

June 27, 2011

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 THE REPLACEMENT OF NORTH DADE MIDDLE SCHOOL AND CENTER FOR MODERN LANGUAGES, LOCATED AT 1840 NW 157 STREET, MIAMI

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

LINK TO STRATEGIC FRAMEWORK: FINANCIAL EFFICIENCY/STABILITY

In order to meet the electrical service requirements associated with the replacement of North Dade Middle School and Center for Modern languages, located at 1840 NW 157 Street, Miami, Florida Power & Light Company has requested that an easement be granted to allow relocation of the main electrical service for the school campus. The easement runs north through a portion of the site and is 10' wide. The subject area consists of 409 square feet, or 0.009 acre, more or less. The area is legally described in Exhibit "A", attached hereto.

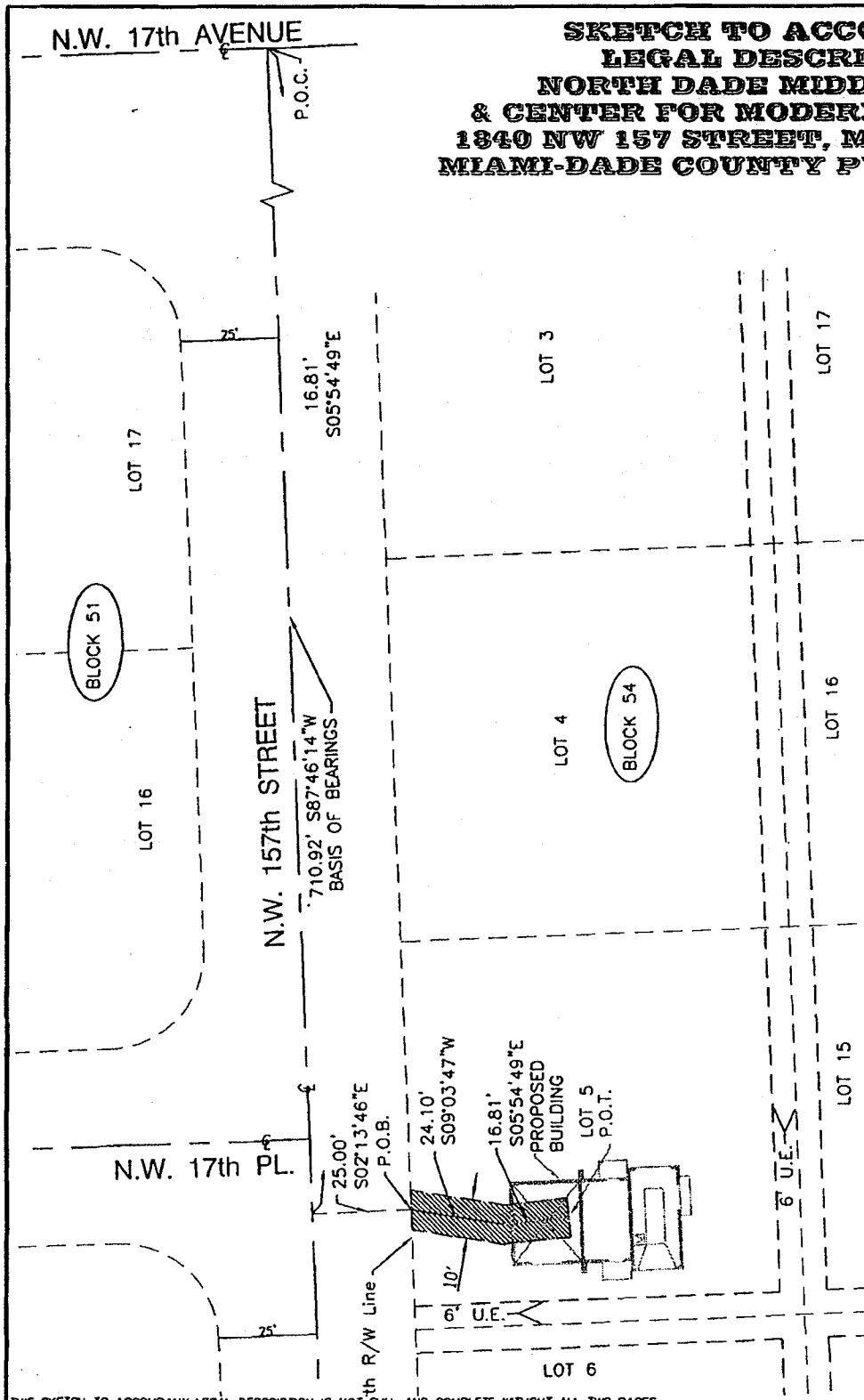
The Office of School Facilities recommends the granting of the proposed Easement. All documents will be reviewed and approved by the School Board Attorney's Office and Office of Risk and Benefits Management prior to execution.

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 the replacement of North Dade Middle School and Center for Modern languages, as described above.

IB:

F - 5

**SKETCH TO ACCOMPANY
LEGAL DESCRIPTION
NORTH DADE MIDDLE SCHOOL
& CENTER FOR MODERN LANGUAGES
1840 NW 157 STREET, MIAMI, FL 33054
MIAMI-DADE COUNTY PUBLIC SCHOOLS**



- LEGEND**
- POINT OF BEGINNING=P.O.B.
 - POINT OF TERMINATION= P.O.T.
 - POINT OF TANGENCY=PT
 - POINT OF COMMENCEMENT=PC
 - SQUARE FEET=SQFT
 - RIGHT OF WAY=R/W
 - SECTION=SEC.
 - TOWNSHIP=TWP
 - RANGE=RGE
 - CENTRAL ANGLE=D
 - ARC LENGTH=L
 - PLAT BOOK=PB
 - PAGE=PG
 - RADIUS=R
 - SOUTH=S

THIS SKETCH TO ACCOMPANY LEGAL DESCRIPTION IS NOT FULL AND COMPLETE WITHOUT ALL TWO PAGES. SHEET 1 OF 2

**EXHIBIT "A-1"
LOCATION SKETCH**

SCALE: 1"=60'
THIS IS NOT A SURVEY

PROJECT NAME: NORTH DADE MIDDLE SCHOOL
& CENTER FOR MODERN LANGUAGES
FOLIO NO. 34-2115-001-0550
MIAMI-DADE COUNTY, FLORIDA
SEC. 15-TWP 52S, RG. 41E
DATE: 06-16-11

**SKETCH TO ACCOMPANY LEGAL DESCRIPTION
NORTH DADE MIDDLE SCHOOL
& CENTER FOR MODERN LANGUAGES
1840 NW 157 STREET, MIAMI, FL 33054
MIAMI-DADE COUNTY PUBLIC SCHOOLS**

LEGAL DESCRIPTION:

A strip of land lying and being in Lot 5 Block 54 OF "FIRST ADDITION TO BUNCHE PARK", according to the plat thereof, as recorded in Plat Book 53, at Page 61 of the Public Records of Miami-Dade County, Florida; more particularly described as follows:

A strip of land 10 feet in width, lying 5.00 feet on each side of the following described centerline. Commence at the point of intersection of the centerline of NW. 157th Street and NW. 17th Avenue, as shown on aforementioned "FIRST ADDITION TO BUNCHE PARK", according to the plat thereof, as recorded in Plat Book 53, at Page 61, of the Public Records of Miami-Dade County, Florida; thence along the centerline of NW. 157th Avenue S87°46'14"W for a distance of 710.92 feet; Thence S02°13'46"W for a distance of 25.00 feet to the Point of Beginning, said Point of Beginning. Thence S09°03'47"E for a distance of 24.10 feet; Thence S05°54'49"E for a distance of 16.81 feet to the Point of Termination.

The sidelines of this easement to be extended and shortened to meet at angle points.
Containing 409 sq. ft (0.009 Acres)

- 1) SKETCH TO ACCOMPANY LEGAL DESCRIPTION
- 2) PURPOSE OF THIS SKETCH TO ACCOMPANY LEGAL DESCRIPTION IS TO DEDICATE A PARCEL OF LAND FOR UTILITY EASEMENT.
- 4) REFERENCE: "FIRST ADDITION TO BUNCHE PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, AT PAGE 61 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY.
- 3) BASIS OF BEARINGS. BEARINGS REFER TO FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (N.A.D. 1983) THE BASIS OF BEARINGS IS THE CENTERLINE OF NW. 157th STREET, AS SHOWN ON SHEET 1 OF 2, WITH A BEARING OF S87°46'14"W. SAID LINE FOUND MONUMENTED.

PROJECT INFORMATION

PROJECT NAME: NORTH DADE MIDDLE SCHOOL & CENTER FOR MODERN LANGUAGES
PROJECT ADDRESS: 1840 NW 157 STREET, MIAMI, FL 33054
MIAMI-DADE COUNTY PUBLIC SCHOOLS

SIGNED : June 17, 2011
FIELD BOOK: 631, PG. 77-78
CAD FILE: 2143W04

I HEREBY CERTIFY:

THAT THIS ATTACHED SKETCH ACCOMPANY LEGAL DESCRIPTION MEETS THE REQUIRED MINIMUM TECHNICAL STANDARDS SET BY THE FLORIDA STATE BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES AND CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

SURVEYOR'S NOTES:

- 1) THIS IS NOT A LAND SURVEY.
- 2) REFERENCE:
PLAT BOOK 53, PAGE 61, MIAMI-DADE COUNTY PUBLIC RECORD.

THIS SKETCH TO ACCOMPANY LEGAL DESCRIPTION IS NOT FULL AND COMPLETE WITHOUT ALL TWO PAGES. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SKETCH TO ACCOMPANY LEGAL DESCRIPTION BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

FRANK PARUAS, P.S.M.(LS#6625)
STATE OF FLORIDA
FR-ALEMAN AND ASSOCIATES, INC. (LB#6785)
CONSULTING ENGINEERS AND SURVEYORS
10305 NW. 41st STREET, SUITE 200,
MIAMI, FL 33178

SHEET 2 OF 2

**EXHIBIT "A-1"
LOCATION SKETCH**

SCALE: 1"=60'

THIS IS NOT A SURVEY

PROJECT NAME: NORTH DADE MIDDLE SCHOOL
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