

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 ASSOCIATED WITH THE CONVERSION OF LEEWOOD ELEMENTARY SCHOOL TO A K-8 CENTER (RELIEF FOR PALMETTO MIDDLE SCHOOL), LOCATED AT 10343 SW 124 STREET, MIAMI,

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

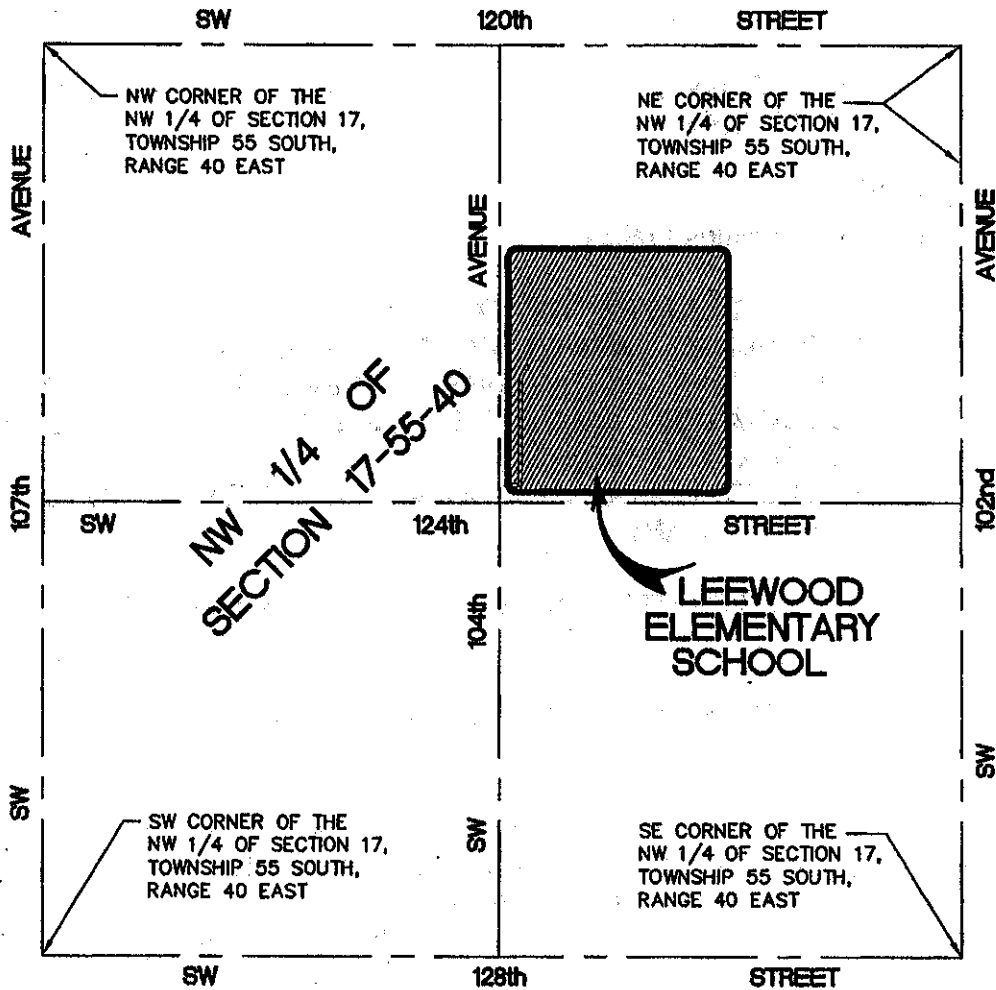
LINK TO STRATEGIC PLAN: IMPROVE CONSTRUCTION SERVICES

In order to meet the electrical service requirements associated with the construction of a 2-story modular building to facilitate the conversion of Leewood Elementary School to a K-8 Center, Florida Power & Light Company (FP&L) has requested that an easement be granted. The easement runs along the western portion of the site, is approximately 10' wide and irregular in shape. The subject area consists of approximately 3,907 square feet, or 0.09 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 the conversion of Leewood Elementary School to a K-8 Center (relief for Palmetto Middle School), as described above.

RL:rr



LOCATION MAP

A PORTION OF NW 1/4 OF SECTION 17, TOWNSHIP 55 SOUTH, RANGE 40 EAST.
NOT TO SCALE

LEGAL DESCRIPTION:

A portion of land lying in the Northwest 1/4 of Section 17, Township 55 South, Range 40 East, Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the Southwest Corner of the N.E. 1/4 of the N.W. 1/4 of said Section 17, Township 55 South, Range 40 East of the Public Records of Miami-Dade County, Florida; thence run North 02°12'55" West along the Centerline of S.W. 104th Avenue for a distance of 55.65 feet to a point, then run North 87°47'05" East for a distance of 25.00 feet to a point on the Easterly Right-of-Way Line, also being a point of curvature of said Easterly Right-of-Way Line, of S.W. 104th Avenue, said point also being the POINT OF BEGINNING of the centerline of a 10 foot wide electric utility easement; thence continue North 87°47'05" East for a distance of 34.76 feet to a point; thence run North 02°04'08" West for a distance of 320.91 feet to a point; thence run North 42°14'16" East for a distance of 35.10 feet to the POINT OF TERMINUS of said 10 foot wide electric utility easement, containing an area of 3,907 square feet, more or less.

NOTES:
1. THIS IS NOT A SURVEY.
2. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF S.W. 104TH AVENUE, N071255°W.

NO.	DATE	REVISION

Aviño & ASSOCIATES
 690 SW 57th AVENUE
 SUITE 207
 WEST PALM BEACH, FLORIDA 33411
 TEL: (561) 265-9030 - FAX: (561) 265-9035
 CERTIFICATE OF AUTHORIZATION LB # 6096
 EMAIL: JRAVINO@AVIANDASSOCIATES.COM

**LEEWOOD ELEMENTARY
 SCHOOL
 SKETCH OF EASEMENT**

Jorge R. Avino
 1/30/08
 SEAL

DRAWN BY: B.J.S.	SHEET
CHECKED BY: J.R.A.	1
DATE: 01/30/2008	
SCALE: 1"=30'	
JORGE R. AVINO, PE, PSJ	OF 2 SHEETS
JOB No.: 07144.00	

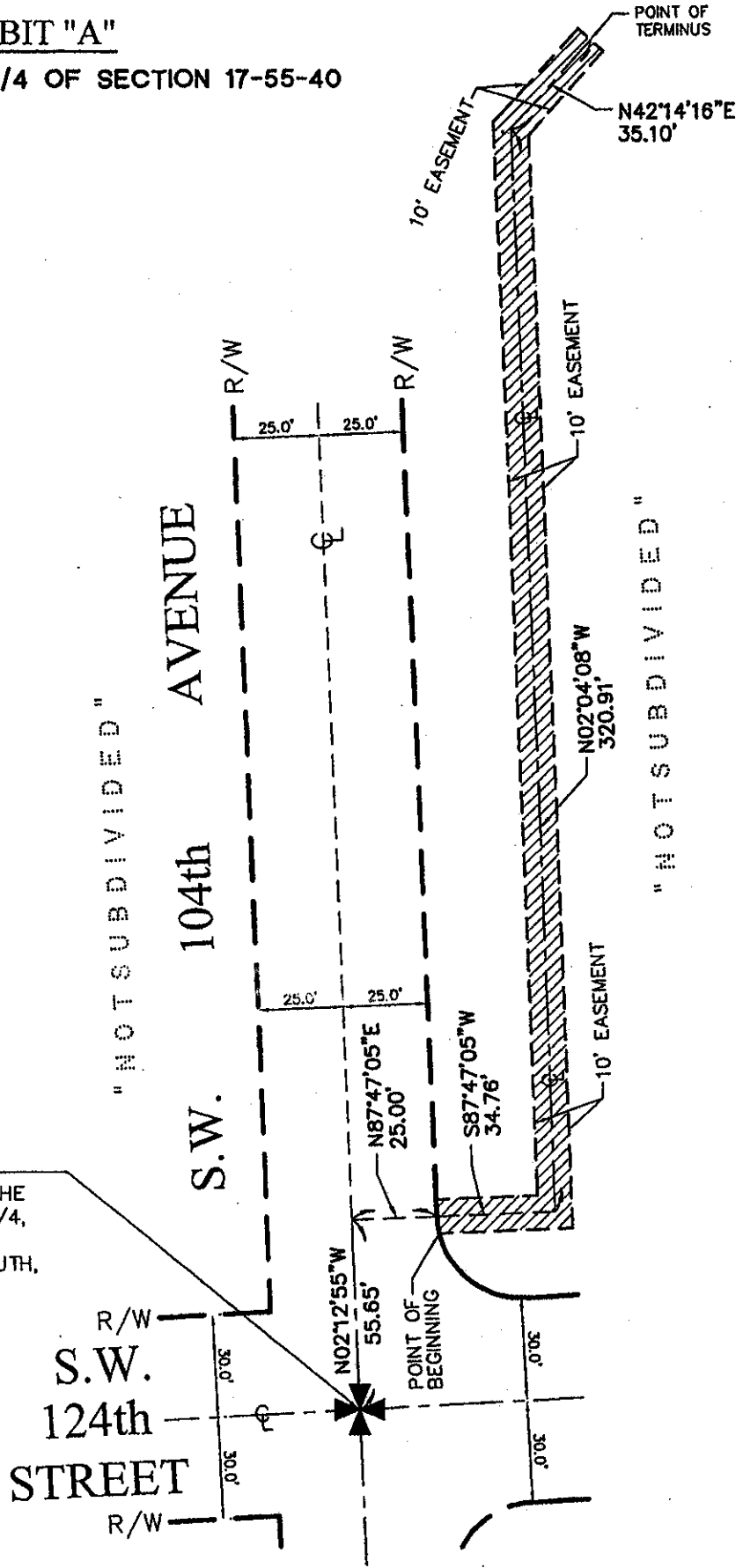
EXHIBIT "A"

A PORTION THE NW 1/4 OF SECTION 17-55-40



LEGEND

- P/L Property Line
- R/W Right-of-Way Line
- P.B. Plat Book
- PG. Page
- ⊕ Centerline



POINT OF COMMENCEMENT
SW CORNER OF THE
NE 1/4 OF NW 1/4,
OF SECTION 17,
TOWNSHIP 55 SOUTH,
RANGE 40 EAST

NOTES:
1. THIS IS NOT A SURVEY.
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NO.	DATE	REVISION

Aviño & ASSOCIATES
ENGINEERS • PLANNERS • SURVEYORS

2300 S.W. 57TH AVENUE
SUITE 307
WEST MIAMI, FLORIDA 33144
TEL: 305 265-9030 • FAX: 305 265-9033
CERTIFICATE OF AUTHORIZATION EB # 5098
E-MAIL: JAVI@AVIINOWAASSOCIATES.COM

LEEWOOD ELEMENTARY
SCHOOL
SKETCH OF EASEMENT

SEALED
JORGE R. AVINO, PE, PSM

DRAWN BY: B.J.S.	SHEET 2 of 2 SHEETS
CHECKED BY: J.R.A.	
DATE: 01/30/2008	
SCALE: 1"=50'	
JOB No.: 07144.00	

Jorge R. Avino
1/30/08