

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

SUBJECT: AUTHORIZATION FOR THE CHAIR AND SECRETARY TO EXECUTE A GRANT OF EASEMENT AGREEMENT WITH FLORIDA POWER AND LIGHT COMPANY FOR THE ELECTRICAL SERVICE REQUIREMENTS ASSOCIATED WITH CONSTRUCTION OF THE INTERNATIONAL STUDIES PREPARATORY ACADEMY, STATE SCHOOL "LLL-1", LOCATED AT 1570 MADRUGA AVENUE, CORAL GABLES

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

LINK TO STRATEGIC FRAMEWORK: FINANCIAL EFFICIENCY/STABILITY

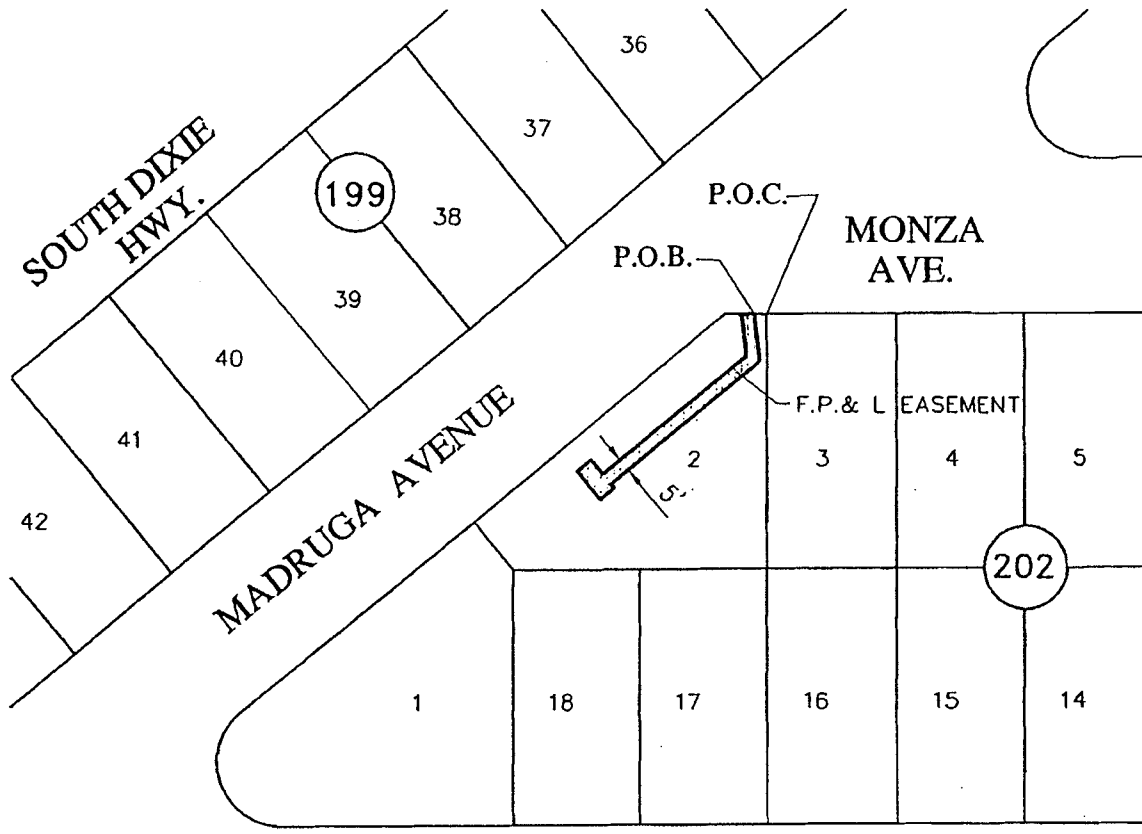
In order to meet the electrical service requirements associated with construction of the International Studies Preparatory Academy (School), located at 1570 Madruga Avenue, Coral Gables, Florida Power & Light Company has requested that an easement be granted to service the new School. The easement runs through the Northeast portion of the site and is 5' wide. The subject area consists of 561.20 square feet, or 0.01 acre, more or less. The area is legally described in Exhibit "A", attached hereto.

The Office of School Facilities recommends the granting of the proposed Easement. All documents will be reviewed and approved by the School Board Attorney's Office and Office of Risk and Benefits Management prior to execution.

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 construction of the International Studies Preparatory Academy, State School "LLL-1", as described above.

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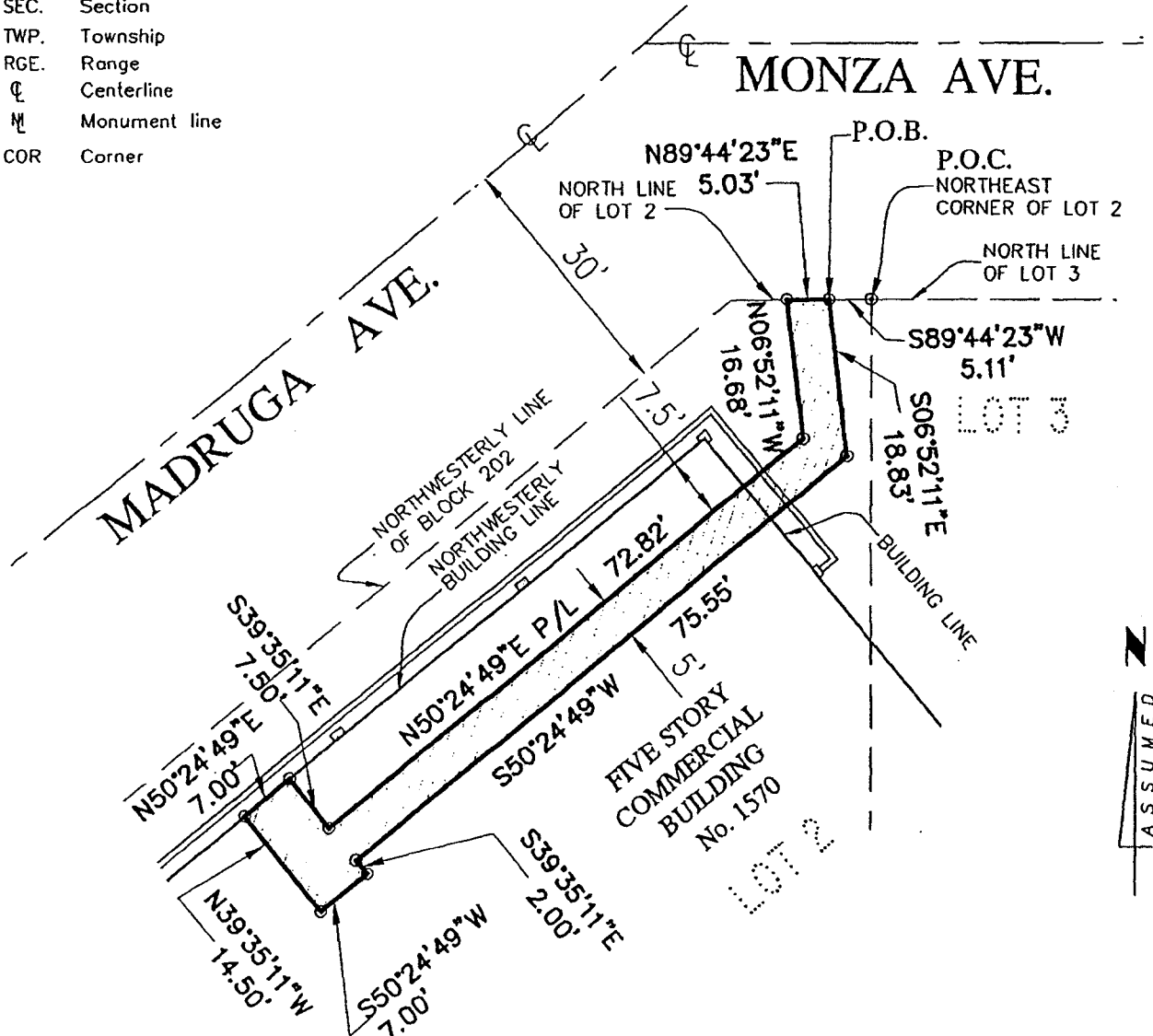
NOTICE:
 Not full and complete without Pages 2 thru 4
 Page 1 of 4

EXHIBIT "A"
LOCATION SKETCH
 NOT TO SCALE
 -THIS IS NOT A SURVEY-

FPL EASEMENT
 "INTERNATIONAL STUDIES Sr. HIGH, STATE SCHOOL LLL1"
 1570 MADRUGA AVENUE, CORAL GABLES, FLORIDA
 Folio # 03-4130-034-0010
 MIAMI-DADE COUNTY
 Section 30, Township 54 South, Range 41 East
 Date: March 4th, 2011

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
- ☉ Centerline
- ⊥ Monument line
- COR Corner



NOTICE:

Not full and complete without Pages 1, 2 & 4 Page 2 of 4

**EXHIBIT "A"
SKETCH**



GRAPHIC SCALE
SCALE : 1" = 30'

-THIS IS NOT A SURVEY-

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 Folio # 03-4130-034-0010
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LEGAL DESCRIPTION :

That portion of Lot 2 of Block 222 of "SECOND REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART 14", according to the Plat thereof, as recorded in Plat Book 28, at Page 32, of the Public Records of Miami-Dade County, Florida being more particularly described as follows:

Commence at the NE corner of Lot 2, Block 222 of "SECOND REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART 14", Plat Book 28, Page 32, of the Public Records of Miami-Dade County, Florida, Section 30, Township 54 South, Range 41 East; thence S89°44'23"W, along the North line of said Lot 2, a distance of 5.11 feet to the Point of Beginning; thence S06°52'11"E, a distance of 18.83 feet; thence S50°24'49"W along a line 12.50 feet southeasterly and parallel with the northwesterly line of the existing building, a distance of 75.55 feet; thence S39°35'11"E, a distance of 2.00 feet; thence S50°24'49"W, a distance of 7.00 feet; thence N39°35'11"W, a distance of 14.50 feet; thence N50°24'49"E along the northwesterly line of the existing building, a distance of 7.00 feet; thence S39°35'11"E, a distance of 7.50 feet; thence N50°24'49"E along a line 7.50 feet southeasterly and parallel with the northwesterly line of the existing building, a distance of 72.82 feet; thence N06°52'11"W, a distance of 16.68 feet; thence N89°44'23"E along the North line of Lot 2, a distance of 5.03 feet to the Point of Beginning.

Containing 561.20 Square Feet or 0.01 Acres, more or less, by calculations.

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Page 3 of 4

**EXHIBIT "A"
LEGAL DESCRIPTION**

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**FPL EASEMENT
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Folio # 03-4130-034-0010
MIAMI-DADE COUNTY
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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:

-North arrow and Bearings refer to an assumed value of S89°44'23"E, along the North Boundary line of Lot 2, Block 222 as per Plat Book 28, at Page 32, of the Public Records of Miami-Dade County, Florida.

_Plat Book 28, Page 32, SECOND REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART 14. of the Public Records of Miami-Dade County, Florida.

-Section 30, Township 54 South, Range 41 East, of the Public Records of Miami-Dade County, Florida.

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.

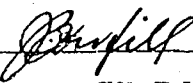
This document does not represent a field boundary survey of the described property, or any part or parcel thereof.

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 5J-17 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
March 4th, 2011

Project: 07-0359 Job: 11-0048 Sketch & Legal

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.

NOTICE:
Not full and complete without Pages 1, 2 & 3
Page 4 of 4

EXHIBIT "A"
SURVEYOR'S NOTES
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