

**AGENDA REQUEST FORM**  
The School Board of Broward County, Florida

Meeting Date <b>06/04/02</b>	Open Agenda Yes <input type="checkbox"/> No <input type="checkbox"/>	Time Certain Request Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Agenda Item Number <b>J-8</b>
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**TITLE:**

Approve Easement  
Dillard High School  
Phased Replacement/New Arts Center  
Project No. 0371-99-02

**REQUESTED ACTION:**

It is requested that The School Board of Broward County, Florida, approve the execution of an easement with Florida Power and Light Company at Dillard High School.

**SUMMARY EXPLANATION AND BACKGROUND:**

An easement is required for Florida Power and Light Company to provide underground service as shown on the attached sketch.

The School Board Attorney has reviewed the document and approved "as to form".

**MAJOR SYSTEM GOALS:**

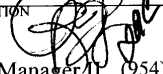
•Goal One: All students will achieve at their highest potential.  
 •Goal Two: All schools will have equitable resources.  
 •Goal Three: All operations of the school system will support and align with student achievement and needs.  
 •Goal Four: All stakeholders work together to build a better school system.

**FINANCIAL IMPACT:**

There is no financial impact to the district.

**EXHIBITS: (List)**

1. Instrument of Easement "Approved as to form" by Edward J. Marko Esq. Board Attorney
2. Survey and Description from Craven Thompson & Associates.

<b>APPROVED</b>	<p><small>SOURCE OF ADDITIONAL INFORMATION</small></p> <p align="center"></p> <p>Rodney Williams, Project Manager II (954) 765-6339</p> <p><small>Name Phone</small></p>
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(For Official School Board Records' Office Only)

**THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA**

FACILITIES AND CONSTRUCTION MANAGEMENT  
THOMAS J. CALHOUN, DEPUTY SUPERINTENDENT

Approved in Open Board Meeting on:                     06/04/2002                    

BY:                     Robert D. Parker                    , School Board Chairperson

FL/T/J.Calhoun/R.Williams/J.McKenzie

EASEMENT

This Instrument Prepared By

Sec. , Twp S, Rge E

Name: PAUL C. HARLACHER

Co. Name: FPL Co.

Address

Parcel I.D. # (Maintained by County Appraiser)

Form 3722 (Stocked) Rev. 7/94

pg of

The undersigned, in consideration of the payment of \$1.00 and other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, grant and give to Florida Power & Light Company, its licensees, agents, successors, and assigns, 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:

© 2002 by the Florida Bar

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

IN WITNESS WHEREOF, the undersigned has signed and sealed this instrument on June 4, 2002

Signed, sealed and delivered in the presence of:

Witness signature: Noemi Gutierrez

Print Name: NOEMI GUTIERREZ

Witness signature: Renata Isell Turcios

Print Name: RENATA ISELL TURCIOS

Approved as to form: School Board Attorney

The School Board of Broward County, Florida

By: Robert D. Parks

Print Name: DR. ROBERT D. PARKS CHAIRPERSON

Print Address: 600 SOUTH EAST THIRD AVENUE

FORT LAUDERDALE, FLORIDA

Attest: Franklin L. Till Jr.

Print Name: FRANKLIN L. TILL JR. SUPERINTENDENT OF SCHOOLS

Print Address: 600 SOUTHEAST THIRD AVENUE

FORT LAUDERDALE, FLORIDA 33301

(Corporate Seal)

STATE OF Florida AND COUNTY OF Broward. The foregoing instrument was acknowledged before me this 4 day of June, 2002, by DR. ROBERT D. PARKS, and DR. FRANKLIN L. TILL respectively the President and Secretary of The School Board of Broward County, Florida, a corporation, on behalf of said corporation, who are personally known to me or have produced personally as identification, and who did (did not) take an oath.

(Type of Identification) Known

My Commission Expires:

OFFICIAL NOTARY SEAL ELLEN RUTH MCKNIGHT NOTARY PUBLIC STATE OF FLORIDA COMMISSION NO. CC802263 MY COMMISSION EXP. OCT. 6, 2002

Notary Public, Signature: Ellen Ruth McKnight

Print Name

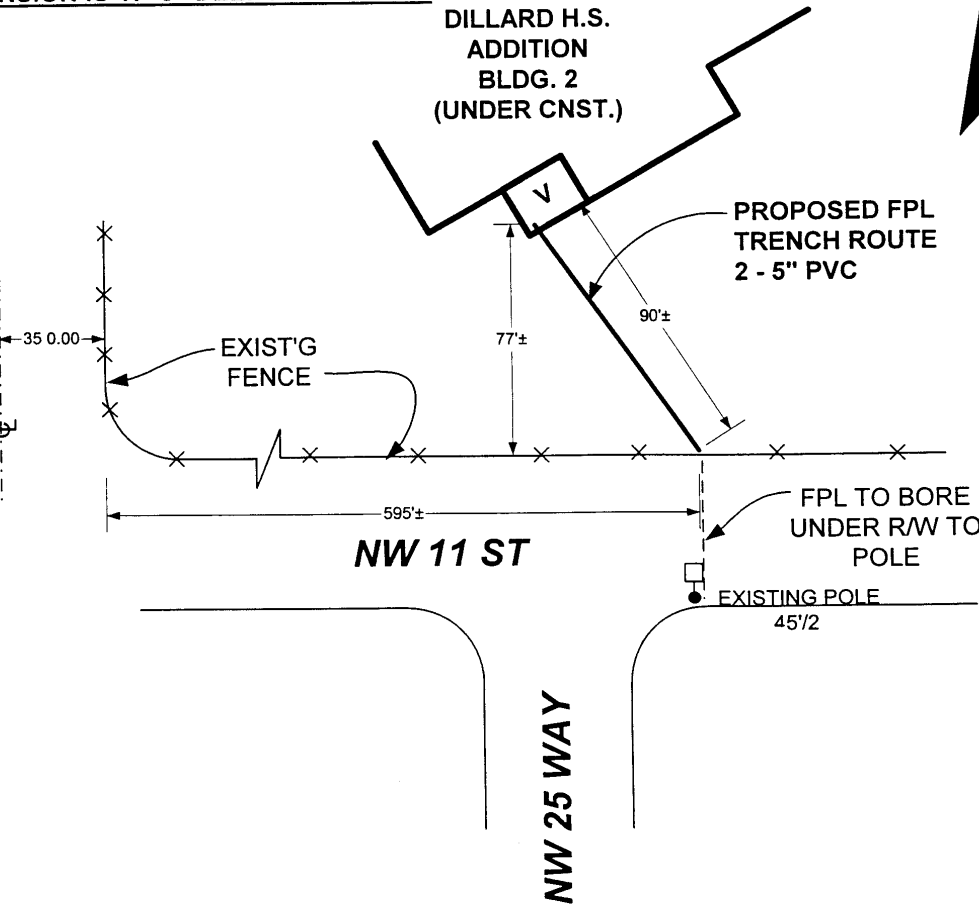
PROPOSED FPL TRANSFORMER VAULT  
 CUSTOMER CONDUIT MUST ENTER IN  
 S.W. CORNER OF VAULT SEE FPL  
 VAULT SPECS.

**NOTE: REVISED VAULT ROOM INSIDE  
 DIMENSION IS 17'-8" DEEP x 20'-9" WIDE**



DILLARD H.S.  
 ADDITION  
 BLDG. 2  
 (UNDER CNST.)

NW 27 AVE



NW 11 ST

NW 25 WAY

**LOCATION SKETCH**  
 1" = 50'-0"

**SERVICE VOLTAGE:**  
 277/480 VOLT,  
 THREE PHASE,  
 FOUR WIRE



**EXHIBIT "A"**  
 PROPOSED VAULT & TRENCH LOCATION FOR:  
 DILLARD HIGH SCHOOL - WEST VAULT  
 2365 NW 11 ST., FT. LAUDERDALE, FL.  
 WO# 0390-07-716

REV.	DESCRIPTION	DATE	BY
		02/15/02	PCH



Florida Power & Light Company

02/15/02

RE: Easement for Electric Service to Dillard High School 2365 NW 11<sup>th</sup> Street, Ft. Lauderdale, FL.

Dear Customer

Enclosed is the easement form required by FPL to provide electric service to the above referenced facility. Please complete the instrument according to the following instructions. DESCRIBE, EXECUTE and RECORD the easement and return a recorded copy to me. This easement needs to be returned to FPL prior to energizing your proposed facility. Failure to do so could delay the timely installation of your electric facilities.

**Parcel I. D. #:** Enter Parcel I. D. # in the upper left portion of the easement form.

**Describe Easement:**

Use the blank area in the middle of the form to describe the easement. If additional space is required, an Exhibit "A" attached as a 2<sup>nd</sup> sheet to the instrument may be used. Metes & bounds may be used but a center line description is most common. A pictorial view of the easement may also be attached as an Exhibit "A". Easements are usually 10ft in width, 5ft on either side of FPL facilities to be installed.

**Signing and Witnessing:**

- A. **For Individuals:** All persons shown on the deed must sign the easement. Enter date in space provided. Sign on the indicated lines on the right side in the presence of two (2) separate witnesses, who sign on the lines to the left, and a notary public who completes the acknowledgement forms as described below. The notary public may be one of the witnesses and if so must sign at the left in the space provided.
- B. **For Corporations:** Enter date in space provided. The President, or Vice-President and the Secretary or an Assistant Secretary sign on lines indicated on the right, filling in their title below, in the presence of two (2) separate witnesses, who sign on the lines to the left, and a notary public who completes the acknowledgement forms as described below. The corporate seal must be affixed adjacent to the officer's signatures.

**Acknowledgements:**

The notary public should legibly fill in all blanks, including state and county of execution, names of individuals or officers signing and their titles, state or county where empowered to act, expiration date of commission, fill in date, sign on line provided and affix seal adjacent to the signature of the notary public.

**Record the Easement:**

If there are any questions with regards to the easement, please call me prior to recording the easement. Have the easement **Recorded** at the Broward County Courthouse, only the **unaltered** FPL standard easement form (form 3722) will be accepted by FPL.

If you have any questions, please call me at (954) 717-2076.

Sincerely,

A handwritten signature in black ink that reads "Paul C. Harlacher".

Paul C. Harlacher  
Senior System Project Manager  
FPL - Wingate Service Center

an FPL Group Company

**DESCRIPTION: 10' FLORIDA POWER AND LIGHT EASEMENT**

A STRIP OF LAND 10 FEET IN WIDTH, BEING A PORTION OF LOT 33 AND LOT 34, BLOCK 4, OF NEW TOWN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE 9 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING 5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED LINE:

**COMMENCE** AT THE SOUTHERNMOST SOUTHWEST CORNER OF LOT 21, OF SAID BLOCK 4; THENCE NORTH 89°41'57" EAST, ALONG THE SOUTH BOUNDARY OF SAID BLOCK 4, A DISTANCE OF 558.44 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY; THENCE CONTINUE ALONG SAID SOUTH BOUNDARY EASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 23°20'44", FOR AN ARC DISTANCE OF 10.19 FEET TO THE **POINT OF BEGINNING**; THENCE NORTH 37°44'12" WEST, ALONG A LINE, NON-RADIAL TO THE LAST DESCRIBED CURVE, A DISTANCE OF 90.38 FEET TO THE POINT OF TERMINUS AND THE FACE OF THE SCHOOL BUILDING UNDER CONSTRUCTION.

SAID LANDS LYING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINING 902 SQUARE FEET (0.021 ACRES) MORE OR LESS.

THE SIDE LINES ARE TO BE LENGTHENED OR SHORTENED TO FORM A CONTINUOUS STRIP OF LAND THAT INTERSECTS THE ARC OF CURVE AT THE POINT OF BEGINNING AND THE BEARING NORTH 59°32'39" EAST AT THE POINT OF TERMINUS.

NOTE: THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING, THE SOUTH BOUNDARY OF SAID BLOCK 4 IS ASSUMED TO BEAR NORTH 89°41'57" EAST.

**CERTIFICATE:**

WE HEREBY CERTIFY THAT THIS DESCRIPTION AND SKETCH CONFORMS TO THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN CHAPTER 61G17-6 (FLORIDA ADMINISTRATIVE CODE), AS ADOPTED BY THE DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN SEPTEMBER, 1981, AS AMENDED, PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES, AND IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

CRAVEN THOMPSON & ASSOCIATES  
CERTIFICATE OF AUTHORIZATION NO. LB271

THIS SKETCH IS NOT VALID WITHOUT THE  
SIGNATURE AND THE ORIGINAL RAISED SEAL  
OF A FLORIDA LICENSED SURVEYOR AND  
MAPPER

RAYMOND YOUNG  
PROFESSIONAL SURVEYOR AND MAPPER NO. 5799  
STATE OF FLORIDA

PRINTED ON

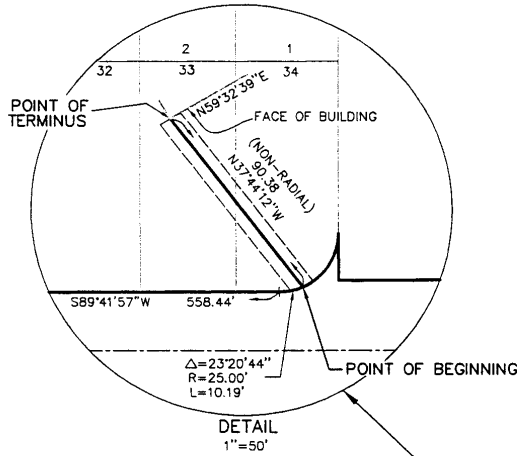
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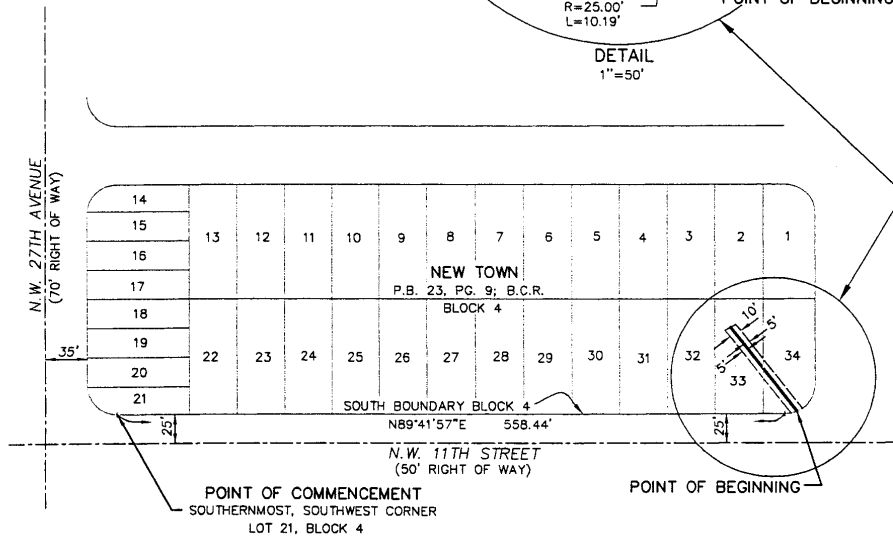
FOR: **JAMES A. CUMMINGS**

NOTE: THIS IS NOT A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property, or monuments set in connection with the preparation of the information shown hereon.

**SKETCH TO ACCOMPANY DESCRIPTION  
 10' FLORIDA POWER AND LIGHT EASEMENT**



- LEGEND**
- P.B. .... DENOTES PLAT BOOK
  - P.G. .... DENOTES PAGE
  - B.C.R. .... DENOTES BROWARD COUNTY RECORDS
  - R' ..... DENOTES RADIUS
  - L' ..... DENOTES ARC LENGTH
  - Δ ..... DENOTES CENTRAL ANGLE



**PRINTED ON  
 MAR 12 2012**

SHEET 2 OF 2 SHEETS

UPDATES and/or REVISIONS	DATE	BY	CK'D	NOTE
				<p>NOTE The undersigned and CRAVEN-THOMPSON &amp; ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar matters, and further, this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and confirmed by others through appropriate title verification.</p> <p>NOTE Lands shown hereon were not abstracted for right-of-way and/or easements of record.</p>
<p>DB NO. 01-0012    DRAWN BY: R.Y.    CHECKED BY: J.V.N.    F.B. N/A    PG. N/A    DATED: 03-12-02</p>				<p>G:\2001\010012\DWG\FPL_ESMT.DWG</p>