

Paul J. Phillips, Chief Facilities Officer
Facilities Planning and Construction

SUBJECT: AUTHORIZATION TO GRANT A WATER LINE EASEMENT LOCATED AT THE DR. MICHAEL M. KROP SENIOR HIGH SCHOOL SITE IN FAVOR OF MIAMI-DADE COUNTY

In order to maintain a water main constructed to provide water services to the Dr. Michael M. Krop Senior High School site, Miami-Dade County has requested that a 12-foot wide water line easement be granted by the district (see location map).

The 54.5 acre school site is located at 1410 County Line Road. The water line easement described below will cover the area of the water line installation. The said easement area is legally described as:

A PORTION OF THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 32, TOWNSHIP 51 SOUTH, RANGE 42 EAST, LYING IN MIAMI-DADE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS:

A TWELVE (12) FOOT WIDE EASEMENT LYING 6.00 FEET ON EITHER AND BOTH SIDES OF THE FOLLOWING DESCRIBED LINE:

COMMENCE AT THE SOUTHEAST CORNER OF SAID WEST ½ OF THE NORTHEAST ¼ OF SECTION 32; THENCE N 02°06'05" W ALONG THE EAST LINE OF SAID WEST ½ OF THE NORTHEAST ¼ OF SECTION 32 FOR A DISTANCE OF 12.00 FEET TO THE **POINT OF BEGINNING**; THENCE S 88°44'01" W ALONG A LINE PARALLEL WITH AND 12.00 FEET NORTH OF AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID WEST ½ OF THE NORTHEAST ¼ SECTION OF 32 FOR A DISTANCE OF 1334.40 FEET, THENCE N 02°17'01"W ALONG A LINE PARALLEL WITH AND 6.00 FEET EAST OF AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID WEST ½ OF NORTHEAST ¼ OF SAID SECTION 32, FOR A DISTANCE OF 1345.92 FEET TO A **POINT "A"**; THENCE CONTINUE N 02°17'01"W FOR A DISTANCE OF 191.55 FEET TO A **POINT "B"**; THENCE CONTINUE N 02°17'01"W FOR A DISTANCE OF 215.48 FEET TO A **POINT "C"**; THENCE CONTINUE N 02°17'01"W FOR A DISTANCE OF 299.34 FEET TO A **POINT "D"**; SAID POINT ALSO BEING A CURVATURE OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 2281.39 FEET, A CENTRAL ANGLE OF 05°47'49", THENCE ALONG SAID CURVE IN A NORTHERLY DIRECTION ALONG THE ARC OF SAID CURVE FOR 230.82 FEET TO A **POINT "E"**, SAID POINT ALSO BEING A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 393.63 FEET, A CENTRAL ANGLE OF 08°17'28", THENCE ALONG SAID CURVE IN A NORTHERLY DIRECTION ALONG THE ARC OF SAID CURVE FOR 56.96 FEET; TO A POINT, THENCE N 87°57'20"E FOR A DISTANCE OF 480.83 FEET TO **POINT "F"**; THENCE CONTINUE N 87°57'20" E FOR A DISTANCE OF 167.99 FEET; THENCE S 02°17'01"E FOR A DISTANCE OF 140.57 FEET TO A **POINT "G"**; THENCE CONTINUE S 02°17'01"E FOR A DISTANCE OF 176.98 FEET TO A **POINT "H"**; THENCE CONTINUE S 02°17'01"E FOR A DISTANCE OF 485.82 FEET; THENCE S 88°03'25"W FOR A DISTANCE OF 105.50 FEET TO A **POINT "I"**; THENCE CONTINUE S 88°03'25"W FOR A DISTANCE OF 262.16 FEET TO A **POINT "J"**; THENCE CONTINUE S 88°03'25"W FOR A DISTANCE OF 257.54 FEET TO A **POINT "K"**; THENCE CONTINUE S 88°03'25"W FOR A DISTANCE OF 36.94 FEET TO A **POINT "B"**; SAID POINT ALSO BEING THE POINT OF TERMINATION OF THE DESCRIBED LINE;

TOGETHER WITH A TWELVE (12) FOOT WIDE EASEMENT LYING 6.00 FEET ON EITHER AND BOTH SIDES OF THE FOLLOWING DESCRIBED LINE:
BEGIN AT THE AFORESAID POINT "A"; THENCE N 89°21'23"E FOR A DISTANCE OF 41.71 FEET TO THE POINT OF TERMINATION OF THE DESCRIBED LINE;

TOGETHER WITH A TWELVE (12) FOOT WIDE EASEMENT LYING 6.00 FEET ON EITHER AND BOTH SIDES OF THE FOLLOWING DESCRIBED LINE:
BEGIN AT THE AFORESAID POINT "C"; THENCE N 87°16'27"E FOR A DISTANCE OF 63.91 FEET TO THE POINT OF TERMINATION OF THE DESCRIBED LINE;

TOGETHER WITH A TWELVE (12) FOOT WIDE EASEMENT LYING 6.00 FEET ON EITHER AND BOTH SIDES OF THE FOLLOWING DESCRIBED LINE:
BEGIN AT THE AFORESAID POINT "D" THENCE N 89°15'43"E FOR A DISTANCE OF 63.07 FEET TO THE POINT OF TERMINATION OF THE DESCRIBED LINE;

TOGETHER WITH A TWELVE (12) FOOT WIDE EASEMENT LYING 6.00 FEET ON EITHER AND BOTH SIDES OF THE FOLLOWING DESCRIBED LINE:
BEGIN AT THE AFORESAID POINT "E" THENCE S 85°37'01"E FOR A DISTANCE OF 24.70 FEET TO THE POINT OF TERMINATION OF THE DESCRIBED LINE;

TOGETHER WITH A TWELVE (12) FOOT WIDE EASEMENT LYING 6.00 FEET ON EITHER AND BOTH SIDES OF THE FOLLOWING DESCRIBED LINE:
BEGIN AT THE AFORESAID POINT "F" THENCE S 07°05'50"E FOR A DISTANCE OF 18.66 FEET TO THE POINT OF TERMINATION OF THE DESCRIBED LINE;

TOGETHER WITH A TWELVE (12) FOOT WIDE EASEMENT LYING 6.00 FEET ON EITHER AND BOTH SIDES OF THE FOLLOWING DESCRIBED LINE:
BEGIN AT THE AFORESAID POINT "G" THENCE S 88°10'25"W FOR A DISTANCE OF 43.31 FEET TO THE POINT OF TERMINATION OF THE DESCRIBED LINE;

TOGETHER WITH A TWELVE (12) FOOT WIDE EASEMENT LYING 6.00 FEET ON EITHER AND BOTH SIDES OF THE FOLLOWING DESCRIBED LINE:
BEGIN AT THE AFORESAID POINT "H" THENCE RUN S 86°00'01"W FOR A DISTANCE OF 78.91 FEET TO THE POINT OF TERMINATION OF THE DESCRIBED LINE;

TOGETHER WITH A TWELVE (12) FOOT WIDE EASEMENT LYING 6.00 FEET ON EITHER AND BOTH SIDES OF THE FOLLOWING DESCRIBED LINE:
BEGIN AT THE AFORESAID POINT "I" THENCE RUN N 03°19'09"W FOR A DISTANCE OF 23.31 FEET TO THE POINT OF TERMINATION OF THE DESCRIBED LINE;

TOGETHER WITH A TWELVE (12) FOOT WIDE EASEMENT LYING 6.00 FEET ON EITHER AND BOTH SIDES OF THE FOLLOWING DESCRIBED LINE:
BEGIN AT THE AFORESAID POINT "J" THENCE RUN S 03°12'50"E FOR A DISTANCE OF 53.29 FEET TO THE POINT OF TERMINATION OF THE DESCRIBED LINE;

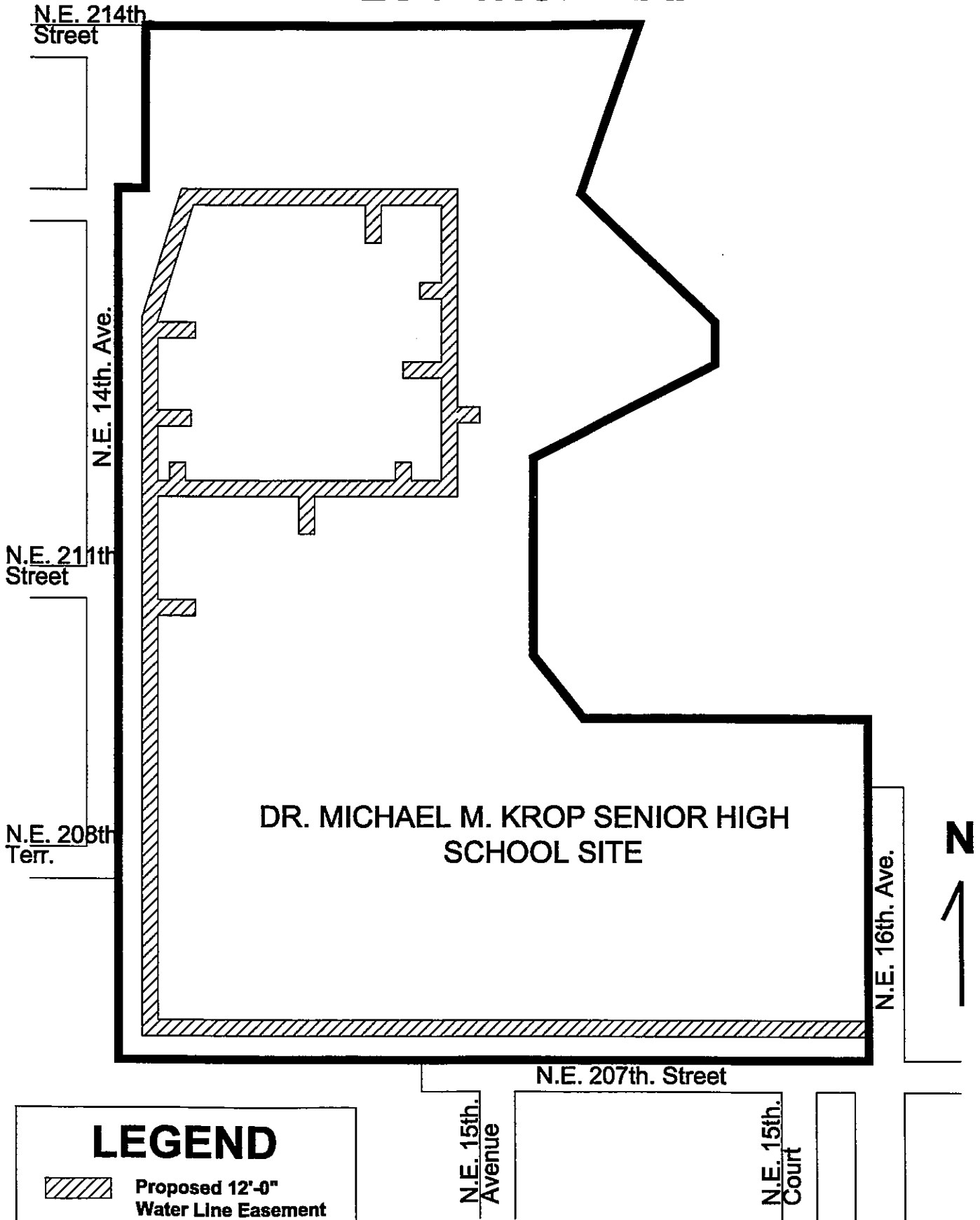
TOGETHER WITH A TWELVE (12) FOOT WIDE EASEMENT LYING 6.00 FEET ON EITHER AND BOTH SIDES OF THE FOLLOWING DESCRIBED LINE:
BEGIN AT THE AFORESAID POINT "K" THENCE N 00°13'46"E FOR A DISTANCE OF 15.84 FEET TO THE POINT OF TERMINATION OF THE DESCRIBED LINE.

The water line easement agreement has been reviewed by the School Board Attorney's Office. The Office of Capital Improvement Projects recommends approval of the easement agreement.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, authorize the execution of the water line easement agreement at the Dr. Michael M. Krop Senior High School site in favor of Miami-Dade County.

JG:ae

LOCATION MAP



LEGEND



Proposed 12'-0"
Water Line Easement