

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

**SUBJECT: AUTHORIZATION TO GRANT A WATER LINE EASEMENT  
LOCATED AT JORGE MAS CANOSA MIDDLE SCHOOL SITE  
AT 15735 SW 144 STREET, MIAMI, FLORIDA IN FAVOR OF  
MIAMI-DADE COUNTY  
PROJECT NO. A01019**

**COMMITTEE: FACILITIES AND CONSTRUCTION REFORM**

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

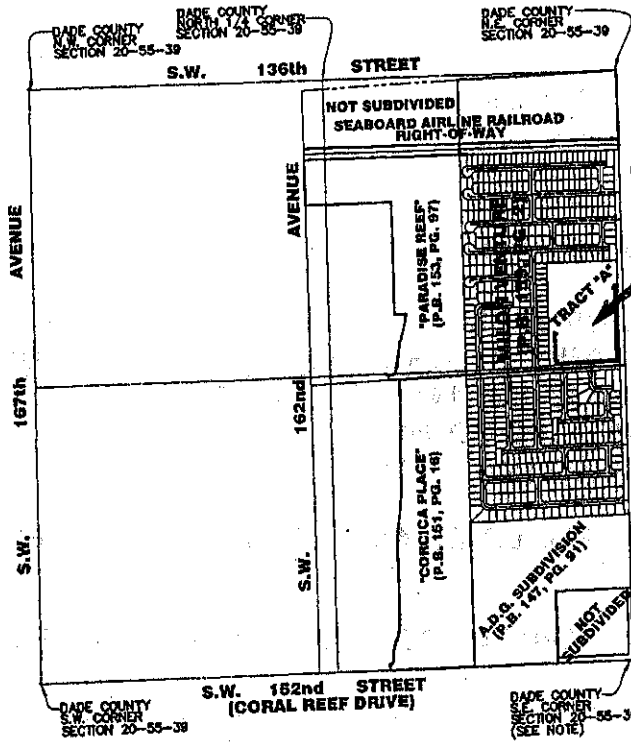
In order to maintain a water line easement constructed to provide adequate fire protection and water services to the Jorge Mas Canosa Middle School site, Miami-Dade County has requested that a 12-foot wide water line easement be granted by the district.

The 12-foot wide water line easement described will cover the area of the water line installations at the 13.5-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 Jorge Mas Canosa Middle School site, Project No. A01019, in favor of Miami-Dade County.

LML



**SITE  
LOCATION**

**LOCATION MAP**  
SECTION 20, TOWNSHIP 55 SOUTH, RANGE 39 EAST  
MIAMI-DADE COUNTY, FLORIDA.  
N.T.S.


**SURVEYOR'S NOTES:**

- 1) -This is not a Boundary Survey, but only a GRAPHIC DEPICTION of the description shown hereon.
- 2) -Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- 3) -There may be additional Restrictions not shown on this Sketch & Legal that may be found in the Public Records of this County, Examination of ABSTRACT OF TITLE will be made to determine recorded instruments, if any affecting this property.
- 4) -North arrow direction and Bearings shown hereon are based on an assumed value N89deg21min57secE along the Center Line of S.W. 144th Street, according to the Plat thereof, as recorded in Plat Book 159, at Page 2 of the Public Records of Miami-Dade County Florida.
- 5) -The Sketch and Legal Description shown herein is based on the information provided by the Client.
- 6) -No title research has been performed to determine if there are any conflict existing or arising out of the creation of the easements, Right of Ways, Parcel Descriptions, or any other type of encumbrances that the herein described legal may be utilizes for.

**SURVEYOR'S CERTIFICATE:**

I Hereby Certify to the best of my knowledge and belief that this drawing is a true and correct representation of the SKETCH AND LEGAL DESCRIPTION of the real property described hereon. I further certify that this sketch was prepared in accordance with the applicable provisions of Chapter 61G17-6, Florida Administrative Code.

*Ford, Armenteros & Manucy, Inc.*  
Date: December 18, 2006.

  
Edwin J. Fernandez, P.S.M.  
Professional Surveyor and Mapper  
State of Florida, Registration No.5676

**12' MD-WASD EASEMENT**

**STATE SCHOOL YY-1**



**FORD, ARMENTEROS & MANUCY, INC.**  
1950 N.W. 94th AVENUE, 2nd FLOOR  
MIAMI, FLORIDA 33172  
PH. (305) 477-6472  
FAX (305) 470-2805

TYPE OF PROJECT:	SKETCH AND LEGAL DESCRIPTION		
SHEET NAME:	SKETCH OF SURVEY		
PREPARED FOR:	MCM CORPORATION.		
DRAWN BY:	L.D.	DATE:	12-15-2006
CHK. CHECKED BY:		SCALE:	N/A
CHECKED BY:		PROJECT No:	05-125-1000
			SHEET: <b>2</b>
			of 5 SHEETS

**LEGAL DESCRIPTION:  
WATER EASEMENT**

A portion of Tract A of MILON VENTURE, according to the plat thereof, as recorded in Plat Book 159, at Page 2 of the Public Records of Miami-Dade County, Florida. More particularly described as follows:

Commence at the Northeast corner of said Tract A; thence S02deg29min02secE, along the East line of the said Tract A, for a distance of 231.79 feet to the POINT OF BEGINNING a 12.00 feet wide Water main Easement, lying 6.00 feet on each side of the following described centerline(shortening or extending the side lines so as to create a continuous strip of land); thence S87deg30min58secW, for a distance of 24.50 feet; thence S02deg29min02secE for a distance of 17.71 feet to Reference Point "A"; thence continue S02deg29min02secE, for a distance of 298.16 feet to Reference Point "B"; thence continue S02deg29min02secE, for a distance of 291.24 feet to Reference Point "C"; thence continue S02deg29min02secE, for a distance of 72.50 feet; thence S86deg21min57secW for a distance of 490.60 feet to Reference Point "D"; thence S87deg41min14secW, for a distance of 34.72 feet to Reference Point "E"; thence continue S87deg41min14secW, for a distance of 22.44 feet; thence N02deg18min53secW for a distance of 267.96 feet to Reference Point "F"; thence continue N02deg18min53secW, for a distance of 16.34 feet to the POINT OF TERMINATION of the aforementioned centerline.

**TOGETHER WITH:**

Commence at the aforementioned Point "A"; thence S87deg30min58secW for a distance of 6.00 feet to the POINT OF BEGINNING a 12.00 feet wide Water Main Easement, lying 6.00 feet on each side of the following described centerline (shortening or extending the sides lines so as to create a continuous strip of land); thence continue S87deg30min58secW for a distance of 18.49 feet to the POINT OF TERMINATION, of the aforementioned centerline.

**TOGETHER WITH:**

Commence at the aforementioned Point "B"; thence N87deg30min58secE for a distance of 6.00 feet to the POINT OF BEGINNING a 12.00 feet wide Water Main Easement, lying 6.00 feet on each side of the following described centerline (shortening or extending the sides lines so as to create a continuous strip of land); thence continue N87deg30min58secE for a distance of 11.14 feet to the POINT OF TERMINATION, of the aforementioned centerline.

**TOGETHER WITH:**

Commence at the aforementioned Point "C"; thence N87deg30min58secE for a distance of 6.00 feet to the POINT OF BEGINNING a 12.00 feet wide Water Main Easement, lying 6.00 feet on each side of the following described centerline (shortening or extending the sides lines so as to create a continuous strip of land); thence continue N87deg30min58secE for a distance of 11.71 feet to the POINT OF TERMINATION, of the aforementioned centerline.

**LEGEND**

- P.O.C. - POINT OF COMMENCE
- P.O.B. - POINT OF BEGINNING
- P.O.T. - POINT OF TERMINATION
- P.B. - PLAT BOOK
- PG. - PAGE
- MD-WASD - MIAMI-DADE WATER & SEWER DEPARTMENT

**12' MD-WASD EASEMENT**

**STATE SCHOOL YY-1**



FORD, ARMENTEROS & MANUCY, INC.  
1950 N.W. 94th AVENUE, 2nd FLOOR  
MIAMI, FLORIDA 33172  
PH. (305) 477-6472  
FAX (305) 470-2805

TYPE OF PROJECT: SKETCH AND LEGAL DESCRIPTION			
SHEET NAME: LEGAL DESCRIPTION TO ACCOMPANY SKETCH			
PREPARED FOR: MCM CORPORATION.			
DRAWN BY: L.D.	DATE: 12-15-2006	SHEET: 3	
ENG. CHECKED BY:	SCALE: N/A		
CHECKED BY:	PROJECT No: 05-125-1000	OF 5 SHEETS	

TOGETHER WITH:

Commence at the aforementioned Point "D"; thence S03deg38min03secE for a distance of 6.00 feet to the POINT OF BEGINNING a 12.00 feet wide Water Main Easement, lying 6.00 feet on each side of the following described centerline (shortening or extending the sides lines so as to create a continuous strip of land); thence continue S03deg38min03secE for a distance of 10.00 feet to the POINT OF TERMINATION, of the aforementioned centerline. The side lines of said easement to be shortened or prolonged to meet at angle with the southerly line of said Tract "A".

TOGETHER WITH:

Commence at the aforementioned Point "E"; thence N02deg18min53secW for a distance of 6.00 feet to the POINT OF BEGINNING of the following described water main easement; thence continue N02deg18min53secW for a distance of 18.42 feet; thence S87deg41min14secW for a distance of 16.44 feet; thence S02deg18min53secE, for a distance of 18.42 feet; thence N87deg41min14secE, for a distance of 16.44 feet to the POINT OF BEGINNING.

TOGETHER WITH:

Commence at the aforementioned Point "F"; thence N87deg41min07secE for a distance of 6.00 feet to the POINT OF BEGINNING a 12.00 feet wide Water Main Easement, lying 6.00 feet on each side of the following described centerline (shortening or extending the sides lines so as to create a continuous strip of land); thence continue N87deg41min07secE for a distance of 9.89 feet to the POINT OF TERMINATION, of the aforementioned centerline.

Containing 19,471.61 Sq. Ft. or 0.45 more or less.

Note:

The Center line of the Easement described above is approximately coincident with the Center line of the Water main shown on the Water As-Built Drawing of State School YY-1. DW-2006-005

LEGEND

- P.O.C. - POINT OF COMMENCE
- P.O.B. - POINT OF BEGINNING
- P.O.T. - POINT OF TERMINATION
- P.B. - PLAT BOOK
- PG. - PAGE
- MD-WASD - MIAMI-DADE WATER & SEWER DEPARTMENT

12' MD-WASD EASEMENT

STATE SCHOOL YY-1



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SHEET NAME: LEGAL DESCRIPTION TO ACCOMPANY SKETCH			
PREPARED FOR: MCM CORPORATION.			
DRAWN BY: L.D.	DATE: 12-15-2006	SHEET: 4	
CHK. CHECKED BY:	SCALE: N/A		
CHECKED BY:	PROJECT No: 05-125-1000		

