

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

**SUBJECT: AUTHORIZATION TO GRANT A WATER LINE EASEMENT
LOCATED AT WESTLAND HIALEAH SENIOR HIGH SCHOOL
SITE AT 4000 WEST 18 AVENUE, HIALEAH, FLORIDA IN
FAVOR OF THE CITY OF HIALEAH
PROJECT NO. A0811**

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 Westland Hialeah Senior High School site, the City of Hialeah has requested that a total of five water line easements be granted by the district.

The water line easements described will cover the area of the water line installations at the 6.7-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 Westland Hialeah Senior High School site, Project No. A0811, in favor of the City of Hialeah.

LML

F - 24

Sketch to Accompany Legal Description
for
STATE SCHOOL WWW.
Hialeah, Florida

EXHIBIT A
August 13, 2007

EXHIBIT "A" IS PART OF THE WATER LINE EASEMENT FOR THE DEPARTMENT OF WATER AND SEWERS CITY OF HIALEAH CASE NO. 190.

SOURCES OF DATA:

The Legal Description of the Subject Property was generated from a portion of the 1/2 of the S.W. 1/4 of the S.W. 1/4 of Section 2, Township 53 South, Range 40 East, in Miami-Dade County, Florida, being more particularly described as follows:
Commence at the N.W. corner of the N. 1/2 of the S.W. 1/4 of the S.W. 1/4 of said Section 2; thence run S89°58'47"E along the N. line of the S.W. 1/4 of the S.W. 1/4 of said Section 2 for a distance of 804.19' to a point; thence run S00°01'13"W for a distance of 35' to a point of intersection with the S. Right-of-Way line of W. 41st ST. said point also being the Point of Beginning of parcel of land hereinafter to be described; thence run S89°58'47"E, along the said S. Right-of-Way line of W. 41st ST. for a distance of 432.25' to a point of curvature of a circular curve concave to the S.W., having for its elements a radius of 50' & a central angle of 88°32'43" thence run Southeastery along the arc of said circular curve for a distance of 77.27' to a point of tangency; thence run S01°26'04"E along a line that lies 35' W. of & parallel with the E. line of the S.W. 1/4 of the S.W. 1/4 of said Section 2, also being the Westerly Right-of-Way line of W. 18th AVE. for a distance of 151.39' to a point of curvature of a circular curve, concave to the N.W., & having for its elements a radius of 25' & a central angle of 91°27'39" thence run Southwesterly along the arc of said circular curve for an arc distance of 39.91' to a point of tangency; thence run N89°58'25"W along a line that lies 35' N. of & parallel with the S. line of the N. line of the S.W. 1/4 of the S.W. 1/4 of said Section 2, also being the Northerly Right-of-Way line of W. 39th ST. for a distance of 589.54'; to the Point of Beginning; said described parcel of land lying & being situated in the City of Hialeah, Miami-Dade, County, Florida. In addition, the following sources of data were used to the extent required to complete this document in a defensible matter, that is to say:

Sketch provided by the client from Hialeah Water and Sewer Department showing the approximate area of the future easements.

EASEMENTS AND ENCUMBRANCES:

The information provide show the existence of others Easements and the Utility Easements which appears on the underlying Plot of record. Please refer to the Limitations portion with respect to possible restrictions of record and utility services.

LIMITATIONS:


Since no other information other than what is cited in the Sources of Data were furnished, the Client is hereby advised that there may legal restrictions on the subject property that are not shown on the Sketch or contained within this Report that may be found in the Public Records of City of Hialeah, Miami-Dade County, Florida or any other public and private entities as their jurisdictions may appear.
This document does not represent a field boundary survey of the described property, or any part or parcel thereof.

INTENDED USE/EXPRESS PURPOSES:

It is understood by the Surveyor that the intended use of this document is to create an easement for the benefit of Water and Sewer Department.

SURVEYOR'S CERTIFICATE:

I hereby certify to Gonzalez Pavement & Equipment: 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.

By: 
WILLIAM HERRIMAN P.L.S.
Professional Land Surveyor
P.L.S. No. 2804
300 Bayview Dr. S-209
Sunny Isle Beach 33160
(305) 542-9963 phone

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Each Sheet as incorporated therein shall not be considered full, valid and complete unless attached to the others. This Notice is required by Rule 61G17-6 of the Florida Administrative Code.

NOTICE: Not full and complete without page 2, 3 and 4 of 4.

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Hialeah Water and Sewer Department EASEMENT

Legal Description Easement:

A Parcel of Land lying and being in the N.W. corner of the N. 1/2 of the S.W. 1/4 of the S.W. 1/4 of said Section 2, Township 53 South, Range 40 East, in Miami-Dade County, Florida; thence run S89°58'47"E along the N. line of the S.W. 1/4 of the S.W. 1/4 of said Section 2 for a distance of 804.19' to a point; thence run S00°01'13"W for a distance of 35' to a point of intersection with the S. Right-of-Way line of W. 41st ST. said point also being the Point of Beginning of parcel of land hereinafter to be described; thence run S89°58'47"E, along the said S. Right-of-Way line of W. 41st ST. for a distance of 432.25' to a point of curvature of a circular curve concave to the S.W., having for its elements a radius of 50' & a central angle of 88°32'43" thence run Southeasterly along the arc of said circular curve for a distance of 77.27' to a point of tangency; thence run S01°26'04"E along a line that lies 35' W. of & parallel with the E. line of the S.W. 1/4 of the S.W. 1/4 of said Section 2, also being the Westerly Right-of-Way line of W. 18th AVE. for a distance of 151.39' to a point of curvature of a circular curve, concave to the N.W., & having for its elements a radius of 25' & a central angle of 91°27'39" thence run Southwesterly along the arc of said circular curve for an arc distance of 39.91' to a point of tangency; thence run N89°58'25"W along a line that lies 35' N. of & parallel with the S. line of the N. line of the S.W. 1/4 of the S.W. 1/4 of said Section 2, also being the Northerly Right-of-Way line of W. 39th ST. for a distance of 589.54'; to the Point of Beginning; said described parcel of land lying & being situated in the City of Hialeah, Miami-Dade, County, Florida. More particularly described as follows:

(Easement # 1)

Commence at the most Westerly point of curvature of a circular curve, concave to the N.W., & having for its elements a radius of 25' & a central angle of 91°27'39" thence run Southwesterly along the arc of said circular curve for an arc distance of 39.91' to a point of tangency; locate on the S.E. corner of parcel of land before described:
Thence run N89°58'25"W for a distance of 237.16' to a point, said point being the POINT OF BEGINNING, thence run N00°01'35"E for a distance of 10.00', thence run N89°58'25"W for a distance of 6.00', thence run S00°01'35"W for a distance of 10.00', thence run S89°58'25" for a distance of 6.00' to the POINT OF BEGINNING.

(Easement # 2)

Commence at the most Northerly point of curvature of a circular curve, concave to the N.W., & having for its elements a radius of 25' & a central angle of 91°27'39" thence run Southwesterly along the arc of said circular curve for an arc distance of 39.91' to a point of tangency; locate on the S.E. corner of parcel of land before described:
Thence run N01°26'04"E for a distance of 103.70' to a point, said point being the POINT OF BEGINNING, thence run S88°33'56"W for a distance of 20.00', thence run N01°26'04"W for a distance of 12.00', thence run N88°33'56"E a distance of 20.00', thence run S01°26'04"E a distance of 12.00' to the POINT OF BEGINNING.

(Easement # 3)

Commence at the most Southerly point of curvature of a circular curve concave to the S.W., having for its elements a radius of 50' & a central angle of 88°32'43" thence run Southeasterly along the arc of said circular curve for a distance of 77.27' to a point of tangency; locate on the N.E. corner of parcel of land before described:
Thence run S01°26'04"E for a distance of 87.00' to a point, said point being the POINT OF BEGINNING, thence run S88°33'56"W for a distance of 20.00', thence run S01°26'04"E for a distance of 12.00', thence run N88°33'56"E for a distance of 20.00', thence run N01°26'04"W for a distance of 12.00' to the POINT OF BEGINNING.

(Easement # 4)

Commence at the most Westherly point of curvature of a circular curve concave to the S.W., having for its elements a radius of 50' & a central angle of 88°32'43" thence run Southeasterly along the arc of said circular curve for a distance of 77.27' to a point of tangency; locate on the NE corner of parcel of land before described:
Said point being the POINT OF BEGINNING, thence run S00°01'13"W for a distance of 8.00', thence run N89°58'47"W for a distance of 12.00', thence run N00°01'13"E for a distance of 8.00', thence run S89°58'47"E for a distance of 12.00' to the POINT OF BEGINNING.

(Easement # 5)

Commence at the N.W. corner of parcel of land before described:
Thence run S89°58'47"E for a distance of 366.66' to a point, said point being the POINT OF BEGINNING, thence run S00°01'13"W for a distance of 8.00', thence run S89°58'47"E for a distance of 12.00', thence run N00°01'13"E for a distance of 8.00', thence run N89°58'47"W for a distance of 12.00' to the POINT OF BEGINNING.

Sketch to Accompany Legal Description
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Hialeah, Florida

EXHIBIT A
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SCALE = 1" : 60'

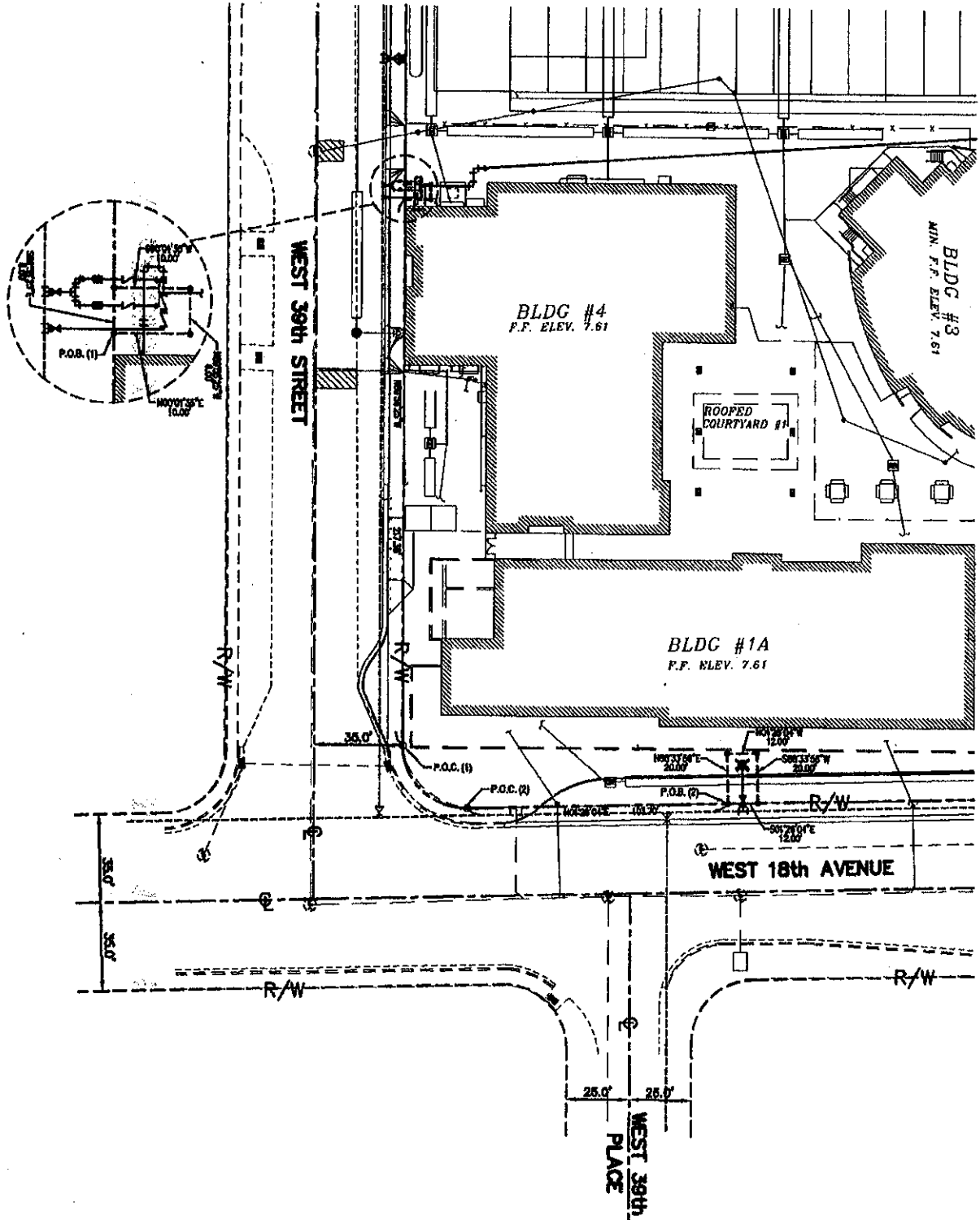


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SCALE = 1" : 60'

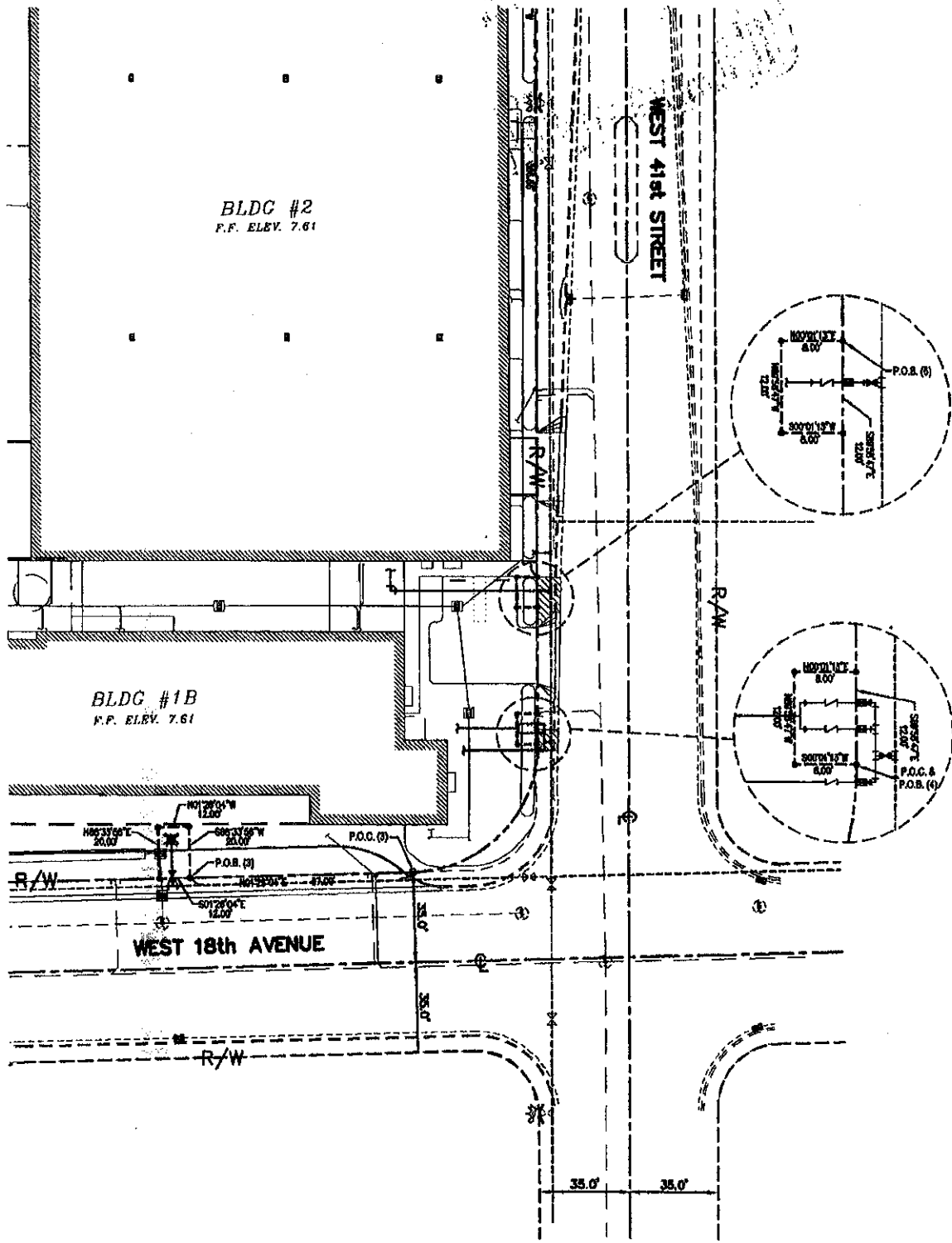


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