

Office of School Facilities
Raul F. Perez, Chief Facilities Design & Construction 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 A NEW ADDITION AT PALM SPRINGS NORTH ELEMENTARY SCHOOL, LOCATED AT 17615 NW 82 AVENUE, MIAMI, FLORIDA

COMMITTEE: FACILITIES AND CONSTRUCTION

LINK TO STRATEGIC PLAN: EFFECTIVE & SUSTAINABLE OPERATIONAL PRACTICES

In order to meet the electrical service requirements associated with the new addition at Palm Springs North Elementary School ("School"), located at 17615 NW 82 Avenue, Miami, Florida, Florida Power & Light Company has requested that an easement be granted to facilitate construction of the new addition. The easement is located on the southeast corner of the site and is comprised of two (2) 10' by 10' areas, 100 square feet each, for a total of 0.0046 acre, more or less. The areas are legally described in Exhibit "A", attached hereto.

The Easement document 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 a new addition at Palm Springs North Elementary School, as described in the agenda item.

IB:ib

EASEMENT

This Instrument Prepared By

Sec.10, Twp 52S, Rge 40E

Parcel I.D.30-2010-000-0030
(Maintained by County Appraiser)

Form 3722 (Stocked) Rev. 7/94

Name: Ms. Ivis Barba

Co. Name: School Board of Miami-Dade County

Address: 1450 NE 2nd Avenue #525

Miami, FL 33132

The undersigned, The School Board of Miami-Dade County, Florida, ("Grantor") in consideration of the payment of \$1.00 and other good and valuable consideration, the adequacy and receipt of which are hereby acknowledged, grant and give to Florida Power & Light Company, its licensees, agents, successors, and assigns ("Grantee"), an easement forever for the construction, operation and maintenance of overhead and underground electric utility facilities (including wires, poles, guys, cables, conduits and appurtenant equipment) to be installed from time to time; with the right to reconstruct, improve, add to, enlarge, change the voltage, as well as, the size of and remove such facilities or any of them within an easement 10 feet in width described as follows:

Reserved for Circuit Court

See attached Exhibit "A" (attached hereto and incorporated by reference) (the "Easement Area")

Together with the right to permit Grantee to attach wires to any facilities hereunder and lay cable and conduit within the Easement Area and to operate the same for Grantee's communications purposes; the right of ingress and egress to said premises at all times; the right to clear the land and keep it cleared of all trees, undergrowth and other obstructions within the Easement Area; to trim and cut and keep trimmed and cut all dead, weak, leaning or dangerous trees or limbs outside of the Easement Area which might interfere with or fall upon the lines or systems of communications or power transmission or distribution; and further grants, to the fullest extent the undersigned has the power to grant, if at all, the rights hereinabove granted on the land heretofore described, over, along, under and across the roads, streets or highways adjoining or through said property.

The laws of the State of Florida shall govern this Easement and venue for any litigation arising out of this Easement shall be the Florida County where the Easement Area is located.

IN WITNESS WHEREOF, the undersigned has signed and sealed this instrument on _____, 2022.

Signed, sealed and delivered in the presence of:

(Witness' Signature)

Print Name: _____
(Witness)

(Witness' Signature)

Print Name: _____
(Witness)

The School Board of Miami-Dade County, Florida

By: _____
(Grantor's signature)

Print Name: Ms. Perla Tabares Hantman, Chair

Print Address: 1450 NE 2 Avenue
Miami, Florida 33132

Attest: _____

Print Name: Dr. Jose L. Dotres, Superintendent

Print Address: 1450 NE 2 Avenue
Miami, FL 33132

STATE OF FLORIDA AND COUNTY OF MIAMI-DADE. The foregoing instrument was acknowledged before me this ____ day of _____, 2022, by Perla Tabares Hantman, and Dr. Jose L. Dotres, respectively the Chair and Secretary of The School Board of Miami-Dade County, Florida, a Florida public corporation, on behalf of said corporation, who are personally known to me or have produced _____ as identification, and who did (did not) take an oath.
(Type of Identification)

My Commission Expires:

Notary Public, Signature

Print Name _____

F.P.L. EASEMENT
NEW ADDITION AT PALM SPRINGS NORTH ELEMENTARY
17615 NW 82nd AVENUE, MIAMI, FL 33015
PROJECT No. 01775600

SOURCES OF DATA:

A PORTION OF LAND SITUATED IN "CHAMBERS LAND COMPANY SUBDIVISION" ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2 ON PAGE 27 IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

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:

SKETCH PROVIDED BY THE CLIENT FROM FLORIDA POWER & LIGHT COMPANY SHOWING THE APPROXIMATE AREA OF THE FUTURE EASEMENTS.

BEARINGS AS SHOWN ARE BASED UPON THE CENTER LINE OF N.W. 176th STREET WITH A RECORDED BEARING OF N76°06'16"E. SAID LINE TO BE CONSIDERED A WELL-ESTABLISHED AND MONUMENTED LINE AS SHOWN ON "PALM SPRINGS NORTH SECTION D", AS RECORDED IN PLAT BOOK 75 ON PAGE 9 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FOLIO No:

#30-2010-000-0030

PROPERTY ADDRESS:

17615 NW 82nd AVENUE, MIAMI, FL 33015

EASEMENTS AND ENCUMBRANCES:

NO INFORMATION WAS PROVIDED AS TO THE EXISTENCE OF ANY OTHER EASEMENTS. PLEASE REFER TO THE LIMITATIONS PORTIONS WITH RESPECT TO POSSIBLE RESTRICTIONS.

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 OR CONTAINED WITHIN THIS REPORT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA OR ANY OTHER PUBLIC AND PRIVATE ENTITIES AS THEIR JURISDICTIONS MAY APPEAR. THIS DOCUMENT DOES NOT REPRESENT A FIELD BOUNDARY SURVEY OF THE DESCRIBED PROPERTY, OR ANY PART OF THE PARCEL THEREOF.

INTENDED USE/EXPRESS PURPOSES:

IT IS UNDERSTOOD BY THE SURVEYOR THAT THE INTENDED USE OF THIS DOCUMENT IS TO CREATE AN F.P.L. EASEMENT FOR THE BENEFIT OF THE FLORIDA POWER AND LIGHT COMPANY.

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. SAID SKETCH MEETS THE INTENT OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, PURSUANT TO SECTION 472.027 FLORIDA STATUTES AND CHAPTER 5J-17.050 THROUGH 5J-17.052, FLORIDA ADMINISTRATIVE CODE.

LEGAL DESCRIPTION:

F.P.L EASEMENT No.1 BEST DESCRIBED AS FOLLOWS:

A 10.00 FOOT WIDE STRIP OF LAND SITUATED IN "CHAMBERS LAND COMPANY SUBDIVISION", AS RECORDED IN PLAT BOOK 2 ON PAGE 27 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING IN THE SOUTH EAST ONE-QUARTER (S.E. 1/4) OF SECTION 10, TOWNSHIP 52 SOUTH, RANGE 40 EAST. SAID STRIP OF LAND LIES 5.00 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE TO FORM A CONTINUOUS 10.00 FOOT WIDE EASEMENT:

COMMENCE (P.O.C) AT THE INTERSECTION OF CENTERLINES OF NW 82nd AVENUE AND NW 176th STREET.

THENCE RUN N76°06'16.00"E, ALONG THE CENTERLINE OF NORTHWEST 176th STREET, FOR A DISTANCE OF 260.00 FEET, TO THE POINT OF CURVATURE OF AN ARC OF A 1188.48 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIAL BEARING OF N16°22'57.65"E FROM THE CENTER POINT OF SAID CURVE; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID 1188.48 FOOT RADIUS ALONG THE CENTERLINE OF NORTHWEST 176th STREET, THROUGH A CENTRAL ANGLE OF 05°39'36", FOR AN ARC DISTANCE OF 117.41 FEET; THENCE RUN N08°31'04.40"W, FOR A DISTANCE OF 25.00 FEET, TO THE POINT OF BEGINNING (P.O.B.) OF THE FOLLOWING DESCRIBED CENTERLINE:

THENCE RUN N08°31'04.40"W, FOR A DISTANCE OF 10.00 FEET TO THE POINT OF TERMINATION (P.O.T.)

CONTAINING 100.00 SQUARE FEET.

LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

F.P.L EASEMENT No.2 BEST DESCRIBED AS FOLLOWS:

A 10.00 FOOT WIDE STRIP OF LAND SITUATED IN "CHAMBERS LAND COMPANY SUBDIVISION", AS RECORDED IN PLAT BOOK 2 ON PAGE 27 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING IN THE SOUTH EAST ONE-QUARTER (S.E. 1/4) OF SECTION 10, TOWNSHIP 52 SOUTH, RANGE 40 EAST. SAID STRIP OF LAND LIES 5.00 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE TO FORM A CONTINUOUS 10.00 FOOT WIDE EASEMENT:

COMMENCE (P.O.C) AT THE INTERSECTION OF CENTERLINES OF NW 82nd AVENUE AND NW 176th STREET.

THENCE RUN N76°06'16.00"E, ALONG THE CENTERLINE OF NORTHWEST 176th STREET, FOR A DISTANCE OF 260.00 FEET, TO THE POINT OF CURVATURE OF AN ARC OF A 1188.48 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIAL BEARING OF N16°22'57.65"E FROM THE CENTER POINT OF SAID CURVE; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID 1188.48 FOOT RADIUS ALONG THE CENTERLINE OF NORTHWEST 176th STREET, THROUGH A CENTRAL ANGLE OF 11°44'24", FOR AN ARC DISTANCE OF 243.55 FEET; THENCE RUN N04°34'37.31"W, FOR A DISTANCE OF 25.00 FEET, TO THE POINT OF BEGINNING (P.O.B.) OF THE FOLLOWING DESCRIBED CENTERLINE:

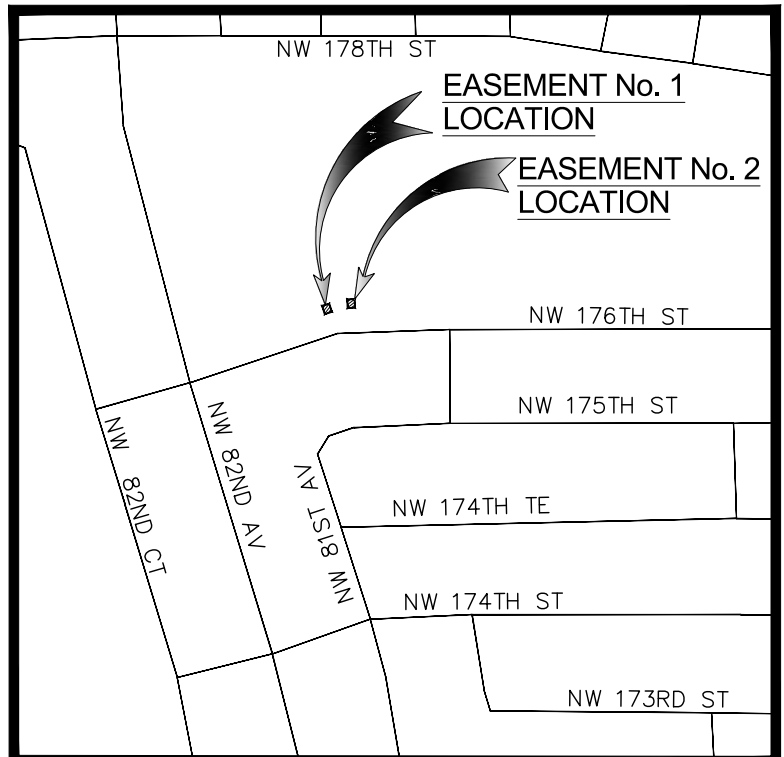
THENCE RUN N04°34'37.31"W, FOR A DISTANCE OF 10.00 FEET TO THE POINT OF TERMINATION (P.O.T.)

CONTAINING 100.00 SQUARE FEET.

LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

LOCATION MAP

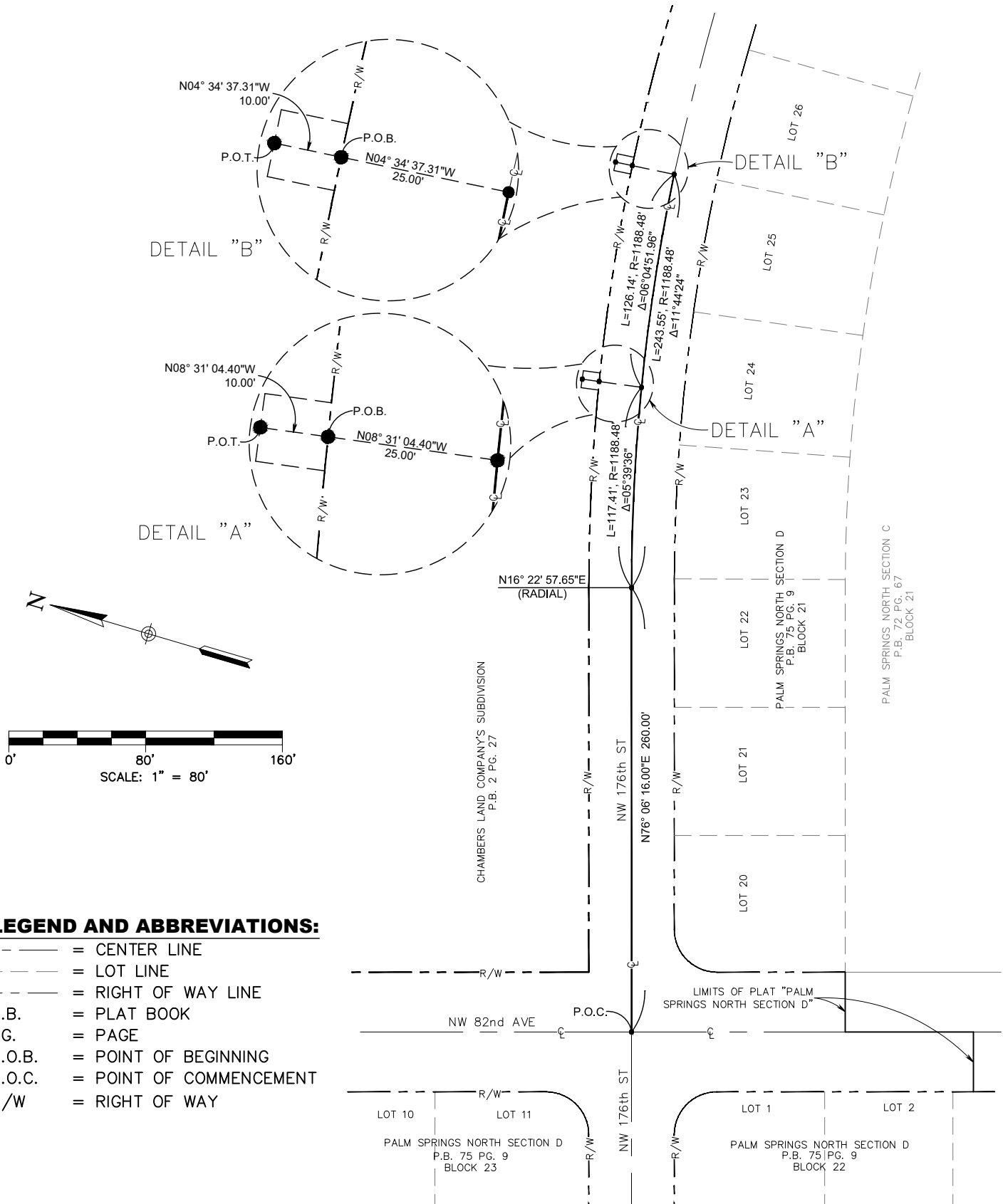
SCALE: 1" = 500'
A PORTION OF SEC. 10, TWP. 52S, RGE. 40E



SURVEYOR NOTES:

- 1. THIS IS NOT A BOUNDARY SURVEY.
- 2. 25 FOOT HEIGHT CLEARANCE FOR EASEMENT.
- 3. THIS EASEMENT STRIP FORMS A CLOSED GEOMETRIC FIGURE.

EXHIBIT "A" SKETCH TO ACCOMPANY LEGAL DESCRIPTION



LEGEND AND ABBREVIATIONS:

- = CENTER LINE
- - - - = LOT LINE
- - - - = RIGHT OF WAY LINE
- P.B. = PLAT BOOK
- PG. = PAGE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- R/W = RIGHT OF WAY