

Business Operations
Ofelia San Pedro, Deputy Superintendent

SUBJECT: AUTHORIZATION TO ENTER INTO A GRANT OF EASEMENT AGREEMENT WITH FLORIDA POWER AND LIGHT COMPANY FOR STATE SCHOOL "Z-1", ON THE CAMPUS OF MIAMI HEIGHTS ELEMENTARY SCHOOL, LOCATED AT 17661 SW 117 AVENUE, MIAMI

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

In connection with construction of State School "Z-1", a new addition on the campus of Miami Heights Elementary School (School), Florida Power & Light Company (FP&L) has been asked to provide additional underground electrical service. As a result, FP&L will require an easement approximately 12.5'x58' (for a total of 869 square feet, more or less), be granted to provide the requested service at the School. This area is legally described in Exhibit "A", attached hereto.

A Grant of Easement Agreement (Agreement), will be reviewed and approved by the School Board Attorney's Office and the Office of Risk and Benefits Management prior to execution. The Principal of Miami Heights Elementary School and the Superintendent of Region 6 recommend approval of the Agreement. The Office of Capital Improvement Projects, the Department of Safety, Environment and Hazards Management, the Department of Relocatables and Special Projects, and the Department of Advanced Planning also concur with the proposed Agreement.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, authorize the Chair and the Secretary to execute a Grant of Easement Agreement with Florida Power and Light Company for State School "Z1", on the campus of Miami Heights Elementary School, as described above.

CDR:rr

DRAFT

Exhibit "A"

LEGAL DESCRIPTION FOR A 12.50 FEET WIDE FLORIDA, POWER, & LIGHT COMPANY EASEMENT AT MIAMI HEIGHTS ELEMENTARY SCHOOL

PORTIONS OF THE NW1/4 OF THE NW1/4 OF THE SW1/4 OF SECTION 31, TOWNSHIP 55 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID NW1/4 OF THE NW1/4 OF THE SW1/4 OF SECTION 31; THENCE N86°56'20"E FOR 35.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SW 117th AVENUE; THENCE S03°12'20"E ALONG THE SAID EASTERLY RIGHT OF WAY LINE FOR 189.10 FEET TO THE POINT OF BEGINNING OF A FLORIDA POWER & LIGHT COMPANY EASEMENT BEING MORE PARTICULAR DESCRIBED AS FOLLOWS;

THENCE N86°23'47"E FOR 24.00 FEET; THENCE S03°36'13"E FOR 12.50 FEET; THENCE S86°23'47"W FOR 11.59 FEET; THENCE S03°12'20"E FOR 45.50 FEET; THENCE S86°23'47"W FOR 12.50 FEET TO A POINT ON THE AFORESAID EASTERLY RIGHT OF WAY LINE OF SW 117th AVENUE; THENCE N03°12'20"W ALONG SAID RIGHT OF WAY LINE FOR 58.00 FEET TO THE POINT OF BEGINNING.

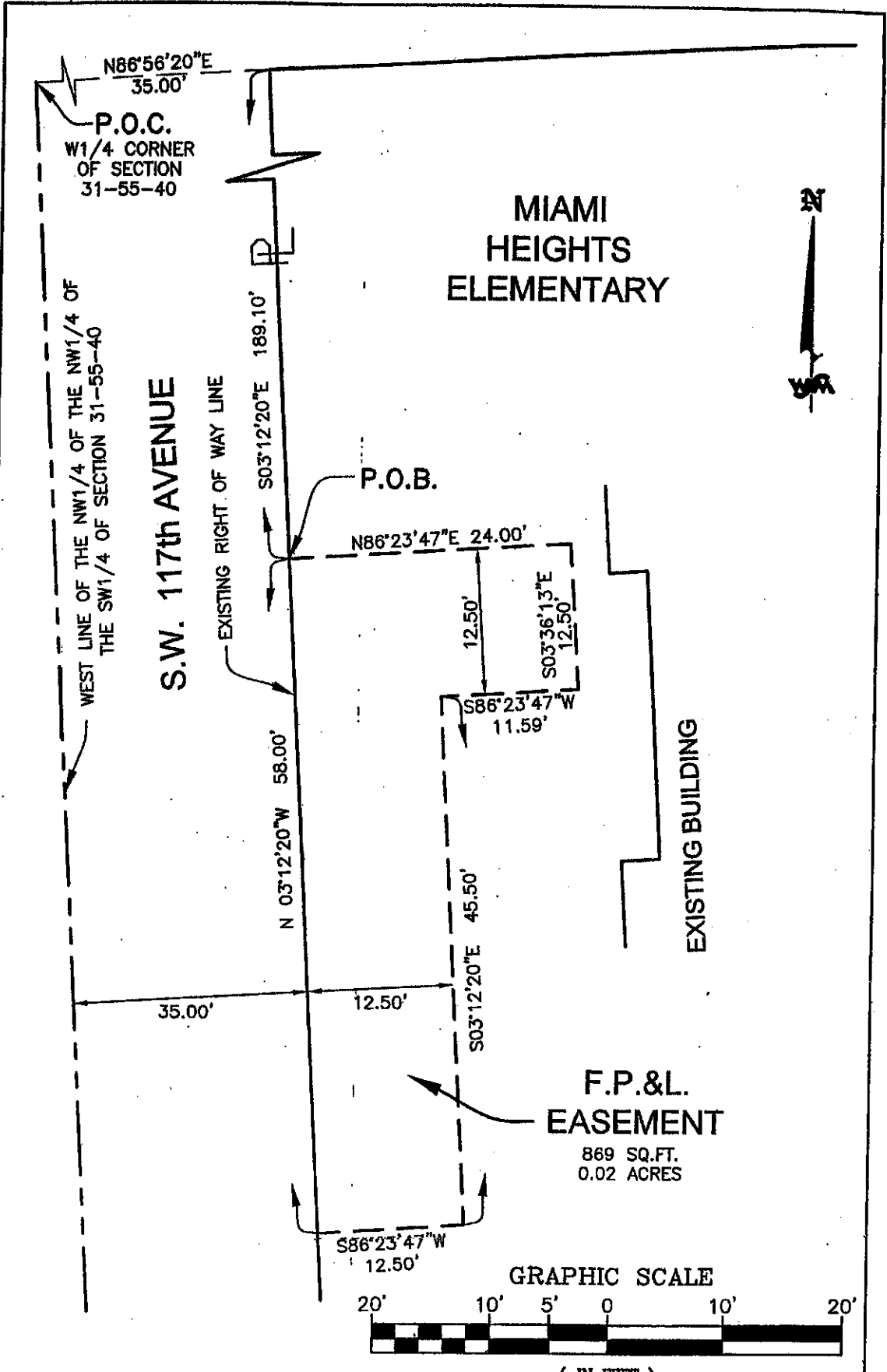
CONTAINING 869.32 SQ.FT. (0.0200 ACRES), MORE OR LESS.

SURVEYOR'S NOTES:

- 1--NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA PROFESSIONAL LAND SURVEYOR.
- 2--DATE PREPARED: 24 NOVEMBER 2004.
- 3--BEARINGS ARE BASED UPON THE SOUTH SECTION LINE OF SECTION 36, TOWNSHIP 53S, RANGE 39E (N89°40'50"E).
- 4--NO ATTEMPT HAS BEEN MADE TO LOCATE ANY UNDERGROUND ENCROACHMENTS.
- 5--THIS IS NOT A SURVEY.

LEGEND:	
⊕	CENTERLINE
C	CALCULATED
F.P.&L.	FLORIDA POWER & LIGHT
LB	LICENSED BUSINESS
PLS	PROFESSIONAL LAND SURVEYOR
POB	POINT OF BEGINNING
POC	POINT OF COMMENCE
⊔	PROPERTY LINE
SQ.FT.	SQUARE FEET
WSM	WEIDENER SURVEYING & MAPPING

Weidener Surveying & Mapping, P.A.
Florida Certification No. LB 4207
Samuel M. Fischbein PLS No.3587



SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SHEET 2 OF 2



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