

November 5, 2008

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 "TT-1" (RELIEF FOR CAMPBELL DRIVE ELEMENTARY SCHOOL AND TO SERVE THE HOMESTEAD EDUCATIONAL FACILITIES BENEFIT DISTRICT), LOCATED AT 955 SE 18 AVENUE, HOMESTEAD

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 "TT-1" (relief for Campbell Drive Elementary School and to serve the Homestead Educational Facilities Benefit District), Florida Power & Light Company has requested that an easement be granted. The easement runs along the southern portion of the site, is approximately 10' wide and rectangular in shape. The subject area consists of approximately 958.05 square feet, or .02 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 "TT-1", as described above.

RL:

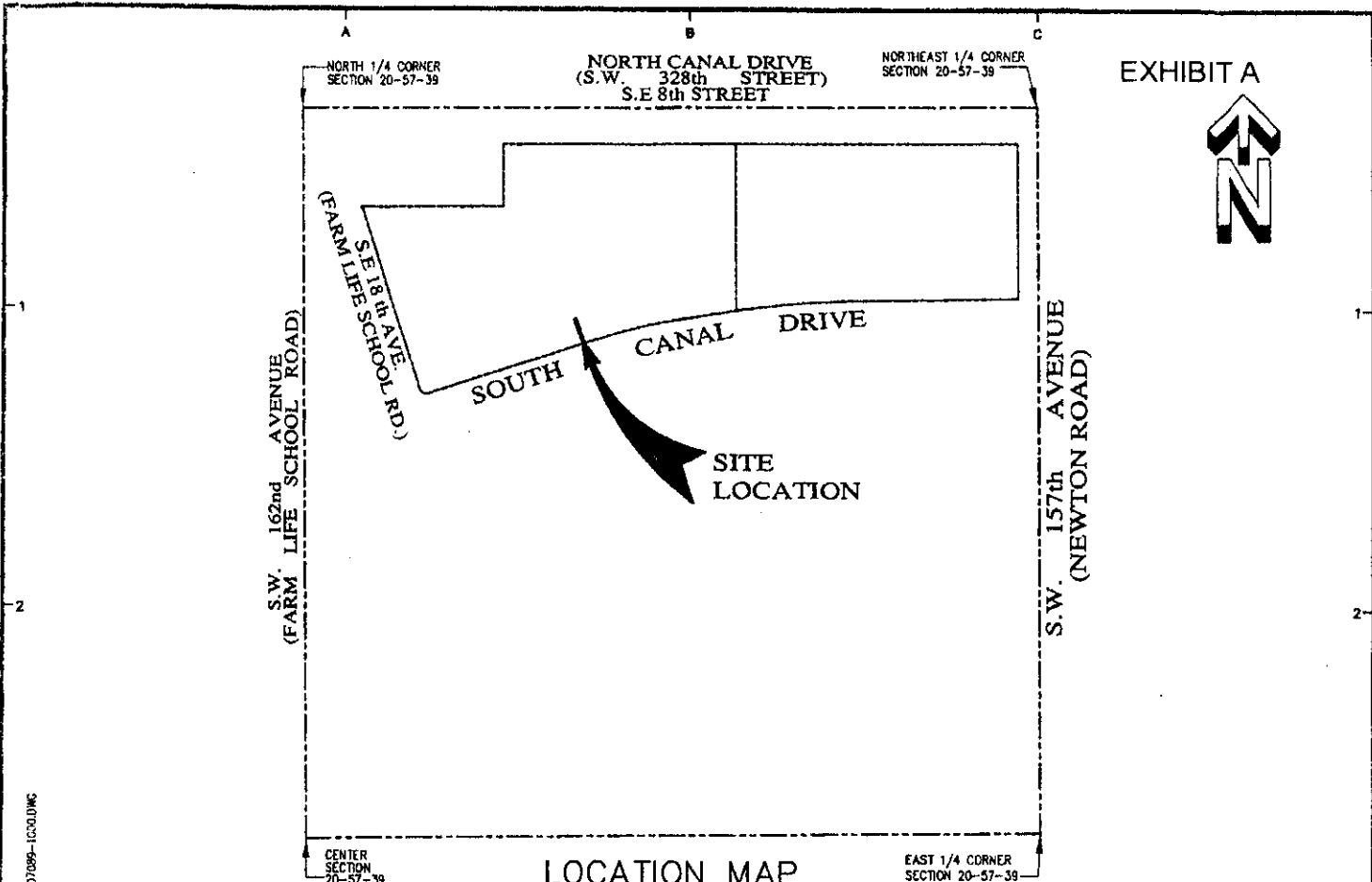


EXHIBIT A



LOCATION MAP
(NOT TO SCALE)

SURVEYOR'S NOTES:

- 1) -This is not a Boundary Survey, but only a GRAPHIC DEPICTION of the description shown hereon.
- 2) -Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- 3) -There may be additional Restrictions not shown on this Sketch & Legal that may be found in the Public Records of this County, Examination of ABSTRACT OF TITLE will be made to determine recorded instruments, if any affecting this property.
- 12) North arrow direction and Bearings shown hereon are based on an assumed value of N00°32'32"W along the West line of N.E. 1/4 of Section 20, Township 57 South, Range 39 East.
- 5) -The Sketch and Legal Description shown herein is based on the Information provided by the Client.
- 6) -No title research has been performed to determine if there are any conflict existing or arising out of the creation of the easements, Right of Ways, Parcel Descriptions, or any other type of encumbrances that the herein described legal may be utilizes for.

SURVEYOR'S CERTIFICATE:

I Hereby Certify to the best of my knowledge and belief that this drawing is a true and correct representation of the SKETCH AND LEGAL DESCRIPTION of the real property described hereon. I further certify that this sketch was prepared in accordance with the applicable provisions of Chapter 61G17-6, Florida Administrative Code.

Ford, Armenteros & Manucy, Inc. L.B. 6557

Date: OCTOBER 24, 2008.

Revision:

By: 

Edwin J. Fernandez, P.S.M.
Professional Surveyor and Mapper
State of Florida, Registration No.5676

10.00' F.P.L. EASEMENTS STATE SCHOOL TT-1



FORD, ARMENTEROS & MANUCY, INC.
1950 N.W. 94th AVENUE, 2nd FLOOR
MIAMI, FLORIDA 33172
PH. (305) 477-6472
FAX (305) 470-2805

| | | | |
|------------------|------|------------------------------|------------------|
| TYPE OF PROJECT: | | SKETCH AND LEGAL DESCRIPTION | |
| SHEET NAME: | | LOCATION MAP AND NOTES | |
| PREPARED FOR: | | PIRTLE CONSTRUCTION COMPANY | |
| DRAWN BY: | E.R. | DATE: | OCTOBER 24, 2008 |
| DWG CHECKED BY: | | SCALE: | N/A |
| CHECKED BY: | | PROJECT No: | 07-089-1000 |
| | | | 1 OF 3 SHEETS |

LEGAL DESCRIPTION:

A portion of Tract F-2 of "KEYS GATE NUMBER TWO", according to the Plat thereof as recorded in Plat Book 133, at Page 12 of the Public Records of Miami-Dade County, Florida being more particularly described as follows:

COMMENCE at the most Northwesterly corner of said Tract F-2; thence S18°07'37"E, along the Easterly Right-of-Way line of FARM LIFE SCHOOL ROAD, for 722.64 feet to a point of curvature of a circular curve to the left, concave to the Northeast, having for its elements a radius of 25.00 feet, through a central angle of 89°38'29" for an arc distance of 39.11 feet to a point of tangency; thence N72°13'55"E, along the Southerly boundary line of said Tract F-2, also being the North Right-of-Way line of NORTH CANAL DRIVE, as recorded in Official Records Book 12432, Page 1108 of the Public Records of Miami-Dade County, Florida for a distance of 609.71 feet; thence N17°46'05"W for a distance of 20.00 feet to the POINT OF BEGINNING of a 10.00 feet Wide Florida Power & Light Company Easement, lying 5.00 feet on each side of the following described center line (shortening or extending the sides so as to create a continuous strip of land); thence N20°19'53"W for a distance of 95.80 feet to the POINT OF TERMINATION. The side lines of this Easement to be shortened or prolonged to met at angle points with the proposed North Right-of-Way of SOUTH CANAL DRIVE.

Containing 958.05 Square Feet more or less.

G:\FORD COMPANIES\ENGINEERING AND SURVEY\SURVEY\SKETCH AND LEGAL\07089-1000A.DWG

10.00' F.P.L. EASEMENTS STATE SCHOOL TT-1

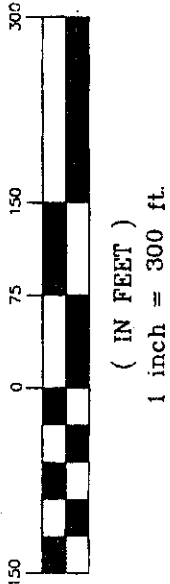


FORD, ARMENTEROS & MANUCY, INC.
 1950 N.W. 94th AVENUE, 2nd FLOOR
 MIAMI, FLORIDA 33172
 PH. (305) 477-6472
 FAX (305) 470-2805

| | | | |
|------------------|------|---------------------------------------|------------------|
| TYPE OF PROJECT: | | SKETCH AND LEGAL DESCRIPTION | |
| SHEET NAME: | | LEGAL DESCRIPTION TO ACCOMPANY SKETCH | |
| PREPARED FOR: | | PIRTLE CONSTRUCTION COMPANY | |
| DRAWN BY: | E.R. | DATE: | OCTOBER 24, 2008 |
| DWG. CHECKED BY: | | SCALE: | N/A |
| CHECKED BY: | | PROJECT No: | 07-089-1000 |
| | | | SHEET: 2 |
| | | | OF 3 SHEETS |

G:\FORD COMPANIES\ENGINEERING AND SURVEY\SURVEY\SKETCH AND LEGAL\076089 STATE SCHOOL TT-1\076089-1000.DWG

GRAPHIC SCALE



- LEGEND**
 P.O.C. - POINT OF COMMENCE
 P.O.B. - POINT OF BEGINNING
 P.O.T. - POINT OF TERMINATION
 O.R.B. - OFFICIAL RECORDS BOOK
 P.B. - PLAT BOOK
 PG. - PAGE

**PORTION OF TRACT F-2
 "KEYS GATE No TWO"
 (P.B. 133, PG. 12)**

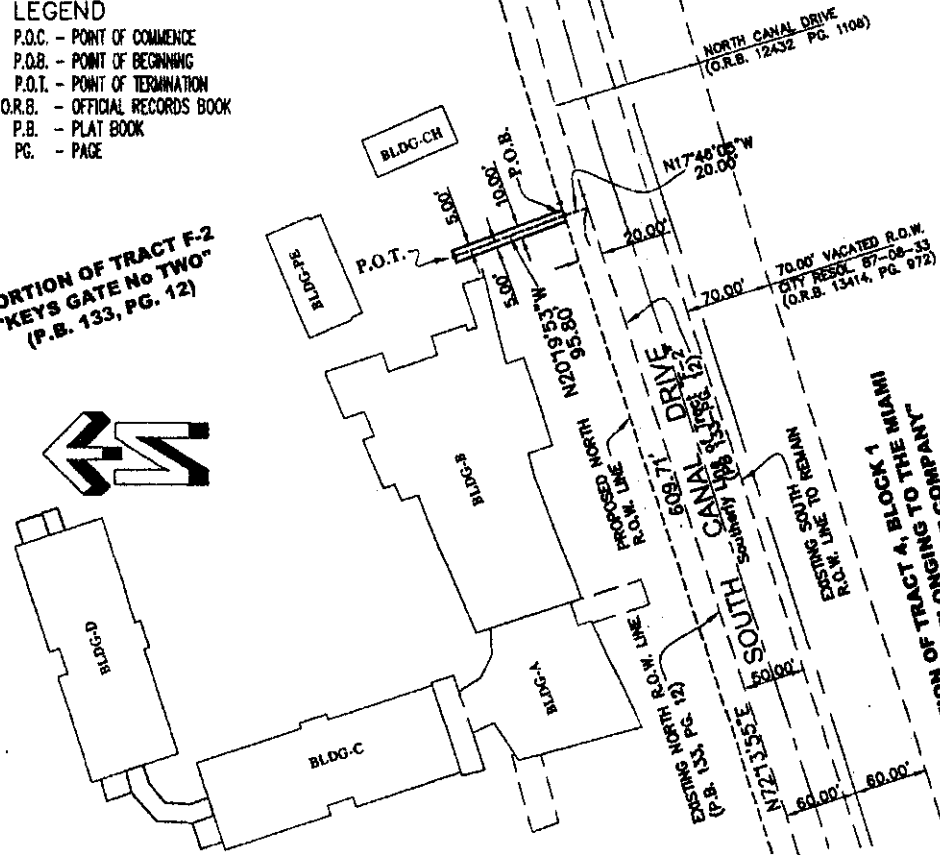


**"TENTATIVE PLAT No. T-22341
 "PLAT OF LANDS BELONGING TO THE MIAMI LAND
 AND DEVELOPMENT COMPANY"
 (P.B. 5, PG. 10)**

P.O.C. MOST NORTHWESTERLY CORNER OF TRACT F-2 (P.B. 133, PG. 12)
EASTERLY RIGHT-OF-WAY LINE OF FARM LIFE SCHOOL ROAD 722.64'
(S.E. 18TH AVE.) (S.W. 162TH AVE.)
FARM LIFE SCHOOL ROAD

**TRACT "A"
 "HOMESTEAD LAKES,
 FARMLIFE WEST"
 (P.B. 109, PG. 40.)**

**West Line of N.E 1/4 of Sec. 20-57-39
 (PB 133-PG. 12)**



10.00' F.P.L. EASEMENTS STATE SCHOOL TT-1



FORD, ARMENTEROS & MANUCY, INC.
 1950 N.W. 94th AVENUE, 2nd FLOOR
 MIAMI, FLORIDA 33172
 PH. (305) 477-6472
 FAX (305) 470-2805

| | | | |
|------------------|------|---------------------------------------|------------------|
| TYPE OF PROJECT: | | SKETCH AND LEGAL DESCRIPTION | |
| SHEET NAME: | | SKETCH TO ACCOMPANY LEGAL DESCRIPTION | |
| PREPARED FOR: | | PIRTLE CONSTRUCTION COMPANY | |
| DRAWN BY: | E.R. | DATE: | OCTOBER 24, 2008 |
| DWG. CHECKED BY: | | SCALE: | 1"=150' |
| CHECKED BY: | | PROJECT No: | 07-089-1000 |
| | | | 3 |
| | | | OF 3 SHEETS |