

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

SUBJECT: AUTHORIZATION FOR 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 PRIOR REMODELING AND RENOVATIONS AT NORLAND ELEMENTARY SCHOOL, LOCATED AT 19340 NW 8TH COURT, MIAMI GARDENS, FLORIDA

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

LINK TO STRATEGIC FRAMEWORK: FINANCIAL EFFICIENCY/STABILITY

In order to meet the electrical service requirements associated with the prior remodeling and renovations at Norland Elementary School (School), located at 19340 NW 8 Court, Miami Gardens, Florida Power & Light Company has requested that an easement be granted to service the improvements. The easement runs along the Southeast portion of the School site, is 10' wide and consists of 3863 square feet, or 0.09 acre, more or less. The area is legally described in Exhibit "A", attached hereto.

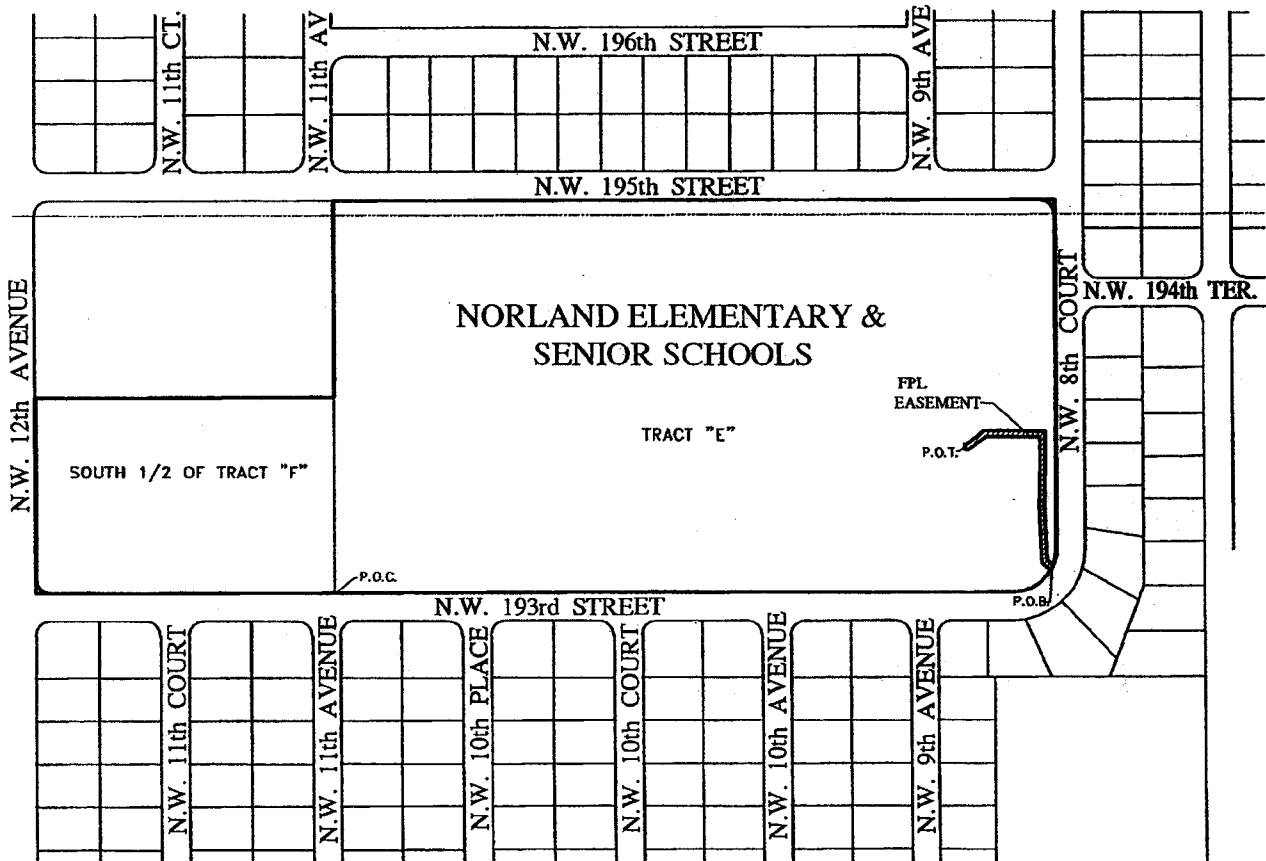
The Office of School Facilities recommends the granting of the proposed Easement. All documents will be reviewed and approved by the School Board Attorney's Office and Office of Risk and Benefits Management prior to execution.

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 electrical service requirements associated with the prior remodeling and renovations at Norland Elementary School, as described above.

IBJ:ibj

F - 7

Exhibit "A"



NOTICE:

Not full and complete without Pages 2 thru 4

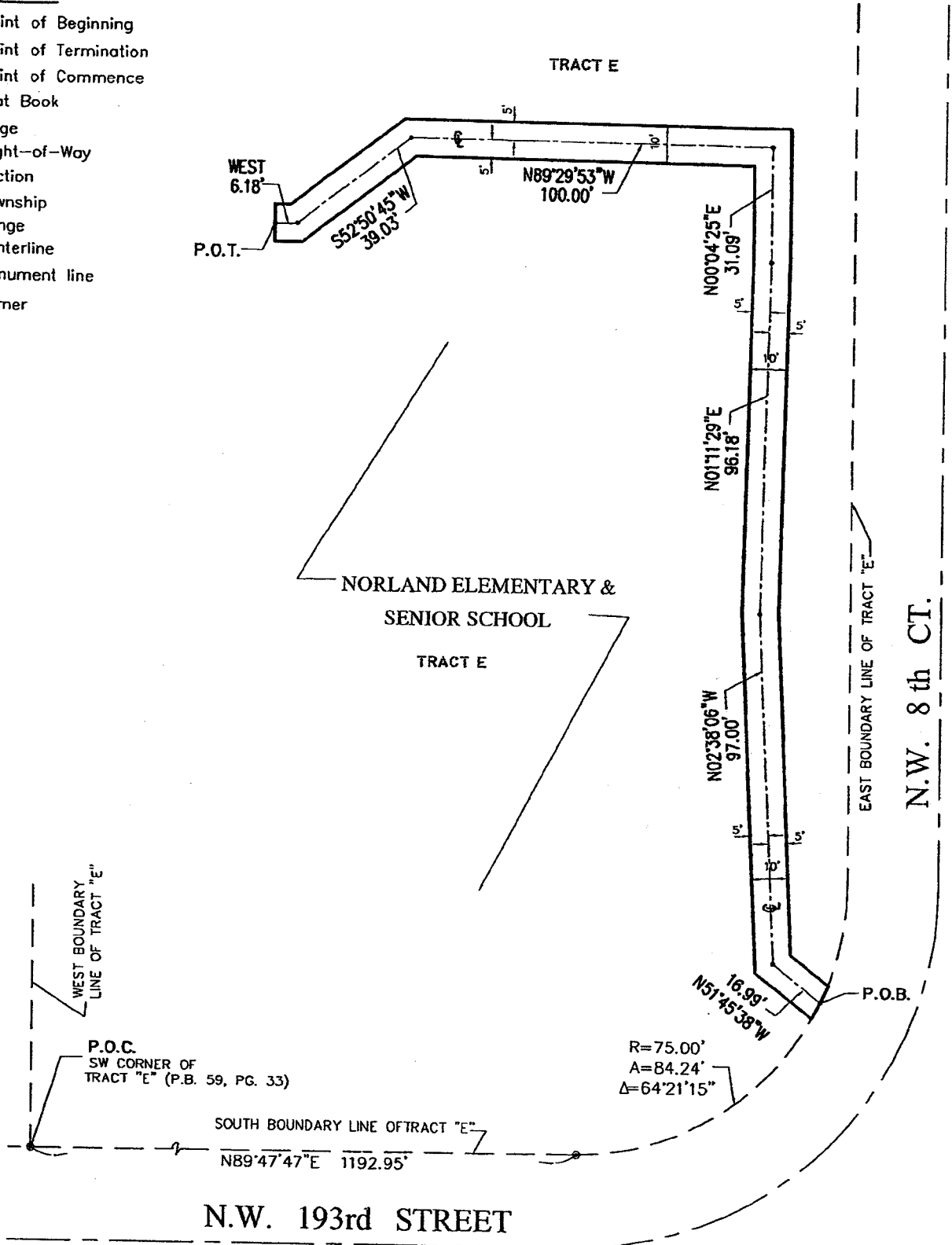
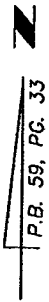
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**EXHIBIT
LOCATION SKETCH
NOT TO SCALE
-THIS IS NOT A SURVEY-**

**"NORLAND ELEMENTARY & SENIOR SCHOOLS",
19340 N.W. 8th COURT & 1050 N.W. 195th STREET,
Folio # 34-2102-004-0010
MIAMI-DADE COUNTY
Section 3, Township 54 South, Range 41 East
Date: November 15th, 2012**

LEGEND

- P.O.B. Point of Beginning
- P.O.T. Point of Termination
- P.O.C. Point of Commence
- P.B. Plat Book
- PG. Page
- R/W Right-of-Way
- SEC. Section
- TWP. Township
- RGE. Range
- ☉ Centerline
- ≡ Monument line
- COR Corner



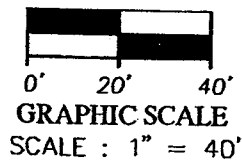
NOTICE:

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EXHIBIT SKETCH

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LEGAL DESCRIPTION for F.P. & L EASEMENT :

A 10 foot wide utility easement lying 5 feet on each side of the following described centerline located on Tract "E" of "PORTION OF NORWOOD 2nd ADDITION" as recorded in Plat Book 59 at Page 33, of the Public Records of Miami-Dade County, Florida. being more particularly described by metes and bounds as follows:

Commence at the Southwest corner of said Tract "E" as recorded on Plat Book 59, at Page 33 of the Public Records of Miami-Dade County, Florida; thence N89°47'47"E along the South boundary line of said Tract "E", a distance of 1192.95 feet to a point of curvature; thence run to the left along a circular curve concave to the Northwest, having for its elements a radius of 75.00 feet, a central angle of 64°21'15", and an arc distance of 84.24 feet to the Point of Beginning of the hereinafter described centerline; thence N51°45'38"W, a distance of 16.99 feet; thence N00°06'29"E, a distance of 97.00 feet; thence N01°11'29"W, a distance of 96.18 feet; thence N00°04'25"E, a distance of 31.09 feet; thence N89°29'53"W, a distance of 100.00 feet; thence S52°50'45"W, a distance of 39.03 feet; thence West, a distance of 6.18 feet to the Point of Termination. The side lines of said easement to be shortened or prolonged to meet the right angle points.

Containing 3,863 Square Feet or 0.09 Acres more or less, by calculations.

NOTICE:

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**EXHIBIT
LEGAL DESCRIPTION**

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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:

-North Arrow and Bearings refer to an assumed value of N89°47'47"E along the South line of Tract "E" as per P.B. 59, at Pg. 33, 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 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 5J-17 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
November 15th, 2012

Project: 06-0721

Job: 10-0320 FPL Easement

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.

NOTICE:

Not full and complete without Pages 1, 2 & 3

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**EXHIBIT
SURVEYOR'S NOTES
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