

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 ELECTRICAL SERVICE REQUIREMENTS ASSOCIATED WITH CONSTRUCTION OF THE REPLACEMENT MIAMI NORLAND SENIOR HIGH SCHOOL, LOCATED AT 1050 N.W. 195 STREET, MIAMI GARDENS, FLORIDA 33169

COMMITTEE: FACILITIES AND CONSTRUCTION

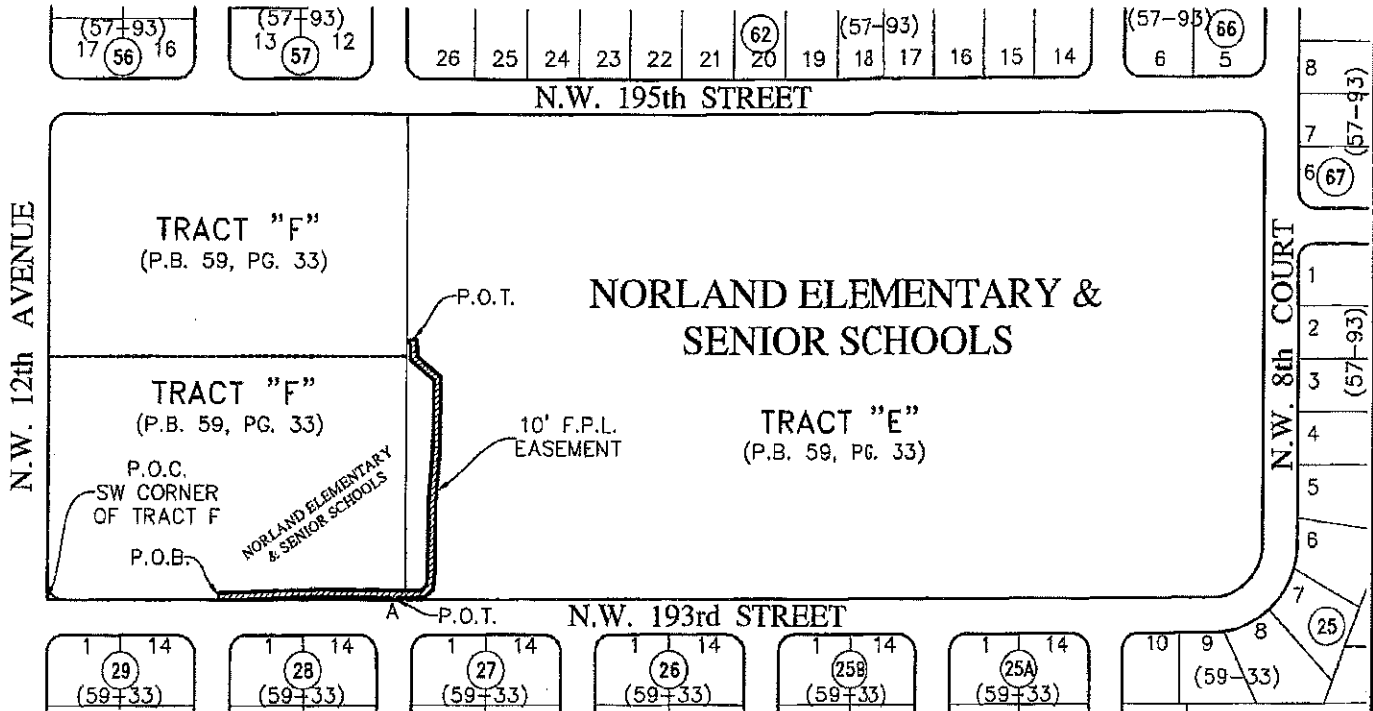
LINK TO STRATEGIC BLUEPRINT: EFFECTIVE AND SUSTAINABLE BUSINESS PRACTICES

In order to meet the electrical service requirements associated with construction of the replacement Miami Norland Senior High School ("School"), located at 1050 N.W. 195 Street, Miami Gardens, Florida Power & Light Company has requested that an easement ("Easement") be granted to service the new School. The Easement is located on the southwest side of the School site and is 10' wide. The subject area consists of 6,799 square feet, or 0.16 acre, more or less, and is legally described in Exhibit "A", attached hereto.

The Easement document has been reviewed by the School Board Attorney's Office and the Office of Risk and Benefits Management for legal sufficiency and risk management issues, respectively, and found to be in compliance.

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 replacement Miami Norland Senior High School, located at 1050 N.W. 195 Street, Miami Gardens, Florida 33169, as described above.

SKETCH AND LEGAL DESCRIPTION



J. BONFILL & ASSOCIATES, INC.
 Florida Certificate of Authorization Number LB3398
 7100 Southwest 99th Avenue, Suite 104
 Miami, Florida 33173 Phone: 305.598.8383

Project: 06-0721 Job: 16-0025 Sketch & Legal

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.

NOTICE:

Not complete without all Pages. Page 1 of 6

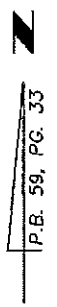
LOCATION SKETCH

NOT TO SCALE

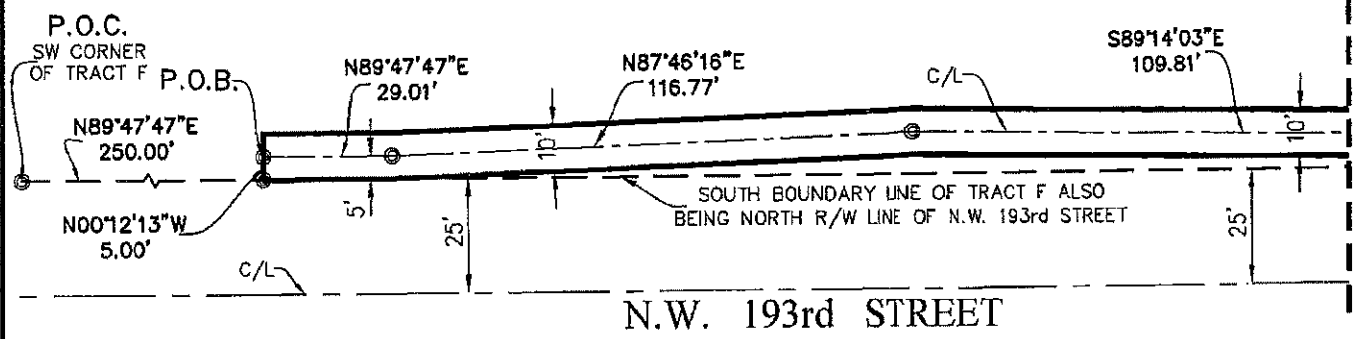
-THIS IS NOT A SURVEY-

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
 "F.P.L. EASEMENT",
 1050 N.W. 195th STREET,
 NORLAND ELEMENTARY & SENIOR SCHOOLS
 Miami Gardens, Miami-Dade County, Florida 33169
 Section 2, Township 52 South, Range 41 East
 Date: January 29th, 2016

SKETCH AND LEGAL DESCRIPTION



TRACT "F"
"PORTION OF NORWOOD SECOND ADDITION"
P.B. 59, PG. 33



MATCHLINE (SEE SHEET 3 OF 6)

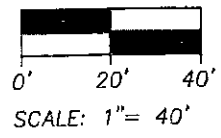
LEGEND

P.O.B.	Point of Beginning	SEC.	Section
P.O.T.	Point of Termination	TWP.	Township
P.O.C.	Point of Commence	RGE.	Range
P.B.	Plat Book	C/L	Centerline
PG.	Page	COR	Corner
R/W	Right-of-Way		

NOTICE:
Not complete without all Pages.

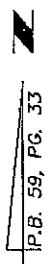
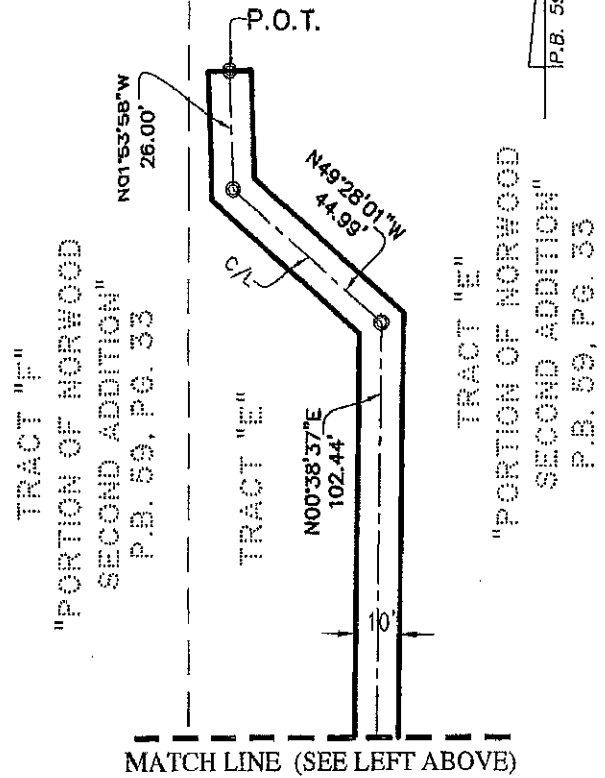
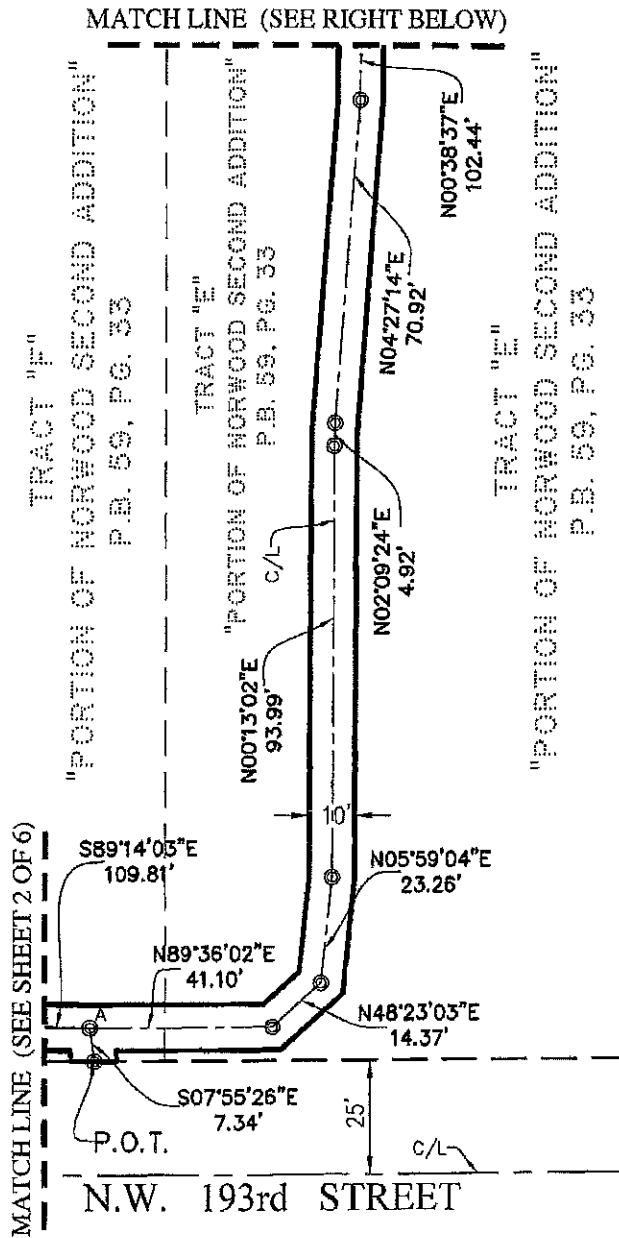
SKETCH
-THIS IS NOT A
BOUNDARY SURVEY-

GRAPHIC SCALE



SKETCH TO ACCOMPANY LEGAL DESCRIPTION
"F.P.L. EASEMENT"
1050 N.W. 195th STREET,
NORLAND ELEMENTARY & SENIOR SCHOOLS
Miami Gardens, Miami-Dade County, Florida 33169
Section 2, Township 52 South, Range 41 East
Date: January 29th, 2016

SKETCH AND LEGAL DESCRIPTION



LEGEND

P.O.B.	Point of Beginning	SEC.	Section
P.O.T.	Point of Termination	TWP.	Township
P.O.C.	Point of Commence	RGE.	Range
P.B.	Plot Book	C/L	Centerline
PG.	Page	COR	Corner
R/W	Right-of-Way		

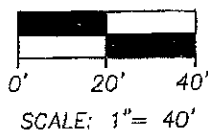
NOTICE:

Not complete without all Pages.

Page 3 of 6

SKETCH
-THIS IS NOT A
BOUNDARY SURVEY-

GRAPHIC SCALE



SKETCH TO ACCOMPANY LEGAL DESCRIPTION
"F.P.L. EASEMENT",
1050 N.W. 195th STREET,
NORLAND ELEMENTARY & SENIOR SCHOOLS
Miami Gardens, Miami-Dade County, Florida 33169
Section 2, Township 52 South, Range 41 East
Date: January 29th, 2016

SKETCH AND LEGAL DESCRIPTION

10 FOOT F.P.L. LINE EASEMENT

A strip of land 10 feet in width being a portion of Tract F and Tract E of "PORTION OF NORWOOD SECOND ADDITION", according to the plat thereof, as recorded in Plat Book 59, Page 33, of the Public Records of Miami-Dade County, Florida, also being a portion of the Northeast 1/4 of Section 2, Township 52 South, Range 41 East, Miami-Dade County, Florida, said strip of land being 5.00 feet each side of and contiguous with the following described centerline; Commence at the Southwest corner of Tract F of "PORTION OF NORWOOD SECOND ADDITION", according to the plat thereof, as recorded in Plat Book 59, Page 33, of the Public Records of Miami-Dade County, Florida; thence run N89°47'47"E along the South Boundary Line of said Tract F also being the North Right of Way Line of N.W. 193rd Street for a distance 250.00 feet; thence run N00°12'13"W, for a distance of 5.00 feet to the Point of Beginning of the hereinafter described centerline of 10 foot F.P.L. Line Easement; thence run N89°47'47"E along a line 5 feet North and parallel with the South Boundary Line of said Tract F also being the North Right of Way Line of N.W. 193rd Street, for a distance of 29.01 feet; thence run N87°46'16"E, for a distance of 116.77 feet; thence run S89°14'03"E, for a distance of 109.81 feet to a reference point "A"; thence run N89°36'02"E, for a distance of 41.10 feet; thence run N48°23'03"W, for a distance of 14.37 feet; thence run N05°59'04"E, for a distance of 23.26 feet; thence run N00°13'02"W, for a distance of 93.99 feet; thence run N02°09'24"E, for a distance of 4.92 feet; thence run N04°27'14"E, for a distance of 70.92 feet; thence run N00°38'37"E, for a distance of 102.44 feet; thence run N49°28'01"W, for a distance of 44.99 feet; thence run N01°53'58"W, for a distance of 26.00 feet to the Point of Termination.

AND

J. BONFILL & ASSOCIATES, INC.

Florida Certificate of Authorization Number LB3398
7100 Southwest 99th Avenue, Suite 104
Miami, Florida 33173 Phone: 305.598.8383

Project: 06-0721 Job: 16-0025 Sketch & Legal

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.

NOTICE:

Not complete without all Pages.

Page 4 of 6

LEGAL DESCRIPTION
-THIS IS NOT A SURVEY-

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
"F.P.L. EASEMENT"
1050 N.W. 195th STREET,
NORLAND ELEMENTARY & SENIOR SCHOOLS
Miami Gardens, Miami-Dade County, Florida 33169
Section 2, Township 52 South, Range 41 East
Date: January 29th, 2016

SKETCH AND LEGAL DESCRIPTION

10 FOOT F.P.L. LINE EASEMENT (cont.)

Beginning at the reference point "A"; thence run S07°55'26"E, for a distance of 7.34 feet to the Point of Termination.

The side lines are to be lengthened or shortened as may be necessary to maintain a continuous 10 foot strip along the described routes.

Containing 6,799 Square feet or 0.16 Acres, more or less, by calculation.

J. BONFILL & ASSOCIATES, INC.

Florida Certificate of Authorization Number LB3398
7100 Southwest 99th Avenue, Suite 104
Miami, Florida 33173 Phone: 305.598.8383

Project: 06-0721 Job: 16-0025 Sketch & Legal

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.

NOTICE:

Not complete without all Pages.

Page 5 of 6

LEGAL DESCRIPTION

-THIS IS NOT A SURVEY-

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
"F.P.L. EASEMENT",
1050 N.W. 195th STREET,
NORLAND ELEMENTARY & SENIOR SCHOOLS
Miami Gardens, Miami-Dade County, Florida 33169
Section 2, Township 52 South, Range 41 East
Date: January 29th, 2016

SKETCH AND LEGAL DESCRIPTION

SOURCES OF DATA:

The Legal Description of the Subject Parcels 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°47'47"E along the South line of the Subject Property, as per Plot Book 59, Page 33, of the Public Records of Miami-Dade County, Florida. Said line is considered well-established and monumented.

CERTIFY TO:

This Sketch and Legal Description was prepared at the insistence of and certify to:

The School Board of Miami-Dade County, Florida, its successors and/or assigns;
Walter J. Harvey, Esq., School Board Attorney and his successors in office.

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 be 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.

This sketch is an accurate graphic depiction of the legal description to which it is attached as per client's request.

SURVEYOR'S CERTIFICATE:

I hereby certify: That this "Sketch and 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 "Standards of Practice 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
7100 Southwest 99th Avenue, Suite 104
Miami, Florida 33173 Phone: 305.598.8383

By: 

Oria Jannet Suarez, P.S.M.

Professional Surveyor and Mapper No. 6781

State of Florida

January 29th, 2016

Project: 06-0721 Job: 16-0025 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:

Not complete without all Pages.
Page 6 of 6

SURVEYOR'S NOTES

-THIS IS NOT A SURVEY-

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
"F.P.L. EASEMENT"
1050 N.W. 195th STREET,
NORLAND ELEMENTARY & SENIOR SCHOOLS
Miami Gardens, Miami-Dade County, Florida 33169
Section 2, Township 52 South, Range 41 East
Date: January 29th, 2016