

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

SUBJECT: AUTHORIZATION TO DEDICATE LAND TO MIAMI-DADE COUNTY FOR RIGHT-OF-WAY PURPOSES ADJACENT TO MANDARIN LAKES K-8 ACADEMY, LOCATED AT 12225 SW 280 STREET

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

LINK TO STRATEGIC PLAN: IMPROVE CONSTRUCTION SERVICES

The District recently completed construction of the Mandarin Lakes K-8 Academy (K-8 Academy), located at 12225 SW 280 Street, and the facility opened for the 2008-09 school year. As a part of the project, Miami-Dade County (County) has requested that the District dedicate a portion of the Board-owned site for use as public right-of-way (SW 280 Street). In addition to the land adjacent to the K-8 Academy, a portion of the vacant Board-owned land located contiguous to the school, and reserved as a future school site, will also be dedicated for use as public right-of-way.

The area to be dedicated totals approximately 47,476 square feet, or 1.09 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 K-8 Academy Principal, South Regional Center 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 Miami-Dade County for right-of-way purposes adjacent to Mandarin Lakes K-8 Academy, located at 12225 SW 280 Street.

RL

EXHIBIT "A"

LEGAL DESCRIPTION

RIGHT OF WAY DEDICATION

Date April 22, 2008
Rev. Sep. 29, 2008

A portion of the South 40.00 feet of the Southwest ¼ of Section 36, Township 56 South, Range 39 East, Miami Dade County, Florida, being more particularly described as follows:

Commence at the Southwest corner of said Section 36; thence North 89°16'24" East along the South line of the Southwest 1/4 of said Section 36 for a distance of 1571.18 feet to the Point of Beginning of the parcel of land hereinafter described; thence continue North 89°16'24" East, along the South line of the Southwest ¼ of said Section 36 for a distance of 1186.81 feet to a point; thence run North 00°26'02" West for a distance of 40.00 feet to a point on a line 40.00 feet North of and parallel with the South Line of Southwest ¼ of said Section 36; thence run South 89°16'24" West, along a line 40.00 feet North of and Parallel with the South Line of Southwest ¼ of said Section 36, for a distance of 1186.92 feet to a point; thence run South 00°35'47" East for a distance of 40.00 feet to the Point of Beginning.

Notes:

Bearings are based on an assumed meridian whereby the South line of the Southwest ¼ of said Section 36 bears North 89°16'24" East.

This Description and the accompany Sketch are not valid without the signature and raised seal of a Florida Licensed Surveyor and Mapper. This Description and the accompanying Sketch are not valid one without the other.

U:\Proj\WDCPS\55860-AP DD1 and TTT\dwg\55860-AP DD1 and TTT.dwg

SCHOOL BOARD OF MIAMI-DADE COUNTY
Mandarin Lakes K-8 Academy (State School DD-1)

E.R. BROWNELL & ASSOCIATES, INC.

CONSULTING ENGINEERS

LAND SURVEYORS

2434 SW 28 Lane

Miami, Florida, 33133

305.860.3866

Fax: 305.860.3870

Sheet 1 of 2

Draw By: AA

Date: FILE

Job #: 55860AP6

Scale:

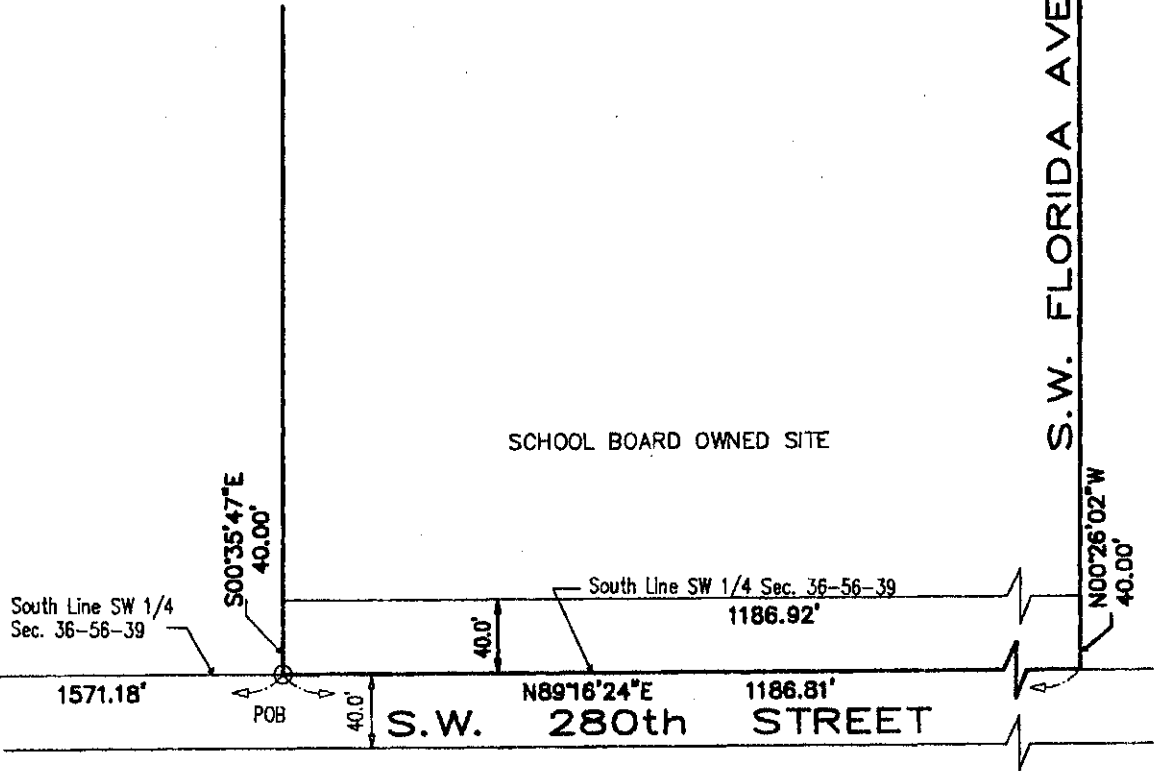
Certificate of Auzorization No. 761 Sk.No.: SM-2232

SKETCH TO ACCOMPANY LEGAL DESCRIPTION RIGHT OF WAY DEDICATION



SW 127th AVENUE
(CORAL SEA BOULEVARD)

S.W. FLORIDA AVENUE.



SCHOOL BOARD OWNED SITE

South Line SW 1/4
Sec. 36-56-39

South Line SW 1/4 Sec. 36-56-39

POC
SW Corner
Sec. 36-56-39

POB

S.W. 280th STREET

TRACT "D"
COMMUNITY PARTNERSHIP SOUTH
(PB. 153 PG. 66)

Thomas Brownell

THOMAS BROWNELL
Executive Vice President
Professional Land Surveyor # 2891
State of Florida

Q:\Proj\MDCPS\55860-AP DD1 and TTT\dwg\55860-AP DD1 and TTT.dwg

THIS IS NOT A BOUNDARY SURVEY

SCHOOL BOARD OF MIAMI-DADE COUNTY
Mandarin Lakes K-8 Academy (State School DD-1)

E.R. BROWNELL & ASSOCIATES, INC.
CONSULTING ENGINEERS
2434 SW 28 Lane
305.860.3866
LAND SURVEYORS
Miami, Florida, 33133
Fax: 305.860.3870
Certificate of Authorization No. 761 Sk.No.: SM-2232

Draw By: AA Date: FILE

Sheet 2 of 2 Job #: 55860AP6 Scale: 1"=100'