

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

**SUBJECT: AUTHORIZATION TO EXECUTE A GRANT OF EASEMENT AGREEMENT WITH FLORIDA POWER AND LIGHT COMPANY FOR THE ELECTRICAL SERVICE REQUIREMENTS ASSOCIATED WITH THE CONSTRUCTION OF STATE SCHOOL "QQQ-1" (RELIEF FOR NORTH MIAMI BEACH, NORTH MIAMI AND DR. MICHAEL M. KROP SENIOR HIGH SCHOOLS), LOCATED AT 2601 NE 151 STREET**

**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 State School "QQQ-1" (relief for North Miami Beach, North Miami and Dr. Michael M. Krop Senior High Schools), Florida Power & Light Company has requested that an easement be granted. The easement runs along the southern portion of the site, is 10' wide and irregular in shape. The subject area consists of approximately 1,616 square feet, or .04 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 Office of School Facilities recommends approval of the Agreement.

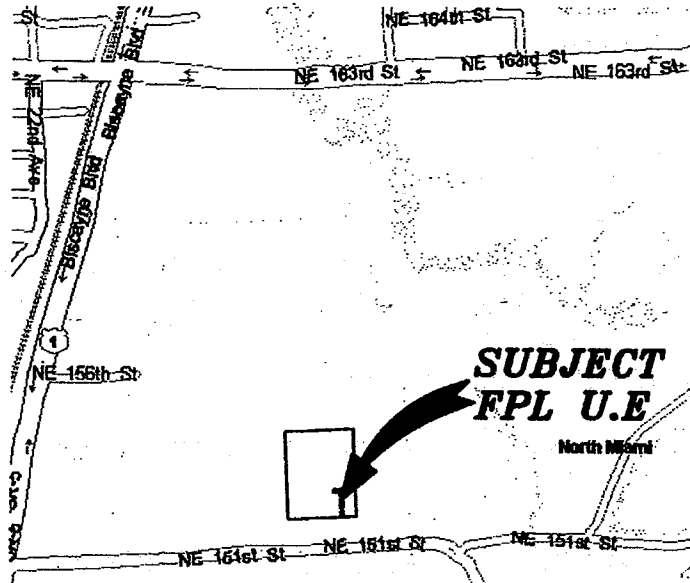
**RECOMMENDED:** That The School Board of Miami-Dade County, Florida, authorize the Chair and Secretary to execute a Grant of Easement Agreement with Florida Power and Light Company for the electrical service requirements associated with the construction of State School "QQQ-1", as described above.

RL:

**LOCATION MAP**

A PORTION OF SECTION 15, TOWNSHIP 52 SOUTH, RANGE 42 EAST,  
CITY OF NORTH MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA.

SCALE: N.T.S.



**TYPE OF SURVEY:** FPL UTILITY EASEMENT

**NOTES:**

1. THIS SKETCH AND LEGAL DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
2. BEARINGS SHOWN ARE TO AN ASSUMED MERIDIAN. THE S. LINE OF THE SW. 1/4 OF SEC. 15-52-42 HAS BEEN ASSIGNED A BEARING OF N86°59'22"E.
3. SEE SHEET 2 FOR GEOMETRIC SKETCH.
4. SEE SHEET 3 FOR LEGAL DESCRIPTION.

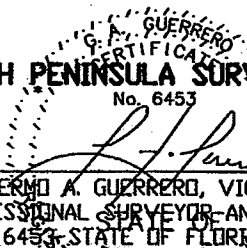
**REVISIONS:**

**LEGEND:**

- FPL. ----- FLORIDA POWER & LIGHT
- ⊕ ----- CENTERLINE
- P.C. ----- POINT OF COMMENCEMENT
- P.O.B. ----- POINT OF BEGINNING
- P.O.T. ----- POINT OF TERMINATION
- PB ----- PLAT BOOK
- PG ----- PAGE
- P ----- PROPERTY LINE
- MDCR ----- MIAMI-DADE COUNTY RECORDS
- (TYP) ----- TYPICAL
- U.E. ----- UTILITY EASEMENT

THIS SHEET IS NOT VALID WITHOUT THE OTHERS.

AUTHENTIC COPIES OF THIS SKETCH & LEGAL DESCRIPTION SHALL BEAR THE ELECTRONIC SIGNATURE & SEAL OF THE ATTESTING PROFESSIONAL SURVEYOR AND MAPPER.

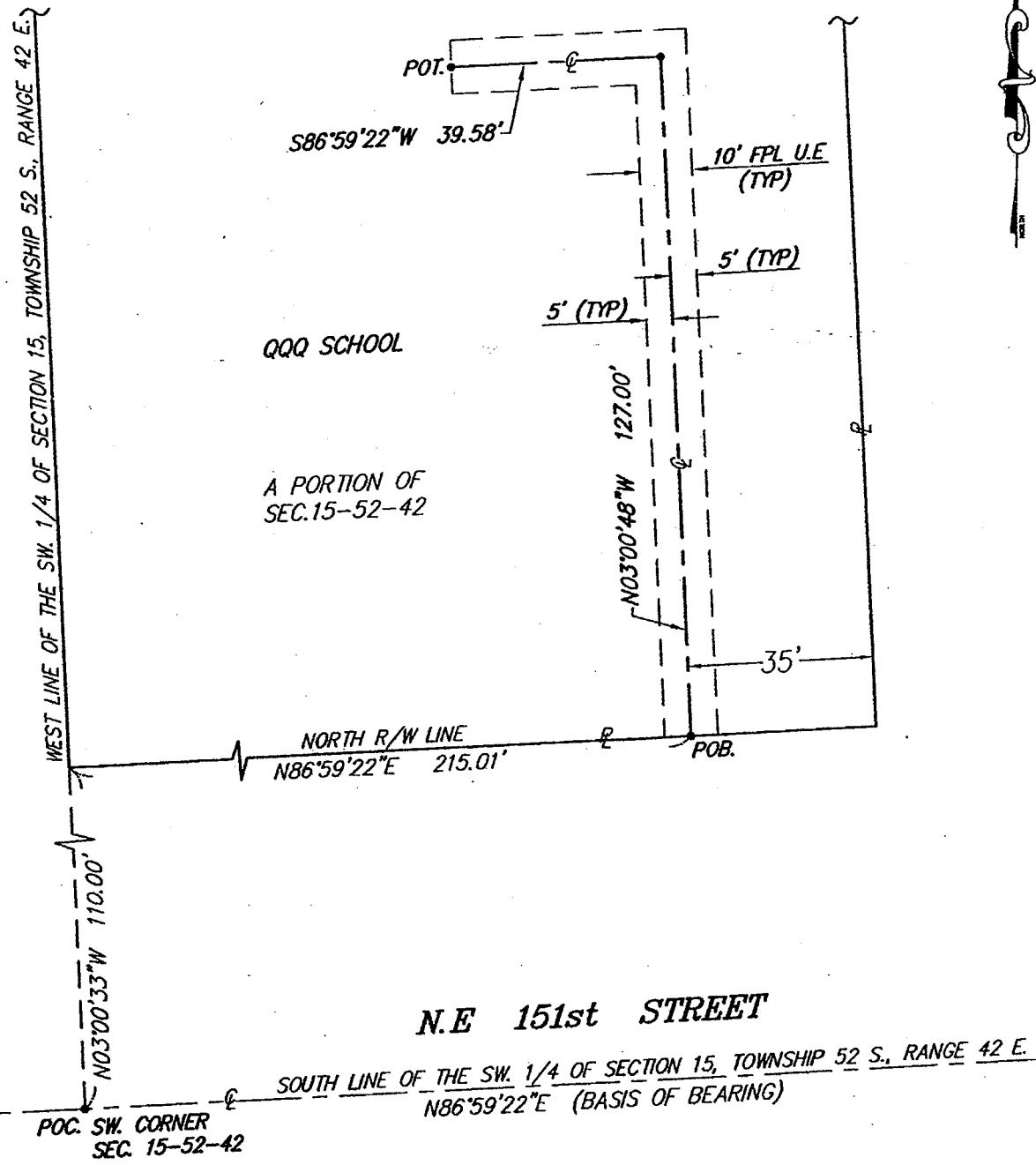
  
**SOUTH PENINSULA SURVEYING, CORP.**  
 No. 6453  
 GUILLERMO A. GUERRERO, VICERESIDENT  
 PROFESSIONAL SURVEYOR AND MAPPER  
 # LS 6453, STATE OF FLORIDA

DATE: 11-24-08
SCALE: AS SHOWN
JOB ORDER: 085032
CAD FILE: QQQ-1
DRAWN BY: N.T
F.B. N/A PG.
FILE NO. A-1228
SHEET: 1 OF 3

**SOUTH PENINSULA SURVEYING, CORP.**

LB # 7583  
**LAND DEVELOPMENT CONSULTANTS**  
**SURVEYORS - PLANNERS**  
**CONSTRUCTION LAYOUT**  
 13113 NW 42nd AVENUE, 2nd FLOOR  
 MIAMI, FLORIDA 33054  
 PHONE (305) 687-9191 FAX (305) 687-9190 E-MAIL PENINSULALS@CS.COM

# GEOMETRIC SKETCH



THIS SHEET IS NOT VALID  
WITHOUT THE OTHERS.

DATE: 11-24-08
SCALE: 1" = 20'
JOB ORDER: 085032
CAD FILE: QQQ-1
DRAWN BY: N.T
F.B. N/A PG.
FILE NO. A-1228
SHEET: 2 OF 3

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## LEGAL DESCRIPTION

AN FPL UTILITY EASEMENT LYING WITHIN A PORTION OF SECTION 15, TOWNSHIP 52 SOUTH, RANGE 42 EAST, CITY OF NORTH MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 15, TOWNSHIP 52 SOUTH, RANGE 42 EAST; THENCE RUN N03°00'33"W FOR 110.00 FEET ALONG THE WEST LINE OF SAID SECTION 15; THENCE N86°59'22"E ALONG A LINE THAT IS 110.00 FEET NORTH AND PARALLEL TO THE SOUTH LINE OF SAID SECTION 15, THE SAME BEEN THE NORTH RIGHT OF WAY LINE OF NORTHEAST 151st STREET FOR 215.01 FEET TO THE POINT OF BEGINNING OF 10.00 FEET WIDE FPL UTILITY EASEMENT LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE; THENCE N03°00'48"W FOR 127.00 FEET, THENCE S86°59'22"W FOR 39.58 FEET TO THE POINT OF TERMINATION.

THE SIDELINES OF THIS EASEMENT ARE TO BE LENGTHENED OR SHORTENED AS REQUIRED IN ORDER TO CREATE A CONTIGUOUS STRIP OF LAND ALONG THE ROUTE DESCRIBED AND AS GRAPHICALLY DEPICTED ON THE GEOMETRIC SKETCH.

ALL LYING AND BEING IN A PORTION OF SECTION 15, TOWNSHIP 52 SOUTH, RANGE 42 EAST, CITY OF NORTH MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA.

CONTAINING 1,616 S.F. OR 0.04 ACRES ±

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SCALE: N/A
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DRAWN BY: N.T
F.B. N/A PG.
FILE NO. A-1228
SHEET: 3 OF 3

### **SOUTH PENINSULA SURVEYING, CORP.**

LB # 7583

**LAND DEVELOPMENT CONSULTANTS**

**SURVEYORS - PLANNERS**

**CONSTRUCTION LAYOUT**

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