

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 PARKWAY MIDDLE SCHOOL, LOCATED AT 2349 NW 175 STREET, MIAMI, FLORIDA

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

In order to transfer responsibility for existing electrical feeders servicing the campus of Parkway Middle School (School), to Florida Power & Light Company (FP&L), an easement must be granted, approximately 10' x 187', as well as the School's existing transformer vault, for a total easement area of 2,016 square feet or .05 acres, more or less. 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 Parkway Middle School, as described above.

ORM:scj

February 23, 2006

**FLORIDA POWER
AND LIGHT COMPANY EASEMENT
EXHIBIT "A"**

LEGAL DESCRIPTION:

A 10 Foot wide Florida Power and Light Co. Easement, lying 5.00 feet on each side of the following described centerline, lying over and across a portion of Lot 51 of "RADIO GARDENS", according to the plat thereof, as recorded in Plat Book 8 at Page 97 of the Public Records of Miami-Dade County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of Lot 51 on the aforementioned plat of "RADIO GARDENS", thence run South along the East line of Lot 51 for a distance of 43.72 feet to the Point of the Beginning of the 10 foot easement; thence run South 78°28'14" West for a distance of 103.52 feet to a point; thence run North 85°01'02" West for a distance of 83.36 feet to a Point of Termination of the 10 foot easement on the Northeasterly wall of an Existing Transformer Vault Room at Parkway Middle School, said point lying 6.52 feet Southeast of the most Northwest corner of the Existing Building

The easement Right-of-Way lines on each side of said centerline are to be extended or shortened as necessary to maintain a continuous 10 foot easement along the route described.

AND

A Florida Power and Light Co. Transformer Vault Easement, lying within a portion of Lot 51 of "RADIO GARDENS", according to the plat thereof, as recorded in Plat Book 8 at Page 97 of the Public Records of Miami-Dade County, Florida, and being more particularly described as follows:

Begin at the Point of Termination of the 10 foot wide Florida Power and Light Co. Easement previously described; thence run Northwesterly along the Northeasterly wall of an Existing Transformer Vault Room at Parkway Middle School, for a distance of 5.85 feet to a point; thence run Southwesterly for a distance of 15.07 feet to a point; thence run Southeasterly for a distance of 9.65 feet to a point; thence run Northeasterly for a distance of 15.07 feet to a point, (the last mentioned 3 courses being coincident with the interior wall of the Existing Transformer Vault Room); thence run Northwesterly along the Northeasterly wall of the said Existing Transformer Vault Room, for a distance of 3.80 feet to the Point of Beginning.

Note:

THIS IS NOT A BOUNDARY SURVEY.

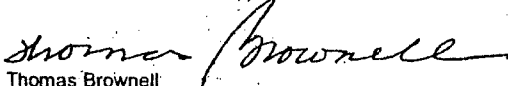
The bearings shown are based on an assumed meridian whereby the centerline of N.W. 23rd Avenue bears South.

This description and accompanying Sketch are not valid one without the other.

CERTIFICATION:

We hereby certify that this description and sketch was made under my responsible charge on February 23, 2006 and meets the applicable Minimum Technical Standard as set forth by the Board of Professional Surveyors and Mappers in Chapter 61G17-6 Florida Administrative Code. Pursuant to Chapter 472, Section 472.027 Florida Statutes.

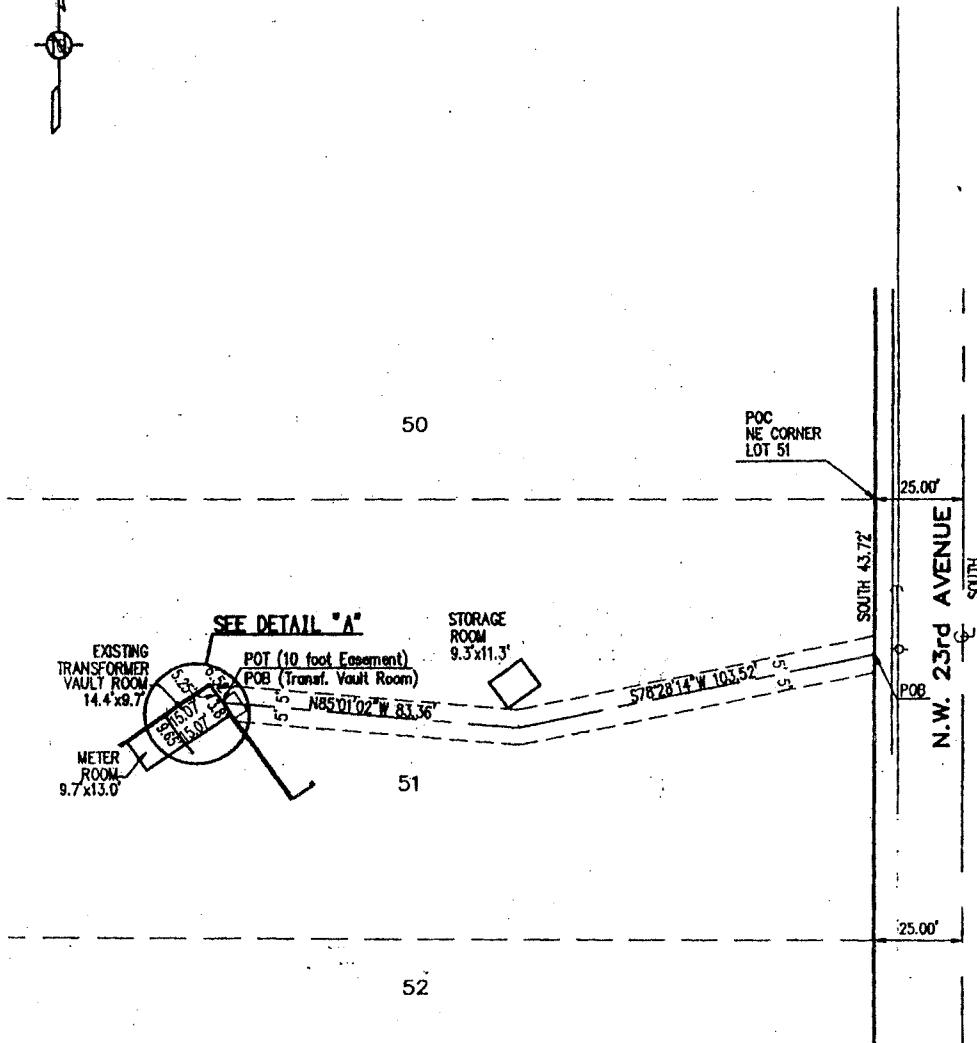
E.R. Brownell & Associates, Inc.


Thomas Brownell
Executive Vice President
Professional Land Surveyor #2891
State of Florida

This description and sketch are not valid without the signature and raised seal of a Licensed Florida Surveyor and Mapper.

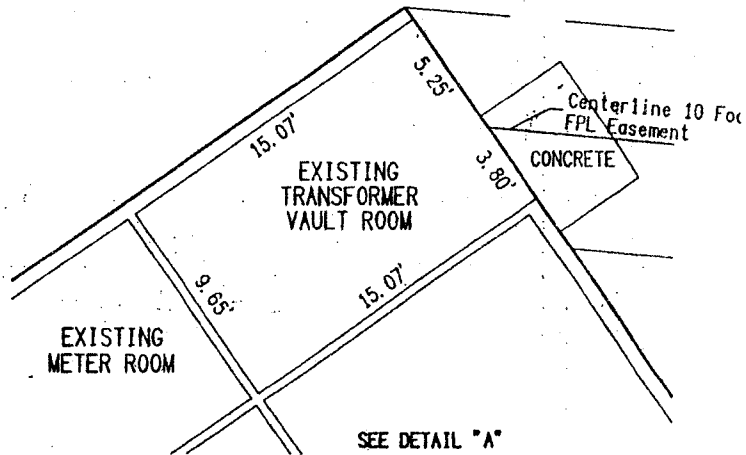
This description and sketch was prepared by
E.R. Brownell & Associates, Inc. (ERB No. 55860-BA)
3152 Coral Way
Miami, Florida 33145

SKETCH TO ACCOMPANY EASEMENT LEGAL DESCRIPTION EXHIBIT "A"



NOTE:

- ⊕ Centerline
- POC Point of Comencement
- POB Point of Beginning
- POT Point of Termination
- Transf. Transformer



THIS IS NOT A BOUNDARY SURVEY

MIAMI DADE COUNTY PUBLIC SCHOOL			Prepared By _____
PARKWAY MIDDLE SCHOOL 2349 NW 175 STREET, OPA LOCKA, FLORIDA 33056			E.R. BROWNELL & ASSOC., INC CONSULTING ENGINEERS LAND SURVEYOR 3152 Coral Way Miami, Florida, 3314 305.446.3511 305.444.203
Locator No 6721	Draw By: ALR	Date: 02/23/06	
Proj # (TBA)	Job #: 56860-BA	Scale: 1"=40'	
			Sketch No.: SM-1947