

Office of School Facilities
Raul F. Perez, Chief Facilities Design & Construction Officer

SUBJECT: AUTHORIZE THE SUPERINTENDENT TO FINALIZE NEGOTIATIONS AND EXECUTE AN AGREEMENT TO GRANT EASEMENTS WITH FLORIDA POWER AND LIGHT COMPANY (“FPL”), TO ALLOW FOR THE INSTALLATION BY FPL OF POWER LINES, AND RETENTION OF AN EXISTING POWER POLE, BOTH WITHIN A PORTION OF VACANT BOARD-OWNED LAND LOCATED AT NW 27 AVENUE AND NW 87 STREET, MIAMI, FLORIDA, WITH THE BOARD TO RECEIVE \$330,000 IN FINANCIAL COMPENSATION IN THIS REGARD, AND FOR THE CHAIR AND SECRETARY TO EXECUTE EASEMENT AGREEMENTS WITH FPL FOR THE SUBJECT PARCELS

COMMITTEE: FACILITIES AND CONSTRUCTION

LINK TO STRATEGIC PLAN: EFFECTIVE & SUSTAINABLE OPERATIONAL PRACTICES

Background

The Board owns an approximate 11-acre parcel of land, comprised of three (3) contiguous folios, with the assemblage generally bound by NW 27 Avenue to the east and NW 87 Street to the north (“Board-owned Land”). Florida Power and Light (“FPL”) has contacted the District to advise that, as a part of its initiative to extend electrical service from its Broadmoor Substation through the intersection of NW 27 Avenue and NW 87 Street, it is requesting that the Board grant an easement (“Easement”) along the portion of Board-owned Land fronting NW 27 Avenue, as well as a small part of the Board-owned Land fronting NW 87 Street, to construct and maintain electrical transmission poles and associated lines. The proposed Easement will impact only the easternmost of the three (3) folios, which is currently vacant, and will consist, substantially, of a 15-foot wide area extending along the entirety of the subject property’s NW 27 Avenue frontage and a portion of its NW 87 Street frontage, and a 10-foot by 10-foot area located along the subject property’s NW 87 Street frontage. In addition, one (1) existing FPL pole partially located on the Board-owned Land, and not currently covered by an easement, will remain in place and also require an Easement. The combined Easement areas consists of approximately 2,574 square feet, or 0.059 acres.

Additional Information

Typically, when an electrical service easement is required to meet the needs of the District, such as for new school construction, the easement is provided to FPL at no cost. In this case, the proposed Easements are not intended to serve District purposes,

and will have an impact on the marketability of the Board-owned land. After protracted discussions between District staff and FPL representatives failed to reach agreement on the proposed terms of any such Easement, and given that FPL has the ability to secure the site through an eminent domain action, it was determined that this matter would be referred to the Board's outside counsel, the Law Offices of Wiley Hicks. In keeping with the protocol for such efforts, the services of a land planner, Rahenkamp Design Group, Inc, and an appraiser, Bowery Valuation, were secured by Mr. Hicks. Subsequent to receiving the report from the land planner setting forth the development rights of the Board-owned Land, and the impact the proposed Easements will have on the value of the property, the appraiser determined that as a result of providing the Easements, the value of the Board-owned Land will be reduced by \$330,000 (comprised of the land acquired for the Easements, damages to the remainder and cost to cure), and FPL was advised that this would be the minimum settlement amount.

Subsequent to receiving verification from Mr. Hicks that FPL is agreeable to settling this matter as detailed below, District staff is recommending the following: 1) the Board will provide the requested Easements to FPL subject to receipt from FPL of \$330,000, as compensation to the Board for the economic impact the Easements will have on the Board-owned Land; and 2) FPL is to provide additional funds to pay all fees and costs for the services of Mr. Hicks (in the amount of \$86,250), and the costs for Rahenkamp Design Group, Inc., and Bowery Valuation (in the combined amount of \$23,600.65).

Proposed Board Action

It is staff's recommendation that the Board authorize the Superintendent to finalize negotiations and execute an Agreement to Grant Easements with Florida Power and Light Company, to allow for the installation by FPL of power lines, and retention of an existing power pole, both within a portion of vacant Board-owned land, located at NW 27 Avenue and NW 87 Street, Miami, Florida, with the Board to receive financial compensation in the amount of \$330,000, and for the Chair and Secretary to execute Easement Agreements with FPL for the subject parcels, in conformance with the legal descriptions set forth in Exhibit "A", attached hereto.

The Agreement to Grant Easements and the Easement Agreements 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:

- 1) authorize the Superintendent to finalize negotiations and execute an Agreement to Grant Easements with Florida Power and Light Company (“FPL”), to allow for the installation by FPL of power lines, and retention of an existing power pole, both within a portion of vacant Board-owned land located at NW 27 Avenue and NW 87 Street, Miami, Florida, with the Board to receive financial compensation in the amount of \$330,000 in this regard;
- 2) authorize the Superintendent to finalize negotiations and execute any other documents or agreements necessary to effectuate the Agreement to Grant Easements, including a Site Access Agreement if required; and
- 3) authorize the Chair and Secretary to execute Easement Agreements with FPL for the subject parcels, as described in the agenda item.

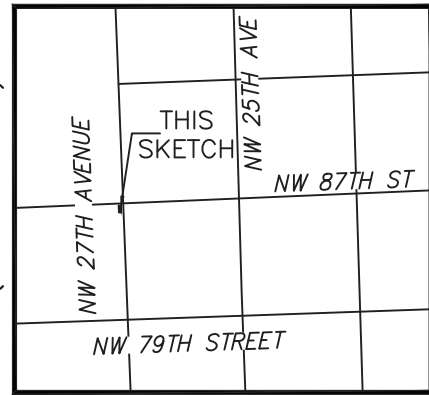
LEGEND:

Exhibit "A"

- M.D.C.R. MIAMI DADE COUNTY RECORDS
- FPL FLORIDA POWER AND LIGHT COMPANY
- O.R.B. OFFICIAL RECORDS BOOK
- PG PAGE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
- ☉ CENTERLINE
- R/W RIGHT-OF-WAY
- SQ. FT. SQUARE FEET



LOCATION SKETCH
(NOT TO SCALE)



LEGAL DESCRIPTION:

SEE SHEET 3

SURVEY NOTES:

1. PHYSICAL PAPER VERSIONS OF THIS SKETCH & DESCRIPTION OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER. ELECTRONIC VERSIONS OF THIS SKETCH & DESCRIPTION HAVE BEEN OFFICIALLY SIGNED AND SEALED BY BENJAMIN B. HOYLE ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
2. GRID BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT (NAD 83/11), AND ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS) – REAL TIME KINEMATICS (RTK) METHODS, USING THE TRIMBLE VIRTUAL REFERENCE STATION (VRS) NETWORK AND HAVING A REFERENCE BEARING OF SOUTH 87°35'00 WEST ALONG THE NORTH LINE OF SECTION 9, TOWNSHIP 53 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA.
3. THIS IS NOT A SURVEY.
4. LANDS SHOWN HEREON WERE ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, RESTRICTIONS, COVENANTS, OWNERSHIP, AND OTHER INSTRUMENTS OF RECORD BASED UPON CHICAGO TITLE INSURANCE AGENCY, CERTIFICATE NO. 47135, EFFECTIVE DATE JANUARY 25, 2022 AT 6:00 A.M.
5. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.

CERTIFICATE:

TO: THE SCHOOL BOARD OF MIAMI-DADE COUNTY, FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS; AND WALTER J. HARVEY, ESQ., SCHOOL BOARD ATTORNEY AND HIS SUCCESSORS IN OFFICE.

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION AS PREPARED UNDER MY DIRECTION ON MAY 31, 2022. I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

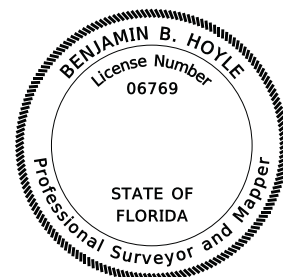
KCI TECHNOLOGIES

Benjamin B Hoyle

2022.06.22

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BY: BENJAMIN B. HOYLE, P.S.M.
FLORIDA REGISTRATION NO. 6769



FPL EASEMENT

Z:\PROJECTS\511900107 FPL\B7 - BROADMOOR\22010 - BOUNDARY SURVEYS\SURVEY\CAD\511900107-B7-22010-SD-PARCEL 101.DWG

SKETCH AND DESCRIPTION

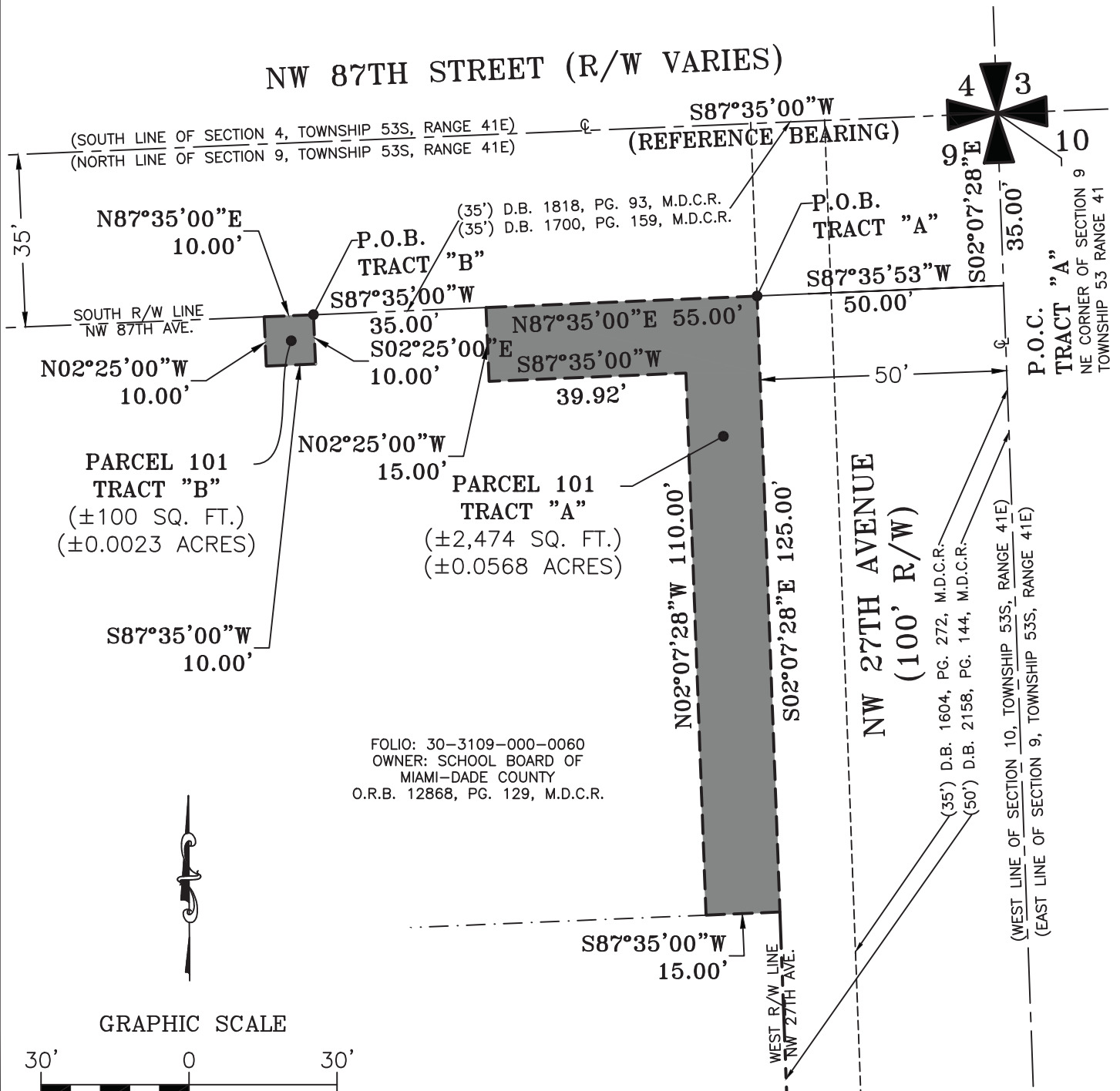
A PORTION OF SECTION 9,
TOWNSHIP 53 SOUTH,
RANGE 41 EAST,
MIAMI-DADE COUNTY, FL

DATE	05/31/2022
SCALE	AS SHOWN
FIELD BK.	N/A
DWG. BY	AIB
CHK. BY	BBH

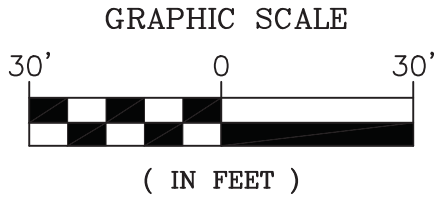
DATE	REVISIONS
6/22/22	SCRIVENERS ERROR

SHEET NO. 1 OF 3 SHEETS
PROJECT NO. 511900107.B7

NW 87TH STREET (R/W VARIES)



FOLIO: 30-3109-000-0060
 OWNER: SCHOOL BOARD OF
 MIAMI-DADE COUNTY
 O.R.B. 12868, PG. 129, M.D.C.R.



FPL EASEMENT

Z:\PROJECTS\511900107 FPL\B7 - BROADMOOR\22010 - BOUNDARY SURVEYS\SURVEY\CAD\511900107-B7-22010-SD-PARCEL 101.DWG

SKETCH AND DESCRIPTION

A PORTION OF SECTION 9,
 TOWNSHIP 53 SOUTH,
 RANGE 41 EAST,
 MIAMI-DADE COUNTY, FL

DATE	05/31/2022
SCALE	AS SHOWN
FIELD BK.	N/A
DWG. BY	AIB
CHK. BY	BBH

DATE	REVISIONS
6/22/22	SCRIVENERS ERROR

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KCI LICENSED BUSINESS NO. 6901

SHEET NO. 2 OF 3 SHEETS
 PROJECT NO. 511900107.B7

LAND DESCRIPTION:

A PORTION OF SECTION 9, TOWNSHIP 53 SOUTH, RANGE 41 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT "A":

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 9, THENCE SOUTH 02°07'28" EAST, A DISTANCE OF 35.00 FEET ALONG THE EAST LINE OF SAID SECTION 9; THENCE SOUTH 87°35'53" WEST, 50.00 FEET TO THE POINT OF BEGINNING SITUATED ON THE WEST RIGHT OF WAY LINE OF NORTHWEST 27TH AVENUE; THENCE SOUTH 02°07'28" EAST ALONG SAID WEST RIGHT OF WAY LINE, 125.00 FEET; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE, SOUTH 87°35'00" WEST, 15.00 FEET TO A POINT ON A LINE 15.00 FEET WEST OF AND PARALLEL TO AFOREMENTIONED WEST RIGHT OF WAY LINE; THENCE NORTH 02°07'28" WEST ALONG SAID WEST PARALLEL LINE, 110.00 FEET TO A POINT ON A LINE 15.00 FEET SOUTH OF AND PARALLEL TO THE SOUTH RIGHT OF WAY LINE FOR NORTHWEST 87TH STREET; THENCE SOUTH 87°35'00" WEST ALONG SAID SOUTH PARALLEL LINE, 39.92 FEET; THENCE DEPARTING SAID SOUTH PARALLEL LINE, NORTH 02°25'00" WEST, 15.00 FEET TO A POINT HEREON KNOWN AS POINT "A", SAID POINT BEING ON THE AFOREMENTIONED SOUTH RIGHT OF WAY LINE; THENCE NORTH 87°35'00" EAST ALONG SAID SOUTH RIGHT OF WAY LINE, 55.00 FEET TO POINT OF BEGINNING;

SAID LANDS LYING, BEING AND SITUATED IN MIAMI-DADE COUNTY, CONTAINING 2,474 SQUARE FEET (0.0568 ACRES), MORE OR LESS.

TOGETHER WITH:

TRACT "B":


COMMENCE AT AFOREMENTIONED POINT "A"; THENCE SOUTH 87°35'00" WEST ALONG THE SOUTH RIGHT OF WAY LINE FOR NORTHWEST 87TH STREET, 35.00 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, SOUTH 02°25'00" EAST, 10.00 FEET TO A POINT ON A LINE 10.00 FEET SOUTH OF AND PARALLEL TO SAID SOUTH RIGHT OF WAY LINE; THENCE SOUTH 87°35'00" WEST ALONG SAID SOUTH PARALLEL LINE, 10.00 FEET; THENCE DEPARTING SAID SOUTH PARALLEL LINE, NORTH 02°25'00" WEST, 10.00 FEET TO A POINT ON SAID SOUTH RIGHT OF WAY LINE; THENCE NORTH 87°35'00" EAST, 10.00 FEET ALONG SAID SOUTH RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

SAID LANDS LYING, BEING AND SITUATED IN MIAMI-DADE COUNTY, FLORIDA, CONTAINING 100.00 SQUARE FEET (0.0023 ACRES), MORE OR LESS.

OWNERSHIP & ENCUMBRANCE SEARCH				
FOLIO #'S: 30-3109-000-0020, 30-3109-000-0050, & 30-3109-000-0060				
CHICAGO TITLE INSURANCE COMPANY				
CERTIFICATE NUMBER: 47135, EFFECTIVE DATE: JANUARY 25, 2022 AT 6:00 A.M.				
SCHEDULE B-II				
DOCUMENT NO.	DESCRIPTION	RECORDING DATA SCHEDULE B	AFFECTS	PLOTTED
1	RIGHT-OF-WAY DEED (LESS-OUT - NW 27TH AVE)	D.B. 1604, PG. 272	YES	YES
2	RIGHT-OF-WAY DEED (LESS-OUT - NW 87TH ST)	D.B. 1700, PG. 159	YES	YES
3	RIGHT-OF-WAY DEED (LESS-OUT - NW 87TH ST)	D.B. 1818, PG. 93	YES	YES
4	RIGHT-OF-WAY DEED (LESS-OUT - NW 27TH AVE)	D.B. 2158, PG. 144	YES	YES
5	RIGHT-OF-WAY DEED (LESS-OUT)	D.B. 3240, PG. 441	NO	NO
6	TAXES FOR YEAR 2021	NOT A MATTER OF SURVEY	N/A	N/A

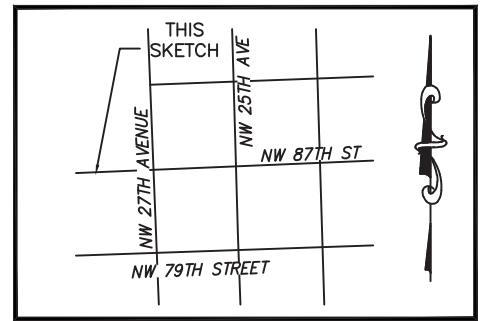
FPL EASEMENT

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<p>SKETCH AND DESCRIPTION</p> <p>A PORTION OF SECTION 9, TOWNSHIP 53 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FL</p>	<p>DATE <u>05/31/2022</u></p> <p>SCALE <u>AS SHOWN</u></p> <p>FIELD BK. <u>N/A</u></p> <p>DWG. BY <u>AIB</u></p> <p>CHK. BY <u>BBH</u></p>	<p>DATE <u>6/22/22</u></p> <p>REVISIONS</p> <p>SCRIVENERS ERROR</p>	 <p>ENGINEERS PLANNERS SCIENTISTS CONSTRUCTION MANAGERS</p> <p>6500 N. Andrews Avenue • Fort Lauderdale, FL 33309 954.776.1616 • www.kci.com</p> <p>KCI LICENSED BUSINESS NO. 6901</p> <p>SHEET NO. <u>3</u> OF <u>3</u> SHEETS PROJECT NO. <u>511900107.B7</u></p>

LEGEND:

COR.	CORNER	P.O.B.	POINT OF BEGINNING
D.B.	DEED BOOK	P.O.C.	POINT OF COMMENCEMENT
FPL	FLORIDA POWER & LIGHT	P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
M.D.C.R.	MIAMI-DADE COUNTY RECORDS	RGE.	RANGE
O.R.B.	OFFICIAL RECORDS BOOK	R/W	RIGHT-OF-WAY
P.B.	PLAT BOOK	SEC.	SECTION
PG.	PAGE	TWP.	TOWNSHIP



LOCATION SKETCH
(NOT TO SCALE)

LEGAL DESCRIPTION:

A PORTION OF SECTION 9, TOWNSHIP 53 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER SAID SECTION 9, THENCE SOUTH 87°35'00" WEST, A DISTANCE OF 300.25 FEET ALONG THE NORTH LINE OF SAID SECTION 9; THENCE SOUTH 02°25'00" EAST, 35.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF NORTHWEST 87TH STREET, BEING THE POINT OF BEGINNING; THENCE SOUTH 02°25'00" EAST, 1.00 FOOT TO A POINT ON A LINE 1.00 FOOT SOUTH OF AND PARALLEL TO SAID RIGHT-OF-WAY LINE, THENCE SOUTH 87°35'00" WEST 3.00 FEET ALONG AFOREMENTIONED PARALLEL LINE, THENCE DEPARTING SAID PARALLEL LINE NORTH 02°25'00" WEST, 1.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF NORTHWEST 87TH STREET, THENCE NORTH 87°35'00" EAST, 3.00 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA, CONTAINING 3 SQUARE FEET, MORE OR LESS.

SURVEY NOTES:

1. PHYSICAL PAPER VERSIONS OF THIS SKETCH & DESCRIPTION OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER. ELECTRONIC VERSIONS OF THIS SKETCH & DESCRIPTION HAVE BEEN OFFICIALLY SIGNED AND SEALED BY BENJAMIN B. HOYLE ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
2. GRID BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT (NAD 83/11), AND ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS) - REAL TIME KINEMATICS (RTK) METHODS, USING THE TRIMBLE VIRTUAL REFERENCE STATION (VRS) NETWORK AND HAVING A REFERENCE BEARING OF SOUTH 87°35'00" WEST ALONG THE NORTH LINE OF SECTION 9, TOWNSHIP 53 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA.
3. THIS IS NOT A SURVEY.
4. LANDS SHOWN HEREON WERE ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, RESTRICTIONS, COVENANTS, OWNERSHIP, AND OTHER INSTRUMENTS OF RECORD BASED UPON CHICAGO TITLE INSURANCE AGENCY, CERTIFICATE NO. 47135, EFFECTIVE DATE JANUARY 25, 2022 AT 6:00 A.M.
5. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.

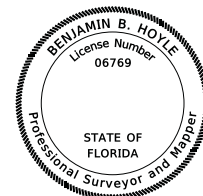
CERTIFICATE:

TO: THE SCHOOL BOARD OF MIAMI-DADE COUNTY, FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS; AND WALTER J. HARVEY, ESQ., SCHOOL BOARD ATTORNEY AND HIS SUCCESSORS IN OFFICE.

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION AS PREPARED UNDER MY DIRECTION ON MAY 17, 2022. I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KCI TECHNOLOGIES, INC.

Benjamin B Hoyle
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BY: BENJAMIN B. HOYLE, P.S.M.
FLORIDA REGISTRATION NO. 6769

FPL EASEMENT

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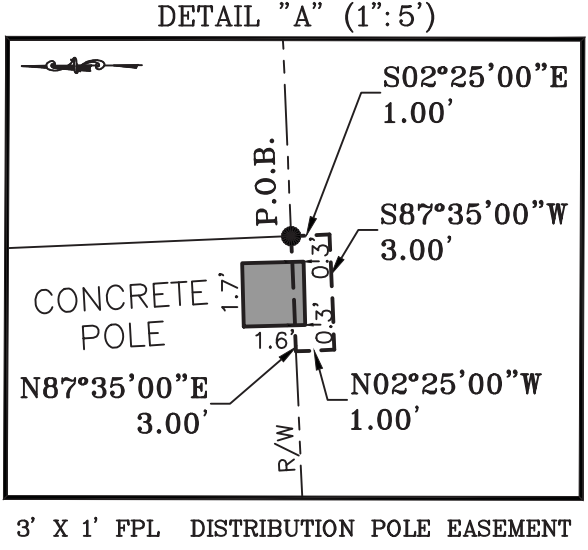
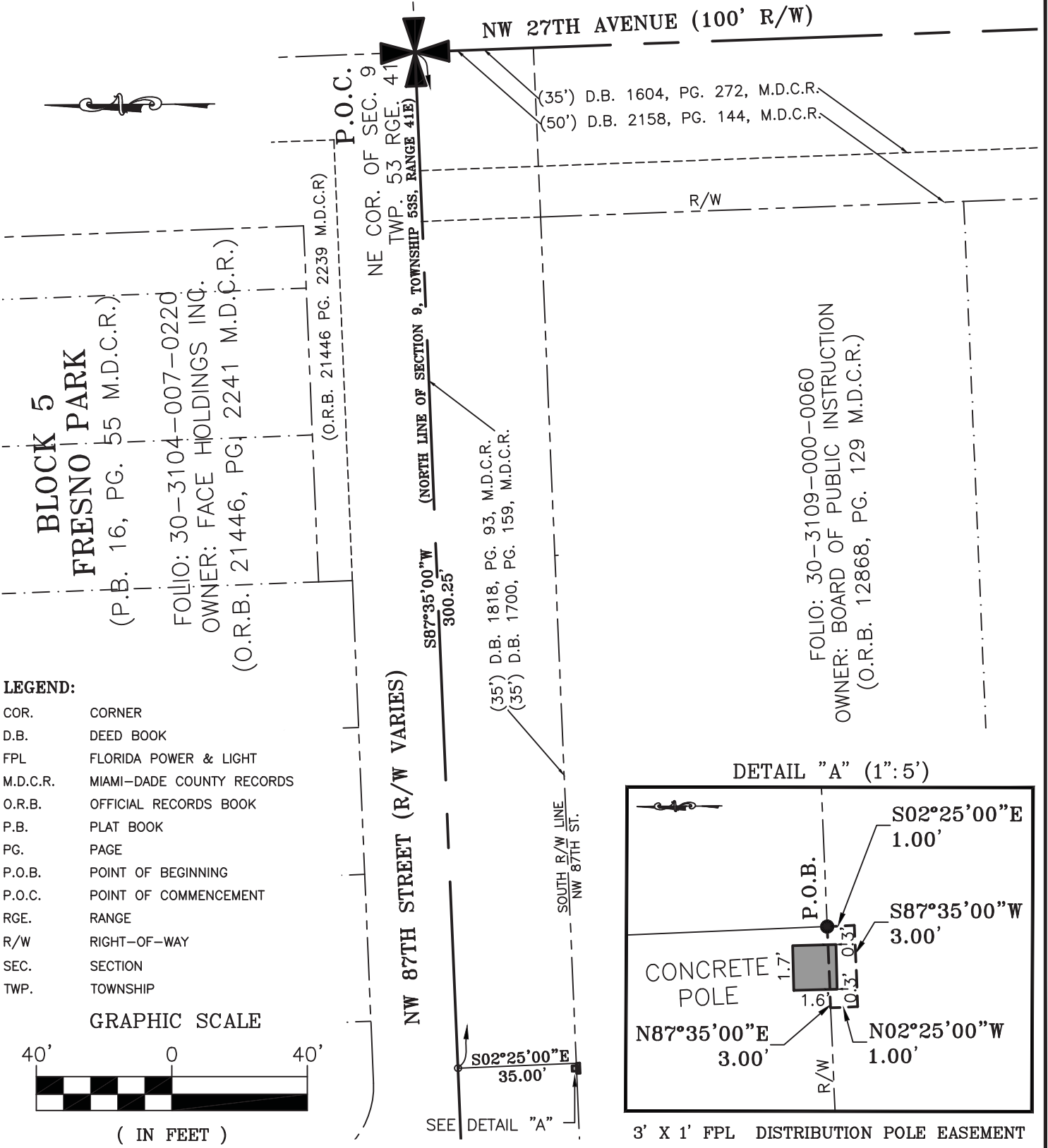
SKETCH & DESCRIPTION

MIAMI-DADE COUNTY
SCHOOL BOARD PROPERTY
FOLIO #'S 30-3109-000-0060
PORTION OF SECTION 9,
TWP 53 SOUTH, RGE 41 EAST
MIAMI-DADE COUNTY, FL

DATE	5/17/2022
SCALE	AS SHOWN
FIELD BK.	N/A
DWG. BY	AIB
CHK. BY	BBH

DATE	REVISIONS
5/22/22	LEGAL DESCRIPTION
5/31/22	REVISE CERTIFICATION

SHEET NO. 1 OF 3 SHEETS
PROJECT NO. 511900107.B7L



SKETCH & DESCRIPTION
 MIAMI-DADE COUNTY
 SCHOOL BOARD PROPERTY
 FOLIO #'S 30-3109-000-0060
 PORTION OF SECTION 9,
 TWP 53 SOUTH, RGE 41 EAST
 MIAMI-DADE COUNTY, FL

DATE 5/17/2022
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DATE	REVISIONS
5/22/22	LEGAL DESCRIPTION
5/31/22	REVISE CERTIFICATION

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 CONSTRUCTION MANAGERS
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 Fort Lauderdale, FL 33309
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 LICENSED BUSINESS NO. 6901

SHEET NO. 2 OF 3 SHEETS
 PROJECT NO. 511900107.B7L

OWNERSHIP & ENCUMBRANCE SEARCH
 FOLIO #'S: 30-3109-000-0020, 30-3109-000-0050, & 30-3109-000-0060
 CHICAGO TITLE INSURANCE COMPANY
 CERTIFICATE NUMBER: 47135, EFFECTIVE DATE: JANUARY 25, 2022 AT 6:00 A.M.
 SCHEDULE B-II

DOCUMENT NO.	DESCRIPTION	RECORDING DATA SCHEDULE B	AFFECTS	PLOTTED
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FPL EASEMENT


Z:\PROJECTS\511900107 FPL\B7 - BROADMOOR\22010 - BOUNDARY SURVEYS\SURVEY\CAD\511900107-B7-22010-SD-SCHOOL_BOARD_PROPERTY.DWG

SKETCH & DESCRIPTION

MIAMI-DADE COUNTY
 SCHOOL BOARD PROPERTY
 FOLIO #'S 30-3109-000-0060
 PORTION OF SECTION 9,
 TWP 53 SOUTH, RGE 41 EAST
 MIAMI-DADE COUNTY, FL

DATE 5/17/2022
 SCALE AS SHOWN
 FIELD BK. N/A
 DWG. BY AIB
 CHK. BY BBH

DATE	REVISIONS
5/22/22	LEGAL DESCRIPTION
5/31/22	REVISE CERTIFICATION



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SHEET NO. 3 OF 3 SHEETS
 PROJECT NO. 511900107.B7L