

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 WLRN TRANSMISSION TOWER, LOCATED AT 3300 NW 52 AVENUE, PEMBROKE PARK, BROWARD COUNTY

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

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

In order to improve the reliability of electrical service to the WLRN Transmission Tower (Tower), Florida Power & Light Company has requested that an easement be granted to accommodate conversion of the existing overhead electrical transmission facilities to underground service. The State of Florida and Board each have a one-half undivided ownership interest in the land where the Tower is located, and as such, the easement requires execution by the Board and Secretary, as well as the Florida Department of Environmental Protection, Division of State Lands. The easement runs along the eastern portion of the site and is 20'x 40'. The easement will house a transformer pad and other electrical transmission equipment. The subject area consists of 800 square feet, or .02 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, and General Manager of WLRN recommend 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 WLRN Transmission Tower, as described above.

RL:

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JOHN A. GRANT, JR., INC.

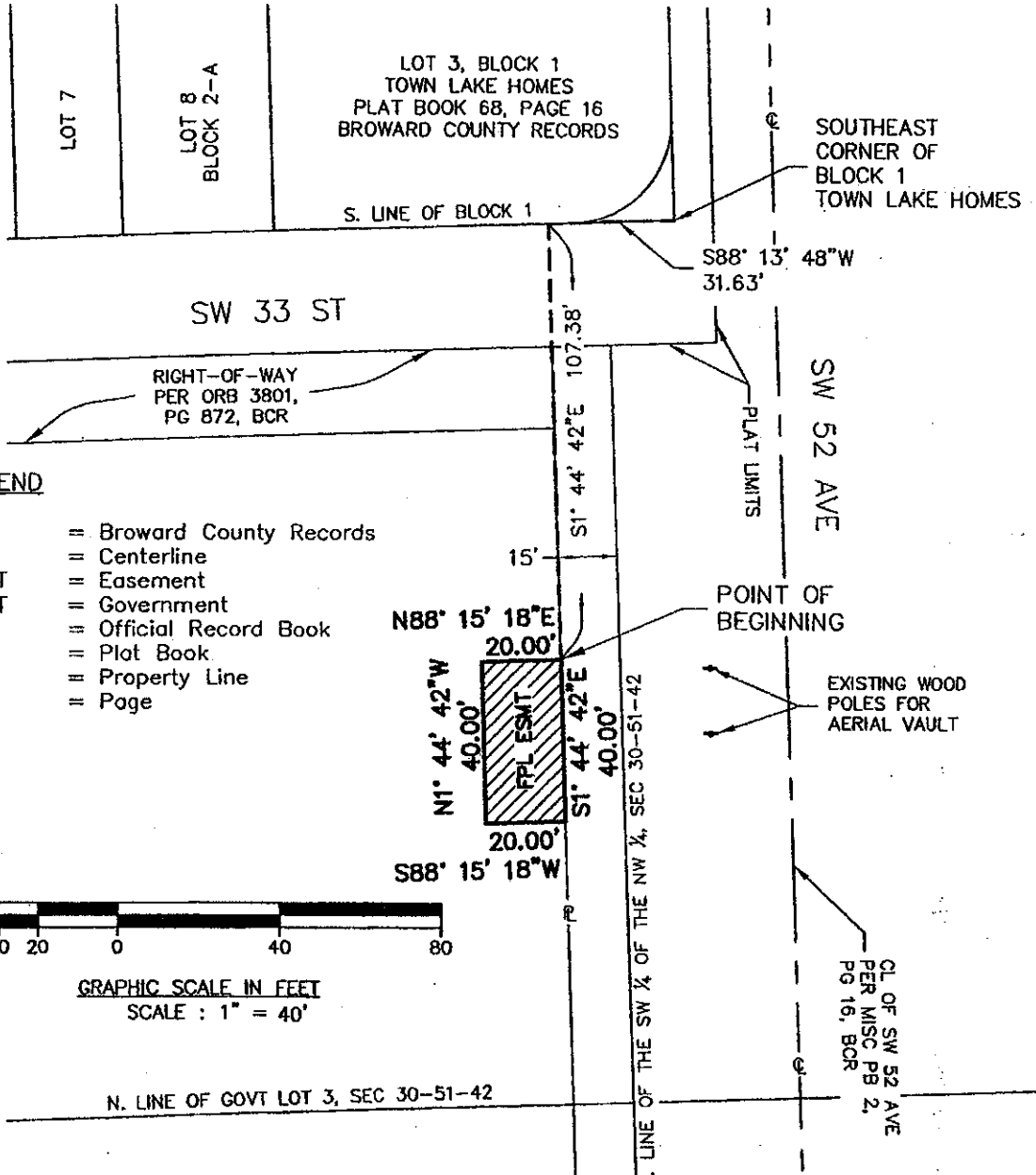
3333 NORTH FEDERAL HIGHWAY
PHONE : (561) 395-3333

CONSULTING ENGINEERS & LAND SURVEYORS
LICENSED BUSINESS # LB 50

BOCA RATON, FLORIDA 33431
FAX : (561) 395-3315

SKETCH OF DESCRIPTION
FPL EASEMENT

SECTION 30, TOWNSHIP 51 SOUTH, RANGE 42 EAST



LEGEND

- BCR = Broward County Records
- CL = Centerline
- ESMT = Easement
- GOVT = Government
- ORB = Official Record Book
- PB = Plat Book
- PL = Property Line
- PG = Page



GRAPHIC SCALE IN FEET
SCALE : 1" = 40'

THIS IS NOT A SURVEY!

Drawn By <u>SAR</u>	Date <u>10 MAR 09</u>
Checked By _____	F.B. <u>1960</u> Pg. <u>55</u>
Scale <u>1" = 40'</u>	Job No. <u>JG0023-HCV</u>
Sheet <u>1</u> of <u>2</u>	

REVIEWED AND APPROVED

Scott A. Reid 17 Mar 09

SCOTT A. REID
PROFESSIONAL LAND SURVEYOR NO.6258
STATE OF FLORIDA

Drawing:K:\JG0023-HCV\CAD Files\JG0023-HCV FPL ESMT.dwg\SH11

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LEGAL DESCRIPTION FPL EASEMENT

A PORTION OF LAND LYING IN THE NORTHWEST QUARTER ($\frac{1}{4}$) OF SECTION 30, TOWNSHIP 51 SOUTH, RANGE 42 EAST, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF BLOCK ONE, TOWN LAKE HOMES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 68, PAGE 16 OF THE PUBLIC RECORDS OF BROWARD COUNTY, THENCE SOUTH 88°13'48" WEST, ALONG THE SOUTH LINE OF SAID BLOCK ONE, A DISTANCE OF 31.63 FEET;

THENCE SOUTH 01°44'42" EAST, ALONG A LINE 15 FEET EAST OF AND PARALLEL TO THE EAST LINE OF THE SOUTHWEST QUARTER ($\frac{1}{4}$) OF THE NORTHWEST QUARTER ($\frac{1}{4}$) OF SAID SECTION 30 AS SHOWN ON THE PLAT OF HOLLYWOOD RIDGE FARMS, AS RECORDED IN MISCELLANEOUS PLAT BOOK 2, PAGE 16 OF THE PUBLIC RECORDS OF BROWARD COUNTY, A DISTANCE OF 107.38 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE SOUTH 01°44'42" EAST, A DISTANCE OF 40.00 FEET;

THENCE SOUTH 88°15'18" WEST, A DISTANCE OF 20.00 FEET;

THENCE NORTH 01°44'42" WEST, A DISTANCE OF 40.00 FEET;

THENCE NORTH 88°15'18" EAST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATE IN THE CITY OF PEMBROKE PARK, BROWARD COUNTY FLORIDA AND CONTAINING 800 SQUARE FEET, MORE OR LESS.

Drawn By	SAR	Date	10 MAR 09
Checked By		F.B.	1960 Pg. 55
Scale	1" = 40'	Job No.	JG0023-HCV
Sheet	2 of 2		

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