

Office of School Facilities
Jaime G. Torrens, Chief Facilities Officer

SUBJECT: AUTHORIZATION TO EXECUTE A GRANT OF EASEMENT AGREEMENT WITH FLORIDA POWER AND LIGHT COMPANY FOR THE ELECTRICAL SERVICE REQUIREMENTS OF MARJORY STONEMAN DOUGLAS ELEMENTARY EARLY CHILDHOOD CENTER, FORMERLY "ECC-2", LOCATED AT 11950 SW 2 STREET, MIAMI

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

LINK TO STRATEGIC PLAN: IMPROVE CONSTRUCTION SERVICES

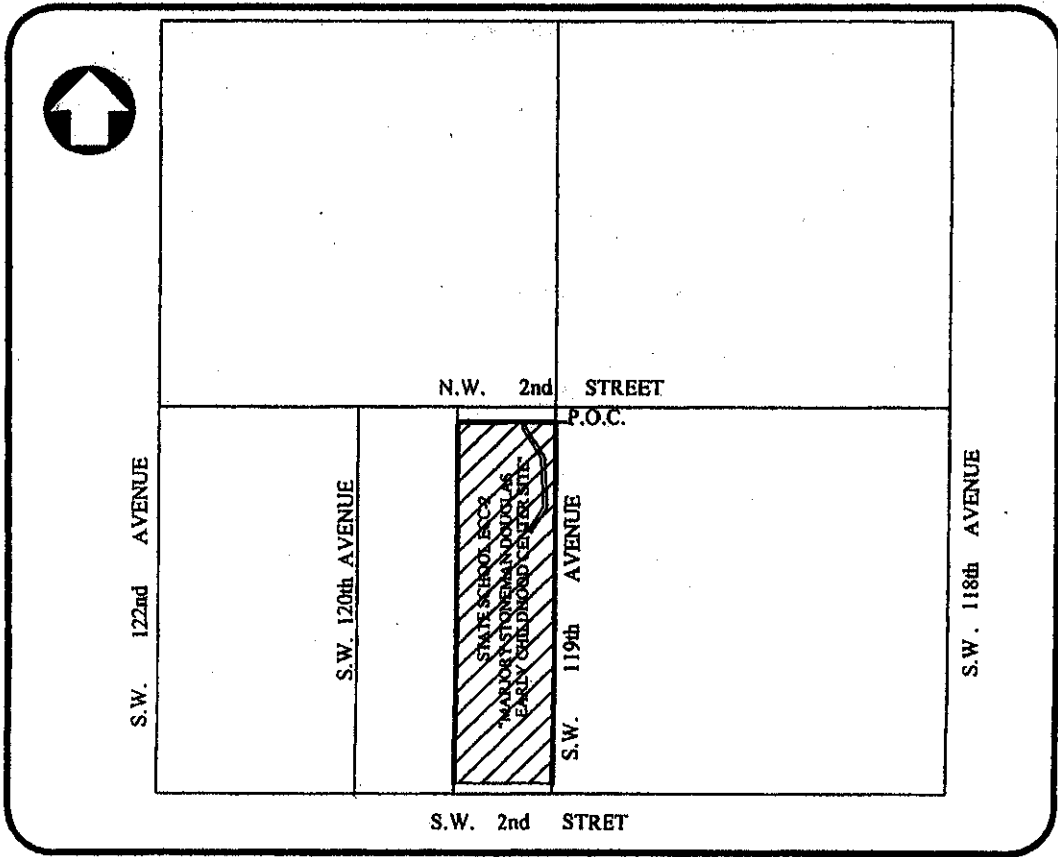
In order to meet the electrical service requirements associated with the construction of Marjory Stoneman Douglas Elementary Early Childhood Center (formerly "ECC-2"), Florida Power & Light Company (FP&L) has requested that an easement be granted. The easement runs along the eastern portion of the site, is approximately 12' wide and irregular in shape. The subject area consists of approximately 5,019 square feet, or 0.12 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 Principal, Regional Center V 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 Marjory Stoneman Douglas Elementary Early Childhood Center, formerly "ECC-2", as described above.

RL:rr

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
of
UTILITY EASEMENT FOR F.P.L. AT ECC-2 SCHOOL SITE
"MARJORY STONEMAN DOUGLAS-EARLY CHILDHOOD CENTER",
11950 N.W. 2nd STREET, MIAMI, FLORIDA
for
MIAMI-DADE COUNTY PUBLIC SCHOOL



NE 1/4 OF SECTION 1, TOWNSHIP 54 SOUTH, RANGE 39 EAST

LOCATION SKETCH

NOT TO SCALE

NOTICE:
 Not full and complete without Pages 2 through 4

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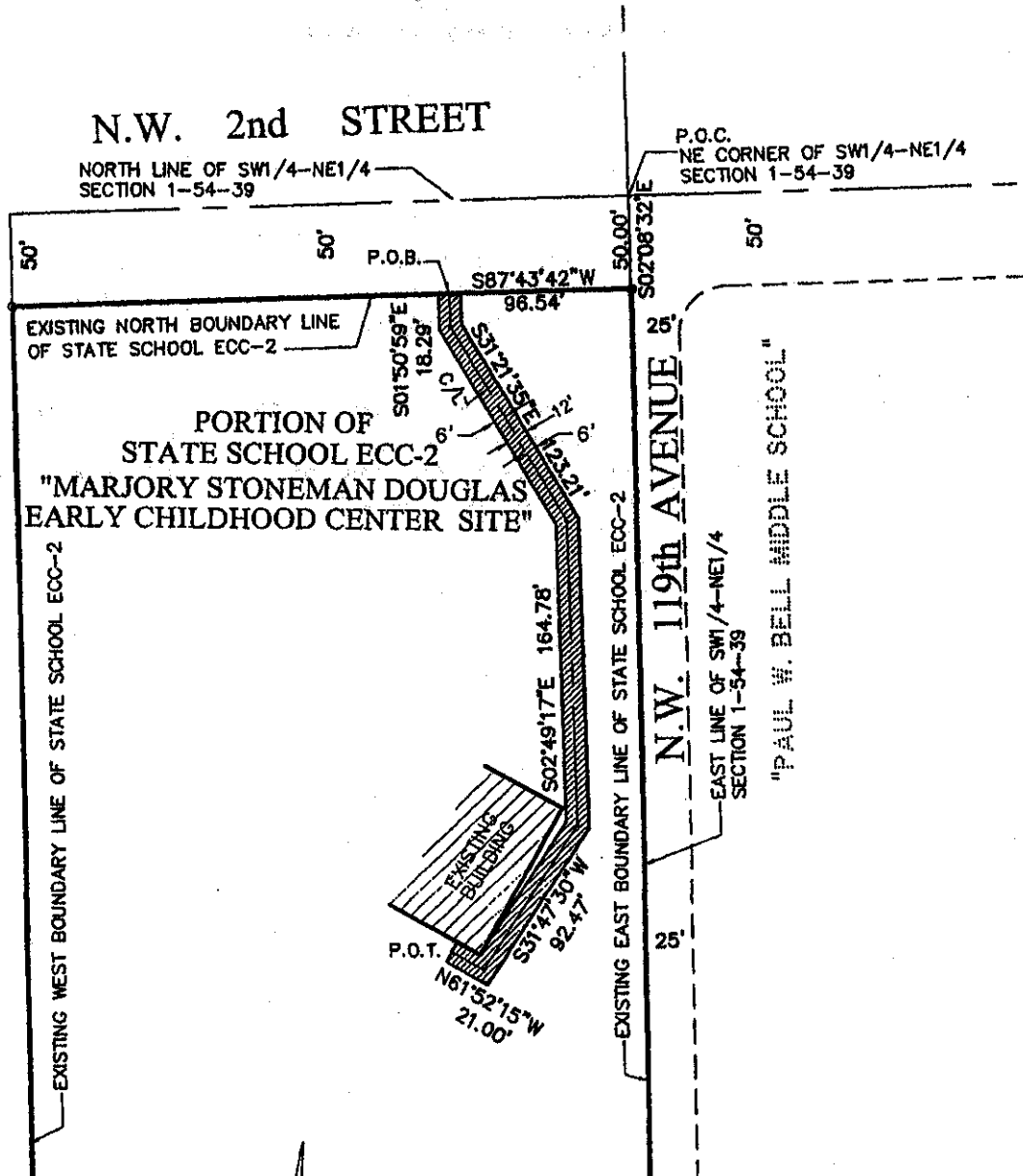
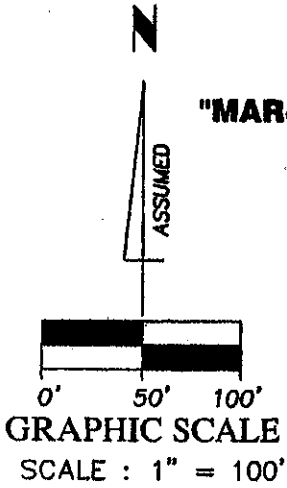
LEGAL DESCRIPTION:

A 12 foot wide utility easement lying 6 feet on each side of the following described centerline through a portion of "Marjory Stoneman Douglas -Early Childhood Center", which is located in the E 1/2 of the E 1/2 of the SW 1/4 of the NE 1/4 of Section 1, Township 54 South, Range 39 East, Miami-Dade County, Florida, more particularly described as follows:

Commence at the NE corner of the SW 1/4 of the NE 1/4 thence S02°08'32"E, along the East line of the SW 1/4 of the NE 1/4 of said Section 1, a distance of 50.00 feet; thence S87°43'42"W, along a line 50 feet of and parallel with the North line of the SW 1/4 of the NE 1/4 of said Section 1, a distance of 96.54 feet to the Point of Beginning; thence S01°50'59"E, a distance of 18.29 feet; thence S31°21'35"E, a distance of 123.21 feet; thence S02°49'17"W, a distance of 164.78 feet; thence S31°47'30"W, a distance of 92.47 feet; thence N61°52'15"W, a distance of 21.00 feet to the Point of Termination. The side line of said easement to be shortened or prolonged to meet at angle points.

Containing 5,019 Square feet or 0.12 Acres more or less by calculations.

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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 | ⊕ | Centerline |
| PG. | Page | M | Monument line |
| R/W | Right-of-Way | COR | Corner |

NOTICE:

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of
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SOURCES OF DATA:

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:

North arrow and Bearings refer to an assumed value of S02°08'32"E, (based on breakdown of Miami-Dade County Public Works Dept.) along the East line SW 1/4-NE 1/4, Section 1, Township 54 South, Range 39 East, of the Public Records of Miami-Dade County, Florida.

CLIENT INFORMATION:

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

Miami-Dade County Public School

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

January 25, 2008

Project: 08-0035

Job: 08-0035 sketch & legal

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.