

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 DR. MANUEL C. BARREIRO ELEMENTARY SCHOOL, FORMERLY STATE SCHOOL "W-1" (RELIEF FOR DANTE B. FASCELL AND DR. BOWMAN FOSTER ASHE ELEMENTARY SCHOOLS AND JANE S. ROBERTS K-8 CENTER), LOCATED AT 5125 SW 162 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 Dr. Manuel C. Barreiro Elementary School (formerly State School "W-1"), Florida Power & Light Company (FP&L) has requested that an easement be granted. The easement runs along the northwestern portion of the site, is approximately 10' wide and irregular in shape. The subject area consists of approximately 2,595 square feet, or 0.0596 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 Dr. Manuel C. Barreiro Elementary School, formerly State School "W-1", as described above.

RL:rr

**EASEMENT LEGAL DESCRIPTION  
EXHIBIT "A"**

Revised Date: January 29, 2008

Date: January 28, 2008

A Florida Power and Light Co. Pad Easement, lying within a portion of Tract 45 of MIAMI EVERGLADES LAND CO. LTD SUBDIVISION, in Section 20, Township 54 South, Range 39 East, according to the Plat thereof as recorded in Plat book 2 at Page 3 of the Public Records of Miami Dade County, Florida more particularly described as follows:

The East 25.00 feet of the West 50.00 feet of the North 35.00 feet of said Tract 45, AND

A 10.00 feet wide Florida Power and Light Co. lying 5.00 feet on each sides of the following described centerline, lying over and across a portion of said Tract 45, being more particularly described as follows:

Commence at the Northwest corner of said Tract 45, thence run South 02°15'01" East, along the West Line of said Tract 45, for a distance of 35.00 feet to a point; thence run North 87°44'26" East along a line 35.00 feet South and parallel with the North Line of said Tract 45, for a distance of 45.25 feet to a Point of Beginning of the centerline of a 10.00 feet easement hereinafter described; thence run South 55°59'42" east for a distance of 154.50 feet to a point; thence run North 87°44'45" East for a distance of 15.00 feet to a of intersection with the East face of the Proposed Main Electrical Room, the same being a Point of Termination.

The Easement Right of Way on each side of said centerlines are to be extended or shortened as necessary to maintain a continuous 10.00 feet easement along the routes described.

The easement described above is based on the Site Plan provided by MCHARRY ASSOCIATES.

**E.R. Brownell & Associates, Inc.**

This Description and the accompany Sketch are not valid without the signature and raised seal of a Florida Licensed Surveyor and Mapper, this Description and the accompanying Sketch are not valid one without the other.

# SKETCH TO ACCOMPANY EASEMENT LEGAL DESCRIPTION

SW 162nd AVENUE

S02°15'01"E

POC  
NW Corner of  
TRACT 45

N87°44'26"E

North Line TRACT 45

S02°15'01"E

35.00'

FPL PAD LOCATION  
(Proposed)

East 25'

POB

North 35'

25'

N87°44'26"E 45.25'

West 50'

West Line TRACT 45

TRACT 45

MIAMI EVERGLADE  
LAND CO., LTD  
(PB 2 PG 3)

S55°59'42"E  
154.50'

POT

N87°44'45"E

15.00'

MAIN ELECTRICAL  
ROOM  
(Proposed)

## ABBREVIATIONS

POC Point of Commencement  
POB Point of Beginning  
POT Point of Termination  
PB Plat Book  
PG Page

## NOTES:

Bearings are based on an assumed meridian where  
the center line of Southwest 162nd Avenue bears:  
North 02°15'01" West.

Revised Date: January 29, 2008

THIS IS NOT A BOUNDARY SURVEY

Prepared by:

*Thomas Brownell*

M.D.C.P.S.  
MANUEL C BARREIRO ELEMENTARY SCHOOL

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Draw By: TB

Date: 01/2008

Job #: ML

Scale: 1"=20'

Sketch No.: SM-2204