

Office of School Facilities
Rose Diamond, Chief Facilities Officer

**SUBJECT: AUTHORIZATION TO GRANT A WATER LINE EASEMENT
LOCATED AT PINECREST ELEMENTARY SCHOOL SITE AT 10250
SW 57 AVENUE, PINECREST, FLORIDA IN FAVOR OF MIAMI-
DADE COUNTY
PROJECT NO. 00178100**

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

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

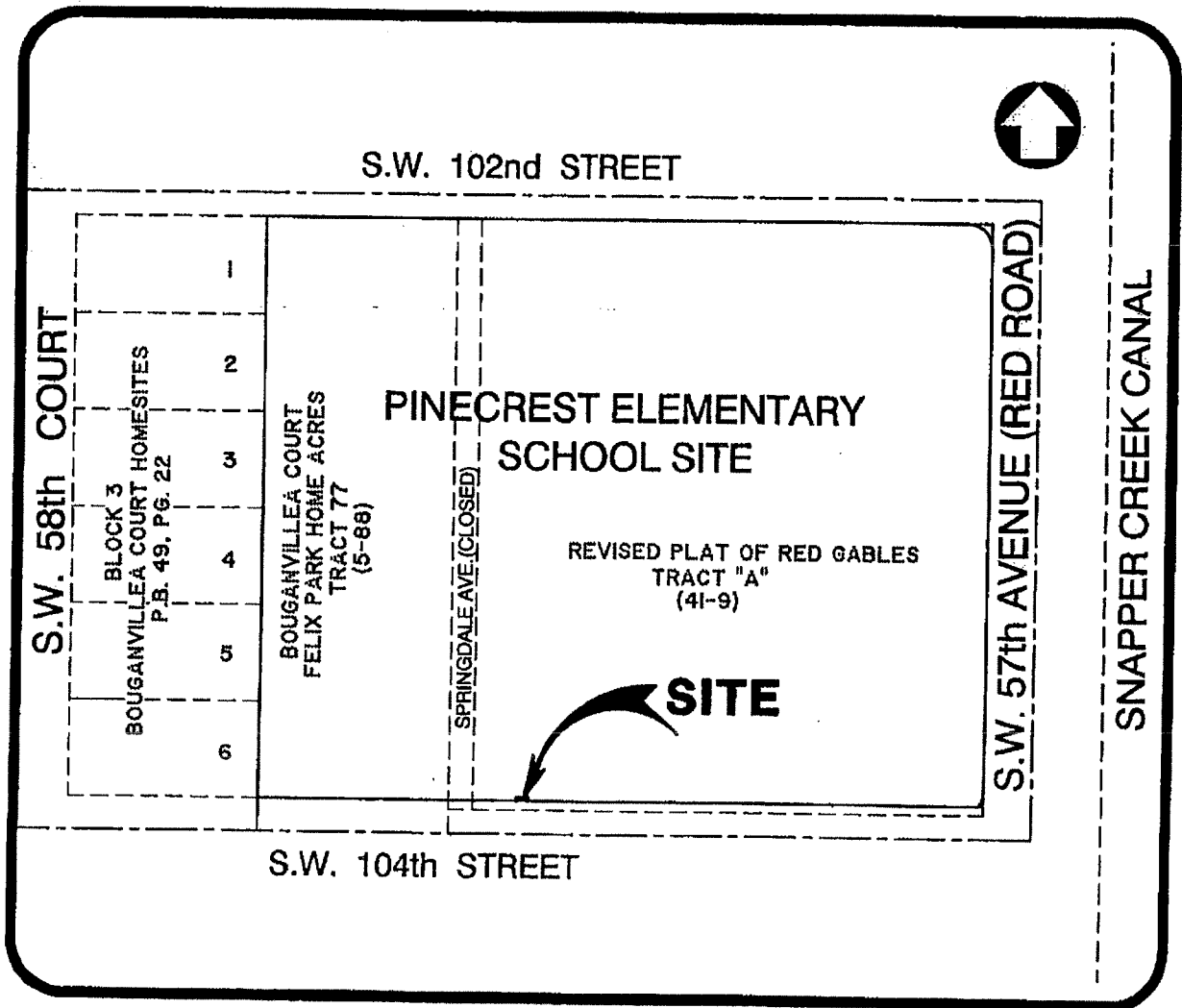
The 12-foot wide water line easement described will cover the area of the water line installations at the 12-acre school site. This area is legally described in Exhibit "A", attached hereto.

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 Pinecrest Elementary School site. Project No. 00178100, in favor of Miami-Dade County.

LML

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
of
A 12.00 BY 2.80 FEET WATER AND SEWER EASEMENT
IN PINECREST ELEMENTARY SCHOOL Loc. #4421
10250 S.W. 57th AVENUE, PINECREST, MIAMI-DADE COUNTY, FLORIDA.
for
MIAMI-DADE COUNTY PUBLIC SCHOOLS



LOCATION SKETCH
NOT TO SCALE

Notice:
Not full and complete without pages 2 to 4 of 4

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

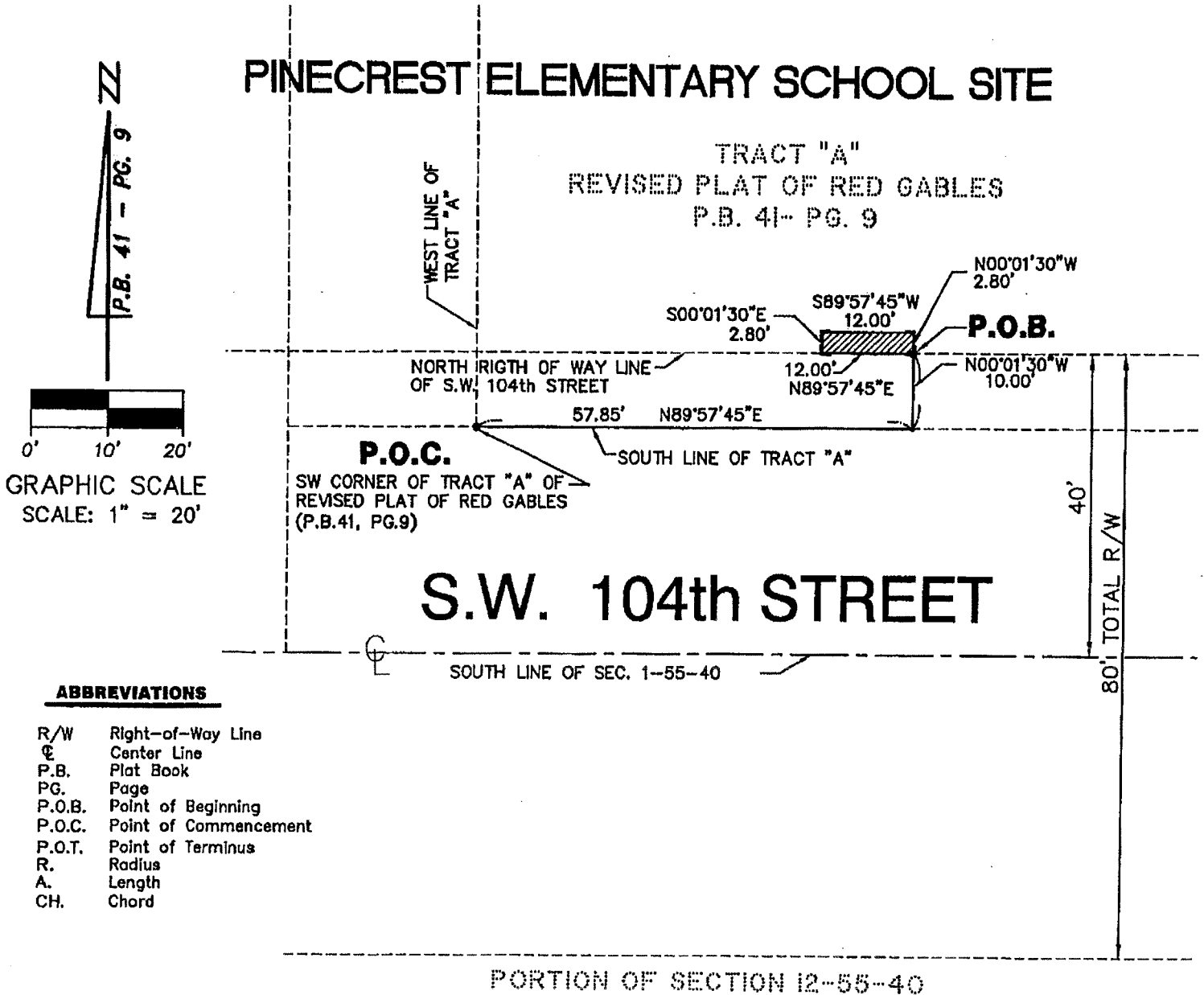
of

**A 12.00 BY 2.80 FEET WATER AND SEWER EASEMENT
IN PINECREST ELEMENTARY SCHOOL Loc. #4421**

10250 S.W. 57th AVENUE, PINECREST, MIAMI-DADE COUNTY, FLORIDA.

for

MIAMI-DADE COUNTY PUBLIC SCHOOLS



ABBREVIATIONS

- R/W Right-of-Way Line
- ☉ Center Line
- P.B. Plat Book
- PG. Page
- P.O.B. Point of Beginning
- P.O.C. Point of Commencement
- P.O.T. Point of Terminus
- R. Radius
- A. Length
- CH. Chord

Notice:

Not full and complete without pages 1, 3, and 4 of 4

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

of

A 12.00 BY 2.80 FEET WATER AND SEWER EASEMENT IN PINECREST ELEMENTARY SCHOOL Loc. #4421 10250 S.W. 57th AVENUE, PINECREST, MIAMI-DADE COUNTY, FLORIDA. for MIAMI-DADE COUNTY PUBLIC SCHOOLS

1. 12.00 BY 2.80 FEET WIDE WATER AND SEWER EASEMENT LEGAL DESCRIPTION:

An easement over strip of land 12.00 by 2.80 feet lying and being in Tract "A" of Revised Plat of Red Gables, according to the Plat thereof as recorded in Plat Book 41, Page 9, Public Records of Miami-Dade County, Florida, more particularly described as follows:

Commence at the Southwest corner of Tract "A" of Revised Plat of Red Gables, according to the Plat thereof as recorded in Plat Book 41, Page 9, Public Records of Miami-Dade County, Florida; thence N89°57'45"E, along the South line of said Tract "A", for a distance of 57.85 feet; thence N00°01'30"W, for a distance of 10.00 feet to the Point of Beginning; thence continue N00°01'30"W, for a distance of 2.80 feet; thence S89°57'45"W, for a distance of 12.00 feet; thence S00°01'30"E, for a distance of 2.80 feet to a point being on the North Right-of-Way line of S.W. 104th Street (80 feet Total Right-of-Way); thence N89°57'45"E, along said North Right-of-Way line, for a distance of 12.00 feet to the Point of Beginning.

Containing 34 Square Feet, more or less, by calculations.

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 1, Township 55 South, Range 40 East, recorded in Miami-Dade County, Florida.
- Revised Plat of Red Gables, according to the Plat thereof as recorded in Plat Book 41, Page 9, Public Records of Miami-Dade County, Florida.
- North arrow direction are based on assumed value as per Plat Book 41, Page 9, Public Records of Miami-Dade County, Florida.

Notice:

Not full and complete without pages 1, 2, and 4 of 4

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
of
A 12.00 BY 2.80 FEET WATER AND SEWER EASEMENT
IN PINECREST ELEMENTARY SCHOOL Loc. #4421
10250 S.W. 57th AVENUE, PINECREST, MIAMI-DADE COUNTY, FLORIDA.
for
MIAMI-DADE COUNTY PUBLIC SCHOOLS

3. LIMITATIONS:

Since no other information other than what is cited in the Sources of Data was 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 in public records.


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: September 18, 2006
Project No. 05-0582
Job No. 06-0592 Sketch&legal.dwg

Notice:
Not full and complete without pages 1 to 3 of 4