

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 DR. ROLANDO ESPINOSA K-8 CENTER (FORMERLY STATE SCHOOL "P-1"), (RELIEF FOR JOHN I. SMITH ELEMENTARY SCHOOL, EUGENIA B. THOMAS K-8 CENTER AND DORAL MIDDLE SCHOOL), LOCATED AT 11250 NW 86 STREET, DORAL**

**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 Dr. Rolando Espinosa K-8 Center (formerly State School "P-1"), 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 5' wide and irregular in shape. The subject area consists of approximately 4,540 square feet, or 0.104 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, 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, Dr. Rolando Espinosa K-8 Center (formerly State School "P-1"), as described above.

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EXHIBIT A

S:\ACT-PROJ\07-00371\DWG\07-00371.DWG ----- by URETANCO

**LEGAL DESCRIPTION:**

PORTIONS OF TRACT 21, FLORIDA FRUIT COMPANY'S SUBDIVISION No.1 OF SECTION 19, TOWNSHIP 53 SOUTH, RANGE 40 EAST AS RECORDED IN PLAT BOOK 2 AT PAGE 17 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF TRACT 21; THENCE SOUTH 89°35'54" WEST 69.00 FEET TO A POINT ON A 1557.00 FOOT RADIUS NON-TANGENT CURVE CONCAVE TO THE WEST WHOSE RADIUS POINT BEARS NORTH 81°15'17" WEST; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°09'19" AN ARC DISTANCE OF 4.22 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED EASEMENT; THENCE SOUTH 89°35'54" WEST 755.16 FEET; THENCE NORTH 00°24'06" WEST 27.82 FEET; THENCE SOUTH 89°35'54" WEST 5.00 FEET; THENCE NORTH 00°24'14" WEST 20.53 FEET; THENCE NORTH 85°35'46" EAST 20.92 FEET; THENCE SOUTH 87°24'14" EAST 4.14 FEET; THENCE SOUTH 00°24'06" EAST 21.78 FEET; THENCE SOUTH 89°35'54" WEST 10.00 FEET; THENCE SOUTH 00°24'06" EAST 22.82 FEET; THENCE NORTH 89°35'54" EAST 745.94 FEET TO A POINT ON A 1557.00 FOOT RADIUS NON-TANGENT CURVE CONCAVE TO THE WEST WHOSE RADIUS POINT BEARS NORTH 81°35'47" WEST; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°11'10" AN ARC DISTANCE OF 5.06 FEET TO THE POINT OF BEGINNING. SAID LANDS SITUATE, LYING, AND BEING IN THE CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA AND CONTAINING 4540 SQUARE FEET (0.104 ACRES) MORE OR LESS.

**SURVEYOR'S NOTES:**

- 1- NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.
- 2- DATE PREPARED: JANUARY ,3 2008.
- 3- THIS IS NOT A SURVEY.

SAMUEL M. FISCHBEIN  
 PROFESSIONAL SURVEYOR AND MAPPER  
 STATE OF FLORIDA REGISTRATION No. 3587  
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL  
 RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER **00371**

**SKETCH & LEGAL DESCRIPTION**

STATE SCHOOL P-1, DORAL, FL.  
FOR: MIAMI-DADE COUNTY PUBLIC SCHOOLS

**MILLER LEGG**

Miami-Dade Office: 10416 N.W. 31st Terrace  
Miami, Florida - 33172-1200  
305-599-8381 - Fax: 305-599-2797  
www.millerlegg.com

07-00371
00371
1/3/08

MATCH LINE

DR. ROLANDO ESPINOSA K-8 CENTER

F.P.L. EASEMENT

N89°35'54"E

748.16

738.94'

R=1557.00'  
Δ=0°11'10"  
L=5.06'

P.O.B.

738.94'

748.16

738.94'

738.94'

738.94'

738.94'

738.94'

738.94'

S89°35'54"W

1284.57'

SOUTH LINE OF TRACT 21  
AND PROPERTY LINE

T R A C T H  
P.B. 164 PG. 34

R=1557.00'  
Δ=0°09'19"  
L=4.22'

P.O.C.  
SOUTHEAST  
CORNER OF  
TRACT 21

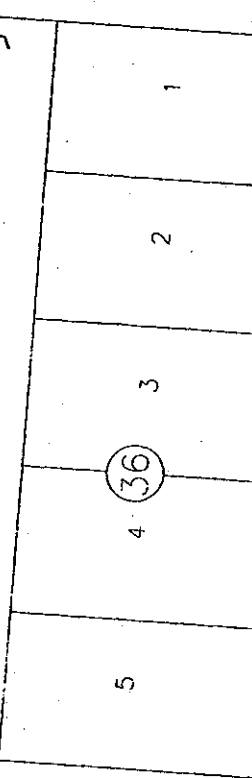
NW 112th AVENUE

L=146.79  
R=1600.00  
Δ=5°15'24"

EAST LINE  
OF TRACT 21

43'

69.00'



NW 84th STREET  
(PRIVATE ROAD)

GRAPHIC SCALE



( IN FEET )  
1 INCH = 50 FEET

P.O.B: POINT OF BEGINNING.

P.O.C: POINT OF COMMENCEMENT.

# SKETCH & LEGAL DESCRIPTION

DR. ROLANDO ESPINOSA K-8 CENTER, DORAL, FL.

FOR: MIAMI-DADE COUNTY PUBLIC SCHOOLS

00371

**MILLER LEGG**

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