

Office of School Facilities  
Rose Diamond, Chief Facilities Officer

**SUBJECT: AUTHORIZATION TO ENTER INTO A GRANT OF EASEMENT AGREEMENT WITH FLORIDA POWER AND LIGHT COMPANY, FOR KINLOCH PARK ELEMENTARY SCHOOL, LOCATED AT 4275 NW 1 STREET, MIAMI, FLORIDA**

**COMMITTEE: FACILITIES AND CONSTRUCTION REFORM**

In order to re-route existing electrical lines to allow the District to construct a 2-story addition at Kinloch Park Elementary School, Florida Power & Light Company (FP&L) has requested an easement approximately 10' x 506' (for a total of 5,060 square feet or .12 acres, more or less), be granted. This area is legally described in Exhibit "A", attached hereto.

The Grant of Easement 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 School Principal, the Office of School Facilities Construction, the Division of Safety and Emergency Management, and Facilities Operations, Maintenance also concur with the proposed location of the easement.

**RECOMMENDED:** That The School Board of Miami-Dade County, Florida, authorize the Chair and Secretary to execute a Grant of Easement Agreement with Florida Power and Light Company for Kinloch Park Elementary School, as described above.

ORM:scj

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION FP&L CO. EASEMENT

**SURVEYOR'S NOTES:**

1. THE UNDERLYING PROPERTY HAS NOT BEEN RESUBDIVDED. RECORDED EASEMENTS, IF ANY EXIST ARE NOT SHOWN HEREON.
2. NO ATTEMPT HAS BEEN MADE TO LOCATE ANY IMPROVEMENTS OR UTILITIES, UNDERGROUND OR ABOVE, FALLING WITHIN THE LIMITS OF THE EASEMENT DESCRIBED HEREON.
3. THIS SKETCH AND LEGAL DESCRIPTION IS VALID ONLY WHEN BOTH SHEETS ARE COMBINED, FORMING THE COMPLETE DOCUMENT.

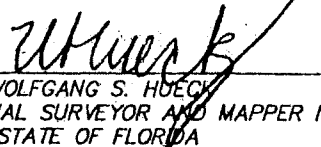
**LEGAL DESCRIPTION**

A strip of land in the S.W. 1/4 of the S.E. 1/4 of the N.W. 1/4 of Section 5, Township 54 South, Range 41 East, Miami-Dade County, Florida and being more particularly described as follows:

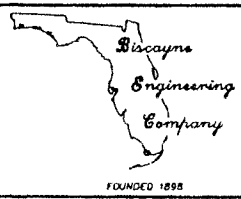
Commence at the Northeast corner of Tract "A" as shown on the plat Keller Tract according to the plat thereof as recorded in Plat Book 78, at Page 92 of the Public Records of Miami-Dade County, Florida; thence run N 00°33'57" W along a line 25.00 feet Westerly of and parallel with the centerline of N.W. 43rd Avenue as shown on said Plat for 82.00 feet; thence run S 89°26'03" W for 5.00 feet to the Point of Beginning of an easement for utility purposes over and across a strip of land lying 5.00 feet on each side of the centerline hereinafter described; thence run S 00°33'57" E along a line 30 feet westerly of and parallel with the centerline of N.W. 43rd Avenue for 76.95 feet; thence S 89°59'33" W along a line 5.00 feet northerly of and parallel with the northerly line of tract "A" Keller Tract according to the plat thereof as recorded in plat book 78, at page 92 for 190.00 feet; thence run N 00°33'57" W along a line 5.00 feet Easterly of and parallel with the Easterly line of TRACT "A" Milian Tract according to the plat thereof as recorded in the plat thereof as recorded in plat book 116, at page 57 for 152.22 feet; thence run N 89°45'40" W along a line 5.00 feet Southerly of and parallel with the north line of the South 1/2 of the East 1/2 of the S.W. 1/4 of the S.E. 1/4 of the N.W. 1/4 of section 5, township 54S, Range 41E. As determined from the plat of Kinloch Park School Tract according to the plat thereof as recorded in Plat Book 52 at Page 71. The three mentioned plats are all recorded in the Public Records of Miami-Dade County, Florida for 86.00 feet to the Point of Termination of said centerline. The side lines of said easement to be lengthened or shortened along each course to create continuous lines. Bearing in this description are based on an assumed bearing of N 00°33'57" W on the centerline of N.W. 43rd Avenue as shown on said Plat.

**THIS IS NOT A LAND SURVEY**

BISCAYNE ENGINEERING COMPANY, INC.  
529 WEST FLAGLER STREET, MIAMI, FL. 33130  
(305) 324-7671  
STATE OF FLORIDA DEPARTMENT OF BUSINESS AND  
PROFESSIONAL REGULATION  
EB-0000129  
LB-0000129

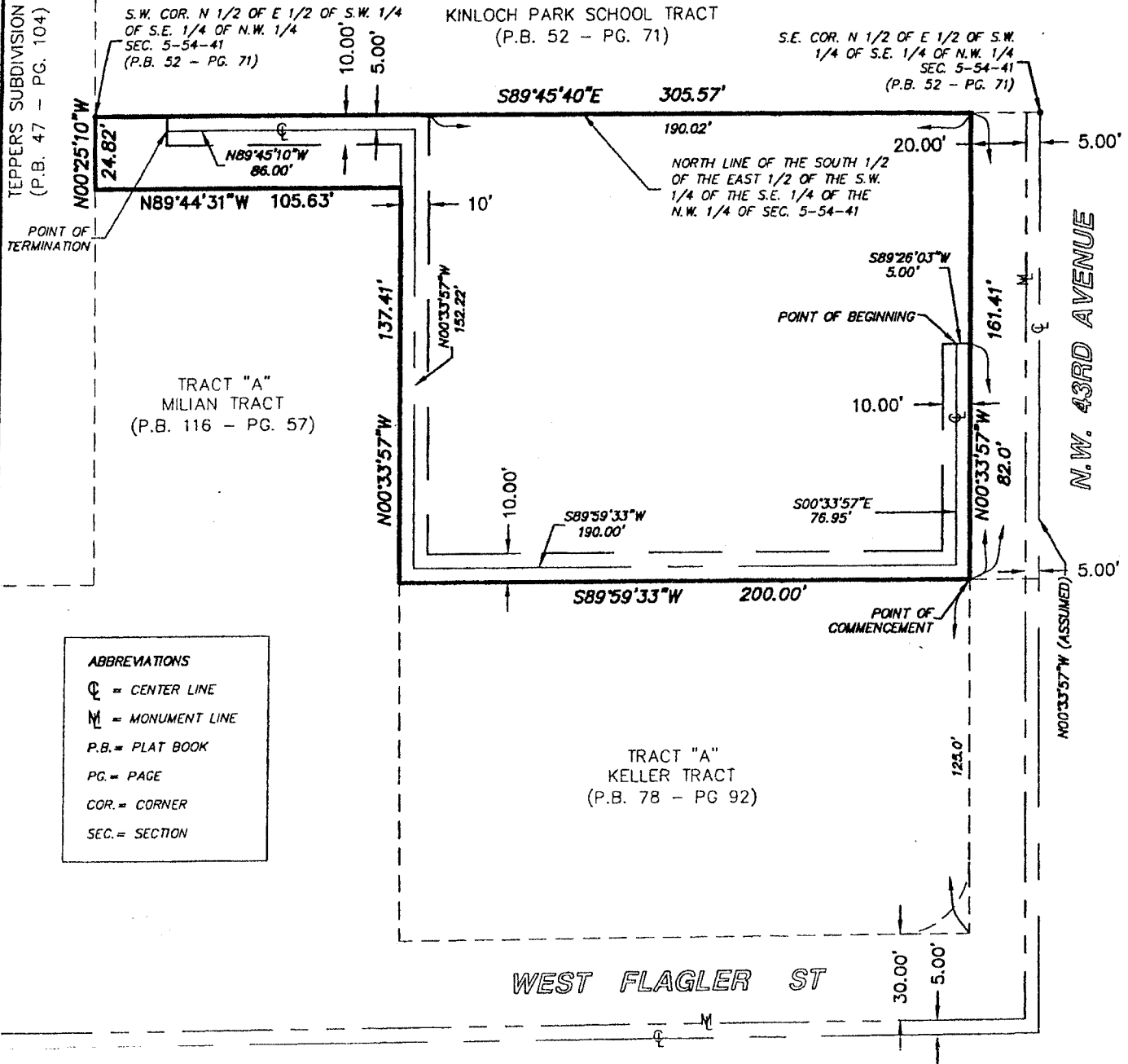
  
02-10-2006  
WOLFGANG S. HUECK  
PROFESSIONAL SURVEYOR AND MAPPER No 6519  
STATE OF FLORIDA

<b>DATE:</b> 2-10-06	<b>ORDER No.</b> 03-77557	<b>DRAWING:</b> 2091-SS-13	<b>BY:</b> J.M.
<b>FOR:</b> NAC CONSTRUCTION		<b>FB No.</b> -	<b>SHEET:</b> 2 OF 2

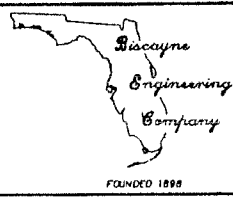


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