

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 COUNTRY CLUB MIDDLE SCHOOL (RELIEF FOR LAKE STEVENS MIDDLE AND LAWTON CHILES MIDDLE SCHOOLS) LOCATED AT 18305 NW 75 PLACE MIAMI, FLORIDA

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

In order to meet the electrical service requirements associated with the construction of Country Club Middle School, Florida Power & Light Company (FP&L) has requested an easement of approximately 10' x 302' (for a total of approximately 3,020 square feet, or .07 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 Regional Superintendent of Regional Center I recommends approval of the Agreement. The Office of School Facilities, Construction; Division of Safety and Emergency Management; Facilities Operations, Maintenance; and Department of Advanced Planning also concur with the proposed Agreement.

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 Country Club Middle School (Relief for Lake Stevens Middle and Lawton Chiles Middle Schools) as described above.

AB:rr

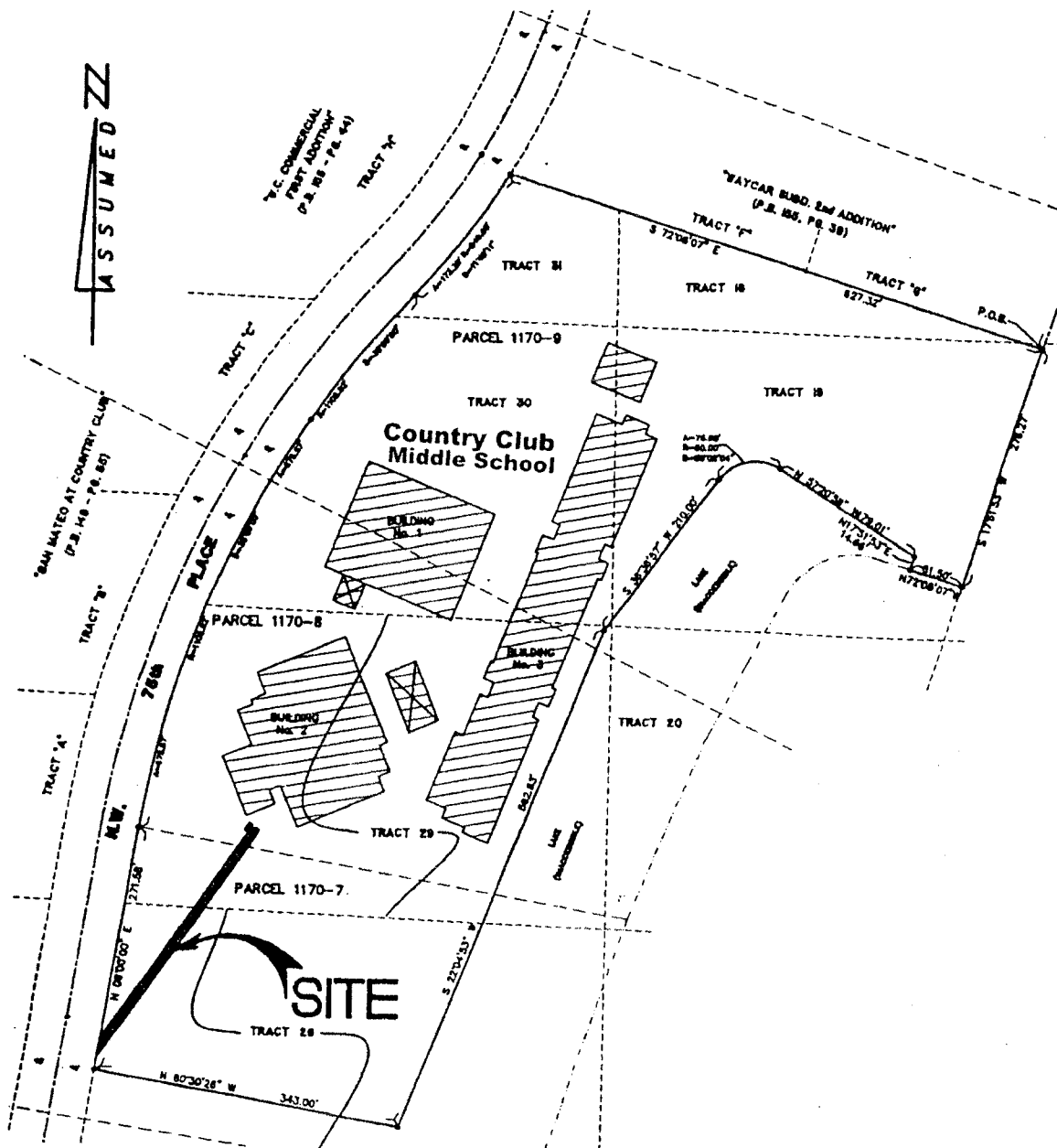
SKETCH TO ACCOMPANY LEGAL DESCRIPTION

Proposed 10 foot F.P.L. Easement

for

Country Club Middle School

N.W. 73rd Avenue & Miami Gardens Drive,
MIAMI-DADE COUNTY PUBLIC SCHOOLS



LOCATION SKETCH

NOT TO SCALE

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
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1. 10 foot F.P.L. EASEMENT LEGAL DESCRIPTION:

A parcel of land lying 5 feet each side of the following centerline through the property described in Parcels 1170-7 and 1170-8, Exhibit "A" in a Special Warranty Deed recorded in Official Records Book 18391, at Page 3496, lying and being in that portion of Tracts 18 through 31, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION No. 1, Section 11, Township 52 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, more particularly described as follows:

Commence at the most Southwesterly corner of said Parcel 1170-7; thence run N9°00'00"E along the Easterly line of said Parcel 1170-7 also being the Easterly Right of Way line of N.W. 75th Place, a distance of 26.00 feet to the POINT OF BEGINNING; thence N34°36'38"E, a distance of 292.26 feet; thence N55°23'22"W, a distance of 10.00 feet to the POINT OF TERMINATION. The side lines of said easement to be shortened or prolonged to meet at angle points and Parcel lines.

Containing 3,023 Square Feet by calculations.

2. SOURCES OF DATA:

The Legal Description of the subject property 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 FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION No. 1, according to the plat thereof, as recorded in Plat Book 2, at Page 17, of the Public Records of Miami-Dade county, Florida.
- Plat of WAYCAR SUBDIVISION 2nd ADDITION, Plat Book 155 at Page 39, Miami-Dade County, FL.
- Section 11, Township 53 South, Range 40 East, recorded in Miami-Dade County, Florida.
- Parcels 1170-7 and 1170-8, as described in Exhibit "A" in a Special Warranty Deed recorded in Official Records Book 18391, at Page 3496,

North Arrow and Bearings directions are based on assumed value of N09°00'00"E along the Easterly Boundary line of Parcels 1170-7 and 1170-8 as recorded in Official Records Book 18391, at Page 3496, of the Public Records of Miami-Dade County, Florida.