

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 OF PALM SPRINGS NORTH ELEMENTARY SCHOOL, LOCATED AT 17615 NW 82 AVENUE, HIALEAH

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

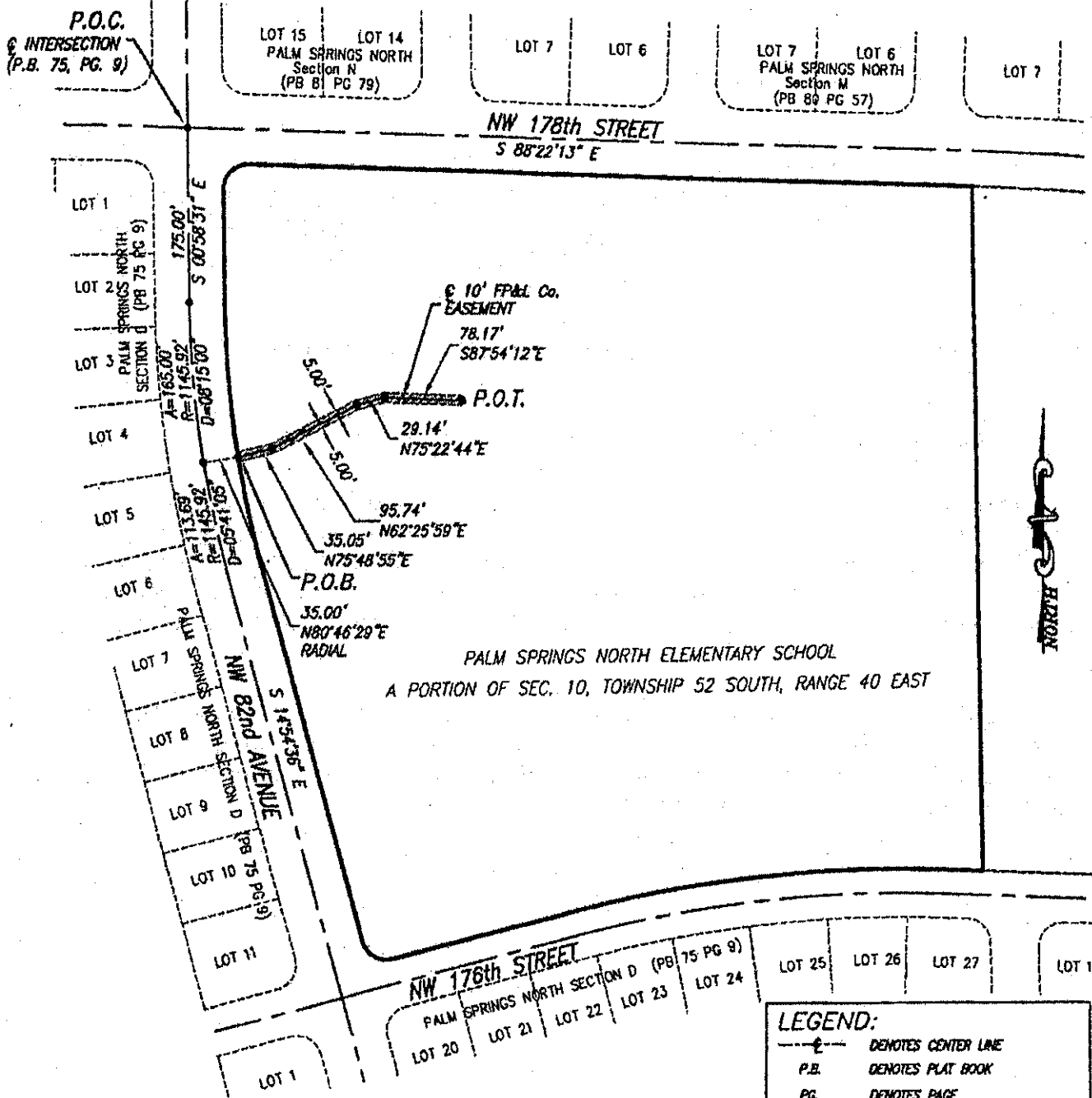
LINK TO STRATEGIC PLAN: IMPROVE CONSTRUCTION SERVICES

In order to meet the electrical service requirements associated with the construction of a cafetorium at Palm Springs North Elementary School, Florida Power & Light Company (FP&L) has requested that an easement be granted. The easement runs along the western portion of the site, is approximately 10' wide and irregular in shape. The subject area consists of approximately 2,381 square feet, or .055 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, authorize 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 a cafetorium at Palm Springs North Elementary School, as described above.

SKETCH TO ACCOMPANY LEGAL DESCRIPTION 10 FOOT FLORIDA POWER & LIGHT COMPANY EASEMENT



LEGEND:

- DENOTES CENTER LINE
- P.B. DENOTES PLAT BOOK
- PG. DENOTES PAGE
- D.C.R. DENOTES DADE COUNTY RECORDS
- R DENOTES RADIUS
- D DENOTES CENTRAL ANGLE OR DELTA
- A DENOTES ARC DISTANCE

SHEET 1 OF 2 SHEETS

SCALE 1" = 150'

	<p>Schwebke-Shiskin & Associates, Inc. LAND SURVEYORS—ENGINEERS—LAND PLANNERS PHONE No. (954)435-7010 FAX No. (954)438-3288 ORDER NO. 194759 DATE: 11/17/2007 THIS IS NOT A "BOUNDARY SURVEY" CERTIFICATE OF AUTHORIZATION No. LB-87</p>	<p>REVISIONS</p> <table border="1" style="width: 100%; height: 40px;"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>								
<p>3240 CORPORATE WAY, MIRAMAR, FL 33025 PREPARED UNDER MY SUPERVISION: MARK STEVEN JOHNSON, SECY-TREAS FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775</p>										

LEGAL DESCRIPTION TO ACCOMPANY SKETCH

10 FOOT FLORIDA POWER & LIGHT COMPANY EASEMENT

A PORTION OF SECTION 10, TOWNSHIP 52 SOUTH, RANGE 40 EAST. BEING STRIPS OF LAND 10.00 FEET IN WIDTH LYING 5.00 FEET ON EACH SIDE OF AND PARALLEL WITH THE FOLLOWING DESCRIBED CENTERLINE.


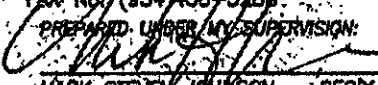
COMMENCE AT THE CENTERLINE INTERSECTION OF N.W. 178TH STREET AND N.W. 82ND AVENUE, AS SHOWN ON THE PLAT OF "PALM SPRING NORTH SECTION D", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 75 AT PAGE 9, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; THENCE SOUTH 00 DEGREES 58 MINUTES 31 SECONDS EAST FOR 175.00 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY, ALONG A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 1145.92 FEET AND A CENTRAL ANGLE 08 DEGREES 15 MINUTES 00 SECONDS, FOR AN ARC DISTANCE OF 165.00 FEET, TO A POINT ON A CURVE (LAST MENTIONED TWO COURSES BEING COINCIDENT WITH THE CENTERLINE OF NW 82ND AVENUE); THENCE NORTH 80 DEGREES 46 MINUTES 29 SECONDS EAST, RADIAL TO THE LAST MENTIONED CURVE, FOR 35.00 FEET TO THE POINT OF BEGINNING OF THE SAID CENTERLINE; THENCE NORTH 75 DEGREES 48 MINUTES 55 SECONDS EAST FOR 35.05 FEET; THENCE NORTH 62 DEGREES 25 MINUTES 59 SECONDS EAST FOR 95.74 FEET; THENCE NORTH 75 DEGREES 22 MINUTES 44 SECONDS EAST FOR 29.14 FEET; THENCE SOUTH 87 DEGREES 54 MINUTES 12 SECONDS EAST FOR 78.17 FEET TO THE POINT OF TERMINATION.

LYING AND BEING IN SECTION 10, TOWNSHIP 52 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA.

NOTES:

- 1) BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF SOUTH 14°54'36" EAST, ALONG THE CENTERLINE OF N.W. 82ND AVENUE.
- 2) SIDELINES OF ALL EASEMENTS ARE TO BE LENGTHENED OR SHORTENED SO AS TO FORM A CONTINUOUS 10 FOOT WIDE STRIP OF LAND.
- 3) SIDELINES AT THE POINT OF BEGINNING ARE TO BE LENGTHENED OR SHORTENED SO AS TO INTERSECT THE NORTHWESTERLY EXTENSION OF THE EAST RIGHT-OF-WAY OF NW 82ND AVENUE, AS SHOWN ON THE HEREIN REFERENCED PLAT.
- 4) PREPARED FOR: BCA
- 5) AUTHENTIC COPIES OF THIS SKETCH AND LEGAL DESCRIPTION MUST BEAR THE EMBOSSED SEAL OF THE ATTESTING PROFESSIONAL LAND SURVEYOR.
- 6) THE EASEMENT AS DESCRIBED HEREON CONTAINS 2,381 SQ. FT.

SHEET 2 OF 2 SHEETS

	<i>Schwabke-Shiskin & Associates, Inc.</i> LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY - MIRAMAR, FL 33025 PHONE No. (954) 435-7010 FAX No. (954) 438-3288		REVISIONS
	ORDER NO. 194759 DATE: 11/17/2007 THIS IS NOT A "BOUNDARY SURVEY" CERTIFICATE OF AUTHORIZATION No. LB-87	PREPARED UNDER MY SUPERVISION:  MARK STEVEN JOHNSON, SEC'Y-TREAS FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775	