

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

**SUBJECT: AUTHORIZATION TO GRANT A WATER LINE EASEMENT  
LOCATED AT SOUTH DADE SENIOR HIGH SCHOOL SITE AT  
28401 SW 167 AVENUE, MIAMI, FLORIDA IN FAVOR OF MIAMI-  
DADE COUNTY  
PROJECT NO. A01017**

**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 South Dade Senior High 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 57 acre school site. This area is legally described in Exhibit "A", attached hereto.

The Grant of Easement will be reviewed for approval 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 South Dade Senior High School site. Project No. A01017, in favor of Miami-Dade County.

LML

**F - 23**

# SKETCH TO ACCOMPANY EASEMENT LEGAL DESCRIPTION

## SW 167th AVENUE (TENNESSEE ROAD)

POINT OF COMMENCEMENT

POINT OF BEGINNING

South Line, South 3/4, West 1/2  
N.W. 1/4, Section 5-57-39  
**SW 288th STREET  
(BISCAYNE DRIVE)**

1006.38' N01°31'00"W  
West Line, N.W. 1/4,  
Section 5-57-39

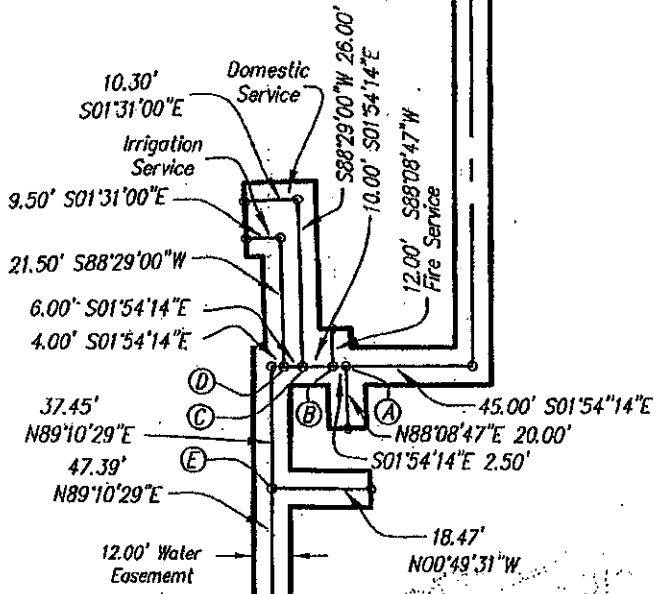
40.01' S89°53'49"E

### 12.00 FOOT WIDE WATERLINE EASEMENT

"South Dade High School"

330.00' S89°53'49"E

12.00' Water Easement



## STATE SCHOOL "CCC-1"

Scale: 1" = 60'

⊙ Denotes "Centerline"  
⊔ Denotes "Property Line"

E.R.  
DW-2005-181

SEE SHEET 2 of 6

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ORDER NO.: 444761  
DATE: 06-15-07  
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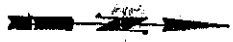
PREPARED UNDER MY SUPERVISION

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

# SKETCH TO ACCOMPANY EASEMENT LEGAL DESCRIPTION

SEE SHEET 1 of 6

## STATE SCHOOL "CCC-1"

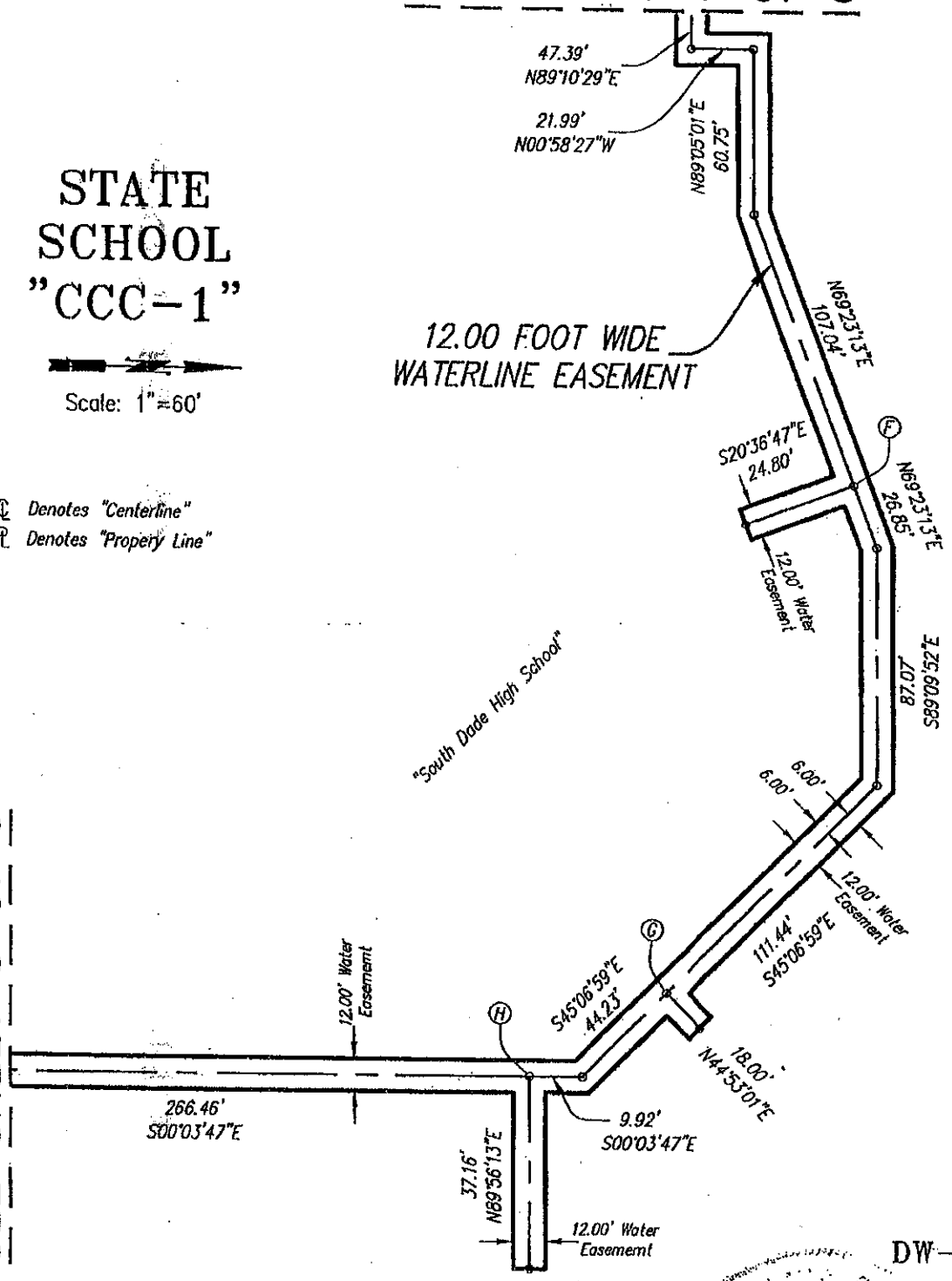


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SEE SHEET 3 of 6



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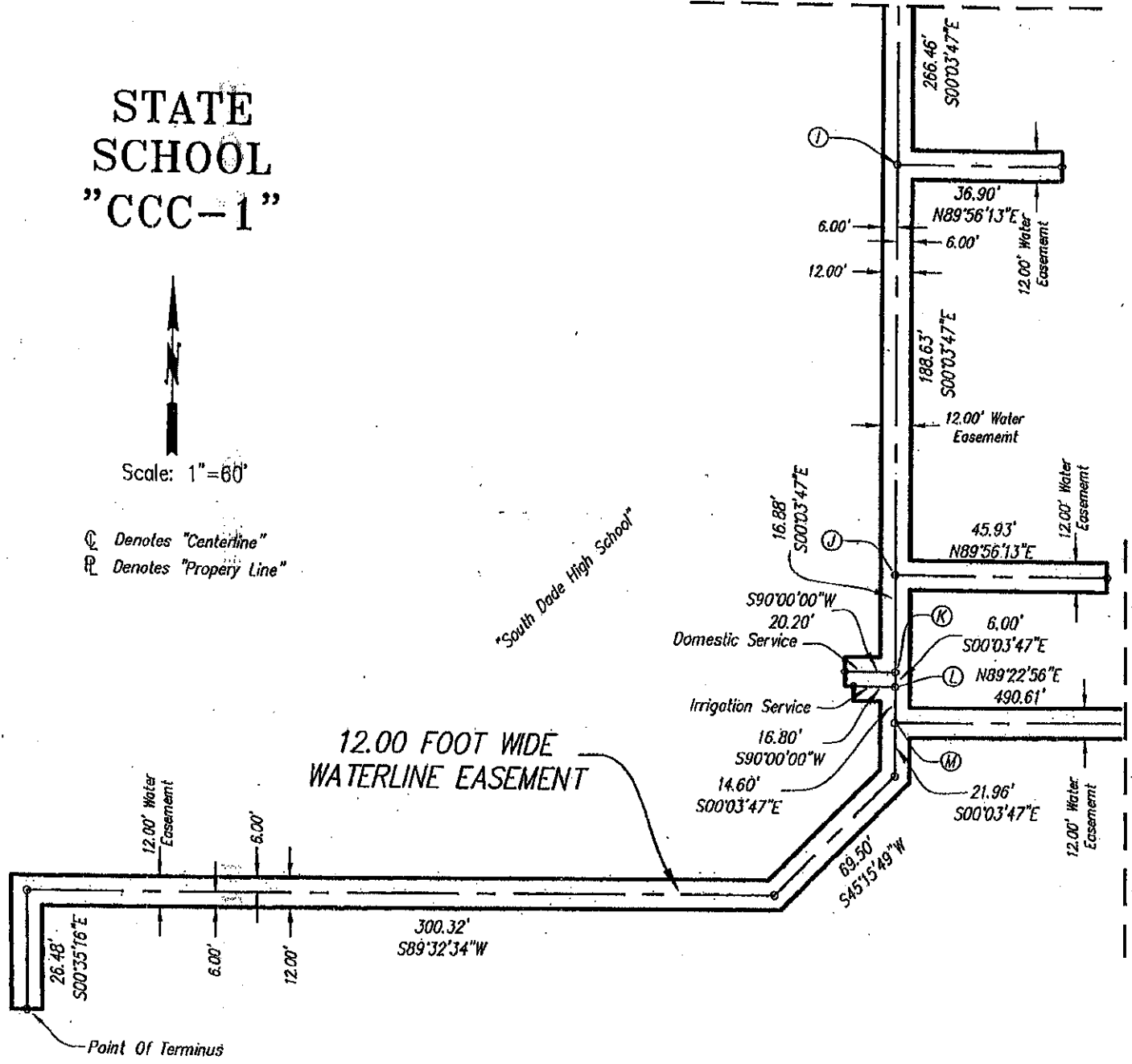
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Ⓢ Denotes "Centerline"  
 Ⓡ Denotes "Property Line"

\*South Dade High School\*

### 12.00 FOOT WIDE WATERLINE EASEMENT



SEE SHEET 4 of 6

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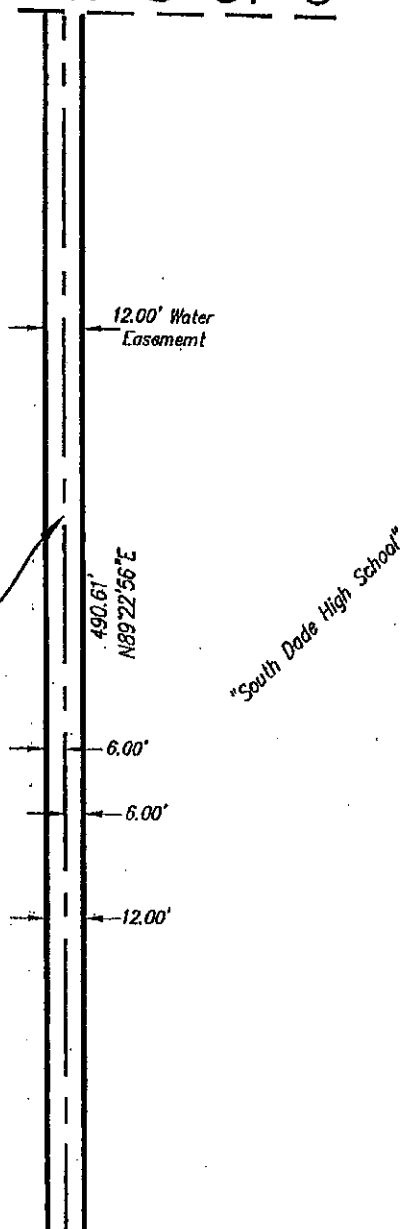
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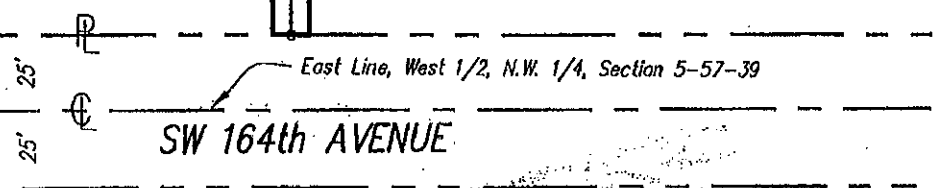
Scale: 1"=60'

C. Denotes "Centerline"  
P. Denotes "Property Line"

12.00 FOOT WIDE  
WATERLINE EASEMENT



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# SKETCH TO ACCOMPANY EASEMENT LEGAL DESCRIPTION STATE SCHOOL "CCC-1"

E.R.  
DW-2005-181

## 12.00 FOOT WIDE EASEMENT

### LEGAL DESCRIPTION

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:

Commence at the centerline intersection of S.W. 288th. Street (Biscayne Drive) and S.W. 167th. Avenue (Tennessee Road); thence run N01°31'00"W along the centerline of S.W. 167th. Avenue (Tennessee Road) for a distance of 1006.38 feet to a point; thence run S89°53'49"E for a distance of 40.01 feet to a point on the Easterly Right-of-Way line of said S.W. 167th. Avenue and the POINT OF BEGINNING of the following described centerline of a 12.00 FOOT WATERLINE EASEMENT; thence continue S89°53'49"E for a distance of 330.00 feet to a point; thence run S01°54'14"E for a distance of 45.00 feet to a point hereinafter known a Point "A"; thence continue S01°54'14"E for a distance of 2.50 feet to a point hereinafter known as Point "B"; thence continue S01°54'14"E for a distance of 10.00 feet to a point hereinafter known a Point "C"; thence continue S01°54'14"E for a distance of 6.00 feet to a point hereinafter known as Point "D"; thence continue S01°54'14"E for a distance of 4.00 feet to a point; thence run N89°10'29"E for a distance of 37.45 feet to a point hereinafter known a Point "E"; thence continue N89°10'29"E for a distance of 47.39 feet to a point; thence run N00°58'27"W for a distance of 21.99 feet to a point; thence run N89°05'01"E for a distance of 60.75 feet to a point; thence run N69°23'13"E for a distance of 107.04 feet to a point hereinafter known a Point "F"; thence continue N69°23'13"E for a distance of 26.85 feet to a point; thence run S89°09'52"E for a distance of 87.07 feet to a point; thence run S45°06'59"E for a distance of 111.44 feet to a point hereinafter known as Point "G"; thence continue S45°06'59"E for a distance of 44.23 feet to a point; thence run S00°03'47"E for a distance of 9.92 feet to a point hereinafter known a Point "H"; thence continue S00°03'47"E for a distance of 266.46 feet to a point hereinafter known a Point "I"; thence continue S00°03'47"E for a distance of 188.63 feet to a point hereinafter known a Point "J"; thence continue S00°03'47"E for a distance of 16.88 feet to a point hereinafter known a Point "K"; thence continue S00°03'47"E for a distance of 6.00 feet to a point hereinafter known as Point "L"; thence continue S00°03'47"E for a distance of 14.60 feet to a Point hereinafter known as Point "M"; thence continue S00°03'47"E for a distance of 21.96 feet to a point; thence run S45°15'49"W for a distance of 69.50 feet to a point; thence run S89°32'34"W for a distance of 300.32 feet to a point; thence run S00°35'16"E for a distance of 26.48 feet to the Point of Terminus of said centerline.

Continued on Page 6

### NOTE:

Bearings shown hereon relate to an assumed bearing (N01°31'00"W) along the centerline of S.W. 167th Avenue (Tennessee Road).

The easement lines shown hereon are to be lengthened or foreshortened as necessary to maintain a continuous 12.00 foot wide corridor around the above described centerline.



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SHEET 5 OF 6 SHEET(S)

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# SKETCH TO ACCOMPANY EASEMENT LEGAL DESCRIPTION STATE SCHOOL "CCC-1"

Together with:

Begin at the aforementioned Point "A"; thence run N88°08'47"E for a distance of 20.00 feet to the Point of Terminus of said centerline.

Begin at the aforementioned Point "B"; thence run S88°08'47"W for a distance of 12.00 feet to the Point of Terminus of said centerline.

Begin at the aforementioned Point "C"; thence run S88°29'00"W for a distance of 26.00 feet to a point; thence run S01°31'00"E for a distance of 10.30 feet to the Point of Terminus of said centerline.

Begin at the aforementioned Point "D"; thence run S88°29'00"W for a distance of 21.50 feet to a point; thence run S01°31'00"E for a distance of 9.50 feet to the Point of Terminus of said centerline.

Begin at the aforementioned Point "E"; thence run N00°49'31"W for a distance of 18.47 feet to the Point of Terminus of said centerline.

Begin at the aforementioned Point "F"; thence run S20°36'47"E for a distance of 24.80 feet to the Point of Terminus of said centerline.

Begin at the aforementioned Point "G"; thence run N44°53'01"E for a distance of 18.00 feet to the Point of Terminus of said centerline.

Begin at the aforementioned Point "H"; thence run N89°56'13"E for a distance of 37.16 feet to the Point of Terminus of said centerline.

Begin at the aforementioned Point "I"; thence run N89°56'13"E for a distance of 36.90 feet to the Point of Terminus of said centerline.

Begin at the aforementioned Point "J"; thence run N89°56'13"E for a distance of 45.93 feet to the Point of Terminus of said centerline.

Begin at the aforementioned Point "K"; thence run S90°00'00"W for a distance of 20.20 feet to the Point of Terminus of said centerline.

Begin at the aforementioned Point "L"; thence run S90°00'00"W for a distance of 16.80 feet to the Point of Terminus of said centerline.

Begin at the aforementioned Point "M"; thence run N89°22'56"E for a distance of 490.61 feet to a point on the Westerly right-of-way line of S.W. 164th. Avenue and the Point of Terminus of said centerline.

**NOTE:**

1. Bearings shown hereon relate to an assumed bearing (N01°31'00"W) along the centerline of S.W. 167th Avenue (Tennessee Road).

2. The easement lines shown hereon are to be lengthened or foreshortened as necessary to maintain a continuous 12.00 foot wide corridor around the above described centerline.

E. R. DW-2005-181

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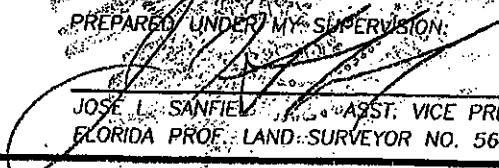
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SHEET 6 OF 6 SHEET(S)

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