

Office of School Facilities
Jaime G. Torrens, Temporary Chief Facilities Officer

SUBJECT: AUTHORIZATION TO ENTER INTO A GRANT OF EASEMENT AGREEMENT WITH FLORIDA POWER AND LIGHT COMPANY, FOR THE REPLACEMENT MIAMI BEACH SENIOR HIGH SCHOOL, LOCATED AT 2231 PRAIRIE AVENUE, MIAMI BEACH

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

LINK TO STRATEGIC PLAN: IMPROVE CONSTRUCTION SERVICES

In order to meet the electrical service requirements associated with construction of the replacement facility for Miami Beach Senior High School, Florida Power & Light Company (FP&L) has requested that an easement be granted. The irregularly shaped 12' wide easement runs along the western portion of the site, and includes a 480 square foot vault room. The total subject area consists of approximately 2,500 square feet; or .06 acres, more or less. The 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 Principal, the Regional Center II Superintendent and the Office of School Facilities recommend approval of the 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 the replacement Miami Beach Senior High School, as described above.

PG:pg

WMA WEIDENER SURVEYING AND MAPPING PA
 LB 4207 10418 N.W. 31st TERRACE MIAMI, FLORIDA 33172 (305) 599-8381

LEGAL DESCRIPTION:

FOR A FLORIDA POWER AND LIGHT COMPANY EASEMENT AT MIAMI BEACH SENIOR HIGH SCHOOL, MIAMI BEACH, FLORIDA.

PORTIONS OF SECTION 27, TOWNSHIP 53 SOUTH, RANGE 42 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE POINT OF THE INTERSECTION OF WEST 23rd STREET AND PRAIRIE AVENUE, THENCE S70°57'46"E FOR 35.08 FEET TO THE POINT OF BEGINNING OF A 12' WIDE EASEMENT LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED LINE, THENCE S78°48'26"E FOR 12.58 FEET, THENCE N50°12'29"E FOR 40.27 FEET, THENCE N58°16'23"E FOR 41.70 FEET, THENCE N51°22'23"E FOR 65.33 FEET, THENCE N26°09'00"E FOR 10.27 FEET TO POINT "A" AND THE END OF THIS EASEMENT.

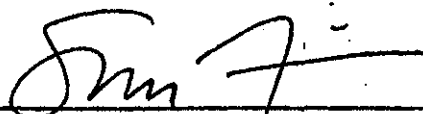
TOGETHER WITH A VAULT ROOM EASEMENT AS DESCRIBED BELOW:

COMMENCE AT POINT "A" AS PREVIOUSLY DESCRIBED. THENCE N06°31'42"E FOR 4.30 FEET, THENCE S83°22'36"E FOR 20.13 FEET, THENCE S06°12'43"W FOR 24.69 FEET, THENCE N83°11'05"W FOR 20.27 FEET, THENCE N06°31'42"E FOR 20.33 FEET, THE POINT OF BEGINNING.

SAID ROOM BEING BOUNDED ON ITS LOWER PLANE BY ELEVATION 8.52' AND ON ITS UPPER PLANE BY ELEVATION 21.74'. SAID ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.

SURVEYOR'S NOTES:

- 1- NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.
- 2- DATE PREPARED: FEBRUARY 16 2007.
- 3- THIS IS NOT A SURVEY.



WEIDENER SURVEYING & MAPPING, P.A.
 FLORIDA CERTIFICATION No. LB 4207
 SAMUEL M. FISCHBEIN PLS No. 3587

**SKETCH TO ACCOMPANY
 LEGAL DESCRIPTION**

MIAMI BEACH SENIOR HIGH SCHOOL
 FPL EASEMENT
 MIAMI BEACH, FLORIDA
 PROJECT NUM. 1778MM

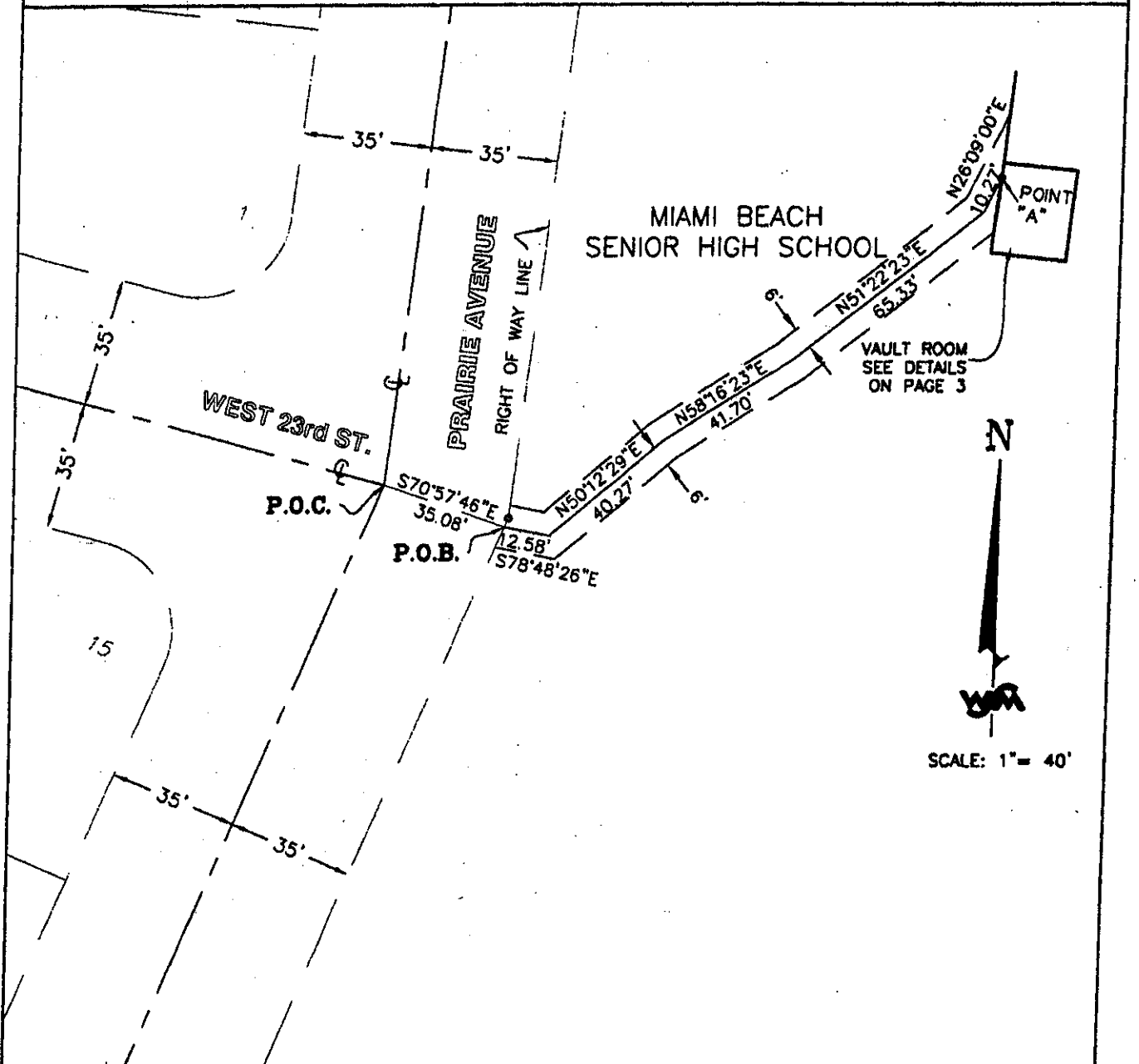


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10418 N.W. 31st TERRACE

MIAMI, FLORIDA 33172

(305) 599-6381



SCALE: 1" = 40'

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**SKETCH TO ACCOMPANY
LEGAL DESCRIPTION**
MIAMI BEACH SENIOR HIGH SCHOOL
FPL EASEMENT
MIAMI BEACH, FLORIDA
PROJECT NUM. 1778MM

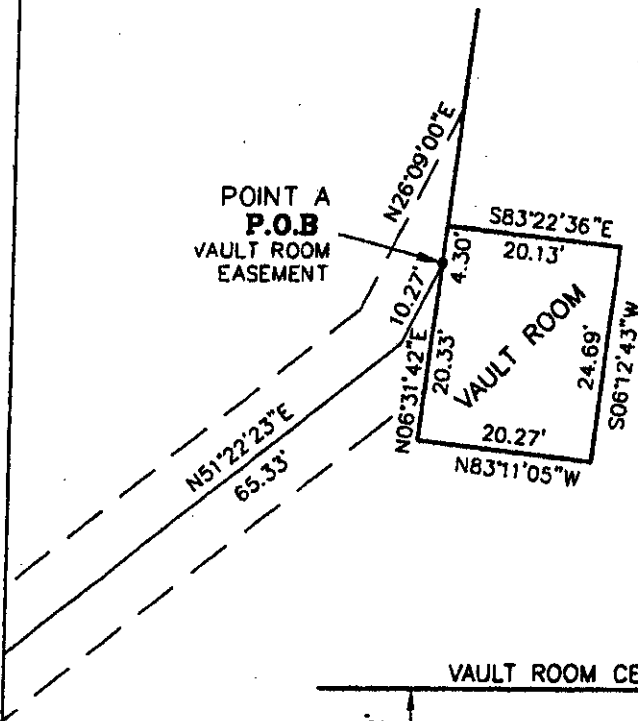


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MIAMI BEACH
SENIOR HIGH SCHOOL



SCALE: 1" = 20'



ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC
VERTICAL DATUM OF 1929.

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

MIAMI BEACH SENIOR HIGH SCHOOL
FPL EASEMENT

MIAMI BEACH, FLORIDA
PROJECT NUM. 1778MM

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