

Office of School Facilities
Jaime G. Torrens, Temporary Chief Facilities Officer

SUBJECT: AUTHORIZATION TO ENTER INTO AN EASEMENT AGREEMENT WITH THE CITY OF MIAMI, FOR LAND AT HOLMES ELEMENTARY SCHOOL, LOCATED AT 1175 NW 67 STREET, MIAMI

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

LINK TO STRATEGIC PLAN: IMPROVE CONSTRUCTION SERVICES

In order to complete construction of the replacement Holmes Elementary School, the City of Miami (City) has requested that an easement be granted on Board-owned land along a portion of NW 12 Avenue and a portion of NW 67 Street, to facilitate sidewalk, roadway, drainage & utility issues. The two areas total approximately 7,350 square feet (approximately .17 acre). The two easement areas are legally described in Exhibit "A", attached hereto.

The Easement Agreement (Agreement) will be reviewed and approved by the School Board Attorney's Office and the Office of Risk and Benefits Management prior to execution. The Regional Center III Superintendent recommends approval of the Agreement.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, authorize the Chair and Secretary to execute an Easement Agreement with the City of Miami, for land located at Holmes Elementary School, as described above.

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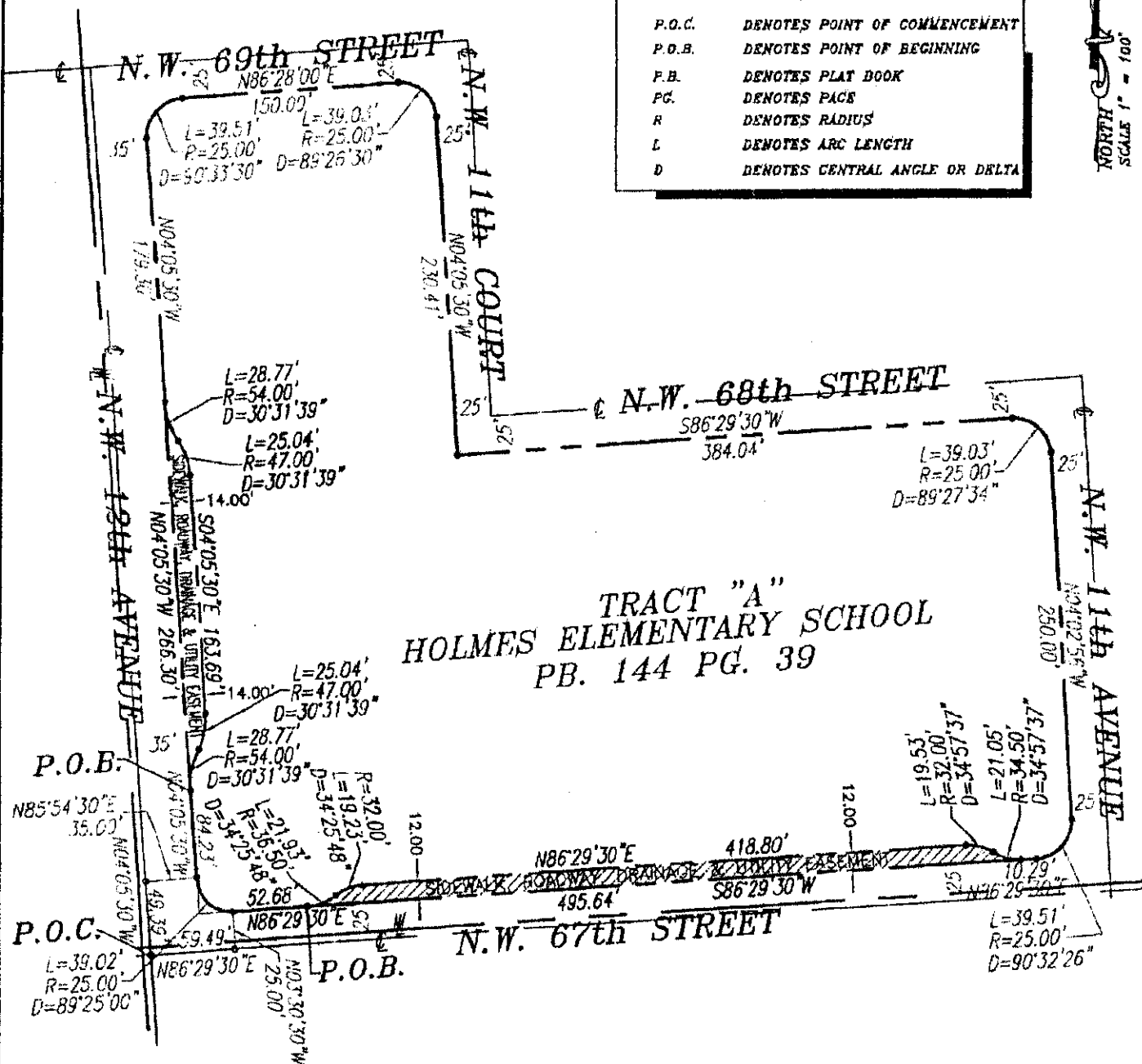
SKETCH TO ACCOMPANY LEGAL DESCRIPTION

EXHIBIT "A"

LEGEND:

	DENOTES CENTER LINE
	DENOTES PROPERTY LINE
P.O.C.	DENOTES POINT OF COMMENCEMENT
P.O.B.	DENOTES POINT OF BEGINNING
P.B.	DENOTES PLAT BOOK
PC.	DENOTES PAGE
R	DENOTES RADIUS
L	DENOTES ARC LENGTH
D	DENOTES CENTRAL ANGLE OR DELTA

NORTH
SCALE 1" = 100'



Sheet 1 of 2 Sheets

K:\145341\HOLMES ELEMENTARY SURVEY DWG\P-ROAD-SWK-UTILITY EASEMENT.DWG

Schwebke-Shiskin & Associates, Inc.

LAND PLANNERS • ENGINEERS • LAND SURVEYORS (LB#87)

3240 CORPORATE WAY MIRAMAR, FLORIDA 33025

TEL NO. (954) 435-7010 FAX NO. (954) 438-3288

ORDER NO. 193305-A

DATE: 12-08-08

THIS IS NOT A "BOUNDARY SURVEY"

PREPARED UNDER MY SUPERVISION

Robert F. Jackson

PRESIDENT

ROBERT F. JACKSON, P.L.S. #2408 (STATE OF FLORIDA)

LEGAL DESCRIPTION TO ACCOMPANY SKETCH

SIDEWALK, ROADWAY, DRAINAGE AND UTILITY EASEMENT

A PORTION OF TRACT "A", "HOLMES ELEMENTARY SCHOOL", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 144, AT PAGE 39, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTERLINE INTERSECTION OF N.W. 12th AVENUE AND N.W. 67th STREET, AS SHOWN ON SAID PLAT; THENCE RUN NORTH 86 DEGREES 29 MINUTES 30 SECONDS EAST, ALONG THE CENTERLINE OF SAID N.W. 67th STREET, FOR 59.49 FEET; THENCE NORTH 03 DEGREES 30 MINUTES 30 SECONDS WEST, AT RIGHT ANGLES TO THE LAST AND NEXT MENTIONED COURSES, FOR 25.00 FEET; THENCE NORTH 86 DEGREES 29 MINUTES 30 SECONDS EAST, ALONG THE SOUTHERLY BOUNDARY LINE OF SAID TRACT "A", FOR 52.68 FEET, TO A POINT OF CURVATURE AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE NORTHEASTERLY, ALONG A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 36.50 FEET AND A CENTRAL ANGLE OF 34 DEGREES 25 MINUTES 48 SECONDS, FOR AN ARC DISTANCE OF 21.93 FEET, TO A POINT OF REVERSE CURVATURE; THENCE NORTHEASTERLY, ALONG A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 32.00 FEET AND A CENTRAL ANGLE OF 34 DEGREES 25 MINUTES 48 SECONDS, FOR AN ARC DISTANCE OF 19.23 FEET, TO A POINT OF TANGENCY; THENCE NORTH 86 DEGREES 29 MINUTES 30 SECONDS EAST, ALONG A LINE 12.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO, THE SOUTHERLY BOUNDARY LINE OF SAID TRACT "A", FOR 418.80 FEET, TO A POINT OF CURVATURE; THENCE NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY, ALONG A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 32.00 FEET AND A CENTRAL ANGLE OF 34 DEGREES 57 MINUTES 37 SECONDS, FOR AN ARC DISTANCE OF 19.53 FEET, TO A POINT OF REVERSE CURVATURE; THENCE SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY, ALONG A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 34.50 FEET AND A CENTRAL ANGLE OF 34 DEGREES 57 MINUTES 37 SECONDS, FOR AN ARC DISTANCE OF 21.05 FEET, TO A POINT OF CUSP; THENCE SOUTH 86 DEGREES 29 MINUTES 30 SECONDS WEST, ALONG THE SOUTHERLY BOUNDARY LINE OF SAID TRACT "A", FOR 495.64 FEET, TO THE POINT OF BEGINNING.

LYING AND BEING IN SECTION 14, TOWNSHIP 53 SOUTH, RANGE 41 EAST, CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA.

NOTES:

BEARINGS SHOWN HEREON REFER TO AN ASSUMED NORTH 86 DEGREES 29 MINUTES 30 SECONDS EAST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF N.W. 67th STREET, AS SHOWN ON SAID PLAT OF "HOLMES ELEMENTARY SCHOOL"

ORDERED BY: SILVA ARCHITECTS.

Sheet 2 of 2 Sheets

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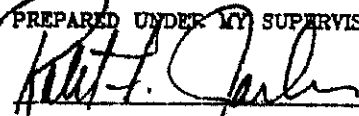
3240 CORPORATE WAY MIRAMAR, FLORIDA 33026 TEL. NO. (954)435-7010 FAX NO. (954)438-3288

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PRESIDENT

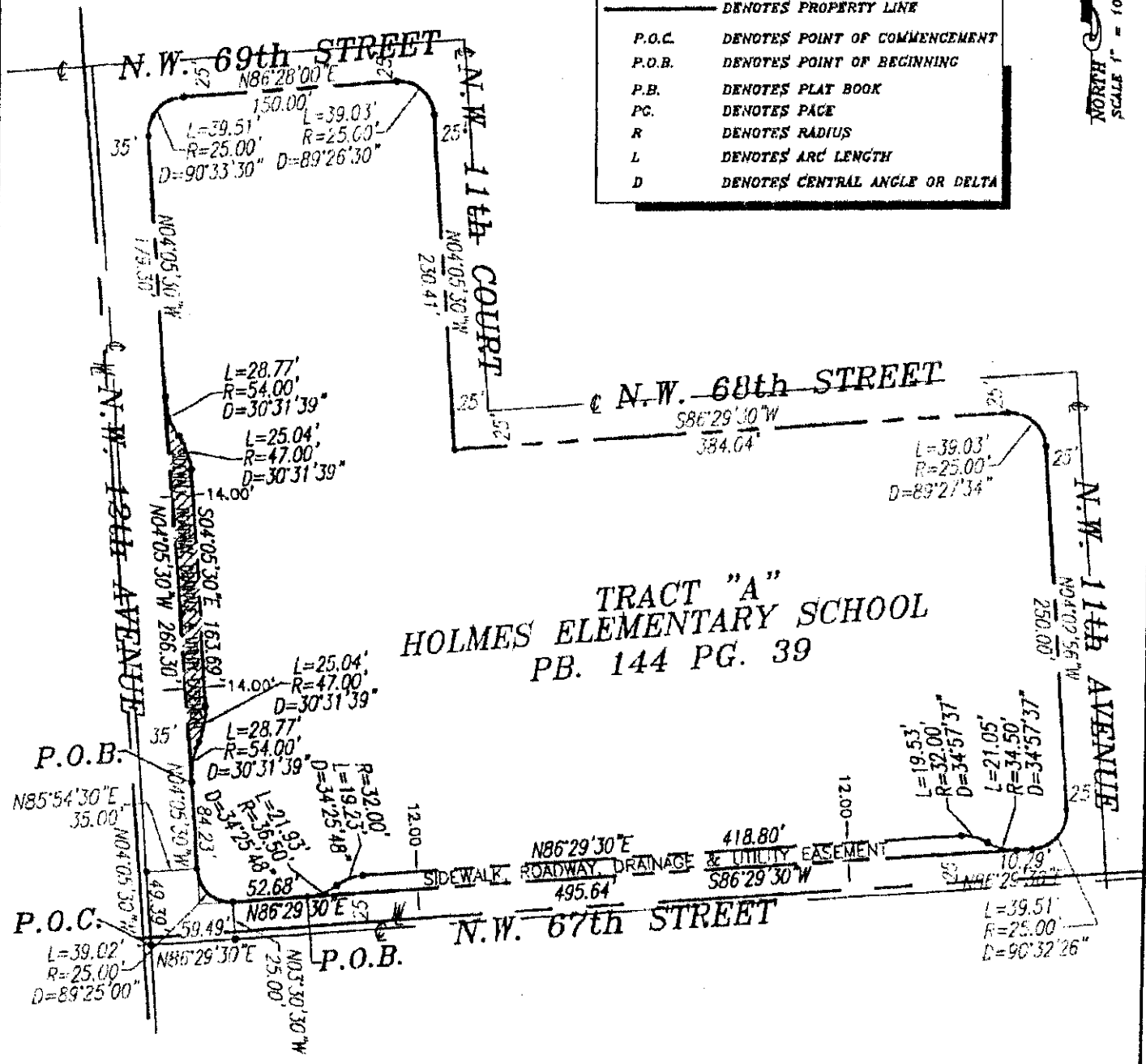
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TRACT "A"
HOLMES ELEMENTARY SCHOOL
PB. 144 PG. 39

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