

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

SUBJECT: AUTHORIZATION FOR THE CHAIR AND SECRETARY TO EXECUTE THREE GRANT OF EASEMENT AGREEMENTS WITH FLORIDA POWER AND LIGHT COMPANY (“FPL”) FOR THE ELECTRICAL SERVICE REQUIREMENTS ASSOCIATED WITH THE STORM SECURE UNDERGROUNDING PROGRAM FOR THOMAS JEFFERSON BISCAYNE GARDENS K-8 ACADEMY

COMMITTEE: FACILITIES AND CONSTRUCTION

LINK TO STRATEGIC PLAN: EFFECTIVE & SUSTAINABLE OPERATIONAL PRACTICES

Florida Power and Light Company's Storm Secure Undergrounding Program was launched in 2018 with the primary objective of significantly elevating service reliability for its customers. By strategically replacing conventional overhead neighborhood power lines with advanced undergrounding alternatives, the program not only fortifies the system against the impact of hurricanes and adverse weather conditions but also substantially augments day-to-day operational dependability.

For the purpose of actively contributing to the program's overarching objectives and fortifying our infrastructure against potential power disruptions at Thomas Jefferson Biscayne Gardens K-8 Academy, located at 525 NW 147th Steet, Miami, FL 33168, three (3) Grants of Easements were requested by FPL to place and install pad mount transformers. The easement area is legally described in Exhibit “A” of each respective Grant of Easement, attached hereto.

The Easement document has been reviewed by the School Board Office of the General Counsel 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 three Grant of Easement Agreements with Florida Power and Light Company (“FPL”) for the Storm Secure Undergrounding Program associated with fortifying our infrastructure against potential power disruptions at Thomas Jefferson Biscayne Gardens K-8 Academy, as described in the agenda item.

EASEMENT

This Instrument Prepared By

Sec.24, Twp 52S, Rge 41E

Parcel I.D. 30-2124-000-0020

(Maintained by County Appraiser)

Form 3722 (Stocked) Rev. 7/94

Name: Nicole Reinoso

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 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 _____, 2023.

Signed, sealed and delivered in the presence of:

The School Board of Miami-Dade County, Florida

(Witness' Signature)

Print Name: _____
(Witness)

(Witness' Signature)

Print Name: _____

(Witness)

By: _____
(Grantor's signature)

Print Name: Ms. Maria Teresa Rojas, Chair

Print Address: 1450 NE 2nd Avenue

Miami, Florida 33132

Attest: _____

TO THE SCHOOL BOARD:

Print Name: Dr. Jose L. Dotres, Superintendent

APPROVED AS TO FORM & LEGAL SUFFICIENCY:

Print Address: 1450 NE 2nd Avenue

OFFICE OF THE GENERAL COUNSEL

Miami, FL 33132

STATE OF FLORIDA AND COUNTY OF MIAMI-DADE. The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of _____, 2023, by Maria Teresa Rojas, 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 _____

SM-5457

"EXHIBIT A" SKETCH TO ACCOMPANY LEGAL 525 NW 147th ST.

LEGAL DESCRIPTION:

A FLORIDA POWER & LIGHT COMPANY UTILITY EASEMENT LYING OVER AND ACROSS A PORTION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, OF SECTION 24, TOWNSHIP 52 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA; SAID EASEMENT IS BOUNDED ON THE NORTH BY A LINE WHICH LIES 549 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 24; BOUNDED ON THE SOUTH BY A LINE WHICH LIES 536 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 24; BOUNDED ON THE EAST BY A LINE WHICH LIES 38 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 24; AND BOUNDED ON THE WEST BY A LINE WHICH LIES 25 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 24, ALL LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

SAID FLORIDA POWER & LIGHT COMPANY UTILITY EASEMENT IS SUBJECT TO DEDICATIONS OF RECORD; CONDITIONS, RESTRICTIONS, EASEMENTS AND LIMITATIONS, IF ANY; AND IS SUBJECT TO THE RIGHT-OF-WAY PLAN AND MINIMUM WIDTH REQUIREMENTS AS DESCRIBED IN CHAPTER 33, ARTICLE VIII, UNDER SEC. 33-133, OF THE MIAMI-DADE COUNTY, FLORIDA, CODE OF ORDINANCES.

GENERAL NOTES:

THIS DESCRIPTION AND SKETCH TO ACCOMPANY LEGAL DESCRIPTION **DOES NOT REPRESENT A FIELD BOUNDARY SURVEY.**

BEARINGS ARE BASED ON AN ASSUMED MERIDIAN WERE THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 52 SOUTH, RANGE 41 EAST, BEARS SOUTH 01° 30' 45" EAST. ALL DISTANCES AS SHOWN ARE BASED ON THE U.S. SURVEY FOOT.

THE DESCRIPTION AND SKETCH IS BASED ON THE TOPOGRAPHIC SURVEY AS PREPARED BY E.R. BROWNELL & ASSOCIATES, INC., UNDER SKETCH NO. M-2330, WITH A REVISED DATE OF 11/15/07 FOR TAX FOLIO NO. 30-2124-000-0020 AND THE WARRANTY DEED RECORDED IN DEED BOOK 3557 AT PAGE 108 AND IN DEED BOOK 3726 AT PAGE 409, BEING THE VESTING DEEDS AS EVIDENCED THEREON, AND THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 3495 AT PAGE 531, AS EVIDENCED THEREON. NO TITLE SEARCH HAS BEEN CONDUCTED BY NOR WAS A TITLE REPORT PROVIDED TO THE SURVEYOR. THERE MAY BE EASEMENTS, RIGHTS-OF-WAY AND/OR OTHER ENCUMBRANCES AFFECTING THE EASEMENT AREA NOT DISCLOSED HEREON THAT A TITLE REPORT WOULD EVIDENCE.

THE LANDS DESCRIBED IN THE WARRANTY DEEDS RECORDED IN DEED BOOK 3557 AT PAGE 108 AND IN DEED BOOK 3726 AT PAGE 409, THE VESTING DEEDS, WHEN TAKEN TOGETHER ARE ONE AND THE SAME AS THE LANDS DESCRIBED HEREON. NOTE, THE NORTH 3/8 OF THE EAST 1/2 OF THE NW 1/4 OF THE NW 1/4 AND THE SOUTH 25 FEET OF THE EAST 1/2 OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 24, HAS BEEN SUBDIVIDED AS LOTS 1 THROUGH 16 INCLUSIVE IN BLOCK 21 AND LOTS 14 THROUGH 21 INCLUSIVE IN BLOCK 23 OF "BRANDON PARK, SECTION A", AS RECORDED IN PLAT BOOK 34 AT PAGE 77 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THE NORTH 35 FEET AND THE SOUTH 25 FEET OF THE EAST 1/2 OF THE NW 1/4 OF THE NW 1/4 AND THE EAST 25 FEET AND WEST 25 FEET OF THE NORTH 3/8 OF THE EAST 1/2 OF THE NW 1/4 OF THE NW 1/4 WERE INCLUDED IN ROADWAY DEDICATIONS ON THE SAID PLAT OF "BRANDON PARK, SECTION A".

Owner Signature:

MIAMI, FL, 33168-6613

WR: 11179482

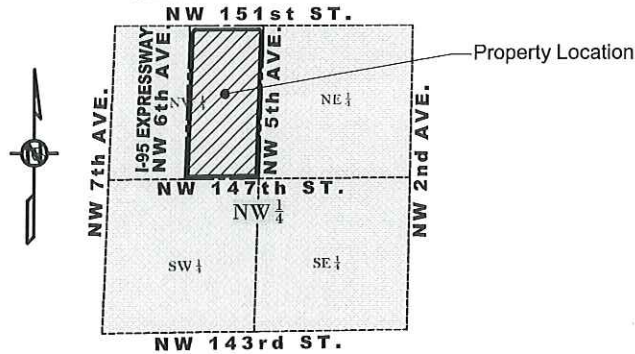
Drawn By:	JG	Job No.:	58266-A89	Sketch No.:	SM-5457
Scale:	N.T.S.	Date:	05/30/2023	Sheet:	1 OF 3



E.R. Brownell & Associates, Inc.
 CONSULTING ENGINEERS • SURVEYORS & MAPPERS • LAND PLANNERS
 4957 SW 74th COURT MIAMI, FLORIDA, 33155
 PHONE: 305-860-3866 FAX: 305-060-3870 workrequest@erbrownell.com

"EXHIBIT A" SKETCH TO ACCOMPANY LEGAL

525 NW 147th ST.



LOCATION MAP

NW 1/4 OF SECTION 24, TOWNSHIP 52 SOUTH, RANGE 41 EAST
MIAMI-DADE COUNTY, FLORIDA
SCALE - N.T.S

SURVEYOR'S CERTIFICATION:

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

THIS IS TO CERTIFY THAT THIS LEGAL DESCRIPTION AND THE ACCOMPANYING SKETCH WAS PREPARED UNDER MY DIRECTION AND THAT IN MY PROFESSIONAL OPINION IS TRUE AND CORRECT. I FURTHER CERTIFY THAT THIS SKETCH TO ACCOMPANY LEGAL DESCRIPTION MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE STANDARDS OF PRACTICE, ADOPTED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES, AS SET FORTH IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

DATED: 05/30/2023

E.R. BROWNELL & ASSOCIATES, INC.,
CERTIFICATE OF AUTHORIZATION LB 761

Thomas Brownell

THOMAS BROWNELL
EXECUTIVE VICE PRESIDENT
PROFESSIONAL LAND SURVEYOR #2891
STATE OF FLORIDA



THE SURVEY MAP AND NOTES AND/OR REPORT OR THE COPIES THEREOF, CONSISTING OF 3 SHEETS WHERE EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS AND IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER ON SHEET 2 OF 3. ANY ADDITIONS OR DELETIONS TO THE DESCRIPTION AND ACCOMPANYING SKETCH BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

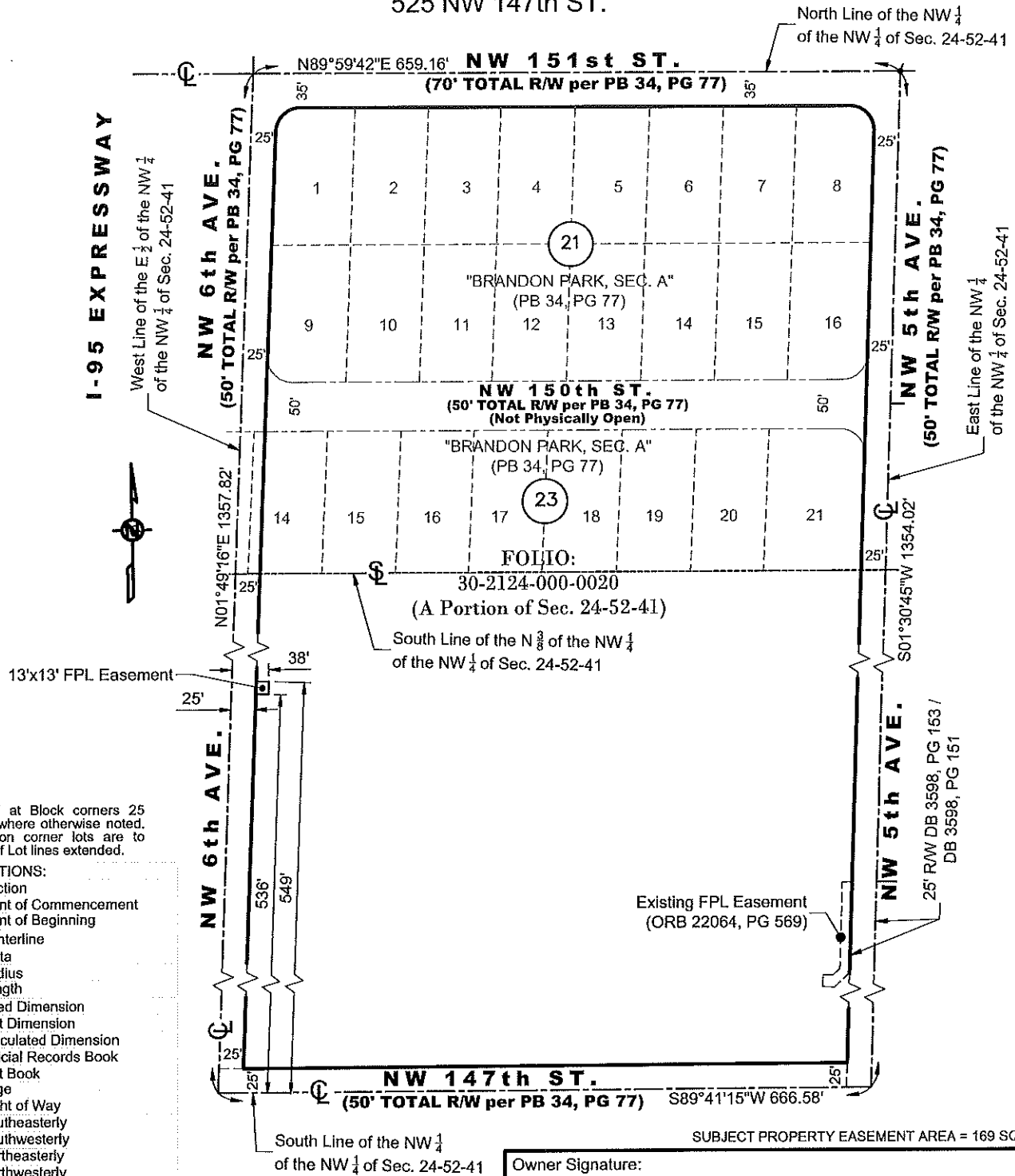
Owner Signature:			
MIAMI, FL, 33168-6613			WR: 11179482
Drawn By:	JG	Job No.: 58266-A89	Sketch No.: SM-5457
Scale:	N.T.S.	Date: 05/30/23	Sheet: 2 OF 3

CONSULTING ENGINEERS • SURVEYORS & MAPPERS • LAND PLANNERS
4957 SW 74th COURT MIAMI, FLORIDA, 33155
PHONE: 305-860-3886 FAX: 305-960-3870 workrequest@erbrownell.com

"EXHIBIT A"

SKETCH TO ACCOMPANY LEGAL

525 NW 147th ST.



NOTE: Radii at Block corners 25 feet, except where otherwise noted. Dimensions on corner lots are to intersection of Lot lines extended.

- ABBREVIATIONS:**
- SEC. Section
 - POC Point of Commencement
 - POB Point of Beginning
 - ☉ Centerline
 - Δ Delta
 - R Radius
 - L Length
 - (D) Deed Dimension
 - (P) Plat Dimension
 - (C) Calculated Dimension
 - ORB Official Records Book
 - PB Plat Book
 - PG Page
 - R/W Right of Way
 - SELY Southeasterly
 - SWLY Southwesterly
 - NELY Northeasterly
 - NWLY Northwesterly
- This sketch does not represent a field Boundary Survey

SUBJECT PROPERTY EASEMENT AREA = 169 SQ.FT. (+/-)

Owner Signature: _____

E.R. Brownell

& Associates, Inc.

CONSULTING ENGINEERS • SURVEYORS & MAPPERS • LAND PLANNERS

4957 SW 74th COURT MIAMI, FLORIDA, 33155

PHONE: 305-660-3866 FAX: 305-660-3870 workrequest@erbrownell.com

MIAMI, FL, 33168-6613			
WR: 11179482			
Drawn By:	JG	Job No.:	58266-A89
Scale:	N.T.S.	Date:	05/30/2023
		Sketch No.:	SM-5457
		Sheet:	3 OF 3

EASEMENT

This Instrument Prepared By

Sec.24, Twp 52S, Rge 41E

Parcel I.D. 30-2124-000-0020

(Maintained by County Appraiser)

Form 3722 (Stocked) Rev. 7/94

Name: Nicole Reinoso

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 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 _____, 2023.

Signed, sealed and delivered in the presence of:

The School Board of Miami-Dade County, Florida

(Witness' Signature)

Print Name: _____

(Witness)

(Witness' Signature)

Print Name: _____

(Witness)

By: _____

(Grantor's signature)

Print Name: Ms. Maria Teresa Rojas, Chair

Print Address: 1450 NE 2nd Avenue

Miami, Florida 33132

Attest: _____

TO THE SCHOOL BOARD:

Print Name: Dr. Jose L. Dotres, Superintendent

APPROVED AS TO FORM & LEGAL SUFFICIENCY:

Print Address: 1450 NE 2nd Avenue

OFFICE OF THE GENERAL COUNSEL

Miami, FL 33132

STATE OF FLORIDA AND COUNTY OF MIAMI-DADE. The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of _____, 2023, by Maria Teresa Rojas, 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 _____

SM-5152-A

"EXHIBIT A" SKETCH TO ACCOMPANY LEGAL 560 NW 151st ST.

LEGAL DESCRIPTION:

A FLORIDA POWER & LIGHT COMPANY UTILITY EASEMENT LYING OVER AND ACROSS A PORTION OF THE EAST 1/2 OF THE NW 1/4 OF THE NW 1/4, OF SECTION 24, TOWNSHIP 52 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, SAID EASEMENT IS BOUNDED ON THE NORTH BY A LINE WHICH LIES 119.5 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 24; BOUNDED ON THE SOUTH BY A LINE WHICH LIES 132.5 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 24; BOUNDED ON THE EAST BY A LINE WHICH LIES 25 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 24; AND BOUNDED ON THE WEST BY A LINE WHICH LIES 35 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 24; ALL AS RECORDED IN PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SAID FLORIDA POWER & LIGHT COMPANY UTILITY EASEMENT IS SUBJECT TO DEDICATIONS OF RECORD; CONDITIONS, RESTRICTIONS, EASEMENTS AND LIMITATIONS, IF ANY; AND IS SUBJECT TO THE RIGHT-OF-WAY PLAN AND MINIMUM WIDTH REQUIREMENTS AS DESCRIBED IN CHAPTER 33, ARTICLE VIII, UNDER SEC. 33-133, OF THE MIAMI-DADE COUNTY, FLORIDA, CODE OF ORDINANCES.

GENERAL NOTES:

THIS DESCRIPTION AND SKETCH TO ACCOMPANY LEGAL DESCRIPTION **DOES NOT REPRESENT A FIELD BOUNDARY SURVEY.**

THE BEARINGS ARE BASED ON AN ASSUMED MERIDIAN WERE THE EAST LINE OF THE NW 1/4 OF THE NW 1/4 OF SECTION 24, TOWNSHIP 52 SOUTH, RANGE 41 EAST, BEARS SOUTH 01° 30' 45" EAST. ALL DISTANCES AS SHOWN ARE BASED ON THE U.S. SURVEY FOOT.

THE DESCRIPTION AND SKETCH IS BASED ON THE TOPOGRAPHIC SURVEY AS PREPARED BY E.R. BROWNELL & ASSOCIATES, INC., UNDER SKETCH NO. M-2330, WITH A REVISED DATE OF 11/15/07 FOR TAX FOLIO NO. 30-2124-000-0020 AND THE WARRANTY DEED RECORDED IN DEED BOOK 3557 AT PAGE 108 AND IN DEED BOOK 3726 AT PAGE 409, BEING THE VESTING DEEDS AS EVIDENCED THEREON, AND THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 3495 AT PAGE 531, AS EVIDENCED THEREON. NO TITLE SEARCH HAS BEEN CONDUCTED BY NOR WAS A TITLE REPORT PROVIDED TO THE SURVEYOR. THERE MAY BE EASEMENTS, RIGHTS-OF-WAY AND/OR OTHER ENCUMBRANCES AFFECTING THE EASEMENT AREA NOT DISCLOSED HEREON THAT A TITLE REPORT WOULD EVIDENCE.

Owner Signature:

MIAMI, FL, 33169-6613

Drawn By:	JG	WR#:	11179753	Sketch No.:	SM-5152-A
Scale:	N.T.S.	Date:	02/08/2023 Rev-3 On 07/11/2023	Sheet:	1 OF 3



E.R. Brownell & Associates, Inc.
 CONSULTING ENGINEERS • SURVEYORS & MAPPERS • LAND PLANNERS
 4987 SW 74th COURT MIAMI, FLORIDA, 33165
 PHONE: 305-860-3866 FAX: 305-880-3870 workrequest@erbrownell.com

SM-5152-A

"EXHIBIT A" SKETCH TO ACCOMPANY LEGAL 560 NW 151st ST.

GENERAL NOTES (CONTINUED):

THE LANDS DESCRIBED IN THE WARRANTY DEEDS RECORDED IN DEED BOOK 3557 AT PAGE 108 AND IN DEED BOOK 3726 AT PAGE 409, THE VESTING DEEDS, WHEN TAKEN TOGETHER ARE ONE AND THE SAME AS THE LANDS DESCRIBED HEREON. NOTE, THE NORTH 3/8 OF THE EAST 1/2 OF THE NW 1/4 OF THE NW 1/4 AND THE SOUTH 25 FEET OF THE EAST 1/2 OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 24, HAS BEEN SUBDIVIDED AS LOTS 1 THROUGH 16 INCLUSIVE IN BLOCK 21 AND LOTS 14 THROUGH 21 INCLUSIVE IN BLOCK 23 OF "BRANDON PARK, SECTION A", AS RECORDED IN PLAT BOOK 34 AT PAGE 77 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THE NORTH 35 FEET AND THE SOUTH 25 FEET OF THE EAST 1/2 OF THE NW 1/4 OF THE NW 1/4 AND THE EAST 25 FEET AND WEST 25 FEET OF THE NORTH 3/8 OF THE EAST 1/2 OF THE NW 1/4 OF THE NW 1/4 WERE INCLUDED IN ROADWAY DEDICATIONS ON THE SAID PLAT OF "BRANDON PARK, SECTION A".

SURVEYOR'S CERTIFICATION:

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

THIS IS TO CERTIFY THAT THIS LEGAL DESCRIPTION AND THE ACCOMPANYING SKETCH WAS PREPARED UNDER MY DIRECTION AND THAT IN MY PROFESSIONAL OPINION IS TRUE AND CORRECT. I FURTHER CERTIFY THAT THIS SKETCH TO ACCOMPANY LEGAL DESCRIPTION MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE STANDARDS OF PRACTICE, ADOPTED BY THE BOARD OF PROFESSIONAL SURVEYOR'S AND MAPPERS, PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES, AS SET FORTH IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

DATED: 02/08/2023 (Revision #3 on 07/11/2023)

E.R. BROWNELL & ASSOCIATES, INC., LB 761



Digitally signed
by Thomas
Brownell
Date:
2023.07.11
18:57:17 -04'00'

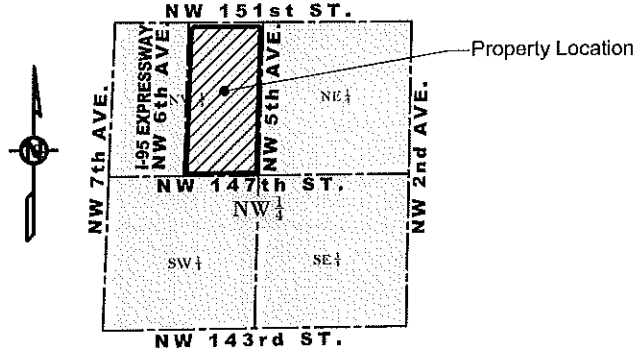
THIS SKETCH AND DESCRIPTION, CONSISTING OF 3 PAGES, SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHER AND HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY THOMAS BROWNELL, PROFESSIONAL LAND SURVEYOR # 2891, STATE OF FLORIDA USING A DIGITAL SIGNATURE AND DATE, ON SHEET 2 OF 3, PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, UNDER SECTION 5J-17.062. **THE "DIGITAL DATE" MAY NOT REFLECT THE DATE OF SURVEY OR THE LATEST REVISION DATE.** PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Owner Signature:			
MIAMI, FL, 33169-6613			
Drawn By:	JG	WR#:	11179753
Scale:	N.T.S.	Date:	02/08/2023 Rev-3 On 07/11/2023
Sketch No.:		SM-5152-A	
Sheet:		2 OF 3	

E.R. Brownell & Associates, Inc.
 CONSULTING ENGINEERS • SURVEYORS & MAPPERS • LAND PLANNERS
 4957 SW 74th COURT MIAMI, FLORIDA, 33155
 PHONE: 305-860-3866 FAX: 305-860-3670 workrequest@erbrownell.com

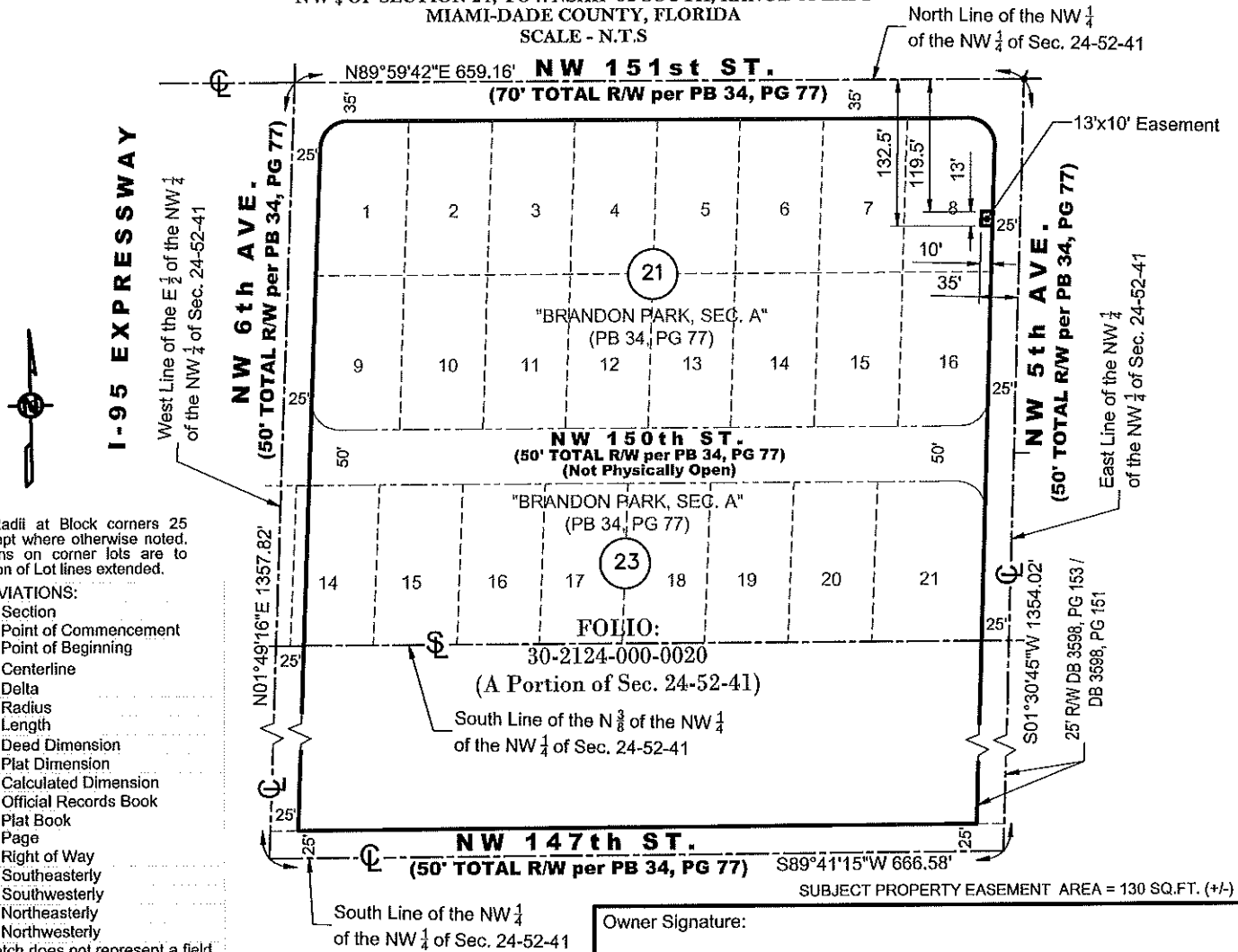
"EXHIBIT A" SKETCH TO ACCOMPANY LEGAL

560 NW 151st ST.



LOCATION MAP

NW ¼ OF SECTION 24, TOWNSHIP 52 SOUTH, RANGE 41 EAST
MIAMI-DADE COUNTY, FLORIDA
SCALE - N.T.S



NOTE: Radii at Block corners 25 feet, except where otherwise noted. Dimensions on corner lots are to intersection of Lot lines extended.

ABBREVIATIONS:

- SEC. Section
- POC Point of Commencement
- POB Point of Beginning
- ⊙ Centerline
- Δ Delta
- R Radius
- L Length
- (D) Dead Dimension
- (P) Plat Dimension
- (C) Calculated Dimension
- ORB Official Records Book
- PB Plat Book
- PG Page
- R/W Right of Way
- SELY Southeasterly
- SWLY Southwesterly
- NELY Northeasterly
- NWLY Northwesterly

This sketch does not represent a field Boundary Survey

SUBJECT PROPERTY EASEMENT AREA = 130 SQ.FT. (+/-)

Owner Signature:

MIAMI, FL, 33169-6613

Drawn By:	JG	WR#:	11179753	Sketch No.:	SM-5152-A
Scale:	N.T.S.	Date:	02/08/2023 Rev-3 On 07/11/2023	Sheet:	3 OF 3

E.R. Brownell & Associates, Inc.

CONSULTING ENGINEERS • SURVEYORS & MAPPERS • LAND PLANNERS
4687 SW 74th COURT MIAMI, FLORIDA, 33156
PHONE: 305-850-3866 FAX: 305-060-3870 workrequest@erbrownell.com

EASEMENT

This Instrument Prepared By

Sec.24, Twp 52S, Rge 41E

Parcel I.D. 30-2124-000-0020

(Maintained by County Appraiser)

Form 3722 (Stocked) Rev. 7/94

Name: Nicole Reinoso

Co. Name: School Board of Miami-Dade County

Address: 1450 NE 2nd Avenue #525

Miami, FL 33132

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Reserved for Circuit Court

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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 _____, 2023.

Signed, sealed and delivered in the presence of:

The School Board of Miami-Dade County, Florida

(Witness' Signature)

Print Name: _____
(Witness)

(Witness' Signature)

Print Name: _____

(Witness)

By: _____
(Grantor's signature)

Print Name: Ms. Maria Teresa Rojas, Chair

Print Address: 1450 NE 2nd Avenue

Miami, Florida 33132

Attest: _____

TO THE SCHOOL BOARD:

Print Name: Dr. Jose L. Dotres, Superintendent

APPROVED AS TO FORM & LEGAL SUFFICIENCY:

Print Address: 1450 NE 2nd Avenue

OFFICE OF THE GENERAL COUNSEL

Miami, FL 33132

STATE OF FLORIDA AND COUNTY OF MIAMI-DADE. The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of _____, 2023, by Maria Teresa Rojas, 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 _____

SM-5152-B

"EXHIBIT A" SKETCH TO ACCOMPANY LEGAL 560 NW 151st ST.

LEGAL DESCRIPTION:

A FLORIDA POWER & LIGHT COMPANY UTILITY EASEMENT LYING OVER AND ACROSS A PORTION OF THE EAST 1/2 OF THE NW 1/4 OF THE NW 1/4, OF SECTION 24, TOWNSHIP 52 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, SAID EASEMENT IS BOUNDED ON THE NORTH BY A LINE WHICH LIES 267 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 24; BOUNDED ON THE SOUTH BY A LINE WHICH LIES 280 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 24; BOUNDED ON THE EAST BY A LINE WHICH LIES 25 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 24; AND BOUNDED ON THE WEST BY A LINE WHICH LIES 35 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 24; ALL AS RECORDED IN PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SAID FLORIDA POWER & LIGHT COMPANY UTILITY EASEMENT IS SUBJECT TO DEDICATIONS OF RECORD; CONDITIONS, RESTRICTIONS, EASEMENTS AND LIMITATIONS, IF ANY; AND IS SUBJECT TO THE RIGHT-OF-WAY PLAN AND MINIMUM WIDTH REQUIREMENTS AS DESCRIBED IN CHAPTER 33, ARTICLE VIII, UNDER SEC. 33-133, OF THE MIAMI-DADE COUNTY, FLORIDA, CODE OF ORDINANCES.

GENERAL NOTES:

THIS DESCRIPTION AND SKETCH TO ACCOMPANY LEGAL DESCRIPTION **DOES NOT REPRESENT A FIELD BOUNDARY SURVEY.**

THE BEARINGS ARE BASED ON AN ASSUMED MERIDIAN WERE THE EAST LINE OF THE NW 1/4 OF THE NW 1/4 OF SECTION 24, TOWNSHIP 52 SOUTH, RANGE 41 EAST, BEARS SOUTH 01° 30' 45" EAST. ALL DISTANCES AS SHOWN ARE BASED ON THE U.S. SURVEY FOOT.

THE DESCRIPTION AND SKETCH IS BASED ON THE TOPOGRAPHIC SURVEY AS PREPARED BY E.R. BROWNELL & ASSOCIATES, INC., UNDER SKETCH NO. M-2330, WITH A REVISED DATE OF 11/15/07 FOR TAX FOLIO NO. 30-2124-000-0020 AND THE WARRANTY DEED RECORDED IN DEED BOOK 3557 AT PAGE 108 AND IN DEED BOOK 3726 AT PAGE 409, BEING THE VESTING DEEDS AS EVIDENCED THEREON, AND THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 3495 AT PAGE 531, AS EVIDENCED THEREON. NO TITLE SEARCH HAS BEEN CONDUCTED BY NOR WAS A TITLE REPORT PROVIDED TO THE SURVEYOR. THERE MAY BE EASEMENTS, RIGHTS-OF-WAY AND/OR OTHER ENCUMBRANCES AFFECTING THE EASEMENT AREA NOT DISCLOSED HEREON THAT A TITLE REPORT WOULD EVIDENCE.



Owner Signature:			
MIAMI, FL, 33169-6613			
Drawn By:	JG	WR#:	11179753
Scale:	N.T.S.	Date:	02/08/2023 Rev-3 On 07/11/2023
Sketch No.:		SM-5152-B	
Sheet:		1 OF 3	

SM-5152-B

"EXHIBIT A" SKETCH TO ACCOMPANY LEGAL 560 NW 151st ST.

GENERAL NOTES (CONTINUED):

THE LANDS DESCRIBED IN THE WARRANTY DEEDS RECORDED IN DEED BOOK 3557 AT PAGE 108 AND IN DEED BOOK 3726 AT PAGE 409, THE VESTING DEEDS, WHEN TAKEN TOGETHER ARE ONE AND THE SAME AS THE LANDS DESCRIBED HEREON. NOTE, THE NORTH 3/8 OF THE EAST 1/2 OF THE NW 1/4 OF THE NW 1/4 AND THE SOUTH 25 FEET OF THE EAST 1/2 OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 24, HAS BEEN SUBDIVIDED AS LOTS 1 THROUGH 16 INCLUSIVE IN BLOCK 21 AND LOTS 14 THROUGH 21 INCLUSIVE IN BLOCK 23 OF "BRANDON PARK, SECTION A", AS RECORDED IN PLAT BOOK 34 AT PAGE 77 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THE NORTH 35 FEET AND THE SOUTH 25 FEET OF THE EAST 1/2 OF THE NW 1/4 OF THE NW 1/4 AND THE EAST 25 FEET AND WEST 25 FEET OF THE NORTH 3/8 OF THE EAST 1/2 OF THE NW 1/4 OF THE NW 1/4 WERE INCLUDED IN ROADWAY DEDICATIONS ON THE SAID PLAT OF "BRANDON PARK, SECTION A".

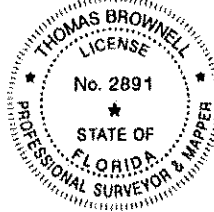
SURVEYOR'S CERTIFICATION:

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

THIS IS TO CERTIFY THAT THIS LEGAL DESCRIPTION AND THE ACCOMPANYING SKETCH WAS PREPARED UNDER MY DIRECTION AND THAT IN MY PROFESSIONAL OPINION IS TRUE AND CORRECT. I FURTHER CERTIFY THAT THIS SKETCH TO ACCOMPANY LEGAL DESCRIPTION MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE STANDARDS OF PRACTICE, ADOPTED BY THE BOARD OF PROFESSIONAL SURVEYOR'S AND MAPPERS, PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES, AS SET FORTH IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

DATED: 02/08/2023 (Revision #3 on 07/11/2023)

E.R. BROWNELL & ASSOCIATES, INC., LB 761



Digitally signed
by Thomas
Brownell
Date: 2023.07.11
19:07:53 -04'00'

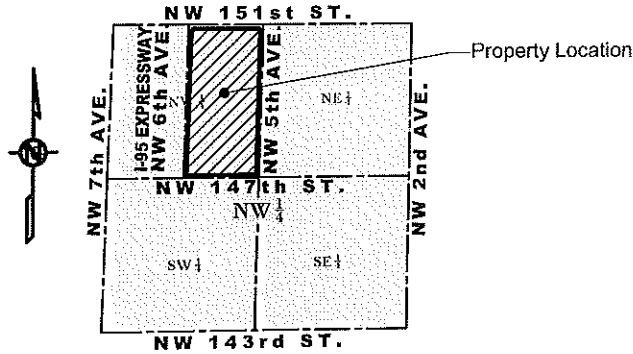
THIS SKETCH AND DESCRIPTION, CONSISTING OF 3 PAGES, SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHER AND HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY THOMAS BROWNELL, PROFESSIONAL LAND SURVEYOR # 2891, STATE OF FLORIDA USING A DIGITAL SIGNATURE AND DATE, ON SHEET 2 OF 3, PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, UNDER SECTION 5J-17.062. **THE "DIGITAL DATE" MAY NOT REFLECT THE DATE OF SURVEY OR THE LATEST REVISION DATE.** PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Owner Signature:			
MIAMI, FL, 33169-6613			
Drawn By:	JG	WR#:	11179753
Scale:	N.T.S.	Date:	02/08/2023 Rev-3 On 07/11/2023
Sketch No.:		SM-5152-B	
Sheet:		2 OF 3	

E.R. Brownell & Associates, Inc.
 CONSULTING ENGINEERS • SURVEYORS & MAPPERS • LAND PLANNERS
 4957 SW 74th COURT MIAMI, FLORIDA, 33165
 PHONE: 305-880-3888 FAX: 305-880-3870 workrequests@erbrownell.com

"EXHIBIT A" SKETCH TO ACCOMPANY LEGAL

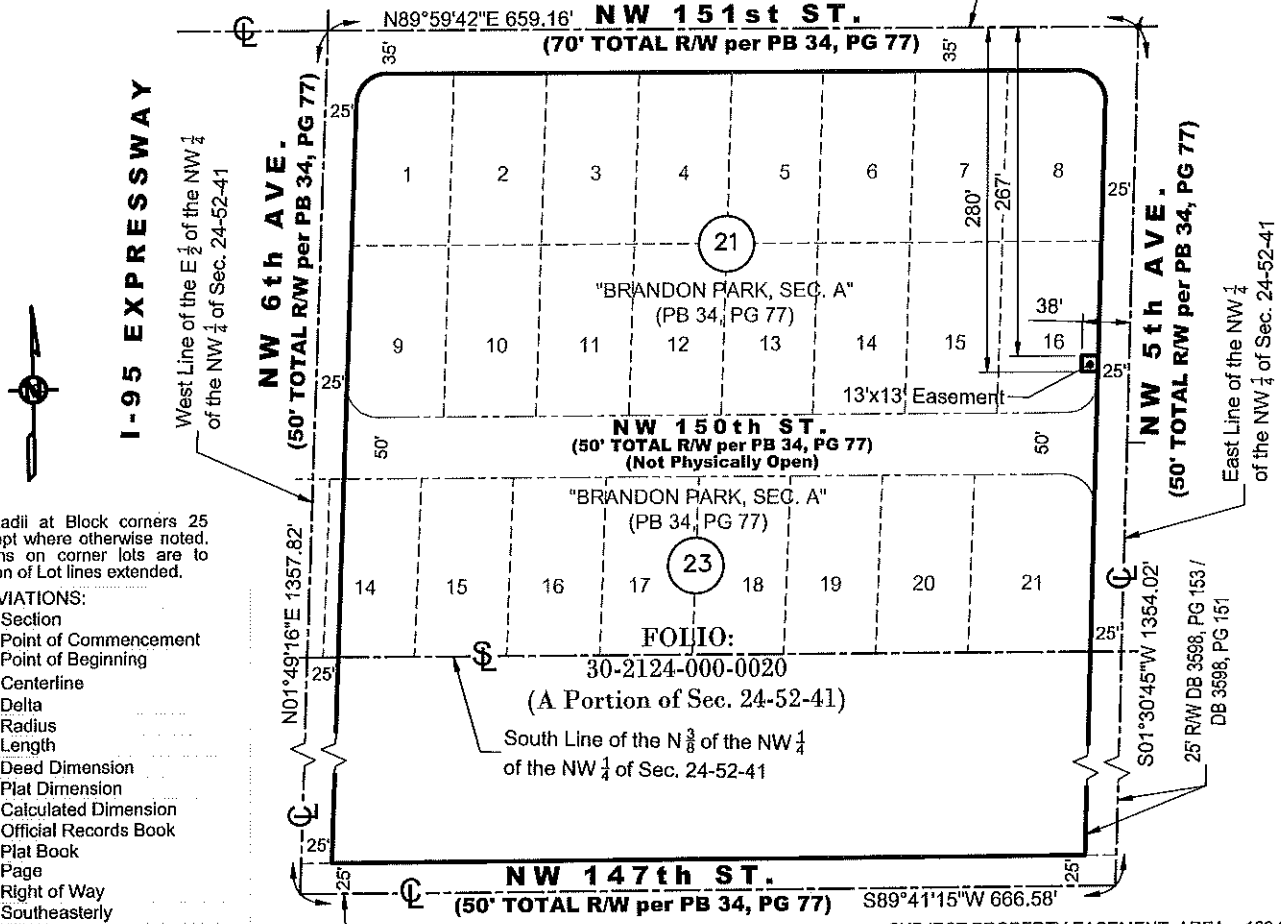
560 NW 151st ST.



LOCATION MAP

NW 1/4 OF SECTION 24, TOWNSHIP 62 SOUTH, RANGE 41 EAST
MIAMI-DADE COUNTY, FLORIDA
SCALE - N.T.S

North Line of the NW 1/4
of the NW 1/4 of Sec. 24-52-41



NOTE: Radii at Block corners 25 feet, except where otherwise noted. Dimensions on corner lots are to intersection of Lot lines extended.

- ABBREVIATIONS:
- SEC. Section
 - POC Point of Commencement
 - POB Point of Beginning
 - Ⓞ Centerline
 - Δ Delta
 - R Radius
 - L Length
 - (D) Dead Dimension
 - (P) Plat Dimension
 - (C) Calculated Dimension
 - ORB Official Records Book
 - PB Plat Book
 - PG Page
 - R/W Right of Way
 - SELY Southeasterly
 - SWLY Southwesterly
 - NELY Northeasterly
 - NWLY Northwesterly
- This sketch does not represent a field Boundary Survey

SUBJECT PROPERTY EASEMENT AREA = 169 SQ.FT. (+/-)

Owner Signature:

MIAMI, FL, 33169-6613

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