

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

**SUBJECT: AUTHORIZATION TO GRANT A PARTIAL WATER LINE
EASEMENT LOCATED AT STATE SCHOOL YYY-1 (RELIEF
FOR MIAMI PALMETTO, MIAMI KILLIAN AND MIAMI SUNSET
SENIOR HIGH SCHOOLS) SCHOOL SITE AT 11035 SW 84
STREET, MIAMI, FLORIDA IN FAVOR OF MIAMI-DADE
COUNTY
PROJECT NO. 00254700**

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

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

At the May 21, 2008 Board meeting, the Board approved Agenda Item F-10. As part of the Joint Use Agreement, the Board has agreed to allow the Miami Dade County to install a water main line extension across a portion of the School Board property to provide water services for the Indian Hammocks Park.

At this time, Miami-Dade County has requested that the portion of the 12-foot wide water line easement on School Board property be conveyed.

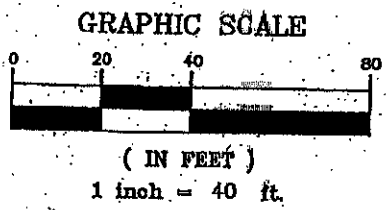
The 12-foot wide water line easement described will cover the area of the water line installations at the school site. This area is legally described in Exhibit "A", attached hereto.

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 State School YYY-1 (Relief for Miami Palmetto, Miami Killian and Miami Sunset Senior High Schools) site. Project No. 00254700, in favor of Miami-Dade County.

LML

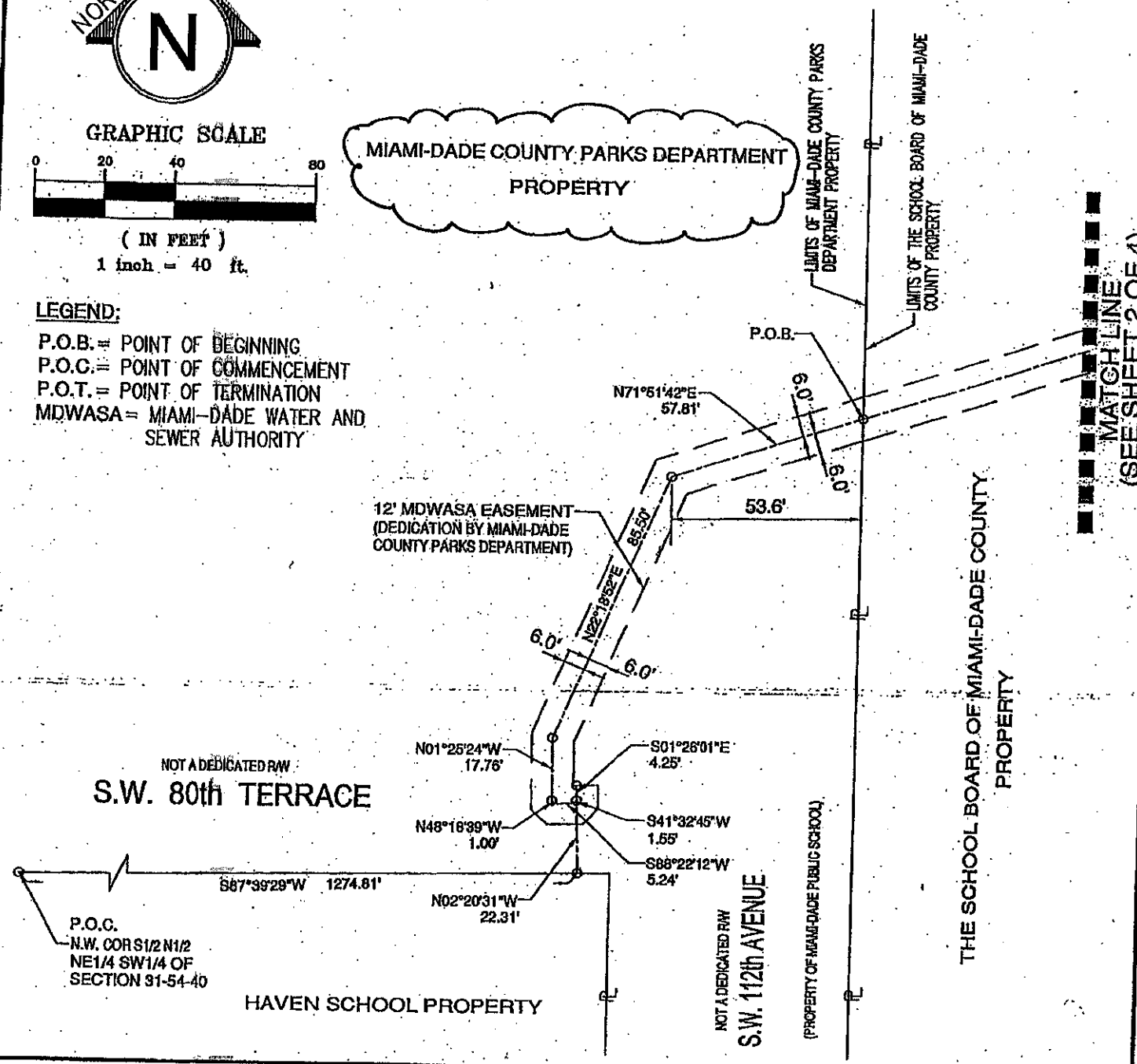
EXHIBIT "A"



LEGEND:

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.O.T. = POINT OF TERMINATION
- MDWASA = MIAMI-DADE WATER AND SEWER AUTHORITY

MIAMI-DADE COUNTY PARKS DEPARTMENT PROPERTY



SKETCH TO ACCOMPANY LEGAL DESCRIPTION.

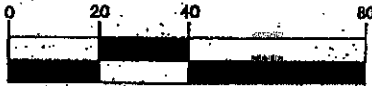
DONE-RITE LAND SURVEYING, INC.
 SURVEYORS AND MAPPERS • LAND PLANNERS
 15563 MIAMI LAKEWAY NORTH, UNIT #205
 TOWN OF MIAMI LAKES, FLORIDA 33014-5586
 TEL: (305) 556-8490 • FAX: (305) 556-8491
 E-MAIL: INFO@DONE-RITELANDSURVEYING.COM

Date:	10/31/2007	Order No.	2007-058
Scale:	1"=40'	Plot Date	11/01/2007
Drawn By	J.A.L.	Checked By	E.O.L.
CAD No.	2007-058.L&DWG		
Ref. Dwg.	N/A		
Field Book	N/A		
		Sheet	2 of 5 Sheets

EXHIBIT "A"



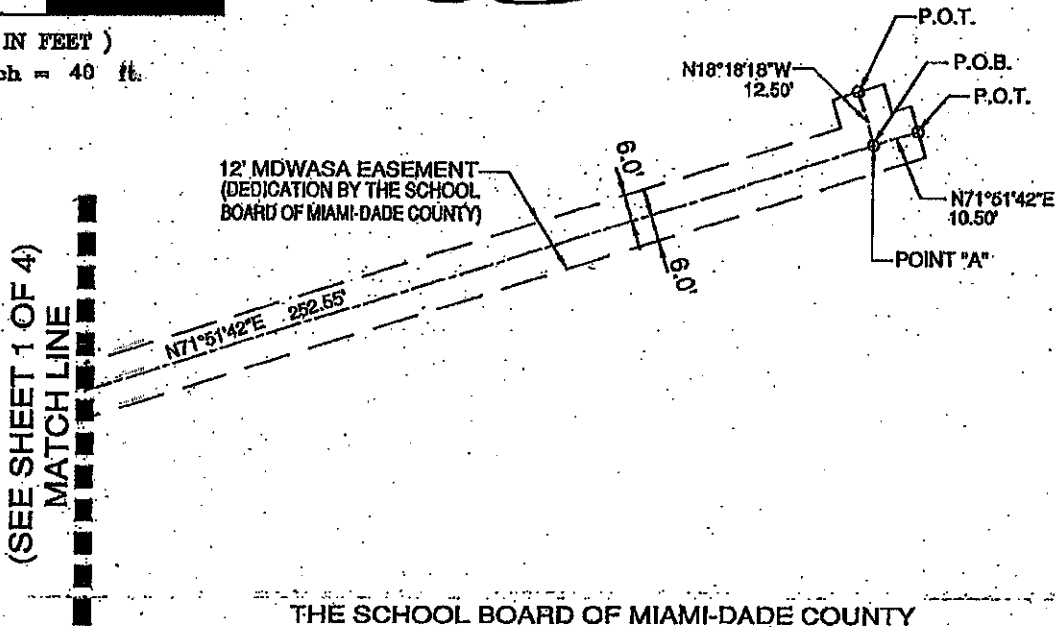
GRAPHIC SCALE



(IN FEET)

1 inch = 40 ft.

THE SCHOOL BOARD OF MIAMI-DADE COUNTY
PROPERTY



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PROPERTY

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EXHIBIT "A"

LEGAL DESCRIPTION: (FIELD CENTER BUILDING)

A 12.00 Foot Water Main Easement across a portion of the N.W. 1/4 of Section 31, Township 54 South, Range 40 East, Miami-Dade County Florida and being more particularly described as follows:

A uniform strip of land, 12.00 feet in width, lying 6.00 feet to the right and 6.00 feet to the left in the direction of the traverse of the following described line:

COMMENCE at the N.W. Corner of the S.1/2 of the N.1/2 of the N.E. 1/4 of the S.W. 1/4 of said Section 31; thence N87°39'29"E for a distance of 1,274.81 feet; thence N02°20'31"W for a distance of 22.31 feet; thence S01°26'01"E for a distance of 4.25 feet; thence S41°32'45"W for a distance of 1.55 feet; thence S88°22'12"W for a distance of 5.24 feet; thence N48°18'39"W for a distance of 1.00 feet; thence N01°25'24"W for a distance of 17.76 feet; thence N22°18'52"E for a distance of 85.50 feet; thence N71°51'42"E for a 57.81 feet to its intersection with the Westerly Boundary Limits of the School Board of Miami-Dade County Property and said point also being the POINT OF BEGINNING of the land hereinafter described; thence continue N71°51'42"E for a distance of 252.55 feet to Point "A"; thence continue N71°51'42"E for a distance of 10.50 feet to the POINT OF TERMINATION.

TOGETHER WITH:

A uniform strip of land, 12.00 feet in width, lying 6.00 feet to the right and 6.00 feet to the left in the direction of the traverse the center line of which begins at the hereinabove described Point "A"; thence N18°18'18"W for a distance of 12.50 feet to the POINT OF TERMINATION.

The sidelines of the hereinabove described strips of land are to be extended or shortened to meet at angle points.

The intent of the above described Water Main Easement Description is to encompass the recently installed Water Main and related facilities, as shown on the As-Built Survey under Miami-Dade Water And Sewer Authority, DW#2006-045 filed and prepared by Done-Rite Land Surveying Inc.

LEGAL DESCRIPTION TO ACCOMPANY SKETCH

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Drawn By JAL

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Checked By ECL

Sheet 4 of 5 Sheets

EXHIBIT "A"

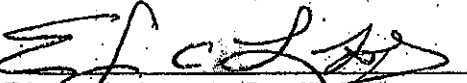
SURVEYOR'S NOTES:

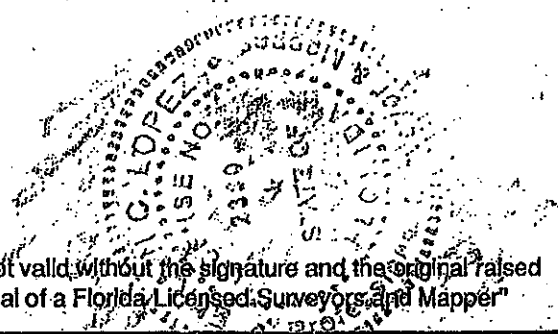
- 1.) This site lies in Section 12, Township 54 South, Range 40 East, Miami-Dade County, Florida.
- 2.) Bearings hereon are referred to an assumed value of S02°17'19"E for the East Section Line.
- 3.) Lands shown hereon were not abstracted for easements and/or rights-of-way of records.
- 4.) This is not a "Land Survey" but a graphic depiction of the description shown hereon.

SURVEYOR'S CERTIFICATION:

I hereby certify that the "Sketch of Description" was made under my responsible charge on November 6th, 2006, and meets the Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 61G17-6, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

DONE-RITE LAND SURVEYING, INC., LB7550

By: 
Efrain C. Lopez, For the Firm
Surveyor and Mapper, LS2300
State of Florida



"Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper"

SURVEYOR'S NOTES & SURVEYOR'S CERTIFICATION

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