

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

**SUBJECT: AUTHORIZATION TO GRANT A WATER LINE EASEMENT
LOCATED AT EUGENIA B. THOMAS K-8 SCHOOL SITE AT
5950 NW 112 AVENUE, MIAMI, FLORIDA IN FAVOR OF MIAMI-
DADE COUNTY
PROJECT NO. A0851**

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 Eugenia B. Thomas K-8 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 10.5-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 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 Eugenia B. Thomas School site, Project No. A0851, in favor of Miami-Dade County.

LML

Sketch to Accompany Legal Description
for
Doral Isles School & Park Site
Miami, Florida

EXHIBIT A
May 10, 2007

SOURCES OF DATA:

The Legal Description of the Subject Property was generated from TRACT "B" of "Doral Isles School & Park Site", according to the plat thereof, as recorded in plat book 153, at page 82 of the Public Record of Miami-Dade County, Florida, Being in the SW 1/4 Section 18, Township 53 South, Range 40 East, in Miami-Dade County, Florida. 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:

Sketch provided by the client from Water and Sewer Department showing the approximate area of the future easements.

EASEMENTS AND ENCUMBRANCES:

The information provide show the existence of others WASD Easements and the Utility Easements which appears on the underlying Plat of record. Please refer to the Limitations portion with respect to possible restrictions of record and utility services.

LIMITATIONS:

Since no other information other than what is cited in the Sources of Data were furnished, the Client is hereby advised that there may 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, Florida or any other public and private entities as their jurisdictions may appear.

This document does not represent a field boundary survey of the described property, or any part or parcel thereof.

INTENDED USE/EXPRESS PURPOSES:

It is understood by the Surveyor that the intended use of this document is to create an easement for the benefit of Water and Sewer Department.

SURVEYOR'S CERTIFICATE:

I hereby certify to Gonzalez Pavement & Equipment: 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.

By  _____

Otto R. Carr, P.L.S.
Professional Land Surveyor
P.L.S. No. 5892
13845 S.W. 79th Ct.
Miami, Florida 33158
(786) 298-1129 phone

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. 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.

Sketch to Accompany Legal Description
for
Doral Isles School & Park Site
Miami, Florida

EXHIBIT A
May 10, 2007

Water and Sewwer Department EASEMENT

Legal Description Easement:

A Parcel of Land lying and being in TRACT "B" of "Doral Isles School & Park Site", according to the plat thereof, as recorded in plat book 153, at page 82 of the Public Records of Miami-Dade County, Florida, Being in the SW 1/4 of Section 18, Township 53 South, Range 40 East, recorded in Miami-Dade County, Florida. More particularly described as follows:

LEGAL DESCRIPTION

Commence at the SW corner of TRACT "B"

Thence S.89°57'54"E., a distance of 29.35 feet; thence N.00°02'06"E., a distance of 203.20 feet to the POINT OF BEGINNING; thence continue northerly along said line, a distance of 12.00 feet; thence S.89°57'54"E., a distance of 20.00 feet; thence S.00°02'06"W., a distance of 12.00 feet; thence N.89°57'54"W., a distance of 20.00 feet to the POINT OF BEGINNING.

Containing 240.00 square feet or 0.0055 acres, more or less.

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 for
 Doral Isles School & Park Site
 Miami, Florida

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2SCALE = 1" : 100'

