

August 26, 2009

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

**SUBJECT: AUTHORIZATION FOR THE CHAIR AND SECRETARY TO EXECUTE A GRANT OF EASEMENT AGREEMENT WITH THE CITY OF NORTH MIAMI FOR A WATER LINE AT ALONZO AND TRACY MOURNING SENIOR HIGH BISCAYNE BAY, LOCATED AT 2601 NE 151 STREET, NORTH MIAMI, AND TO CONVEY THE SUBJECT UTILITY LINE IN FAVOR OF AND TO THE CITY OF NORTH MIAMI
PROJECT NO. 00254800**

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

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

In order to maintain a water line constructed to provide adequate fire protection and water services to Alonzo and Tracy Mourning Senior High Biscayne Bay, the City of North Miami has requested a Grant of Easement Agreement from the District, as well as the conveyance of said utility line. The 12-foot wide water line easement will cover the area of the water line installation, as more specifically described in Exhibit "A", attached hereto.

The Grant of Easement Agreement and conveyance documents will be reviewed and approved by the School Board Attorneys Office prior to execution. The Office of School Facilities recommends approval of both documents.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, authorize the Chair and Secretary to execute a Grant of Easement Agreement in favor of the City of North Miami for a water line servicing Alonzo and Tracy Mourning Senior High Biscayne Bay, at 2601 NE 151 Street, North Miami, and to convey the subject utility line (project no. 00254800) in favor of and to the City of North Miami, as described above.

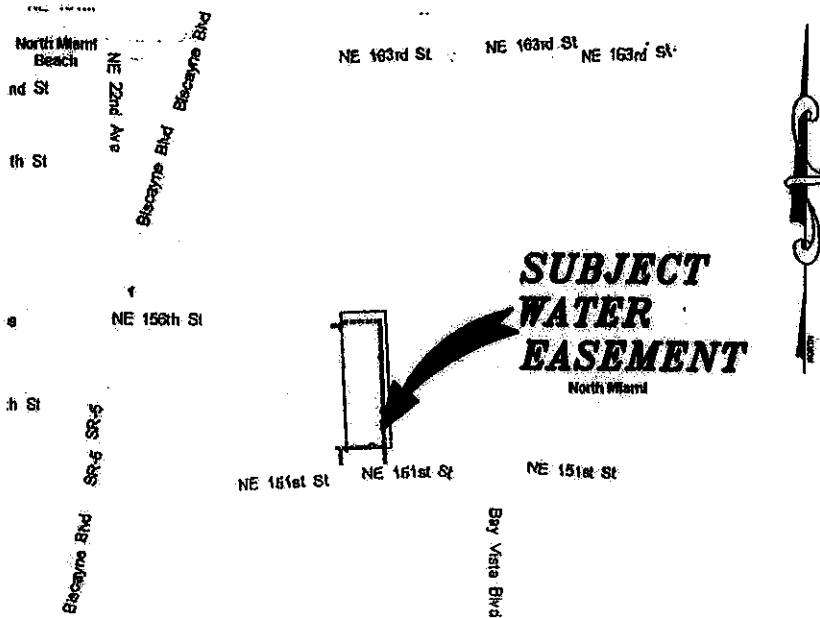
LML

F - 22

LOCATION MAP

A PORTION OF SECTION 15, TOWNSHIP 52 SOUTH, RANGE 42 EAST,
CITY OF NORTH MIAMI, MIAMI-DADE COUNTY, FLORIDA.

SCALE: N.T.S.



TYPE OF SURVEY: WATER DISTRIBUTION EASEMENT

NOTES:

1. THIS SKETCH AND LEGAL DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
2. THE LOCATION OF THIS EASEMENT HAS BEEN DETERMINED FROM WATER DISTRIBUTION AS-BUILT DRAWINGS PREPARED BY: SOLD CONSTRUCTION CORPORATION, DATED: JULY 27th 2009, UNDER PROJECT # 218.
3. BEARINGS SHOWN ARE TO AN ASSUMED MERIDIAN. THE S. LINE OF THE SW. 1/4 OF SEC. 15-52-42 HAS BEEN ASSIGNED A BEARING OF N86°59'22"E.
4. SEE SHEET 2 THROUGH 5 FOR GEOMETRIC SKETCH.
5. SEE SHEET 6 & 7 FOR LEGAL DESCRIPTION.

LEGEND:

- ⊙ ----- CENTERLINE
- P.O.C. ----- POINT OF COMMENCEMENT
- P.O.B. ----- POINT OF BEGINNING
- P.O.T. ----- POINT OF TERMINATION
- PB ----- PLAT BOOK
- PG ----- PAGE
- P ----- PROPERTY LINE
- MDCR ----- MIAMI-DADE COUNTY RECORDS
- R/W ----- PROPERTY LINE
- (TYP) ----- TYPICAL
- U.E. ----- UTILITY EASEMENT

REVISIONS:

SOUTH PENINSULA SURVEYING, CORP.

AUTHENTIC COPIES OF THIS SKETCH & LEGAL DESCRIPTION SHALL BEAR THE ELECTRONIC SIGNATURE & RAISED SEAL OF THE ATTESTING PROFESSIONAL SURVEYOR AND MAPPER.

Santiago A. Dominguez
SANTIAGO A. DOMINGUEZ, PRESIDENT
PROFESSIONAL SURVEYOR AND MAPPER
LS # 6698 STATE OF FLORIDA

THIS SHEET IS NOT VALID WITHOUT THE OTHERS.

DATE: 08-03-09
SCALE: AS SHOWN
JOB ORDER: 095140
CAD FILE: QQQ-1
DRAWN BY: N.T
F.B. N/A PG.
FILE NO. A-1235
SHEET: 1 OF 7

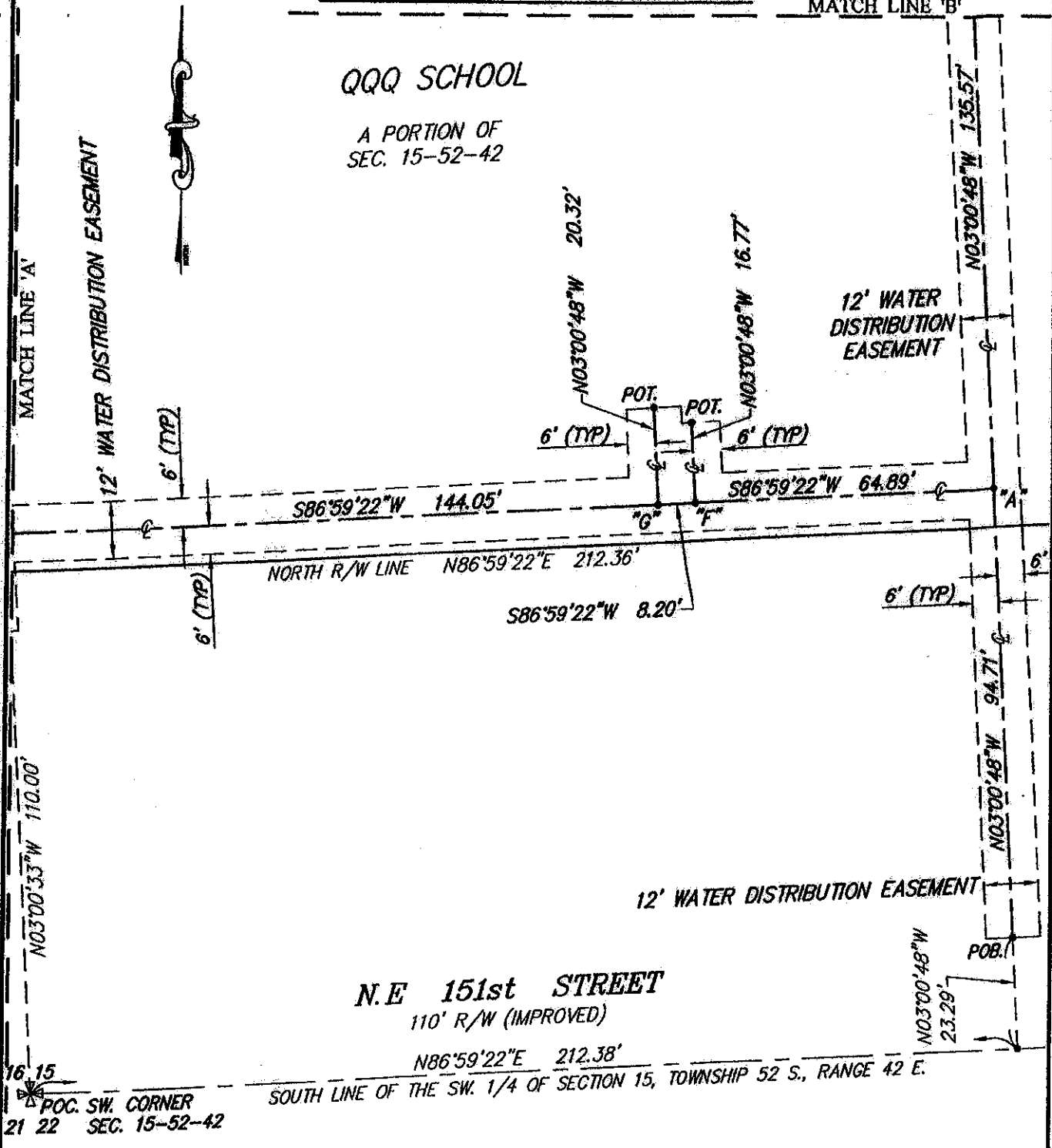
SOUTH PENINSULA SURVEYING, CORP.
LB # 7583
LAND DEVELOPMENT CONSULTANTS
SURVEYORS - PLANNERS
CONSTRUCTION LAYOUT
13113 NW 42nd AVENUE, 2nd FLOOR
MIAMI, FLORIDA 33054
PHONE (305) 687-9191 FAX (305) 687-9190 E-MAIL PENINSULALS@CS.COM

GEOMETRIC SKETCH

MATCH LINE 'B'

QQQ SCHOOL

A PORTION OF
SEC. 15-52-42



16.15
POC. SW. CORNER
21 22 SEC. 15-52-42

SOUTH LINE OF THE SW. 1/4 OF SECTION 15, TOWNSHIP 52 S., RANGE 42 E.

THIS SHEET IS NOT VALID WITHOUT THE OTHERS.

DATE: 08-03-09
SCALE: 1" = 30'
JOB ORDER: 095140
CAD FILE: QQQ-1
DRAWN BY: N.T
F.B. N/A PG.
FILE NO. A-1235
SHEET: 2 OF 7

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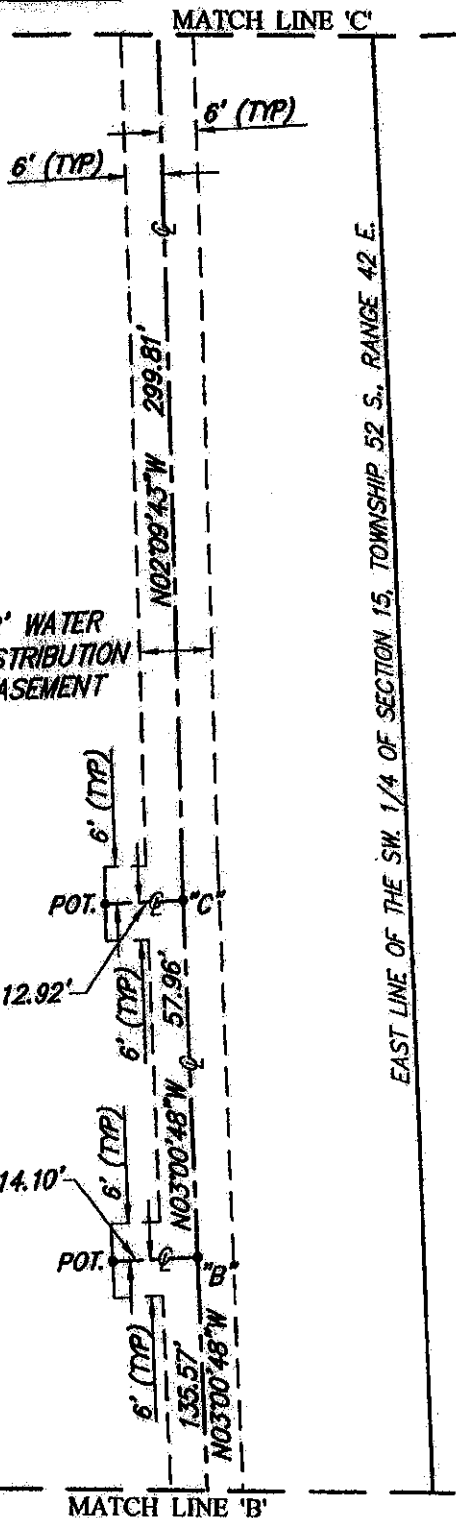
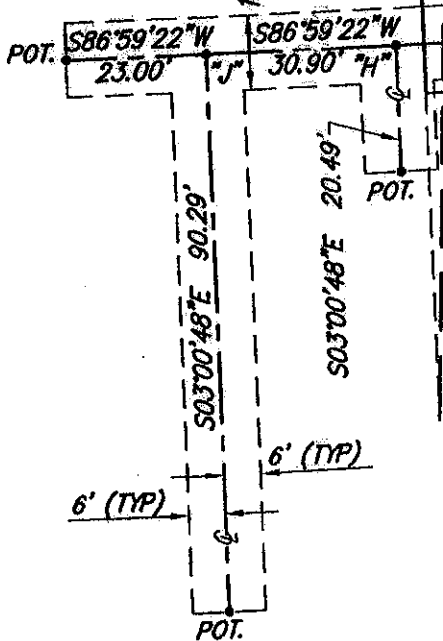
GEOMETRIC SKETCH

A PORTION OF
SEC. 16-52-42

12' WATER DISTRIBUTION EASEMENT

WEST LINE OF THE SW 1/4 OF SECTION 15,
TOWNSHIP 52 S., RANGE 42 E.

MATCH LINE 'A'



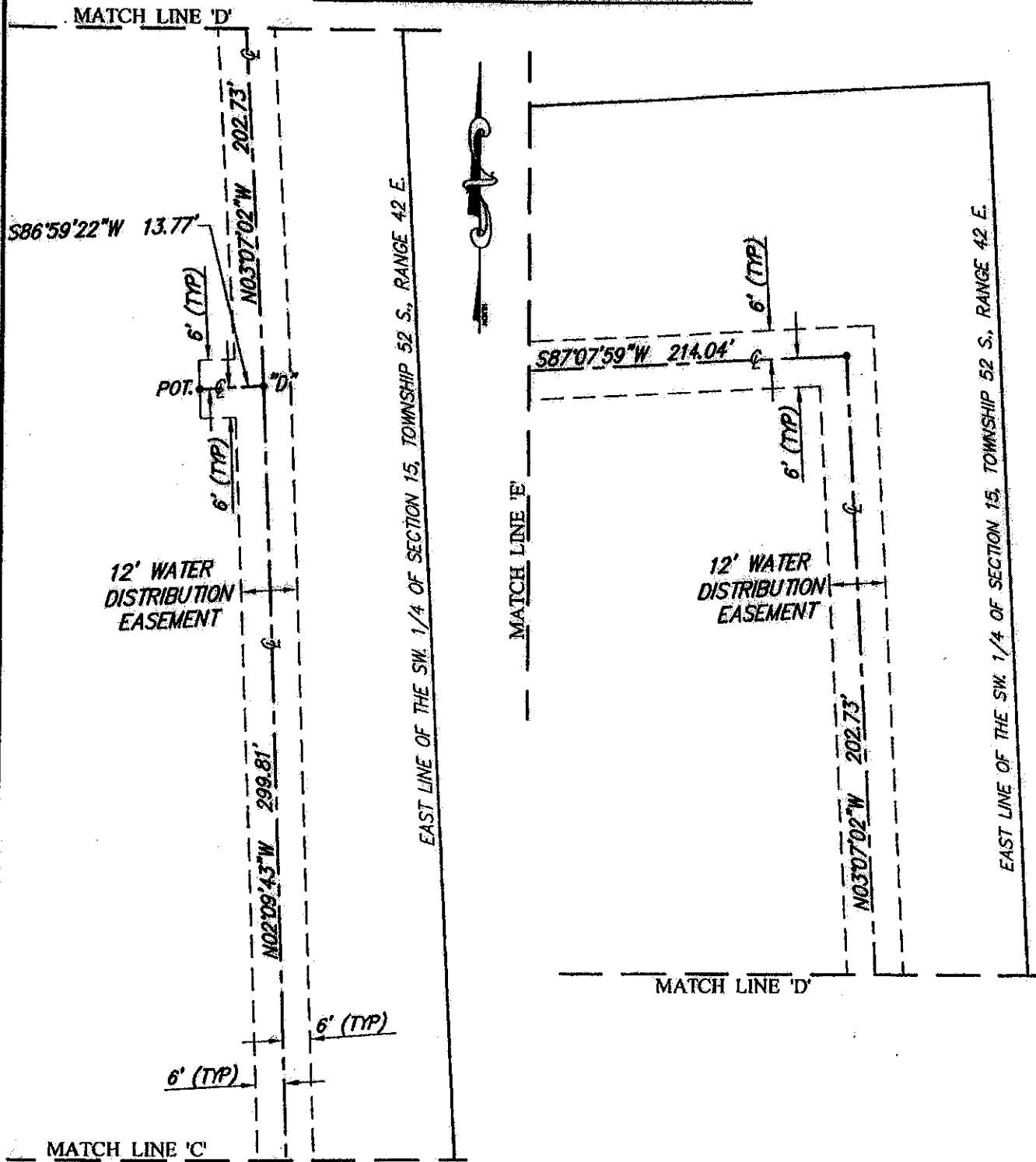
EAST LINE OF THE SW 1/4 OF SECTION 15, TOWNSHIP 52 S., RANGE 42 E.

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DATE: 08-03-09
SCALE: 1" = 30'
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F.B. N/A PG.
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SHEET: 3 OF 7

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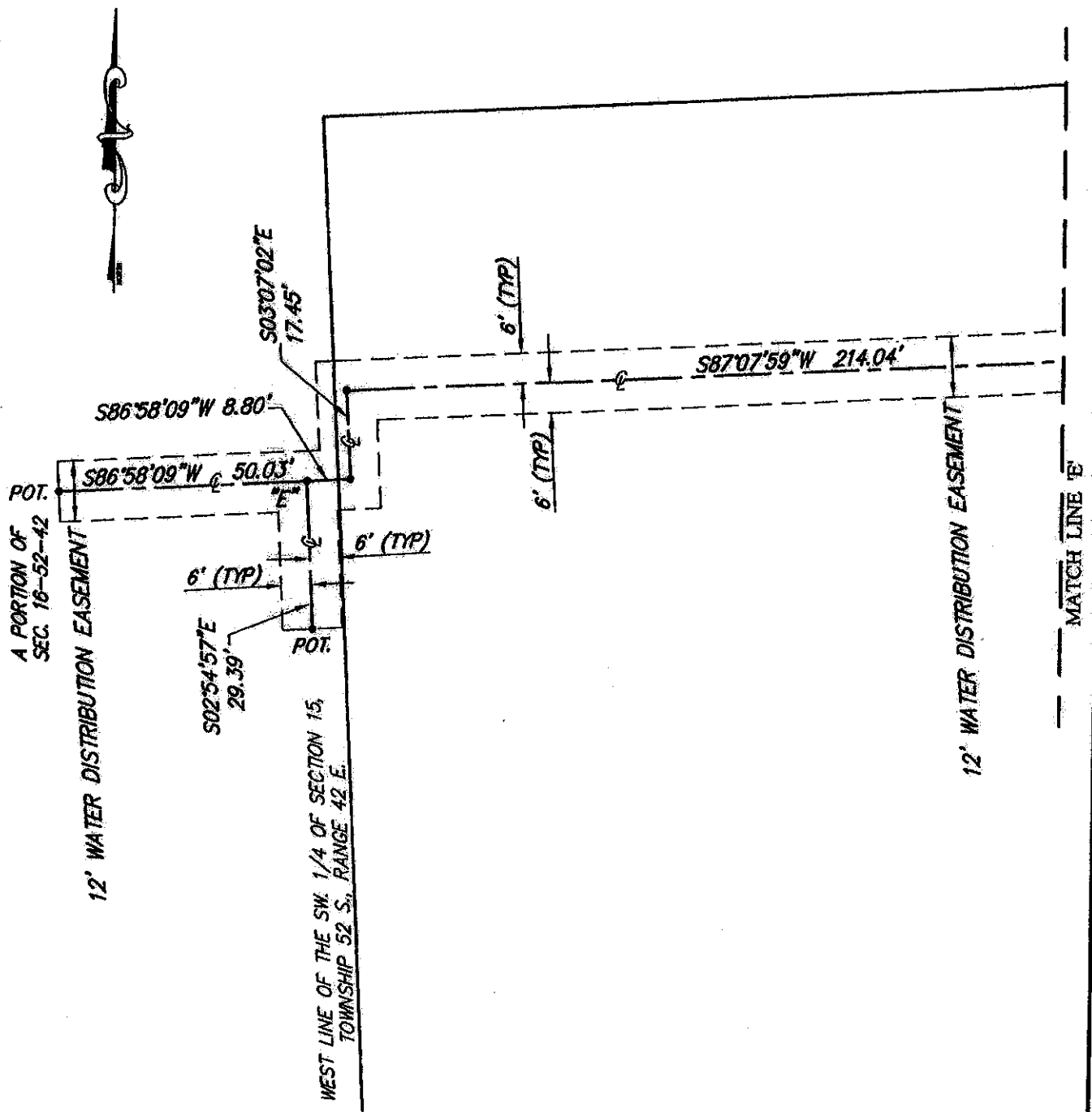


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SHEET: 4 OF 7

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GEOMETRIC SKETCH



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DATE: 08-03-09
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F.B. N/A PG.
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SHEET: 5 OF 7

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LEGAL DESCRIPTION

A WATER UTILITY EASEMENT LYING WITHIN A PORTION OF SECTIONS 15 & 16, TOWNSHIP 52 SOUTH, RANGE 42 EAST, CITY OF NORTH MIAMI, MIAMI-DADE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 15, TOWNSHIP 52 SOUTH, RANGE 42 EAST; THENCE N86°59'22"E ALONG THE SOUTH LINE OF THE SOUTHWEST ONE QUARTER OF SAID SECTION 15 FOR 212.38 FEET; THENCE N03°00'48"W FOR 23.29 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER 12.00 FEET WIDE UTILITY EASEMENT, LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE. THENCE CONTINUE N03°00'48"W FOR 94.71 FEET TO A POINT OF HEREINAFTER DESCRIBED AS POINT "A"; THENCE CONTINUE N03°00'48"W FOR 135.57 FEET TO A POINT HEREINAFTER DESCRIBED AS POINT "B"; THENCE CONTINUE N03°00'48"W FOR 57.96 FEET TO A POINT HEREINAFTER DESCRIBED AS POINT "C"; THENCE N02°09'43"W FOR 299.81 FEET TO A POINT HEREINAFTER DESCRIBED AS POINT "D"; THENCE N03°07'02"W FOR 202.73 FEET; THENCE S87°07'59"W FOR 214.04 FEET; THENCE S03°07'02"E FOR 17.45 FEET; THENCE S86°58'09"W FOR 8.80 FEET TO A POINT HEREINAFTER DESCRIBED AS POINT "E"; THENCE CONTINUE S86°58'09"W FOR 50.03 FEET TO THE POINT OF TERMINATION.

-- AND --

BEGIN AT A POINT PREVIOUSLY DESCRIBED AS POINT "A"; THENCE S86°59'22"W FOR 64.89 FEET TO A POINT HEREINAFTER DESCRIBED AS POINT "F"; THENCE CONTINUE S86°59'22"W FOR 8.20 FEET TO A POINT HEREINAFTER DESCRIBED AS POINT "G"; THENCE CONTINUE S86°59'22"W FOR 144.05 FEET TO A POINT HEREINAFTER DESCRIBED AS POINT "H"; THENCE CONTINUE S86°59'22"W FOR 30.90 FEET TO A POINT HEREINAFTER DESCRIBED AS POINT "J"; THENCE CONTINUE S86°59'22"W FOR 23.00 FEET TO THE POINT OF TERMINATION.

-- AND --

BEGIN AT A POINT PREVIOUSLY DESCRIBED AS POINT "B"; THENCE S86°59'22"W FOR 14.10 FEET TO THE POINT OF TERMINATION.

-- AND --

BEGIN AT A POINT PREVIOUSLY DESCRIBED AS POINT "C"; THENCE S86°59'22"W FOR 12.92 FEET TO THE POINT OF TERMINATION.

-- AND --

BEGIN AT A POINT PREVIOUSLY DESCRIBED AS POINT "D"; THENCE S86°59'22"W FOR 13.77 FEET TO THE POINT OF TERMINATION.

THIS SHEET IS NOT VALID WITHOUT THE OTHERS.

DATE: 08-03-09

SCALE: N/A

JOB ORDER: 095140

CAD FILE: OQQ-1

DRAWN BY: N.T

F.B. N/A PG.

FILE NO. A-1235

SHEET: 6 OF 7

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BEGIN AT A POINT PREVIOUSLY DESCRIBED AS POINT "E"; THENCE S02°54'57"E FOR 29.39 FEET TO THE POINT OF TERMINATION.

- AND -

BEGIN AT A POINT PREVIOUSLY DESCRIBED AS POINT "F"; THENCE N03°00'48"W FOR 16.77 FEET TO THE POINT OF TERMINATION.

- AND -

BEGIN AT A POINT PREVIOUSLY DESCRIBED AS POINT "G"; THENCE N03°00'48"W FOR 20.32 FEET TO THE POINT OF TERMINATION.

- AND -

BEGIN AT A POINT PREVIOUSLY DESCRIBED AS POINT "H"; THENCE S03°00'48"E FOR 20.49 FEET TO THE POINT OF TERMINATION.

- AND -

BEGIN AT A POINT PREVIOUSLY DESCRIBED AS POINT "J"; THENCE S03°00'48"E FOR 90.29 FEET TO THE POINT OF TERMINATION.

THE SIDELINES OF THIS EASEMENT ARE TO BE LENGTHENED OR SHORTENED AS REQUIRED IN ORDER TO CREATE A CONTIGUOUS STRIP OF LAND ALONG THE ROUTE DESCRIBED AND AS GRAPHICALLY DEPICTED ON THE GEOMETRIC SKETCH.

ALL LYING AND BEING IN THE CITY OF NORTH MIAMI IN PORTION OF SECTION 15 AND 16, TOWNSHIP 52 SOUTH, RANGE 42 EAST, MIAMI-DADE COUNTY, FLORIDA.

CONTAINING 18,158 S.F. OR 0.417 ACRES ±

THIS SHEET IS NOT VALID WITHOUT THE OTHERS.

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SCALE: N/A

JOB ORDER: 095140

CAD FILE: QQQ-1

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F.B. N/A PG.

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SHEET: 7 OF 7

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