

36-SUB.03-07/18 County

This instrument prepared under the direction of:

Elizabeth S. Quintana, Esq. 

District Four Assistant General Counsel

Sketch & Legal Description prepared by:

Calvin Giordano and Associates, Inc.

Steven M. Watts, P.S.M. (06/12/2024)

Document prepared by:

Susanna Rowland (07/10/2024)

Florida Department of Transportation

Right of Way Production Services

3400 W. Commercial Boulevard

Fort Lauderdale, Florida 33309

Parcel No. 896.3R(07/18/2024)

Item/Segment No. 4413231

Section:

Managing District: 04

S.R. No. 823 (Flamingo Road)

County: Broward

SUBORDINATION

THIS SUBORDINATION Made this _____ day of _____, 20_____, by and between **BROWARD COUNTY, a political subdivision of the State of Florida** called the "party of the first part", and the **STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION**, hereinafter called the "Department".

WITNESSETH:

WHEREAS, the party of the first part is the holder of a certain Pedestrian Easement dated September 9th, 1992, and recorded in Official Records Book 20781, Page 361, of the Public Records of Broward County, Florida and,

WHEREAS, a portion of the land encumbered by said Pedestrian Easement is required by the Department for public transportation purposes;

NOW THEREFORE, for and in consideration of the premises and the sum of One Dollar (\$1.00) and other good and valuable considerations, paid, the receipt and sufficiency of which is hereby acknowledged, the party of the first part hereby agrees, covenants, and consents with the Department that the aforesaid Pedestrian Easement is and shall continue to be subject and subordinate to the property rights of the Department insofar as said Pedestrian Easement affects the following described property, viz:

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

This subordination shall be binding upon and inure to the benefit of the respective heirs, legal representatives, successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the said grantor has caused these presents to be executed in its name, through its BOARD OF COUNTY COMMISSIONERS, signing by and through its County Administrator authorized to execute same by Board action on _____, 2025 (Agenda Item No. _____).

COUNTY

WITNESSES:

Broward County, a political subdivision of the State of Florida

Signature of Witness 1

By: _____

Print Name of Witness 1

Name: Monica Cepero

Title: Broward County Administrator

Print Address of Witness 1

Signature of Witness 2

Print Name of Witness 2

Approved as to form and legal sufficiency:

Print Address of Witness 2

By: _____

Reno V. Pierre

Assistant County Attorney

By: _____

Annika E. Ashton

Deputy County Attorney

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me, this _____, 2025, by Monica Cepero as County Administrator of Broward County, a political subdivision of the State of Florida. Said person [] is personally known to me or [] has produced _____ as identification.

(SEAL)

Notary Public, State of Florida

Print Name: _____

My Commission Expires: _____

My Commission No.: _____

EXHIBIT "A"

**SKETCH & LEGAL DESCRIPTION
SIDEWALK EASEMENT
MEMORIAL HEALTHCARE SYSTEM
PEMBROKE LAKES REGIONAL CENTER
PEMBROKE PINES, FLORIDA**

A parcel of land being a portion of Tract "B" PEMBROKE LAKES REGIONAL CENTER, according to the plat thereof as recorded in Plat Book 127, Page 50, of the Public Records of Broward County, Florida, said parcel being more particularly described as follows:

COMMENCE at the West Quarter (W 1/4) corner of Section 13, Township 51 South, Range 40 East;

THENCE on a plat bearing of N 89° 43' 23" E along the South line of the North One-Half (N 1/2) of said Section 13, a distance of 230.17 feet;

THENCE N 01° 45' 06" W along a line parallel with and 230.09 feet East of, as measured at right angles to the West line of the North One-Half (N 1/2) of said Section 13, a distance of 100.03 feet to the South line of said Tract "B";

THENCE N 46° 00' 51" W a distance of 48.87 feet to the West line of said Tract "B".

THENCE N 01° 45' 06" W along the said West line of Tract "B", a distance of 102.00 feet to the POINT OF BEGINNING;

THENCE continue N 01° 45' 06" W continuing along the said West line of Tract "B", a distance of 78.00 feet;

THENCE N 88° 14' 54" E a distance of 3.00 feet to a line 3.00 feet East of and parallel with the said West line of Tract "B";

THENCE S 01° 45' 06" E along the said parallel line, a distance of 54.00 feet;

THENCE N 88° 14' 54" E a distance of 6.00 feet to a line 9.00 feet East of and parallel with the said West line of Tract "B";

THENCE S 01° 45' 06" E along the said parallel line, a distance of 18.00 feet;

THENCE N 88° 14' 54" E a distance of 14.00 feet to a line 23.00 feet East of and parallel with the said West line of Tract "B";

THENCE S 01° 45' 06" E along the said parallel line a distance of 6.00 feet;

THENCE S 88° 14' 54" W a distance of 23.00 feet to the POINT OF BEGINNING;

Said land situate within the City of Pembroke Pines, Broward County, Florida, containing a total of 462 square feet, more or less.

1 of 3

NOTES:

1. Lands described hereon have been abstracted for rights-of-way, easements and other instruments of record per American Government Services Corporation, Updated Title Report, Report No.: 24042001, FP/Item Seg No.: 4413231, Road No.: 823, Road Name: Flamingo Road, Parcel No.: 896, Certified: February 22, 2024 at 11:00 PM.
2. The legal description shown hereon was prepared by Calvin, Giordano & Associates, Inc.
3. The Drainage Easement as identified in Instrument No.: 11933520, B.C.R., does not encumber the Sidewalk Easement as described hereon.
4. All applicable easements and encumbrances that overlap the Sidewalk Easement as described hereon have been plotted and are identified as 1) 30 ft. Drainage, Landscape & Utility Easement per Plat Book 127, Page 50, B.C.R. and 2) Pedestrian Easement per O.R.B. 20781, Page 361, B.C.R.
5. Bearings shown hereon are based upon an assumed bearing as referenced to the South line of the N 1/2, Section 13, Township 51 South, Range 40 East, having a bearing of N 89° 43' 23" E.
6. The description contained herein does not represent a field boundary survey.

CALVIN, GIORDANO AND ASSOCIATES, INC.

Steven M. Watts Digitally signed by Steven M.
Watts
Date: 2024.06.12 13:13:42 -04'00'

Steven M. Watts
Professional Surveyor and Mapper
Florida Registration Number PSM 4588

