

July 19, 2007

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

**SUBJECT: AUTHORIZATION TO GRANT A WATER LINE EASEMENT  
LOCATED AT JOHN I. SMITH ELEMENTARY SCHOOL SITE AT  
10415 NW 52 STREET, MIAMI, FLORIDA IN FAVOR OF MIAMI-  
DADE COUNTY  
PROJECT NO. 00177600**

**COMMITTEE: FACILITIES AND CONSTRUCTION REFORM**

**LINK TO  
STRATEGIC PLAN: IMPROVE CONSTRUCTION SERVICES**

In order to maintain a water line easement constructed to provide adequate fire protection and water services to the John I. Smith 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 10-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 John I. Smith Elementary School site. Project No. 00177600, in favor of Miami-Dade County.

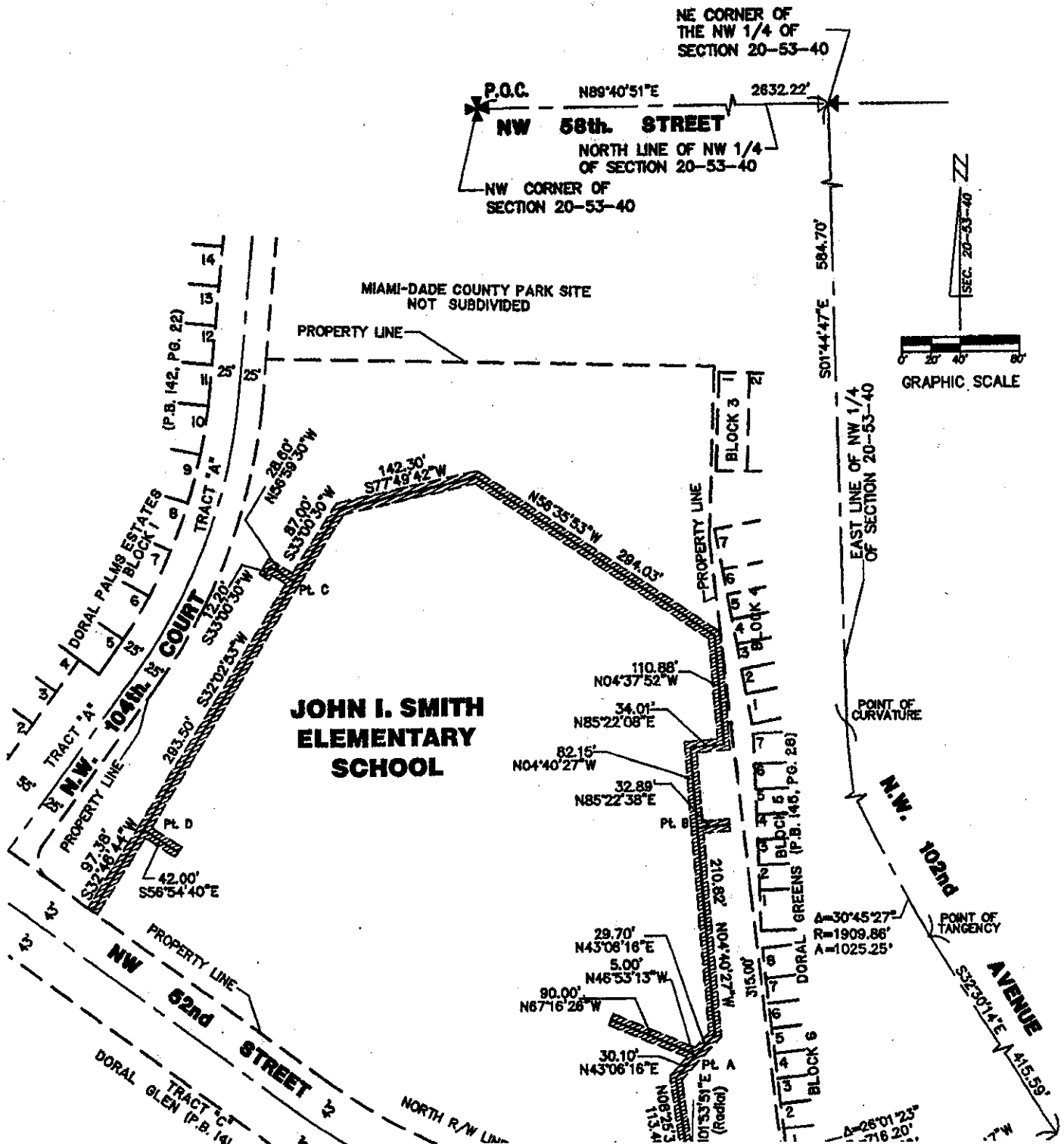
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# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

New 12 foot MDWASD Water Main Easement.

for

JOHN I. SMITH ELEMENTARY SCHOOL Loc. # 5101  
MIAMI-DADE COUNTY PUBLIC SCHOOLS



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## 1. LEGAL DESCRIPTION:

An easement over strip of land 12 wide lying and being in a Portion of Section 20, Township 53 South, Range 40 East, Miami-Dade County, Florida, centered on the following described centerline:

Commence at the NW corner of Section 20, Township 53 South, Range 40 East; thence run N 89°40'51"E along the North line of the NW ¼ of said Section 20 for a distance of 2632.22 feet to the NE corner of the NW ¼ of said Section 20; thence S01°44'47"E along the East line of the NW ¼ of said Section 20 for a distance of 584.70 feet to a point of curvature with a circular curve concave to the Northeast and having for its elements a central angle of 30°45'27", a radius of 1909.86 feet and an arc length of 1025.25 feet to the point of tangency; thence S32°30'14"E for a distance of 415.59 feet to a point; thence S57°29'47"W for a distance of 729.75 feet to a point of curvature with a circular curve concave to the Northwest and having for its elements a central angle of 26°01'23", a radius of 716.20 feet and an arc distance of 325.29 feet to a point on the curve whose radial bearing is N06°28'51"W; thence run along said radial line for a distance of 43.00 feet to a point on the North Right-of-Way Line of NW 52nd Street, said point also being a point of curvature of a circular curve concave to the Northwest and having the same radial bearing to said point, having for its elements a central angle of 8°22'42", a radius of 673.20 feet and an arc length of 98.44 feet to the Point of Beginning on the curve whose radial bearing is N01°53'51"E; thence departing from said point on the North Right-of-Way line of NW 52nd Street, run N06°38'30"E for a distance of 15.56 feet; thence N08°25'37"W for a distance of 113.40 feet; thence N43°06'16"E for a distance of 30.10 feet to Point "A"; thence continue N43°06'16"E for a distance 29.70 feet; thence N04°40'27"W for a distance of 210.82 feet to Point "B"; thence continue N04°40'27"W for a distance of 82.15 feet; thence N85°22'08"E for a distance of 34.01 feet; thence N04°37'52"W for a distance of 110.88 feet; thence N56°35'53"W for a distance of 294.03 feet; thence S77°49'42"W for a distance of 142.30 feet; thence S33°00'30"W for a distance of 87.00 feet to Point "C"; thence S32°02'53"W for a distance of 293.50 feet to a Point "D"; thence S32°46'44"W for a distance of 97.38 feet to a point on the North Right-of-Way Line of NW 52nd Street, said point also being the end of the 12 foot wide Water Main Easement.

AND

A 12 foot wide Water Main Easement centered on the following described centerline:  
Begin at said Point "A"; thence N46°53'13"W for a distance of 5.00 feet; thence N67°16'26"W for a distance of 90.00 feet to the end of the 12 foot Water Main Easement.

AND

A 12 foot wide Water Main Easement centered on the following described centerline:  
Begin at said Point "B"; thence N85°22'38"E for a distance of 32.89 feet to the end of the 12 foot wide Water Main Easement.

AND

A 12 foot wide Water Main Easement centered on the following described centerline:  
Begin at said Point "C"; thence N56°59'30"W for a distance of 28.60 feet; thence S33°00'30"W for a distance of 12.20 feet to the end of the 12 foot wide Water Main Easement.

AND

# **SKETCH TO ACCOMPANY LEGAL DESCRIPTION**

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for

JOHN I. SMITH ELEMENTARY SCHOOL Loc. # 5101

MIAMI-DADE COUNTY PUBLIC SCHOOLS

## **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 20, Township 53 South, Range 40 East, recorded in Miami-Dade County, Florida.

-Bearings as shown hereon are based on assumed bearing of N89°40'51"E along the North Line of Section 20, Township 53 South, Range 40 East, of the Public Records of Miami-Dade County, Florida.

-Grant of Easement recorded in D.C. State School F.E.R. #14582 and 46011, ID 10357, dated December 5, 1996.

## **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 Made by other than the signing