

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

SUBJECT: AUTHORIZATION TO DEDICATE LAND TO MIAMI-DADE COUNTY FOR A RIGHT-OF-WAY ADJACENT TO OJUS ELEMENTARY SCHOOL, LOCATED AT 18600 WEST DIXIE HIGHWAY

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

LINK TO STRATEGIC PLAN: IMPROVE CONSTRUCTION SERVICES

The District is presently completing the construction of an addition at Ojus Elementary School, located at 18600 West Dixie Highway. The existing parent drop-off area is sited primarily on NE 25 Place. However, a small portion of contiguous Board-owned property is currently used for sidewalk and as part of the parent drop-off area. After reviewing the project, Miami-Dade County (County) has requested that the District dedicate the portion of Board-owned land which is used as a part of the overall parent drop-off. This will result in the full parent drop-off area and sidewalk being included in the dedicated public right-of-way.

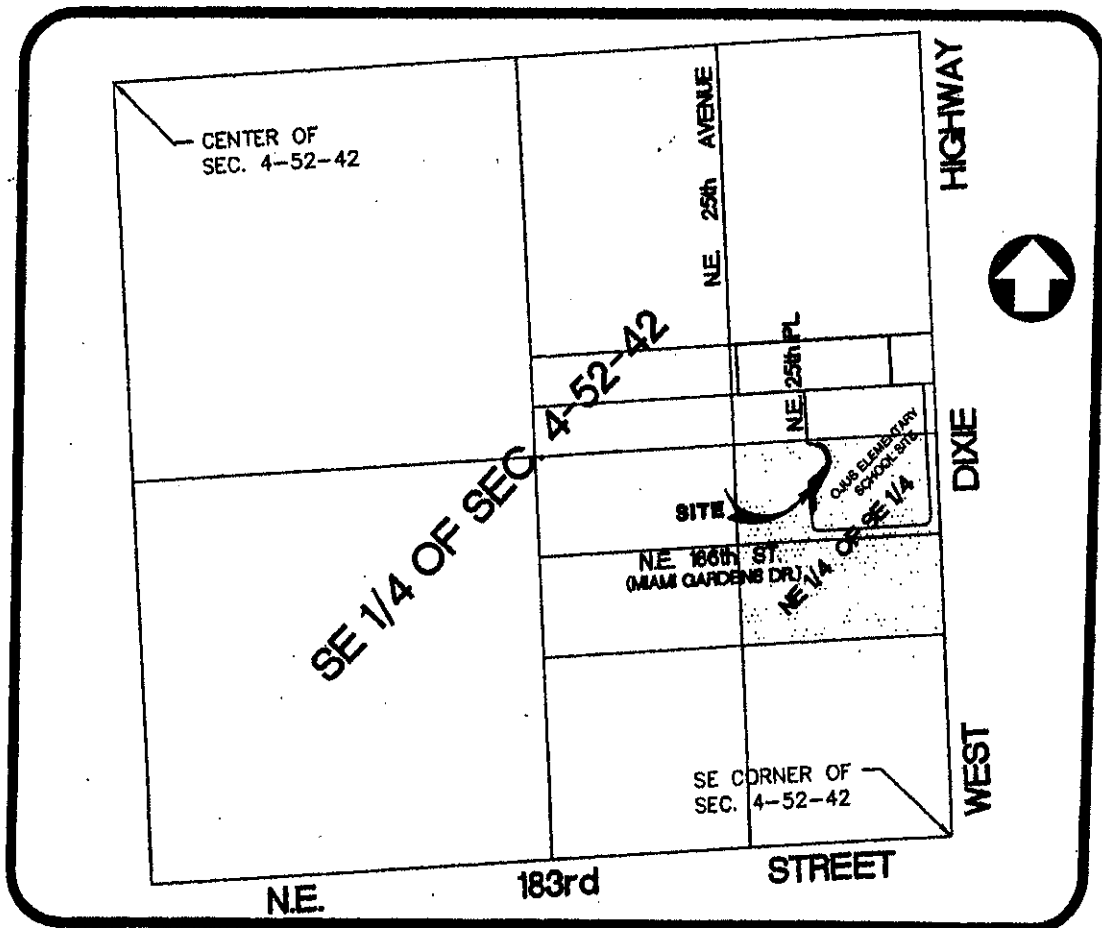
The land to be dedicated to the County totals approximately 3,354 square feet, or .08 acres, more or less, and is more fully described in Exhibit "A".

The right-of-way document will be reviewed by the School Board Attorney's Office and the Office of Risk and Benefits Management prior to execution. The Principal, the Regional Center II Superintendent and the Office of School Facilities concur with the proposed right-of-way dedication.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, authorize the Chair and Secretary to execute the necessary documents to dedicate approximately .08 acres of land to Miami-Dade County for a right-of-way adjacent to Ojus Elementary School.

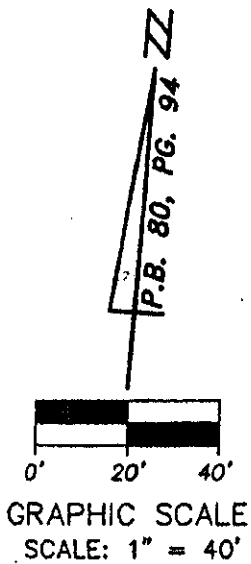
PG:pg

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
 of
A strip of land to be dedicated to Right-of-Way Purposes
 of
A Portion of OJUS ELEMENTARY SCHOOL Loc. # 4061
18600 WEST DIXIE HIGHWAY, MIAMI-DADE COUNTY, FLORIDA.
 for
MIAMI-DADE COUNTY PUBLIC SCHOOLS



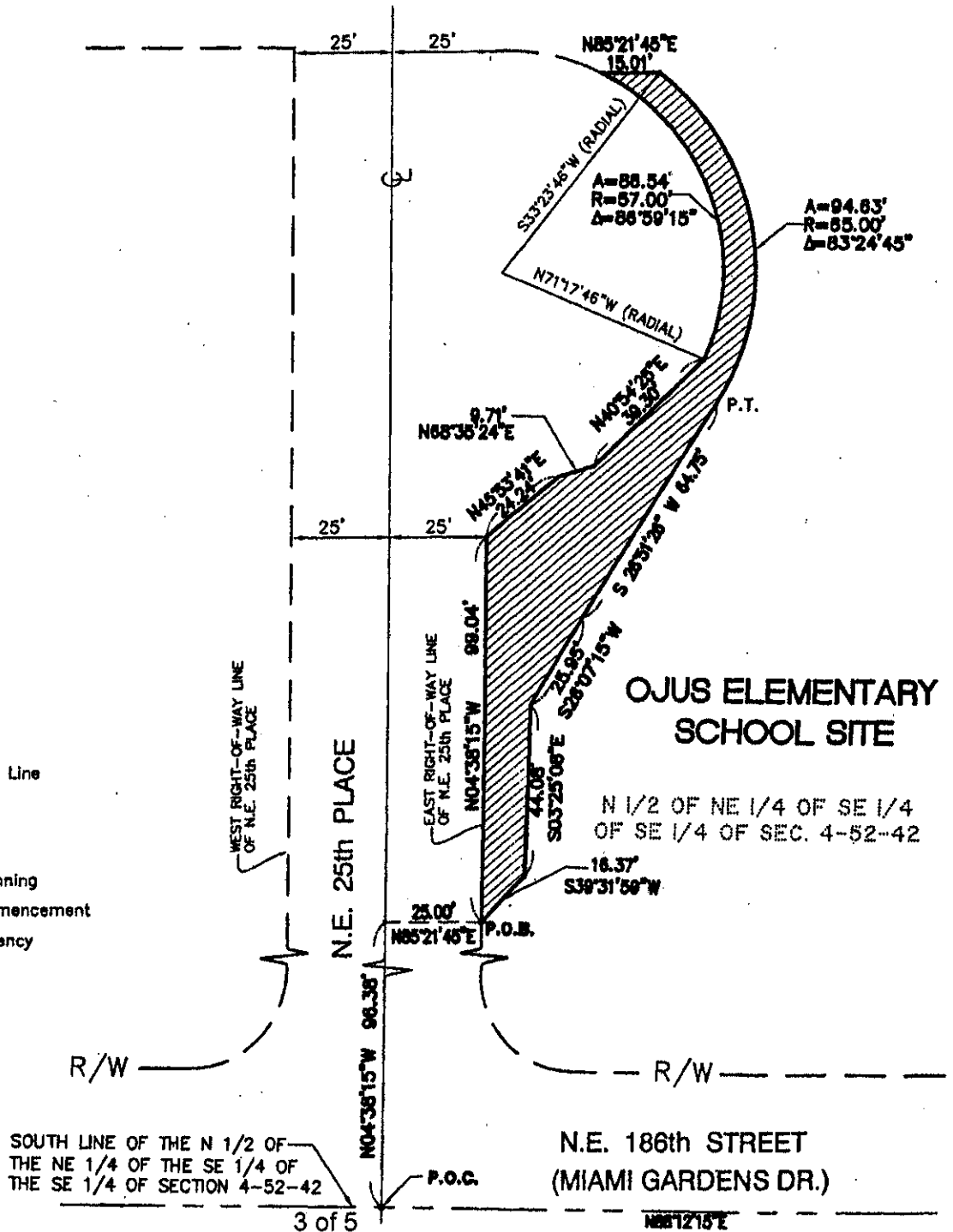
LOCATION SKETCH
 NOT TO SCALE
SE 1/4 OF SECTION 4,
TOWNSHIP 52 SOUTH, RANGE 42 EAST.

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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.T. Point of Tangency
- R. Radius
- A. Length
- CH. Chord



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1. LEGAL DESCRIPTION:

A strip of land to be dedicated to Right-of-Way Purposes being a portion of OJUS ELEMENTARY SCHOOL, LOC. #4061, lying and being in the North 1/2 of the NE 1/4 of the SE 1/4 of the SE 1/4 of Section 4, Township 52 South, Range 42 East, Miami-Dade County, Florida, and more particularly described as follows:

Commence at the point of intersection of the centerline of Miami Gardens Drive and N.E. 25th Place as shown on the Right-of-Way Map for Miami Gardens Drive recorded in Plat Book 80, at Page 94 of the Public Records of Miami-Dade County, Florida; thence N04°38'15"W, along the centerline of N.E. 25th Place for a distance of 96.38 feet; thence N85°21'45"E, for a distance of 25.00 feet to the Existing East Right-of-Way line of N.E. 25th Place for a Point of Beginning of the herein described parcel of land, the following correspond 5 courses to the Existing Right-of-Way line of N.E. 25th Place; thence N04°38'15"W along the East Right-of-Way line of N.E. 25th Place, for a distance of 99.04 feet; thence N45°53'41"E, for a distance of 24.24 feet; thence N68°35'24"E for a distance of 9.71 feet; thence N40°54'25"E, for a distance of 39.30 feet to a point of intersection with the arc of a circular curve, at which point the radial line bears N71°17'46"W; thence Northeasterly and Northwesterly along the arc of said curve, having a radius of 57.00 feet through a central angle of 86°59'15" for an arc distance 86.54 feet, to a point on a circular curve of the Existing East Right-of-Way line of N.E. 25th Place; thence N85°21'45"E along a non-tangent line for a distance of 15.01 feet to a point being the beginning of a non-tangent curve concave to the West at which point the radial bears S33°23'46"W; thence along the arc of said curve, having a radius of 65.00 feet through a central angle of 83°24'45", for an arc distance 94.63 feet to a point of tangency; thence S26°51'26"W, for a distance of 64.75 feet; thence S26°07'15"W, for a distance of 25.95 feet; thence S03°25'08"E, for a distance of 44.08 feet; thence S39°31'59"W, for a distance of 16.37 feet, to the Point of Beginning.

Containing 3,354 square feet or 0.08 acres 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 4, Township 52 South, Range 42 East, recorded in Miami-Dade County, Florida.
- North arrow and Bearings refers to an assumed value of N86°12'15"E along the centerline of Miami Gardens Drive as per Right of Way Map recorded in Plat Book 80, at Page 94 of Public Records of Miami-Dade County, Florida

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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 or 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. Further, that said Sketch meets the intent of the "Minimum Technical Standards for Land Surveying in the State of Florida", pursuant to Rule 61G17-8 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: January 30th, 2007
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