

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 HIALEAH GARDENS SENIOR HIGH SCHOOL, LOCATED AT 11700 NW HIALEAH GARDENS BOULEVARD, HIALEAH 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 Hialeah Gardens Senior High School, Florida Power & Light Company (FP&L) has requested that an easement be granted. The easement runs along the southern portion of the site, is approximately 10' wide and irregular in shape. The subject area consists of approximately 4,858 square feet, or .0112 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 Hialeah Gardens Senior High School, as described above.

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EXHIBIT A

LEGAL DESCRIPTION:

A PORTION OF TRACT 26 IN SECTION 33, TOWNSHIP 52 SOUTH, RANGE 40 EAST OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION No. 1, RECORDED IN PLAT BOOK 2, PAGE 17 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER TRACT "A", LICKERS SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 157, PAGE 69 OF SAID PUBLIC RECORDS; THENCE SOUTH 89°36'34" WEST, ALONG A PORTION OF THE SOUTH LINE OF TRACTS 23 AND 26 OF SAID FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION No. 1 PLAT, A DISTANCE OF 46.66 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°36'34" WEST, ALONG THE SOUTH LINE OF SAID TRACT 26 A DISTANCE OF 45.88 TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT: THENCE WESTERLY, NORTHWESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90°00'00", FOR A DISTANCE OF 47.12 FEET TO THE POINT OF TANGENCY; THENCE NORTH 00°23'26" WEST, A DISTANCE OF 8.71 FEET; THENCE SOUTH 89°36'34" WEST, A DISTANCE OF 6.39 FEET; THENCE SOUTH 00°23'26" EAST, A DISTANCE OF 23.71 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE SOUTHERLY, SOUTHWESTERLY AND WESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", FOR A DISTANCE OF 23.56 FEET TO THE POINT OF TANGENCY, SAID POINT BEING ON THE SOUTH LINE OF SAID TRACT 26; THENCE SOUTH 89°36'34" WEST, ALONG A PORTION OF SAID SOUTH LINE A DISTANCE OF 161.17 FEET; THENCE NORTH 51°02'16" WEST, A DISTANCE OF 15.77 FEET; THENCE NORTH 89°36'34" EAST, A DISTANCE OF 173.36 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT: THENCE EASTERLY, NORTHEASTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 5.00 FEET, A CENTRAL ANGLE OF 90°00'00", FOR A DISTANCE OF 7.85 FEET TO THE POINT OF TANGENCY; THENCE NORTH 00°23'26" WEST, A DISTANCE OF 23.84 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 66°44'26", FOR A DISTANCE OF 17.47 FEET; THENCE NORTH 00°23'26" WEST, A DISTANCE OF 5.38 FEET; THENCE SOUTH 89°36'43" WEST, A DISTANCE OF 10.38 FEET; THENCE NORTH 00°23'17" WEST, A DISTANCE OF 41.00 FEET; THENCE NORTH 89°36'43" EAST, A DISTANCE OF 32.33 FEET; THENCE SOUTH 00°23'17" EAST, A DISTANCE OF 37.00 FEET; THENCE NORTH 89°36'43" EAST, A DISTANCE OF 1.62 FEET; THENCE SOUTH 00°23'17" EAST, A DISTANCE OF 23.29 FEET; THENCE SOUTH 89°36'34" WEST, A DISTANCE OF 6.26 FEET; THENCE SOUTH 00°23'26" EAST, A DISTANCE OF 8.71 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE SOUTHERLY, SOUTHEASTERLY AND EASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", FOR A DISTANCE OF 31.42 FEET TO THE POINT OF TANGENCY; THENCE NORTH 89°36'34" EAST, A DISTANCE OF 34.92 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO

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Job No. 06-0080JJJ

Dated: December 7, 2007

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THE RIGHT; THENCE EASTERLY, SOUTHEASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 11.00 FEET, A CENTRAL ANGLE OF 84°47'03", FOR A DISTANCE OF 16.28 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF HIALEAH GARDENS, MIAMI-DADE COUNTY, FLORIDA AND CONTAINING 4,858 SQUARE FEET OR 0.112 ACRES MORE OR LESS.

THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF LICKERS SUBDIVISION RECORDED IN PLAT BOOK 157, PAGE 69, MIAMI-DADE COUNTY RECORDS. THE NORTH LINE OF SAID PLAT BEARS NORTH 89°36'34"EAST.

CERTIFICATE:

WE HEREBY CERTIFY THAT THIS DESCRIPTION AND SKETCH CONFORMS TO THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN CHAPTER 61G17-6 (FLORIDA ADMINISTRATIVE CODE), AS ADOPTED BY THE DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN SEPTEMBER, 1981, AS AMENDED, PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES, AND IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

CRAVEN THOMPSON & ASSOCIATES, INC.  
CERTIFICATE OF AUTHORIZATION NO. LB271

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THOMAS C. SHAHAN  
PROFESSIONAL SURVEYOR AND MAPPER NO. 4387  
STATE OF FLORIDA

THIS SKETCH & DESCRIPTION OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Sheet 2 of 3 Sheets

Job No. 06-0080JJJ

Dated: December 7, 2007

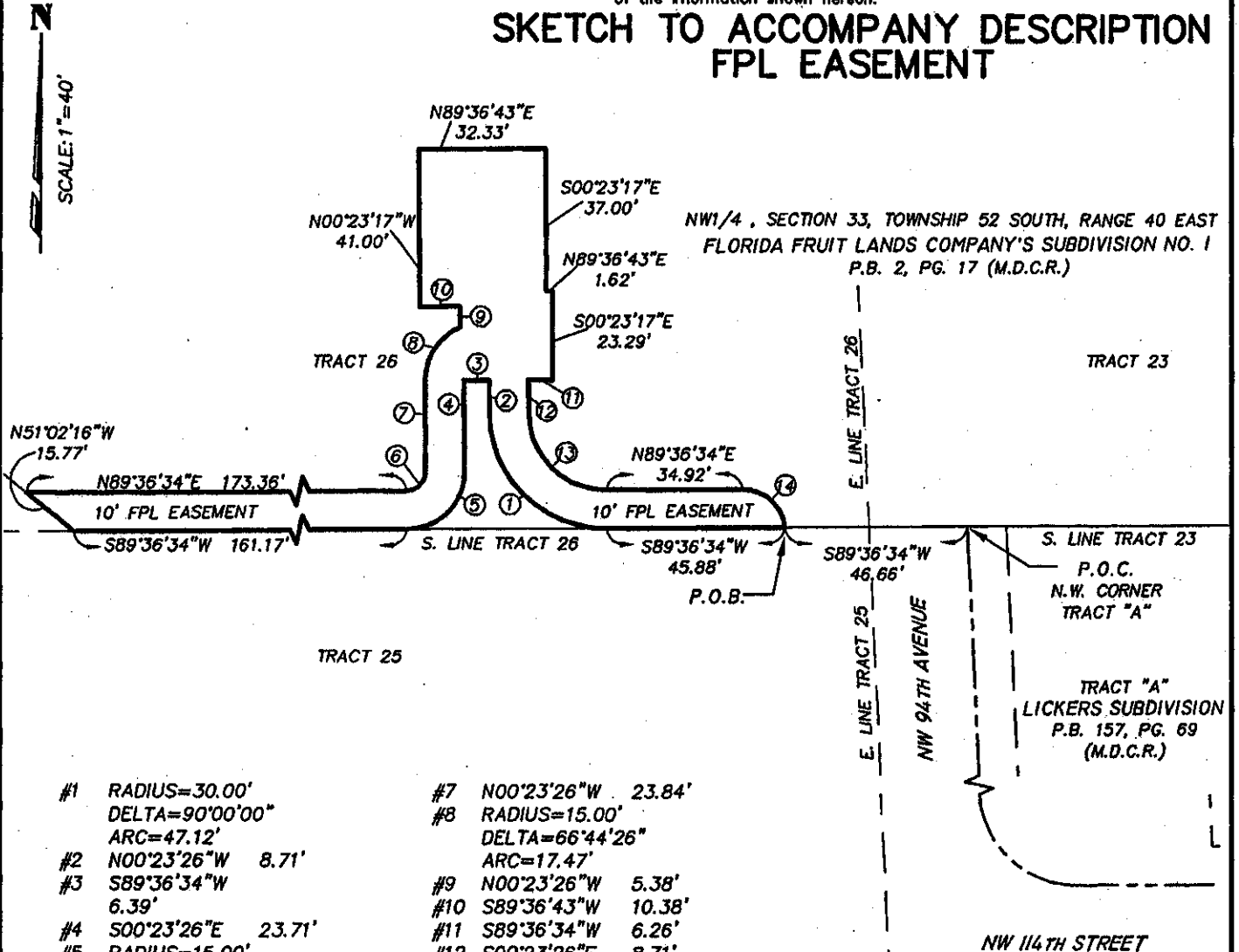
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FOR: James A. Cummings

**NOTE:** THIS IS NOT A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property, or monuments set in connection with the preparation of the information shown hereon.

**SKETCH TO ACCOMPANY DESCRIPTION  
 FPL EASEMENT**



- |   |  |
|---|--|
| #1 RADIUS=30.00'<br>DELTA=90°00'00"<br>ARC=47.12' | #7 N00°23'26"W 23.84'                              |
| #2 N00°23'26"W 8.71'                              | #8 RADIUS=15.00'<br>DELTA=66°44'26"<br>ARC=17.47'  |
| #3 S89°36'34"W<br>6.39'                           | #9 N00°23'26"W 5.38'                               |
| #4 S00°23'26"E 23.71'                             | #10 S89°36'43"W 10.38'                             |
| #5 RADIUS=15.00'<br>DELTA=90°00'00"<br>ARC=23.56' | #11 S89°36'34"W 6.26'                              |
| #6 RADIUS=5.00'<br>DELTA=90°00'00"<br>ARC=7.85'   | #12 S00°23'26"E 8.71'                              |
|   | #13 RADIUS=20.00'<br>DELTA=90°00'00"<br>ARC=31.42' |
|   | #14 RADIUS=11.00'<br>DELTA=84°47'03"<br>ARC=16.28' |

**ABBREVIATION LEGEND**  
 P.O.C. POINT OF COMMENCEMENT  
 P.O.B. POINT OF BEGINNING  
 P.B. PLAT BOOK  
 PG. PAGE  
 (M.D.C.R.) MIAMI-DADE COUNTY RECORDS

SHEET 3 OF 3 SHEETS

UPDATES and/or REVISIONS	DATE	BY	CK'D	NOTE	
				<p><b>NOTE</b> The undersigned and CRAVEN-THOMPSON &amp; ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar matters, and further, this Instrument is not intended to reflect or set forth all such matters. Such information should be obtained and confirmed by others through appropriate title verification.</p> <p><b>NOTE</b> Lands shown hereon were not abstracted for right-of-way and/or easements of record.</p> <p>G: \2006\060080_JJJ HIGH SCHOOL\DWG\FPL EASE.DWG</p>	
JOB NO.: 06-0080-JJJ	DRAWN BY: T.S.	CHECKED BY: DMD	F.B.N/A	PG.N/A	DATED: 12-7-07