

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

**SUBJECT: AUTHORIZATION TO GRANT A WATER LINE EASEMENT  
LOCATED AT COUNTRY CLUB MIDDLE (FORMERLY STATE  
SCHOOL NN1) SCHOOL SITE AT 18251 NW 75 PLACE, MIAMI,  
FLORIDA IN FAVOR OF MIAMI-DADE COUNTY  
PROJECT NO. A0726**

**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 Country Club Middle 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 11.4-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 Country Club Middle (formerly State School NN1) site, Project No. A0726, in favor of Miami-Dade County.

LML

Sketch to Accompany Legal Description  
for

TUSCAN LAKE VILLAS  
Miami, Florida

EXHIBIT A

November 14, 2006

'WAYCAR SUBD. 2nd ADDITION'  
(P.B. 155, PG. 39)

TRACT 'F'

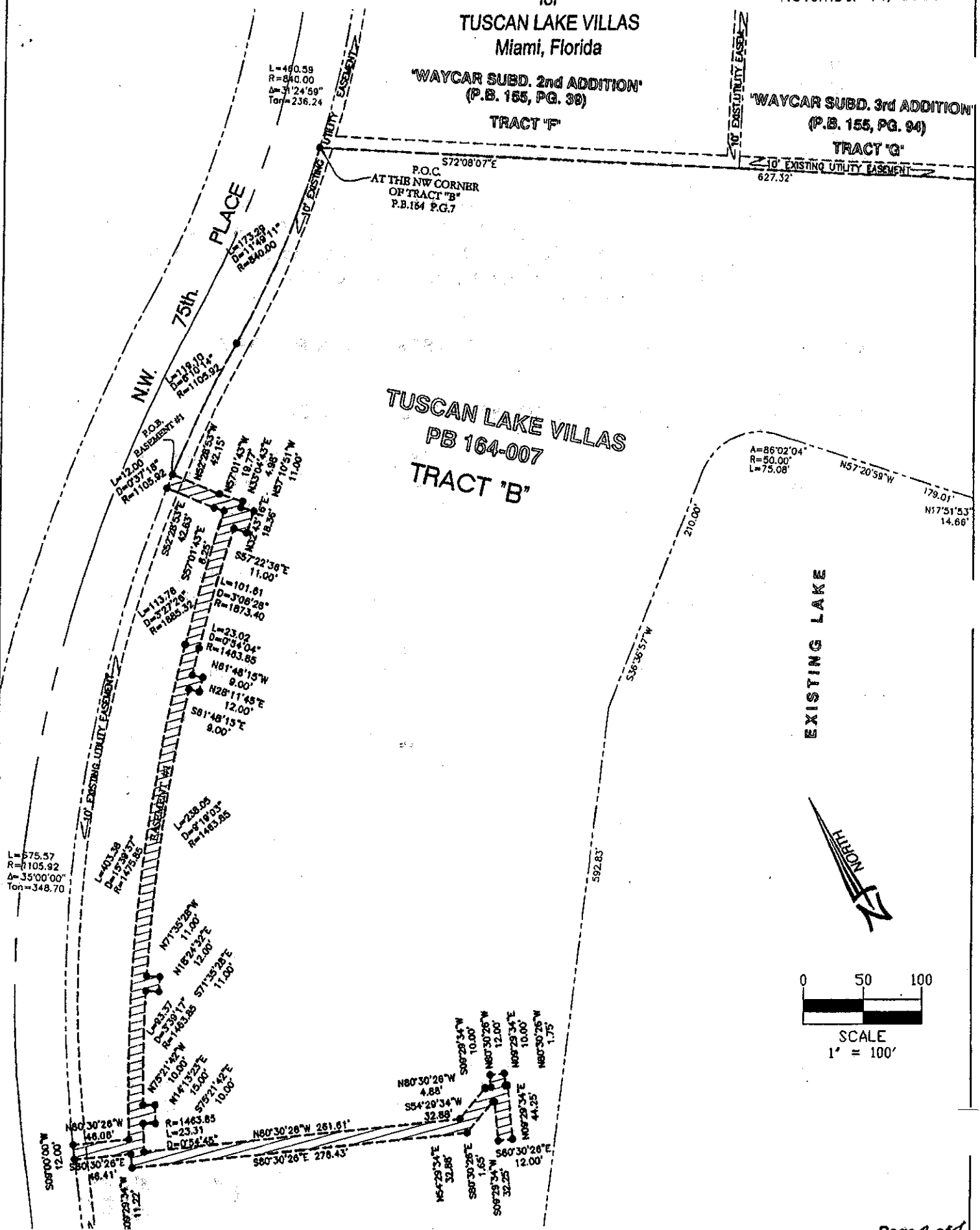
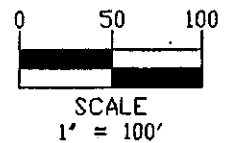
'WAYCAR SUBD. 3rd ADDITION'  
(P.B. 155, PG. 94)

TRACT 'G'

P.O.C.  
AT THE NW CORNER  
OF TRACT 'B'  
P.B. 184 P.G. 7

TUSCAN LAKE VILLAS  
PB 164-007  
TRACT 'B'

EXISTING LAKE



L=575.57  
R=105.92  
Δ=35°00'00"  
Tan=348.70

L=480.58  
R=840.00  
Δ=31°24'59"  
Tan=236.24

A=86°02'04"  
R=50.00'  
L=75.08'

COUNTRY CLUB MIDDLE, FORMALLY STATE SCHOOL NN-1

Sketch to Accompany Legal Description  
for  
**TUSCAN LAKE VILLAS**  
Miami, Florida

**EXHIBIT A**  
November 14, 2006

**Water and Sewwer Department EASEMENT**

**Legal Description Easement #1:**

A Parcel of Land lying and being in TRACT B of "TUSCAN LAKE VILLAS", according to the plat thereof, as recorded in plat book 164, at page 7, a replat of a portion Tracts 18, 19, 20, 21, 25, 26, 27, 28, 29, 30, 31, and 48 of "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION No 1" plat book 2, page 17 of the Section 11, Township 52 South, Range 40 East, in Miami-Dade County, Florida. More particularly described as follows:

Commence at the Northwest corner of Tract "B"; thence run southwesterly along the east right of way line of N.W. 75th Place, described by a circular curve concave to the right having a radius of 840.00 feet, a central angle of 11°49'11" and arc distance of 173.29 feet; to the point of reverse curvature of a circular curve to the left having a radius of 1105.92 feet, a central angle of 06°10'14" and arc distance of 119.10 feet to the Point of Beginning; thence continue a circular curve to the left having a radius of 1105.92 feet, a central angle of 03°37'18" and arc distance of 12.00 feet; thence run S 52°28'53" E, for a distance of 42.63 feet; thence run; S 57°01'43" E, a distance of 8.25 feet, to a point of intersection with the arc of a curve running southeasterly to the left, a radial at said point bearing S 57°13'12" E, having a radius of 1885.32 feet; a central angle of 03°27'26" and arc distance of 113.76 feet; thence continue southeasterly a circular curve to the left having a radius of 1475.85 feet, a central angle of 15°39'37" and arc distance of 403.38 feet; thence run N 80°30'26" W, a distance of 46.06 feet; thence run S 09°00'00" W, a distance of 12.00 feet; thence run S 80°30'26" E, a distance of 46.41 feet; thence run S 09°29'34" W, a distance of 11.22 feet; thence run N 80°30'26" W, a distance of 278.43 feet; thence run N 54°29'34" E, a distance of 32.88 feet; thence run S 80°30'26" E, a distance of 1.65 feet; thence run S 09°29'34" W, a distance of 32.25 feet; thence run S 80°30'26" E, a distance of 12.00 feet; thence run N 09°29'34" E, a distance of 44.25 feet; thence run S 80°30'26" E, a distance of 1.75 feet; thence run N 09°29'34" E, a distance of 10.00 feet; thence run N 80°30'26" W, a distance of 12.00 feet; thence run S 09°29'34" W, a distance of 10.00 feet; thence run N 80°30'26" W, a distance of 4.88 feet; thence run S 54°29'34" W, a distance of 32.88 feet; thence run N 80°30'26" W, a distance of 261.61 feet; to a point of intersection with the arc of a curve running northwesterly to the right, a radial at said point bearing N 76°58'49" W, having a radius of 1463.85 feet; a central angle of 00°54'35" and arc distance of 23.31 feet; thence run S 75°21'42" E, a distance of 10.00 feet; thence run N 14°13'23" E, a distance of 15.00 feet; thence run N 75°21'42" W, a distance of 10.00 feet; to a point of intersection with the arc of a curve running northeasterly to the right, a radial at said point bearing N 75°28'50" W, having a radius of 1463.85 feet; a central angle of 03°39'17" and arc distance of 93.37 feet; thence run S 71°35'28" E, a distance of 11.00 feet; thence run N 18°24'32" E, a distance of 12.00 feet; thence run N 71°35'28" W, a distance of 11.00 feet; to a point of intersection with the arc of a curve running northeasterly to the right, a radial at said point bearing N 71°21'23" W, having a radius of 1463.85 feet; a central angle of 09°19'03" and arc distance of 238.05 feet; thence run S 61°48'15" E, a distance of 9.00 feet; thence run N 26°11'45" E, a distance of 12.00 feet; thence run N 61°48'15" W, a distance of 9.00 feet; to a point of intersection with the arc of a curve running northeasterly to the right, a radial at said point bearing N 61°22'20" W, having a radius of 1463.85 feet; a central angle of 00°54'04" and arc distance of 23.02 feet; thence continue northeasterly a circular curve to the right having a radius of 1873.40 feet, a central angle of 03°06'28" and arc distance of 101.61 feet; thence run S 57°22'36" E, a distance of 11.00 feet; thence run N 32°43'16" E, a distance of 18.36 feet; thence run N 57°10'51" W, a distance of 11.00 feet; thence run N 33°04'43" E, a distance of 4.98 feet; thence run N 57°01'43" W, a distance of 19.77 feet; thence run N 52°28'53" W, a distance of 42.15 feet to the Point of Beginning.

Containing 12,620 square feet more or less by calculation.

Sketch to Accompany Legal Description  
for  
TUSCAN LAKE VILLAS  
Miami, Florida

EXHIBIT A  
November 14, 2006

**SOURCES OF DATA:**

The Legal Description of the Subject Property was generated from TRACT "B" of "TUSCAN LAKE VILLAS", according to the plat thereof, as recorded in plat book 164, at page 7, a replat of a portion Tracts 18, 19, 20, 21, 25, 26, 27, 28, 29, 30, 31, and 48 of "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION No 1" plat book 2, page 17 of the, Section 11, Township 52 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.

Bearings as shown hereon are based upon the Centerline of NW 75th Place, with a bearing of N12d35'00"E.

**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.

**NOTICE: Not full and complete without page 1,2,3 and 4 of 5.**

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