

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 JANE S. ROBERTS K-8 CENTER EARLY CHILDHOOD CENTER, FORMERLY "ECC-3", LOCATED AT THE SW CORNER OF THEORETICAL SW 163 COURT AND SW 47 STREET, MIAMI

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

LINK TO STRATEGIC PLAN: IMPROVE CONSTRUCTION SERVICES

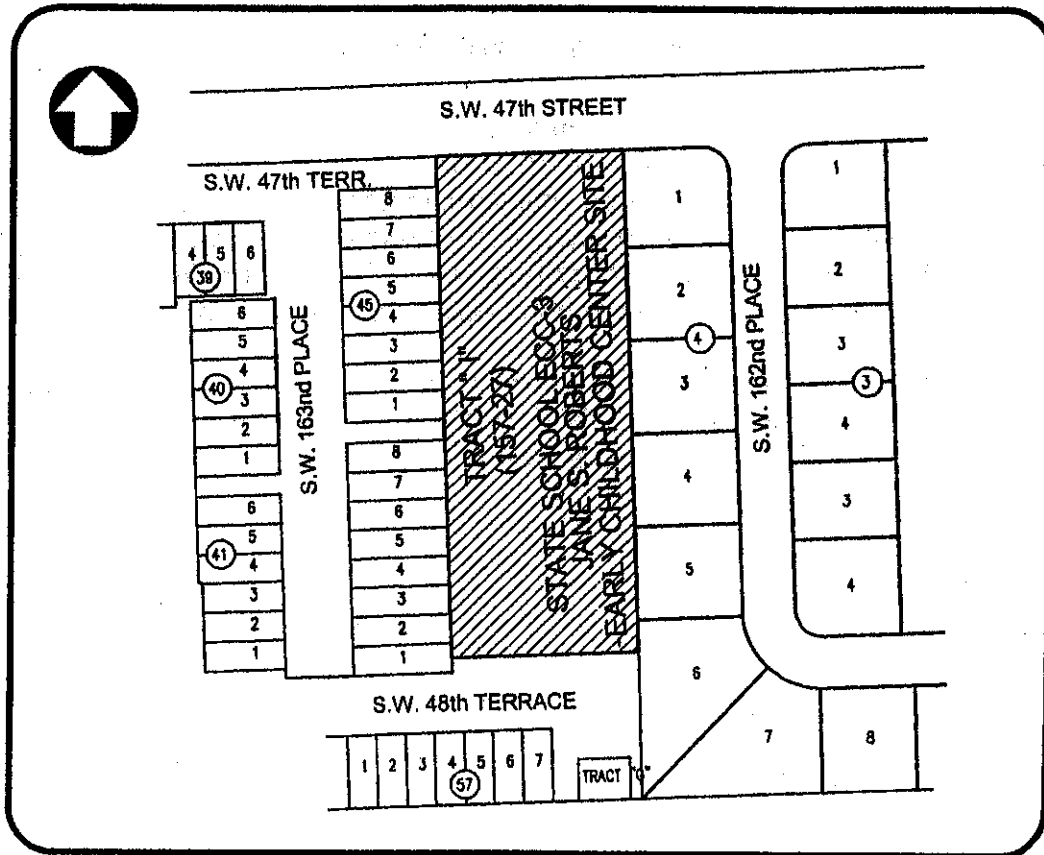
In order to meet the electrical service requirements associated with the construction of Jane S. Roberts K-8 Center Early Childhood Center (formerly "ECC-3"), Florida Power & Light Company (FP&L) has requested that an easement be granted. The easement runs along the eastern portion of the site, is approximately 12' wide and irregular in shape. The subject area consists of approximately 4,126 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 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 Jane S. Roberts K-8 Center Early Childhood Center, formerly "ECC-3", as described above.

RL:rr

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
of
UTILITY EASEMENT FOR F.P.L. AT ECC-3 SCHOOL SITE
"JANE S. ROBERTS - EARLY CHILDHOOD CENTER",
163rd COURT & 47th STREET, MIAMI, FLORIDA
for
MIAMI-DADE COUNTY PUBLIC SCHOOL



LOCATION SKETCH
NOT TO SCALE

NOTICE:
Not full and complete without Pages 2 through 4

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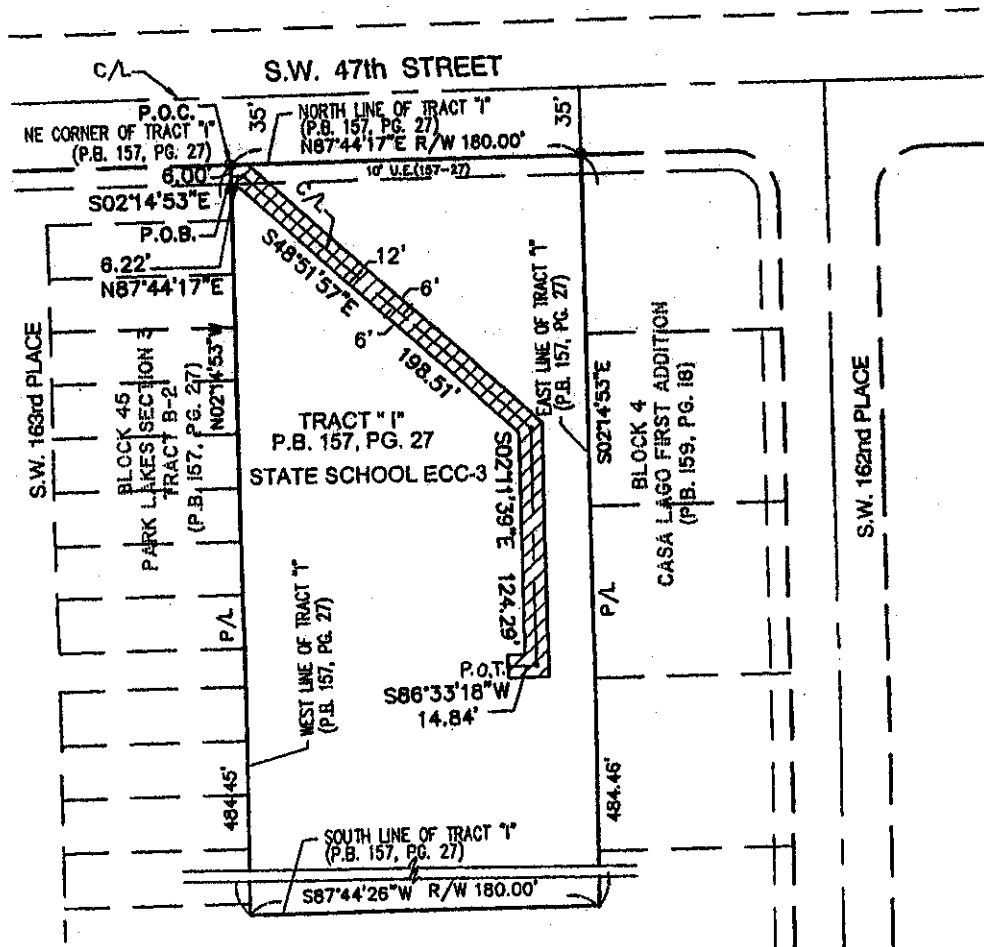
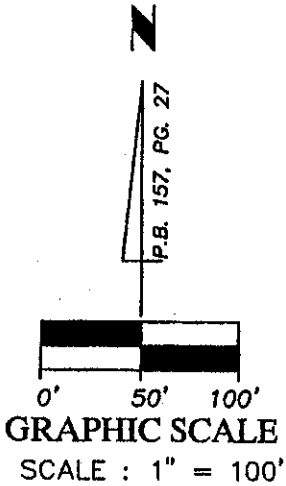
LEGAL DESCRIPTION:

A 12 foot wide utility easement lying 6 feet on each side of the following described centerline through a portion of "Jane S. Roberts - Early Childhood Center" which is located in Tract 1 of "PARK LAKES SECTION THREE", according to the plat thereof, as recorded in Plat Book 157, at Page 27, of the Public Records of Miami-Dade County, Florida, more particularly described as follows:

Commence at the NW corner of the Tract 1 of of "PARK LAKES SECTION THREE"; thence S02°14'53"E, along the West line of said Tract 1, a distance of 6.00 feet to the Point of Beginning; thence N87°44'17"E, a distance of 6.22 feet; thence S48°51'57"E, a distance of 198.51 feet; thence S02°11'39"E, a distance of 124.29 feet; thence S86°33'18"W, a distance of 14.84 feet to the Point of Termination. The side lines of said easement to be shortened or prolonged to meet at angle points.

Containing 4,126 Square feet or 0.09 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:
Not full and complete without Pages 1 2 & 4

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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 N87°44'17"E, along the North line of Tract 1, according to the Plat Book 157, at Page 27, 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: 05-0426

Job: 08-0036 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.