

Business Operations
Facilities Planning
Ana Rijo-Conde, AICP, Administrative Director

**SUBJECT: DEDICATION OF RIGHTS-OF-WAY ADJACENT TO
BROWNSVILLE MIDDLE SCHOOL**

COMMITTEE: FACILITIES PLANNING AND CONSTRUCTION

The District is constructing an addition at Brownsville Middle School (S/S "FF-1"), located at 4899 N.W. 24 Avenue. The County has requested that the District dedicate portions of the Board-owned property for right-of-way improvement purposes (see attached location map).

The land to be dedicated to Miami-Dade County is legally described as:

Parcel "A"

A strip of land dedicated for right of way purpose being a portion of Block 2, "STAR VILLA", according to the plat thereof, as recorded in Plat Book 47, at Page 63, of the Public Records of Miami-Dade County, Florida, more particularly described as follows:

Commence at the Northwest corner of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, Section 22, Township 53 South, Range 43 East, said point being also the point of intersection of the center line of N.W. 24th Avenue and the center line of N.W. 50th Street, as shown on said plat of "STAR VILLA"; thence run S00°01'19" W on an assumed bearing, along the center line of N.W. 24th Avenue for a distance of 622.39 feet; thence run S 89°58' 41" E for 25.00 feet to a point on the East right of way line of N.W. 24th Avenue and on the West line of said Block 2 and the Point of Beginning of this description, said point being the point of curvature of a circular curve to the left concave to the Northeast, said curve being tangent to said East right of way line of N.W. 24th Avenue; thence continue Southeasterly along the arc of said circular curve having a radius of 25.00 feet, through a central angle of 90°01' 19", subtended by a 35.36 feet chord that bears S 44°59' 21" E, for an arc distance of 39.28 feet to a point of tangency, said curve being tangent to the North right of way line of N.W. 48th Street and the South line of said Block 2, "STAR VILLA"; thence run S 90°00' 00" E, for 567.87 feet along the North right of way line of N.W. 48th Street as shown on said plat of "STAR VILLA" to a point of curvature of a circular curve to the left concave to the Northwest; thence run Northeasterly along said curve tangent to the West right of way line of N.W. 23rd Avenue and the East line of said Block 2, having a radius of 25.00 feet, through a central angle of 90°04' 15", subtended by a 35.37 feet chord that bears N 44°57' 53" E for an arc distance of 39.30 feet to a point of tangency, a radial line to said point

bears S 72°00' 45" E from the radius point of the next described curve, said point being common to the last and the next described curve; thence run Southwesterly along a circular curve to the right concave to the Northwest, having a radius of 25.00 feet, through a central angle of 74°48' 30", subtended by a 30.37 feet chord that bears S 55°23' 30" W for an arc distance of 32.64 feet to the point of tangency; thence run N 89°59' 02" W, along the right of way line of N.W. 48th Street as proposed herein for a distance of 567.87 feet, to a point of curvature of a circular curve to the right concave to the Northeast; thence run Northwesterly along said curve having a radius of 25.00 feet through a central angle of 74°33' 59", subtended by a 30.29 feet chord that bears N 55°37' 38" W, for an arc distance of 32.54 feet to the Point of Beginning.

The basis of bearings of the above legal description being assumed and centered along the centerline of N.W. 48th Street (S 90°00' 00" E).

Said lands lying and being in Miami-Dade County, Florida and containing 4, 787 square feet more or less.

Parcel "B"

A strip of land dedicated for right of way purpose being a portion of Block 1, "STAR VILLA", according to the plat thereof, as recorded in Plat Book 47, Page 63, of the Public Records of Miami-Dade County, Florida, more particularly described as follows:

Commence at the Northwest corner of the Southeast ¼ of the Northwest ¼ of Section 22, Township 53 South, Range 43 East, said point being also the point of intersection of the center line of N.W. 24th Avenue and the centerline of N.W. 50th Street, as shown on said Plat of "STAR VILLA"; thence run S 00°01' 19" W on an assumed bearing, along the centerline of N.W. 24th Avenue for a distance of 25.00 feet; thence run S 89°55' 07" E for 50.03 feet to a point on the South right of way line of N.W. 50th Street and the Point of Beginning of this description; thence continue S 89°55' 07" E, along said South right of way line as shown on said Plat of "STAR VILLA" for a distance of 566.96 feet to a point of curvature of a circular curve to the right concave to the Southwest; thence run Southeasterly along said circular curve having a radius of 25.00 feet, through a central angle of 89°50' 52", subtended by a 35.31 feet chord that bears S 44°59' 41" E, for an arc distance of 39.20 feet to a point of tangency, said curve being tangent to the West right of way line of N.W. 23rd Avenue and the East line of said Block 1 "STAR VILLA", said point being common to the last and the next described curves, a radial line to said point bears N. 72°07'02" E from the radius point of the next described curve; thence along the arc of a circular curve to the left concave to the Southwest, having a radius of 25.00 feet through a central angle of 74°49'17", subtended by a 30.38 feet chord that bears N 55°17' 37" W, for an arc distance of 32.65 feet to a point of tangency; thence run N 89°55' 07" W, for 566.96 feet along the South right of way line of N.W. 50th Street as proposed herein, said line being 7.67 feet South and parallel to the North line of said Block 1, "STAR VILLA", to a point of curvature of a circular curve to the left concave to the Southeast; thence run

Southwesterly along the arc of said curve, having a radius of 25.00 feet, through a central angle of 74°59' 21", subtended by a 30.43 feet chord that bears S 55°18' 53" W, for an arc distance of 32.72 feet to the point of tangency, a radial line to said point bears N 72°10' 47" W from the radius point of the last described curve, said point being the intersection with a next described curve tangent to the West line of said Block 1 "STAR VILLA" and also to the East right of way line of N.W. 24th Avenue, said point being common to the last and next described curves; thence run Northeasterly along the arc of a circular curve to the right concave to the Southeast, having a radius of 25.00 feet, through a central angle of 90° 03' 34", subtended by a 35.37 feet chord that bears N 45°03'11" E, for an arc distance of 39.30 feet to the point of tangency and also the Point of Beginning.

The basis of bearings of the above legal description being assumed and centered along the centerline of N.W. 48th Street (S 90°00' 00" E).

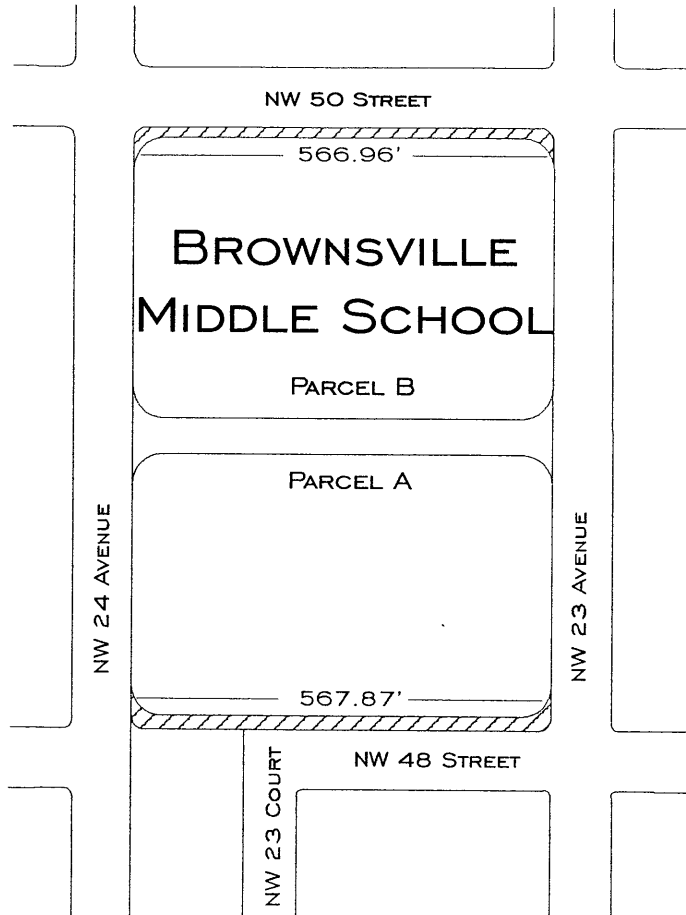
Said lands lying and being in Miami-Dade County, Florida and containing 4,683 square feet, more or less.

The right-of-way document will be reviewed by the School Board Attorney's Office and the Office of Risk and Benefits Management. Facilities Operation and Legislative Support and the Region Superintendent for Region III recommend approval of this dedication. The Department of Safety, Environment and Hazards Management is in agreement with the proposed dedication of right-of-way.


RECOMMENDED: That The School Board of Miami-Dade County, Florida, authorize the Chair and Secretary to execute the necessary documents to complete the right-of-way dedications for Brownsville Middle School.

ADD:JG:lhh

LOCATION MAP



LEGEND

 AREA TO BE DEDICATED FOR RIGHT-OF-WAY

