

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 "CC-1" (RELIEF FOR PINE VILLA ELEMENTARY AND NARANJA ELEMENTARY SCHOOLS AND REDLAND MIDDLE SCHOOL), LOCATED AT 24400 SW 124 AVENUE, 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 "CC-1", Florida Power & Light Company (FP&L) has requested that an easement be granted. The easement runs along the northern and western portions of the site, is approximately 10' wide and irregular in shape. The subject area consists of approximately 6,568 square feet, or .15 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 VI 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 "CC-1", as described above.

RL



LOCATION MAP:
 PORTION OF SECTION 24-56-39
 NOT TO SCALE

SURVEYOR'S NOTES:

- 1) -This is not a Boundary Survey, but only a GRAPHIC DEPICTION of the description shown hereon.
- 2) -Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- 3) -There may be additional Restrictions not shown on this Sketch & Legal that may be found in the Public Records of this County, Examination of ABSTRACT OF TITLE will be made to determine recorded instruments, if any affecting this property.
- 4) -North arrow direction and bearings shown hereon are based on an assumed value of: N00°48'16"W along the Easterly line of the S.W. 1/4 of Section 24-56-39.
- 5) -The Sketch and Legal Description shown herein is based on the information provided by the Client.
- 6) -No title research has been performed to determine if there are any conflict existing or arising out of the creation of the easements, Right of Ways, Parcel Descriptions, or any other type of encumbrances that the herein described legal may be utilizes for.

SURVEYOR'S CERTIFICATE:

I Hereby Certify to the best of my knowledge and belief that this drawing is a true and correct representation of the SKETCH AND LEGAL DESCRIPTION of the real property described hereon.

I further certify that this sketch was prepared in accordance with the applicable provisions of Chapter 61G17-6, Florida Administrative Code.

Ford, Armenteros & Manucy, Inc. L.B. 6557

Date: JULY 12, 2007.

Revision: NOVEMBER 13, 2007

By:

[Signature]
 Edwin J. Fernandez, P.S.M.
 Professional Surveyor and Mapper
 State of Florida, Registration No.5676

G:\FORD COMPANIES\ENGINEERING AND SURVEY\SURVEY\SKETCH AND LEGAL\06-094 (SS-CC1 NARANJA 24400 SW 124 AVE)\06-094-1000.DWG

SS-CC1 NARANJA 24400 SW 124 AVE - FPL EASEMENT



FORD, ARMENTEROS & MANUCY, INC.
 1950 N.W. 94th AVENUE, 2nd FLOOR
 MIAMI, FLORIDA 33172
 PH. (305) 477-6472
 FAX (305) 470-2805

TYPE OF PROJECT:		SKETCH AND LEGAL DESCRIPTION	
SHEET NAME:		LOCATION MAP AND NOTES	
PREPARED FOR:		PIRTLE CONSTRUCTION COMPANY	
DRAWN BY: E.R.	DATE: JULY 12, 2007	SHEET: 1 of 3 SHEETS	
DWG. CHECKED BY:	SCALE: N/A		
CHECKED BY:	PROJECT No: 06-094-1000		

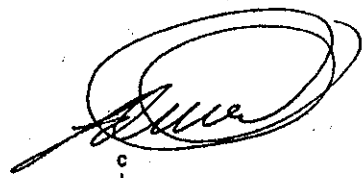
LEGAL DESCRIPTION:

A portion of the Southeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 24, Township 56 South, Range 39 East, of Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the Northeast corner of the Southeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 24; thence S00deg48min24secE along the East line of the Northwest 1/4 of the Southwest 1/4 of said Section 24 for a distance of 5.00 feet; thence S88deg20min50secW along a line parallel with and 5.00 feet South of the North line of Southeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 24 for a distance of 25.00 feet to the POINT OF BEGINNING of a 10.00 feet Wide F.P.L Easement, lying 5.00 feet on each side of the following described Centerline (shortening or extending its side lines at angle points as to create a continuous strip of land); thence continue along the last described course for a distance of 482.17 feet; thence S00deg26min34secE for a distance of 129.97 feet; thence S02deg50min51secE for a distance of 69.67 feet to the POINT OF TERMINATION. (The side lines of said Easement to be shortened or prolonged to meet at angle points with the East line of the Northwest 1/4 of the Southwest 1/4 of said Section 24.

Containing 6,568.05 Square Feet more or less.

C:\FORD COMPANIES\ENGINEERING AND SURVEY\SURVEY\SKETCH AND LEGAL\06-117 (SS DD1-HOMESTEAD 12400 SW 280 ST)\06-117-1000.DWG



SS-CC1 NARANJA 24400 SW 124 AVE - FPL EASEMENT



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TYPE OF PROJECT: SKETCH AND LEGAL DESCRIPTION		SHEET: 2 of 3 SHEETS
SHEET NAME: LEGAL DESCRIPTION TO ACCOMPANY SKETCH		
PREPARED FOR: PIRTLE CONSTRUCTION COMPANY		
DRAWN BY: E.R.	DATE: JULY 12, 2007	
DWG. CHECKED BY:	SCALE: N/A	
CHECKED BY:	PROJECT No: 06-094-1000	

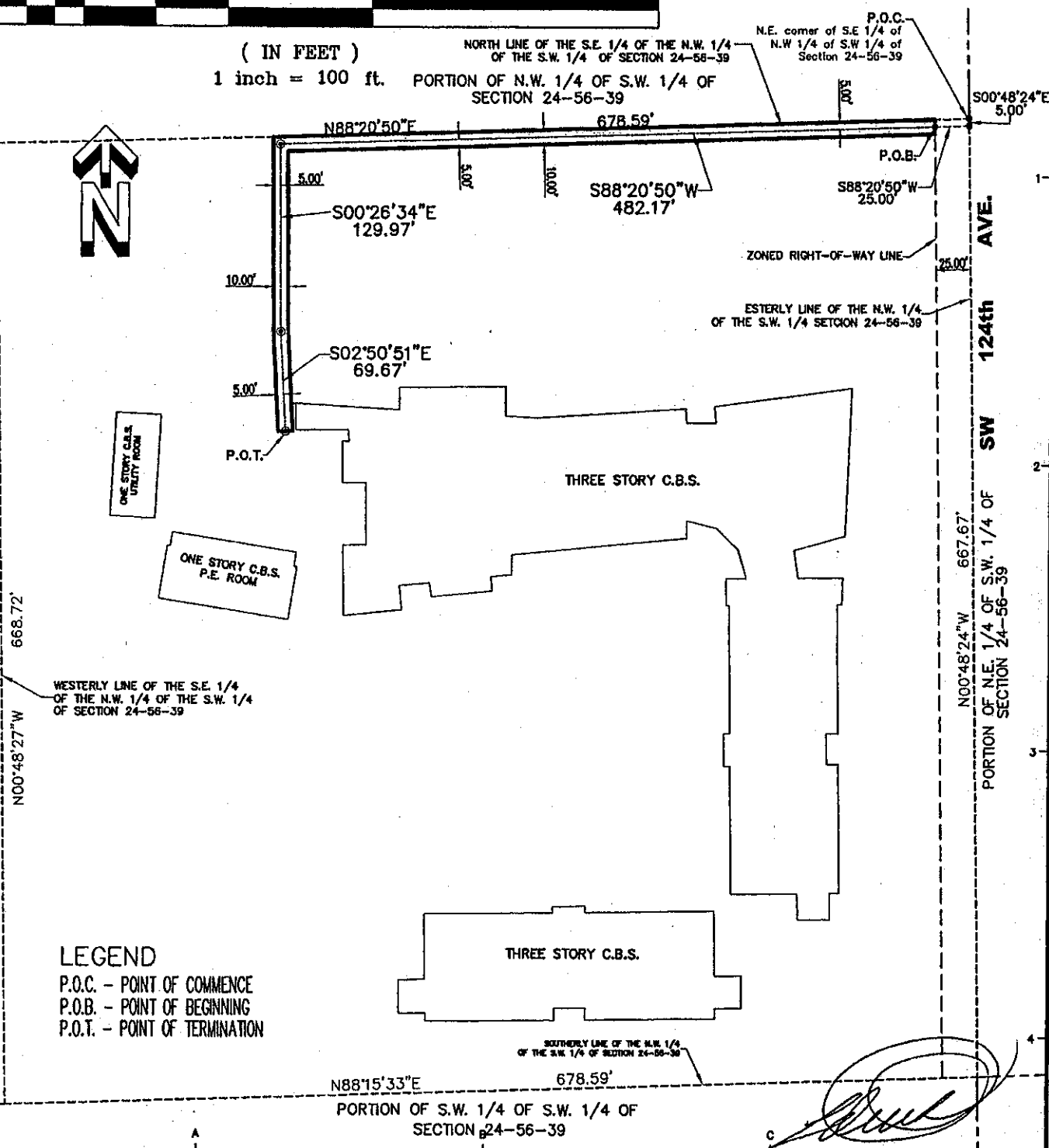
GRAPHIC SCALE



(IN FEET)

1 inch = 100 ft. PORTION OF N.W. 1/4 OF S.W. 1/4 OF SECTION 24-56-39

C:\V960 COMPANIES\ENGINEERING AND SURVEY\SURVEY\SKETCH AND LEGAL\06-117 (SS D01-HOMESTEAD 12400 SW 280 ST)\06-117-1000.DWG



LEGEND

- P.O.C. - POINT OF COMMENCE
- P.O.B. - POINT OF BEGINNING
- P.O.T. - POINT OF TERMINATION

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TYPE OF PROJECT:		SKETCH AND LEGAL DESCRIPTION	
SHEET NAME:		SKETCH TO ACCOMPANY LEGAL DESCRIPTION	
PREPARED FOR:		PIRTLE CONSTRUCTION COMPANY	
DRAWN BY:	E.R.	DATE:	JULY 12, 2007
DWG. CHECKED BY:		SCALE:	1"=100'
CHECKED BY:		PROJECT No:	06-094-1000
			3 OF 3 SHEETS