

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 ALONG SW 236 STREET, ADJACENT TO STATE SCHOOL "A-1" (RELIEF FOR PINE VILLA AND DR. E.L.WHIGHAM ELEMENTARY SCHOOLS), LOCATED AT THE NORTHEAST CORNER OF SW 112 AVENUE AND SW 236 STREET

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

LINK TO STRATEGIC PLAN: IMPROVE CONSTRUCTION SERVICES

The District is presently completing the construction of State School "A-1", located at the northeast corner of SW 112 Avenue and SW 236 Street. The project requires the District to make necessary improvements to SW 236 Street. As a result, Miami-Dade County (County) has requested that the District dedicate the portion of Board-owned property along SW 236 Street where the improvements will be made, for use as public right-of-way.

The land to be dedicated to the County totals approximately 15,384 square feet, or .35 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 Regional Center VI 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 land along SW 236 Street to the County for a right-of-way adjacent to State School "A-1".

PG:pg

SCHOOL A-1 CAYON DEVELOPMENT. LEGAL DESCRIPTION

DEDICATION OF 25.00 FEET R/W FOR MIAMI-DADE COUNTY

LEGAL DESCRIPTION.

SCHOOL A-1 CAYON DEVELOPMENT

DESCRIPTION FOR DEDICATION OF 25.00 FEET R/W FOR MIAMI-DADE COUNTY

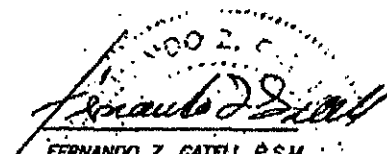
THAT PART OF THE NORTH $\frac{1}{2}$ OF THE N.E. $\frac{1}{4}$ OF SECTION 19 TOWNSHIP 56 SOUTH, RANGE 40 EAST MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTH $\frac{1}{2}$ OF THE N.E. $\frac{1}{4}$ OF SECTION 19, TOWNSHIP 56 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF THE SAID NORTH $\frac{1}{2}$ OF THE N.E. $\frac{1}{4}$, NORTH 89 DEGREES, 13 MINUTES AND 27 SECONDS EAST FOR 50.00 FEET TO ITS INTERSECTION WITH THE EAST LINE OF THE WEST 50 FEET OF SAID NORTH $\frac{1}{2}$ AND THE POINT OF BEGINNING; THENCE NORTH ALONG SAID EAST LINE OF THE WEST 50.00 FEET, NORTH 00 DEGREES 19 MINUTES 47 SECONDS WEST FOR A DISTANCE OF 50.20 FEET TO A POINT OF CUSP; THEN ALONG A CIRCULAR CURVE CONCAVE TO THE NORTHEAST, HAVING FOR ITS ELEMENTS, A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90 DEGREES, 26 MINUTES, 46 SECONDS FOR AN ARC DISTANCE OF 39.46 FEET TO A POINT OF TANGENCY, SAID POINT OF TANGENCY IS 25.00 FEET NORTH OF SAID SOUTH LINE OF THE NORTH $\frac{1}{2}$ OF THE NORTH EAST $\frac{1}{4}$; THENCE NORTH 89 DEGREES 13 MINUTES AND 27 SECONDS EAST FOR A DISTANCE OF 584.61 FEET; THENCE SOUTH 00 DEGREES 46 MINUTES AND 33 SECONDS EAST FOR 25 FEET TO ITS INTERSECTION WITH SAID SOUTH LINE OF THE NORTH $\frac{1}{2}$ OF THE NE $\frac{1}{4}$, THENCE ALONG SAID LINE SOUTH 89 DEGREES 13 MINUTES AND 27 SECONDS WEST FOR 610.00 FEET TO THE POINT OF BEGINNING AND THERE TERMINATING.

CONTAINING 15,384.15 Square feet OR 0.3532 Acres

PREPARED BY:
FERNANDO Z. GATELL PSM
F.R. ALEMAN AND ASSOCIATES, INC
10305 NW 41ST STREET SUITE 200
MIAMI, FLORIDA 33178

LB: 6785


FERNANDO Z. GATELL P.S.M.
VICE-PRESIDENT
CERTIFICATE No. 2821
STATE OF FLORIDA

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND
MAPPER.

SCHOOL A-1 CAYON DEVELOPMENT
DEDICATION TO R/W

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

DEDICATION OF 25.00 FEET TO R/W
FOR MIAMI-DADE COUNTY

S.W. 232nd STREET

FINO MONUMENT
N.W. CORNER OF N.E. 1/4 OF
SECTION 19-56-40



NOT TO SCALE

50.00'

S89°09'44"W
608.46'

WEST LINE OF NE 1/4 OF SEC. 19 TWP 56S. RGE 40E. 454.63'

S.W. 112th AVE. (SOUTH ALLAPATTAH RD.)

EAST LINE OF
THE WEST 50.00 FEET OF NE 1/4
OF SEC. 19 TWP 56S. RGE 40E.

N00°19'47"W 404.48'

TRACT 'B'
SCHOOL SITE
PROPOSED

N00°45'33"W
455.33' (LEGAL & MEAS)

R=25.00'
L=39.48'
D=90°28'46"

N00°19'47"W
40.20'

S84.61' N89°13'27"E

15,384.1469 sq. ft.
0.3532 acres

S00°46'33"E
25.00'

50.00'

P.O.B.

S.W. CORNER OF N 1/2
OF N.E. 1/4 OF
SECTION 19-56-40

S.W. 111th CT.

S89°13'27"W 810.00' (LEGAL & MEAS)
S.W. 236th STREET

SOUTH LINE OF
THE N. 1/2 OF NE1/4
OF SECTION 19 TWP 56S. RGE 40E.

THIS IS NOT A SURVEY

SCHOOL A-1 CAYON DEVELOPMENT
DEDICATION TO R/W