

Office of Superintendent of Schools
Board Meeting of February 15, 2006

February 8, 2006

Office of School Facilities
Rose Diamond, Chief Facilities Officer

**SUBJECT: AUTHORIZATION TO AMEND AND VACATE THE GRANT OF
EASEMENT OF AN EXISTING COUNTY-OWNED WATER LINE AT
THE JOHN I. SMITH ELEMENTARY SCHOOL SITE (MODULAR
CLASSROOM ADDITION)
PROJECT NO. 00177600**

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

In connection with the construction of a proposed Modular Classroom Addition to the John I. Smith School site, the Miami-Dade County Water and Sewer Department has required that the School Board vacate a portion of an existing County-owned 12-foot water main easement, recorded previously. This area is legally described in Exhibit "A", attached hereto.

The proposed Grant of Easement will be reviewed and approved by the School Board's Attorneys Office prior to execution. In addition, the proposed easement has been reviewed and recommended by the Office of School Facilities. Public utility facilities constructed on Board-owned property will be conveyed, with appropriate easements, to Miami-Dade County for future maintenance and operations.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, authorize the Superintendent or his designee to execute a Grant of Easement and vacate a portion of existing County-owned water main easement in order to facilitate the construction of the proposed Modular Classroom Addition at the John I. Smith School site, Project No.00147900.

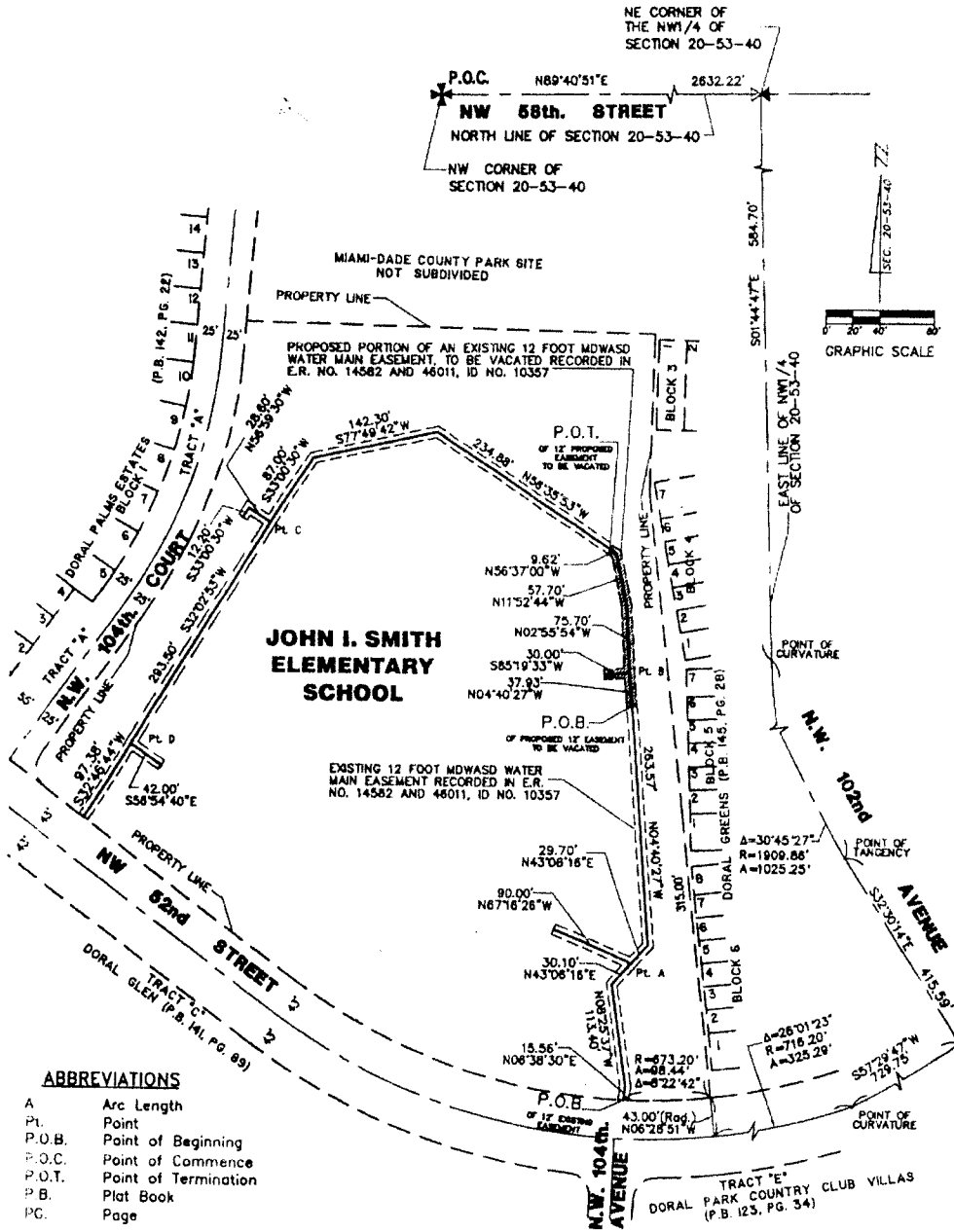
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REPLACEMENT

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

Proposed portion of an existing 12 foot MDWASD Water Main Easement, recorded in E.R. No. 14582 and 46011, ID No. 10357 to be Vacated.

for
 JOHN I. SMITH ELEMENTARY SCHOOL Loc. # 5101
 MIAMI-DADE COUNTY PUBLIC SCHOOLS



ABBREVIATIONS

- A Arc Length
- Pl. Point
- P.O.B. Point of Beginning
- P.O.C. Point of Commence
- P.O.T. Point of Termination
- P.B. Plat Book
- PG. Page

Notice:

Not full and complete without pages 2 to 3 of 3

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for

JOHN I. SMITH ELEMENTARY SCHOOL Loc. # 5101
MIAMI-DADE COUNTY PUBLIC SCHOOLS

1. LEGAL DESCRIPTION:

Proposed portion of Existing 12 foot MDWASD Water Main Easement, recorded in E.R. No. 14582 and 46011, ID No. 10357 State School F to be Vacated, centered on the following described centerline:

Commence at the NW corner of Section 20, Township 53 South, Range 40 East; thence run N 89°40'51"E along the North line of the NW $\frac{1}{4}$ of said Section 20 for a distance of 2632.22 feet to the NE corner of the NW $\frac{1}{4}$ of said Section 20; thence S01°44'47"E along the East line of the NW $\frac{1}{4}$ of said Section 20 for a distance of 584.70 feet to a point of curvature with a circular curve concave to the Northeast and having for its elements a central angle of 30°45'27", a radius of 1909.86 feet and an arc length of 1025.25 feet to the point of tangency; thence S32°30'14"E for a distance of 415.59 feet to a point; thence S57°29'46"W for a distance of 729.75 feet to a point of curvature with a circular curve concave to the Northwest and having for its elements a central angle of 26°01'23", a radius of 716.20 feet and an arc distance of 325.29 feet to a point on the curve whose radial bearing is N06°28'51"W; thence run along said radial line for a distance of 43.00 feet to a point on the North Right-of-Way Line of NW 52nd Street, said point also being a point of curvature of a circular curve concave to the Northwest and having the same radial bearing to said point, having for its elements a central angle of 8°22'42", a radius of 673.20 feet and an arc length of 98.44 feet to a point on the curve whose radial bearing is N01°53'51"E; thence departing from said point on the North Right-of-Way line of NW 52nd Street, run N06°38'30"E for a distance of 15.56 feet; thence N08°25'37"W for a distance of 113.40 feet; thence N43°06'16"E for a distance of 30.10 feet to Point "A", thence continue N43°06'16"E for a distance 29.70 feet; thence N04°40'27"W for a distance of 263.57 feet to THE POINT OF BEGINNING OF THE PROPOSED PORTION OF AN EXISTING 12 FOOT MDWASD WATER MAIN EASEMENT TO BE VACATED, CENTERED ON THE FOLLOWING DESCRIBED CENTERLINE, THENCE CONTINUE N04°40'27"W FOR A DISTANCE OF 37.93 FEET TO A POINT "B"; THENCE N02°55'54"W FOR A DISTANCE OF 75.70 FEET; THENCE N11°52'44"W FOR A DISTANCE OF 57.70 FEET; THENCE N56°37'00"W FOR A DISTANCE OF 9.62 TO THE POINT OF TERMINATION OF THE PROPOSED PORTION OF EXISTING 12 FOOT MDWASD WATER MAIN EASEMENT, TO BE VACATED; thence continue N56°37'00"W for a distance of 234.88 feet; thence S77°49'11"W for a distance of 142.30 feet; thence S32°59'59"W for a distance of 87.00 feet to Point "C"; thence S32°02'22"W for a distance of 293.50 feet to a Point "D" thence S°32'46'13"W for a distance of 97.38 feet to a point on the North Right-of-Way Line of NW 52nd Street, said point also being the end of the 12 foot wide Water Main Easement.

AND

A 12 foot wide Water Main Easement centered on the following described centerline: Begin at said Point "A"; thence N46°53'44"W for a distance of 5.00 feet; thence N67°16'57"W for a distance of 90.00 feet to the end of the 12 foot Water Main Easement.

AND

(PROPOSED PORTION TO BE VACATED)

A 12 foot wide Water Main Easement centered on the following described centerline: Begin at said Point "B"; thence S85°19'33"W for a distance of 30.00 feet to the end of the 12 foot wide Water Main Easement.

AND

A 12 foot wide Water Main Easement centered on the following described centerline: Begin at said Point "C"; thence N57°00'01"W for a distance of 28.60 feet; thence S32°59'59"W for a distance of 12.20 feet to the end of the 12 foot wide Water Main Easement.

AND

A 12 foot wide Water Main Easement centered on the following described centerline: Begin at said Point "C"; thence S56°55'11"E for a distance of 42.00 feet to the end of the 12 foot wide Water Main Easement.

The side lines of said easement to be shortened or prolonged to meet at angle point and the boundaries of said property.

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Not full and complete without pages 1, and 3 of 3

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for

JOHN I. SMITH ELEMENTARY SCHOOL Loc. # 5101
MIAMI-DADE COUNTY PUBLIC SCHOOLS

2. SOURCES OF DATA:

The Legal Description of the subject property was generated from information provided by the client. In addition, the following sources of data were used to the extent required to complete this document in a defensible matter, that is to say:

-Section 20, Township 53 South, Range 40 East, recorded in Miami-Dade County, Florida.

-Bearings as shown hereon are based on assumed bearing of N89°40'51"E along the North Line of Section 20, Township 53 South, Range 40 East, of the Public Records of Miami-Dade County, Florida.

-Grant of Easement recorded in D.C. State School F E.R. #14582 and 46011, ID 10357, dated December 5, 1996.

3. LIMITATIONS:

Since no other information other than what is cited in the Sources of Data were furnished, the Client is hereby advised that there may be legal restrictions on the subject property that are not shown on the Sketch or contained within this Report that may be found in the Public Records of Miami-Dade County, or any other public and private entities as their jurisdictions may appear. The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual who may appear of public record.

This document does not represent a field boundary survey of the described property, or any part of parcel thereof.

SURVEYOR'S CERTIFICATE:

I hereby certify: That this "Sketch to Accompany Legal Description", was prepared under my direction and is true and correct to the best of my knowledge and belief and further, that said Sketch meets the intent of the "Minimum Technical Standards for Land Surveying in the State of Florida", pursuant to Rule 61G17-6 of the Florida Administrative Code and its implementing Rule, Chapter 472.027 of the Florida Statutes.

J. Bonfill & Associates, Inc.

Florida Certificate of Authorization Number LB 3398

By: _____


Juan J. Bonfill

Professional Surveyor and Mapper Number No. LS 3179
State of Florida

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

Date: February 06, 2006
Project No. 05-0583
Job No. 06-0061 Sketch&legal.dwg