

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

**SUBJECT: AUTHORIZATION TO DEDICATE LAND TO THE CITY OF DORAL FOR RIGHT-OF-WAY PURPOSES ADJACENT TO DR. ROLANDO ESPINOSA K-8 CENTER, FORMERLY KNOWN AS STATE SCHOOL "P-1" (RELIEF FOR JOHN I. SMITH ELEMENTARY SCHOOL, EUGENIA B. THOMAS K-8 CENTER AND DORAL MIDDLE SCHOOL), LOCATED AT 11250 NW 86 STREET, DORAL**

**COMMITTEE: FACILITIES AND CONSTRUCTION REFORM**

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

The District is presently completing the construction of Dr. Rolando Espinosa K-8 Center (formerly known as State School "P-1"), located at 11250 NW 86 Street. The project requires the improvement of the portion of NW 112 Avenue located adjacent to the school. As a result, the District has been requested to dedicate certain Board-owned land for use as public right-of-way.

The land to be dedicated totals approximately 5,220 square feet, or .12 acres, more or less, and is more fully described in Exhibit "A", 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 III 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 the City of Doral for right-of-way purposes adjacent to Dr. Rolando Espinosa K-8 Center, formerly known as State School "P-1".

RL



# WEIDENER SURVEYING AND MAPPING PA

10418 N.W. 31st TERRACE

Miami, Florida 33172

(305) 599-6381

## LEGAL DESCRIPTION:

PORTIONS OF TRACT 21, FLORIDA FRUIT LAND COMPANY'S SUBDIVISION No. 1 OF SECTION 7, TOWNSHIP 53 SOUTH, RANGE 40 EAST AS RECORDED IN PLAT BOOK 2 AT PAGE 17 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT 21, THENCE S01°44'11"E ALONG THE EAST LINE OF SAID TRACT 21 FOR 25.01 FEET, THENCE S89°35'59"W FOR 43.01 FEET TO THE POINT OF BEGINNING OF A PARCEL OF LAND HEREINAFTER DESCRIBED, THENCE S01°44'11"E FOR 21.14 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS 1557.00 FEET AND A CENTRAL ANGLE OF 0°07'23" THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 3.34 FEET TO THE POINT OF CUSP OF A NON-TANGENT CURVE THAT IS CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 25.00 FEET, THENCE NORTHERLY, NORTHWESTERLY AND WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 88°47'13" FOR AN ARC DISTANCE OF 38.74 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 25.00 FEET OF SAID TRACT 21, THENCE N89°35'39"E ALONG THE LAST MENTIONED LINE FOR 24.43 FEET TO THE POINT OF BEGINNING.

## SURVEYOR'S NOTES:

- 1- NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.
- 2- DATE PREPARED: 17 OCTOBER 2007.
- 3- THIS IS NOT A SURVEY.

WEIDENER SURVEYING & MAPPING, P.A.  
FLORIDA CERTIFICATION No. LB 4207  
SAMUEL M. FISCHBEIN PLS No. 3587

## SKETCH TO ACCOMPANY LEGAL DESCRIPTION

STATE SCHOOL P-1

MIAMI DADE, FLORIDA

# 1778KK2 DATE: 10/12/07 SCALE:



# WEIDENER SURVEYING AND MAPPING PA

10418 N.W. 31st TERRACE

Miami, Florida 33172

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## NW 86th STREET

**P.O.C.**  
NE CORNER  
OF TRACT 21

N



25.00'

25.00'

NORTH LINE OF TRACT 21

SOUTH LINE OF NORTH 25' OF TRACT 21

**P.O.B.**

N89°35'59"E

S89°35'59"W

24.43'

43.01'

R=25.00'  
L=38.74'  
D=88°47'13"

21.14'  
S01°44'11"E

L=3.34  
R=1657.00  
D=0°07'23"

35.00'

25.01'  
S01°44'10"E

NW 112th AVENUE

## TRACT 21

FLORIDA FRUIT LAND COMPANY'S  
SUBDIVISION No. 1" SECTION 7,  
TOWNSHIP 53 SOUTH, RANGE 40 EAST

### GRAPHIC SCALE



( IN FEET )

1 inch = 20 ft.

### SKETCH TO ACCOMPANY LEGAL DESCRIPTION

STATE SCHOOL P-1

MIAMI DADE, FLORIDA

# 1778KK2 DATE: 10/12/07 SCALE: 1" = 20'

2



# WEIDENER SURVEYING AND MAPPING PA

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PORTIONS OF TRACT 21, FLORIDA FRUIT LAND COMPANY'S SUBDIVISION No. 1 OF SECTION 7, TOWNSHIP 53 SOUTH, RANGE 40 EAST AS RECORDED IN PLAT BOOK 2 AT PAGE 17 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT 21, THENCE S89°35'59"E ALONG THE NORTH LINE OF SAID TRACT 21 FOR 8.00 FEET TO THE POINT OF BEGINNING OF A PARCEL OF LAND HEREINAFTER DESCRIBED:

SAID POINT BEING ON A LINE THAT IS 35.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID TRACT 21, THENCE S01°44'11"E ALONG SAID PARALLEL LINE FOR 330.00 TO A POINT ON THE SOUTH LINE OF SAID TRACT 21, THENCE S89°35'54"W ALONG SAID SOUTH LINE OF TRACT 21 FOR 33.99 FEET, TO A POINT ON A CURVE THAT IS CONCAVE TO THE WEST, HAVING A RADIUS OF 1557.00 FEET, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°28'54" FOR AN ARC DISTANCE OF 284.84 FEET, TO A POINT ON A LINE THAT IS 43.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID TRACT 21, THENCE N01°44'11"W ALONG SAID PARALLEL LINE FOR 46.14 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT 21, THENCE N89°35'59"E ALONG SAID NORTH LINE OF TRACT 21 FOR 8.00 FEET TO THE POINT OF BEGINNING.

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FLORIDA CERTIFICATION No. LB 4207  
SAMUEL M. FISCHBEIN PLS No. 3587

## SKETCH TO ACCOMPANY LEGAL DESCRIPTION

STATE SCHOOL P-1

DORAL, FLORIDA

# 1778KK2 DATE: 10/12/07 SCALE:

1



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10418 N.W. 31st TERRACE

Miami, Florida 33172

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TRACT K

ISLANDS AT DORAL NORTHWEST

P.B. 164 PC. 34

P.O.C.

NE CORNER OF TRACT 21

NW 86th STREET

P.O.B.

N89°35'59"W 8.00'

N89°35'59"E 1276.60'

NORTH LINE OF TRACT 21 25'

SOUTH LINE OF NORTH 25' OF TRACT 21

TRACT 21

FLORIDA FRUIT LAND COMPANY'S  
SUBDIVISION No. 1" SECTION 7,  
TOWNSHIP 53 SOUTH, RANGE 40 EAST

NW 112th AVENUE

EAST LINE OF TRACT 21

S01°44'11"E

330.00'

L=284.84 R=1557.00 D=10°28'54"

N01°44'11"W 46.14'

TRACT H  
P.B. 164 PC. 34

S89°35'54"W

53.99'

NW 84th STREET

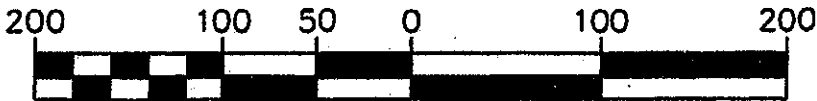
10' UTILITY EASEMENT

ISLANDS AT DORAL  
P.B. 63 PC. 18

TRACT 7

NW 84th

## GRAPHIC SCALE



( IN FEET )

1 inch = 100 ft.

## SKETCH TO ACCOMPANY LEGAL DESCRIPTION

STATE SCHOOL P-1

DORAL, FLORIDA

# 1778KK2 DATE: 10/12/07 SCALE: 1" = 20'