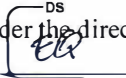


36-SUB.03-04/24 County

This instrument prepared under the direction of:
Elizabeth S. Quintana, Esq. 

District Four Assistant General Counsel

Sketch & Legal Description prepared by:

Camahan, Proctor and Cross, Inc.

Landon M. Cross, P.S.M. (01/09/2024)

Document prepared by:

Susanna Rowland (01/10/2024)

Florida Department of Transportation

Right of Way Production Services

3400 W. Commercial Boulevard

Fort Lauderdale, Florida 33309

Parcel No. 214.4R(04/25/2024)

Item/Segment No. 4413231

Section: 86028-MAINT. (1)

Managing District: 04

S.R. No. 834 (Sample Road)

County: Broward

SUBORDINATION

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

WITNESSETH:

WHEREAS, the party of the first part is the holder of that certain **Easement** dated **November 20th, 1978** and recorded on **December 27th, 1979** in Official Records Book **8638, Page 411**, and that certain **Easement** dated **October 4th, 1982** and recorded on **December 8th, 1982** in Official Records Book **10548, Page 311**, both of the Public Records of **Broward** County, Florida and,

WHEREAS, a portion of the land encumbered by said **Easements** 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 **Easements** are and shall continue to be subject and subordinate to the property rights of the Department insofar as said **Easements** affect 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 _____, 2024 (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

Approved as to form and legal sufficiency:

Print Name of Witness 2

By: _____

Reno V. Pierre

Assistant County Attorney

Print Address of Witness 2

By: _____

Annika E. Ashton

Deputy County Attorney

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me, this _____, 2024, 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"



CERTIFICATE OF AUTHORIZATION NO. LB 2936
CIVIL ENGINEERING | CONSTRUCTION SERVICES | GEOMATICS
814 SOUTH MILITARY TRAIL, DEERFIELD BEACH, FL 33442
PHONE: (954) 972-3959 FAX: (954) 972-4178
www.carnahan-proctor.com

**SKETCH AND DESCRIPTION
ADDITIONAL RIGHT OF WAY
SAMPLE ROAD**



**LOCATION SKETCH
(NOT TO SCALE)**

EXHIBIT "A"



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**SKETCH AND DESCRIPTION
 ADDITIONAL RIGHT OF WAY
 SAMPLE ROAD**

NOTES:

1. THE PURPOSE FOR THIS SKETCH AND DESCRIPTION IS TO PROVIDE AN ADDITIONAL RIGHT OF WAY DEDICATION ON THE NORTHEAST CORNER OF THE INTERSECTION OF WEST SAMPLE ROAD AND NORTH UNIVERSITY DRIVE.
2. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR A CERTIFIED DIGITAL SIGNATURE OF A REGISTERED FLORIDA SURVEYOR AND MAPPER.
3. THIS DRAWING IS THE PROPERTY OF CARNAHAN-PROCTOR-CROSS, INC., CERTIFICATE OF AUTHORIZATION LB2936 AND SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION.
4. THIS OFFICE HAS MADE NO SEARCH OF PUBLIC RECORDS.
5. BEARINGS SHOWN ARE BASED ON THE PLAT "CORAL SPRINGS VILLAGE GREEN" AS RECORDED IN PLAT BOOK 60, PAGE 31, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
6. THERE HAVE BEEN NO UNDERGROUND IMPROVEMENTS LOCATED IN CONNECTION WITH THIS SKETCH AND DESCRIPTION.
7. ALL MEASUREMENTS ARE RELATIVE TO STATE PLANE COORDINATE SYSTEM FLORIDA EAST ZONE 0901, 1983-90 ADJUSTMENT, AND ARE IN THE US SURVEY FOOT, DECIMALS.
8. THE EXPECTED HORIZONTAL ACCURACY OF THE INFORMATION SHOWN HEREON IS +/-0.10'
9. NOT TO BE CONSTRUED AS A BOUNDARY, RIGHT-OF-WAY OR EASEMENT SURVEY. SHOWN ENCUMBRANCES ARE PER THE TITLE SEARCH: CHICAGO TITLE INSURANCE COMPANY
 COMMITMENT NUMBER: 11164840,
 ISSUING OFFICE FILE NUMBER 402300702MP, REVISION NUMBER: REVISION 6, DECEMBER 26, 2023, CC
 PROPERTY ADDRESS: 3451 N. UNIVERSITY DRIVE, CORAL SPRINGS, FL 33802
 AND PER STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAPPING TITLE REPORT NO. 23180001,
 ROAD NO. 834, FPI/ITEM SEG. NO. 4413231.
10. LAND DESCRIPTION SHOWN HEREON IS PREPARED BY THE SURVEYOR.

**THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED
 BY LANDON M. CROSS, USING A DIGITAL SIGNATURE.
 THIS SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
 PRINTED COPIES OF THIS DOCUMENT
 ARE NOT CONSIDERED SIGNED AND SEALED.**

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE DESCRIPTION AND SKETCH AS SHOWN HEREON CONFORMS TO THE APPLICABLE STANDARDS OF PRACTICE FOR SURVEYS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATE STATUTES, AND ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

 Landon M. Cross
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA LICENSE NO. LS3348

**Landon
 M Cross**

Digitally signed by Landon M Cross
 DN: c=US, o=CARNAHAN PROCTOR AND CROSS INC., dnQualifier=A01410C00000189FA 2DDA9E00289304, cn=Landon M Cross
 Date: 2024.01.09 15:01:11 -05'00'



REVISIONS:			
REVISED SKETCH, DESCRIPTION AND SQUARE FOOTAGE PER FDOT MAINTENANCE MAP 9/60, AND RW BOOK 14/30 AND ORB 3461/648 B.C.R., NIKJ/LMC	1/08/2024		
REVISED SKETCH, DESCRIPTION AND SQUARE FOOTAGE PER INSTRUMENT # 1169332086	NI/LMC	6/23/2023	
REVISED PER FDOT COMMENTS FOR UNIVERSITY DRIVE	NI/LMC	4/10/2023	
REVISED PER FDOT COMMENTS	NI/LMC	3/15/2023	
REVISED FOR NEW TITLE COMMITMENT	NI/LMC	2/14/2023	
REVISED FOR ENCUMBRANCES WITHIN THE PROPOSED RIGHT OF WAY TAKING SAMPLE ROAD	NI/LMC	11/15/2022	
070914 SKETCH AND DESCRIPTION FOR RW TAKING	10/31/2022	CERTIFICATION	SHEET 2 OF 4

EXHIBIT "A"

**SKETCH AND DESCRIPTION
ADDITIONAL RIGHT OF WAY
SAMPLE ROAD**

A PORTION OF PARCEL "A", "CORAL SPRINGS VILLAGE GREEN" AS RECORDED IN PLAT BOOK 60, PAGE 31, PUBLIC RECORDS OF BROWARD COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 15, TOWNSHIP 48 SOUTH, RANGE 41 EAST, AS SHOWN IN THE SAID PLAT;
THENCE NORTH 01°00'15" WEST, ALONG THE WEST LINE OF SAID SECTION 15, A DISTANCE OF 76.17 FEET;
THENCE NORTH 88°59'45" EAST A DISTANCE OF 53.00 FEET TO THE **POINT OF BEGINNING**;
THENCE NORTH 01°00'15" WEST, ALONG THE WEST LINE OF SAID PARCEL "A", A DISTANCE OF 72.61 FEET;
THENCE SOUTH 45°19'22" EAST, A DISTANCE OF 85.87 FEET;
THENCE SOUTH 89°38'29" EAST, A DISTANCE OF 482.12 FEET;
THENCE SOUTH 00°21'31" WEST A DISTANCE OF 12.00 FEET TO THE POINT ON CURVATURE OF CIRCULAR CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 90°00'00", AND THE RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY;
THENCE NORTH 89°38'29" WEST, ALONG THE SOUTH LINE OF SAID PARCEL "A", A DISTANCE OF 491.84 FEET TO THE POINT ON CURVATURE OF CIRCULAR CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 88°38'14", AND THE RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC DISTANCE OF 38.68 FEET TO THE **POINT OF BEGINNING**.

LESS AND EXCEPT ANY PORTION OF THE ABOVE-DESCRIBED PROPERTY LYING WITHIN MAINTENANCE MAP BOOK 9, PAGE 60, RECORDED DECEMBER 16, 2020, UNDER INSTRUMENT NUMBER # 116932086 IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LESS AND EXCEPT ANY PORTION OF THE ABOVE-DESCRIBED PROPERTY LYING WITHIN RIGHT OF WAY MAP BOOK 14, PAGE 30, RECORDED AUGUST 21, 2006, UNDER INSTRUMENT NUMBER # 106366543 IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE IN BROWARD COUNTY, FLORIDA, HAVING AN AREA OF 20167 SQUARE FEET, 0.463 ACRES.

EXHIBIT "A"

