

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

**RIGHT-OF-WAY DEED**

THIS RIGHT-OF-WAY DEED, executed this 21<sup>ST</sup> day of, February, 2024, by KEITH MORGAN, JR. AS TRUSTEE OF MARITAL TRUST A, U/A THE RICHARD GRAVES, JR. TRUST DATED 11/1/1979, AS AMENDED AND RESTATED, AND KEITH MORGAN, JR. AS TRUSTEE OF MARITAL TRUST B, U/A THE J. RICHARD GRAVES, JR. TRUST DATED 11/1/1979, AS AMENDED AND RESTATED, whose mailing address is 6545 Caicos Court, Vero Beach, FL 32967, hereinafter called "GRANTOR," to Indian River County Florida, a political subdivision of the State of Florida, whose mailing address is 1801 27th Street, Vero Beach, FL 32960, hereinafter called "GRANTEE."

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), 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, 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 [Signature]  
Print Name Holly SHARLOW  
Address 1708 21<sup>ST</sup> STREET  
VERO BEACH, FL 32960

Sign [Signature]  
Print: Name: Keith Morgan, Jr.  
Title: Trustee  
Address: 6545 Caicos Court  
Vero Beach, FL 32967

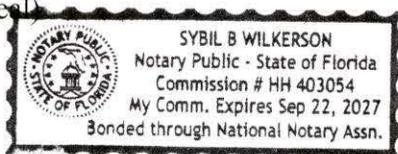
Sign [Signature]  
Print Name Richard W Johnson  
Address 1709 21<sup>ST</sup> ST  
Vero Beach FL, 32960

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY  
BY [Signature]  
SUSAN J. PRADO  
DEPUTY COUNTY ATTORNEY

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 21<sup>ST</sup> day of February, 2024, by Keith Morgan, JR who is  personally known to me or  produced \_\_\_\_\_ as identification.

(Notary Seal)



Sign [Signature]  
Print Name: Sybil B. Wilkerson  
Notary Public  
My Commission Expires: 9/22/2027

**DESCRIPTION OF 60.00' WIDE RIGHT OF WAY DEDICATION:**

THE SOUTH 60.00 FEET OF TRACT 14, AND THE SOUTH 60.00 FEET OF THE WEST 615.52 FEET OF TRACT 15, SECTION 18, TOWNSHIP 32 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF THE INDIAN RIVER FARMS COMPANY FILED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN ST. LUCIE COUNTY, FLORIDA, IN PLAT BOOK 2, PAGE 25; SAID LAND LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA.

THE ABOVE-DESCRIBED RIGHT OF WAY DEDICATION LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA,

CONTAINING 116,530.96 SQUARE FEET (2.68 AC.), MORE OR LESS.

**SURVEYOR'S GENERAL NOTES AND REPORT:**

- UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
- BEARINGS AND OR COORDINATES SHOWN HEREON ARE BASED UPON THE NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 2011, AND ARE PROJECTED IN THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE (901) AND ARE REFERENCED TO THE ESTABLISHED AND MONUMENTED LINE SHOWN HEREON LABELED AS THE BEARING BASIS.
- THIS SKETCH AND DESCRIPTION HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT AND USE OF THE PERSONS AND/OR ENTITIES NAMED HERON FOR THE PURPOSES IDENTIFIED HEREON ONLY. UNLESS OTHERWISE STATED, CERTIFICATION OF THIS SKETCH AND DESCRIPTION APPLIES ONLY TO 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. THE SKETCH AND DESCRIPTION IN NO WAY CONSTITUTES NEITHER GUARANTY NOR WARRANTY TO ANY OTHER INFORMATION NOT SHOWN HEREON. ADDITIONS, DELETIONS OR REVISIONS TO THIS DRAWING BY OTHERS ARE NOT PERMITTED AND THIS SKETCH AND DESCRIPTION MAY NOT BE TRANSFERRED WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE SIGNING SURVEYOR. THIS SURVEY IS NOT VALID FOR ANY OTHER PURPOSE OTHER THAN INTENDED BY THE SIGNING SURVEYOR.
- THE DESCRIPTION WAS DEVELOPED BY THE PROFESSIONAL SURVEYOR AND MAPPER AS REQUESTED BY THE CLIENT. THIS EASEMENT WAS NOT ABSTRACTED OR RESEARCHED BY THIS OFFICE FOR ENCUMBRANCES OF RECORD. THE HEREON DESCRIBED EASEMENT IS SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHTS-OF-WAY OF RECORD, IF ANY. MATTERS OF RECORD NOT BROUGHT TO THE SURVEYOR'S ATTENTION BY THE CLIENT, THEIR AGENT OR AS DISCLOSED BY A FURNISHED TITLE INSURANCE POLICY WERE NOT INCLUDED. NO TITLE COMMITMENT OR ABSTRACT WAS FURNISHED FOR THE PREPARATION OF THIS SKETCH AND DESCRIPTION.
- THIS SKETCH AND DESCRIPTION CONSISTS OF 2 SHEETS AND SHALL NOT BE CONSIDERED COMPLETE AND OR VALID UNLESS ALL SHEETS ARE PRESENT.

**REFERENCES:**

AFFIDAVIT OF EXEMPTION PREPARED BY CARTER ASSOCIATES, INC. PROJECT # 21-221S, DATED AUGUST 17TH, 2023

**LEGEND**

I.R.CO., FL.	INDIAN RIVER COUNTY FLORIDA
I.R.F.W.C.D.	INDIAN RIVER FARMS WATER CONTROL DISTRICT
O.R. BOOK	OFFICIAL RECORDS BOOK
PG	PAGE
R.O.W.	RIGHT OF WAY
TWP.	TOWNSHIP
RGE	RANGE
S.F.	SQUARE FEET

**CERTIFIED TO:** David E. Luethje  
 INDIAN RIVER COUNTY Number 5728  
 STATE OF FLORIDA  
 LICENSE REGISTRATION NO. 5728  
 CARTER ASSOCIATES, INC.  
 LICENSED BUSINESS NO. 205

SIGNATURE DATE: 11/17/2023

THIS SKETCH AND DESCRIPTION IS NOT A BOUNDARY SURVEY. THIS SKETCH AND DESCRIPTION IS COMPRISED OF TWO PAGES, ONE IS NOT VALID WITHOUT THE OTHER.

S:\CAI\Projects\21-221 S Morgan-Creaves ACE\RightROW DEDICATION.dwg, ROW NOTES

**CAI** Serving Florida Since 1911 **CARTER ASSOCIATES, INC.**  
 CONSULTING ENGINEERS AND LAND SURVEYORS  
 1708 21st STREET, VERO BEACH, FL 32960  
 TEL: (772) 562-4191 FAX: (772) 562-7180

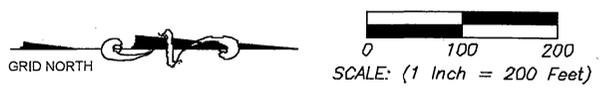
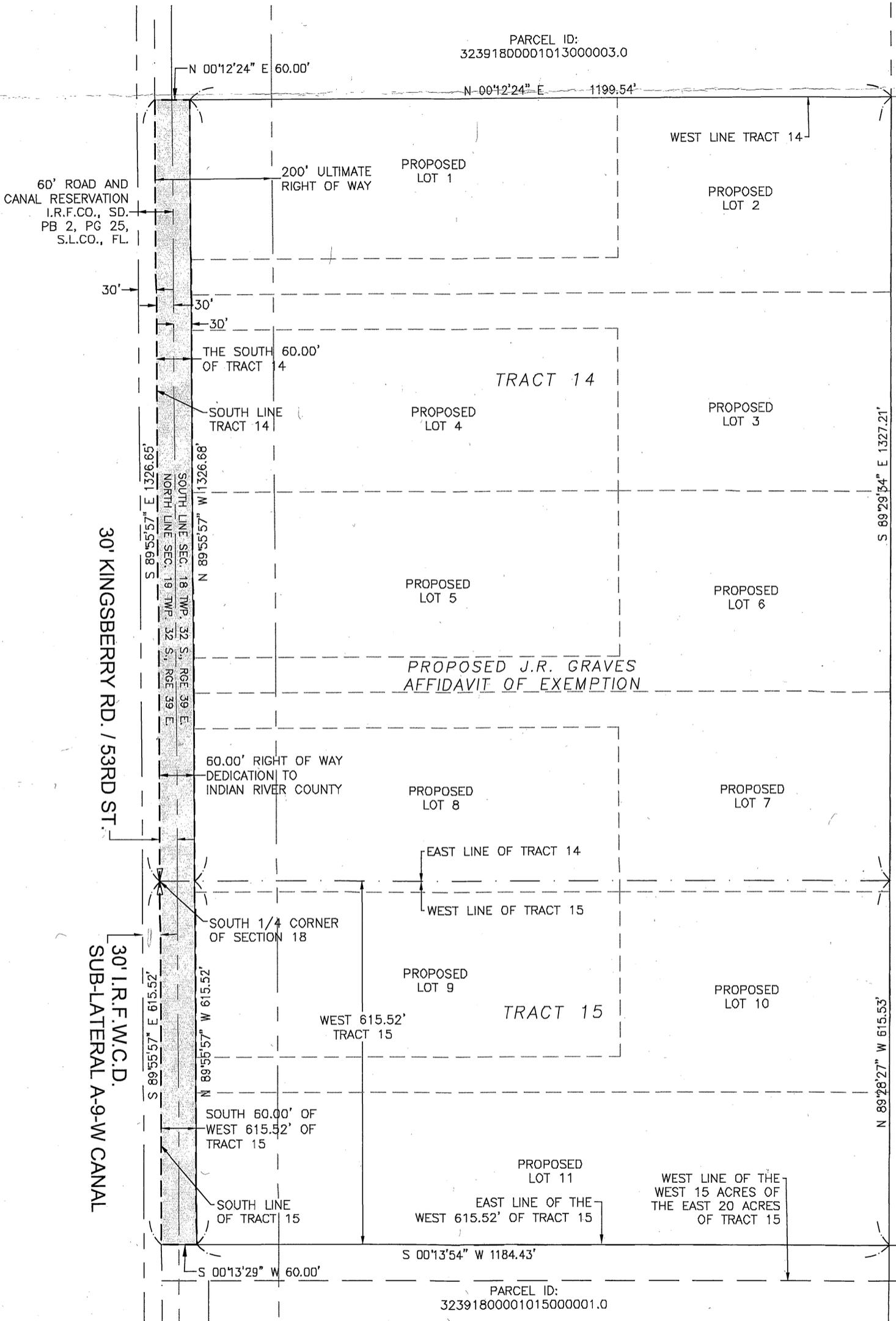
DATE : 11/30/23  
 PROJ. # : 21-221S  
 DRAWN BY: E.J.H.  
 APPD. BY : DEL  
 PLOT BY : Eric Hargreaves  
 REF. #  
 F.B. & PG.

**RIGHT OF WAY DEDICATION**  
 PORTION OF TRACT 14 & 15, SECTIONS 18 & 19  
 TOWNSHIP 32 S., RANGE 39 E.  
 INDIAN RIVER COUNTY, FLORIDA  
**SKETCH AND DESCRIPTION**

**SHEET**  
**1 of 2**  
 Dwg. # 22703-A

DWS 2.14.24

# EXHIBIT 'A'



S:\CAI\Projects\21-221 S Morgan-Graves AOE\Right of Way Dedication.dwg, ROW-W.PLAN

Nov. 30, 2011 2:22 PM

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