

Office of School Facilities  
Rose Diamond, Chief Facilities Officer

**SUBJECT: AUTHORIZATION TO GRANT A WATER LINE EASEMENT  
LOCATED AT CUTLER RIDGE MIDDLE SCHOOL SITE AT 20210  
CORAL SEA ROAD, MIAMI, FLORIDA IN FAVOR OF MIAMI-DADE  
COUNTY  
PROJECT NO. 00139900**

**COMMITTEE: FACILITIES AND CONSTRUCTION REFORM**

In order to maintain a water line easement constructed to provide adequate fire protection and water services to the Cutler Ridge Middle 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 22-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 Cutler Ridge Middle School site. Project No. 00139900, in favor of Miami-Dade County.

LML

# EASEMENT LEGAL DESCRIPTION AND SKETCH TO ACCOMPANY LEGAL DESCRIPTION CUTLER RIDGE MIDDLE SCHOOL

## LEGAL DESCRIPTION

EXHIBIT "A"

A portion of Block 28 of "Section Three Bel-Aire" according to the plat thereof as recorded in Plat Book 65, at Page 133, of the Public Records of Miami-Dade County, Florida, and a portion of the 60 feet street, lying south of Block 28 of "Section Three Bel-Aire" according to the plat thereof recorded in Plat Book 65 at Page 133, Miami-Dade County Florida (said street closed as per resolution 4188/11-17-59), the centerline of a 12.00 foot utility easement, more particularly described as follows:

Commence at the point of intersection of SW 91st Terrace and SW 97th Avenue (Gulfstream Road); thence run  $S00^{\circ}33'53''W$  along the centerline of SW 97 Avenue (Gulfstream Road) for a distance of 28.95 feet to a point; thence run  $N89^{\circ}26'07''W$  for a distance of 35.00 feet to the Point of Beginning of the centerline of said 12.00 foot utility easement, and also being on the East Line of that portion of 60.00 feet street (closed as per Resolution 4188/11-17-59); thence continue  $N89^{\circ}26'07''W$  for a distance of 5.54 feet to a point; thence run  $N72^{\circ}45'57''W$  for a distance of 36.70 feet to a point; thence run  $S55^{\circ}48'27''W$  for a distance of 234.90 feet to Point A; thence continue  $S55^{\circ}48'27''W$  for a distance of 1.00 feet to the Point of Termination of the centerline of said 12.00 foot utility easement.

and

Begin at the above mentioned Point A; thence run  $N34^{\circ}11'33''W$  for a distance of 10.00 feet to the Point of Termination of the Centerline of said 12.00 foot utility easement.

JOB.No.: 281-06  
F.B. No.: Env. Bluewater  
DRAWN BY: J.R.A

**FLORIDA INTERNATIONAL  
LAND SURVEYORS, INC.**  
8300 NW, 53rd. Street, Suite 300-A  
MIAMI, FLORIDA 33166  
PH.305-468-9650 FAX: 305-468-9670

DATE: 7-18-06  
REVISION:

I HEREBY CERTIFY: That the attached "SKETCH TO ACCOMPANY A LEGAL DESCRIPTION" of the above described property is correct to the best of my knowledge and belief as recently surveyed under my direction, and meets the intent of the Minimum Technical Standards set forth by the Florida Board of Professional Land Surveyors and Mappers in Chapter 61G17-6, Florida Administrative Code, pursuant to Section 472.027 of Florida Statutes

## SURVEYOR'S NOTES:

This is not Land Survey.

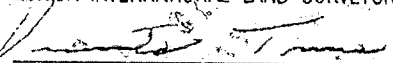
Bearings, if any, shown hereon are based upon an assumed value of  $S00^{\circ}33'53''W$  for the centerline of SW 97th. Avenue (Gulfstream Road) according to the plat thereof as recorded in Plat Book 65, at Page 133, Miami-Dade County, Florida of Public Recordss Miami-Dade County, Florida.

The intent of this easement description is to encompass the recently intalled water and/or sewer facilities, as shown on the As-Built Survey submitted under MWASD file DW - 2005 - 090 and DS N/A.

Not valid unless sealed with an embossed surveyor's seal.

The sidelines of this easement are to be lenghened or shortened as required in order to create a contiguos strips of land along the route described.

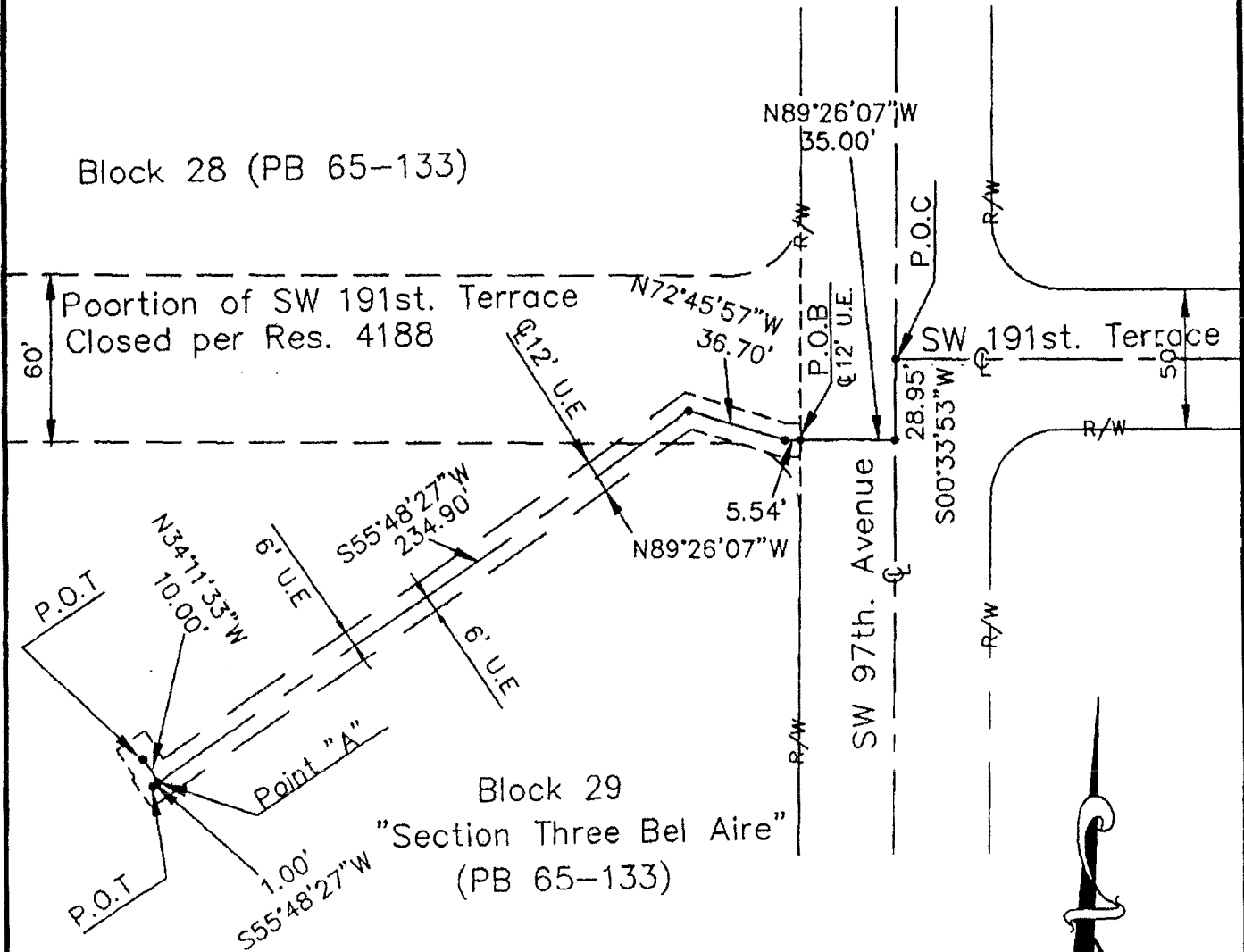
FLORIDA INTERNATIONAL LAND SURVEYORS, INC.

BY   
VICENTE A. TOME  
Reg. Land Surveyor No. 3103  
State of Florida

# EASEMENT LEGAL DESCRIPTION AND SKETCH TO ACCOMPANY LEGAL DESCRIPTION CUTLER RIDGE MIDDLE SCHOOL

SCALE 1" = 60

EXHIBIT "A"



**LEGEND:**

- P.O.B = Point of Beginning
- P.O.C = Point of Commencement
- P.O.T = Point of Termination
- U.E = Utility Easement
- R/W = Right of Way

