

Office of Superintendent of Schools  
Board Meeting of August 1, 2007

July 19, 2007

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

**SUBJECT: AUTHORIZATION TO GRANT A WATER LINE EASEMENT  
LOCATED AT THE OJUS ELEMENTARY SCHOOL SITE AT  
18600 WEST DIXIE HIGHWAY, NORTH MIAMI BEACH,  
FLORIDA IN FAVOR OF THE CITY OF NORTH MIAMI BEACH  
PROJECT NO. A0821**

**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 Ojus Elementary School site, the City of North Miami Beach, Florida has requested that a water line easement be granted by the district.

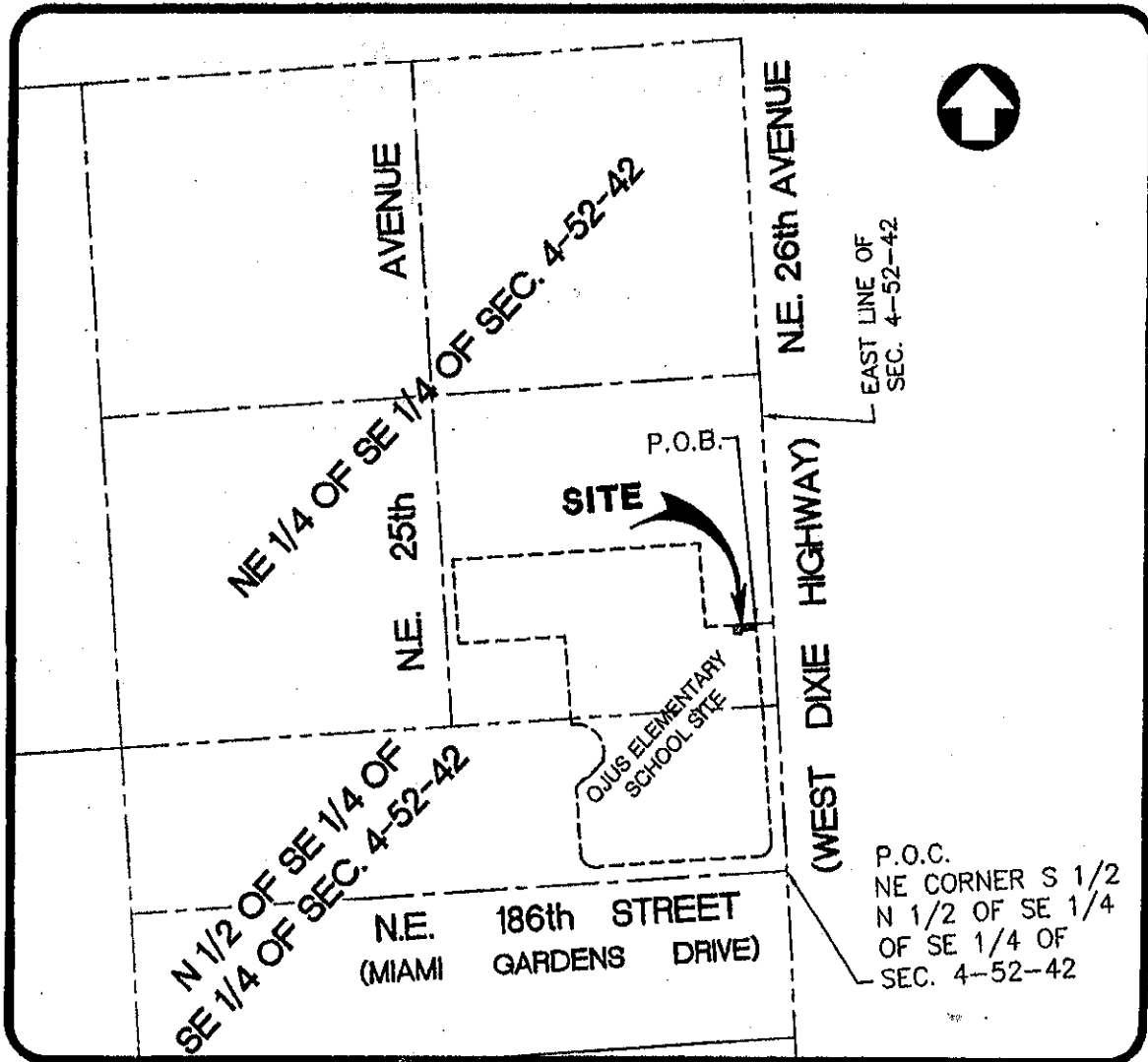
The water line easement described will cover the area of the water line installations at the 5-acre school site. This area is legally described in Exhibit "A", attached hereto.

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 the City of North Miami Beach 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 Ojus Elementary School site. Project No. A0821, in favor of the City of North Miami Beach, Florida.

LML

**SKETCH TO ACCOMPANY LEGAL DESCRIPTION**  
of  
**WATER LINE EASEMENT AT**  
**"OJUS ELEMENTARY SCHOOL"**  
**18600 WEST DIXIE HWY, NORTH MIAMI BEACH,**  
**MIAMI-DADE COUNTY, FLORIDA.**  
for  
**STOBS BROS-CONSTRUCTION CO.**



**LOCATION SKETCH**

NOT TO SCALE

NOTICE:

Not full and complete without Pages 2 through 5

**SKETCH TO ACCOMPANY LEGAL DESCRIPTION**  
**of**  
**WATER LINE EASEMENT AT**  
**"OJUS ELEMENTARY SCHOOL"**  
**18600 WEST DIXIE HWY, NORTH MIAMI BEACH,**  
**MIAMI-DADE COUNTY, FLORIDA.**  
**for**  
**STOBS BROS-CONSTRUCTION CO.**

**LEGAL DESCRIPTION**

*A portion of the SE ¼ of Section 4, Township 52 South, Range 42 East, of Public Records of Miami-Dade County, Florida, more particularly described by metes and bounds as follows:*

*Commence at the Northeast corner of the South ½ of the North ½ of the Southeast ¼ of the Southeast ¼ of said Section 4, Township 52 South, Range 42 East; thence run N04°39'55"W along the East line of said Section 4 for a distance of 497.18 feet; thence S86°10'45"W for a distance of 33.00 feet to a point on the West Right-of-Way line of N.E. 26th Avenue (West Dixie Highway), being also the Easterly boundary line of "Ojus Elementary School" and the Point of Beginning; thence S86°10'45"W along the Boundary line of "Ojus Elementary School" for a distance of 46.23 feet; thence S04°30'50"E for a distance of 17.00 feet; thence N86°10'45"E for a distance of 16.17 feet; thence N03°49'15"W for a distance of 7.00 feet; thence N86°10'45"E for a distance of 30.01 feet to a point on the Easterly boundary line of "Ojus Elementary School", being also the West Right-of-Way line of N.E. 26th Avenue (West Dixie Highway); thence N04°39'55"W along the aforesaid line for a distance of 10.00 feet to the Point of Beginning.*

*Containing 576 Square Feet or 0.01 Acres by calculation.*

SEC. 4-52-42

GRAPHIC SCALE  
SCALE : 1" = 20'

P.O.B.	Point of Beginning	SEC.	Section
P.O.T.	Point of Termination	TWP.	Township
P.O.C.	Point of Commence	RGE.	Range
P.B.	Plat Book	CL	Centerline
PG.	Page	ML	Monument line
R/W	Right-of-Way	COR	Corner



Not full and complete without Pages 2, 3, & 5

**SKETCH TO ACCOMPANY LEGAL DESCRIPTION**  
**of**  
**WATER LINE EASEMENT AT**  
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**18600 WEST DIXIE HWY, NORTH MIAMI BEACH,**  
**MIAMI-DADE COUNTY, FLORIDA.**  
**for**

SOURCES OF DATA:

**STOBS BROS-CONSTRUCTION CO.**

The Legal Description of the Subject Parcel of Land 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 manner. That is to say:

Section 4, Township 52 South, Range 42 East, Public Records of Miami-Dade County, Florida.

North arrow and Bearings refer to an assumed value of S04°39'55"E, along the East line of the SE ¼ of Section 4, Township 52 South, Range 42 East, Public Records of Miami-Dade County, Florida. Said line is considered well-established and monumented.

**CLIENT INFORMATION:**

This Sketch and Legal Description was prepared at the insistence of:

STOBS BROS. CONSTRUCTION CO.

**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 legal restrictions on the subject property that are not shown on the Sketch 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 61G17-6 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 LB3398

9360 Southwest 72nd Street, Suite 265

Miami, Florida 33173

Phone: 305.598.8383

By: 

**Juan J. Bonfill, P.L.S.**

Professional Land Surveyor No: 3179

State of Florida

June 18, 2007

Project: 04-0164

Job: 07-0300

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps and Reports by other than the signing party are prohibited without the written consent of the signing party. This document consists of multiple Exhibits and Sheets. Each Sheet as incorporated therein shall not be considered full, valid and complete unless attached to the others. This Notice is required by Rule 61G17-6 of the Florida Administrative Code.

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NOTICE:

Not full and complete without Pages 2 through 5