

Prepared by:
Meritage Homes of Florida, Inc.
18655 North Claret Drive, Suite 400
Scottsdale, Arizona 85255
Attn: Regional Counsel

**DEED OF DEDICATION
RIGHT-OF-WAY
(North/South Road)**

THIS INDENTURE is made and executed this ___ day of _____, 2024, by **MERITAGE HOMES OF FLORIDA, INC.**, a Florida corporation, whose address is 18655 North Claret Drive, Suite 400, Scottsdale, Arizona 85255 (“Grantor”), to and in favor of **CLAY COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 477 Houston Street, Green Cove Springs, Florida 32043 (“Grantee”).

WITNESSETH: that for and in consideration of the acceptance of this Deed of Dedication by the Grantee, said Grantor does hereby give, grant, dedicate and convey to the Grantee, its successors and assigns forever, the following described land, situate in Clay County, Florida, to wit:

PROPERTY AS DESCRIBED ON EXHIBIT “A” ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF (the “Property”).

TO HAVE AND HOLD the same unto the Grantee, its successors and assigns forever, in fee simple for a public road, including therein the right to construct, maintain and operate, either above or below the surface of the ground, electric light and power, water, sewer, and drainage lines and other public utilities.

EXCEPT AS set forth in the Permitted Encumbrances described on **Exhibit “B”** attached hereto, the said Grantor does hereby fully warrant the title to said Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

(Remainder of page intentionally blank – Signatures begin on following page)

IN WITNESS WHEREOF, the said Grantor has hereunto set hand and seal the day and year first above written.

Witnessed by:

GRANTOR:

**MERITAGE HOMES OF FLORIDA,
INC.**, a Florida corporation

By: _____

Print Name: _____

Address: _____

By: _____

Its: _____

By: _____

Print Name: _____

Address: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization this ____ day of _____ 2024, by _____, as _____ of MERITAGE HOMES OF FLORIDA, INC., a Florida corporation, on behalf of said corporation. He/She is: is personally known to me, or has produced valid drivers' licenses as identification.

Name: _____

Notary Public, State of _____

Commission No. _____

My commission expires: _____

EXHIBIT "A"

NORTH/SOUTH ROAD LEGAL

[Attached.]

NORTH/SOUTH ROAD

A PARCEL OF LANDS, LYING IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, FOR FRANK SPENCER, LTD., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE ON THE NORTH LINE OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 25 EAST, AT A POINT 221.10 FEET EASTERLY FROM THE NORTHWEST CORNER THEREOF; THENCE S 00 05'47" W, A DISTANCE OF 1398.89 FEET; THENCE S 88 32'43" E, A DISTANCE OF 1234.44 FEET; THENCE N 01 27'17" E, A DISTANCE OF 48.27 FEET TO A POINT OF CURVATURE AND THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED PARCEL; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 53 07'48", AN ARC LENGTH OF 46.36 FEET, A CHORD BEARING OF N 64 58'22" E, AND A CHORD LENGTH OF 44.72 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE N 01 32'16" E, A DISTANCE OF 460.52 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 475.00 FEET, A CENTRAL ANGLE OF 60 39'58", AN ARC LENGTH OF 502.94 FEET, A CHORD BEARING OF N 31 52'15" E, AND A CHORD LENGTH OF 479.77 FEET TO A POINT OF TANGENCY; THENCE N 62 12'14" E, A DISTANCE OF 200.00 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 375.00 FEET, A CENTRAL ANGLE OF 15 12'39", AN ARC LENGTH OF 99.56 FEET, A CHORD BEARING OF S 54 35'54" W, AND A CHORD LENGTH OF 99.26 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE THENCE S 43 00'25" E, A DISTANCE OF 90.00 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 465.02 FEET, A CENTRAL ANGLE OF 15 12'37", AN ARC LENGTH OF 123.45 FEET, A CHORD BEARING OF S 54 35'54" W, AND A CHORD LENGTH OF 123.09 FEET TO A POINT OF TANGENCY; THENCE S 62 12 '13" W, A DISTANCE OF 200.82 FEET; THENCE S 27 47'46" E, A DISTANCE OF 69.83 FEET; THENCE S 62 12'14" W, A DISTANCE OF 60.00 FEET; THENCE N 27 47'46" W, A DISTANCE OF 65.00 FEET TO A POINT OF INTERSECTION WITH A NON- TANGENT CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 385.00 FEET, A CENTRAL ANGLE OF 51 34'37", AN ARC LENGTH OF 346.57 FEET, A CHORD BEARING OF S 27 19'34" W, AND A CHORD LENGTH OF 334.99 FEET TO A POINT OF TANGENCY; THENCE S 01 32'16" W, A DISTANCE OF 415.52 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 90 00'00", AN ARC LENGTH OF 78.54 FEET, A CHORD BEARING OF S 43 27'44" E, AND A CHORD LENGTH OF 70. 71 FEET TO A POINT OF TANGENCY; THENCE S 88 27'44" E, A DISTANCE OF 118.28 FEET; THENCE S 01 32'16" W, A DISTANCE OF 15.00 FEET; THENCE N 88 27'44" W, A DISTANCE OF 298.28 FEET TO THE POINT OF BEGINNING AND TO CLOSE.

CONTAINING 119651. 96± SQ. FT. OR 2. 75± ACRES

EXHIBIT "B"

Permitted Encumbrances

1. Taxes and assessments for the year 2024 and subsequent years, which are not yet due and payable.
2. The nature, extent or existence of riparian rights or littoral rights is not insured.
3. Phosphate, Minerals, Metals and Petroleum Reservations and rights in favor of the State of Florida, as set forth in the deed from the Trustees of the Internal Improvement Fund, recorded June 5, 1884 in Deed Book N, page 243. As to said reservation, the right of entry has been released as to any parcel of property that is, or ever has been a contiguous tract of less than 20 acres in the aggregate under the same ownership, pursuant to Florida Statute 270.11. The Company makes no representation as to the present ownership of this interest.
4. Phosphate, Minerals, Metals and Petroleum Reservations and rights in favor of the State of Florida, as set forth in the deed from the Trustees of the Internal Improvement Fund, recorded July 14, 1890 in Deed Book Y, page 704, and Deed Book Y, page 706. As to said reservation, the right of entry has been released as to any parcel of property that is, or ever has been a contiguous tract of less than 20 acres in the aggregate under the same ownership, pursuant to Florida Statute 270.11. The Company makes no representation as to the present ownership of this interest.
5. Easement Agreement (Access and Utilities) in favor of Frank Spencer, Ltd. as set out in instrument recorded August 31, 2022 in Official Records Book 4644, page 1708.
6. Terms and Conditions as contained in Development and Mobility Fee Credit Agreement recorded in Official Records Book 4814, Page 1939.
7. Declaration of Temporary Non-Exclusive Access and Utility Easement recorded in Official Records Book 4819, page 873.
8. Temporary Non-Exclusive Access and Utility Easement Agreement recorded in Official Records Book 4825, page 66.