

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 "PP-1" (RELIEF FOR NORLAND AND PARKWAY MIDDLE SCHOOLS), LOCATED AT 121 NE 207 STREET, MIAMI GARDENS

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 "PP-1", Florida Power & Light Company (FP&L) has requested that an easement be granted. The easement runs along the southern and eastern portions of the site, is approximately 10' wide and irregular in shape. The subject area consists of approximately 11,090 square feet; or .25 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 II 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 "PP-1", as described above.

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PP-1 SCHOOL FLORIDA POWER LIGHT EASEMENT

EXHIBIT "A"

LEGAL DESCRIPTION

EASEMENT (F.P.L.)

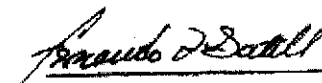
A STRIP OF LAND 10.00 FEET IN WIDTH, LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE, WHICH LIES IN TRACT "A" BLOCK 28 OF "ANDOVER FIRST ADDITION" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 72 AT PAGE 36 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. COMMENCE AT THE INTERSECTION OF THE SOUTHERLY PROLONGATION OF THE EAST LINE WITH THE EASTERLY PROLONGATION OF THE SOUTH LINE OF SAID TRACT "A" BLOCK 28 (PLAT BOOK 72 AT PAGE 36); THENCE SOUTH 87 DEGREES, 43 MINUTES AND 54 SECONDS WEST ALONG SAID EASTERLY PROLONGATION AND THE SAID SOUTH LINE OF SAID TRACT "A" BLOCK 28, FOR A DISTANCE OF 293.21'; THENCE NORTH 02 DEGREES, 16 MINUTES AND 06 SECONDS WEST FOR A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF THIS FLORIDA POWER LINE EASEMENT; THENCE NORTH 87 DEGREES, 43 MINUTES AND 54 SECONDS EAST, RUNNING 5.00 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE OF TRACT "A" FOR A DISTANCE OF 236.46 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST, ALONG LAST DESCRIBED COURSE, THE SOUTH LINE OF THIS EASEMENT IS COINCIDENTAL WITH THE SOUTH LINE OF SAID TRACT "A" AND THE NORTH RIGHT OF WAY LINE OF N.E. 207th STREET; THENCE ALONG SAID CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 52.00 FEET, A CENTRAL ANGLE OF 89 DEGREES, 45 MINUTES, AND 00 SECONDS FOR AN ARC DISTANCE OF 81.45 FEET TO THE POINT OF TANGENCY WITH A LINE LYING 5.00 WEST OF AND PARALLEL WITH SAID EAST LINE OF A TRACT "A" BLOCK 28; THENCE NORTH 02 DEGREES, 01 MINUTES AND 06 SECONDS WEST A DISTANCE OF 284.99 TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST; ALONG LAST DESCRIBED COURSE, THE EAST LINE THIS EASEMENT IS COINCIDENTAL WITH THE EAST LINE OF SAID TRACT "A" AND THE WEST RIGHT OF WAY OF N.E. 2nd AVENUE; THENCE ALONG SAID CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 153.72 FEET, A CENTRAL ANGLE OF 77 DEGREES, 15 MINUTES AND 45 SECONDS FOR AN ARC DISTANCE OF 207.29 FEET TO A NON-TANGENT POINT; THENCE SOUTH 87 DEGREES, 43 MINUTES AND 59 SECONDS WEST, A DISTANCE OF 88.71 FEET; THENCE SOUTH 79 DEGREES, 30 MINUTES AND 11 SECONDS WEST A DISTANCE OF 183.75 FEET TO THE POINT "A" AND THE POINT OF TERMINATION OF THE CENTERLINE OF THE HEREIN DESCRIBED FLORIDA POWER LINE EASEMENT.

THE SIDELINES OF THIS EASEMENT TO BE PROLONGED AND SHORTENED TO MEET AT ANGLE POINTS, TO CREATE A CONTINUOUS EASEMENT.

TOGETHER WITH THE FOLLOWING ADJOINING PORTION OF THIS EASEMENT:

BEGIN AT AFOREMENTIONED "POINT A"; THENCE SOUTH 10 DEGREES, 29 MINUTES AND 49 SECONDS EAST A DISTANCE OF 7.75 FEET; THENCE SOUTH 79 DEGREES 30 MINUTES AND 11 SECONDS WEST, A DISTANCE OF 17.50 FEET; THENCE NORTH 10 DEGREES, 29 MINUTES AND 49 SECONDS WEST, A DISTANCE OF 15.50 FEET; THENCE NORTH 79 DEGREES, 30 MINUTES AND 11 SECONDS EAST, A DISTANCE OF 17.50 FEET; THENCE SOUTH 10 DEGREES, 29 MINUTES AND 49 SECONDS EAST, A DISTANCE OF 7.75 FEET TO POINT "A" AND THE POINT OF TERMINATION OF THIS END PORTION OF THE EASEMENT.

PREPARED BY:
FERNANDO Z. GATELL PSM
F.R. ALEMAN AND ASSOCIATES, INC.
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MIAMI, FLORIDA 33178
LB: 6785


FERNANDO GATELL P.L.S.
CERTIFICATE No. 2821
STATE OF FLORIDA

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

DATE: 09/12/07

PP1-SCHOOL
Florida Power & Light

PP-1 SCHOOL FLORIDA POWER LIGHT EASEMENT

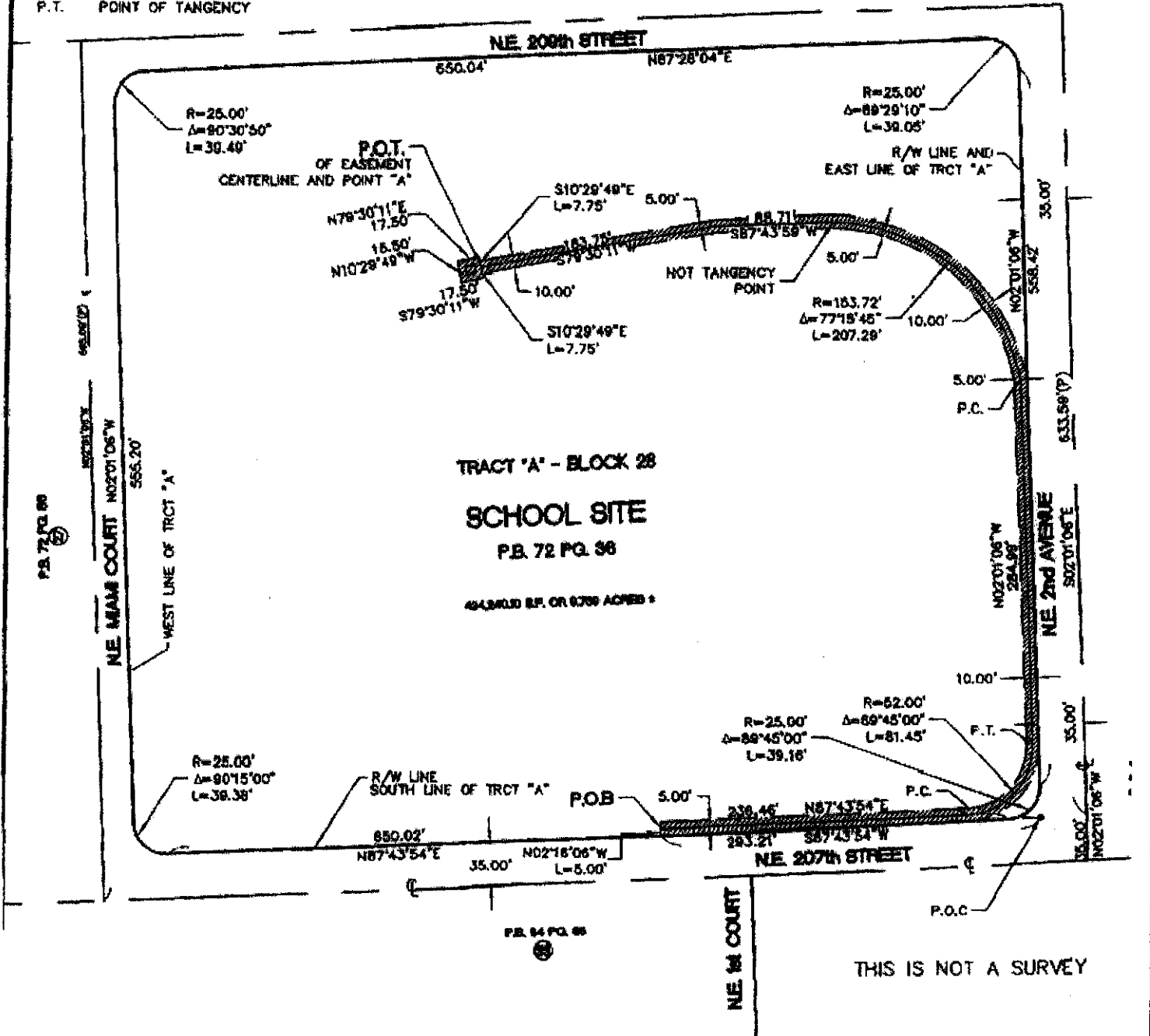
ABBREVIATIONS:

Δ	CENTRAL ANGLE
L	ARC LENGTH
PB	PLAT BOOK
PG	PAGE
R	RADIUS
REC.	RECORD
R/W	RIGHT OF WAY
SEC.	SECTION
TWP	TOWNSHIP
RGE	RANGE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.O.T.	POINT OF TERMINATION
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

NOT TO SCALE
SEC 31-TWP 51S, RG 42E

P.B. 72 PG. 88



P.B. 84 PG. 88

THIS IS NOT A SURVEY

DATE: 09/12/07