

This instrument prepared under the direction of:

Elizabeth S. Quintana, Esq. \_\_\_\_\_

District 4 Assistant General Counsel

Legal Description prepared by:

Evan Bain, P.S.M. (03-21-2025)

Document prepared by:

Susanna Rowland

Florida Department of Transportation

Right of Way Production Services

3400 W. Commercial Boulevard

Fort Lauderdale, Florida 33309

	Parcel No.	130.4R(03-28-25)
	Item/Segment No.	4056063
	Section:	88050-2508
	Managing District:	04
	C.R. No.	510 (Wabasso Road/85 <sup>th</sup> Street)
	County:	Indian River

### **SUBORDINATION OF COUNTY UTILITY INTERESTS**

THIS AGREEMENT entered into this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between the **STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION**, hereinafter called the FDOT, and **INDIAN RIVER COUNTY**, a political subdivision of the State of Florida, hereinafter called the COUNTY.

#### **W I T N E S S E T H:**

WHEREAS, the COUNTY presently has an interest in certain lands that have been determined necessary for highway purposes; and

WHEREAS, the proposed use of these lands for highway purposes will require subordination of the interest claimed in such lands by the COUNTY to the FDOT; and

WHEREAS, the FDOT is willing to pay to have the COUNTY'S facilities relocated if necessary, to prevent conflict between the facilities so that the benefits of each may be retained.

NOW, THEREFORE, in consideration of the mutual covenants and promises of the parties hereto, COUNTY and FDOT agree as follows:

COUNTY subordinates to the interest of FDOT its successors and assigns, any and all of its interest in the lands as follows, viz:

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

**RECORDED**

INSTRUMENT	DATE	FROM	TO	RECORDING
Bill of Sale of Utility Facilities	09/14/2020	GRBK GHO Summer Lake, LLC	Indian River County, a political subdivision of the State of Florida	ORB / PG 3337 / 1274

PROVIDED that the COUNTY has the following rights:

1. The COUNTY shall have the right to construct, operate, maintain, improve, add to, upgrade, remove, and relocate facilities on, within, and upon the lands described herein in accordance with the FDOT'S current minimum standards for such facilities as required by the FDOT, Utility Accommodation Manual in the effect at the time the agreement is executed. Any new construction or relocation of facilities within the lands will be subject to prior approval by the FDOT. Should the FDOT fail to approve any new construction or relocation of facilities by the COUNTY or require the COUNTY to alter, adjust, or relocate its facilities located within said lands, the FDOT hereby agrees to pay the cost of such alteration, adjustment, or relocation, including, but not limited to the cost of acquiring appropriate easements.
2. Not notwithstanding any provisions set forth herein, the terms of the utility permits shall supersede any contrary provisions, with the exception of the provision herein with reimbursement rights.
3. The COUNTY shall have a reasonable right to enter upon the lands described herein for the purposes outlined in Paragraph 1 above, including the right to trim such trees, brush, and growth which might endanger or interfere with such facilities, provided that such rights do not interfere with the operation and safety of the FDOT's facilities.
4. The COUNTY agrees to repair any damage to FDOT facilities and to indemnify the FDOT against any loss or damage resulting from the COUNTY exercising its rights outlined in Paragraphs 1 and 3 above.

IN WITNESS WHEREOF, the FDOT hereto has executed this agreement on the day and year first above written.

Attorney approved as to form:

**STATE OF FLORIDA DEPARTMENT  
OF TRANSPORTATION**

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ELIZABETH S. QUINTANA  
District 4 Assistant General Counsel

BY: \_\_\_\_\_  
**STEVEN C. BRAUN, P.E.**  
District 4 Secretary

**Signed, sealed and delivered in the presence of: (Two witnesses required by Florida Law)**

**Witness (1) Information:**

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Signature

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Print Name  
Address: 3400 West Commercial Blvd  
Fort Lauderdale, Florida 33309

**Witness (2) Information:**

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Signature

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Print Name  
Address: 3400 West Commercial Blvd  
Fort Lauderdale, Florida 33309

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by **STEVEN C. BRAUN, P.E., District 4 Secretary**  who is personally known by me or  who has produced \_\_\_\_\_ as identification.

(SEAL)

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Notary Public, State of Florida  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

IN WITNESS WHEREOF, the County has caused these presents to be executed in its name by its Board of County Commissioners acting by the Mayor or Vice-Mayor of said Board, the day and year aforesaid.

ATTEST: \_\_\_\_\_

Print Name: \_\_\_\_\_  
Clerk (or Deputy Clerk)

**INDIAN RIVER COUNTY, FLORIDA**  
**By Its Board of County Commissioners**

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

Print Name: \_\_\_\_\_  
Its Mayor

Approved as to form and legal sufficiency:

By: \_\_\_\_\_  
County Attorney

**EXHIBIT "A"**

Parcel No. 130

Item/Segment No. 4056063

A portion of Tracts A, B, G and H, PALADIN PLACE II, according to the plat thereof, as recorded in Plat Book 21, Page 74 of the Public Records of Indian River County, Florida, lying in the Northeast One-Quarter (NE 1/4) of Section 32, Township 31 South, Range 39 East, Indian River County, Florida, as shown on Sheet 17 of the Florida Department of Transportation Right of Way Map for County Road 510 (85th Street), Item/Segment No. 4056063, Section 88050-2508, being more particularly described as follows:

Commence at the boat spike marking the North One-Quarter (N 1/4) corner of said Section 32; thence South 00°37'26" West along the West line of said Northeast One-Quarter (NE 1/4) of Section 32, a distance of 25.00 feet to the intersection with the Baseline of Survey of said County Road 510 (85th Street); thence South 89°31'48" East along said Baseline of Survey of County Road 510 (85th Street), a distance of 677.35 feet; thence South 00°28'12" West along a line at a right angle to the previously described course, a distance of 30.00 feet to a point on the Southerly line of the Indian River Farms Water Control District Sub-Lateral "G-8" Canal, said point also being the Northwesterly corner of said Tract G, and the POINT OF BEGINNING; thence South 00°56'29" West along the Westerly line of said Tract G, a distance of 19.00 feet; thence South 89°31'48" East, a distance of 662.37 feet to a point on the Easterly line of said Tract H; thence North 00°50'29" East along said Easterly line of Tract H, a distance of 19.00 feet to a point on said Southerly line of the Indian Rivers Farms Water Control District Sub-Lateral "G-8" Canal and the Northeasterly corner of said Tract H; thence North 89°31'48" West along said Southerly line of the Indian Rivers Farms Water Control District Sub-Lateral "G-8" Canal, a distance of 662.34 feet to the POINT OF BEGINNING.

Containing 12,585 square feet, more or less.