

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

SUBJECT: AUTHORIZATION TO ENTER INTO A GRANT OF EASEMENT AGREEMENT WITH FLORIDA POWER AND LIGHT COMPANY FOR THE CONSTRUCTION OF STATE SCHOOL "UU-1" (RELIEF FOR PAUL W. BELL, W.R. THOMAS AND HOWARD A. DOOLIN MIDDLE SCHOOLS), LOCATED AT 15015 SW 24 STREET, MIAMI

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 "UU-1", Florida Power & Light Company (FP&L) has requested that an easement be granted. The easement runs along the southern, western and eastern portions of the site, is approximately 10' wide and irregular in shape. The subject area consists of approximately 23,306 square feet; or .535 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 Regional Center V Superintendent and the Office of School Facilities recommend approval of the Agreement.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, authorizes the Chair and Secretary to execute a Grant of Easement Agreement with Florida Power and Light Company for the electrical service requirements associated with the construction of State School "UU-1", as described above.

CLEOMANDING STATE SCHOOL UU1

LEGAL DESCRIPTION

EXHIBIT "A"

STATE SCHOOL UU-1

DESCRIPTION FOR FLORIDA POWER & LIGHT. (F.P.L.) EASEMENT

A PORTION OF TRACT "W" SCHOOL SITE OF 'GRAND LAKES PHASE III', ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 161 AT PAGE 34 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 9, TOWNSHIP 54 SOUTH, RANGE 39 EAST; THENCE SOUTH 87 DEGREES, 43 MINUTES AND 39 SECONDS WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SAID SECTION 9, ALSO BEING THE CENTER LINE OF S.W. 26th STREET (CORAL WAY), A DISTANCE OF 1319.67 FEET, AS SHOWN ON ABOVE MENTIONED PLAT, ON SHEET 5 OF 5, TO THE INTERSECTION WITH THE CENTER LINE OF S.W. 149th AVENUE; THENCE NORTH 02 DEGREES, 15 MINUTES AND 05 SECONDS WEST, ALONG SAID CENTER LINE OF S.W. 149th AVENUE, A DISTANCE OF 74.98 FEET; THENCE SOUTH 87 DEGREES, 44 MINUTES AND 55 SECONDS WEST, AT 90 DEGREES WITH SAID CENTER LINE, A DISTANCE OF 25.00 FEET, TO THE POINT OF INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF SAID S.W. 149th AVENUE, ALSO BEING THE EAST LINE OF SAID TRACT "W" SCHOOL SITE AND THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE TO THE NORTHWEST AND THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED FLORIDA POWER & LIGHT EASEMENT; THENCE FROM A TANGENT BEARING SOUTH 02 DEGREES, 15 MINUTES AND 55 SECONDS EAST, RUN ALONG THE ARC OF SAID CIRCULAR CURVE TO THE RIGHT, A DISTANCE OF 39.26 FEET, THIS CURVE HAS A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 89 DEGREES, 58 MINUTES AND 44 SECONDS, TO THE POINT OF TANGENCY WITH THE NORTH RIGHT OF WAY LINE OF S.W. 26th STREET (CORAL WAY) WHICH LIES 50.00 NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SECTION 9; THENCE RUN SOUTH 87 DEGREES, 43 MINUTES AND 39 SECONDS WEST, ALONG LAST DESCRIBED RIGHT OF WAY LINE, A DISTANCE OF 1209.71 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90 DEGREES, 01 MINUTES AND 01 SECONDS; THENCE ALONG THE ARC OF SAID CIRCULAR TO THE RIGHT, A DISTANCE OF 39.28 FEET TO THE POINT OF TANGENCY WITH THE EAST RIGHT OF WAY LINE OF S.W. 152nd AVENUE, BEING ALSO THE WEST LINE OF SAID TRACT "W" SCHOOL SITE (PLAT BOOK 161 AT PAGE 34); THENCE NORTH 02 DEGREES, 15 MINUTES AND 20 SECONDS, ALONG LAST DESCRIBED EAST RIGHT OF WAY LINE OF S.W. 152nd AVENUE AND WEST LINE OF TRACT "W" SCHOOL SITE, FOR A DISTANCE OF 415.98 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 53 DEGREES, 07 MINUTES AND 48 SECONDS, THENCE ALONG THE ARC OF SAID CIRCULAR CURVE TO THE RIGHT, A DISTANCE OF 23.18 FEET TO THE POINT OF INTERSECTION WITH A LINE LYING 10.00 FEET EAST OF AND PARALLEL WITH SAID EAST RIGHT OF WAY LINE OF S.W. 152nd AVENUE AND WEST LINE OF SAID TRACT "W" SCHOOL SITE, THIS POINT OF INTERSECTION LIES ON THE NORTH LINE OF SAID TRACT "W" SCHOOL SITE, THENCE SOUTH 02 DEGREES, 15 MINUTES AND 20 SECONDS ALONG LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 435.97 FEET, THENCE NORTH 87 DEGREES, 43 MINUTES AND 39 SECONDS EAST, A DISTANCE OF 15.00 FEET, THENCE SOUTH 02 DEGREES, 16 MINUTES AND 21 SECONDS EAST, A DISTANCE OF 15.01 FEET TO THE INTERSECTION WITH A LINE 10.00 FEET NORTH OF AND PARALLEL WITH SAID RIGHT OF WAY LINE OF S.W. 26th STREET (CORAL WAY) THIS LINE ALSO LYING 60.00 NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SAID SOUTHEAST ONE-QUARTER OF SAID SECTION 9; THENCE NORTH 87 DEGREES, 43 MINUTES AND 39 SECONDS EAST; ALONG LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 421.71 FEET; THENCE NORTH 02 DEGREES, 16 MINUTES AND 21 SECONDS WEST, A DISTANCE OF 122.69 FEET; THENCE SOUTH 87 DEGREES, 43 MINUTES AND 39 SECONDS WEST, A DISTANCE OF 5.00 FEET; THENCE NORTH 02 DEGREES, 16 MINUTES AND 21 SECONDS WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 87 DEGREES, 43 MINUTES AND 39 SECONDS EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 02 DEGREES, 16 MINUTES AND 21 SECONDS EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 87 DEGREES, 43 MINUTES AND 39 SECONDS WEST, A DISTANCE OF 5.00 FEET THENCE SOUTH 02

CONTINUATION ON SHEET 2 FOR 3

DATE: 06/28/07 REV: 08/01/07
REV: 07/13/07

CLEOMANDING STATE SCHOOL UU1
Florida Power & Light CO Easement

CLEOMANDING STATE SCHOOL UU1

LEGAL DESCRIPTION

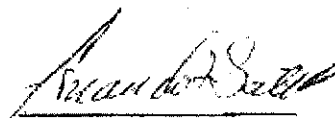
F.P.L. EASEMENT (CONTINUATION)

DEGREES, 16 MINUTES AND 21 SECONDS EAST, A DISTANCE OF 122.69 FEET TO THE INTERSECTION WITH THE LINE LYING 10.00 FEET NORTH OF AND PARALLEL SAID RIGHT OF WAY LINE OF S.W. 26th STREET (CORAL WAY); THENCE NORTH 87 DEGREES, 43 MINUTES AND 39 SECONDS EAST ALONG LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 778.00 FEET; THENCE NORTH 02 DEGREES, 16 MINUTES AND 21 SECONDS WEST, A DISTANCE OF 14.99 FEET; THENCE NORTH 87 DEGREES, 43 MINUTES AND 39 SECONDS EAST; A DISTANCE OF 15.01 FEET TO THE INTERSECTION WITH A LINE LYING 10.00 FEET WEST OF AND PARALLEL WITH THE WEST RIGHT OF WAY LINE OF S.W. 149th AVENUE, ALSO BEING THE EAST LINE OF SAID TRACT "W" SCHOOL SITE; THENCE NORTH 02 DEGREES, 15 MINUTES AND 04 SECONDS WEST, ALONG LAST DESCRIBED PARALLEL LINE A DISTANCE OF 436.09 FEET TO THE POINT OF INTERSECTION WITH A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 53 DEGREES, 07 MINUTES AND 48 SECONDS, THIS POINT OF INTERSECTION LIES ON THE NORTH LINE OF SAID TRACT "W" SCHOOL SITE; THENCE ALONG THE ARC OF SAID CIRCULAR CURVE TO THE RIGHT, A DISTANCE OF 23.18 FEET TO THE POINT OF TANGENCY WITH THE WEST RIGHT OF WAY LINE OF S.W. 149th AVENUE WHICH IS ALSO THE EAST LINE OF SAID TRACT "W" SCHOOL SITE; THENCE ALONG LAST DESCRIBED LINE A DISTANCE OF 416.08 FEET TO THE POINT OF BEGINNING.

CONTAINING 23,306 SQUARE FEET (0.535 ACRES) MORE OR LESS.

PREPARED BY:
 FERNANDO Z. GATELL PSM
 F.R. ALEMAN AND ASSOCIATES, INC
 10305 NW 41ST STREET SUITE 200
 MIAMI, FLORIDA 33178

LB: 6785



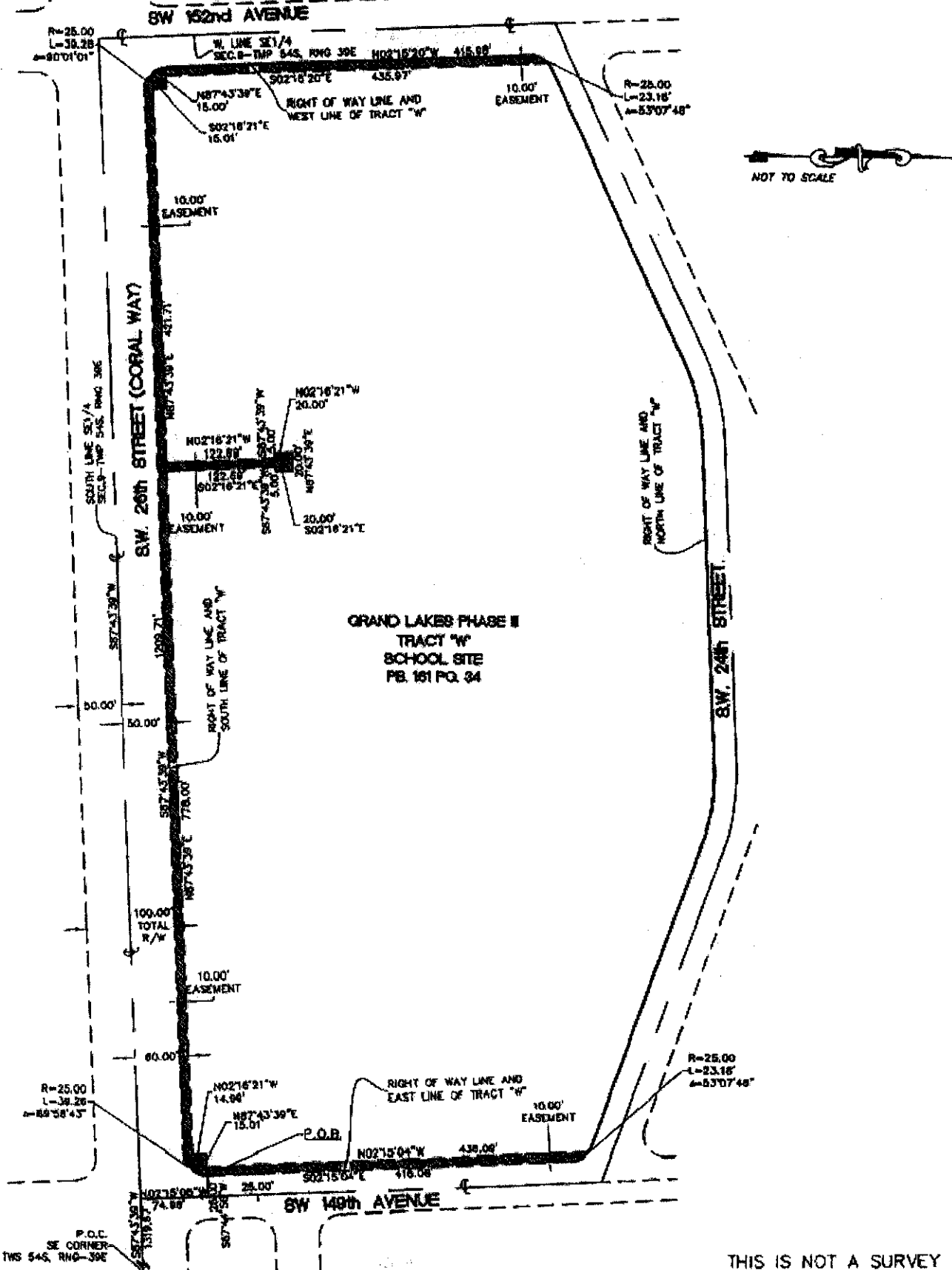
FERNANDO Z. GATELL P.S.M.
 VICE-PRESIDENT
 CERTIFICATE No. 2821
 STATE OF FLORIDA

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
 RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

DATE: 06/28/07 REV: 08/01/07
 REV: 07/13/07

CLEOMANDING STATE SCHOOL UU1
 Florida Power & Light CO Easement

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



GRAND LAKES PHASE II
 TRACT "W"
 SCHOOL SITE
 PB. 151 PG. 24

THIS IS NOT A SURVEY

DATE: 06/28/07 REV: 08/01/07
 REV: 07/13/07

CLEOMANDING STATE SCHOOL U01
 Florida Power & Light CO Easement