

January 27, 2010

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

SUBJECT: AUTHORIZATION TO DEDICATE LAND TO THE CITY OF MIAMI FOR RIGHT-OF-WAY PURPOSES ADJACENT TO SOUTHSIDE ELEMENTARY SCHOOL, LOCATED AT 45 SW 13 STREET, MIAMI, FLORIDA

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

LINK TO STRATEGIC PLAN: IMPROVE CONSTRUCTION SERVICES

The District is currently constructing an addition to Southside Elementary School (School), located at 45 SW 13 Street, Miami, Florida. As a part of the project, the City of Miami (City) has requested that the District dedicate a portion of the Board-owned site for use as public right-of-way.

The area to be dedicated totals approximately 135 square feet, or .0031 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 School Principal, Region III Superintendent and the Office of School Facilities all recommend 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 the City of Miami for right-of-way purposes adjacent to Southside Elementary School, located at 45 SW 13 Street, Miami, Florida.

F - 1

RL

**SKETCH TO ACCOMPANY LEGAL DESCRIPTION
SOUTHSIDE ELEMENTARY SCHOOL (S/S K-1)
MIAMI DADE COUNTY PUBLIC SCHOOL
MIAMI DADE, FLORIDA**

LEGAL DESCRIPTION:

A Parcel of land Lying and Being in Lot 10, Block 89 South, "MAP OF MIAMI DADE COUNTY"; according to the plat thereof as recorded in Plat Book B, at Page 41, of the Public Records of Miami Dade County, Florida. Said parcel also Lying and Being in that Parcel 1, as per Boundary Survey, prepared by J. Bonfill & Associates, Inc., dated November 18, 2008 and most particularly described as follows: Commence at the Northwest Corner of said Lot 10, Block 89 South, said point being also the Northwest Corner of Said Parcel 1, and also being the Point of Beginning of the Parcel hereinafter described; thence N87°49'53"E, along the North line of said lot 10 also being the South right of way line of SW. 12th Street, for a distance of 25.04', to a point of Cusp of a Non Tangential Curve concave to the to the Southeast; having a radius distance of 25.00 feet, a radial line from said point bears S02°10'07"E; thence Southwesterly, along the arc of said curve, through a central angle of 90°05'51", an arc length of 39.31 feet to a point on the West line of said Lot 10, also being in the East right of way line of SW. 1st Avenue; thence N02°15'58"W, along said East right of way line of SW. 1st Avenue, a distance of 25.04 feet to the Point of Beginning and there terminating. Containing 135 sq.ft (0.0031 Acres)

- 1) SURVEY TYPE: SKETCH TO ACCOMPANY LEGAL DESCRIPTION
- 2) PURPOSE OF THIS SKETCH TO ACCOMPANY LEGAL DESCRIPTION IS TO DEDICATE A PARCEL OF LAND FOR PUBLIC RIGHT OF WAY.
- 3) THE BASIS OF BEARINGS IS THE MONUMENT LINE OF SW. 1st AVENUE AS SHOWN ON CITY OF MIAMI ATLAS SHEET 37G, WITH A BEARINGS N02°15'58"W, SAID LINE FOUND MONUMENTED.

PROJECT INFORMATION

LOC: 5321
 WO: SV9C-00253900
 PROJECT: 00253900
 SITE: SOUTHSIDE ELEMENTARY (S/S K-1)
 PROJECT MANAGER: MARILYN Z. CAPON

LAST DAY FIELD WORK : 11-12-09
 SIGNED : 11-12-09
 FIELD BOOK: 631, PG. 77-78
 CAD FILE: 2108W016.DWG

I HEREBY CERTIFY:

THAT THIS ATTACHED SKETCH ACCOMPANY LEGAL DESCRIPTION MEETS THE REQUIRED MINIMUM TECHNICAL STANDARDS SET BY THE FLORIDA STATE BOARD OF PROFESSIONAL LAND SURVEYORS PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES AND CHAPTER 61G17 OF THE FLORIDA ADMINISTRATIVE CODE.

SURVEYOR'S NOTES:

- 1) THIS IS NOT A LAND SURVEY.
- 2) REFERENCE:
 PLAT BOOK B, PAGE 41, MIAMI-DADE COUNTY PUBLIC RECORD.
 CITY OF MIAMI ATLAS SHEET 37G


 FERNANDO Z. GATELL P.S.M.
 CERTIFICATE No. 2821
 STATE OF FLORIDA

THIS SKETCH TO ACCOMPANY LEGAL DESCRIPTION IS NOT FULL AND COMPLETE WITHOUT ALL TWO PAGES.

SHEET 1 OF 2

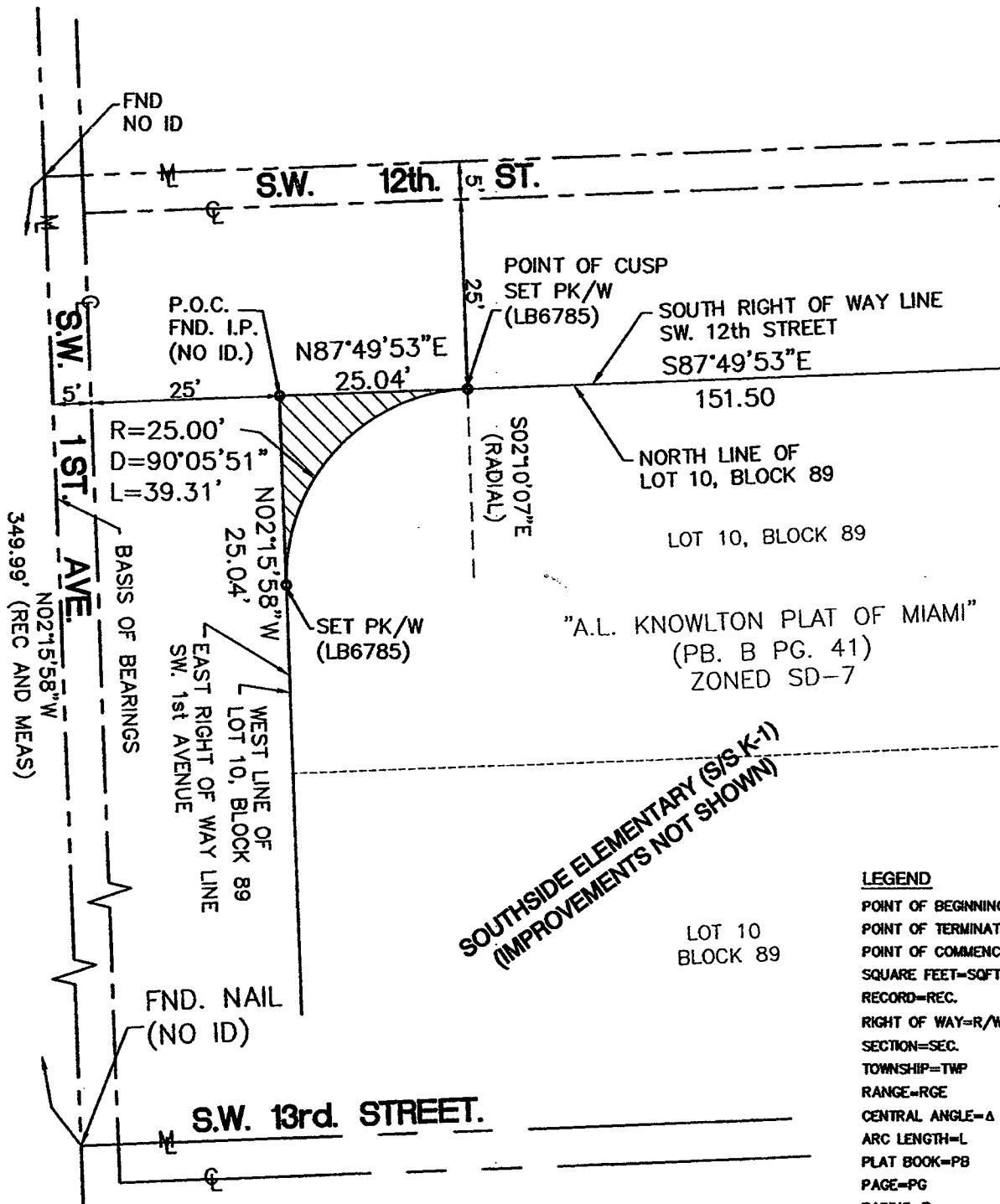
**EXHIBIT "A-1"
LOCATION SKETCH**

SCALE: 1"=20'

THIS IS NOT A SURVEY

PROJECT NAME: SOUTHSIDE ELEMENTARY (S/S K-1)
 FOLIO NO. 01-0208-090-1120
 MIAMI DADE COUNTY,
 SEC. 39-TWP 54S, RG. 41E
 DATE: 11-12-09

**SKETCH TO ACCOMPANY LEGAL DESCRIPTION
SOUTHSIDE ELEMENTARY SCHOOL (S/S K-1)
MIAMI DADE COUNTY PUBLIC SCHOOL
MIAMI DADE, FLORIDA**



SCALE 1"=20'

- LEGEND**
- POINT OF BEGINNING=P.O.B.
 - POINT OF TERMINATION=P.O.T.
 - POINT OF COMMENCEMENT=P.O.C.
 - SQUARE FEET=SQFT
 - RECORD=REC.
 - RIGHT OF WAY=R/W
 - SECTION=SEC.
 - TOWNSHIP=TWP
 - RANGE=RGE
 - CENTRAL ANGLE=Δ
 - ARC LENGTH=L
 - PLAT BOOK=PB
 - PAGE=PG
 - RADIUS=R

THIS SKETCH TO ACCOMPANY LEGAL DESCRIPTION IS NOT FULL AND COMPLETE WITHOUT ALL TWO PAGES.

SHEET 1 OF 1

EXHIBIT "A-1"
LOCATION SKETCH
SCALE: 1"=20'
THIS IS NOT A SURVEY

PROJECT NAME: SOUTHSIDE ELEMENTARY (S/S K-1)
FOLIO NO. 01-0208-090-1120
MIAMI DADE COUNTY,
SEC. 39-TWP 54S, RG. 41E
DATE: 11-12-09