

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 BOARD-OWNED LAND AT PARKWAY ELEMENTARY SCHOOL, LOCATED AT 1320 NW 188 STREET, NORTH MIAMI BEACH, TO PROVIDE POWER TO THE CITY OF NORTH MIAMI BEACH WELLFIELD

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

The Board, at its meeting of March 12, 2003, authorized entering into a Well Field Easement Agreement with the City of North Miami Beach (City) to allow the City to expand and improve its water treatment facilities. In order to complete the installation of electrical service to the water supply wells located on a portion of the Parkway Elementary School campus, Florida Power & Light Company (FP&L) has requested that an easement be granted to run conduit underground to the pump house. The easement is approximately 10' x 204.6' (for a total of approximately 2,046 square feet, or .047 acre, more or less). 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 and Regional Superintendent of Regional Center II recommend approval of the Agreement. The Office of School Facilities also concurs 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 Board-owned land at Parkway Elementary School, to provide power to a City of North Miami Beach wellfield pumphouse, as described above.

AB:rr

EXHIBIT "A"

LEGAL DESCRIPTION: Florida Power & Light Company Easement

A 10 foot wide Florida Power & Light Company Easement across a portion of Southwest 1/4 of Section 2, Township 52 South, Range 41 East, City of Miami Gardens, Miami-Dade County, Florida, being more particularly described as follows:

Begin at the Northwest corner of Lot 8, Block 81, NORWOOD FIFTH ADDITION SECTION THREE, according to the plat thereof as recorded in Plat Book 65 at Page 124, of the Public Records of Miami-Dade County, Florida; thence S00°03'03"W along the West line of said Lot 8, Block 81, for 10.08 feet to a point on a circular curve to the Northeast whose radius point bears N06°48'45"E; thence Northwesterly along a line 10.00 feet Southerly and Westerly of and parallel to the Southwesterly right of way line of NW 13th Avenue, as shown on said plat of, NORWOOD FIFTH ADDITION SECTION THREE, also being along an 85.00 foot radius curve leading to the right through a central angle of 83°14'18" for an arc distance of 123.49 feet to a point a tangency; thence N00°03'03"E along a line 10.00 feet West of and parallel to said West right of way line of NW 13th Avenue, for 89.00 feet; thence S89°56'57"E for 10.00 feet; thence S00°03'03"W along said West right of way line of NW 13th Avenue, for 89.00 feet to a point on a circular curve concave to the Northeast; thence Southeasterly along said Southwesterly right of way line, also being a 75.00 foot radius curve leading to the left through a central angle of 82°19'54" for an arc distance of 107.77 feet to the Point of Beginning.

SURVEYOR'S NOTES:

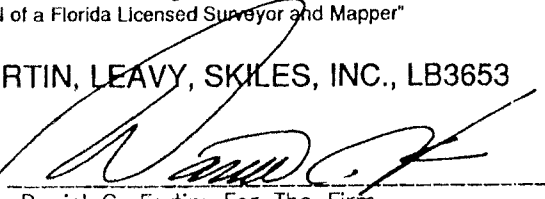
- This site lies in Section 2, Township 52 South, Range 41 East, City of Miami Gardens, Miami-Dade County, Florida.
- Bearings hereon are referred to an assumed value of S 00°03'03" W for the West line of NW 13th Avenue.
- Lands shown hereon were not abstracted for easements and/or rights-of-way of records.
- This is not a "Land Survey" but only a graphic depiction of the description shown hereon.
- Dimensions shown hereon are based on Fortin, Leavy, Skiles, sketch #296D-171.

SURVEYOR'S CERTIFICATION:

I hereby certify that this "Sketch of Description" was made under my responsible charge on October 17th, 2006, and meets the Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 61G17-6, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

"Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper"

FORTIN, LEAVY, SKILES, INC., LB3653

By: 
Daniel C. Fortin, For The Firm
Surveyor and Mapper, LS2853
State of Florida.

FLORIDA POWER & LIGHT COMPANY EASEMENT

Drawn By	DANJR
Cad. No.	060920
Ref. Dwg.	296D-171
Plotted:	8/30/06 2:47p

DESCRIPTION, NOTES AND CERTIFICATION
FORTIN, LEAVY, SKILES, INC. CONSULTING ENGINEERS, SURVEYORS & MAPPERS FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653 180 Northeast 168th Street / North Miami Beach, Florida 33162 Phone 305-653-4492 / Fax 305-651-7152 / Email fls@flssurvey.com

Date	10/17/06
Scale	NOT TO SCALE
Job. No.	061974
Dwg. No.	1006-209
Sheet	1 of 3

EXHIBIT "A"



WEST RIGHT OF WAY LINE
OF NW 13th AVENUE
PLAT BOOK 65, PAGE 124

S89°56'57"E
10.00'

89.00'

N00°03'03"E

89.00'

S00°03'03"W

CENTERLINE

NW 13th AVENUE
(PUBLIC RIGHT-OF-WAY)
PLAT BOOK 65, PAGE 124

LOT 8

LOT 7

BLOCK 80

**NORWOOD FIFTH ADDITION
SECTION THREE
PLAT BOOK 65, PAGE 124**

LOT 9

LOT 10

NW 186rd STREET

(PUBLIC RIGHT-OF-WAY)
PLAT BOOK 65, PAGE 124

POINT OF BEGINNING

NORTHWEST CORNER OF
LOT 8, BLOCK 81
PLAT BOOK 65, PAGE 124

S00°03'03"W
10.08'

BLOCK 81

**NORWOOD FIFTH ADDITION
SECTION THREE
PLAT BOOK 65, PAGE 124**

LOT 8

LOT 7

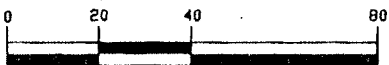
FLORIDA POWER & LIGHT COMPANY EASEMENT

A PORTION OF SW 1/4 OF SECTION 2-52-47
NOT SUBDIVIDED

A=83°14'18"
R=85.00'
L=123.49'
RB=N06°48'45"E

A=82°19'54"
R=75.00'
L=107.77'

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

WEST LINE OF
LOT 8, BLOCK 81
PLAT BOOK 65, PAGE 124

Drawn By	DANJR
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SKETCH OF DESCRIPTION

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th Street / North Miami Beach, Florida 33162
Phone 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

Date	10/17/06
Scale	1" = 40'
Job. No.	061974
Dwg. No.	1006-209
Sheet	2 of 3

EXHIBIT "A"



A PORTION OF SW 1/4 OF SECTION 2, TOWNSHIP 52 SOUTH, RANGE 41 EAST
 CITY OF MIAMI GARDENS, MIAMI-DADE COUNTY, FLORIDA *df*

Drawn By	DANJR
Cad. No.	060920
Ref. Dwg.	296D-171
Plotted:	8/30/06 2:47p

LOCATION SKETCH

FORTIN, LEAVY, SKILES, INC.
 CONSULTING ENGINEERS, SURVEYORS & MAPPERS
 FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
 180 Northeast 168th Street / North Miami Beach, Florida 33162
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Date	10/17/06
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Sheet	3 of 3