

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:

Keith & Associates, Inc.

A. M. Keith-Lazowick, P.S.M. (08-04-2023)

Document prepared by:

Susanna Rowland (08-25-2023)

Florida Department of Transportation

Right of Way Production Services

3400 W. Commercial Boulevard

Fort Lauderdale, Florida 33309

Parcel No.

1802.6

Item/Segment No.

4413231

Section:

86065

Managing District:

04

S.R. No.

845 (Powerline Road)

County:

Broward

SUBORDINATION AGREEMENT

THIS AGREEMENT Made this _____ day of _____, 2023, 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 Lighting Easement dated October 24th, 1983, and recorded in Official Records Book 11353, Page 617, of the Public Records of Broward County, Florida and a certain Drainage Easement dated October 24th, 1983, and recorded in Official Records Book 11353, Page 625, of the Public Records of Broward County, Florida and,

WHEREAS, a portion of the land encumbered by said Lighting Easement and Drainage 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 Lighting Easement and Drainage Easement are and shall continue to be subject and subordinate to the property rights of the Department insofar as said Lighting Easement and Drainage Easement affects the following described property, viz:

(See attached sketch and legal description attached hereto and made a part hereof)

This subordination agreement 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 _____, 2023 (Agenda Item No. ____).

COUNTY

Broward County, a political subdivision of the State of Florida

WITNESSES:

Signature of Witness 1

Print Name of Witness 1

Signature of Witness 2

Print Name of Witness 2

By: _____
Name: Monica Cepero
Title: Broward County Administrator

Approved as to form and legal sufficiency:

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 _____, 2023, 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)

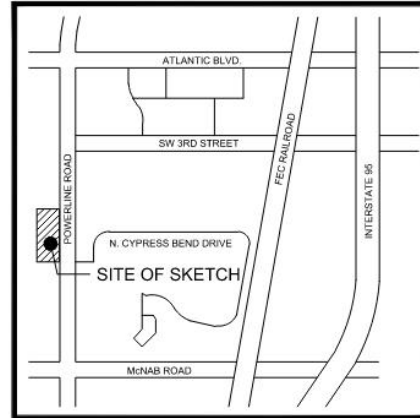
Notary Public, State of Florida
Print Name: _____
My Commission Expires: _____
My Commission No.: _____

LEGAL DESCRIPTION:

A PORTION OF TRACT "A", REPLAT OF PALM AIRE VILLAGE 1ST SECTION, AS RECORDED IN PLAT BOOK 66, PAGE 48, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 3 TOWNSHIP 49 SOUTH, RANGE 42 EAST; THENCE NORTH 02°17'19" WEST ALONG THE WEST LINE OF SAID SECTION 125.70 FEET; THENCE SOUTH 87°42'41" WEST 67.00 FEET TO A POINT ON THE EAST LINE OF TRACT "A" OF SAID PLAT TO THE POINT OF BEGINNING; THENCE SOUTH 87°42' 41" WEST 25.00 FEET; THENCE NORTH 02°17'19" WEST 118.00 FEET; THENCE NORTH 87°42'41" EAST 25.00 FEET TO A POINT ON SAID EAST LINE; THENCE SOUTH 02°17'19" EAST ALONG SAID EAST LINE 118.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND SITUATED IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 2,950 SQUARE FEET MORE OR LESS.



LOCATION MAP:
NOT TO SCALE



SURVEY NOTES:

1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
2. KEITH AND ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER IS L.B. #6860
3. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ENCRYPTED DIGITAL SIGNATURE OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.
4. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SKETCH AND DESCRIPTION WITHOUT THE EXPRESSED PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND DELETIONS MADE TO THE FACE OF THIS SKETCH AND DESCRIPTION WILL MAKE THIS DOCUMENT INVALID.
5. THIS SKETCH AND DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
6. LANDS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 02°17'19" WEST ALONG THE EAST LINE OF TRACT "A", REPLAT OF PALM AIRE VILLAGE 1ST SECTION, AS RECORDED IN PLAT BOOK 66, PAGE 48, OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA .
7. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
8. THE INTENDED DISPLAY SCALE FOR THIS SKETCH IS 1"=50' OR SMALLER
9. LANDS SHOWN HEREON WERE ABSTRACTED BY TITLE PARTNERS OF SOUTH FLORIDA, INC F/K/A GUARANTEED FLORIDA TITLE & ABSTRACT, INC., REPORT NO. 23088001, CERTIFIED JULY 14, 2023, 11:00 PM, FOR RIGHTS OF WAY. EASEMENTS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD.
10. O.R. BOOK 23116, PAGE 524, O.B. BOOK 20353, PAGE 167, AND O.R. BOOK 14565, PAGE 216 CONTAIN BLANKET EASEMENTS AFFECTING THE SUBJECT PARCEL BUT ARE NOT PLOTTED ON THE SKETCH.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH & DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS WRITTEN UNDER MY DIRECTION ON AUGUST 09, 2022 MEETS THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.
CONSULTING ENGINEERS



A.M. KEITH-LAZOWICK
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION, PSM #4105
(FOR THE FIRM)

Digitally signed by Adolphine
M Keith-Lazowick
Date: 2023.08.04 15:40:23
-04'00'

SKETCH & DESCRIPTION

A PORTION OF TRACT "A" REPLAT OF PALM
AIRE VILLAGE 1ST SECTION
(P.B. 66, PG. 48, B.C.R)



301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@KEITHteam.com LB NO. 6860

SHEET 1 OF 2

DRAWING NO.10230.09_SKOD SIGNALIZATION

DATE 08/09/2022

SCALE AS SHOWN

FIELD BK. N/A

DWNG. BY AC

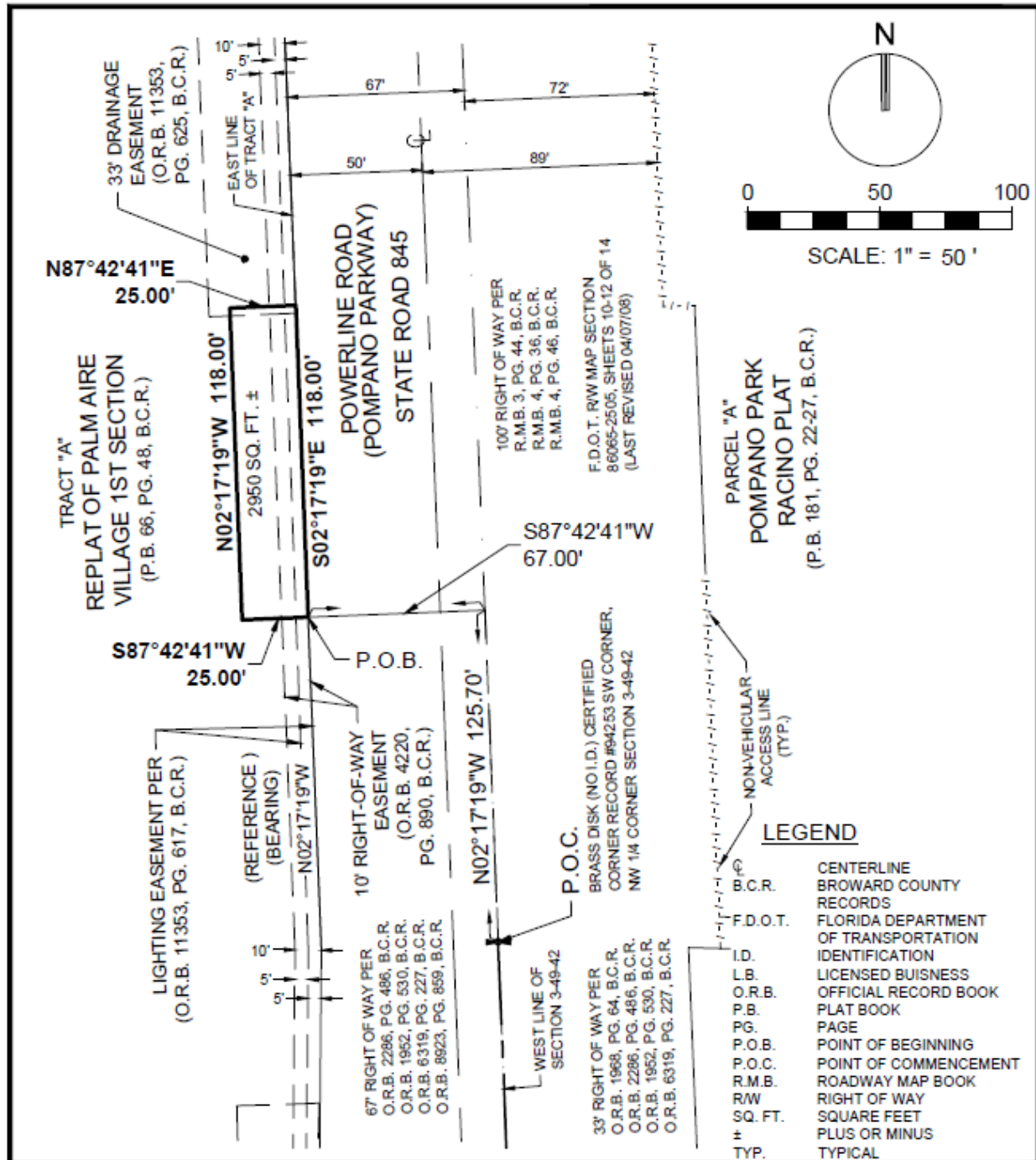
CHK. BY A.K.L.

DATE REVISIONS

04-07-23 DRAIN ESMT.

06-19-23 TITLE NOTE

08-04-23 UPDATE TITLE



SKETCH & DESCRIPTION

TRAFFIC SIGNALIZATION EASEMENT
LYING OVER A PORTION OF
TRACT "A"
REPLAT OF PALM AIRE
VILLAGE 1ST SECTION
(P.B. 66, PG. 48, B.C.R.)



301 EAST ATLANTIC BOULEVARD
POMPAÑO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@KEITHteam.com LB NO. 6860

SHEET 2 OF 2

DRAWING NO. 10230.09 SKOD SIGNALIZATION

DATE 08/09/2022

SCALE AS SHOWN

FIELD BK. N/A

DWNG. BY AC

CHK. BY A.K.L.

DATE	REVISIONS
04-07-23	DRAIN ESMT.
06-19-23	TITLE NOTE
08-04-23	UPDATE TITLE
11-15-23	R/W ESMT.
11-21-23	LIGHTING ESMT.