



**PUBLIC WORKS DEPARTMENT**

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**M E M O R A N D U M**

**TO:** Sean Griffin, Manager, Real Property

**FROM:** Cynthia Hasher, Land Survey Technician III, Survey & Mapping *CH*

**SUBJECT:** **SFN 2017 – GATEWAY EXPRESS FDOT PROJECT  
PID # 002412B**

**DIST:** Michael Zas, Managing Assistant County Attorney, County Attorney Admin  
Chelsea Hardy, Assistant County Attorney, County Attorney Administration  
Elizabeth Lewis, Senior Real Property Specialist, Real Property  
Rahim Harji, Division Director, Stormwater & Vegetation  
Sean Tipton, Engineering Specialist II, Traffic Operations  
Josephine Benwell, Project Management Specialist I, Stormwater & Vegetation  
Susan Scholpp, PSM, Division Director, Survey and Mapping  
Penny Simone, PLS, Engr Support Svcs Supervisor, Survey and Mapping  
Shirley Zeller, PSM, CPM, Engr Support Svcs Supervisor, Survey and Mapping  
Gregory Duque, PSM, Prof Land Surveyor Supervisor, Survey and Mapping

**DATE:** May 15, 2017

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We have reviewed the attached Subordination Agreements for Parcel 122.04 and Parcel 141.04. The descriptions for the parcels are acceptable.

Also attached is an 11"x17" aerial exhibit depicting parcels 122.04 and 141.04.

If you should have any questions, please call me at (727) 464-8904 ext. 41625.

Encl

This instrument prepared by,  
or under the direction of  
By: Marta Hernandez  
Department of Transportation  
11201 N. Malcolm McKinley Drive  
Tampa, Florida 33612

PARCEL : 122.04  
WPI/SEG : 4136222  
S.R. NO.: 690  
COUNTY : PINELLAS  
SECTION : 15036-XXXX  
MANAGING DISTRICT: SEVEN

Legal Description Approved:  
Date: 06/21/12 By: FRED W. EDWARDS

SUB.01

#### SUBORDINATION AGREEMENT

THIS AGREEMENT Made this \_\_\_\_\_ day of \_\_\_\_\_ 2017, by PINELLAS COUNTY, a Political Subdivision of the State of Florida, grantor, to the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, 11201 N McKinley, Tampa FL 33612, grantee: (wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of organizations.)

#### WITNESSETH:

WHEREAS, the County is the holder of a certain EASEMENT, between JOHN H. NOLL and DEBBIE NOLL, his wife, Grantors, and PINELLAS COUNTY, by merger of LAKE LARGO-CROSS BAYOU DRAINAGE DISTRICT, Grantees, dated 12/27/41, recorded in Official Records Book 906, Page 39, of the Public Records of PINELLAS county, Florida AND,

Is the holder of a certain EASEMENT, between S.J. PRESCOTT and HILDA M. PRESCOTT, his wife, Grantors, and PINELLAS COUNTY, by merger of LAKE LARGO-CROSS BAYOU DRAINAGE DISTRICT, Grantees dated 05/10/41, recorded in Official Records Book 888, Page 319, of the Public Records of PINELLAS county, Florida

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

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

Part of Lots 9, 10 and 11 in PINELLAS GROVES as recorded in Plat Book 1, Page 55 of the Public Records of Pinellas County, Florida, lying in the Southeast quarter of Section 9, Township 30 South, Range 16 East, Pinellas County, Florida, being further described as follows:

Commence at the center of said Section 9; thence South 00°00'43" East, 2523.21 feet along the West line of the Southeast quarter of said Section 9 to a point on a curve; thence on the arc of a curve concave southwesterly, having a radius of 7651.00 feet, a delta of 01°19'23", an arc distance of 176.69 feet, and having a chord bearing and distance of South 87°10'52" East, 176.69 feet to a point on the easterly line of a mitigation area described in Official Record Book 8602, Page 472, Public Records of Pinellas County, Florida, said point being the POINT OF BEGINNING; thence departing said easterly line, along the arc of a non-tangent curve concave southwesterly, having a radius of 7651.00 feet, a delta of 01°36'17", an arc distance of 214.28 feet, and having a chord bearing and distance of South 85°43'02" East, 214.27 feet to a point of reverse curvature; thence along the arc of a curve concave northeasterly, having a radius of 11447.00 feet, a delta of 02°58'12", an arc distance of 593.38 feet, and having a chord bearing and distance of South 86°23'59" East, 593.31 feet; thence South 88°21'23" East, 188.47 feet to a point on the existing westerly Pinellas County Right of Way line for 49<sup>th</sup> Street North, as described in Official Record Book 8602, Page 472, Public Records of Pinellas County, Florida; thence along said westerly Right of Way line the following two (2) courses: (1) South 50°28'40" West, 42.72 feet; (2) South 00°07'41" West, 10.00 feet to the existing northerly Right of Way line for State Road 690 (County Road 296) (118<sup>th</sup> Avenue North); thence North 89°52'19" West, 923.82 feet along said existing northerly Right of Way line to a point on the easterly line of said mitigation area described in Official Record Book 8602, Page 472; thence along said easterly line of said mitigation area the following three (3) courses: (1) North 00°05'57" East, 21.24 feet; (2) North 21°41'34" West, 30.67 feet; (3) North 30°39'48" West, 51.21 feet to the POINT OF BEGINNING.

Containing 1.309 acres, more or less.

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.

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IN WITNESS WHEREOF, the FDOT has executed this agreement effective this \_\_\_\_\_ day  
of \_\_\_\_\_, 2017.

Signed, sealed and delivered in  
the presence of:

\_\_\_\_\_  
WITNESS

\_\_\_\_\_  
PRINT NAME

\_\_\_\_\_  
WITNESS

\_\_\_\_\_  
PRINT NAME

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION

By: \_\_\_\_\_

Director of Transportation Development for  
District VII

PRINT NAME WILLIAM JONES, PE

ADDRESS: 11201 N. Malcolm McKinley Dr.  
Tampa, Florida 33612

Legal Review

By: \_\_\_\_\_

District Counsel

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of  
\_\_\_\_\_, 2017 by WILLIAM JONES, PE, DIRECTOR OF TRANSPORTATION DEVELOPMENT for  
District VII, who is personally known to me or who has produced  
\_\_\_\_\_ as identification.

\_\_\_\_\_  
PRINT NAME

Notary Public in and for the  
County and State last aforesaid.

My Commission Expires: \_\_\_\_\_

Serial No., if any: \_\_\_\_\_

IN WITNESS WHEREOF, the County has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered  
in the presence of:

\_\_\_\_\_  
WITNESS

PRINT NAME \_\_\_\_\_

\_\_\_\_\_  
WITNESS

PRINT NAME \_\_\_\_\_

\_\_\_\_\_  
OF:

PINELLAS COUNTY, a Political  
Subdivision of the State of Florida

ADDRESS \_\_\_\_\_

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2017, by \_\_\_\_\_, of PINELLAS COUNTY, a Political Subdivision of the State of Florida who is personally known to me or who has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
PRINT NAME \_\_\_\_\_

Notary Public in and for the  
County and State last aforesaid.

My Commission Expires: \_\_\_\_\_

Serial No., if any: \_\_\_\_\_

This instrument prepared by,  
or under the direction of  
By: Martin D. McKinley  
Department of Transportation  
11201 N. Malcolm McKinley Drive  
Tampa, Florida 33612

PARCEL : 141.04  
WPI/SEG : 4136222  
S.R. NO.: 690  
COUNTY : PINELLAS  
SECTION : 15036-XXXX  
MANAGING DISTRICT: SEVEN

Legal Description Approved:  
Date: 11/17/15 By: BRADLEY R. GERSWICK

SUB.01

#### SUBORDINATION AGREEMENT

THIS AGREEMENT Made this \_\_\_\_\_ day of \_\_\_\_\_ 2017, by PINELLAS COUNTY, a Political Subdivision of the State of Florida, grantor, to the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, 11201 N McKinley, Tampa FL 33612, grantee: (wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of organizations.)

#### WITNESSETH:

WHEREAS, the County is the holder of a certain EASEMENT, between JOHN H. NOLL and DEBBIE NOLL, his wife, Grantors, and PINELLAS COUNTY, by merger of LAKE LARGO-CROSS BAYOU DRAINAGE DISTRICT, Grantees, dated 12/27/41, recorded in Official Records Book 906, Page 39, of the Public Records of PINELLAS county, Florida AND,

Is the holder of a certain EASEMENT, between S.J. PRESCOTT and HILDA M. PRESCOTT, his wife, Grantors, and PINELLAS COUNTY, by merger of LAKE LARGO-CROSS BAYOU DRAINAGE DISTRICT, Grantees dated 05/10/41, recorded in Official Records Book 888, Page 319, of the Public Records of PINELLAS county, Florida

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

NOW THEREFORE, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, paid, the receipt and sufficiency of which is hereby acknowledged, the County hereby agrees, covenants, and consents with the Department that the

aforesaid EASEMENT is and shall continue to be subject and subordinate to the property rights of the Department insofar as said EASEMENT affects the following described property, viz:

Part of Lots 9, 10 and 11, PINELLAS GROVES, as recorded in Plat Book 1, Page 55 of the Public Records of Pinellas County, Florida, lying in the southeast quarter of Section 9, Township 30 South, Range 16 East, Pinellas County, Florida, being further described as follows:

Commence at the center of Section 9, Township 30 South, Range 16 East, Pinellas County, Florida; thence South 00°00'43" East, 2523.21 feet along the west line of the southeast quarter of said Section 9 to a point on a curve concave southwesterly having a radius of 7651.00 feet; thence 176.69 feet along the arc of said curve to the right through a central angle of 01°19'23", said curve having a chord bearing South 87°10'52" East, 176.69 feet, to a point at the northwest corner of Parcel 122 as described in Official Record Book 18481, Page 968, Public Records of Pinellas County, Florida, and depicted on the Florida Department of Transportation Right of Way Map Financial Project No. 413622 2, said point also being on the easterly line of a Pinellas County mitigation area described as Parcel No. 102.1 in Official Record Book 8602, Page 472, Public Records of Pinellas County, Florida, said point also being the POINT OF BEGINNING; thence along said easterly line of aforesaid Pinellas County mitigation Parcel No. 102.1 the following twelve (12) courses: 1) North 30°39'48" West, 40.66 feet; 2) North 73°12'13" East, 89.84 feet; 3) North 16°25'13" East, 73.11 feet; 4) North 20°15'42" East, 43.98 feet; 5) North 53°33'00" East, 125.00 feet; 6) North 23°56'11" East, 77.58 feet; 7) North 31°26'02" West, 42.70 feet; 8) North 01°21'14" East, 35.03 feet; 9) North 76°26'17" East, 49.99 feet; 10) South 79°22'55" East, 90.73 feet; 11) North 13°36'52" East, 127.24 feet; 12) North 14°08'20" West, 44.52 feet to a point on the north line of Lot 9, PINELLAS GROVES, as recorded in Plat Book 1, Page 55, Public Records of Pinellas County, Florida, lying in the southeast quarter of aforesaid Section 9, said point also being the northeast corner of aforesaid Pinellas County mitigation Parcel 102.1; thence South 89°53'41" East, 107.73 feet to the northeast corner of aforesaid Lot 9; thence South 89°53'41" East along the north line of the south one-half of Lot 10 and the north line of the south one-half of Lot 11, both of aforesaid PINELLAS GROVES, lying in aforesaid southeast quarter of Section 9, a distance of 586.30 feet to a point on the existing westerly Pinellas County Right of Way line for 49th Street North, described as Parcel No. 102.2 in aforesaid Official Record Book 8602, Page 472; thence along said existing westerly Pinellas County Right of Way line the following three (3) courses: 1) South 01°51'18" West, 433.35 feet; 2) South 03°26'16" West, 137.23 feet; 3) South 50°28'40" West, 59.83 feet to the northeast corner of the aforesaid Parcel 122; thence along the northerly line of aforesaid Parcel 122 the following three (3) courses: 1) North 88°21'23" West, 188.47 feet to a non-tangent curve concave northeasterly having a radius of 11447.00 feet; 2) 593.38 feet along the arc of said curve to the right through a central angle of 02°58'12", said curve having a chord bearing North 86°23'59" West, 593.31 feet to a point of reverse curvature of a curve concave southwesterly having a radius of 7651.00 feet; 3) 214.28 feet along the arc of said curve to the left through a central angle of 01°36'17", said curve having a chord bearing North 85°43'02" West, 214.27 feet to the said POINT OF BEGINNING.

Containing 11.601 acres, more or less.

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 FDOT has executed this agreement effective this \_\_\_\_\_ day  
of \_\_\_\_\_, 2017.

Signed, sealed and delivered in  
the presence of:

\_\_\_\_\_  
WITNESS

PRINT NAME \_\_\_\_\_

\_\_\_\_\_  
WITNESS

PRINT NAME \_\_\_\_\_

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION

By: \_\_\_\_\_

Director of Transportation Development for  
District VII

PRINT NAME WILLIAM JONES, PE

ADDRESS: 11201 N. Malcolm McKinley Dr.  
Tampa, Florida 33612

Legal Review

By: \_\_\_\_\_

District Counsel

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of  
\_\_\_\_\_, 2017 by WILLIAM JONES, PE, DIRECTOR OF TRANSPORTATION DEVELOPMENT for  
District VII, who is personally known to me or who has produced  
\_\_\_\_\_ as identification.

\_\_\_\_\_  
PRINT NAME \_\_\_\_\_

Notary Public in and for the  
County and State last aforesaid.

My Commission Expires: \_\_\_\_\_

Serial No., if any: \_\_\_\_\_



IN WITNESS WHEREOF, the County has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered  
in the presence of:

\_\_\_\_\_  
WITNESS  
PRINT NAME \_\_\_\_\_

\_\_\_\_\_  
WITNESS  
PRINT NAME \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
OF:  
\_\_\_\_\_  
PINELLAS COUNTY, a Political  
Subdivision of the State of Florida  
ADDRESS \_\_\_\_\_

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2017, by \_\_\_\_\_, of PINELLAS COUNTY, a Political Subdivision of the State of Florida who is personally known to me or who has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
PRINT NAME \_\_\_\_\_  
Notary Public in and for the  
County and State last aforesaid.  
My Commission Expires: \_\_\_\_\_  
Serial No., if any: \_\_\_\_\_



