

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

SUBJECT: AUTHORIZATION TO ENTER INTO A GRANT OF EASEMENT AGREEMENT WITH FLORIDA POWER AND LIGHT COMPANY FOR THE CONSTRUCTION OF WEST HIALEAH GARDENS ELEMENTARY SCHOOL (RELIEF FOR HIALEAH GARDENS, ERNEST R GRAHAM AND BEN SHEPPARD ELEMENTARY SCHOOLS), LOCATED AT 11990 NW 92 AVENUE, HIALEAH GARDENS

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 West Hialeah Gardens Elementary School, Florida Power & Light Company (FP&L) has requested that an easement be granted. The easement runs along the northern and eastern portions of the site, is approximately 10' wide and irregular in shape. The subject area consists of approximately 13,261 square feet; or .30 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 Regional Center I Superintendent and the Office of School Facilities recommend approval of the Agreement.

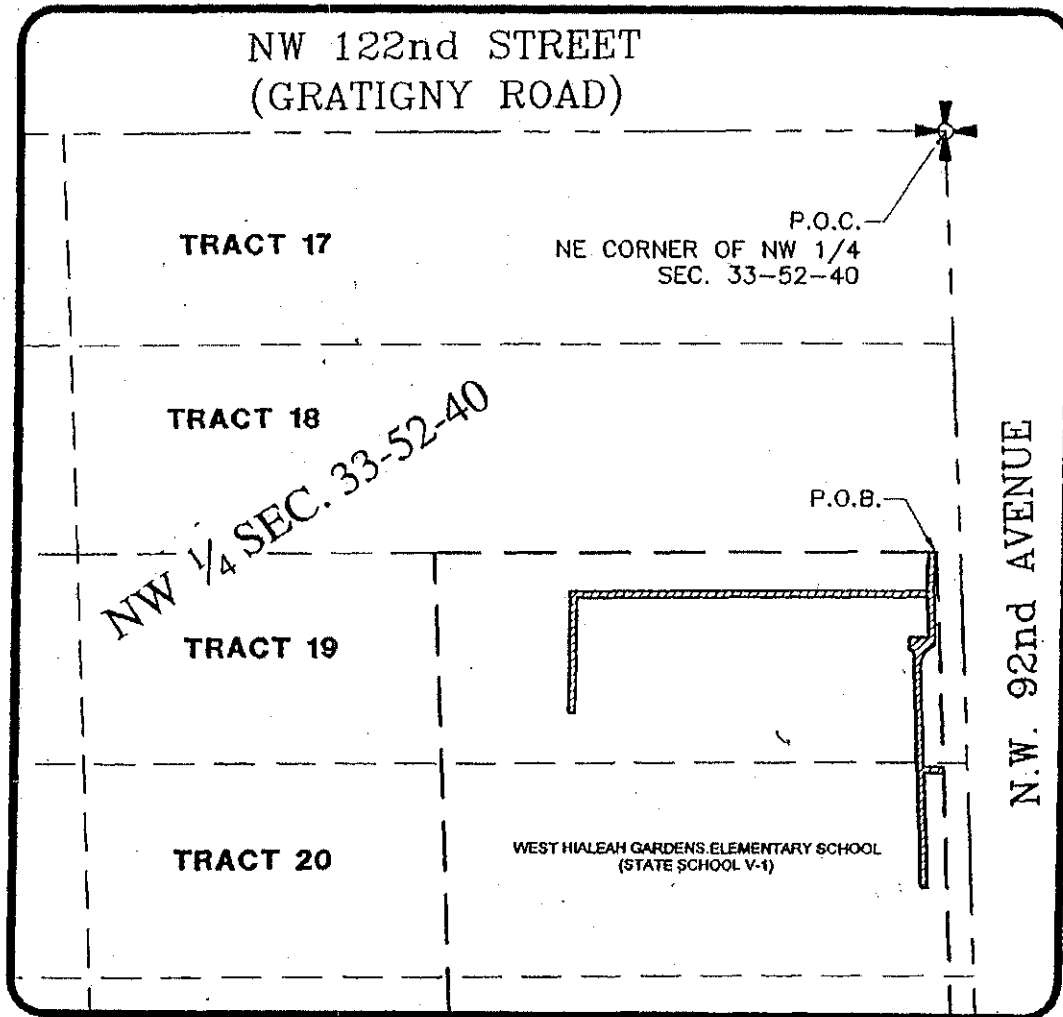
RECOMMENDED: That The School Board of Miami-Dade County, Florida, authorizes the Chair and Secretary to execute a Grant of Easement Agreement with Florida Power and Light Company for the electrical service requirements associated with the construction of West Hialeah Gardens Elementary School, as described above.

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SKETCH TO ACCOMPANY LEGAL DESCRIPTION
OF
F.P.L. EASEMENT AT
WEST HIALEAH GARDENS ELEMENTARY SCHOOL (STATE SCHOOL V-1)
11990 NW 92 AVENUE, HIALEAH GARDENS, FLORIDA
FOR MIAMI-DADE COUNTY PUBLIC SCHOOLS



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LOCATION SKETCH

NOT TO SCALE

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LEGAL DESCRIPTION

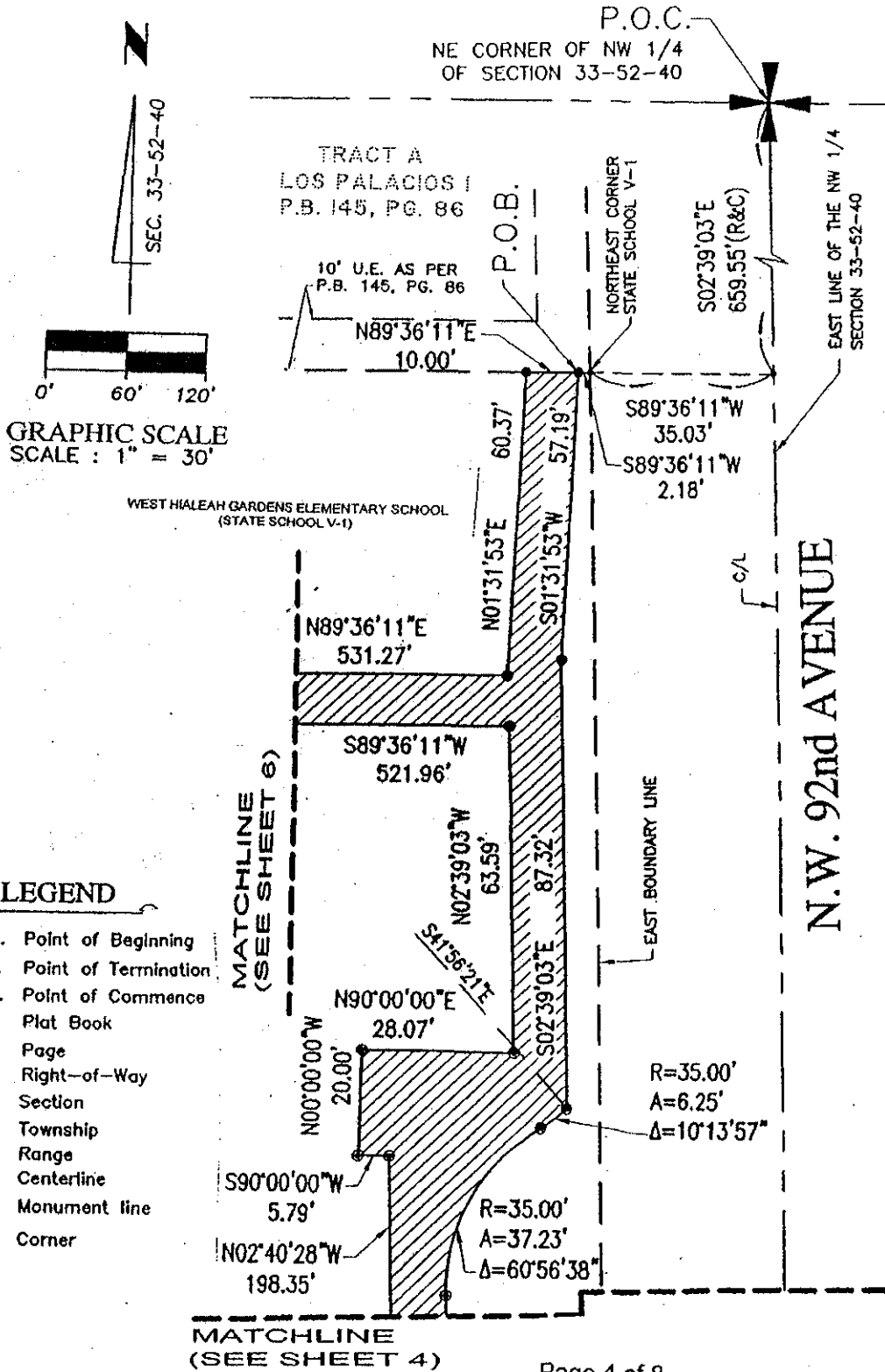
A Portion of Tracts 19 and 20, in Section 33, Township 52 South, Range 40 East of FLORIDA FRUIT LANDS COMPANY'S No. 1, as recorded in Plat Book 2 at Page 17 of the Public Records of Miami-Dade County, Florida, being more particularly described by metes and bounds as follows:

Commence at the Northeast corner of Northwest ¼ of Section 33, Township 52 South, Range 40 East; thence run S02°39'03"E along the East line of the Northwest ¼ of said Section 33 for a distance of 659.55 feet; thence S89°36'11"W for a distance of 35.03 feet to a point on the West Right-of-Way line of N.W. 92nd Avenue, being also the Northeast corner of State School V-1; thence continue S89°36'11"W for a distance of 2.18 feet to the Point of Beginning; thence S01°31'53"W for a distance of 57.19 feet; thence S02°39'03"E for a distance of 87.32 feet to a point on a circular curve, concave to the Northwest, a radial line to said point bears S41°56'21"E; thence Southwesterly along the arc of said curve having for its elements a radius of 35.00 feet, through a central angle of 10°13'57" for an arc distance of 6.25 feet to a compound curve concave to the Southeast; thence Southwesterly along the arc of said curve, having for its elements a radius of 35.00 feet through a central angle of 60°56'38" for an arc distance of 37.23 feet to a point of tangency; thence S02°40'28"E for a distance of 155.99 feet; thence N90°00'00"E for a distance of 29.48 feet to a point on the West Right-of-Way line of N.W. 92nd Avenue, being also the East boundary line of State School V-1; thence S02°39'03"E along said West Right-of-Way line for a distance of 10.01 feet; thence S90°00'00"W for a distance of 29.47 feet; thence S02°37'38"E for a distance of 179.16 feet; thence S87°22'22"W for a distance of 10.00 feet; thence N02°37'38"W for a distance of 172.91 feet; thence N02°40'28"W for a distance of 198.35 feet; thence S90°00'00"W for a distance of 5.79 feet; thence N00°00'00"W for a distance of 20.00 feet; thence N90°00'00"E for a distance of 28.07 feet; thence N02°39'03"W for a distance of 63.59 feet; thence S89°36'11"W for a distance of 521.96 feet; thence S00°00'00"E for a distance of 180.48 feet; thence N90°00'00"W for a distance of 10.00 feet; thence N00°00'00"W for a distance of 190.42 feet; thence N89°36'11"E for a distance of 531.27 feet; thence N01°31'53"E for a distance of 60.37 feet; thence N89°36'11"E for a distance of 10.00 feet to the Point of Beginning.

Containing 13,261 Square Feet or 0.30 Acres by calculation.

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MATCHLINE
(SEE SHEET 4)

WEST HIALEAH GARDENS ELEMENTARY SCHOOL
(STATE SCHOOL V-1)

172.91'
N02°37'38"W
179.16'
S02°37'38"E

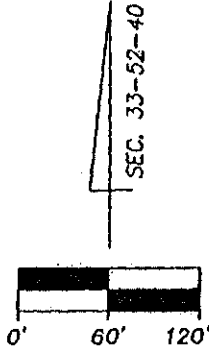
S87°22'22"W
10.00'

EAST BOUNDARY LINE OF STATE SCHOOL MM-1

N.W. 92nd AVENUE

35'

EAST LINE OF THE NW 1/4
SECTION 33-52-40



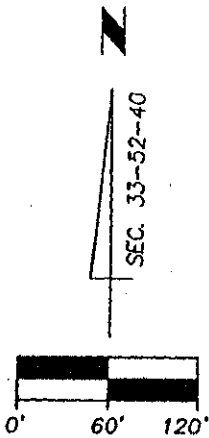
GRAPHIC SCALE
SCALE : 1" = 30'

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
- C/L Centerline
- M Monument line
- COR Corner

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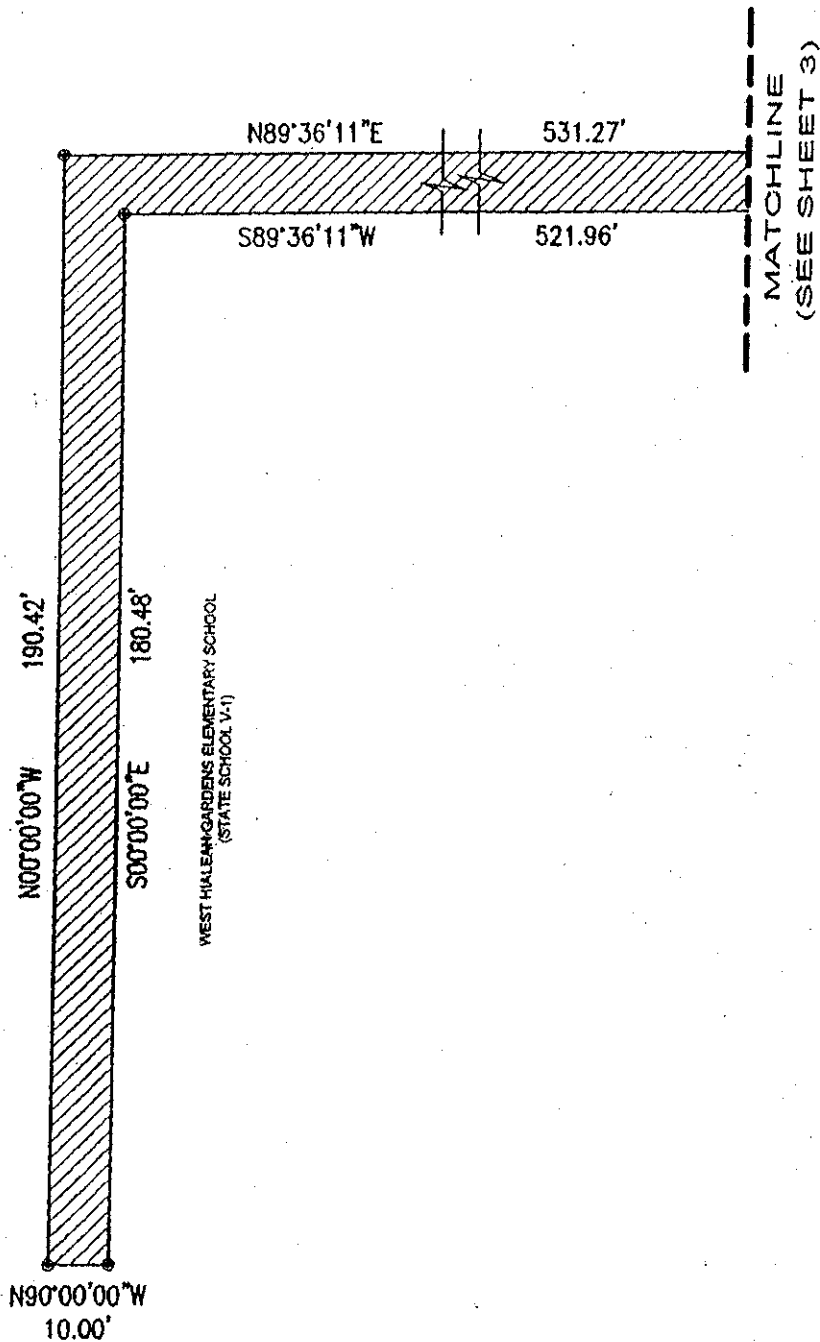


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WEST HIALEAH GARDENS ELEMENTARY SCHOOL
(STATE SCHOOL V-1)



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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:

"FLORIDA FRUIT LANDS COMPANY'S No. 1", as recorded in Plat Book 2, Page 17, of the Public Records of Miami-Dade County, Florida.

North arrow and Bearings refer to an assumed value of N02°43'47"W, along the Center line of N.W. 92nd Avenue, 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.

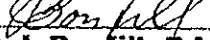
This document does not represent a field boundary survey of the described property, or any part or parcel thereof.

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 61G17-6 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
August 06, 2007
Project: 07-0278
Job: 07-0278

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.

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