

36-SUB.04-Date: December 17, 2015

This instrument prepared by  
or under the direction of:  
Melissa K. Blackwell  
As Interim Chief Counsel District Two  
Florida Department of Transportation  
1109 South Marion Avenue  
Lake City, Florida 32025-5874

PARCEL NO. 806.3  
SECTION NO. 72002  
F.P. NO. 2096584  
STATE ROAD NO. 9A  
COUNTY OF Duval

### SUBORDINATION AGREEMENT

THIS AGREEMENT made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_,  
by and between CITY OF JACKSONVILLE, FLORIDA, a political subdivision of the State of Florida,  
hereinafter called the "party of the first part", and the STATE OF FLORIDA DEPARTMENT OF  
TRANSPORTATION, 1109 South Marion Avenue, Lake City, Florida 32025-5874, hereinafter called  
the "Department".

#### WITNESSETH:

WHEREAS, the party of the first part is the holder of a certain Development Agreement dated  
the 8<sup>th</sup> day of September, 2009, and recorded in Official Records Book 15033, Page 1549, of the  
Public Records of Duval County, Florida, and;

WHEREAS, a portion of the land encumbered by said Development Agreement 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 party of the first part hereby agrees, covenants, and consents with the Department that the  
aforesaid Development Agreement is and shall continue to be subject and subordinate to the  
property rights of the Department insofar as said Development Agreement affects the following  
described property, viz:

See **Exhibit "A"**, attached hereto and by reference 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 by its Mayor, and its seal to be hereto affixed, attested by its Corporation Secretary, the date first above written.

ATTEST: \_\_\_\_\_  
James R. McCain, Jr.  
Corporation Secretary

City of Jacksonville, Florida \_\_\_\_\_

Signed, sealed and delivered in  
the presence of:

Witness: \_\_\_\_\_  
Print Name: \_\_\_\_\_

BY: \_\_\_\_\_  
Lenny Curry, Mayor

Witness: \_\_\_\_\_  
Print Name: \_\_\_\_\_

(Corporate Seal)

**STATE OF FLORIDA  
COUNTY OF DUVAL**

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, for and on behalf of Mayor Lenny Curry, as aforesaid, and James R. McCain, Jr., as Corporation Secretary, on behalf of City of Jacksonville, Florida, a political subdivision of the State of Florida, who are personally known to me.

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

Exhibit "A"

Section No. 72002  
F.P. No. 2096584

State Road No. 9A

Duval County

Parcel No. 806

Perpetual Easement

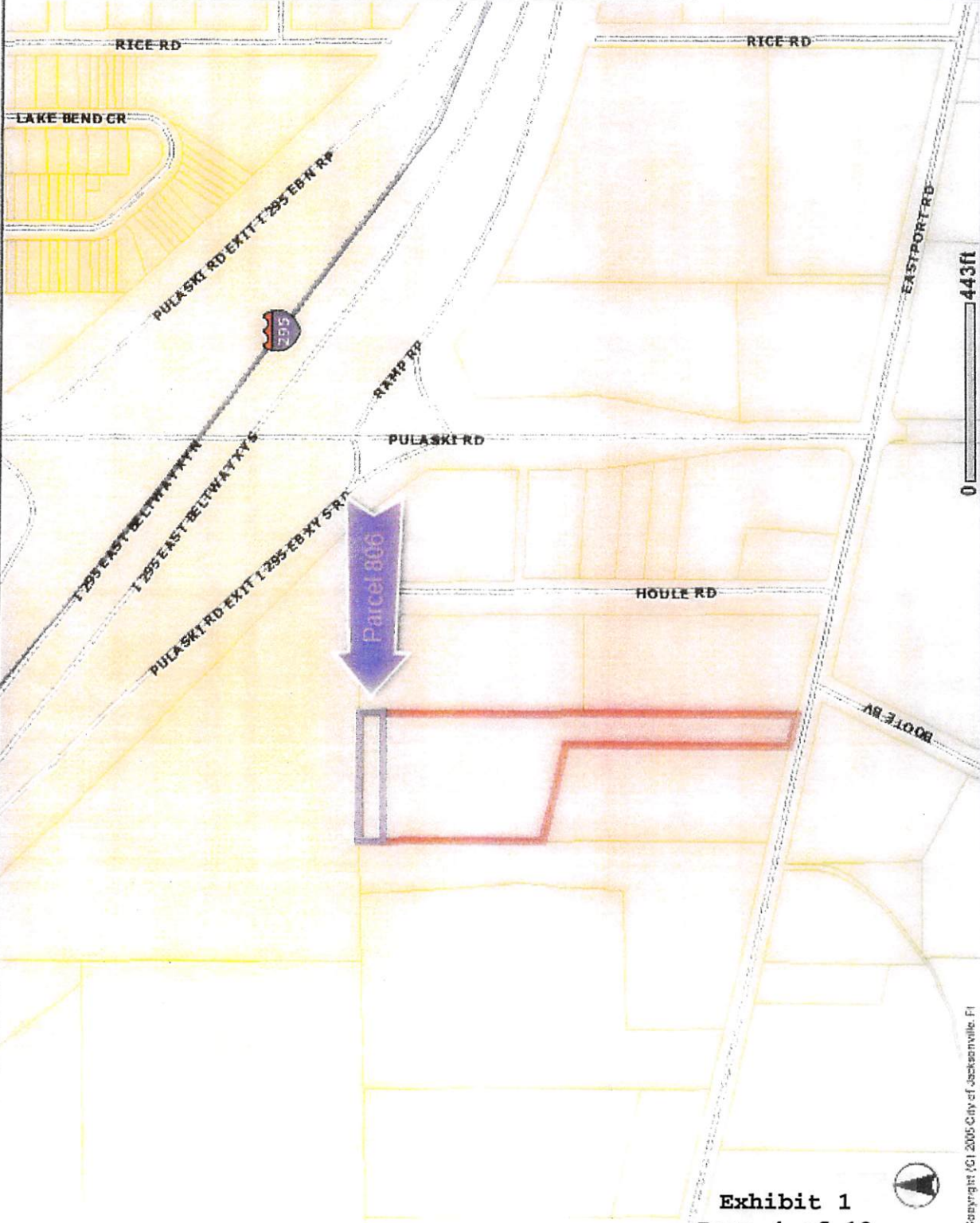
A perpetual easement for the purpose of maintenance of a stormwater management facility outfall system, in, over, under, upon and through the following described land in Duval County, Florida, to wit:

A part of Section 15 of the subdivision of Section 46, the John Broward Grant, Township 1 South, Range 27 East, Duval County, Florida, according to the plat thereof as recorded in Plat Book 1, Page 7, of the former Public Records of Duval County, Florida, being more particularly described as follows:

**Commence** at the Northeast corner of the Southeast One Quarter of Section 15 of the subdivision of Section 46, the John Broward Grant, Township 1 South, Range 27 East, Duval County, Florida, according to the plat thereof as recorded in Plat Book 1, Page 7, of the former Public Records of Duval County, Florida; thence South 89° 33' 01" West, along the northerly line of said Southeast One Quarter of Section 15, a distance of 698.61 feet to the **Point of Beginning**; thence South 00° 26' 52" East, a distance of 25.00 feet to a point on a line 25.00 feet southerly of and parallel with said northerly line; thence South 89° 33' 01" West, along said parallel line, a distance of 319.71 feet; thence North 00° 30' 27" West, a distance of 25.00 feet to a point on said northerly line of the Southeast One Quarter of Section 15; thence North 89° 33' 01" East, along said northerly line, a distance of 319.73 feet to the **Point of Beginning**.

Containing 7,993 square feet, more or less.





Parcels

RE #	10000070000
Name	NORTHEAST INDUSTRIAL I LLC
Address	0 EASTPORT RD JACKSONVILLE 32218
Transaction Price	\$382500
Acres	4.54
Book-Page	1409701055
Map Panel	7305
Legal Descriptions	U/R 46-18-27E 4 300 JOHN BROWARD GRANT S O R F FT LOT 6 RECD O/R 14087-1055
Flood Zone	0.2 FST ANNUAL CHANCE FLOOD HAZ
AshSite	Not in AshSite Zone
JEDC Zone	Not in Enterprise Zone
Evacuation Zone	ZONE 4
CPAC	North / Planning Dist: 6
Noise Zone	NA
APZ	NA
Civ HH Zone	J14 Height (300)
MI HH Zone	NA
Civ School Reg	NA
MI School Reg	NA
Lighting Plan	NA

Active Layer: Parcels

- Map Tools: layers legend
- City Buildings
  - Parcels
  - Sales 2015
  - Sales 2014
  - Sales 2013
  - Sales 2012

refresh map site help



36-SUB.04-Date: February 12, 2016

This instrument prepared by  
or under the direction of:  
Melissa K. Blackwell  
As Interim Chief Counsel District Two  
Florida Department of Transportation  
1109 South Marion Avenue  
Lake City, Florida 32025-5874

PARCEL NO. 109.2, 808.2  
SECTION NO. 72002  
F.P. NO. 2096584  
STATE ROAD NO. 9A  
COUNTY OF Duval

### SUBORDINATION AGREEMENT

THIS AGREEMENT made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_,  
by and between CITY OF JACKSONVILLE, FLORIDA, a political subdivision of the State of Florida,  
a/k/a Duval County, Florida, hereinafter called the "party of the first part", and the STATE OF  
FLORIDA DEPARTMENT OF TRANSPORTATION, 1109 South Marion Avenue, Lake City, Florida  
32025-5874, hereinafter called the "Department".

#### WITNESSETH:

WHEREAS, the party of the first part is the holder of a certain Grant of Easement dated the  
8<sup>th</sup> day of June 1957, and recorded in Official Records Book 301, Page 505, of the Public Records of  
Duval County, Florida, and;

WHEREAS, a portion of the land encumbered by said Grant of 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 party of the first part hereby agrees, covenants, and consents with the Department that the  
aforesaid Grant of Easement is and shall continue to be subject and subordinate to the property  
rights of the Department insofar as said Grant of Easement affects the following described property,  
viz:

See **Exhibit "A"**, attached hereto and by reference 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 by its Mayor, and its seal to be hereto affixed, attested by its Corporation Secretary, the date first above written.

ATTEST: \_\_\_\_\_  
James R. McCain, Jr.  
Corporation Secretary

City of Jacksonville, Florida

Signed, sealed and delivered in the presence of:

Witness: \_\_\_\_\_  
Print Name: \_\_\_\_\_

BY: \_\_\_\_\_  
Lenny Curry, Mayor

Witness: \_\_\_\_\_  
Print Name: \_\_\_\_\_

*(Corporate Seal)*

**STATE OF FLORIDA  
COUNTY OF DUVAL**

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, for and on behalf of Mayor Lenny Curry, as aforesaid, and James R. McCain, Jr., as Corporation Secretary, on behalf of City of Jacksonville, Florida, a political subdivision of the State of Florida, who are personally known to me.

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

Exhibit "A"

Section No. 72002  
F.P. No. 2096584

State Road No. 9A

Duval County

Parcel No. 109

Fee Simple

A part of Section 15 of the subdivision of Section 46, the John Broward Grant, Township 1 South, Range 27 East, Duval County, Florida, according to the plat thereof as recorded in Plat Book 1, Page 7, of the former Public Records of Duval County, Florida, being more particularly described as follows:

**Commence** at the Northeast corner of the Southeast One Quarter of Section 15 of the subdivision of Section 46, the John Broward Grant, Township 1 South, Range 27 East, Duval County, Florida, according to the plat thereof as recorded in Plat Book 1, Page 7, of the former Public Records of Duval County, Florida; thence South 89° 33' 01" West, along the northerly line of said Southeast One Quarter of Section 15, a distance of 867.52 feet to the **Point of Beginning**; thence continue South 89° 33' 01" West, along the northerly line of said Southeast One Quarter of Section 15, a distance of 457.65 feet; thence North 00° 28' 34" West, departing said northerly line, a distance of 1112.04 feet to a point on the southwesterly existing limited access right of way line of State Road No. 9A (Interstate 295 - a variable width limited access right of way), being a non-tangent curve to the right, having a radius of 5635.58 feet, thence along said southwesterly existing limited access right of way line and curve, through an angle of 03° 05' 39", an arc distance of 304.33 feet and a chord bearing and distance of South 46° 22' 43" East, 304.29 feet to a point a non-tangent line; thence South 04° 33' 50" East, departing said southwesterly existing limited access right of way line and along said non-tangent line, a distance of 158.98 feet; thence South 38° 42' 25" East, a distance of 352.59 feet; thence South 03° 38' 51" East, a distance of 234.22 feet; thence South 00° 21' 33 " West, a distance of 231.12 feet to the **Point of Beginning**.

Containing 8.388 acres, more or less.

ALSO:

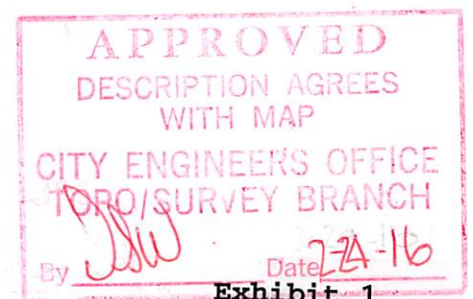
Parcel No. 808

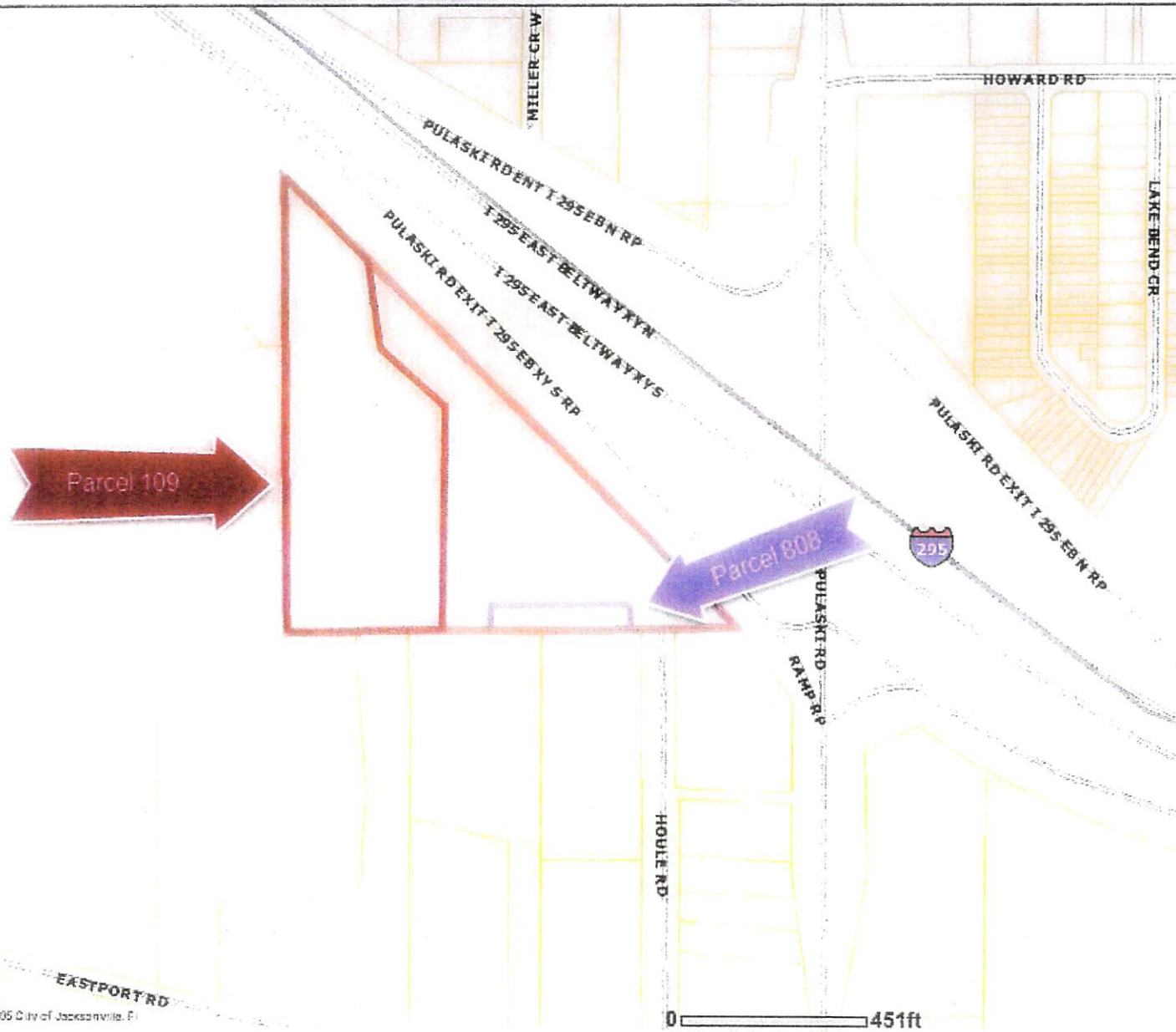
Perpetual Easement

A part of Section 15 of the subdivision of Section 46, the John Broward Grant, Township 1 South, Range 27 East, Duval County, Florida, according to the plat thereof as recorded in Plat Book 1, Page 7, of the former Public Records of Duval County, Florida, being more particularly described as follows:

**Commence** at the Northeast corner of the Southeast One Quarter of Section 15 of the subdivision of Section 46, the John Broward Grant, Township 1 South, Range 27 East, Duval County, Florida, according to the plat thereof as recorded in Plat Book 1, Page 7, of the former Public Records of Duval County, Florida; thence South 89° 33' 01" West, along the northerly line of said Southeast One Quarter of Section 15, a distance of 433.01 feet to the **Point of Beginning**; thence continue South 89° 33' 01" West, along the northerly line of said Southeast One Quarter of Section 15, a distance of 434.51 feet; thence North 00° 21' 33" East, a distance of 25.00 feet to a point on a line 25.00 feet northerly of and parallel with said northerly line; thence North 89° 33' 01" East along said parallel line, a distance of 434.17 feet; thence South 00° 26' 17 " East, a distance of 25.00 feet to the **Point of Beginning**.

Containing 10,858 square feet, more or less.





Parcels	
RE #	109602 0000
Name	RAULLSON EVELYN B TRUST
Address	11738 HOULE RD JACKSONVILLE 32218
Transaction Price	\$100
Acres	13.75
Book-Page	1567402496
Map Panel	7305
Legal Descriptions	46-1S-27E 13.84 JOHN BROWARD GRANT S/D PT NE1/4 SEC 15 O/R 15674-2496
Flood Zone	0.2 PCT ANNUAL CHANGE FLOOD HA
AshSite	Not in AshSite Zone
JEDC Zone	Not in Enterprise Zone
Evacuation Zone	ZONE A ZONE C
CPAC	North / Planning Dist: 8
Noise Zone	NA
APZ	NA
Civ HH Zone	J/A Height (300)
MI HH Zone	NA
Civ School Reg	NA
MI School Reg	NA
Lighting Reg	NA

Active Layer: Parcels

Visible Active Layers Legend

- City Buildings
- Parcels**
- Sales 2015
- Sales 2014
- Sales 2013
- Sales 2012





36-SUB.04-Date: January 12, 2016

This instrument prepared by  
or under the direction of:  
Melissa K. Blackwell  
As Interim Chief Counsel District Two  
Florida Department of Transportation  
1109 South Marion Avenue  
Lake City, Florida 32025-5874

PARCEL NO. 109.4 and 808.4  
SECTION NO. 72002  
F.P. NO. 2096584  
STATE ROAD NO. 9A  
COUNTY OF Duval

### SUBORDINATION AGREEMENT

THIS AGREEMENT made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_,  
by and between CITY OF JACKSONVILLE, FLORIDA, a political subdivision of the State of Florida,  
hereinafter called the "party of the first part", and the STATE OF FLORIDA DEPARTMENT OF  
TRANSPORTATION, 1109 South Marion Avenue, Lake City, Florida 32025-5874, hereinafter called  
the "Department".

#### WITNESSETH:

WHEREAS, the party of the first part is the holder of a certain Grant of Easement dated the  
17<sup>th</sup> day of April, 1984, and recorded in Official Records Book 6022, Page 1793, of the Public  
Records of Duval County, Florida, and;

WHEREAS, a portion of the land encumbered by said Grant of 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 party of the first part hereby agrees, covenants, and consents with the Department that the  
aforesaid Grant of Easement is and shall continue to be subject and subordinate to the property  
rights of the Department insofar as said Grant of Easement affects the following described property,  
viz:

See **Exhibit "A"**, attached hereto and by reference 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 by its Mayor, and its seal to be hereto affixed, attested by its Corporation Secretary, the date first above written.

ATTEST: \_\_\_\_\_  
James R. McCain, Jr.  
Corporation Secretary

City of Jacksonville, Florida

Signed, sealed and delivered in  
the presence of:

Witness: \_\_\_\_\_  
Print Name: \_\_\_\_\_

BY: \_\_\_\_\_  
Lenny Curry, Mayor

Witness: \_\_\_\_\_  
Print Name: \_\_\_\_\_

*(Corporate Seal)*

**STATE OF FLORIDA  
COUNTY OF DUVAL**

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, for and on behalf of Mayor Lenny Curry, as aforesaid, and James R. McCain, Jr., as Corporation Secretary, on behalf of City of Jacksonville, Florida, a political subdivision of the State of Florida, who are personally known to me.

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

Exhibit "A"

Section No. 72002  
F.P. No. 2096584

State Road No. 9A

Duval County

Parcel No. 109

Fee Simple

A part of Section 15 of the subdivision of Section 46, the John Broward Grant, Township 1 South, Range 27 East, Duval County, Florida, according to the plat thereof as recorded in Plat Book 1, Page 7, of the former Public Records of Duval County, Florida, being more particularly described as follows:

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Containing 8.388 acres, more or less.

ALSO:

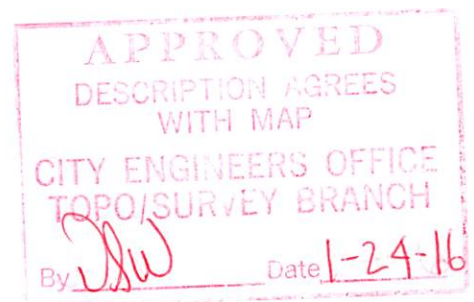
Parcel No. 808

Perpetual Easement

A part of Section 15 of the subdivision of Section 46, the John Broward Grant, Township 1 South, Range 27 East, Duval County, Florida, according to the plat thereof as recorded in Plat Book 1, Page 7, of the former Public Records of Duval County, Florida, being more particularly described as follows:

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Containing 10,858 square feet, more or less.



JAXGIS Property Information

109



Copyright (C) 2005 City of Jacksonville, FL

RE #	Name	Address	Acres	Book-Page	Legal Descriptions	Flood Zone
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