

Office of Superintendent of Schools
Board Meeting of November 16, 2005

November 8, 2005

Office of School Facilities
Rose Diamond, Chief Facilities Officer

SUBJECT: AUTHORIZATION TO ENTER INTO A GRANT OF EASEMENT AGREEMENT WITH FLORIDA POWER AND LIGHT FOR RONALD REAGAN SENIOR HIGH SCHOOL (STATE SCHOOL "FFF"), LOCATED AT 8600 NW 107 AVENUE, DORAL

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

In connection with the construction of Ronald Reagan Senior High School (State School "FFF"), Florida Power and Light (FPL) has requested that an easement be granted, comprised of 15,275 square feet (or .35 acres, more or less), to serve the electrical power needs of the school. This area is legally described in Exhibit "A", attached hereto.

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 Superintendent of Regional Center III recommends 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 for Ronald Reagan Senior High School (State School "FFF"), as described above.

AB:rr

EXHIBIT "A"

10 FOOT FP&L EASEMENT

LEGAL DESCRIPTION:

A portion of Tracts 3 and 4 of "Florida Fruit Lands Company's Subdivision No. 1", in Section 7, Township 53 South, Range 40 East, according to the plat thereof, as recorded in Plat Book 2 at Page 17, of the Public Records of Miami-Dade County, Florida, less the South 25 feet of Tract 4 and less that portion of Tracts 3 and 4, which lies within the East 40 feet of the Northeast 1/4 of said section 7. Being more particularly described as follows;

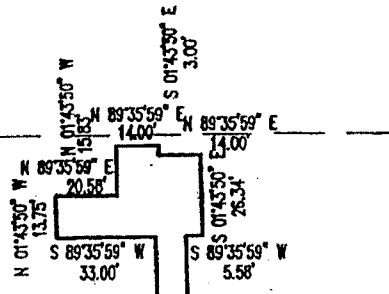
Commence at the Southwest corner of said Tract 4; thence $N01^{\circ}-43'-50''W$, on and along the West Line of Tract 4, a distance of 25.00 feet; thence $N89^{\circ}-35'-59''E$, a distance of 35.00 feet to a point 25.00 feet North of the South line of Tracts 4 and 35.00 feet East of the West line of Tract 4; thence $N01^{\circ}-43'-50''W$, a distance of 24.43 feet to the Point of Beginning; thence $N01^{\circ}-43'-50''W$, parallel with the West line of Tract 3 and 4, a distance of 524.87 feet to a point of curvature of a circular curve concave to the Southeast; thence Northeasterly along the arc of said circular curve, having a radius of 25.00 feet, a central angle of $53^{\circ}-07'-42''$, for an arc distance of 23.18 feet; thence $S01^{\circ}-43'-50''E$, parallel with the West line of Tracts 3 and 4 a distance of 544.87 feet to a point of curvature of a circular curve concave to the Northeast; thence Southeasterly along the arc of said circular curve, having a radius of 15.00 feet, a central angle of $88^{\circ}-40'-11''$, for an arc distance of 23.21 feet; thence $N89^{\circ}-35'-59''E$, parallel with the South line of said Tract 4, a distance of 563.16 feet; thence $N01^{\circ}-43'-50''W$, a distance of 10.00 feet; thence $N09^{\circ}-49'-37''W$, a distance of 92.15 feet; thence $N01^{\circ}-49'-33''W$, a distance of 160.11 feet; thence $S89^{\circ}-35'-59''W$, a distance of 33.00 feet; thence $N01^{\circ}-43'-50''W$, a distance of 13.75 feet; thence $N89^{\circ}-35'-59''E$, a distance of 20.58 feet; thence $N01^{\circ}-43'-50''W$, a distance of 15.83 feet; thence $N89^{\circ}-35'-59''E$, a distance of 14.00 feet; thence $S01^{\circ}-43'-50''E$, a distance of 3.00 feet; thence $N89^{\circ}-35'-59''E$, a distance of 14.00 feet; thence $S01^{\circ}-43'-50''E$, a distance of 26.34 feet; thence $S89^{\circ}-35'-59''W$, a distance of 5.58 feet; thence $S01^{\circ}-47'-26''E$, a distance of 158.71 feet; thence $S09^{\circ}-49'-37''E$, a distance of 93.82 feet; thence $N89^{\circ}-35'-59''E$, a distance of 10.47 feet; thence $S01^{\circ}-43'-50''W$, a distance of 20.00 feet to a point 25.00 feet North of the South line of Tract 4; thence $S89^{\circ}-35'-59''E$, parallel with the South line of Tract 4 a distance of 582.79 feet to a point of curvature of a circular curve concave to the to the Northeast; thence Northwesterly along the arc of said circular curve, having a radius of 25.00 feet, a central angle of $88^{\circ}-40'-11''$, for a distance of 38.69 feet to the Point of Beginning.

E.R. Brownell & Associates, Inc.

This Description and the accompanying Sketch are not valid without the signature and raised seal of a Florida Licensed Surveyor and Mapper.
This Description and accompanying Sketch are not valid one without the other.

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SKETCH TO ACCOMPANY LEGAL



DETAIL "A"
SCALE 1" = 50'

