

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 SPANISH LAKE ELEMENTARY EARLY CHILDHOOD CENTER, FORMERLY "ECC-1" (RELIEF FOR JOELLA C. GOOD, PALM SPRINGS NORTH, SKYWAY AND CHARLES D. WYCHE ELEMENTARY SCHOOLS), LOCATED AT 19200 NW 79 AVENUE, 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 Spanish Lake Elementary Early Childhood Center (formerly "ECC-1"), Florida Power & Light Company (FP&L) has requested that an easement be granted. The easement runs along the northern portion of the site, is approximately 12' wide and irregular in shape. The subject area consists of approximately 6,132 square feet, or 0.14 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 Spanish Lake Elementary Early Childhood Center, formerly "ECC-1", as described above.

RL:rr

SPANISH LAKE ELEMENTARY EARLY CHILDHOOD CENTER EASEMENT

LEGAL DESCRIPTION

JOINT EASEMENT (UTILITY & F.P.L.)

A strip of land 15.00 feet in width, lying 7.50 feet on each side of the following described centerline, which lies in Tract "B" of "County Lake Park School Site" according to the Plat thereof, as recorded in Plat Book 151 at Page 30 of the Public Records of Miami-Dade County, Florida: COMMENCE at the southeast corner of said "TRACT B" which lies on the Westerly Right of Way line of N.W. 79 TH Avenue, also being a point of cusp with a circular curve concave to the Northeast, said point of intersection bears radial bearing of South 28 degrees, 24 minutes and 04 seconds West from its center; thence run Northwesterly and Northerly along said circular curve to the right, having for its elements a radius of 325.00 feet, a central angle of 67 degrees, 04 minutes and 32 seconds and an arc distance of 380.47 feet to the point of intersection with next described centerline and the POINT OF BEGINNING of this Joint Easement, this point bears a radial bearing of South 84 degrees, 31 minutes, 24 seconds East from its center. This last described curve is the Westerly Right of Way line of NW 79th Avenue and the Easterly line of said Tract "B" as shown on above mentioned plat. (Plat Book 151, Page 30); thence from said POINT OF BEGINNING run North 83 degrees, 53 minutes and 40 seconds West a distance of 53.28 feet to POINT "A"; thence North 88 degrees, 58 minutes and 36 seconds West, a distance of 84.67 feet; thence South 73 degrees, 56 minutes and 28 seconds West, a distance of 112.45 feet, to Point "B"; thence continue South 73 degrees, 56 minutes and 28 seconds West, a distance of 151.03 feet to Point "C"; thence continue South 73 degrees, 56 minutes and 28 seconds West, a distance of 6.00 feet to the POINT OF TERMINATION of this centerline. The sidelines of this easement to be prolonged and shortened to meet at angle point.

Together with a strip of land 12.00 feet in width, lying 6.00 feet on each side of the following described centerline: BEGIN at aforementioned POINT "A"; thence North 05 degrees, 49 minutes and 01 seconds East, a distance of 40.00 feet to the POINT OF TERMINATION.

Together with a strip of land 12.00 feet in width, lying 6.00 feet on each side of the following described centerline: BEGIN at aforementioned POINT "B"; thence South 16 degrees, 03 minutes and 32 second East, a distance of 15.00 feet to the POINT OF TERMINATION.

Together with a strip of land 12.00 feet in width, lying 6.00 feet on each side of the following described centerline: BEGIN at aforementioned Point "C", thence South 14degrees, 00 minutes and 54 seconds East, a distance of 128.72 feet to the POINT OF TERMINATION.

AREA 6132.2 sqft ±0.14 Acres.

PREPARED BY:
FERNANDO Z. GATELL PSM
F.R. ALEMAN AND ASSOCIATES, INC
10305 NW 41ST STREET SUITE 200
MIAMI, FLORIDA 33178

LB: 6785


FERNANDO GATELL P.S.M.
CERTIFICATE No. 2821
STATE OF FLORIDA

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

DATE: 04/06/07

SPANISH LAKE ELEMENTARY EARLY CHILDHOOD CENTER

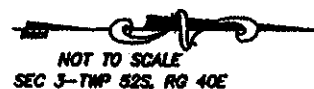
DATE/REV: 08/13/07

Florida Power & Light CO Easement and Utility

REV/01/31/08 (CHANGE OF SCHOOL'S NAME)

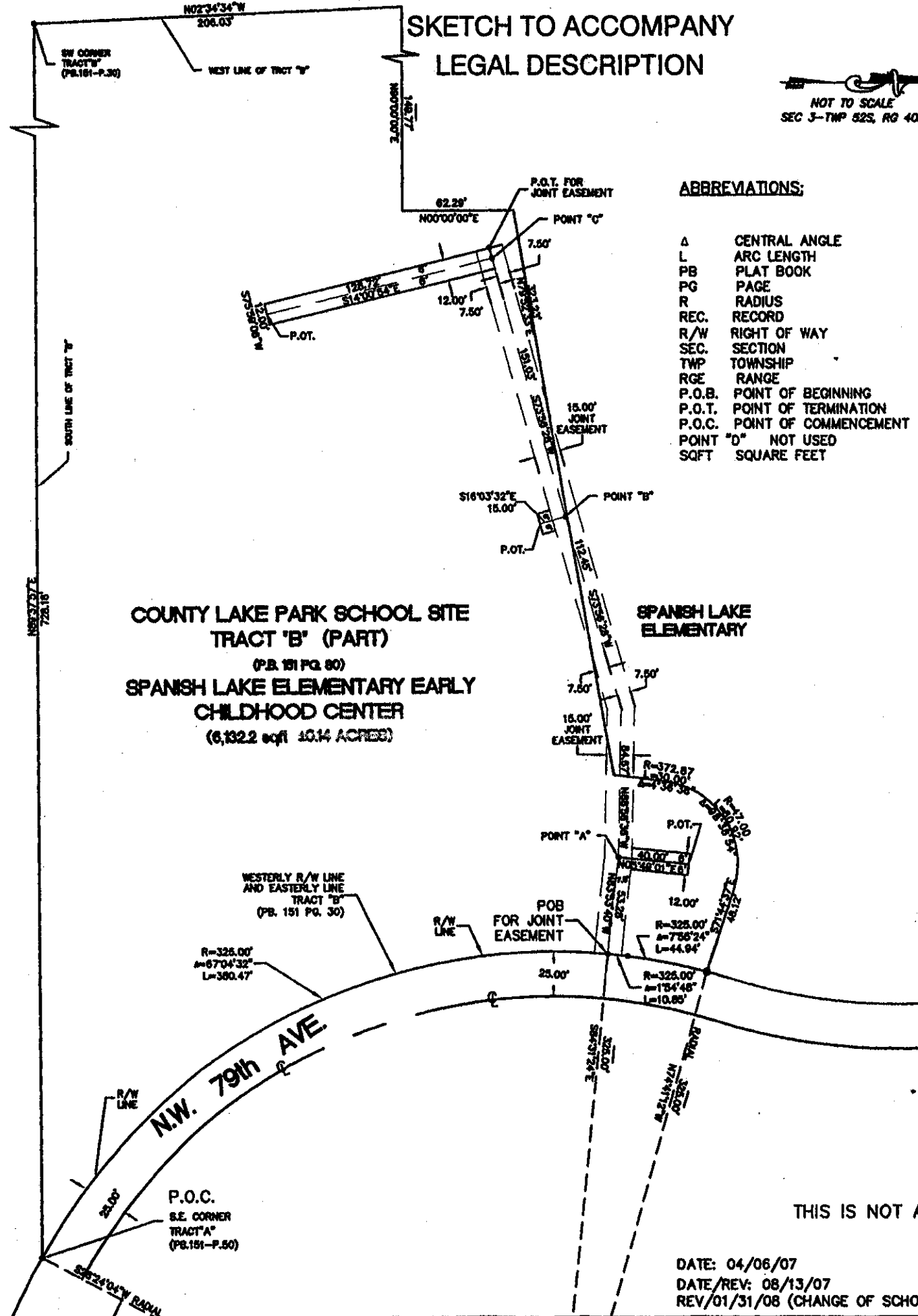
JOINT EASEMENT

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



ABBREVIATIONS:

- Δ CENTRAL ANGLE
- L ARC LENGTH
- PB PLAT BOOK
- PG PAGE
- R RADIUS
- REC. RECORD
- R/W RIGHT OF WAY
- SEC. SECTION
- TWP TOWNSHIP
- RGE RANGE
- P.O.B. POINT OF BEGINNING
- P.O.T. POINT OF TERMINATION
- P.O.C. POINT OF COMMENCEMENT
- POINT "D" NOT USED
- SQFT SQUARE FEET



THIS IS NOT A SURVEY

DATE: 04/06/07
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 REV/01/31/08 (CHANGE OF SCHOOL'S NAME)