

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 "YYY-1" (RELIEF FOR MIAMI PALMETTO, MIAMI KILLIAN AND MIAMI SUNSET SENIOR HIGH SCHOOLS), LOCATED AT SW 80 STREET AND THEORETICAL SW 110 AVENUE

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 "YYY-1" (relief for Miami Palmetto, Miami Killian and Miami Sunset Senior High Schools), Florida Power & Light Company has requested that an easement be granted. The easement runs along the eastern portion of the site, is 10' wide and irregular in shape. The subject area consists of approximately 5,511.04 square feet, or .13 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 "YYY-1", as described above.

RL:

EXHIBIT A

EXHIBIT "A"

LEGAL DESCRIPTION (FOR FLORIDA POWER AND LIGHT EASEMENT):

PORTIONS OF THE SOUTH 1/4 OF SECTION 31, TOWNSHIP 54 SOUTH, RANGE 40 EAST. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 31, THENCE S87°38'48"W ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 31 FOR 889.78 FEET, THENCE S01°26'16"E FOR 124.92 FEET, THENCE S88°33'02"W FOR 36.10 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF A 10.00 FEET WIDE EASEMENT LYING 5.00 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED LINE. THENCE S34°50'09"E FOR 41.58 FEET, THENCE S01°26'17"E FOR 19.03 FEET, THENCE S01°32'03"E FOR 36.83 FEET, THENCE S02°12'08"W FOR 41.04 FEET, THENCE S09°53'54"W FOR 41.74 FEET, THENCE S07°07'33"W FOR 46.78 FEET, THENCE S00°30'06"W FOR 50.25 FEET, THENCE S01°08'31"E FOR 38.56 FEET, THENCE S04°49'16"W FOR 32.30 FEET, THENCE S04°10'49"W FOR 33.04 FEET, THENCE S03°28'32"W FOR 34.06 FEET, THENCE S87°02'25"W FOR 88.55 FEET, THENCE N49°15'53"W FOR 23.16 FEET, THENCE N02°25'27"W FOR 7.86 FEET TO POINT "A" AND THE END OF THIS EASEMENT. CONTAINING 5,346.90 SQUARE FEET MORE OR LESS.

AND




COMMENCE AT POINT "A" AS PREVIOUSLY DESCRIBED, THENCE S87°34'33"W FOR 3.50 FEET, THENCE N02°15'04"W FOR 10.14 FEET, THENCE N87°34'33"E FOR 16.18 FEET, THENCE S02°15'04"E FOR 10.14 FEET, THENCE S87°34'33"W FOR 12.68 FEET TO THE END OF THIS EASEMENT. THIS EASEMENT DESCRIBES AN ELECTRICAL VAULT ROOM THAT IS BOUNDED ON ITS LOWER PLANE BY ELEVATION 12.60 FEET (NGVD29) AND IS BOUNDED ON ITS UPPER PLANE BY ELEVATION 26.60 FEET (NGVD29). CONTAINING 164.14 SQUARE FEET MORE OR LESS.

LEGEND:

ABBREVIATIONS:

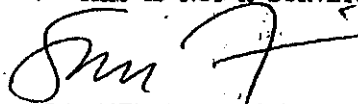
- F.F.E. = FINISHED FLOOR ELEVATION
- LB = LICENSED BUSINESS
- NO. = NUMBER
- O.R.B. = OFFICIAL RECORD BOOK
- PG. = PAGE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT

LINE TYPES:

-  10' EASEMENT
-  10' EASEMENT CENTERLINE
-  PROPERTY LINE

SURVEYOR'S NOTES:

- 1- NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.
- 2- VERTICAL CONTROL IS THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29), AS PER DADE COUNTY PUBLIC WORKS, BENCHMARK #P-403.
- 3- DATE PREPARED: DECEMBER 22, 2008.
- 4- SITE ADDRESS: 11005 SW 84 STREET, MIAMI, FLORIDA.
- 5- EASEMENT CONTAINS 5,346.90 SQUARE FEET MORE OR LESS. VAULT EASEMENT CONTAINS 164.14 SQUARE FEET MORE OR LESS.
- 6- REVISION DATE: JANUARY 12, 2009.
- 7- THIS IS NOT A SURVEY.



SAMUEL M. FISCHBEIN
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA REGISTRATION No.3587
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
 RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

00388

SKETCH & LEGAL DESCRIPTION

STATE SCHOOL YYY-1, MIAMI, FL

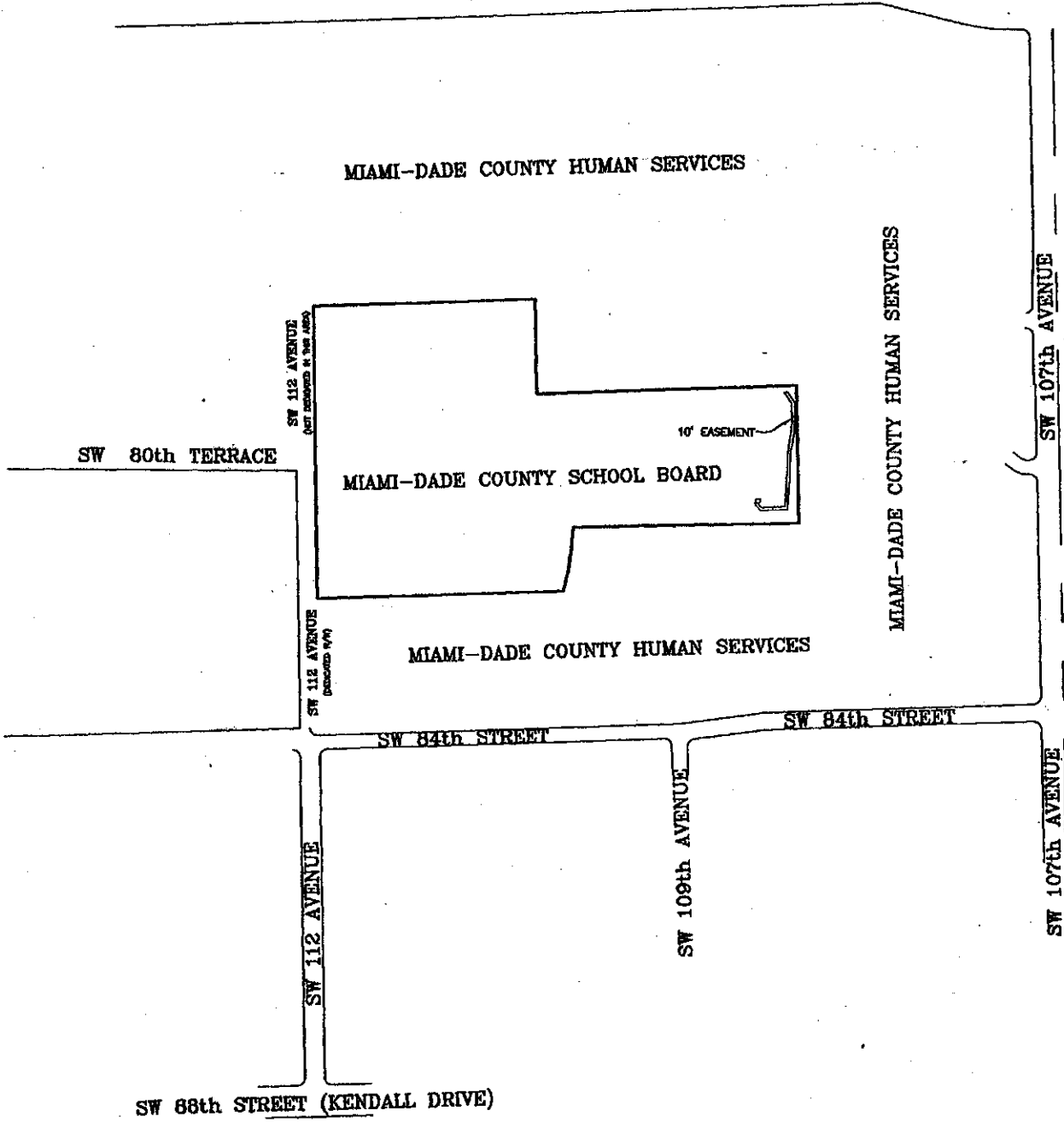
FOR: MIAMI-DADE COUNTY PUBLIC SCHOOLS

MILLER LEGG

Miami-Dade Office: 10418 N.W. 31st Terrace
 Miami, Florida - 33175-1200
 305-686-6361 Fax: 305-686-2747
 www.millerlegg.com

DATE	12/22/08
BY	SMF
PROJECT	08-00388
SCALE	AS SHOWN
REVISIONS	
1	

EXHIBIT "A" LOCATION SKETCH



NOT TO SCALE

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

Certificate of Authorization LB 6680

MILLER LEGG

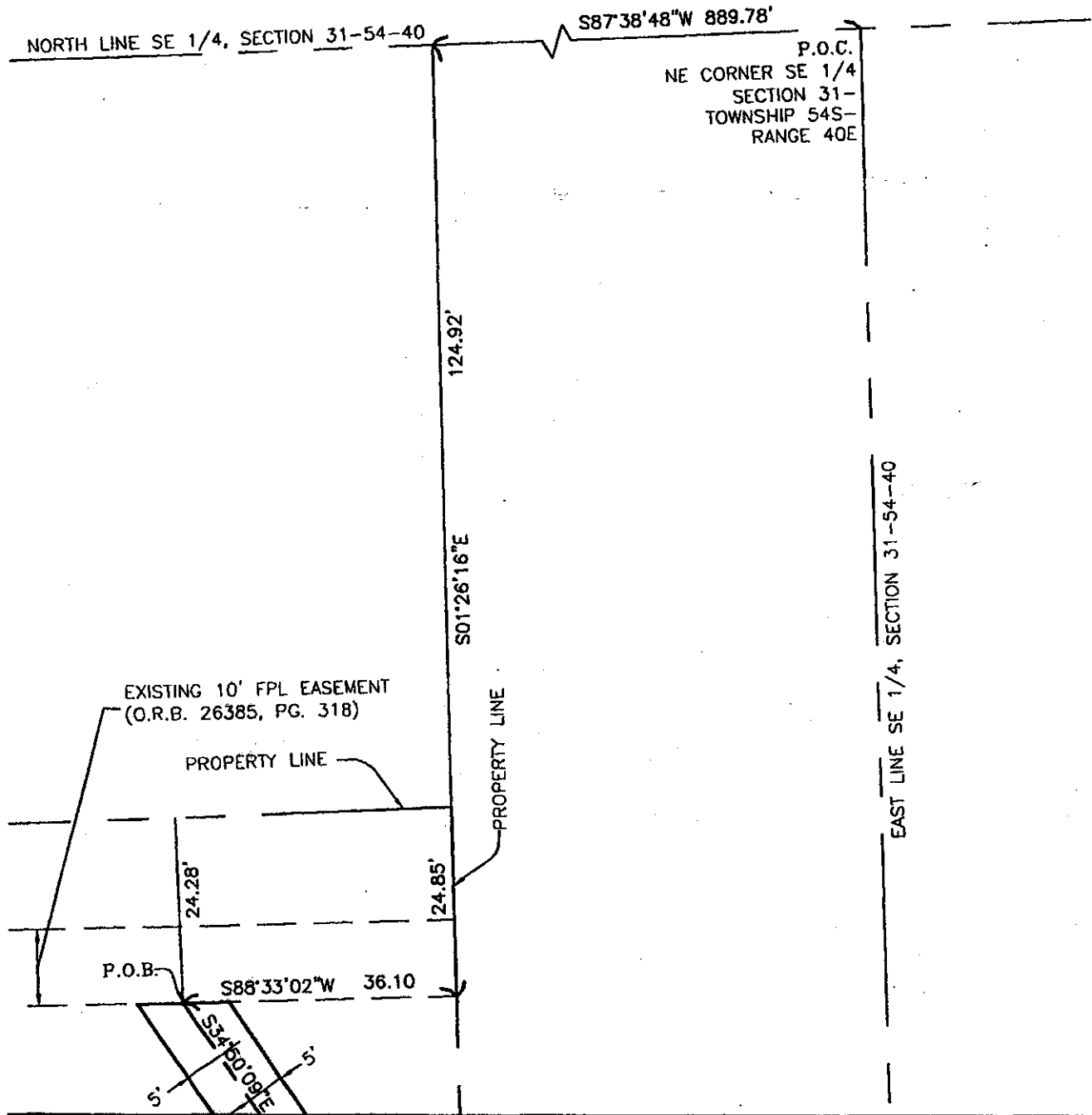
Miami-Dade Office: 10418 N.W. 21st Terrace
Miami, Florida - 33172-1200
305-696-6381 • Fax: 305-696-2797
www.millerlegg.com

SKETCH & LEGAL DESCRIPTION

PROJECT NO.
08-00388

FILE NO.
08-00388SK.DWG

EXHIBIT "A"



MATCHLINE 'A'

GRAPHIC SCALE



(IN FEET)

1 INCH = 20 FEET

SEE SHEET 1 OF 7 FOR LEGAL DESCRIPTION AND LEGEND
Certificate of Authorization LB 6650 THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

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SKETCH & LEGAL DESCRIPTION

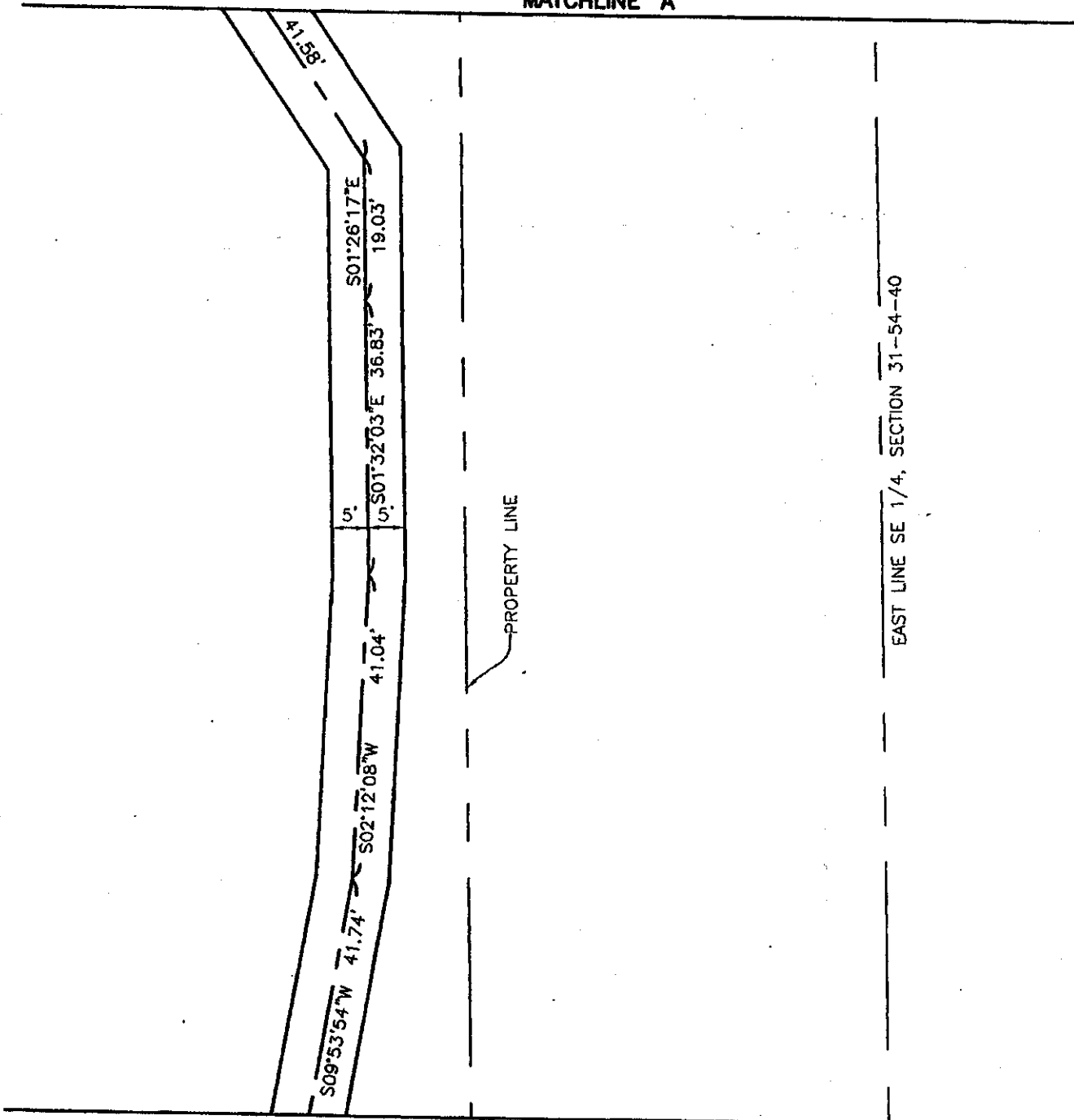
PROJECT NO.
08-00388

FILE NO.
08-00388SK.DWG

EXHIBIT "A"

MATCHLINE 'A'

SHEET 4 OF 7



MATCHLINE 'B'

GRAPHIC SCALE



(IN FEET)

1 INCH = 20 FEET

SEE SHEET 1 OF 7 FOR LEGAL DESCRIPTION AND LEGEND

Certificate of Authorization LB 6680

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

SKETCH & LEGAL DESCRIPTION

PROJECT NO.

08-00388

FILE NO.

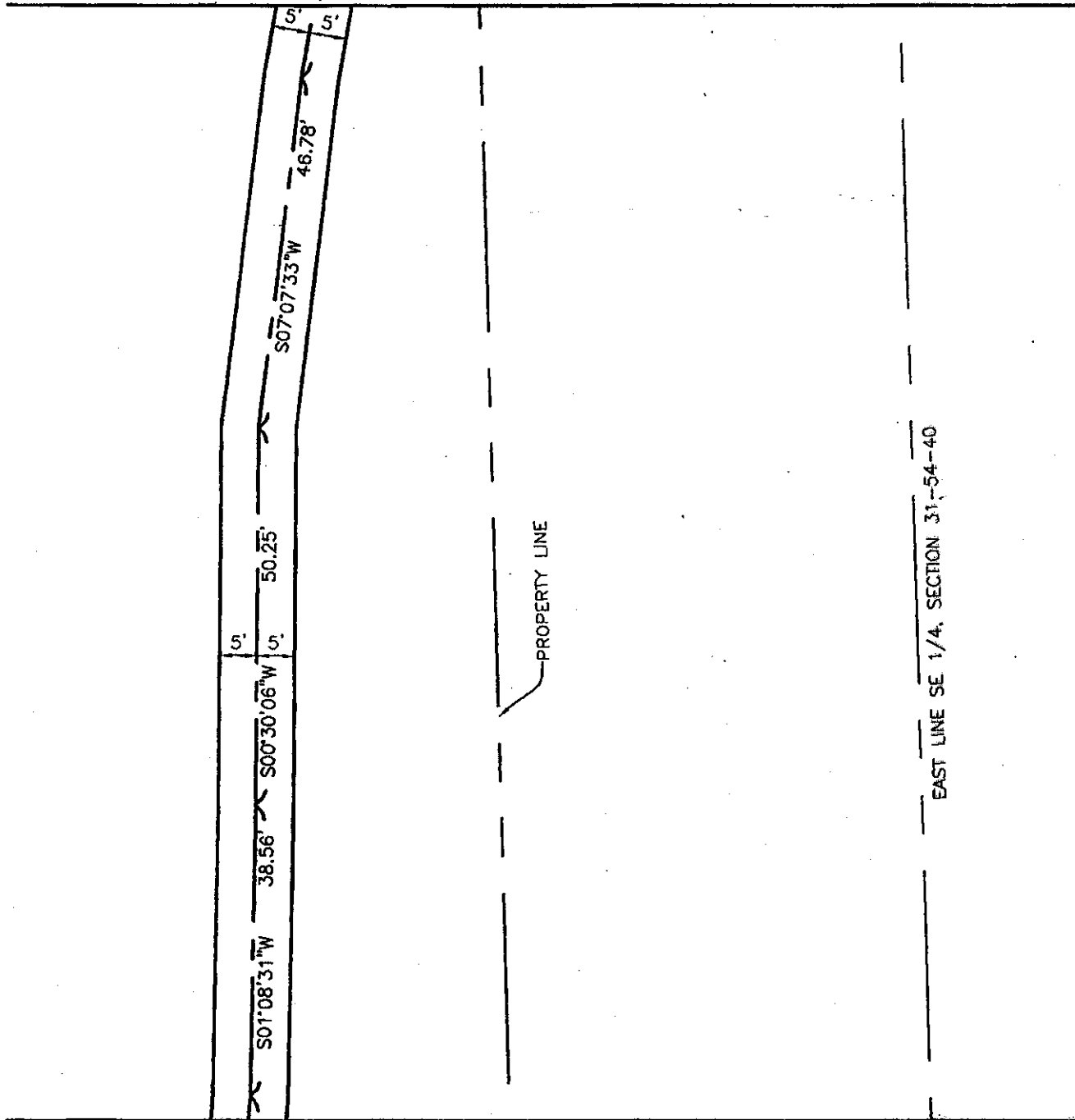
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EXHIBIT "A"

MATCHLINE "B"



MATCHLINE "C"

GRAPHIC SCALE



(IN FEET)

1 INCH = 20 FEET

SEE SHEET 1 OF 7 FOR LEGAL DESCRIPTION AND LEGEND
Certificate of Authorization LB 6680

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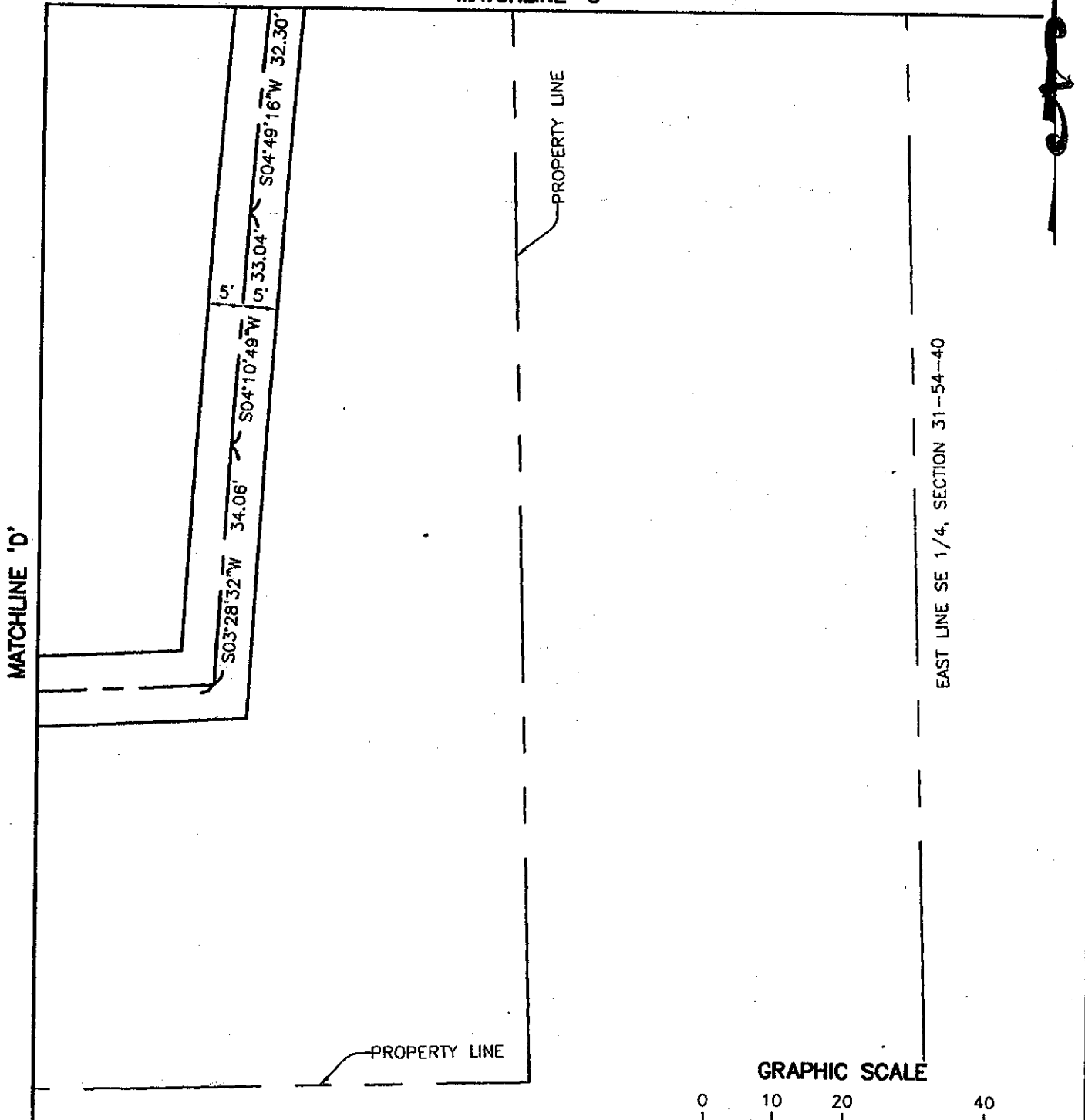
SKETCH & LEGAL DESCRIPTION

PROJECT NO.
08-00388

FILE NO.
08-00388SK.DWG

EXHIBIT "A"

MATCHLINE 'C'



GRAPHIC SCALE



(IN FEET)

1 INCH = 20 FEET

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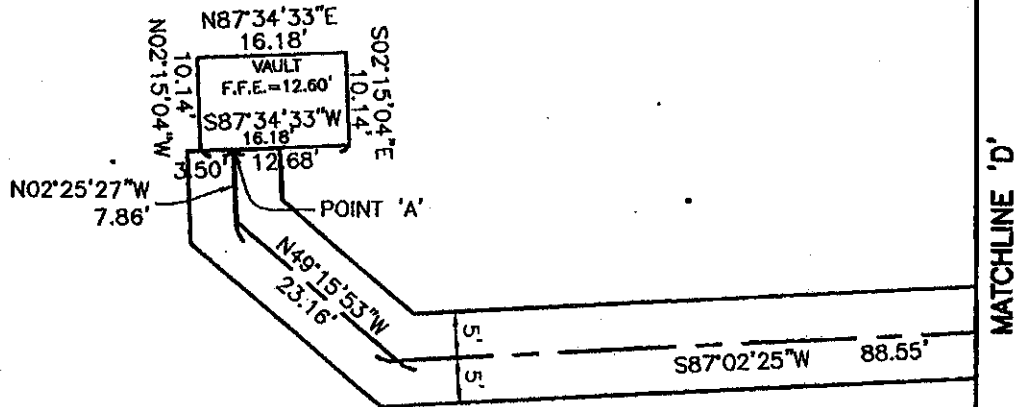
SKETCH & LEGAL DESCRIPTION

PROJECT NO.
08-00388

FILE NO.
08-00388SK.DWG

EXHIBIT "A"

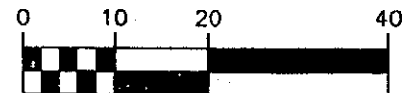
SHEET 7 OF 7



MATCHLINE 'D'

PROPERTY LINE

GRAPHIC SCALE



(IN FEET)

1 INCH = 20 FEET

SEE SHEET 1 OF 7 FOR LEGAL DESCRIPTION AND LEGEND

Certificate of Authorization LB 6680

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

SKETCH & LEGAL DESCRIPTION

PROJECT NO.

08-00388

FILE NO.

08-00388SK.DWG

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