

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 KENDALL SQUARE K-8 CENTER CAMPUS, LOCATED AT 9325 S.W. 169 PLACE, UNINCORPORATED MIAMI-DADE COUNTY, FLORIDA 33196

COMMITTEE: FACILITIES AND CONSTRUCTION

LINK TO STRATEGIC BLUEPRINT: EFFECTIVE AND SUSTAINABLE BUSINESS PRACTICES

In order to meet the electrical service requirements associated with construction of the Kendall Square K-8 Center ("School") campus, located at 9325 S.W. 169 Place, unincorporated Miami-Dade County, Florida 33196, Florida Power & Light Company has requested that an easement be granted to service the new School. The easement runs along the Northeast portion of the School site, is approximately 10' wide and consists of 2,621 square feet, or .0601 acre, more or less. The area is legally described in Exhibit "A", attached hereto.

The Office of School Facilities recommends granting of the proposed Easement. All documents have been reviewed by the School Board Attorney's Office and the Office of Risk and Benefits Management for legal sufficiency and risk management issues, respectively, and found to be in compliance.

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 the Kendall Square K-8 Center campus, located at 9325 S.W. 169 Place, unincorporated Miami-Dade County, Florida 33196, as described above.

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

for

Florida Power & Light Company Easement

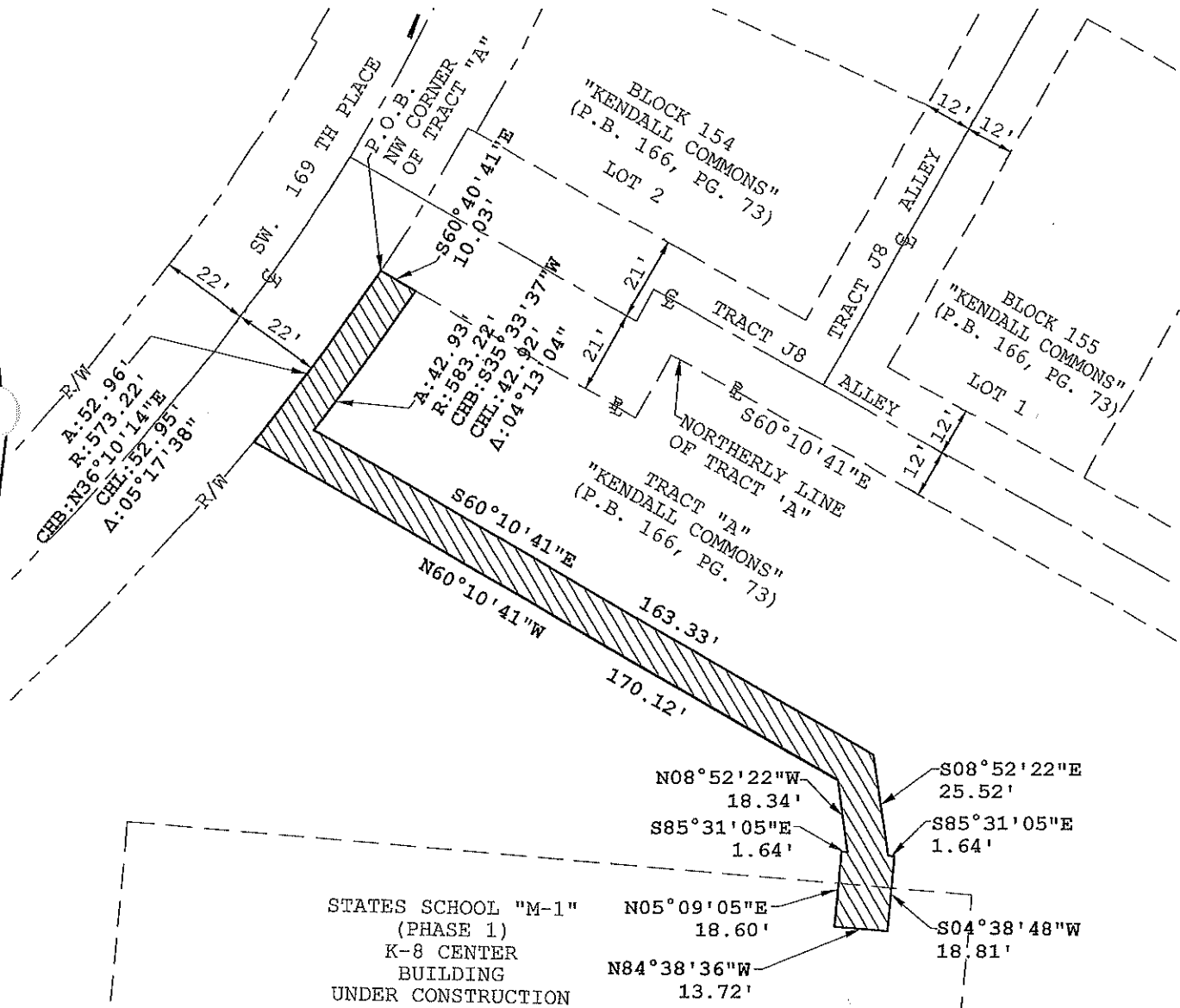
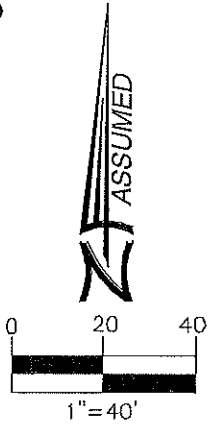
prepared by:



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

July 2018

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

Kendall Square K-8 Center
25 SW 169th Place Miami Florida, 33196
Section 06, Township 55 South, Range 39 East
Folio Number: 30-5906-001-9360

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

for

Florida Power & Light Company Easement

prepared by:



HADONNE

LAND SURVEYOR AND MAPPERS
3D LASER SCANNING
UTILITY COORDINATION
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EXHIBIT "A"

LEGAL DESCRIPTION:

A Portion of land lying and being in Tract "A" of "KENDALL COMMONS", according to the Plat thereof, as recorded in Plat Book 166, at Page 73, of the Public Records of Miami-Dade County, being more particularly described as follows:

Commence at the Northwest corner of Tract "A" of said "KENDALL COMMONS", according to the Plat thereof, as recorded in Plat Book 166, at Page 73, of the Public Records of Miami-Dade County Florida; thence S 60°40'41" E for 10.03 feet; to a point of non-tangency with a curve concave to the Northwest, thence along said curve to the right with an arc length of 42.93 feet, a radius of 583.22 feet, with a chord bearing of S 35°33'37" W a chord length of 42.92 feet, and a curve angle of 04°13'04"; thence S 60°10'41" E for 163.33 feet; thence S 08°52'22" E for 25.52 feet; thence S 85°31'05" E for 1.64 feet; thence S 04°38'48" W for 18.81 feet; thence N 84°38'36" W for 13.72 feet; thence N 05°09'05" E for 18.60 feet; thence S 85°31'05" E for 1.64 feet; thence N 08°52'22" W for 18.34 feet; thence N 60°10'41" W for 170.12 feet; to a point of non-tangency with a curve concave to the Northwest, thence along said curve to the left with an arc length of 52.96 feet, a radius of 573.22 feet, with a chord bearing of N 36°10'14" E a chord length of 52.95 feet, and a curve angle of 05°17'38" to the Point of Beginning,

Containing an area of 2,621 Square Feet more or less by calculations.

Kendall Square K-8 Center
9325 SW 169th Place Miami Florida, 33196
Section 06, Township 55 South, Range 39 East
Folio Number: 30-5906-001-9360

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

for

Florida Power & Light Company Easement

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EXHIBIT "A"

SOURCES OF DATA:

The Legal Description was generated from the Plat of "KENDALL COMMONS" as recorded in Plat Book 166, at Page 73 of the Public Records of Miami-Dade County, Florida.

Bearings as shown hereon are based upon the Northerly Line of Tract "A" of "KENDALL COMMONS", according to the Plat thereof, as recorded in Plat Book 166, at Page 73, with an assumed bearing of S60°40'41"E.

EASEMENTS AND ENCUMBRANCES:

No information was provided as to the existence of any easements other than what appears on the underlying Plat of record. Please refer to the Limitations portion with respect to possible restrictions of record and utility services.

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 be 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.

CERTIFIED TO:

The school board of Miami-Dade County, Florida its successors and/or assigns. School board attorney and his successors in office.

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 "Standards of Practice for Land Surveying in the State of Florida", pursuant to Rule 5J-17.051 of the Florida Administrative Code and its implementing Rule, Chapter 472.027 of the Florida Statutes.

By: _____ Date: _____

Jose Senas, P.S.M.
For The Firm
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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.

