
RIGHT OF WAY DEDICATION
OLD DIXIE HIGHWAY, VERO BEACH FL**
(NOT VALID WITHOUT SHEETS 1 & 2)

MPM SEVEN LP
PARCEL ID:
3139340000005000003.0

PARCEL ID: 31393300000700000027.0
PARCEL ID: 31393300000700000037.0
PARCEL ID: 31393300000700000035.0
PARCEL ID: 31393400000005000004.0
PARCEL ID: 31393400000005000003.0
PARCEL ID: 31393400000005000002.0
PARCEL ID: 31393400000005000010.0
PARCEL ID: 31393400000005000005.0

N 25°51'50" E 160°35'45"
S 25°51'50" E 160°35'45"
OLD
DIXIE
HIGHWAY
P.R.C. RAIL
WAY

14' ROW DEDICATION

EAST R/W
OLD
HIGHWAY

U.S.
HIGHWAY
NO. 1

PARCEL ID:
3139340000005000001.0

NORTH R/W
77TH STREET

L1
77TH STREET
70' PUBLIC R/W

C1
P.O.B.

P.O.C.
S.W. CORNER OF SECTION 34,
TOWNSHIP 31 SOUTH, RANGE
39 EAST

LINE	BEARING	DISTANCE
L1	S 85°35'43" E	10.71
L2	N 00°04'17" E	35.00
L3	S 89°55'18" E	15.57

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	25.00'	27.95'	64°02'52"	26.51'	N 57°54'17" W

SCALE 1:250 (1" = 250')

THIS IS NOT A BOUNDARY SURVEY

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JOB # 22-0390 S&D ROW DEDICATION						
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10-22-2025