

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 CONSTRUCTION OF THE DOWNTOWN DORAL CHARTER ELEMENTARY SCHOOL, LOCATED AT 8390 NW 53 STREET, DORAL, FLORIDA

**COMMITTEE:** FACILITIES AND CONSTRUCTION

**LINK TO STRATEGIC FRAMEWORK:** FINANCIAL EFFICIENCY/STABILITY

In order to meet the electrical service requirements associated with construction of the Downtown Doral Charter Elementary School ("School"), located at 8390 NW 53 Street Doral, Florida, Florida Power & Light Company has requested that an easement be granted to service the new School. The easement is located on the east side of the site and is 10' wide. The subject area consists of 465 square feet, or 0.011 acre, more or less. The area is legally described in Exhibit "A", attached hereto.

The Easement document 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 construction of the Downtown Doral Charter Elementary School, as described above.

IB:

SKETCH TO ACCOMPANY LEGAL DESCRIPTION  
for  
Florida Power & Light Company Easement  
prepared by:

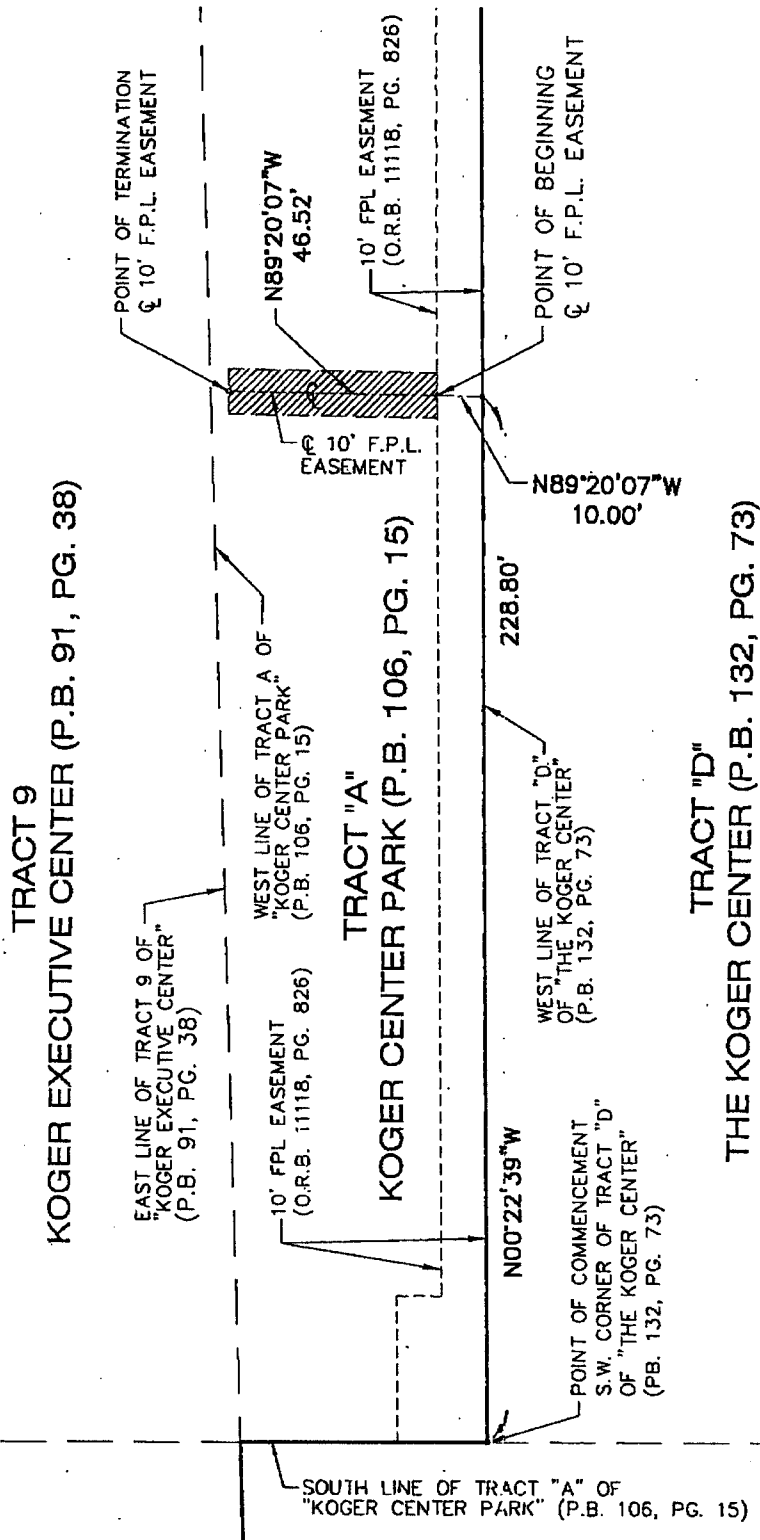
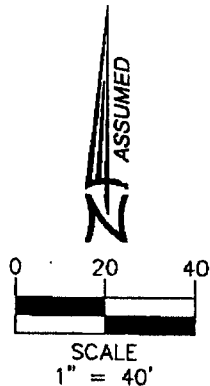


**HADONNE**

LAND SURVEYOR AND MAPPERS  
3D LASER SCANNING  
UTILITY COORDINATION  
SUBSURFACE UTILITY ENGINEERING

April 2015

**EXHIBIT "A"**



**LEGEND**

- P.B. = PLAT BOOK
- PG. = PAGE
- SEC. = SECTION
- R/W = RIGHT OF WAY
- P/L = PROPERTY LINE
- F.P.L. = FLORIDA POWER & LIGHT COMPANY

SOUTH LINE OF TRACT "A" OF  
"KOGER CENTER PARK" (P.B. 106, PG. 15)

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Florida Power & Light Company Easement  
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**EXHIBIT "A"**

LEGAL DESCRIPTION: (10 Feet of F.P.L. Easement)

A portion of Land lying in Tract "A" of "KOGER CENTER PARK", according to the plat thereof, as recorded in Plat Book 106, Page 15, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the Southeast Corner of Tract "D" of "THE KOGER CENTER", according to the plat thereof, as recorded in Plat Book 132, Page 73, of the Public Records of Miami-Dade County, Florida; thence  $N00^{\circ}22'39"W$  along the West line of said Tract "D", for 228.80 feet; thence  $N89^{\circ}20'07"W$  for 10 feet to the POINT OF BEGINNING of a 10 Foot Wide F.P.L. Easement, lying 5.0 feet on each side of the following described centerline (shortening or extending the side lines thereof, so as to create a continuous strip of land); thence continue  $N89^{\circ}20'07"W$  for 46.52 feet to the POINT OF TERMINATION of the aforementioned centerline.

Containing 465 square feet more or less by calculations.

SKETCH TO ACCOMPANY LEGAL DESCRIPTION  
for  
Florida Power & Light Company Easement  
**EXHIBIT "A"**

**SOURCES OF DATA:**

The Legal Description of the Subject Property was generated from Section 22, Township 53 South, Range 40 East, in Miami-Dade County.

Bearings as shown hereon are based upon the West Line of Tract "D" of "THE KOGER CENTER", according to the plat thereof, as recorded in Plat Book 132, Page 73, of the Public Records of Miami-Dade County, Florida, with an assumed bearing of N00°22'39"W.

**LIMITATIONS:**

Since no other information other than what is cited in the Sources of Data were furnished, the Client is hereby advised that there may legal restrictions on the subject property that are not shown on the Sketch or contained within this Report that may be found in the Public Records of Miami-Dade County, Florida or any other public and private entities as their jurisdictions may appear.

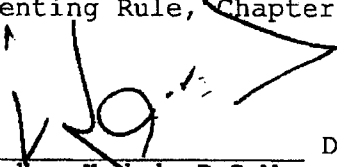
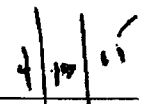
This document does not represent a field boundary survey of the described property, or any part or parcel thereof.

**INTENDED USE/EXPRESS PURPOSES:**

It is understood by the Surveyor that the intended use of this document is to dedicate a Parcel of Land to Easement for Florida Power & Light Company.

**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 and further, that said Sketch meets the intent of the "Minimum Technical Standards for Land Surveying in the State of Florida", pursuant to Rule 5J-17.052 of the Florida Administrative Code and its implementing Rule, Chapter 472.027 of the Florida Statutes.

By:  Date:   
Abraham Habad, P.S.M.  
Professional Surveyor and Mapper LS6006  
HABONNE CORP.  
Land Surveyors and Mappers  
Certificate of Authorization LB7097  
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NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. 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.