

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 CONSTRUCTION OF A CLASSROOM ADDITION AT FLORIDA CITY ELEMENTARY SCHOOL, LOCATED AT 344 NW 6 AVENUE, FLORIDA CITY**

**COMMITTEE: FACILITIES AND CONSTRUCTION REFORM**

**LINK TO STRATEGIC FRAMEWORK: FINANCIAL EFFICIENCY/STABILITY**

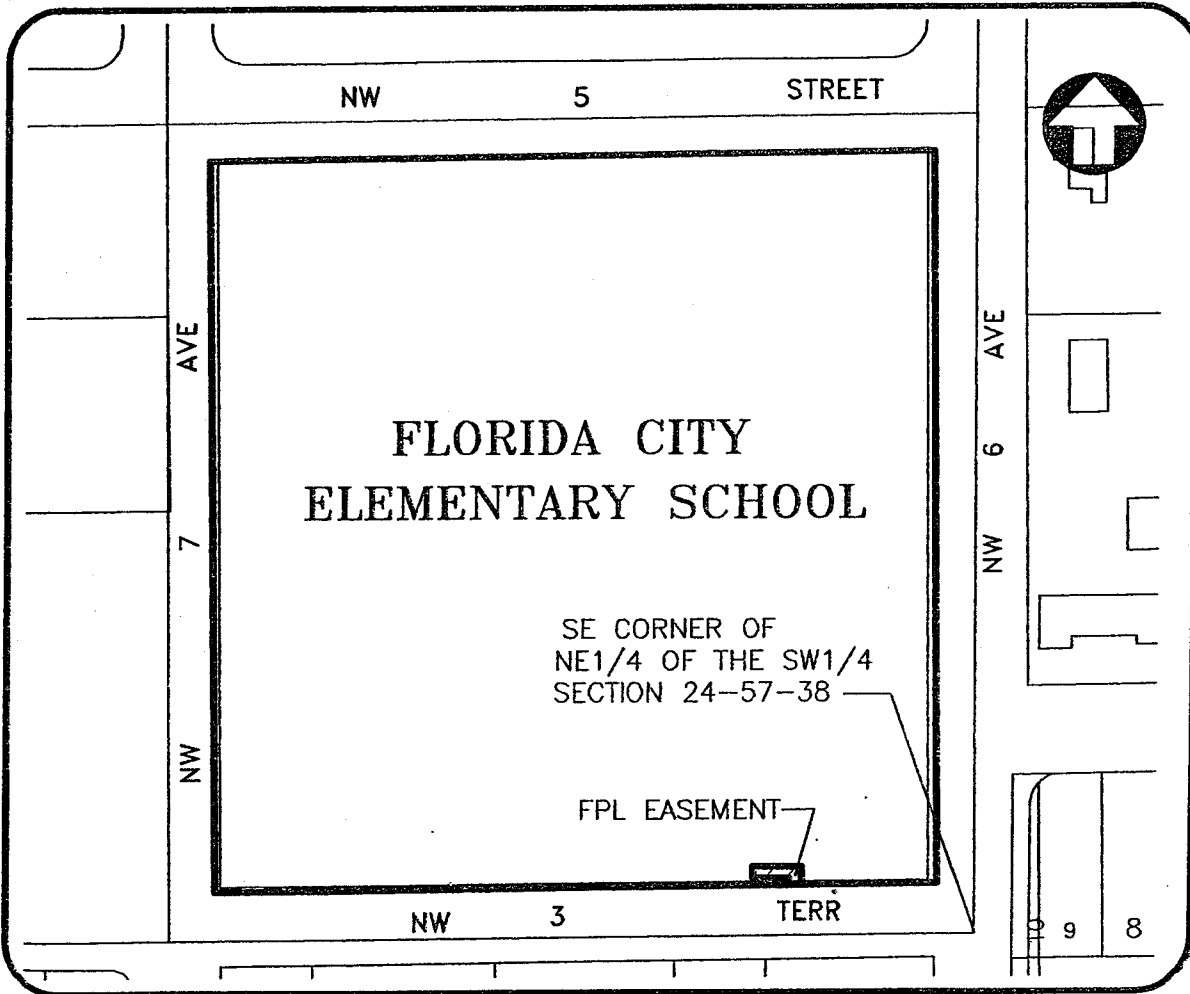
In order to meet the electrical service requirements associated with construction of a classroom addition at Florida City Elementary School (School), located at 344 NW 6 Avenue, Florida City, Florida Power & Light Company has requested that an easement be granted to service the addition. The easement runs along the Southeast portion of the School site, is 10' wide and consists of 450 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 the construction of a classroom addition at Florida City Elementary School, as described above.

IBJ:ibj

**F - 2**



**PORTION OF ~~SE~~ 1/4 OF THE NE 1/4 OF THE SW 1/4  
SECTION 24, TOWNSHIP 57 EAST, RANGE 38 SOUTH  
MIAMI-DADE COUNTY, FLORIDA**

**NOTICE:**

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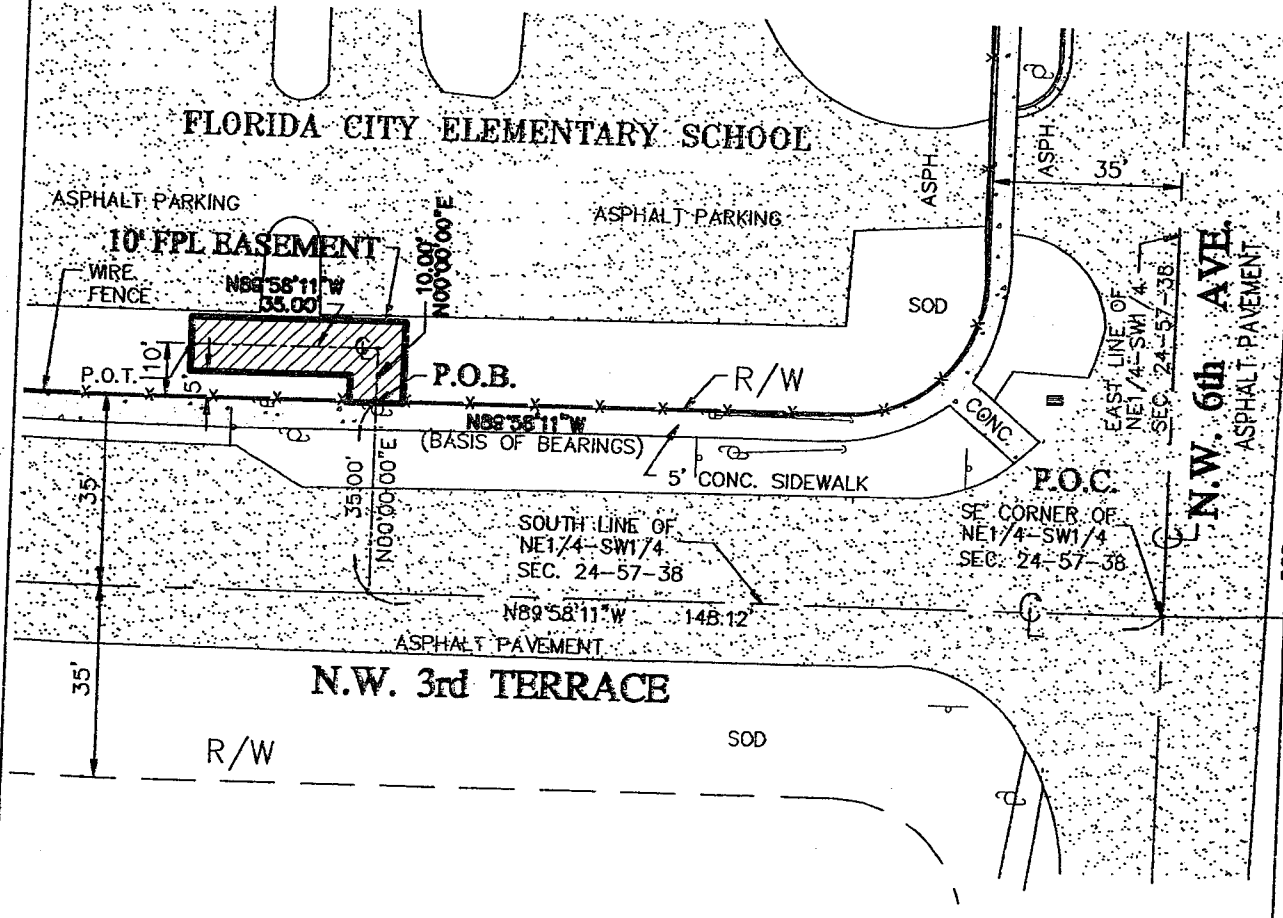
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**EXHIBIT "A"**  
**LOCATION SKETCH**  
NOT TO SCALE  
-THIS IS NOT A SURVEY-

**FPL BASEMENT**  
**FLORIDA CITY ELEMENTARY SCHOOL, LOCATOR # 2001**  
**344 N.W. 6th AVENUE, FLORIDA CITY, FLORIDA, 33034**  
**Polk # 16-7624-090-0641, MIAMI-DADE COUNTY, FL.**  
**Section 24, Township 57 South, Range 38 East**  
**Date: April 17, 2012**

**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
- E Electric Box

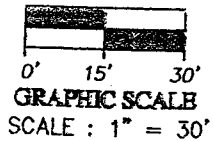


**NOTICE:**

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**EXHIBIT "A"  
SKETCH**

-THIS IS NOT A SURVEY-



**EPL EASEMENT**  
 FLORIDA CITY ELEMENTARY SCHOOL, LOCATOR # 2001  
 344 N.W. 6th AVENUE, FLORIDA CITY, FLORIDA, 33034  
 Folio # 16-7824-000-0641, MIAMI-DADE COUNTY, FL  
 Section 24, Township 57 South, Range 36 East  
 Date: April 17, 2012

**LEGAL DESCRIPTION OF FFL EASEMENT:**

A 10 foot wide utility easement for electrical services purposes lying 5 feet on each side of the following described centerline located in that portion of the SE 1/4 of the NE 1/4 of the SW 1/4, in Section 24, Township 57 South, Range 38 East, lying and being in Miami-Dade County, Florida, more particularly described by metes and bounds as follows:

Commence at the SE corner of the NE 1/4 of the SW 1/4, said Section 24, Township 57 South, Range 38 East, thence N89°58'11"W, along the South line of the NE 1/4 of the SW 1/4 of said Section 24, a distance of 148.12 feet; thence N00°00'00"E, a distance of 35.00 feet to a point on the North right-of-way of N.W. 3rd Terrace, also being the Point of Beginning of the hereinafter described centerline; thence continue N00°00'00"E, a distance of 10.00 feet; thence N89°58'11"W, along a line 10.00 feet North of and parallel with aforesaid North right-of-way of N.W. 3rd Terrace, a distance of 35.00 feet to the Point of Termination.

The side lines of said easement to be shortened or prolonged to meet the right angle points.

Containing 450 Square Feet more or less, by calculations.

**NOTICE:**

Not full and complete without Pages 1, 2 & 4

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**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**-THIS IS NOT A SURVEY-**

**FFL EASEMENT**  
**FLORIDA CITY ELEMENTARY SCHOOL, LOCATOR # 2001**  
**344 N.W. 6th AVENUE, FLORIDA CITY, FLORIDA, 33094**  
**Roll # 16-7824-000-0641, MIAMI-DADE COUNTY, FL**  
**Section 24, Township 57 South, Range 38 East**  
**Date: April 17, 2012**

**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 N89°58'11"E, along the South line of the Subject Property, 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 SCHOOL.

**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 LB 3398  
7100 Southwest 99th Avenue, Suite 104  
Miami, Florida 33173 Phone: 305.596.5333

By: \_\_\_\_\_

**Juan J. Bonfill, P.L.S.**

Professional Land Surveyor No. 3179  
State of Florida  
April 17, 2012

Project: 04-0735

Job:12-0111 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 5J-17 of the Florida Administrative Code.

**NOTICE:**

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**EXHIBIT "A"**  
**SURVEYOR'S NOTES**  
NOT TO SCALE  
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**EPL EASEMENT**  
**FLORIDA CITY ELEMENTARY SCHOOL, LOCATOR # 2001**  
**344 N.W. 6th AVENUE, FLORIDA CITY, FLORIDA, 33034**  
**Roll # 16-7E24-030-0641, MIAMI-DADE COUNTY, FL**  
Section 24, Township 57 South, Range 3E East  
Date: April 17, 2012