

Office of School Facilities
Jaime G. Torrens, Chief Facilities Officer

SUBJECT: AUTHORIZATION TO ENTER INTO A GRANT OF EASEMENT AGREEMENT WITH FLORIDA POWER AND LIGHT COMPANY FOR THE ELECTRICAL SERVICE REQUIREMENTS ASSOCIATED WITH THE CONSTRUCTION OF REPLACEMENT CLASSROOMS AT MIAMI CENTRAL SENIOR HIGH SCHOOL, LOCATED AT 1781 NW 95 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 replacement classrooms at Miami Central Senior High School, Florida Power & Light Company (FP&L) has requested that an easement be granted. The easement runs along the southern portion of the site, is 10' wide and irregular in shape. The subject area consists of approximately 5,180 square feet, or 0.12 acres, more or less. The area is legally described in Exhibit "A", attached hereto.

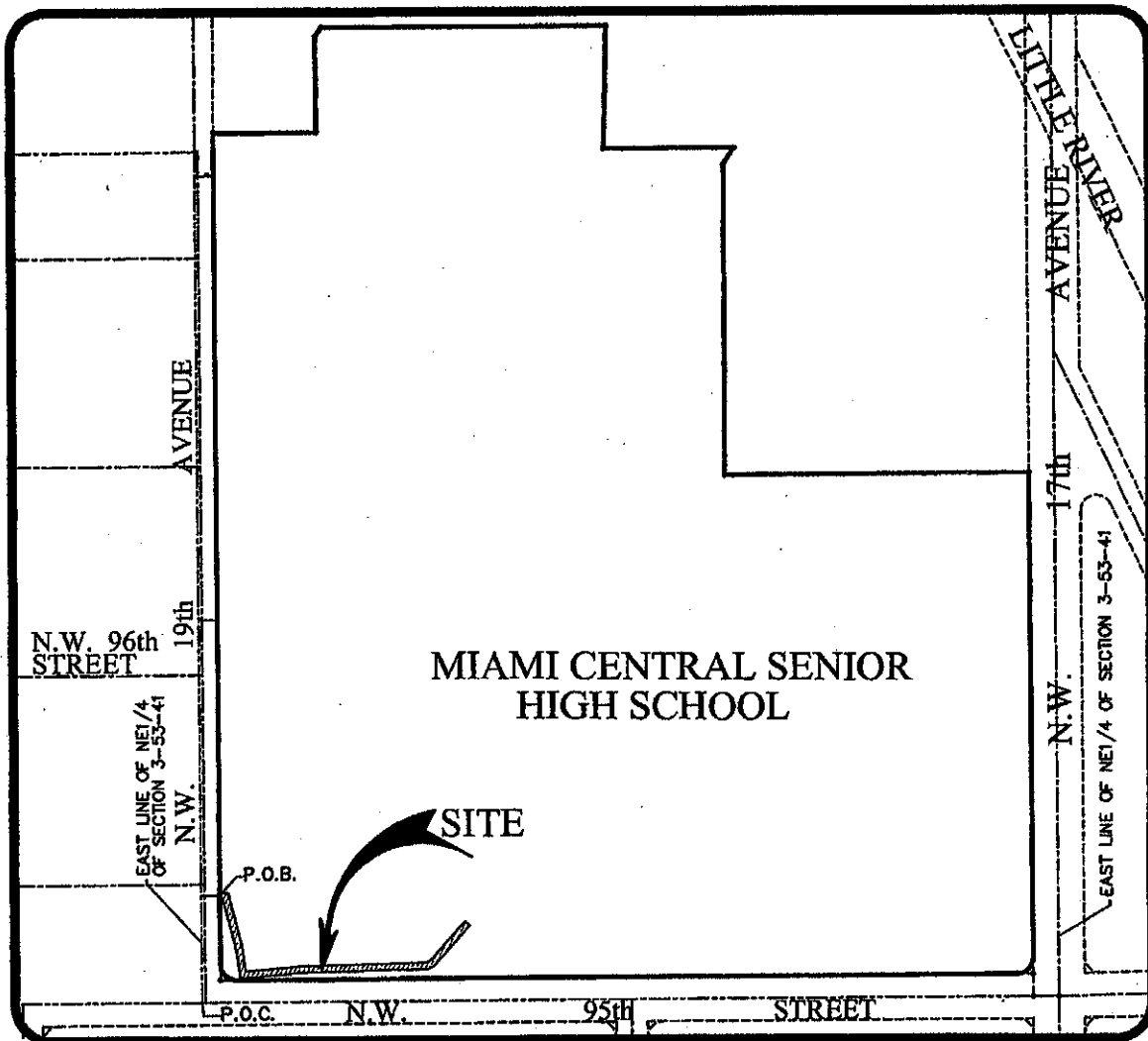
The Grant of Easement Agreement (Agreement) will be reviewed and approved by the School Board Attorney's Office and the Office of Risk and Benefits Management prior to execution. The North Central Regional Center Superintendent and the Office of School Facilities recommend approval of the Agreement.

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 replacement classrooms at Miami Central Senior High School, as described above.

RL

EXHIBIT "A"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
of
10 FOOT FPL EASEMENT
"MIAMI CENTRAL SENIOR HIGH SCHOOL"
1781 N.W. 95th STREET, MIAMI,
MIAMI-DADE COUNTY, FLORIDA.
for
MIAMI-DADE COUNTY PUBLIC SCHOOLS



LOCATION SKETCH

NOTICE:
Not full and complete without Pages 2 through 4

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LEGAL DESCRIPTION

A 10 foot wide F.P.L. easement 5 feet on each side lying and being in Section 3, Township 53 South, Range 41 East, of Public Records of Miami-Dade County, Florida, centered on the following centerline more particularly described as follows:

Commence at the SW corner of the E 1/2 of the NE 1/4 of said Section 3, Township 53, Range 41 East; thence run N02°06'50"W along the West line of said Section 3 for a distance of 168.01 feet; thence N87°56'54"E for a distance of 30.00 feet to a point on the East Right-of-Way line of NW 19th Avenue; being also the Westerly boundary line of "Miami Central Senior High School" and the Point of Beginning; thence N84°56'56"E for a distance of 8.55 feet; thence S15°58'31"E for a distance of 80.79 feet; thence S10°11'21"E for a distance of 45.90 feet; thence N82°58'46"E for a distance of 98.72 feet; thence N86°55'12"E for a distance of 58.26 feet; thence N86°47'45"E for a distance of 131.05 feet; thence N66°19'56"E for a distance of 11.15 feet; thence N40°07'59"E for a distance of 83.59 feet to the Point of Termination.

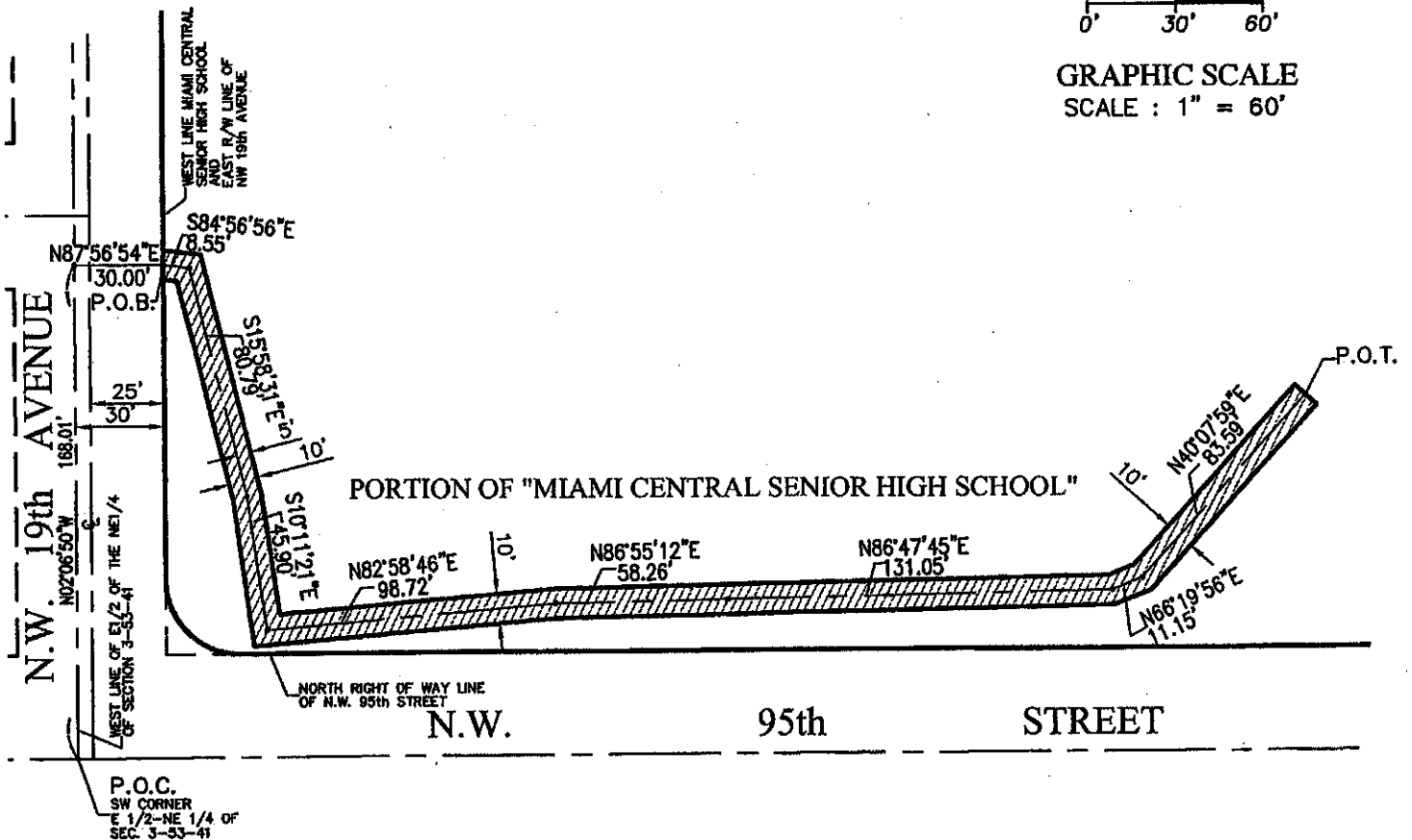
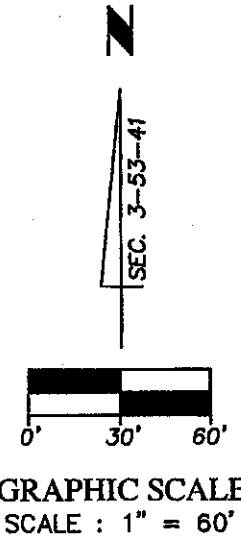
The side lines of said easement to be shortened or prolonged to meet at angle points.

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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



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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:

Section 3, Township 53 South, Range 41 East, Public Records of Miami-Dade County, Florida.

North arrow and Bearings refer to an assumed value of N02°06'50"W, along the West line of the E 1/2 of NE 1/4 of Section 3, Township 53 South, Range 41 East, Public Records of Miami-Dade County, Florida. Said line is considered well-established and monumented.

CLIENT INFORMATION:

This Sketch and Legal Description was prepared at the insistence of:

MIAMI-DADE COUNTY PUBLIC SCHOOLS

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 be 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
July 18, 2008

Project: 05-0079, Job: 08-0303

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.

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Not full and complete without Pages 1, 2, & 3