

Office of School Facilities
Rose Diamond, Chief Facilities Officer

**SUBJECT: AUTHORIZATION TO GRANT A WATER LINE EASEMENT
LOCATED AT NORMA BUTLER BOSSARD ELEMENTARY
SCHOOL SITE AT 15950 SW 144 STREET, MIAMI, FLORIDA IN
FAVOR OF MIAMI-DADE COUNTY
PROJECT NO. A01030**

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

In order to maintain a water line easement constructed to provide adequate fire protection and water services to the Norma Butler Bossard Elementary School site, Miami-Dade County has requested that a 12-foot wide water line easement be granted by the district.

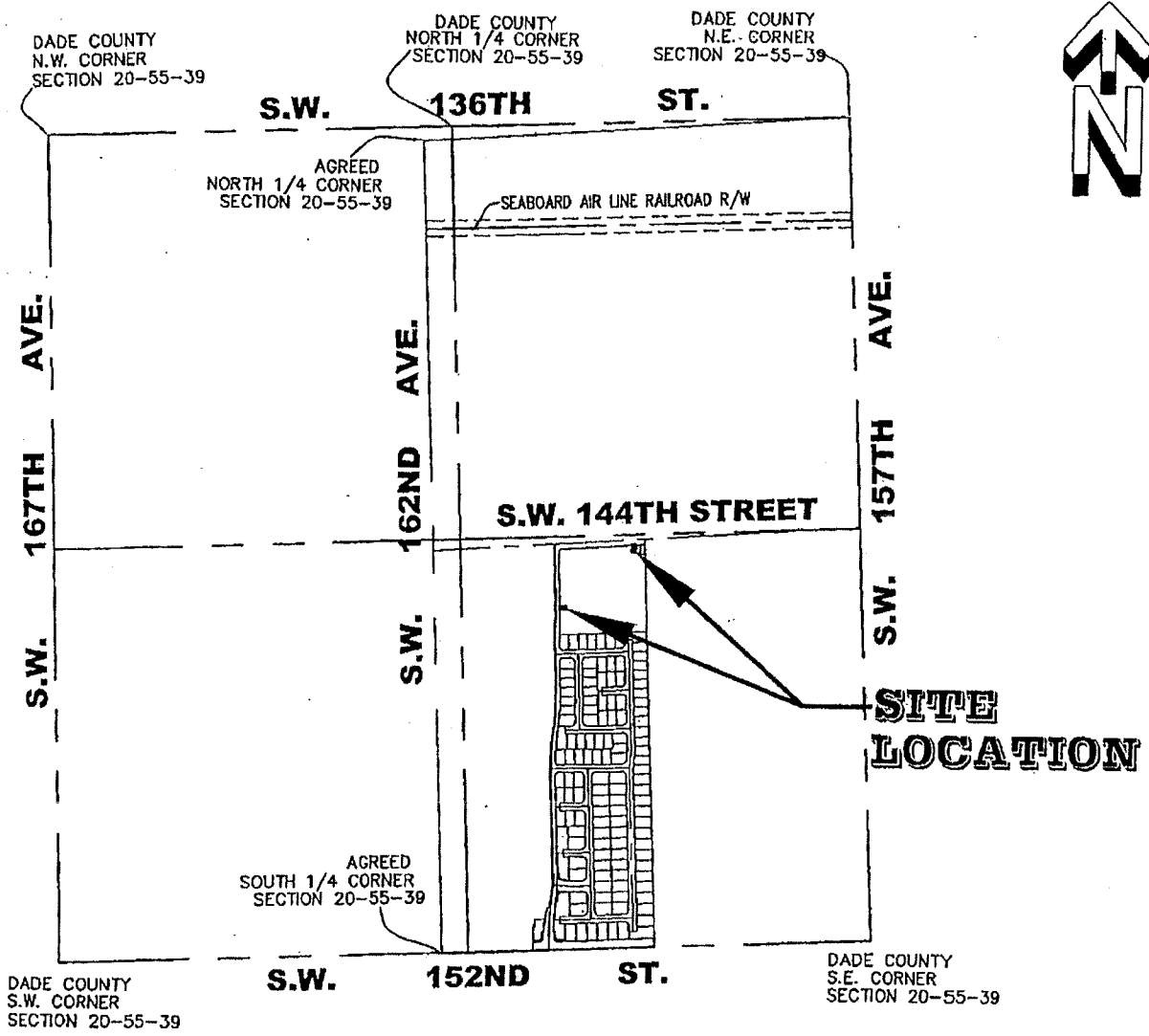
The 12-foot wide water line easement described will cover the area of the water line installations at the 7.5-acre school site. This area is legally described in Exhibit "A", attached hereto.

The 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 execution of the water line easement at the Norma Butler Bossard Elementary School site. Project No. A01030, in favor of Miami-Dade County.

LML

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LOCATION MAP
SECTION 20-55-39
(NOT TO SCALE)

EXHIBIT A

STATE SCHOOL Y1/ MDWASD EASEMENT



FORD, ARMENTEROS & MANUCY, INC.
1950 N.W. 94th AVENUE, 2nd FLOOR
MIAMI, FLORIDA 33172
PH. (305) 477-6472
FAX (305) 470-2805

TYPE OF PROJECT: SKETCH AND LEGAL DESCRIPTION		SHEET:
SHEET NAME: LOCATION MAP		
PREPARED FOR: MCM CORPORATION		
DRAWN BY: E.REYES	DATE: 07/18/2006	
DWG. CHECKED BY:	SCALE: N/A	2 of 6 SHEETS
CHECKED BY:	PROJECT No: 05-096-1000	

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SURVEYOR'S NOTES:

- 1) -This is not a Boundary Survey, but only a GRAPHIC DEPICTION of the description shown hereon.
- 2) -Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- 3) -There may be additional Restrictions not shown on this Sketch & Legal that may be found in the Public Records of this County, Examination of ABSTRACT OF TITLE will be made to determine recorded instruments, if any affecting this property.
- 4) -North arrow direction and bearings shown hereon are based on: an assumed value of N86°21'57"E along the center line of S.W 144th Street, as shown in Plat Book 151 at Page 16, of th Public Records of Miami-Dade County, Florida.
- 5) -The Sketch and Legal Description shown herein is based on the Information provided by the Client.
- 6) -No title research has been performed to determine if there are any conflict existing or arising out of the creation of the easements, Right of Ways, Parcel Descriptions, or any other type of encumbrances that the herein described legal may be utilizes for.
- 7) -The intent of this easement description is to encompass the recently installed water and/or sewer facilities, as shown on the As-Built Survey submitted under MDWASD file WB2005-119.

SURVEYOR'S CERTIFICATE:

I Hereby Certify to the best of my knowledge and belief that this drawing is a true and correct representation of the SKETCH AND LEGAL DESCRIPTION of the real property described hereon. I further certify that this sketch was prepared in accordance with the applicable provisions of Chapter 61G17-6, Florida Administrative Code.

Ford, Armenteros & Manucy, Inc.

L.B.6557

Date: JULY 18, 2006.

Revision 1:

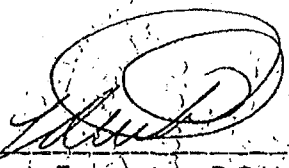
By: 
 Edwin J. Fernandez, P.S.M., for the firm.
 Professional Surveyor and Mapper
 State of Florida, LS No.5676.

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TYPE OF PROJECT:		SKETCH AND LEGAL DESCRIPTION	
SHEET NAME:		SURVEYOR'S NOTES	
PREPARED FOR:		MCM CORPORATION	
DRAWN BY:	E.REYES	DATE:	07/18/2006
DWG. CHECKED BY:		SCALE:	N/A
CHECKED BY:		PROJECT No:	05-096-1000

EASEMENT LEGAL DESCRIPTION:

A portion of Tract A, of "CORSICA SCHOOL SITE", according to the Plat thereof, as recorded in Plat Book 156, at Page 98 of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the Most North Northeast corner of said Tract "A"; thence S86deg21min57secW along the Most Northerly Line of said Tract "A", for a distance of 30.11 feet to the POINT OF BEGINNING; thence continue along the last described course for a distance of 18.00 feet; thence S02deg27min12secE for a distance of 40.59 feet; thence N86deg21min57secE for a distance of 18.00 feet; thence N02deg27min12secW for a distance of 40.59 feet to the POINT OF BEGINNING.

AND

COMMENCE at the Southwest corner of said Tract "A"; said point being on the arc of a circular curve to the right, concave to the East, a radial line to said point bears S89deg55min13secW, thence Northeasterly along the arc of said curve, having for its elements a radius of 605.00 feet, through a central angle of 04deg58min59sec for an arc distance of 52.62 feet to a point of reverse curvature of a circular curve to the left, concave to the West, thence Northerly along the arc of said curve, having for its elements a radius of 609.00 feet, through a central angle of 07deg19min32sec for an arc distance of 77.86 feet; thence N02deg25min20secW for a distance of 48.17 feet to the POINT OF BEGINNING of a 12.00 foot Wide MDWASD Easement, lying 6.00 feet on each side of the following described centerline (shortening or extending its side lines at angle points as to create a continuous strip of land); thence N87deg34min40secE for a distance of 39.28 feet to the POINT OF TERMINATION.

Containing 1201.92 S.F.

EXHIBIT A

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TYPE OF PROJECT: SKETCH AND LEGAL DESCRIPTION		
SHEET NAME: LEGAL DESCRIPTION TO ACCOMPANY SKETCH		
PREPARED FOR: MCM CORPORATION		
DRAWN BY: E.REYES	DATE: 07/18/2006	SHEET:
DWG CHECKED BY:	SCALE: N/A	
CHECKED BY:	PROJECT No: 05-096-1000	



GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

BLOCK. 1
"PARADISE REEF"
(P.B. 153 P.G. 97)

BLOCK. 9
"MELON VENTURE"
(P.B. 159 P.G. 2)

LOT 7 LOT 8 LOT 9 LOT 1

S.W. 144th ST.

35.00'
35.00'

S86°21'57"W
18.00'

P.O.B.

P.O.C.
Most North, Northeast corner
of Tract "A", (P.B. 156 P.G. 98)

S86°21'57"W
30.11'

Proposed
Water Line
Easement

S02°27'12"E
40.59'

N02°27'12"W
40.59'

40' X 25'
UTILITY
EASEMENT

10' U.E.
(P.B. 156 P.G. 98)

N86°21'57"E
18.00'

LOT 1

BLOCK. 1

"MELON VENTURE"
(P.B. 159 P.G. 2)

TRACT K
"CORSICA PLACE"
(P.B. 151 P.G. 16)

LOT 2

TRACT A
"CORSICA SCHOOL SITE"
(P.B. 156 P.G. 98)

S.W. 158th Path

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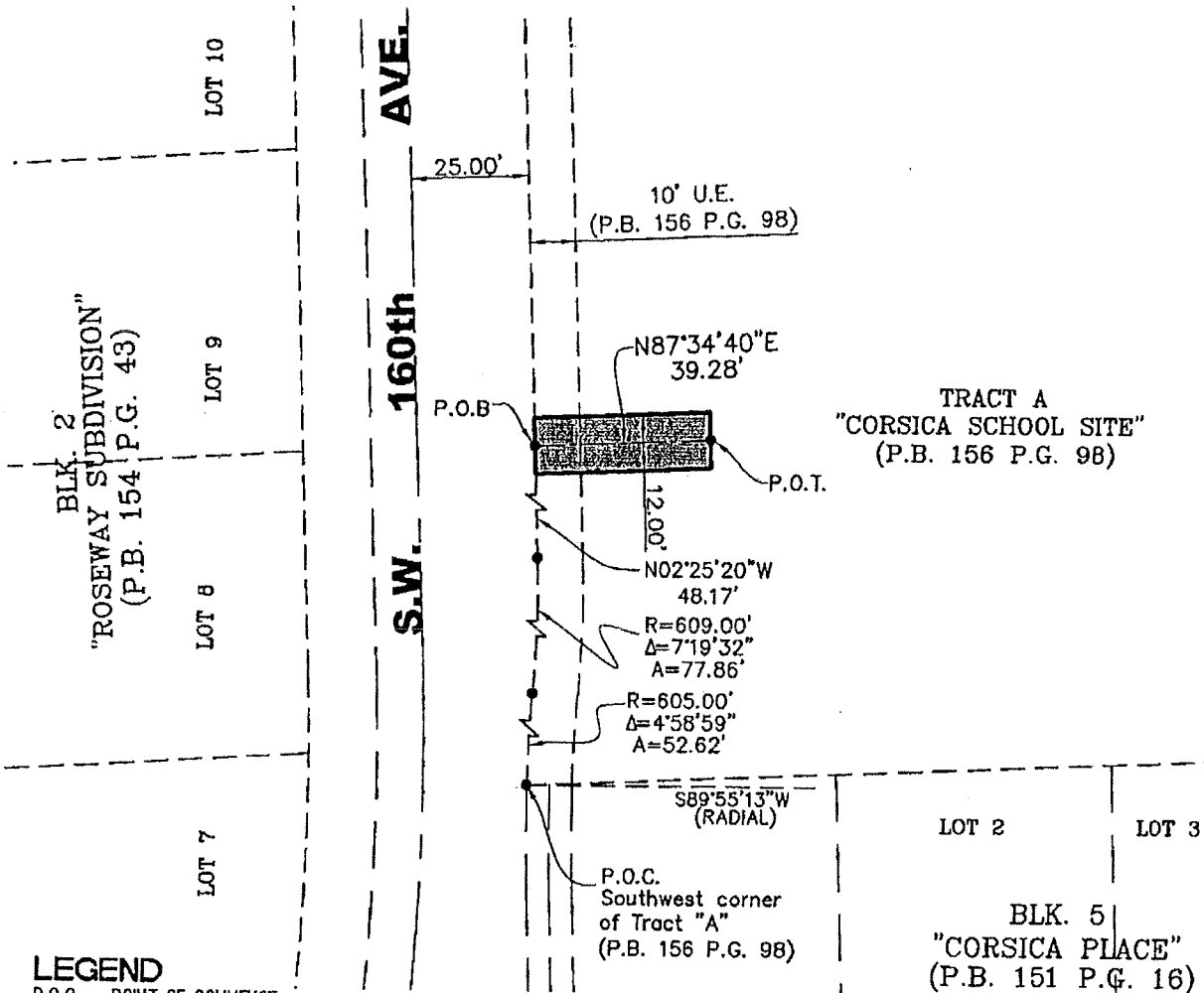
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PREPARED FOR: MCM CORPORATION		
DRAWN BY: E.REYES	DATE: 07/18/2006	SHEET:
DWG. CHECKED BY:	SCALE: 1"=40'	
CHECKED BY:	PROJECT No: 05-096-1000	



GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.



LEGEND

- P.O.C. - POINT OF COMMENCE
- P.O.B. - POINT OF BEGINNING
- P.O.T. - POINT OF TERMINATION
- MDWASD. - MIAMI DADE WATER AND SEWER DEPARTMENT
- P.B. - PLAT BOOK
- PG. - PAGE

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