

March 24, 1999

Deputy Superintendent of Schools
Henry C. Fraind

**SUBJECT: GRANT OF TRAFFIC SIGNAL EASEMENTS TO MIAMI-DADE COUNTY,
AT THE HOWARD A. DOOLIN MIDDLE SCHOOL SITE**

Howard A. Doolin Middle School opened in August, 1997 and is located at 6401 S.W. 152 Avenue, adjacent to Bowman Foster Ashe Elementary School. The school bus and parent traffic on S.W. 152 Avenue has created a need for the District to install traffic signal poles, a mast arm and related equipment for the purpose of traffic and pedestrian signalization.

In order to carry out the continued operation and maintenance of said equipment, the County has requested that the District provide two easements totaling 316 square feet on the site of Howard A. Doolin Middle School (see location map). In the event that the traffic signals and related improvements are not constructed or are removed in the future, all interest in said easements will revert to the District.

The said easement areas are legally described as:

Traffic Signal Easement No. 1

A PORTION OF TRACT "A" OF "WESTWIND LAKES SCHOOL AND PARK SITE", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 135, AT PAGE 26, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING AND BEING IN THE SECTION 28, TOWNSHIP 54 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWESTERLY CORNER OF SAID TRACT "A", SAID POINT BEING ON A CURVE CONCAVE TO THE EAST FROM WHICH A RADIAL LINE FROM SAID CURVE BEARS S 70°57'04"E; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, SAID CURVE ALSO BEING THE EASTERLY RIGHT OF WAY LINE OF SOUTHWEST 152ND AVENUE ACCORDING TO THE AFOREMENTIONED PLAT OF "WESTWIND LAKES SCHOOL AND PARK SITE" AND HAVING A RADIUS OF 1111.00 FEET AND A CENTRAL ANGLE OF 14°20'10", FOR AN ARC DISTANCE OF 277.98 FEET TO THE POINT OF BEGINNING; THENCE S 85°23'25"E, A DISTANCE OF 4.00 FEET; THENCE S 04°36'35"W, A DISTANCE OF 4.00 FEET; THENCE N 85°23'25"W, A DISTANCE OF 4.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE EAST FROM WHICH A RADIAL LINE BEARS S 85°29'36"E, SAID CURVE ALSO BEING THE

AFOREMENTIONED EASTERLY RIGHT OF WAY LINE OF SOUTHWEST 152ND AVENUE; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1111.00 FEET AND A CENTRAL ANGLE OF 00°12'22", FOR AN ARC DISTANCE OF 4.00 FEET TO THE POINT OF BEGINNING. CONTAINING 16 SQUARE FEET, MORE OR LESS.

Traffic Signal Easement No. 2

A PORTION OF TRACT "A" OF "WESTWIND LAKES SCHOOL AND PARK SITE", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 135, AT PAGE 26, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING AND BEING IN THE SECTION 28, TOWNSHIP 54 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWESTERLY CORNER OF SAID TRACT "A", SAID POINT BEING ON A CURVE CONCAVE TO THE EAST FROM WHICH A RADIAL LINE FROM SAID CURVE BEARS S 70°57'04"E; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, SAID CURVE ALSO BEING THE EASTERLY RIGHT OF WAY LINE OF SOUTHWEST 152ND AVENUE ACCORDING TO THE AFOREMENTIONED PLAT OF "WESTWIND LAKES SCHOOL AND PARK SITE" AND HAVING A RADIUS OF 1111.00 FEET AND A CENTRAL ANGLE OF 17°47'08", FOR AN ARC DISTANCE OF 344.87 FEET TO THE POINT OF BEGINNING; THENCE S 88°59'40"E. A DISTANCE OF 30.00 FEET; THENCE S 01°00'20"W, A DISTANCE OF 10.00 FEET; THENCE N 88°59'40"W, A DISTANCE OF 30.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE EAST FROM WHICH A RADIAL LINE BEARS S 89°15'09"E, SAID CURVE ALSO BEING THE AFOREMENTIONED EASTERLY RIGHT OF WAY LINE OF SOUTHWEST 152ND AVENUE; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1111.00 FEET AND A CENTRAL ANGLE OF 00°30'57", FOR AN ARC DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING. CONTAINING 300 SQUARE FEET OR 0.007 ACRES , MORE OR LESS.

The grant of easement document will be reviewed by the School Board Attorney's Office and the Office of Risk Management. The principal of Howard A. Doolin Middle School and the Region Superintendent for Region V recommended approval of the grant easement. Facilities Planning and Construction and the Department of Safety, Environment and Hazards Management are in agreement with the proposed grant of easement.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, authorize the Chair and the Secretary to execute a grant of easement agreement with Miami-Dade County for the provision of two easements along the western property line of the Howard A. Doolin Middle School site.

AAD:ada

LOCATION MAP

