

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

**SUBJECT: AUTHORIZATION TO DEDICATE LAND TO MIAMI-DADE COUNTY FOR RIGHT-OF-WAY PURPOSES ADJACENT TO STATE SCHOOL "CCC-1" (A REPLACEMENT SENIOR HIGH SCHOOL LOCATED ON THE SOUTH DADE SENIOR HIGH SCHOOL CAMPUS), AT 28401 SW 167 AVENUE, MIAMI**

**COMMITTEE: FACILITIES AND CONSTRUCTION REFORM**

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

The District is presently constructing State School "CCC-1" (a replacement senior high school located on the South Dade Senior High School campus), at 28401 SW 167 Avenue. The project requires the improvement of the portions of SW 288 Street and SW 167 Avenue located adjacent to the school. As a result, Miami-Dade County (County) has requested that the District dedicate certain Board-owned land for use as public right-of-way.

The land to be dedicated to the County totals approximately 29,942 square feet, or .69 acres, more or less, and is more fully described in Exhibits "A", "B" and "C", attached hereto.

The right-of-way document will be reviewed by the School Board Attorney's Office and the Office of Risk and Benefits Management prior to execution. The Principal, Regional Center VI Superintendent and the Office of School Facilities concur with the proposed right-of-way dedication.

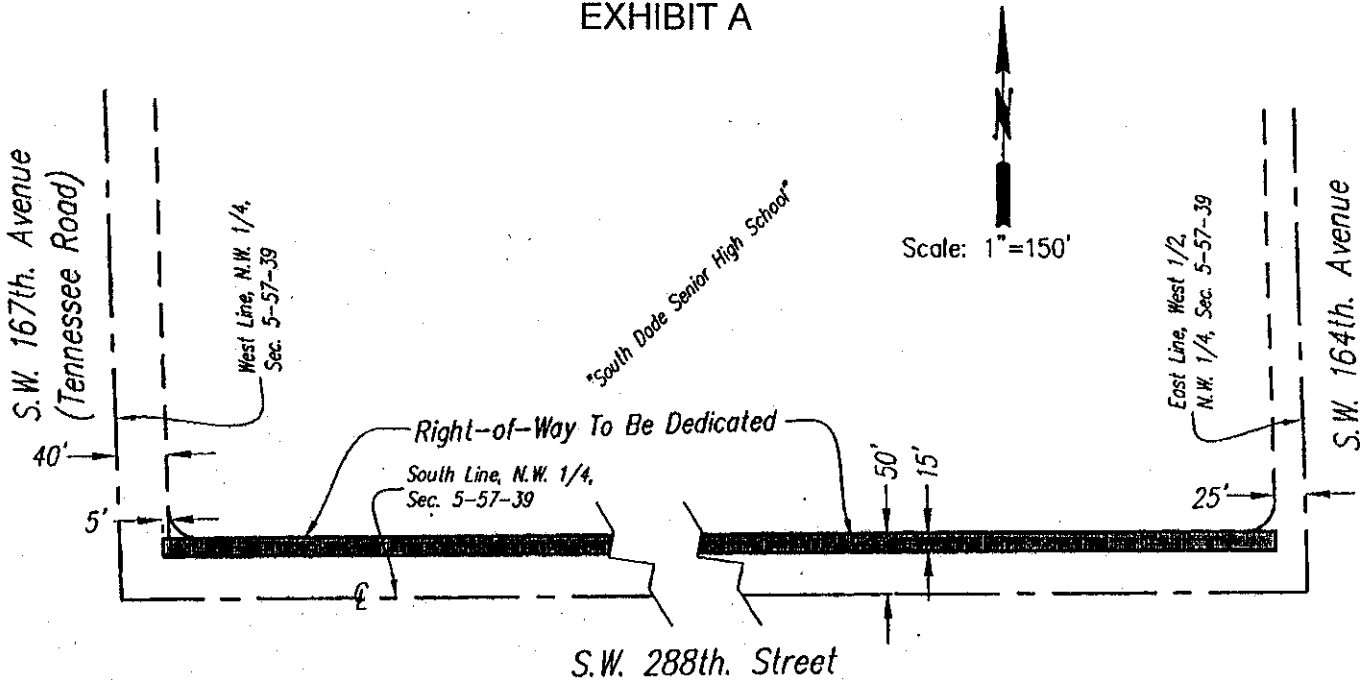
**RECOMMENDED:** That The School Board of Miami-Dade County, Florida, authorize the Chair and Secretary to execute the necessary documents to dedicate land to Miami-Dade County for right-of-way purposes adjacent to State School "CCC-1".

RL

**F - 3**

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

## EXHIBIT A



### RIGHT-WAY DEDICATION EASEMENT

### LEGAL DESCRIPTION

The North 15.00 feet of the South 50.00 feet of the West  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of Section 5, Township 57 South, Range 39 East, Miami-Dade County, Florida, less the West 35.00 feet and less the East 25.00 feet thereof.

**Schwebke-Shiskin & Associates, Inc.** (LB-87)  
 LAND SURVEYORS • ENGINEERS • LAND PLANNERS • SOILS

3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 • DADE:(305)652-7010 BROWARD:(954)435-7010 FAX:(305)652-8284  
 11941 S.W. 144th. STREET MIAMI, FLORIDA 33186 • TEL:(305) 233-9210 FAX:(305)251-1183

THIS IS NOT A "LAND SURVEY".

ORDER NO.: 444844

PREPARED UNDER MY SUPERVISION:

DATE: 06-27-07

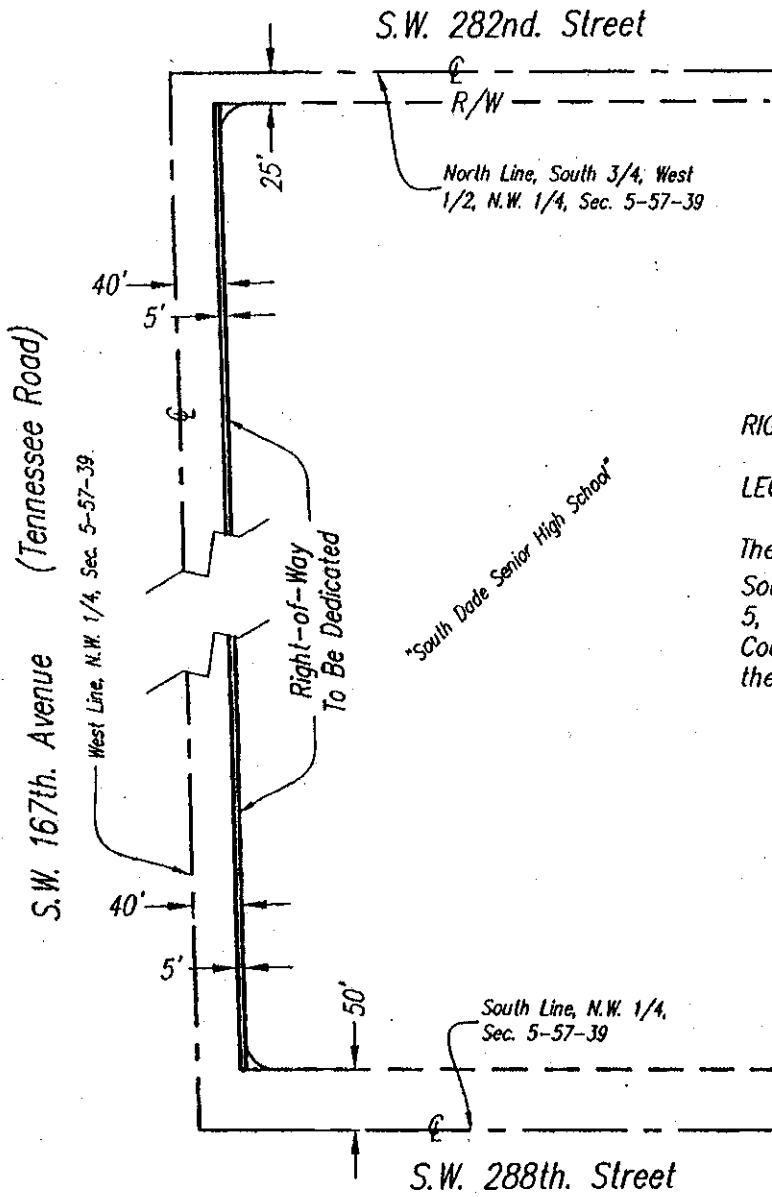
SHEET 1 OF 1 SHEET(S)

F.B.: N.A.

*Jose L. Sanfil*  
 JOSE L. SANFIL ASST. VICE PRES.  
 FLORIDA PROF. LAND SURVEYOR NO. 5636

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

## EXHIBIT B



Scale: 1"=150'

### RIGHT-WAY DEDICATION

### LEGAL DESCRIPTION:

The East 5.00 feet of the West 40.00 feet of the South  $\frac{3}{4}$  of the West  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of Section 5, Township 57 South, Range 39 East, Miami-Dade County, Florida, less the North 25.00 feet and less the South 50.00 feet thereof.



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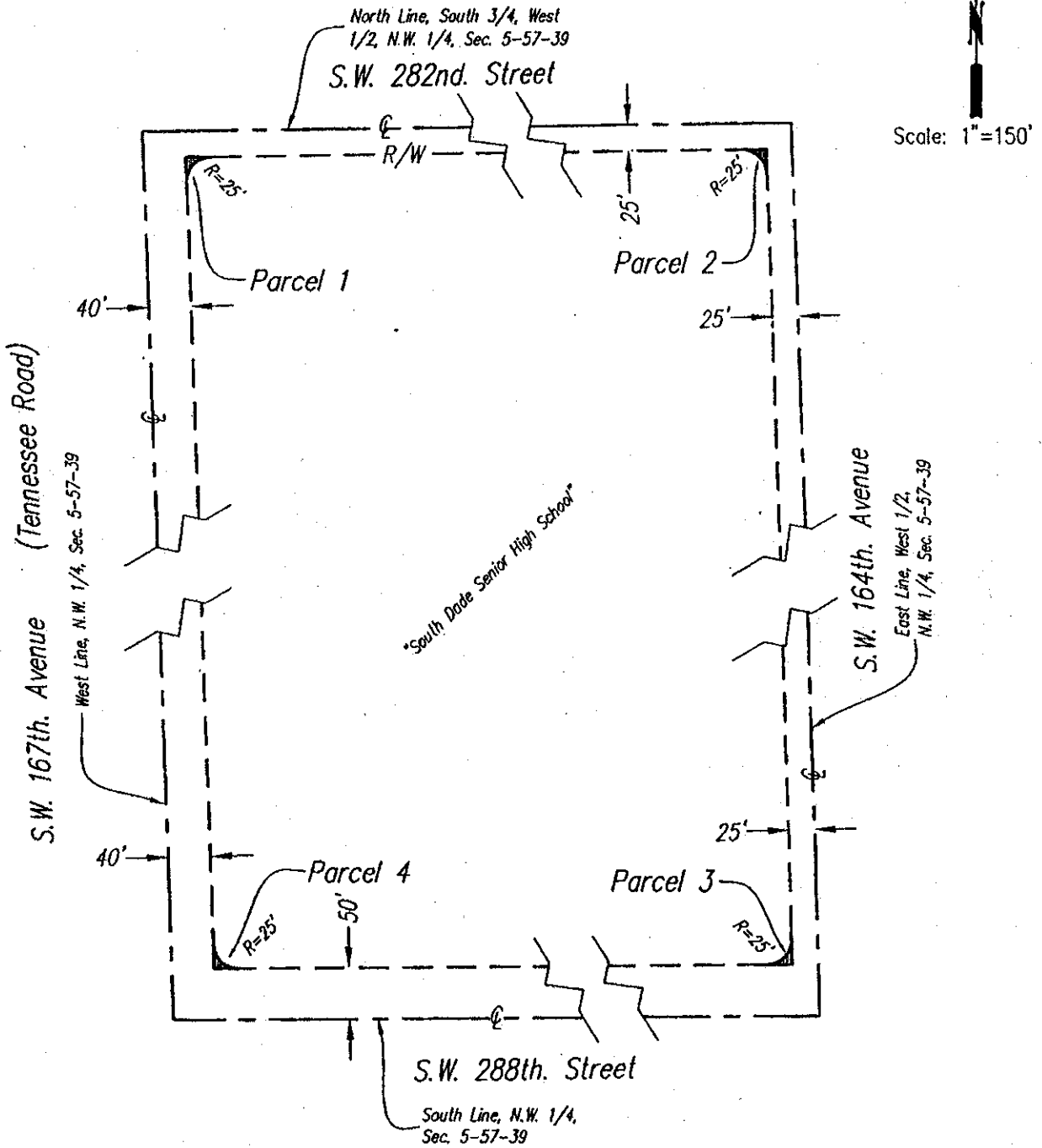
*[Signature]*  
 JOSE L. SANFEL ASST. VICE PRES.  
 FLORIDA PROV. LAND SURVEYOR NO. 5636

SHEET 1 OF 1 SHEET(S)

F.B.: N.A.

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

## EXHIBIT C



**Schwebke-Shiskin & Associates, Inc.** (LB-87)  
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SHEET 1 OF 2 SHEET(S)

F.B.: N.A.

PREPARED UNDER MY SUPERVISION:

*[Signature]*

JOSE L. SANFEL (ASST. VICE PRES.)  
 FLORIDA PROF. LAND SURVEYOR NO. 5636

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

## RIGHT-WAY DEDICATIONS

### LEGAL DESCRIPTION:

#### PARCEL 1:

A portion of the South 3/4 of the West 1/2 of the Northwest 1/4 of Section 5, Township 57 South, Range 39 East, Miami-Dade County, Florida, being more particularly described as follows;

The external area formed by a 25.00 foot radius arc concave to the Southeast, said arc being tangent to a line 25.00 feet South of and parallel with, as measured at right angles to, the North line of the South 3/4 of the West 1/2 of the Northwest 1/4 of Section 5, and being tangent to a line 40.00 feet East of and parallel with, as measured at right angles to, the West line of the Northwest 1/4 of said Section 5.

#### PARCEL 2:

A portion of the South 3/4 of the West 1/2 of the Northwest 1/4 of Section 5, Township 57 South, Range 39 East, Miami-Dade County, Florida, being more particularly described as follows;

The external area formed by a 25.00 foot radius arc concave to the Southwest, said arc being tangent to a line 25.00 feet South of and parallel with, as measured at right angles to, the North line of the South 3/4 of the West 1/2 of the Northwest 1/4 of Section 5, and being tangent to a line 25.00 feet West of and parallel with, as measured at right angles to, the East line of the West 1/2 of Northwest 1/4 of said Section 5.

#### PARCEL 3:


A portion of the South 3/4 of the West 1/2 of the Northwest 1/4 of Section 5, Township 57 South, Range 39 East, Miami-Dade County, Florida, being more particularly described as follows;

The external area formed by a 25.00 foot radius arc concave to the Northwest, said arc being tangent to a line 25.00 feet West of and parallel with, as measured at right angles to, the East line of the West 1/2 of the Northwest 1/4 of said Section 5, and being tangent to a line 50.00 feet North of a parallel with, as measured at right angles to, the South line of the Northwest 1/4 of said Section 5.

#### PARCEL 4:

A portion of the South 3/4 of the West 1/2 of the Northwest 1/4 of Section 5, Township 57 South, Range 39 East, Miami-Dade County, Florida, being more particularly described as follows;

The external area formed by a 25.00 foot radius arc concave to the Northeast, said arc being tangent to a line 50.00 feet North of the South line of the Northwest 1/4 of said Section 5, and being tangent to a line 40.00 feet East of and parallel with, as measured at right angles to, the West line of the Northwest 1/4 of said Section 5.

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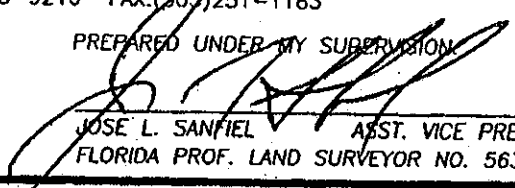
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SHEET 2 OF 2 SHEET(S)

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