

Facilities Planning and Construction  
Paul J. Phillips, Chief Facilities Officer

**SUBJECT: GRANT OF EASEMENT TO FLORIDA POWER AND LIGHT COMPANY  
AT THE PALM SPRINGS NORTH ELEMENTARY SCHOOL SITE**

As a result of the construction of a Primary Learning Center (PLC) at Palm Springs North Elementary School, Florida Power and Light Company (FP&L), has been asked to provide electrical service to the new PLC. FP&L has requested that an easement area be granted to provide this new service. The proposed easement will be located at the northwest section of the school site (see attached location map).

The said easement area is legally described as:

An FP&L easement located in a portion of Section 10 Township 52 South, Range 40 East, Miami-Dade County, Florida being more particularly described as follows:

Commence at the east 1/4 corner of Section 10, Township 52 South, Range 40 East, thence north  $87^{\circ}21'21''$  west along the north line of the southeast 1/4 of said Section 10 for a distance of 830.00 feet to the point of curvature of a circular curve concave to the northeast having a radius of 1145.92 feet; thence northwesterly along said curve through a central angle of  $08^{\circ}35'39''$  for an arc distance of 171.88 feet to the point of tangency; thence north  $78^{\circ}45'42''$  west for a distance of 1002.36 feet to a point of curvature of a circular curve concave to the southwest having a radius of 1145.92 feet; thence northwesterly along said curve through a central angle of  $08^{\circ}35'39''$  for an arc distance of 171.88 feet to the point of tangency; thence north  $87^{\circ}21'21''$  west for a distance of 443.37 feet; thence south  $02^{\circ}38'39''$  west for a distance of 35.00 feet; thence north  $87^{\circ}21'21''$  west for a distance of 343.83 feet to the point of curvature of a circular curve concave to the southeast having a radius of 25.00 feet; thence westerly and southwesterly along said curve through a central angle of  $92^{\circ}36'08''$  for an arc distance of 40.41 feet to the point of tangency; thence south  $0^{\circ}02'21''$  west for a distance of 112.21 feet to the point of curvature of a circular curve concave to the northeast having a radius of 1110.92 feet; thence southerly along said curve through a central angle of  $05^{\circ}19'24''$  for an arc distance of 103.21 feet to the point of beginning; then north  $79^{\circ}54'44''$  east for a distance of 21.72 feet; thence south  $10^{\circ}05'16''$  east for a distance of 15.00 feet; thence south  $79^{\circ}54'44''$  west for a distance of 22.88 feet to the point of intersection of a circular curve concave to the northeast having a radius of 1110.92 feet and a chord bearing of  $N05^{\circ}40'19''W$ ; thence northwesterly along said curve through a central angle of  $0^{\circ}46'33''$  for an arc distance of 15.04 feet to the point of beginning.

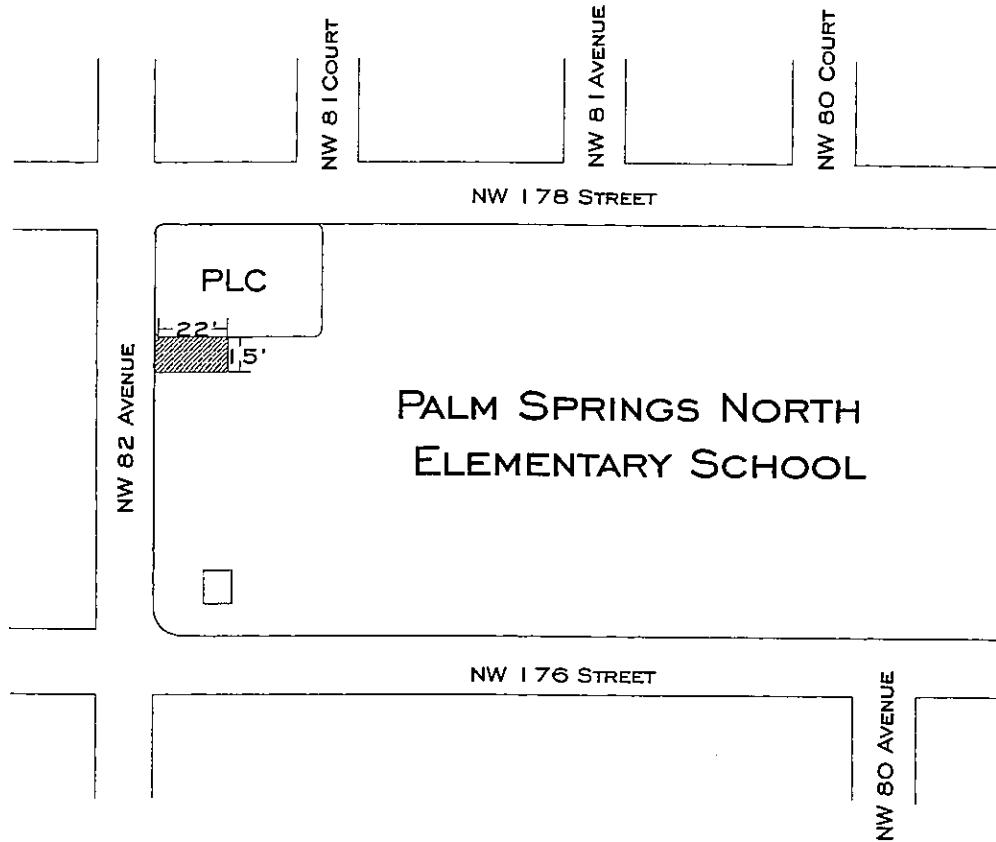
The grant of easement document has been reviewed by the School Board Attorney 's Office and the Office of Risk and Benefits Management. The principal of Palm Springs North Elementary School and the Region Superintendent for Region I recommend approval of the grant of easement. The Office of Capital Improvement Projects, the Division of Roofing and Plant Operations, and the Department of Safety, Environment and Hazards Management are in agreement with the proposed grant of easement.

**RECOMMENDED:**

That The School Board of Miami-Dade County, Florida, authorize the Chair and the Secretary to execute a grant of easement agreement with Florida Power and Light Company, for the provision of an easement as described above, on the Palm Springs North Elementary School site.

KAC:slr

# LOCATION MAP



**LEGEND**

 PROPOSED EASEMENT

