

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 CONSTRUCTION OF STATE SCHOOL "YYY-1" (RELIEF FOR MIAMI PALMETTO, MIAMI KILLIAN AND MIAMI SUNSET SENIOR HIGH SCHOOLS), LOCATED AT THE SOUTHWEST CORNER OF SW 80 TERRACE AND THEORETICAL SW 110 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 State School "YYY-1", Florida Power & Light Company (FP&L) has requested that an easement be granted. The easement runs along the north and center portion of the site, is approximately 10' wide and irregular in shape. The subject area consists of approximately 16,195 square feet, or 0.37 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 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 the construction of State School "YYY-1", as described above.

RL:rr

F - 5

EXHIBIT "A"

LEGAL DESCRIPTION (FOR FLORIDA POWER AND LIGHT EASEMENT):

PORTIONS OF THE SOUTH 1/4 OF SECTION 31, TOWNSHIP 54 SOUTH, RANGE 40 EAST. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 31, THENCE S87°38'48"W ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 31 FOR 889.78 FEET, THENCE S01°26'16"E FOR 119.92 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF A 10.00 FEET WIDE EASEMENT LYING 5.00 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED LINE. THENCE S88°33'02"W FOR 159.65 FEET, THENCE N89°59'47"W FOR 189.84 FEET, THENCE S87°38'49"W FOR 448.51 FEET, THENCE S01°19'23"E FOR 194.53 FEET, THENCE S88°40'37"W FOR 50.00 FEET TO POINT "A", THENCE CONTINUE S88°40'37"W FOR 220.00 FEET TO THE END OF THIS EASEMENT.

AND

COMMENCE AT POINT "A" AS PREVIOUSLY DESCRIBED. THENCE S02°56'53"E FOR 327.41 FEET, THENCE N87°03'07"E FOR 34.56 FEET TO THE END OF THIS EASEMENT.

CONTAINING 16,194.93 SQUARE FEET OR 0.37 ACRES ±.

SURVEYOR'S NOTES:

- 1- NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.
- 2- DATE PREPARED: JANUARY 7, 2008.
- 3- REVISION DATE: FEBRUARY 5, 2008.
- 4- SITE ADDRESS: 11035 SW 84 STREET, MIAMI, FLORIDA.
- 3- THIS IS NOT A SURVEY.

LEGEND:

ABBREVIATIONS:

- D = DELTA ANGLE
- LB = LICENSED BUSINESS
- L = LENGTH
- NO. = NUMBER
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- R = RADIUS

LINE TYPES:

- 10' EASEMENT
- ==== 10' EASEMENT CENTERLINE
- _____ PROPERTY LINE

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 00370

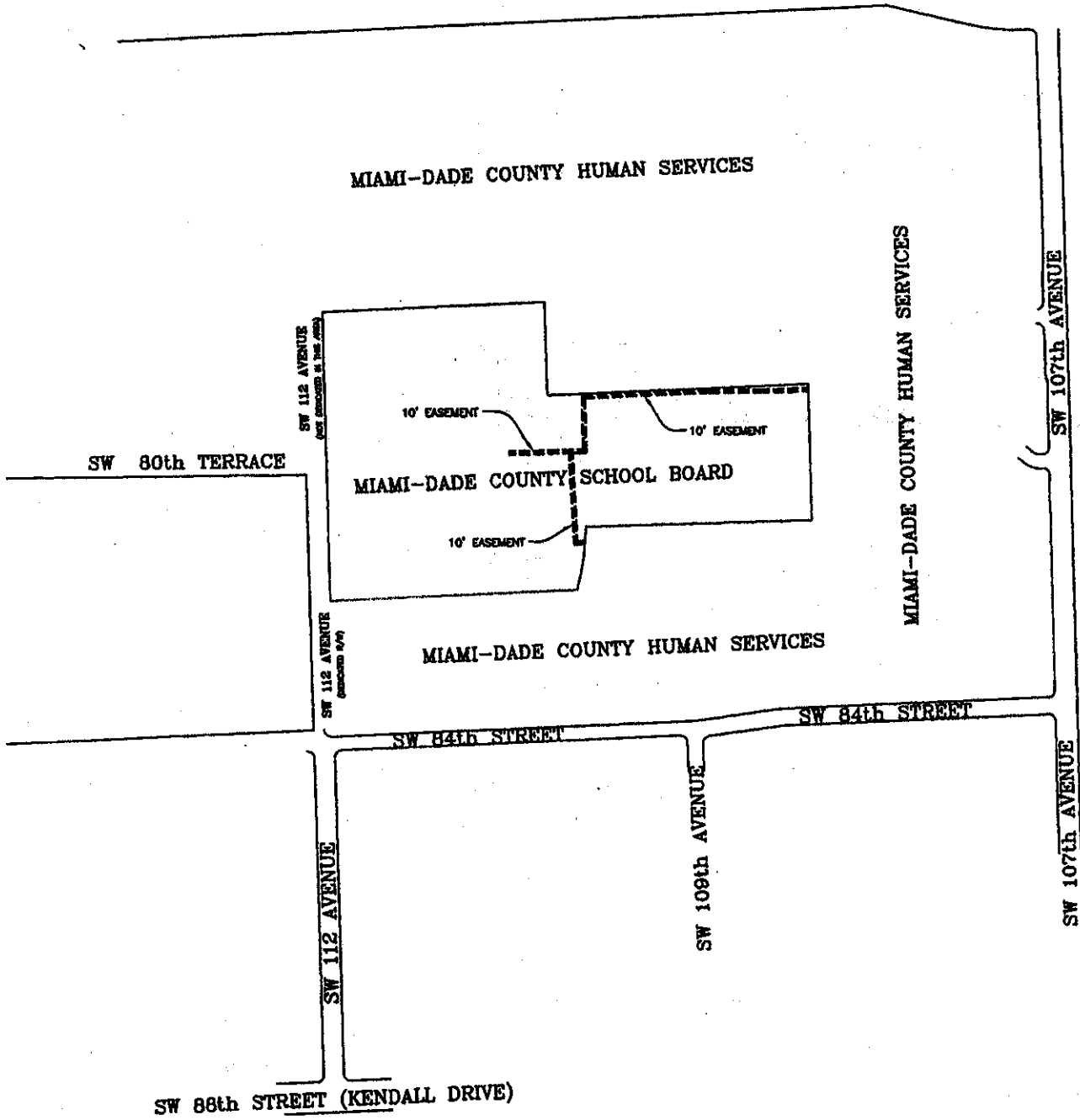
NO.	REVISIONS

SKETCH & LEGAL DESCRIPTION
 STATE SCHOOL YYY-1, MIAMI, FL.
 FOR: MIAMI-DADE COUNTY PUBLIC SCHOOLS

MILLER LEGG
 Miami-Dade Office: 10418 N.W. 31st Terrace
 Miami, Florida - 33176-1200
 305-599-6381 - Fax: 305-690-2707
 www.millerlegg.com

DATE	07-00370
PROJECT	07-00370SK.DWG
SCALE	1/4"=1'
NO.	6

EXHIBIT "A" LOCATION SKETCH



NOT TO SCALE

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

Certificate of Authorization LB 6680

MILLER LEGG

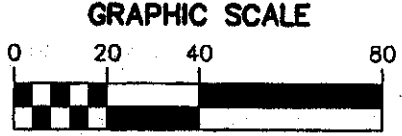
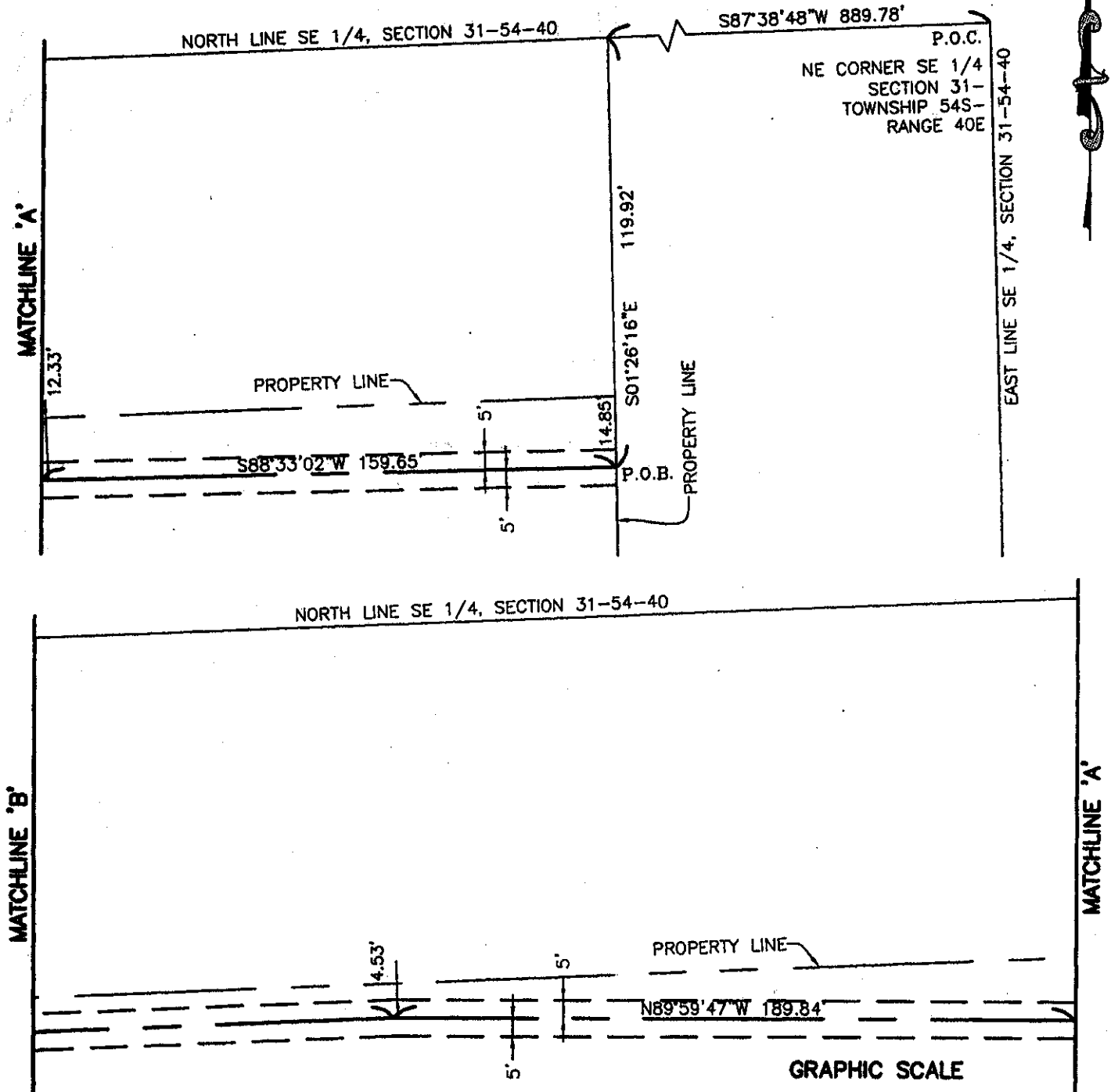
Miami-Dade Office: 10418 N.W. 31st Terrace
Miami, Florida • 33172-1200
305-599-6381 • Fax: 305-599-2797
www.millerlegg.com

SKETCH & LEGAL DESCRIPTION

PROJECT NO.
07-00370

FILE NO.
07-00370AS.DWG

EXHIBIT "A"



(IN FEET)
1 INCH = 40 FEET

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Miami, Florida - 33172-1200
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SEE SHEET 1 OF 5 FOR LEGAL DESCRIPTION AND LEGEND
Certificate of Authorization LB 6880 THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

SKETCH & LEGAL DESCRIPTION	PROJECT NO.	FILE NO.
	07-00370	07-00370SK.DWG

EXHIBIT "A"

NORTH LINE SE 1/4, SECTION 31-54-40

MATCHLINE 'C'

MATCHLINE 'B'

PROPERTY LINE

S87°38'49"W 448.51'

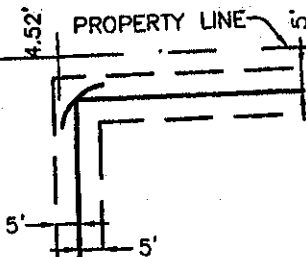
NORTH LINE SE 1/4, SECTION 31-54-40

MATCHLINE 'C'

MATCHLINE 'D'

S01°19'23"E 194.53'

MATCHLINE 'E'



MATCHLINE 'D'

GRAPHIC SCALE



(IN FEET)

1 INCH = 40 FEET

SEE SHEET 1 OF 5 FOR LEGAL DESCRIPTION AND LEGEND

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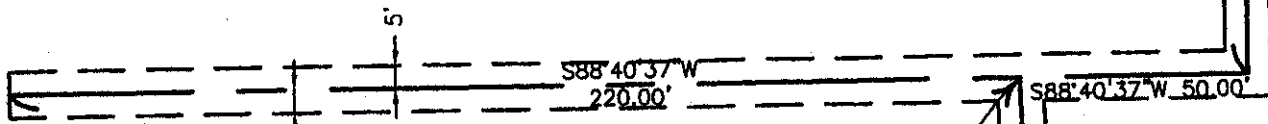
SKETCH & LEGAL DESCRIPTION

PROJECT NO.
07-00370

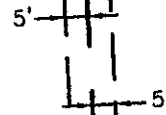
FILE NO.
07-00370SK.DWG

EXHIBIT "A"

MATCHLINE 'E'

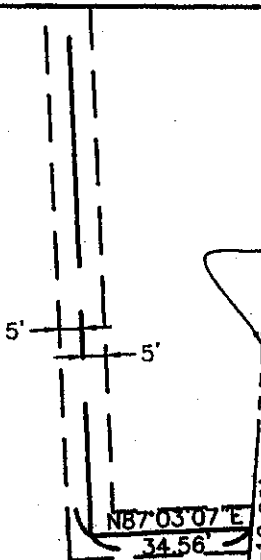


POINT "A"



S02°56'53\"/>

MATCHLINE 'F'

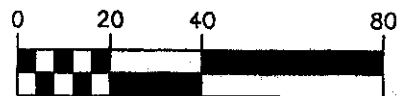


PROPERTY LINE

MATCHLINE 'F'

L=10.08'
R=932.03'
D=0°37'12"

GRAPHIC SCALE



(IN FEET)
1 INCH = 40 FEET

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SKETCH & LEGAL DESCRIPTION

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