

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 STATE SCHOOL "Y-1", (RELIEF FOR JACK D. GORDON AND DR. GILBERT L. PORTER ELEMENTARY SCHOOLS) LOCATED AT THE INTERSECTION OF SW 144 STREET AND SW 160 AVENUE

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

In order to meet the electrical service requirements associated with the construction of State School "Y-1", Florida Power & Light Company (FP&L) has requested an easement approximately 10' x 435' (for a total of 4,350 square feet or .1 acres, more or less), be granted. 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 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 State School "Y-1" (Relief for Jack D. Gordon and Dr. Gilbert L. Porter Elementary Schools), as described above.

EXHIBIT "A"
FPL EASEMENT LEGAL DESCRIPTION

March 27, 2006

A 10 foot wide Florida Power and Light Co. lying 5 feet on each sides of the following described centerline, lying over and across a portion of Tract "A" CORSICA SCHOOL SITE, according to the Plat thereof recorded in Plat Book 156 at Page 98 of the Public Records of Miami Dade County, Florida, being more particularly described as follows:

Commence at the Northeast Corner of Tract "A" of said plat CORSICA SCHOOL SITE, thence run South 02°25'20" East along the East Line of Tract "A", the same being a West Right of Way Line of SW 160th Avenue, for a distance of 407.61 feet to a point of a circular curve concave to the Southwest; thence run Southeasterly along the arc of said circular curve, having a radius of 609.00 feet and a central angle of 06°36'24" for an arc distance of 70.22 feet to a Point of Beginning of the centerline of a 10 foot easement hereinafter described; thence run North 87°34'22" East for a distance of 30.19 feet to a point; thence run South 02°35'38" East for a distance of 50.00 feet to a point; thence run North 87°34'22" East for a distance of 123.00 feet to a point; thence run North 02°25'38" West for a distance of 214.24' feet to a point; thence run North 87°34'22" East for a distance of 16.85 feet to a Point of Termination, the same being a point of intersection with the East wall of the Existing FPL Transformer.

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

SURVEYORS NOTE:

THIS IS NOT A BOUNDARY SURVEY.

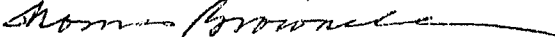
The bearings shown are based on CORSICA SCHOOL SITE according to the Plat thereof recorded in Plat Book 156 at Page 98 of the Public Records of Miami Dade County, Florida whereby the centerline of SW 160th Avenue bears South 02°25'20" East.

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

CERTIFICATION:

We hereby certify this description and sketch was made under my responsible charge on March 27, 2006 and meets the applicable Minimum Technical Standard as set forth by the Board 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

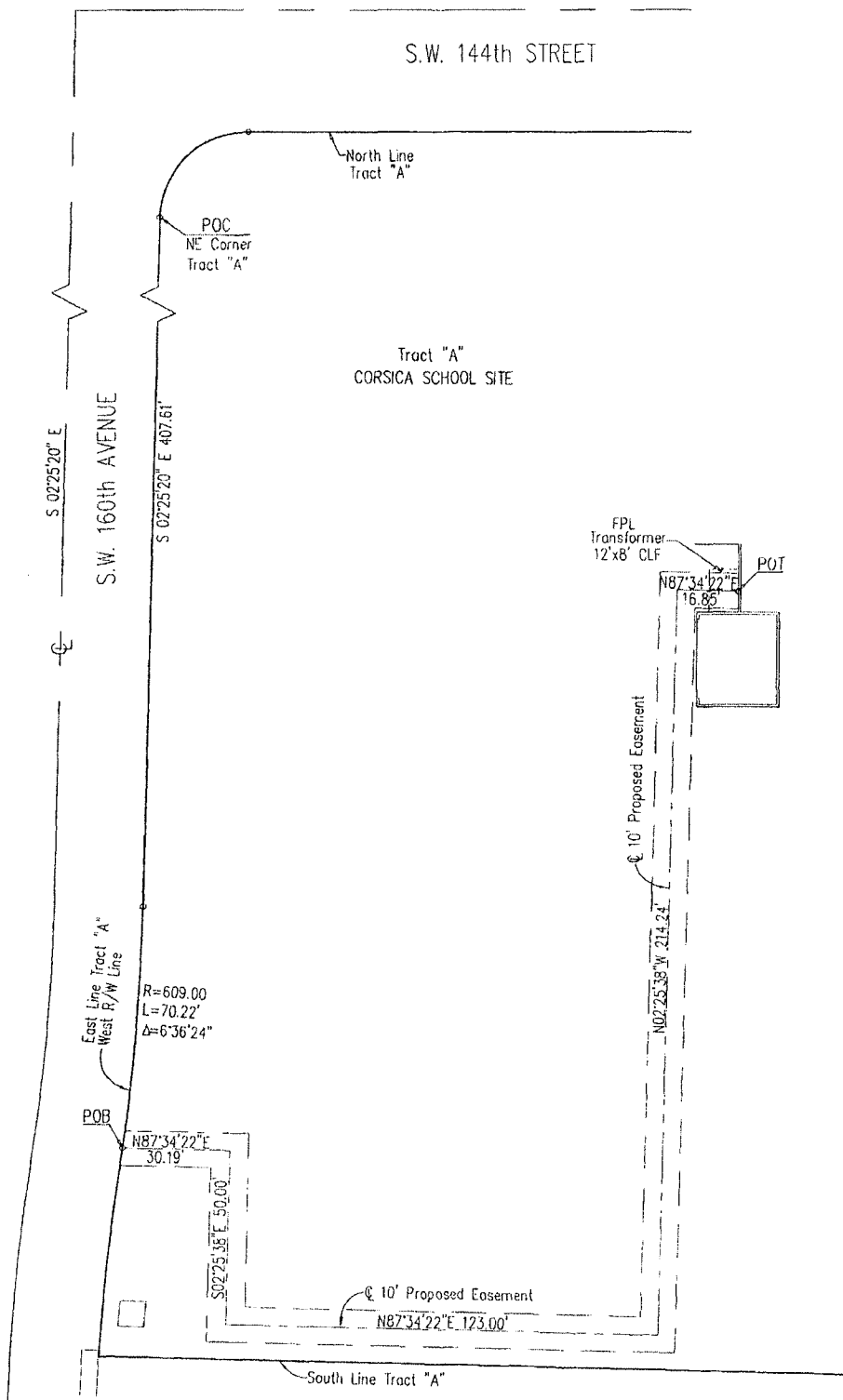
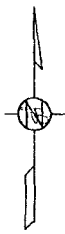
Executive Vice President

Professional Land Surveyors #2891

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-G)
3152 Coral Way
Miami, Florida 33145

SKETCH TO ACCOMPANY EASEMENT DESCRIPTION



ABBREVIATIONS:

- POC Point of Comencement
- POB Point of Beginning
- POT Point of Termination
- Ⓢ Centerline
- CLF Chain Link Fence

THIS IS NOT A BOUNDARY SURVEY

Prepared By *James Brownell*

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MIAMI DADE COUNTY PUBLIC SCHOOLS		E.R. BROWNELL & ASSOC., INC.	
Y1		CONSULTING ENGINEERS LAND SURVEYORS	
Draw By: AG	Date: 03/20/06	3152 Coral Way Miami, Florida, 33145 305.446.3511 305.444.2034	
Job #: 55860-G-REF	Scale: 1"=40'	Sketch No.: SM-1966	