

Business Operations  
Ofelia San Pedro, Deputy Superintendent

**SUBJECT:            AUTHORIZATION TO ENTER INTO A GRANT OF EASEMENT AGREEMENT WITH FLORIDA POWER AND LIGHT COMPANY FOR CORAL GABLES SENIOR HIGH SCHOOL, LOCATED AT 450 BIRD ROAD, CORAL GABLES**

**COMMITTEE:        FACILITIES AND CONSTRUCTION REFORM**

In connection with the construction of a new addition to Coral Gables Senior High School (School), Florida Power & Light Company (FP&L), has been asked to provide electrical service. As a result, FP&L will require an easement approximately 10'x375' (for a total of 3,752 square feet, more or less), be granted to provide the requested service at the School. This area is legally described in the attached exhibit.

The 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 Coral Gables Senior High School and Superintendent of Region Center 4 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 & Light Company, for Coral Gables Senior High School, as described above.

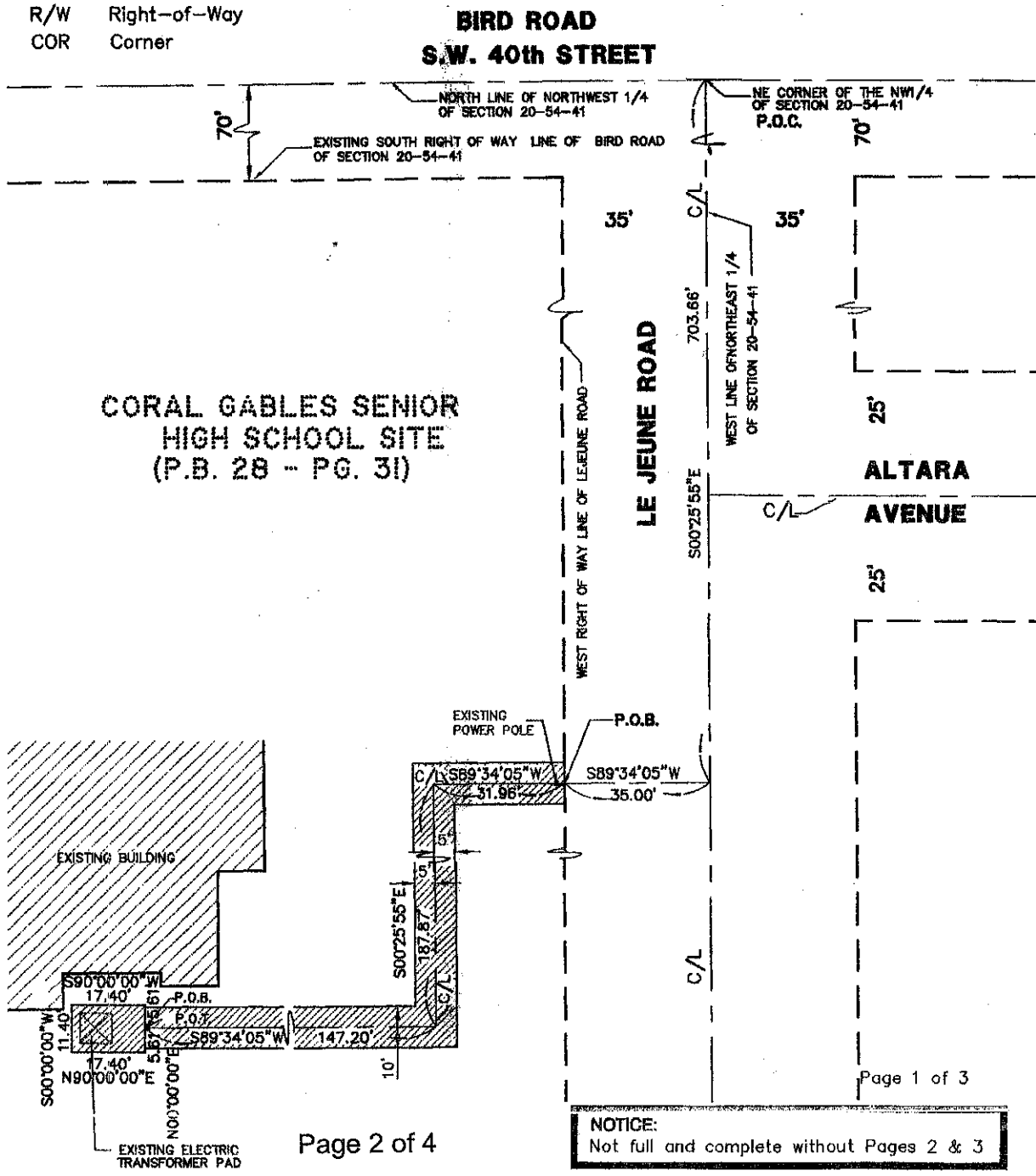
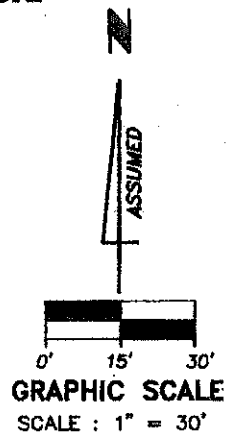
CDR:rr

**SKETCH TO ACCOMPANY LEGAL DESCRIPTION  
of PROPOSED 10 FOOT UTILITY EASEMENT  
CORAL GABLES SENIOR HIGH SCHOOL  
450 BIRD ROAD, CORAL GABLES, FLORIDA.**

for  
**MIAMI-DADE COUNTY PUBLIC SCHOOLS**

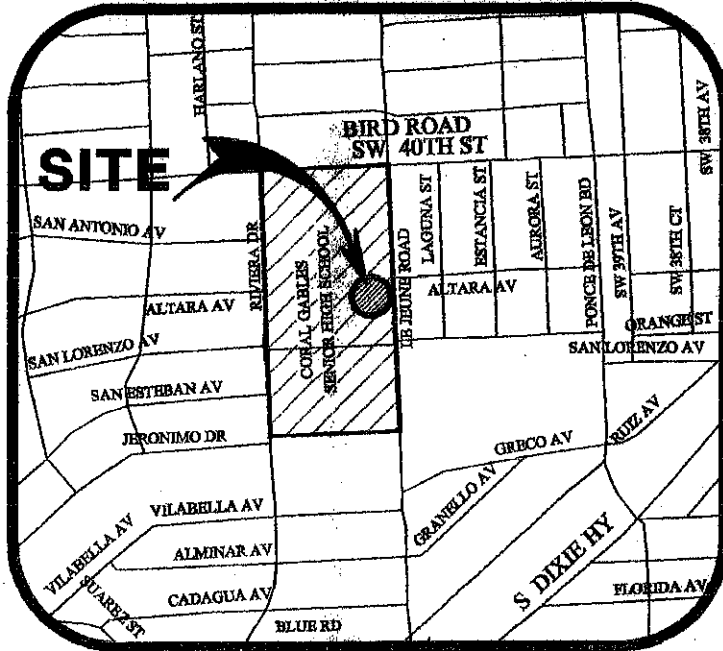
**LEGEND**

- P.O.B. Point of Beginning
- P.O.T. Point of Termination
- P.O.C. Point of Commence
- P.B. Plat Book
- PG. Page
- SEC. Section
- TWP. Township
- RGE. Range
- ⊕ Centerline
- R/W Right-of-Way
- COR Corner



**NOTICE:**  
Not full and complete without Pages 2 & 3

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**VICINITY MAP**  
NOT TO SCALE

**LEGAL DESCRIPTION:**

A strip of land lying and being in the NW 1/4 of Section 20, Township 54 South, Range 41 East, Miami-Dade County, Florida. This 10 foot strip wide lying 5 feet on each side of the following centerline being more particularly described by metes and bounds as follows:

Commence at the Northeast corner of the NW 1/4 of Section 20, Township 54 South, Range 41 East, Miami-Dade County; thence S00°25' 55"E, along the West line of the NE1/4 of said Section 20 also being the centerline of Le Jeune Road, for a distance of 703.66 feet; thence S89°34'05"W for a distance of 35.00 feet to a point on the West Right-of-Way line of Le Jeune Road, recorded in Plat Book 28, at Page 31, said point also being the Point of Beginning of the hereinafter described centerline of the 10 foot utility easement, lying 5 feet on each side, said lines to be shortened or prolonged to meet at angle points; thence continue S89°34' 05"W for a distance of 31.96 feet; thence S00°25'55"E a distance of 187.87 feet; thence S89°34'05"W a distance of 147.20 feet to a Point of Termination of said centerline of 10 foot strip wide easement; thence N00°00' 00"E for a distance of 5.61 feet; thence S90°00'00"W a distance of 17.40 feet; thence S00°00'00"W a distance of 11.40 feet; thence N90°00'00"E a distance of 17.40 feet; thence N00°00'00"E a distance of 5.61 feet to the Point of Termination.

Containing 3,752 square feet or 0.09 acres more or less.

**NOTICE:**  
Not full and complete without Page 1 & 3

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**SOURCES OF DATA:**

The Legal Description of the Subject Strip of Land was generated from information provided by the client. In addition, the following sources of data were used to the extent required to complete this document in a defensible matter, that is to say:

Plat of "RIVERA SECTION PART 1, CORAL GABLES", as recorded in Plat Book 28, at Page 31, of the Public Records of Miami-Dade County, Florida.

Plat of "REVISED PLAT OF CORAL GABLES INDUSTRIAL SECTION", as recorded in Plat Book 28, at Page 22, of the Public Records of Miami-Dade County, Florida.

Bearings as shown hereon are based on the reference bearing as delineated on the Sketch.

**CLIENT INFORMATION:**

This Sketch and Legal Description was prepared at the insistence of:

**MIAMI-DADE COUNTY PUBLIC SCHOOLS**

**LIMITATIONS:**

Since no other information other than what is cited in the Sources of Data were furnished, the Client is hereby advised that there may legal restrictions on the subject property that are not shown on the Sketch that may be found in the Public Records of Miami-Dade County, or any other public and private entities as their jurisdictions may appear. The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual who may appear of public record.

This document does not represent a field boundary survey of the described property, or any part or parcel thereof.

**SURVEYOR'S CERTIFICATE:**

I hereby certify: That this "Sketch to Accompany Legal Description," was prepared under my direction and is true and correct to the best of my knowledge and belief and further, that said Sketch meets the intent of the "Minimum Technical Standards for Land Surveying in the State of Florida", pursuant to Rule 61G17-6 of the Florida Administrative Code and its implementing Rule, Chapter 472.027 of the Florida Statutes.

**J. BONFILL & ASSOCIATES, INC.**

Florida Certificate of Authorization Number LB3398

9360 Southwest 72nd Street, Suite 265

Miami, Florida 33173

Phone: 305.598.8983

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

**Juan J. Bonfill, P.L.S.**

Professional Land Surveyor No. 3179

State of Florida

December 8, 2004

Project No. 04-0886

Job No. 04-0886

**NOTICE:** Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps and Reports by other than the signing party are prohibited without the written consent of the signing party. This document consists of multiple Exhibits and Sheets. Each Sheet as incorporated therein shall not be considered full, valid and complete unless attached to the others. This Notice is required by Rule 61G17-6 of the Florida Administrative Code.