

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 ELECTRICAL SERVICE REQUIREMENTS ASSOCIATED WITH THE CONSTRUCTION OF THE REPLACEMENT HOLMES ELEMENTARY SCHOOL, LOCATED AT 1175 NW 67 STREET, MIAMI

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

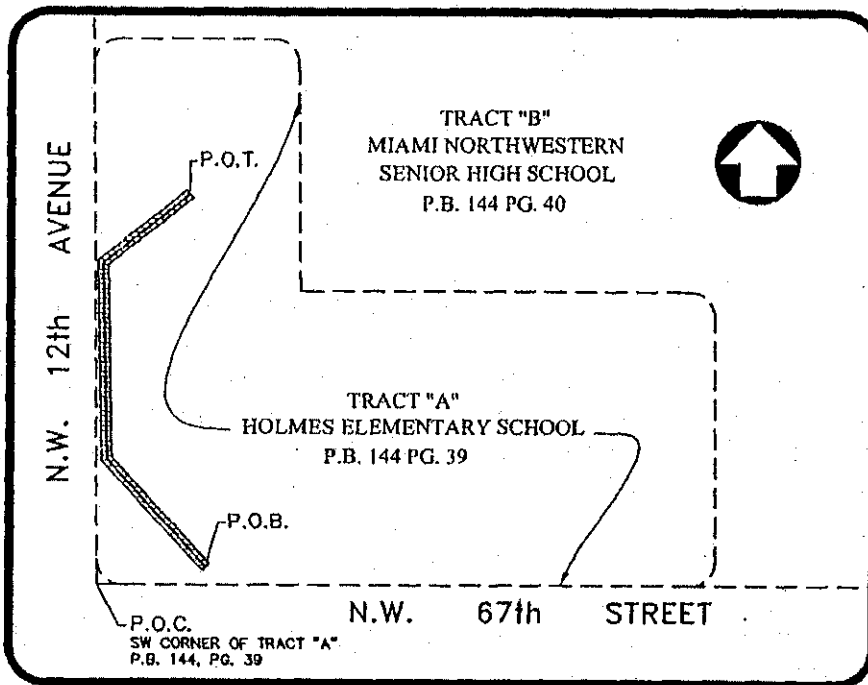
LINK TO STRATEGIC PLAN: IMPROVE CONSTRUCTION SERVICES

In order to meet the electrical service requirements associated with the construction of the replacement Holmes Elementary School, Florida Power & Light Company (FP&L) has requested that an easement be granted. The easement runs along the western and southern portions of the site, is approximately 10' wide and irregular in shape. The subject area consists of approximately 4,564 square feet, or 0.10 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 III 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 the replacement Holmes Elementary School, as described above.

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
of
10 FOOT F.P.L. EASEMENT AT
HOLMES ELEMENTARY SCHOOL, LOC. # 2501
1175 N.W. 67th STREET, MIAMI, FLORIDA
for
MIAMI-DADE COUNTY PUBLIC SCHOOLS



LOCATION SKETCH

NOT TO SCALE

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LEGAL DESCRIPTION

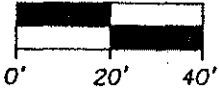
An easement over strip of land 10 foot wide lying and being in a Portion of Tract "A" of HOLMES ELEMENTARY SCHOOL, according to the Plat thereof as recorded in Plat Book 144, at Page 39 of the Public Records of Miami-Dade County, Florida, centered on the following described centerline.

Commence at the Southwest corner of said Tract "A", of HOLMES ELEMENTARY SCHOOL; thence run N86°29'30"E along the South line of said Tract "A", being also the North Right-of-Way line of N.W. 67th Street for a distance of 101.65 feet; thence N03°30'30"W for a distance of 18.40 feet to the Point of Beginning; thence N44°56'25"W for a distance of 146.27 feet; thence N04°47'22"W for a distance of 201.06 feet; thence N46°47'09"E for a distance of 109.12 feet to the Point of Termination. The side lines of said easement to be shortened or prolonged to meet at angle point.

Containing 4,564 Square Feet or 0.10 Acres more or less by calculation.

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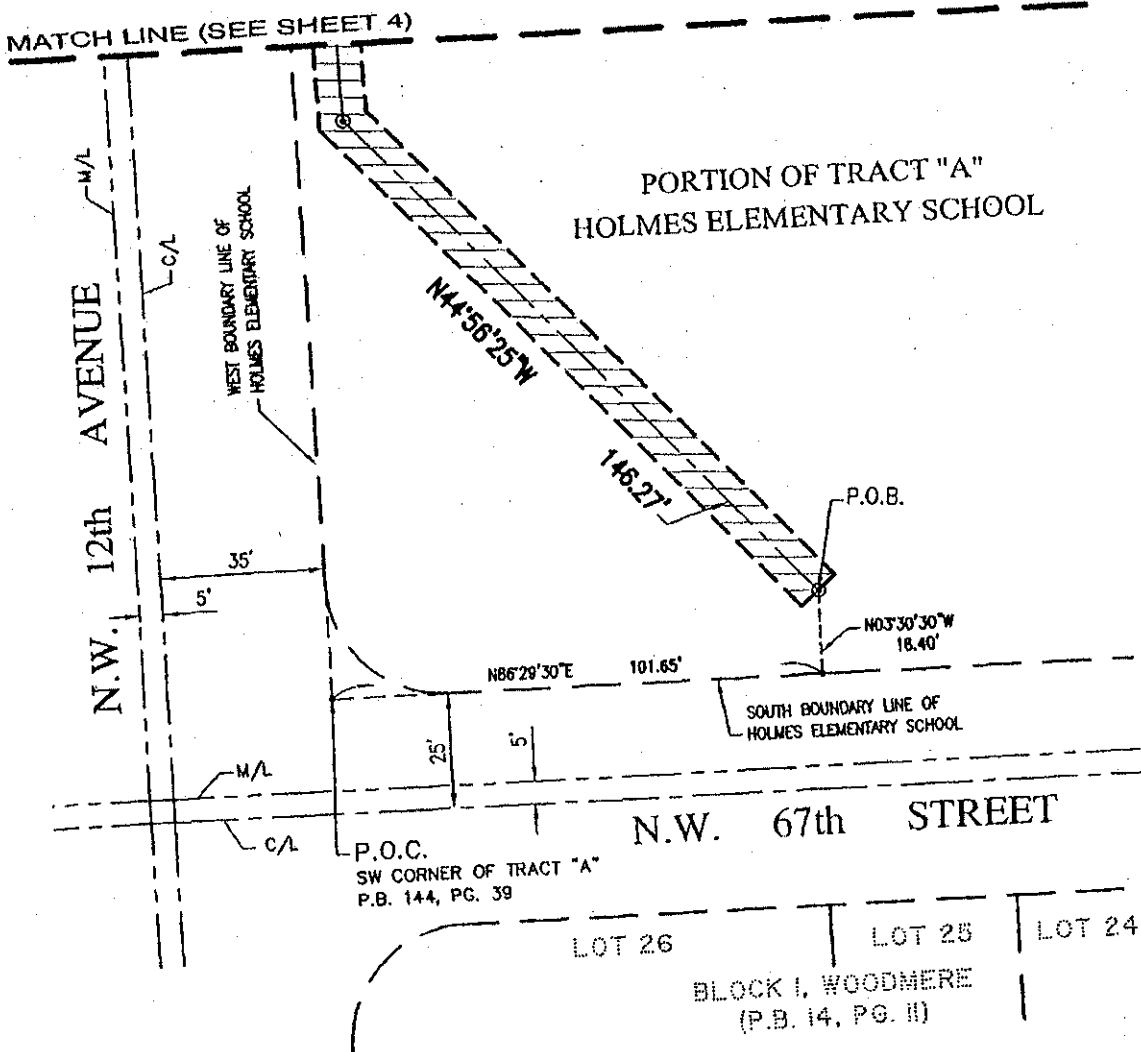
P.B. 144, PG. 39



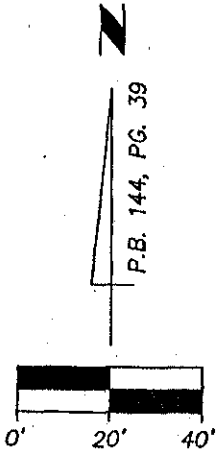
GRAPHIC SCALE
SCALE : 1" = 40'

LEGEND

P.O.B.	Point of Beginning	SEC.	Section
P.O.T.	Point of Termination	TWP.	Township
P.O.C.	Point of Commence	RGE.	Range
P.B.	Plat Book	C/L	Centerline
PG.	Page	M/L	Monument line
R/W	Right-of-Way	COR	Corner



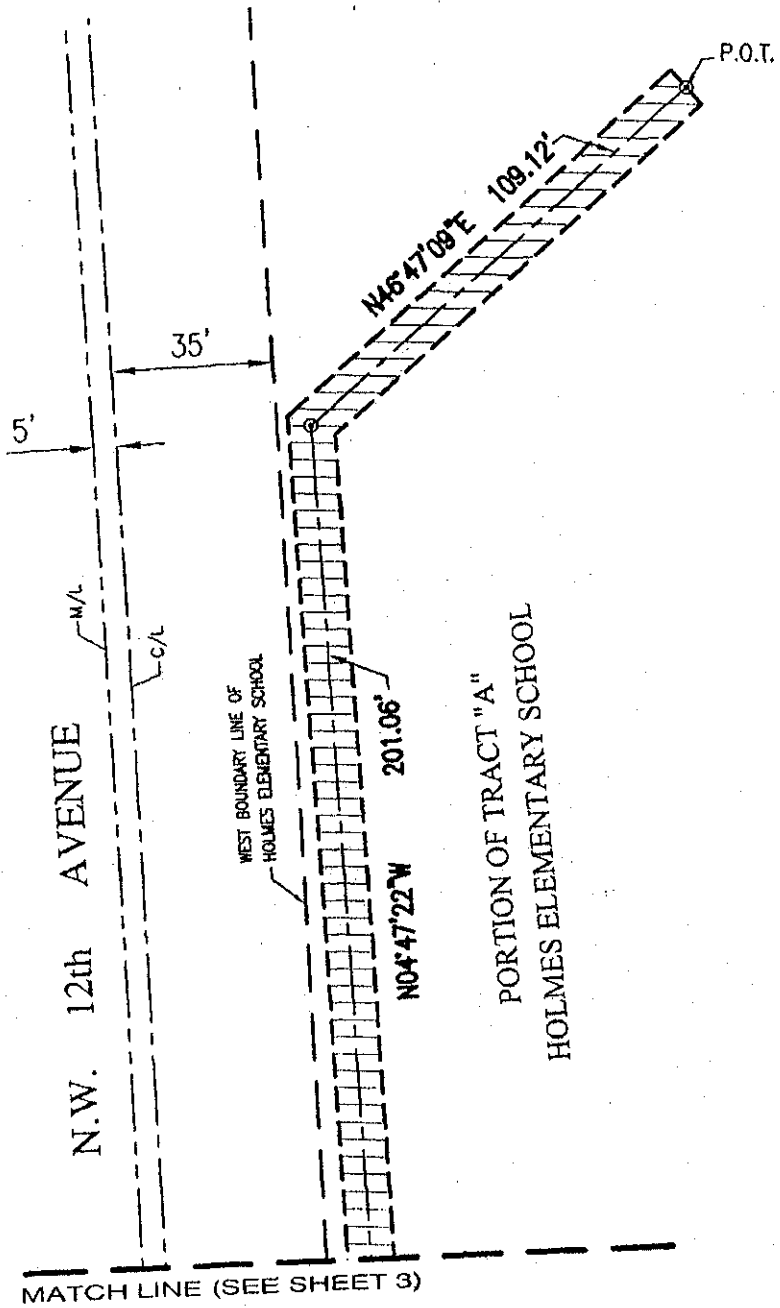
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GRAPHIC SCALE
SCALE : 1" = 40'

LEGEND

- P.O.B. Point of Beginning
- P.O.T. Point of Termination
- P.O.C. Point of Commence
- P.B. Plat Book
- PG. Page
- R/W Right-of-Way
- SEC. Section
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for

SOURCES OF DATA: **MIAMI-DADE COUNTY PUBLIC SCHOOLS**

The Legal Description of the Subject Parcel of Land was generated from information provided by the client. In addition, the following sources of data were used to the extent required to complete this document in a defensible manner. That is to say:

"HOLMES ELEMENTARY SCHOOL", as recorded in Plat Book 144, Page 39, of the Public Records of Miami-Dade County, Florida.

North arrow and Bearings refer to an assumed value of N86°29'30"E, along the South line of Tract A, as per Plat Book 144, Page 39 of the Public Records of Miami-Dade County, Florida. Said line is considered well-established and monumented.

CLIENT INFORMATION:

This Sketch and Legal Description was prepared at the insistence of:

MIAMI-DADE COUNTY PUBLIC SCHOOLS

LIMITATIONS:

Since no other information other than what is cited in the Sources of Data was furnished, the Client is hereby advised that there may legal restrictions on the subject property that are not shown on the Sketch that may be found in the Public Records of Miami-Dade County, or any other public and private entities as their jurisdictions may appear. The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual who may appear in public records.

This document does not represent a field boundary survey of the described property, or any part or parcel thereof.

SURVEYOR'S CERTIFICATE:

I hereby certify: That this "Sketch to Accompany Legal Description," was prepared under my direction and is true and correct to the best of my knowledge and belief. Further, that said Sketch meets the intent of the "Minimum Technical Standards for Land Surveying in the State of Florida", pursuant to Rule 61G17-6 of the Florida Administrative Code and its implementing Rule, Chapter 472.027 of the Florida Statutes.

J. BONFILL & ASSOCIATES, INC.

Florida Certificate of Authorization Number LB3398
9360 Southwest 72nd Street, Suite 265
Miami, Florida 33173
Phone: 305.598.8383

By:  _____

Juan J. Bonfill, P.L.S.

Professional Land Surveyor No. 3179

State of Florida

July 20, 2007

Project: 05-0559

Job: 07-0301

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps and Reports by other than the signing party are prohibited without the written consent of the signing party. This document consists of multiple Exhibits and Sheets. Each Sheet as incorporated therein shall not be considered full, valid and complete unless attached to the others. This Notice is required by Rule 61G17-6 of the Florida Administrative Code.