

Deputy Superintendent of Schools  
Henry C. Fraind

**SUBJECT: DEDICATION OF ENCUMBERED LAND ADJACENT TO WILLIE P.  
PORTER PRIMARY LEARNING CENTER**

The District constructed Willie P. Porter Primary Learning Center, located at 15751 S.W. 112 Street. Prior to the Board's acquisition of the property, portions had been improved with a 7' wide sidewalk and encumbered by a 13' wide pedestrian, landscape and utility easement (see attached location map). The County has requested that the District dedicate this 13' wide portion of the Board-owned property in order to eliminate any potential liability to the District, due to the use of the sidewalks by the general public.

The lands to be dedicated to Miami-Dade County are legally described as:

A PORTION OF TRACT H-5, SECTION FIVE AT THE HAMMOCKS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 131, PAGE 72 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA LYING WITHIN SECTION 8, TOWNSHIP 55 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT H-5, SECTION FIVE AT THE HAMMOCKS, ACCORDING TO THE PLAT THEREOF, SAID POINT BEING ON CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 3023.40 FEET AND HAVING BEARING RADIALLY N87°37'44"W; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, 55 FEET PERPENDICULAR TO AND PARALLEL WITH THE CENTERLINE OF SOUTHWEST 157<sup>TH</sup> AVENUE, THROUGH A CENTRAL ANGLE OF 04°36'14", AN ARC DISTANCE OF 242.94 FEET, TO A POINT OF REVERSE CURVATURE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 39.27 FEET; THENCE SOUTH 87°46'02" WEST, 43 FEET PERPENDICULAR TO AND PARALLEL WITH THE CENTERLINE OF SOUTHWEST 112<sup>TH</sup> STREET, A DISTANCE OF 210.35 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 2057.00 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, CONTINUING 43 FEET PERPENDICULAR TO AND PARALLEL WITH THE CENTERLINE OF SAID SOUTHWEST 112<sup>TH</sup> STREET, THROUGH A CENTRAL ANGLE OF 07°27'46", AN ARC DISTANCE OF 267.93 FEET TO A POINT ON SAID CURVE SAID POINT BEING THE SOUTHWEST CORNER OF SAID TRACT H-5, SECTION FIVE AT THE HAMMOCKS ACCORDING TO THE PLAT THEREOF; THENCE NON-RADIALLY TO SAID CURVE, NORTH 04°40'14" EAST; ALONG THE WEST LINE OF SAID TRACT H-5 A DISTANCE OF 13.00 FEET TO A NON-TANGENT INTERSECTION TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 2044.00 FEET THROUGH A RADIAL BEARING OF N05°14'01"E;

THENCE ALONG THE ARC OF SAID CURVE, 56 FEET PERPENDICULAR TO AND PARALLEL WITH SAID CENTERLINE OF SOUTHWEST 112<sup>TH</sup> STREET, THROUGH A CENTRAL ANGLE OF 07°27'59", AN ARC DISTANCE OF 266.36 FEET TO A POINT OF TANGENCY; THENCE NORTH 87°46'02" EAST CONTINUING 56 FEET PERPENDICULAR TO AND PARALLEL WITH THE CENTERLINE OF SAID SOUTHWEST 112<sup>TH</sup> STREET, A DISTANCE OF 210.35 FEET TO THE BEGINNING OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 18.85 FEET TO A POINT OF REVERSE CURVATURE CONCAVE TO THE EAST HAVING A RADIUS OF 3031.75 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT CONTINUING 68 FEET PERPENDICULAR TO AND PARALLEL WITH SAID THE CENTERLINE OF SOUTHWEST 157<sup>TH</sup> AVENUE, THROUGH A CENTRAL ANGLE OF 4°36'09", AN ARC DISTANCE OF 243.54 FEET TO A POINT ON SAID CURVE; THENCE NON-RADIALLY TO SAID CURVE SOUTH 89°34'39" EAST ALONG THE NORTH LINE OF SAID TRACT H-5, A DISTANCE OF 13.00 FEET TO THE POINT OF BEGINNING.

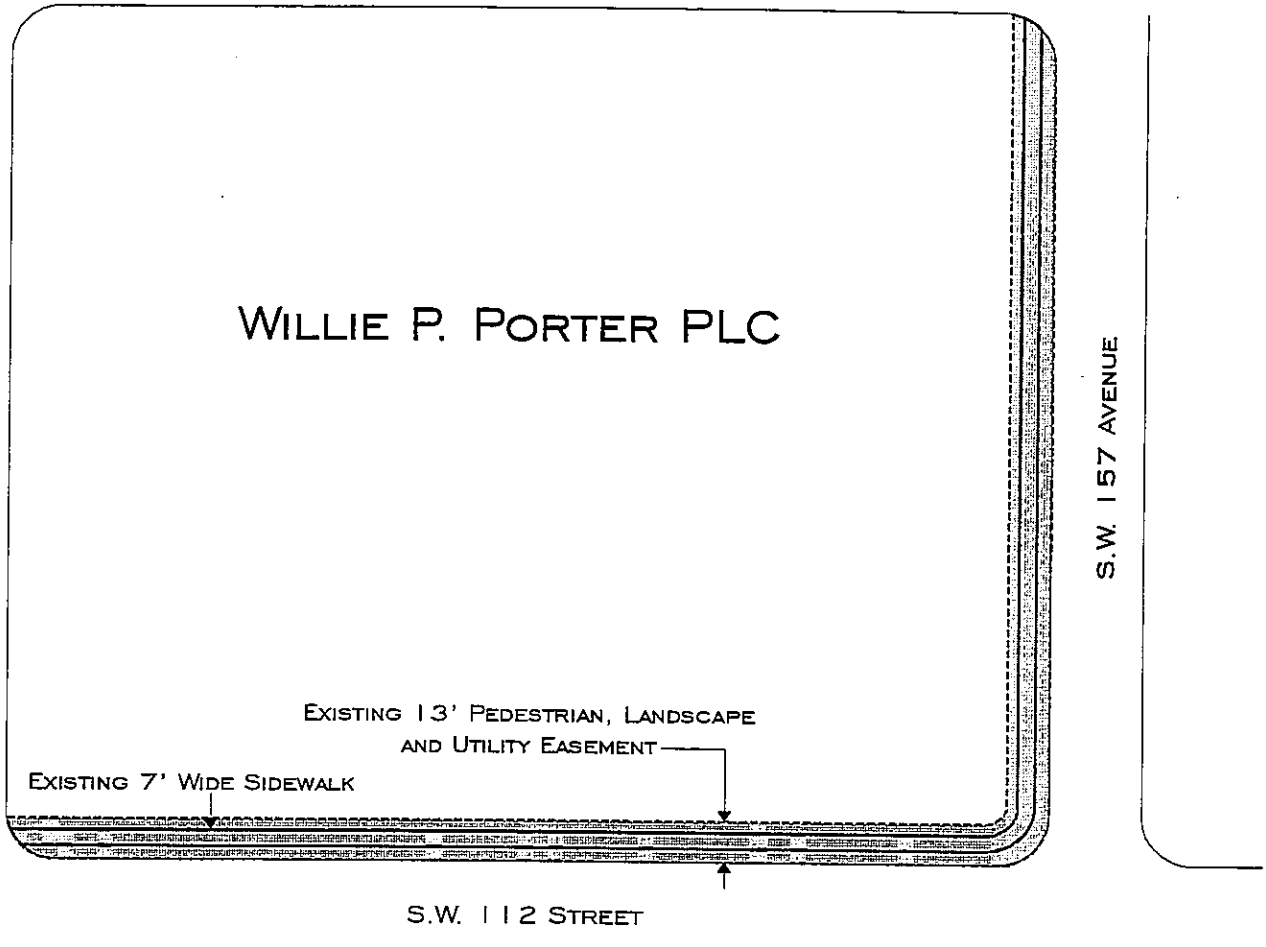
CONTAINING 9,887 SQUARE FEET OR 0.228 ACRES, MORE OR LESS.

**RECOMMENDED:**

That The School Board of Miami-Dade County, Florida, authorize the Chair and the Secretary to execute the necessary documents to complete the dedications for the encumbered land adjacent to the Willie P. Porter Primary Learning Center.

PG:ada

# LOCATION MAP



WILLIE P. PORTER PLC

S.W. 157 AVENUE

EXISTING 13' PEDESTRIAN, LANDSCAPE  
AND UTILITY EASEMENT

EXISTING 7' WIDE SIDEWALK

S.W. 112 STREET

## LEGEND



13' WIDE AREA TO BE  
DEDICATED

