

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 "WWW" (RELIEF FOR HIALEAH MIAMI LAKES, HIALEAH AND MIAMI SPRINGS HIGH SCHOOLS), LOCATED AT 4000 W. 18 AVENUE, HIALEAH, FLORIDA

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

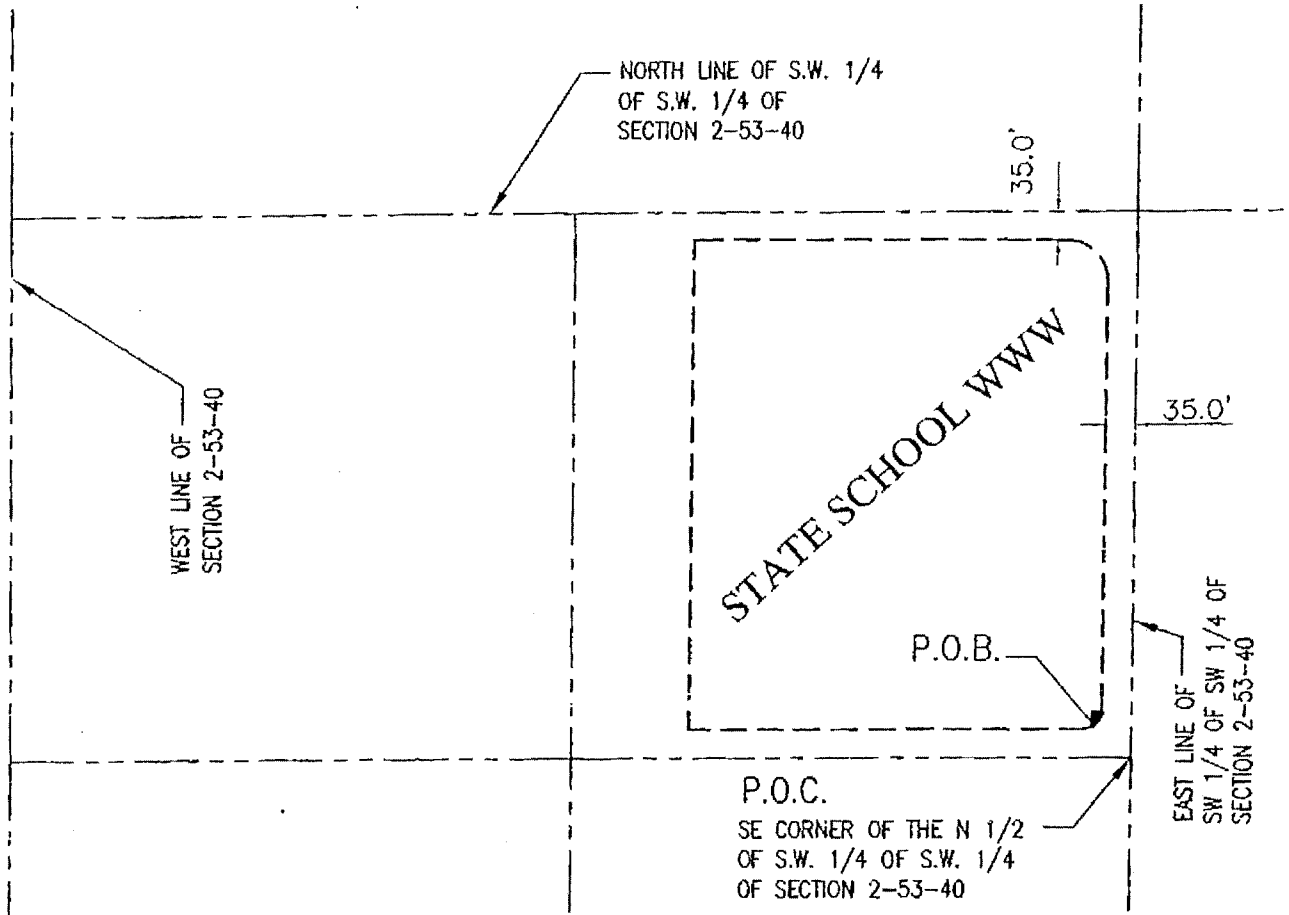
**LINK TO
STRATEGIC PLAN: IMPROVE CONSTRUCTION SERVICES**

In order to meet the electrical service requirements associated with the construction of State School "WWW", Florida Power & Light Company (FP&L) has requested two easements be granted. The first easement is irregular in shape and consists of approximately 95 square feet; the second easement is approximately 10' x 15' (150 square feet), for a combined total easement area of approximately 250 square feet, or .01 acre, more or less. These areas are legally described in Exhibits "A" and "B", 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 II recommends 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 State School "WWW" (Relief for Hialeah Miami Lakes, Hialeah and Miami Springs High Schools).

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
of
F.P.L. EASEMENT,
"STATE SCHOOL 'WWW'"
4000 W. 18th AVENUE, HIALEAH, FLORIDA
for
MIAMI-DADE COUNTY PUBLIC SCHOOLS



NORTH 1/2 OF SW 1/4 OF SW 1/4 SECTION 2-53-40
LOCATION SKETCH

NOT TO SCALE

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LEGAL DESCRIPTION

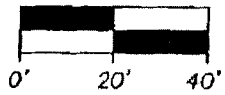
A portion of the North 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 2, Township 53 South, Range 40 East, being more particularly described as follows:

Commence at the Southeast corner of the North 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 2; thence run N89°58'25"W along the South line of the North 1/2 of the Southwest 1/4 of the Southwest 1/4 of said Section 2, for a distance of 45.68 feet to a point; thence N01°26'04"W along a line that lies 45.67 feet West of and parallel with the East line of the Southwest 1/4 of the Southwest 1/4 of said Section 2 for a distance of 39.90 feet to the Point of Beginning, being also its intersection with the arc of a circular curve, concave to the Northwest, a radial line to said point bears S36°24'51"E; thence run Northeasterly along the arc of said circular curve, having for its elements a radius of 25.00 feet through a central angle of 41°44'58" for an arc distance of 18.22 feet to a point; thence N89°58'25"W along a line that lies 54.88 feet North of and parallel with the South line of the North 1/2 of the Southwest 1/4 of the Southwest 1/4 of said Section 2 for a distance of 10.00 feet; thence S01°26'04"E along a line that lies 45.67 feet West of and parallel with the East line of the Southwest 1/4 of the Southwest 1/4 of said Section 2 for a distance of 15.00 feet to the Point of Beginning.

Containing 95 Square Feet by calculation.

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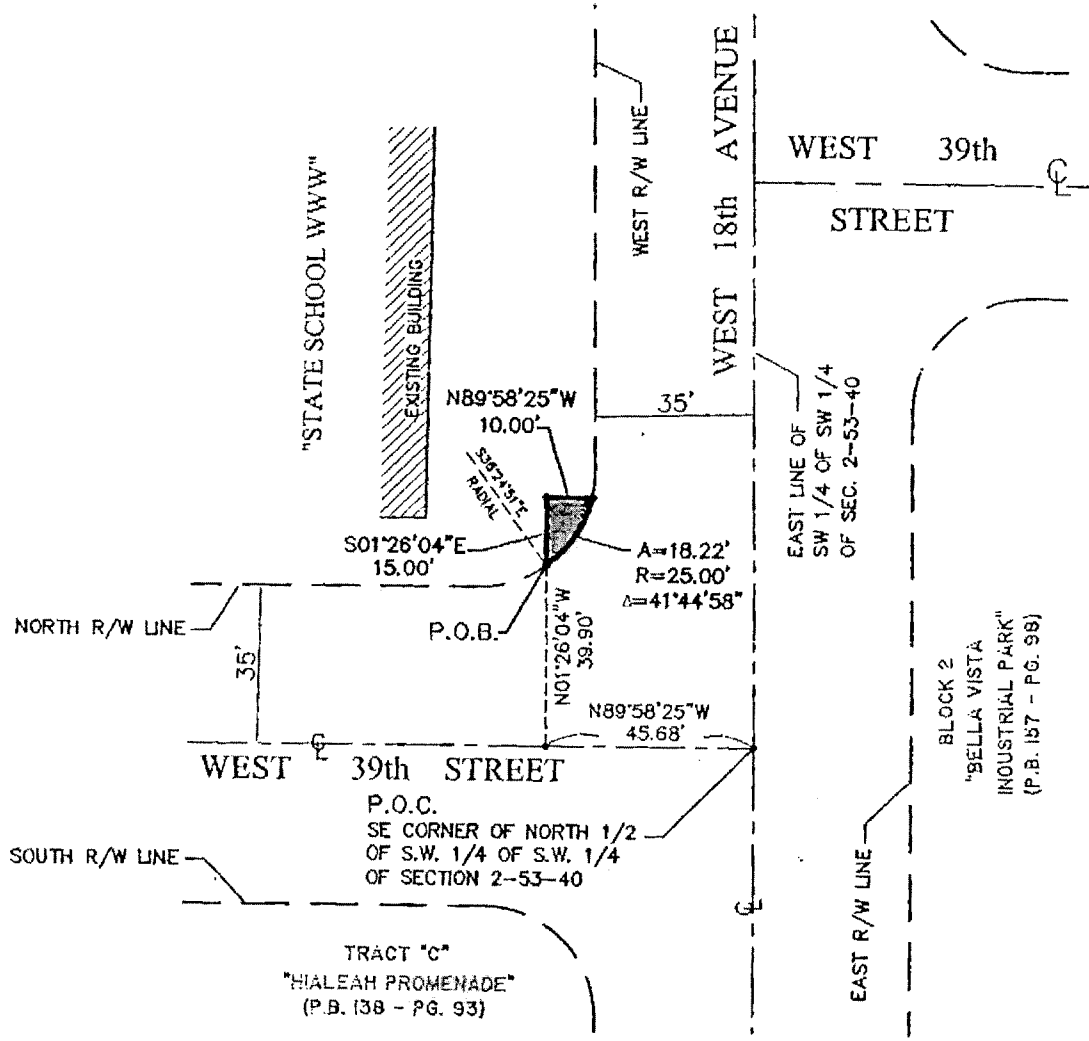
SEC. 2-53-40



GRAPHIC SCALE
SCALE : 1" = 40'

LEGEND

P.O.B.	Point of Beginning	SEC.	Section
P.O.T.	Point of Termination	TWP.	Township
P.O.C.	Point of Commence	RGE.	Range
P.B.	Plat Book	☉	Centerline
PG.	Page	M	Monument line
R/W	Right-of-Way	COR	Corner



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SOURCES OF DATA:

The Legal Description of the Subject Parcel of Land 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:

Section 2, Township 53 South, Range 40 East, of the Public Records of Miami-Dade County, Florida. Bearings are referred to Section 2-53-40, of the Public Records of Miami-Dade County, Florida.

CLIENT INFORMATION:

This Sketch and Legal Description was prepared at the insistence of:

MIAMI-DADE COUNTY PUBLIC SCHOOL

LIMITATIONS:

Since no other information other than what is cited in the Sources of Data were furnished, the Client is hereby advised that there may legal restrictions on the subject property that are not shown on the Sketch that may be found in the Public Records of Miami-Dade County, or any other public and private entities as their jurisdictions may appear. The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual who may appear of public record.

This document does not represent a field boundary survey of the described property, or any part or parcel thereof.

SURVEYOR'S CERTIFICATE:

I hereby certify: That this "Sketch to Accompany Legal Description," was prepared under my direction and is true and correct to the best of my knowledge and belief and further, that said Sketch meets the intent of the "Minimum Technical Standards for Land Surveying in the State of Florida", pursuant to Rule 61G17-6 of the Florida Administrative Code and its implementing Rule, Chapter 472.027 of the Florida Statutes.

J. BONFILL & ASSOCIATES, INC.

Florida Certificate of Authorization Number LB3398
9360 Southwest 72nd Street, Suite 265
Miami, Florida 33173
Phone: 305.598.8383

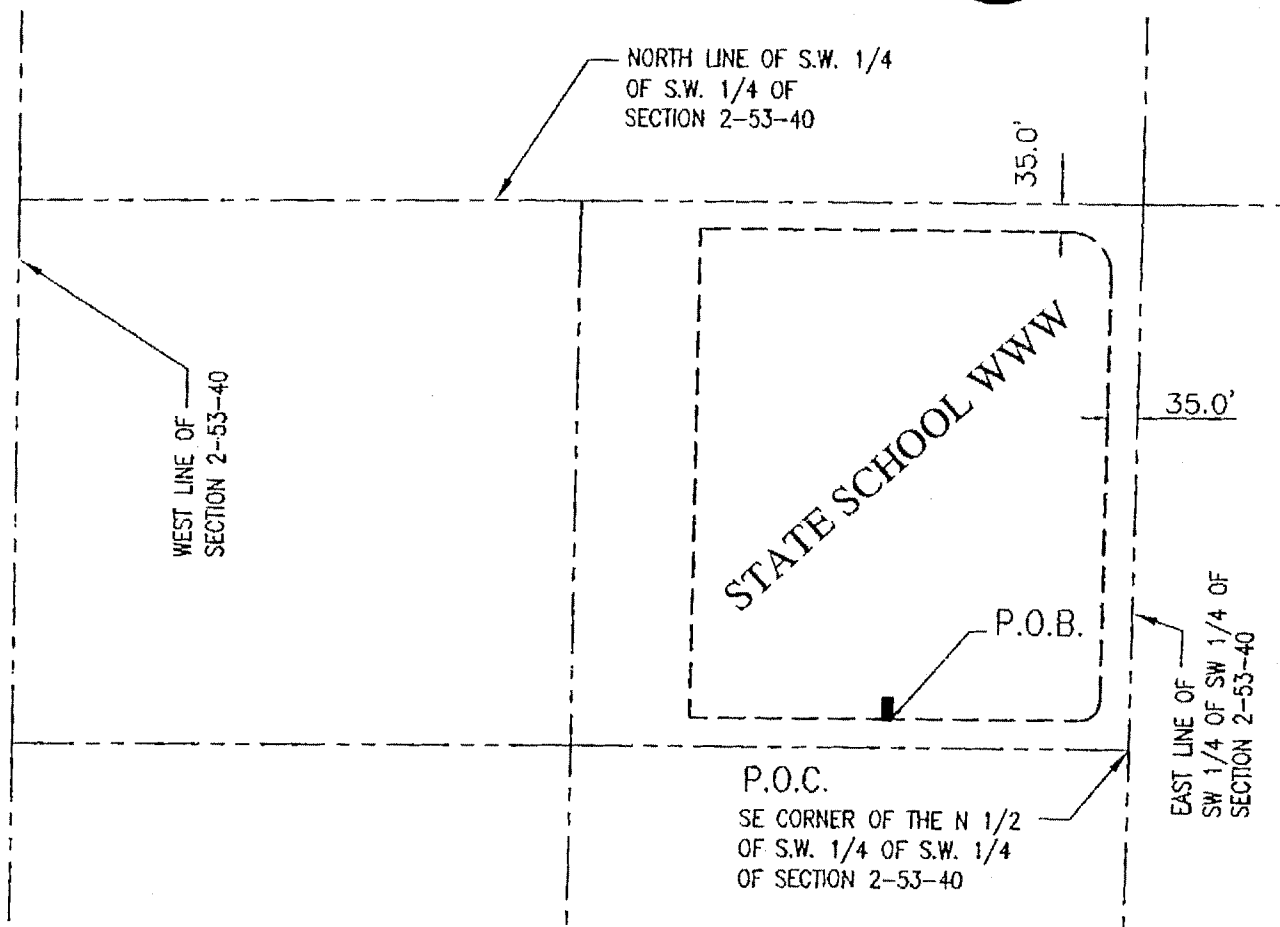
By:  _____

Juan J. Bonfill, P.L.S.

Professional Land Surveyor No. 3179
State of Florida
December 29, 2006
Project: 04-0312
Job: 06-0790-1

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps and Reports by other than the signing party are prohibited without the written consent of the signing party. This document consists of multiple Exhibits and Sheets. Each Sheet as incorporated therein shall not be considered full, valid and complete unless attached to the others. This Notice is required by Rule 61G17-6 of the Florida Administrative Code.

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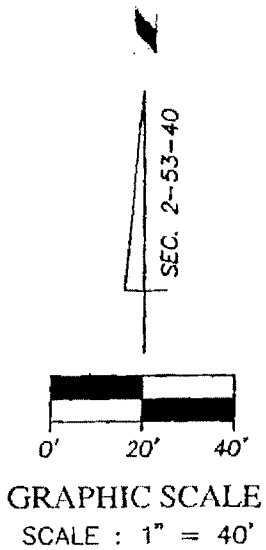
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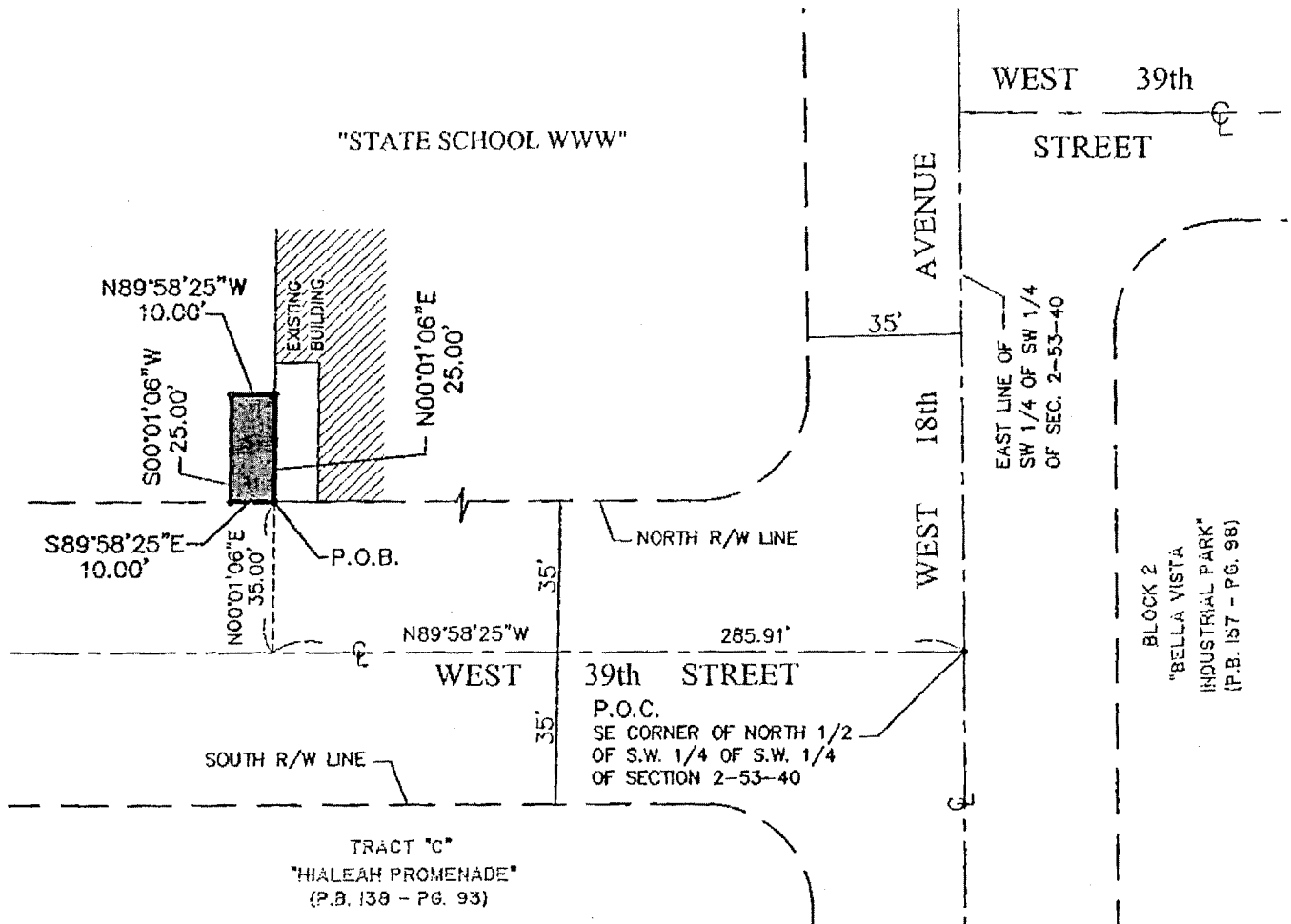
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