

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 SPANISH LAKE ELEMENTARY SCHOOL, LOCATED AT 7940 NW 194 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 Spanish Lake Elementary School, Florida Power & Light Company (FP&L) has requested that an easement be granted. The easement consists of two separate areas (one along the western portion of the site and one along the eastern portion of the site), is approximately 10' wide and irregular in shape. The subject area consists of approximately 2,563 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 Regional Center I 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 Spanish Lake Elementary School, as described above.

SPANISH LAKE ELEMENTARY SCHOOL

FPL EASEMENT

LEGAL DESCRIPTION

SPANISH LAKE ELEMENTARY SCHOOL EASEMENT
LEGAL DESCRIPTION

FLORIDA POWER LIGHT EASEMENT

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" OF "COUNTRY LAKE PARK SCHOOL SITE" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 151 AT PAGE 30 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA: COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT "A" WHICH LIES ON THE WESTERLY RIGHT OF WAY LINE OF NW 79th AVENUE AS SHOWN ON SAID PLAT; THENCE RUN NORTH 02 DEGREES, 34 MINUTES AND 16 SECONDS WEST, ALONG SAID RIGHT OF WAY AND THE EAST LINE OF SAID TRACT "A", A DISTANCE OF 33.51 FEET; THENCE RUN SOUTH 89 DEGREES, 37 MINUTES AND 34 SECONDS WEST FOR A DISTANCE OF 10.01 FEET TO A POINT LYING ON THE WEST LINE AN EXISTING 10.00 FOOT UTILITY EASEMENT WHICH LIES ALONG THE EAST LINE OF SAID TRACT "A" AS SHOWN ON SAID PLAT BOOK 151 AT PAGE 30 BEING THE POINT OF BEGINNING, OF THIS FLORIDA POWER LIGHT EASEMENT CENTERLINE; THENCE CONTINUE SOUTH 89 DEGREES 37 MINUTES AND 24 SECONDS WEST, ALONG A LINE 80.40 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID TRACT "A" AND THE SOUTH RIGHT OF WAY LINE OF NW 94th STREET, FOR A DISTANCE OF 70.24 FEET TO POINT "A"; THENCE NORTH 02 DEGREES, 22 MINUTES AND 36 SECONDS WEST FOR A DISTANCE OF 70.40 FEET TO A POINT LYING ON THE SOUTH LINE OF AN EXISTING 10.00 FOOT UTILITY EASEMENT WHICH LIES ALONG THE NORTH LINE OF SAID TRACT "A" AS SHOWN ON SAID PLAT BOOK 151 AT PAGE 30 AND THE POINT OF TERMINATION OF THIS PORTION OF THE HEREIN DESCRIBED FLORIDA POWER LIGHT EASEMENT; TOGETHER WITH AN SQUARE EASEMENT OF 20.00 FEET BY 20.00 FEET, HAVING ITS GEOMETRICAL CENTER IN ABOVE AFOREMENTIONED POINT "A", AND ITS SIDES ARE PARALLEL WITH ABOVE DESCRIBED EASEMENT CENTERLINE. THE SIDELINES OF THIS EASEMENT (INCLUDING DE 20.0 FEET X 20.00 FEET SQUARE) TO BE PROLONGED AND SHORTENED TO MEET AT ANGLE POINTS, TO CREATE A CONTINUOUS EASEMENT.

CONTAINING: 1606.4 SQUARE FEET 0.037 ACRES MORE LESS

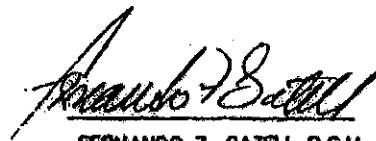
AND

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" OF "COUNTRY LAKE PARK SITE" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 151 AT PAGE 30 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA: COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT "A"; WHICH LIES ON THE SOUTH RIGHT OF WAY LINE OF NW 194th STREET AS SHOWN ON SAID PLAT; THENCE RUN NORTH 87 DEGREES, 37 MINUTES AND 25 SECONDS EAST, FOR A DISTANCE OF 43.13 FEET; THENCE RUN SOUTH 00 DEGREES, 22 MINUTES, 36 SECONDS EAST, FOR A DISTANCE OF 10.00 FEET TO A POINT LYING ON THE SOUTH LINE OF AN EXISTING 10.00 FOOT UTILITY EASEMENT WHICH LIES ALONG THE NORTH LINE OF SAID TRACT "A" AS SHOWN ON SAID PLAT 151 AT PAGE 30 AND THE POINT OF BEGINNING OF THIS FLORIDA POWER LIGHT EASEMENT; THENCE CONTINUE SOUTH 00 DEGREES, 22 MINUTES AND 36 SECONDS EAST, FOR A DISTANCE OF 95.66 FEET TO THE POINT OF TERMINATION OF THIS PORTION OF THE HEREIN DESCRIBED FLORIDA POWER LIGHT EASEMENT.

CONTAINING: 956.6 SQUARE FEET 0.022 ACRES MORE 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.
CERTIFICATE No. 2821
STATE OF FLORIDA

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

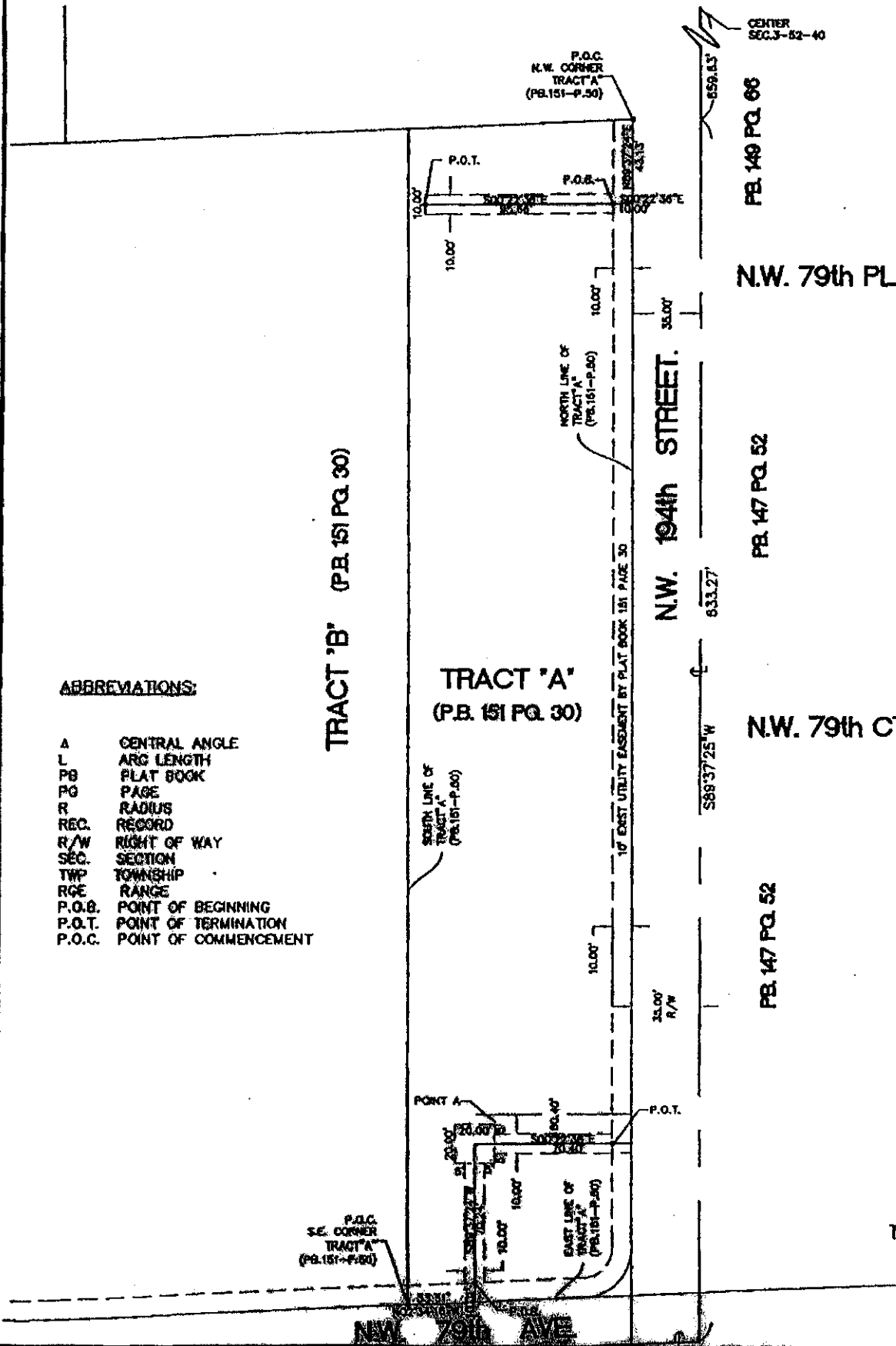
DATE: 10/29/07

SPANISH LAKE ELEMENTARY SCHOOL
Florida Power Light Easement

SPANISH LAKE ELEMENTARY SCHOOL

FPL EASEMENT

SKETCH TO ACCOMPANY
LEGAL DESCRIPTION



ABBREVIATIONS:

- A CENTRAL ANGLE
- L ARC LENGTH
- PB FLAT 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.T. POINT OF TERMINATION
- P.O.C. POINT OF COMMENCEMENT

TRACT 'B' (P.B. 151 PG. 30)

TRACT 'A'
(P.B. 151 PG. 30)

N.W. 194th STREET.

N.W. 79th PL

PB. 147 PG. 52

PB. 149 PG. 66

PB. 147 PG. 52

N.W. 79th CT.

THIS IS NOT A SURVEY

DATE: 10/29/07