

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 CONSTRUCTION OF STATE SCHOOL "BBB-1" (A REPLACEMENT FACILITY FOR NORTH MIAMI SENIOR HIGH SCHOOL), LOCATED AT 13110 NE 8 AVENUE, NORTH 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 "BBB-1" (a replacement facility for North Miami Senior High School), Florida Power & Light Company has requested that an easement be granted. The easement runs along the western portion of the site, and is approximately 10' wide and irregular in shape. The subject area consists of approximately 518.40 square feet, or 0.01 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 Office of School Facilities recommends 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 "BBB-1", as described above.

RL:

**LEGAL DESCRIPTION: (F. P. L. EASEMENT)**

PREPARED BY:



LAND SURVEYORS \* LAND PLANNERS  
777 NW 73 RD AVENUE, SUITE 3134  
MIAMI, FL 33126  
TEL: 305.261.8482  
FAX: 305.261.8781

**SURVEYOR'S NOTES:**

1. EASEMENTS, RESTRICTIONS AND LIMITATIONS OF RECORD, IF ANY, ARE NOT SHOWN. EXCEPT THOSE SHOWN ON RECORDED PLAT
2. RIGHT-OF-WAY INFORMATION OBTAINED FROM RECORDED PLAT AND LEGAL DESCRIPTION.
3. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYORS AND MAPPER.
4. THIS IS NOT A SURVEY
5. BEARINGS ARE BASED ON AN ASSUMED MERIDIAN USING CENTER LINE OF N.E. 135th STREET S87°05'55"W

**LEGEND:**

- |                               |                             |
|-------------------------------|-----------------------------|
| U.E.= UTILITY EASEMENT        | F.P.L.= FLORIDA POWER LIGHT |
| P.O.C.= POINT OF COMMENCEMENT | Δ= ANGLE                    |
| P.O.B.= POINT OF BEGINNING    | L= ARC DISTANCE             |
| P.O.T. = POINT OF TERMINATION | CB= CHORD BEARING           |
| ⊙ = CENTERLINE                | CD= CHORD DISTANCE          |
| P.B. =PLAT BOOK               | R/W= RIGHT OF WAY           |
| PG. =PAGE                     |                             |

**CERTIFICATE NOTE:**

I HEREBY CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS DELINEATED UNDER MY DIRECTION ON JULY 31st, 2008.

I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 FLORIDA STATE STATUTES.

LOUIS J. LEBRON  
PROFESSIONAL SURVEYOR AND MAPPER, FOR THE FIRM  
REGISTRATION No. 4428  
STATE OF FLORIDA

SHEET: 1

OF 3 SHEETS

PREPARED BY:



LAND SURVEYORS • LAND PLANNERS  
777 NW 72 ND AVENUE, SUITE 2134  
MIAMI, FL 33126.  
TEL:305.261.8483  
FAX:305.261.8781

## LEGAL DESCRIPTION: (F. P. L. EASEMENT)

AN EASEMENT FOR FP&L UTILITY PROPOSED AS FOLLOWS:

A PORTION OF LOT 6 OF SUBDIVISION OF THE EAST ONE HALF OF SECTION 30, TOWNSHIP 52 SOUTH, RANGE 42 EAST, MIAMI DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 6, THENCE S 02°33'37"E ALONG THE WEST LINE OF SAID LOT 6 ALSO BEING THE CENTERLINE OF N.E. 7th AVENUE FOR A DISTANCE OF 790.73 FEET; THENCE N 87°26'23"E FOR A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 87°26'23"E FOR A DISTANCE OF 32.24 FEET; THENCE S 02°33'37"E FOR A DISTANCE OF 24.00 FEET; THENCE S 87°26'57"W FOR A DISTANCE OF 14.00 FEET; THENCE N 02°33'37"W FOR A DISTANCE OF 14.00 FEET; THENCE S 87°26'57"W FOR A DISTANCE OF 18.24 FEET; THENCE N 02°33'37"W FOR A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 518.40 SQUARE FEET MORE OR LESS.

**LEGAL DESCRIPTION: (F. P. L. EASEMENT)**

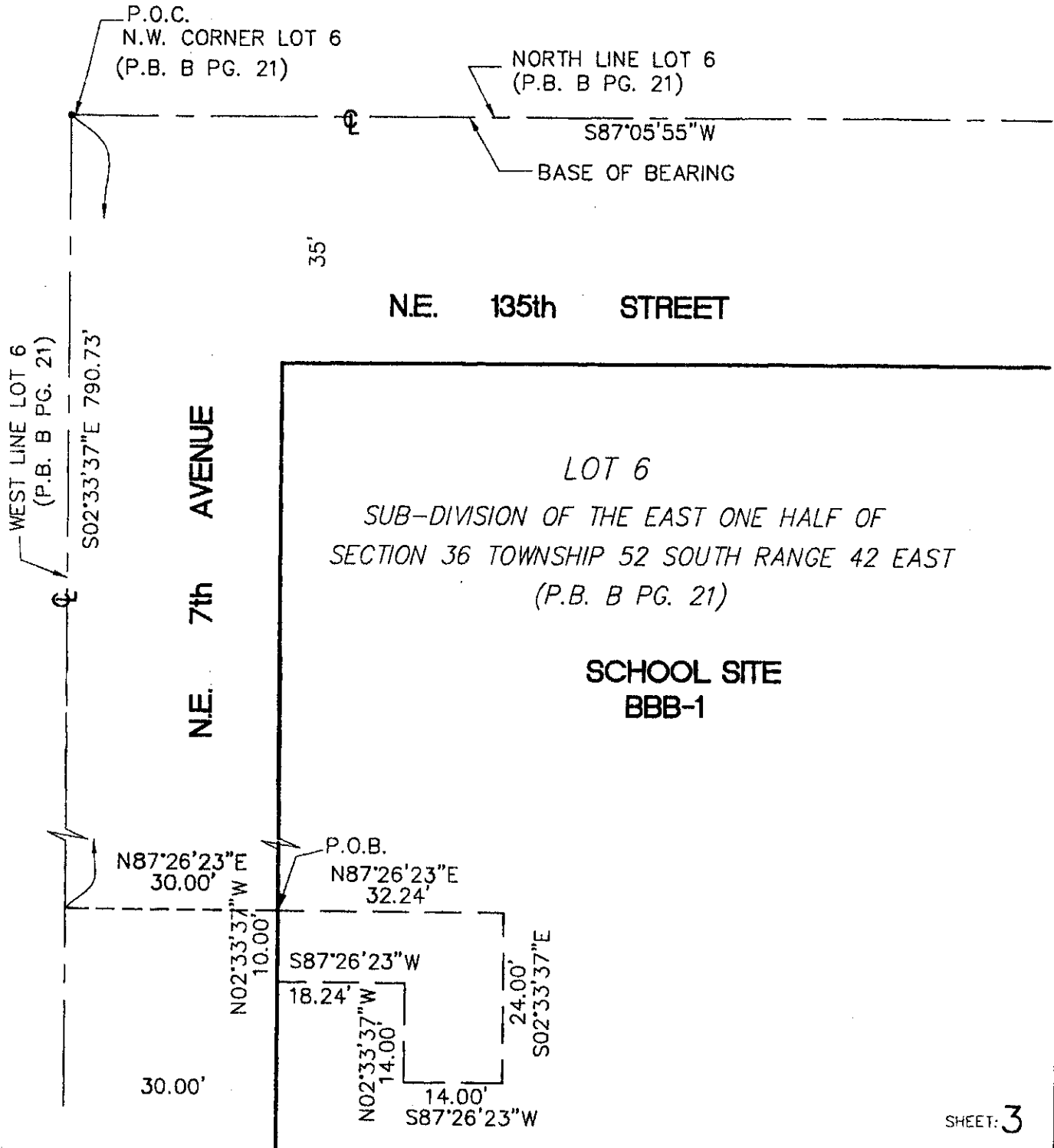
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SCALE 1" = 20'



DATE: 7-30-08

SHEET: 3

OF 3 SHEETS