

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 A CLASSROOM ADDITION AT SOUTH HIALEAH ELEMENTARY SCHOOL, LOCATED AT 265 EAST 5 STREET, HIALEAH

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

**LINK TO
STRATEGIC PLAN: IMPROVE CONSTRUCTION SERVICES**

The District recently completed construction of a classroom addition at South Hialeah Elementary School, located at 265 East 5 Street. As a part of the project, Florida Power & Light Company has requested that an easement be granted to feed the new addition. The easement runs through the central portion of the site and is 10' wide. The subject area consists of 2,552 square feet, or .06 acre, 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 electrical service requirements associated with the construction of a classroom addition at South Hialeah Elementary School, as described above.

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SKETCH TO ACCOMPANY LEGAL DESCRIPTION
SOUTH HIALEAH ELEMENTARY
EASEMENT FOR F.P.L.

LEGAL DESCRIPTION

EASEMENT (F.P.L.)

THOSE PORTIONS OF LOT 3 AND 22, BLOCK 12 OF "TOWN OF HIALEAH" ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5 AT PAGE 77 AND THOSE PORTIONS OF LOT 4 AND 21, BLOCK 12 OF "HIALEAH FOURTH ADDITION" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7 AT PAGE 83, BOTH PLATS OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS. COMMENCE AT THE SOUTHWEST CORNER OF LOT 24, BLOCK 12 OF SAID "TOWN OF HIALEAH", PLAT BOOK 5 PAGE 77; THENCE ALONG THE WEST LINE OF LOTS 24, 23 AND 22 WITH AN ASSUMED BEARING OF NORTH 00 DEGREES, 00 MINUTES AND 00 SECONDS EAST, A DISTANCE OF 119.10 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED 10.00 FEET FLORIDA POWER & LIGHT (F.P.L.) EASEMENT. THENCE NORTH 89 DEGREES, 59 MINUTES AND 16 SECONDS EAST, ALONG THE SOUTHERLY LINE OF THIS EASEMENT, A DISTANCE OF 200.00 FEET TO THE INTERSECTION WITH THE EAST LINE OF SAID LOT 21 (PLAT 7-PAGE 83), THENCE NORTH 00 DEGREES, 00 MINUTES AND 00 SECONDS EAST, ALONG THE EAST LINE OF LOT 21 AND LOT 24 A DISTANCE OF 18.46 FEET; THENCE SOUTH 89 DEGREES, 59 MINUTES, 16 SECONDS WEST, A DISTANCE OF 10.0 FEET; THENCE SOUTH 00 DEGREES, 00 MINUTES AND 00 SECONDS WEST, A DISTANCE OF 8.46 FEET; THENCE SOUTH 89 DEGREES, 59 MINUTES AND 16 SECONDS WEST, A DISTANCE OF 180.00 FEET; THENCE NORTH 00 DEGREES, 00 MINUTES AND 00 SECONDS EAST, A DISTANCE OF 12.93 FEET; THENCE NORTH 89 DEGREES, 59 MINUTES AND 16 SECONDS EAST, A DISTANCE 23.84 FEET; THENCE NORTH 00 DEGREES, 00 MINUTES AND 00 SECONDS EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 89 DEGREES, 59 MINUTES AND 16 SECONDS WEST, A DISTANCE 33.84 FEET TO THE INTERSECTION WITH THE WEST LINE OF SAID LOT 3 OF "TOWN OF HIALEAH" PLAT BOOK 5 AT PAGE 77; THENCE SOUTH 00 DEGREES, 00 MINUTES AND 00 SECONDS WEST; ALONG THE WEST LINE OF SAID LOT 3 AND LOT 22, PLAT BOOK 5 PAGE 77, FOR A DISTANCE OF 32.93 FEET TO THE POINT BEGINNING.

CONTAINING 2.552 SQUARE FEET (0.06 ACRES) MORE OR LESS.

PREPARED BY:

FERNANDO Z. GATELL PSM

F.R. ALEMAN AND ASSOCIATES, INC LB: 6785

10305 NW 41ST STREET SUITE 200

MIAMI, FLORIDA 33178



FERNANDO Z. GATELL P.S.M.
CERTIFICATE No. 2821
STATE OF FLORIDA.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

DATE: 05/06/08

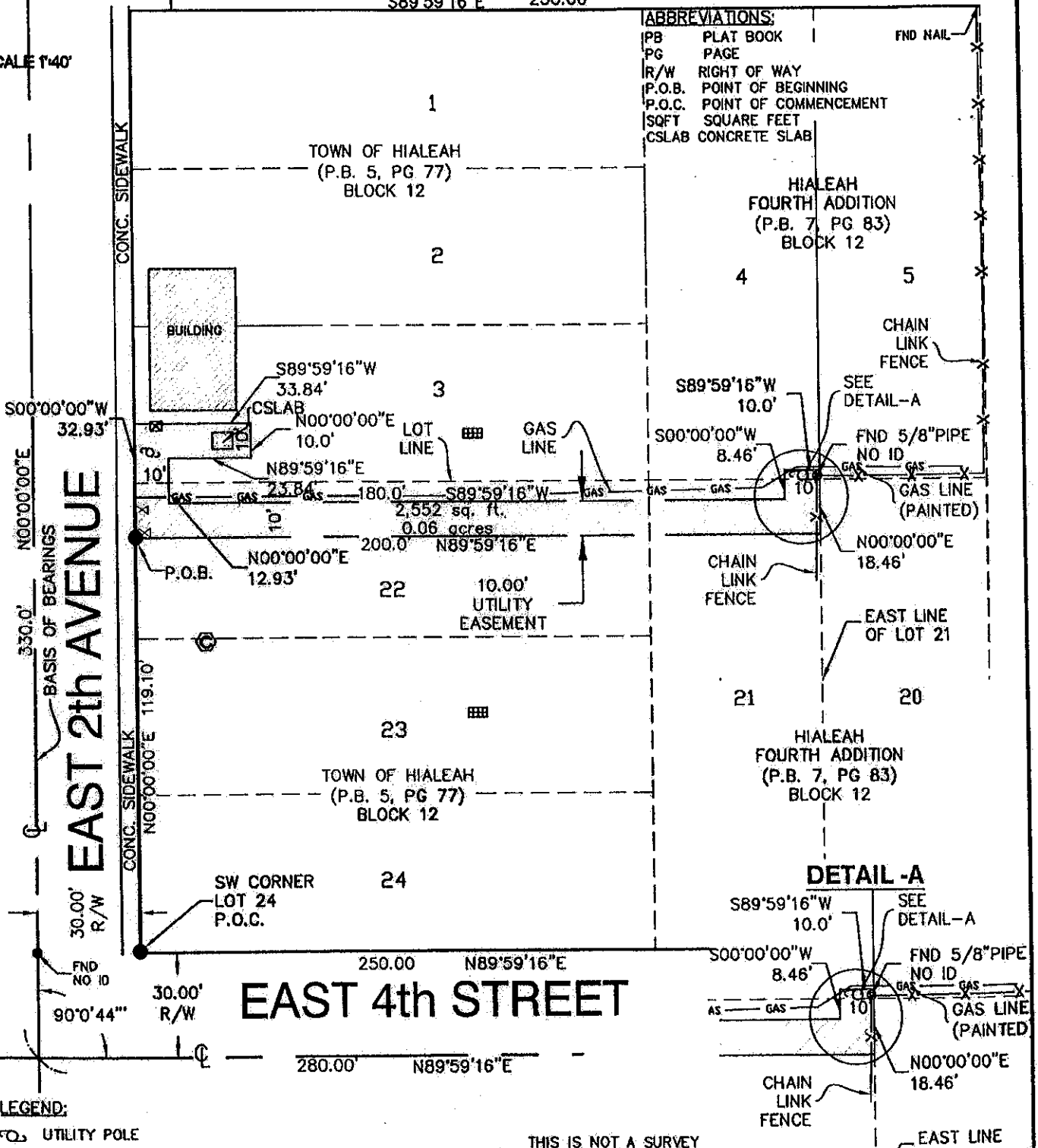
SOUTH HIALEAH ELEMENTARY
Florida Power & Light CO Easement

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

EAST 5th STREET

ABBREVIATIONS:	
PB	PLAT BOOK
PG	PAGE
R/W	RIGHT OF WAY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
SQFT	SQUARE FEET
CSLAB	CONCRETE SLAB

SCALE 1"=40'



LEGEND:
 ☉ UTILITY POLE

THIS IS NOT A SURVEY

DATE: 05/06/08

SOUTH HIALEAH ELEMENTARY
 Florida Power & Light CO Easement