

May 27, 2008

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

**SUBJECT: AUTHORIZATION TO GRANT A WATER LINE EASEMENT  
LOCATED AT CORAL REEF ELEMENTARY SCHOOL SITE AT  
7955 SW 152 STREET, MIAMI, FLORIDA IN FAVOR OF MIAMI-  
DADE COUNTY  
PROJECT NO. 00289600**

**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 Coral Reef Elementary 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 9-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 Coral Reef Elementary School site. Project No. 00289600, in favor of Miami-Dade County.

LML

PREPARED BY:



# SKETCH TO ACCOMPANY EASEMENT LEGAL DESCRIPTION CORAL REEF ELEMENTARY SCHOOL SITE

## EXHIBIT "A"

LAND SURVEYORS \* LAND PLANNERS  
5775 BLUE LAGOON DR., SUITE 110,  
MIAMI, FL 33126.  
TEL:305.261.8483  
FAX:305.261.8781

### WATER AS BUILT:

COMMENCE AT THE NORTH WEST CORNER, NE1/4, NW 1/4, NE 1/4, SECTION 27, TOWNSHIP 55, RANGE 40, THENCE N 88 03'19" E A DISTANCE OF 585.66' FEET ALONG THE NORTH LINE NE 1/4 SECTION 27, THENCE N01°57'21"W A DISTANCE 25.69 FEET TO THE POINT OF BEGINNING. A STRIP OF LAND (12) FEET WIDE , THE CENTERLINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- THENCE NORTH 01° 57' 21" WEST, A DISTANCE OF 8.92 FEET
- THENCE NORTH 55° 06' 01" WEST A DISTANCE 8.19 FEET
- THENCE NORTH 01° 54' 54" EAST A DISTANCE 4.45 FEET TO REFERENCE POINT A;
- THENCE NORTH 01° 27' 56" WEST A DISTANCE 209.12 FEET TO REFERENCE POINT B;
- THENCE NORTH 01° 27' 56" WEST A DISTANCE 17.13 FEET TO THE POINT OF TERMINATION.

#### TOGETHER WITH:

A STRIP OF LAND (12) FEET WIDE , THE CENTERLINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE AFOREMENTIONED REFERENCE POINT A.

THENCE SOUTH 88° 32' 04" WEST, A DISTANCE 8.24 FEET TO REFERENCE POINT OF TERMINATION

#### TOGETHER WITH:

A STRIP OF LAND (12) FEET WIDE , THE CENTERLINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE AFOREMENTIONED REFERENCE POINT B.

THENCE SOUTH 88° 19' 25" WEST, A DISTANCE 14.00 FEET TO REFERENCE POINT TERMINATION

2006 MAY 24 AM 10:54

MIAMI-DADE WATER & SEWER DEPT  
FIELD OPERATION SECTION

SHEET: 2

ER: # DU 2006-059

OF 4 SHEETS

PREPARED BY:



SKETCH TO ACCOMPANY EASEMENT  
LEGAL DESCRIPTION  
CORAL REEF ELEMENTARY SCHOOL SITE  
EXHIBIT "A"

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WATER AS BUILT:

EASEMENTS AND ENCUMBRANCES:

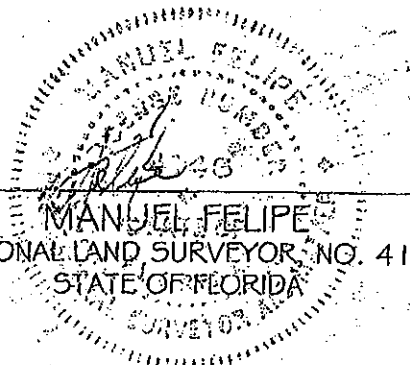
No information was provided as to the existence of any easements other than what appears on the underlying Plat of record. Please refer to the Limitations portion with respect to possible restrictions of record and utility services.

NOTES:

- a. Not valid without the signature and original seal of a Florida licensed Surveyor and Mapper.
- b. Date prepared: MAY 23, 2007.
- c. Bearings are based on the assumed meridian and based on the North line of SECTION 27-55-40

SURVEYOR'S CERTIFICATE:

I hereby certify: 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.

  
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 MANUEL FELIPE  
 PROFESSIONAL LAND SURVEYOR, NO. 4146  
 STATE OF FLORIDA

ER: # DW 2006-059

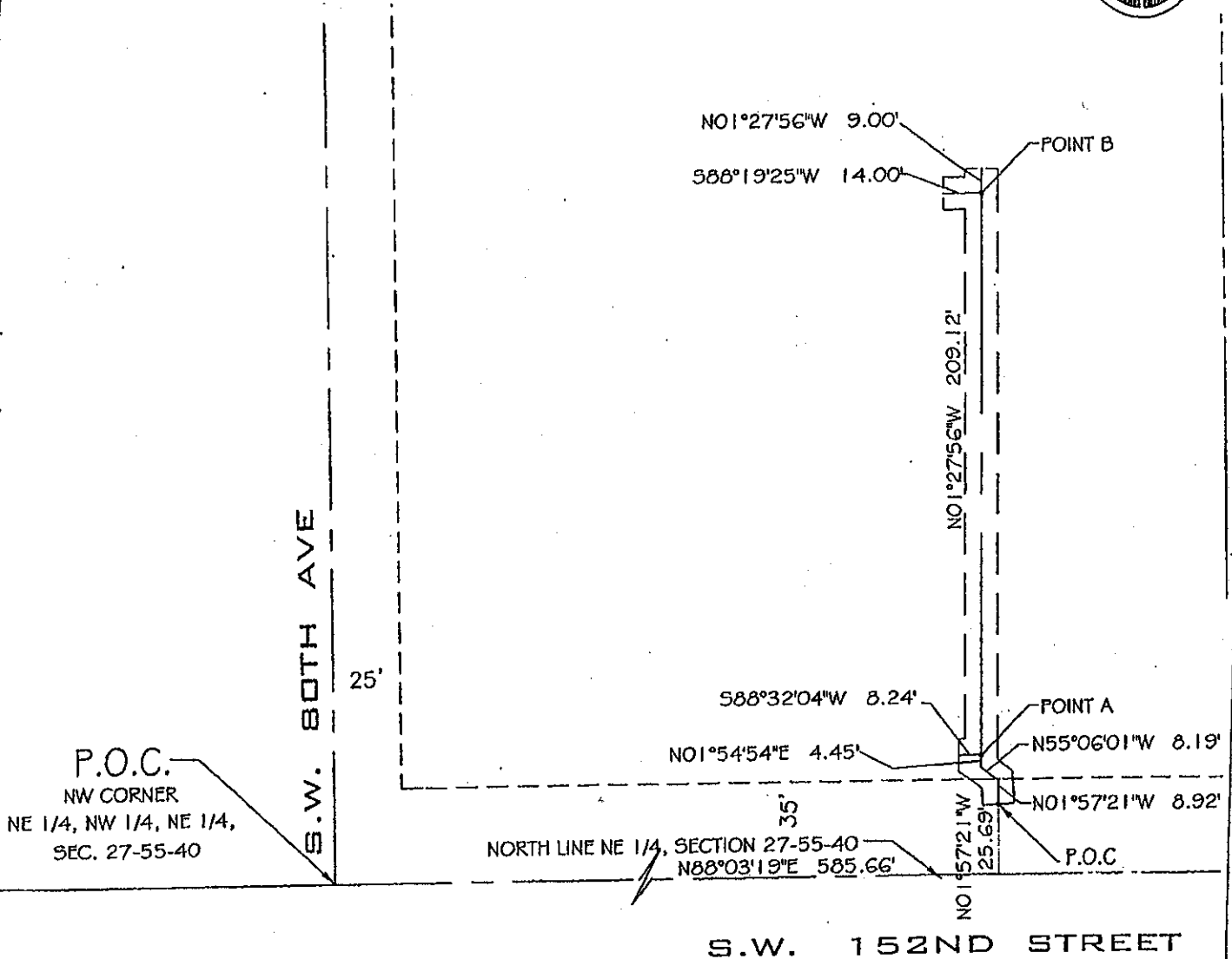
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"EXHIBIT A"



P.O.C.  
NW CORNER  
NE 1/4, NW 1/4, NE 1/4,  
SEC. 27-55-40

GRAPHIC SCALE



( IN FEET )  
1 inch = 60 ft.

ER: #DW 2006-059