

January 27, 2010

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

SUBJECT: AUTHORIZATION FOR THE CHAIR AND SECRETARY TO EXECUTE A GRANT OF EASEMENT AGREEMENT FOR A WATER LINE AT COCONUT PALM K-8 ACADEMY, LOCATED AT 24400 SW 124 AVENUE, AND TO CONVEY THE SUBJECT UTILITY LINE IN FAVOR OF AND TO MIAMI-DADE COUNTY PROJECT NO. A01031

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

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

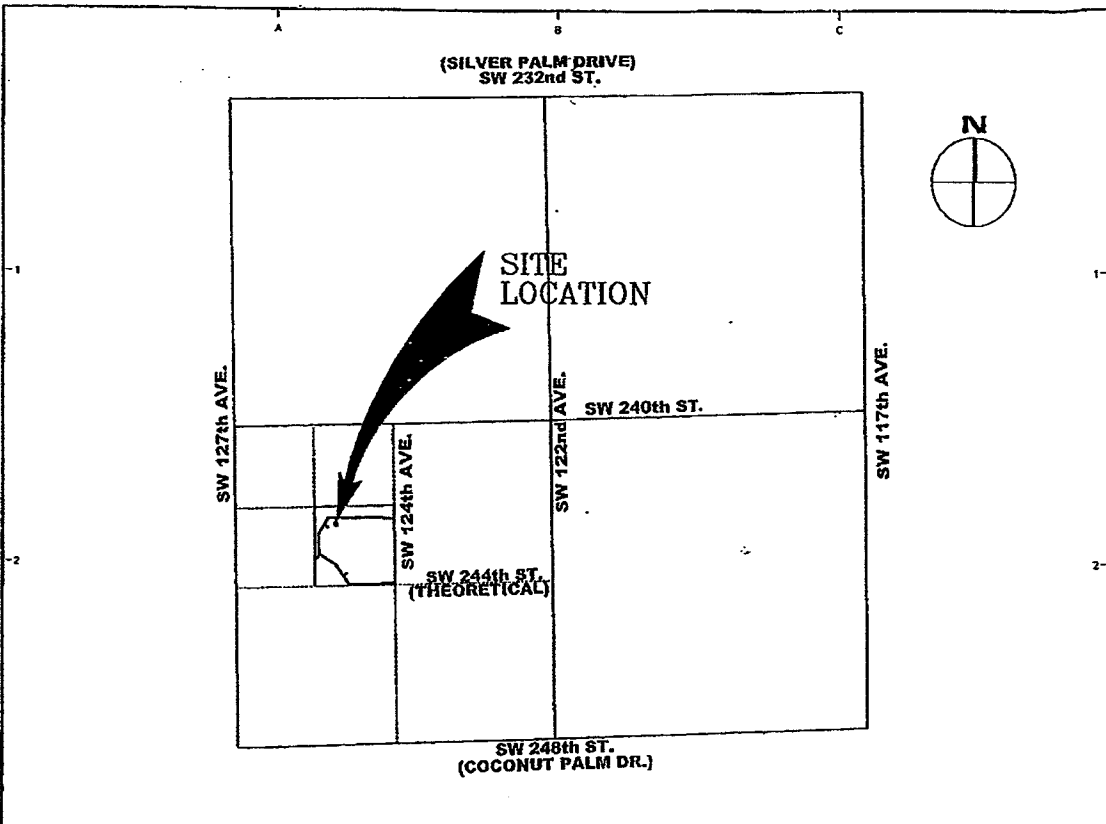
In order to maintain a water line constructed to service Coconut Palm K-8 Academy, Miami-Dade County has requested a Grant of Easement Agreement from the District for the subject water line, as well as the conveyance of said line. The 12-foot wide water line easement will cover the area of the line installation, as more specifically described in Exhibit "A", attached hereto. The Office of School Facilities recommends approval of both documents.

The Grant of Easement Agreement and conveyance documents will be reviewed and approved by the School Board Attorney's Office prior to execution.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, authorize the Chair and Secretary to execute a Grant of Easement Agreement for a water line at Coconut Palm K-8 Academy, located at 24400 SW 124 Avenue, and to convey the subject utility line (Project No. A01031) in favor of and to Miami-Dade County, as described above.

LML

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LOCATION MAP:

SECTION 24-56-39
 MIAMI-DADE COUNTY, FLORIDA.
 NOT TO SCALE

SURVEYOR'S NOTES:

- 1) -This is not a Boundary Survey, but only a GRAPHIC DEPICTION of the description shown hereon.
- 2) -Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- 3) -There may be additional Restrictions not shown on this Sketch & Legal that may be found in the Public Records of this County, Examination of ABSTRACT OF TITLE will be made to determine recorded instruments, if any affecting this property.
- 4) -North arrow direction and bearings shown hereon are based on an assumed value of: N00°48'16"W along the Easterly line of the S.W. 1/4 of Section 24-56-39.
- 5) -The Sketch and Legal Description shown herein is based on the information provided by the Client.
- 6) -No title research has been performed to determine if there are any conflict existing or arising out of the creation of the easements, Right of Ways, Parcel Descriptions, or any other type of encumbrances that the herein described legal may be utilizes for.

SURVEYOR'S CERTIFICATE:

I Herby Certify to the best of my knowledge and belief that this drawing is a true and correct representation of the SKETCH AND LEGAL DESCRIPTION of the real property described hereon. I further certify that this sketch was prepared in accordance with the applicable provisions of Chapter 61G17-6, Florida Administrative Code.

Ford, Armenteros & Manucy, Inc. L.B. 6557

Date: AUGUST 1, 2007.
 Revision:



By: 
 Edwin J. Fernandez, P.S.M.
 Professional Surveyor and Mapper
 State of Florida, Registration No.5676

EXHIBIT "A"

G:\FORD COMPANIES\ENGINEERING AND SURVEY\SURVEY\SECTOR AND LEGAL\06-094 SS-CC1 NARANJA 24300 SW 124 AVE\06-094-1000.DWG

SS-CC1 NARANJA 24300 SW 124 AVE - WASD EASEMENT			
	FORD, ARMENTEROS & MANUCY, INC. 1950 N.W. 94th AVENUE, 2nd FLOOR MIAMI, FLORIDA 33172 PH. (305) 477-6472 FAX (305) 470-2805		
	TYPE OF PROJECT:	SKETCH AND LEGAL DESCRIPTION	
	SHEET NAME:	LOCATION MAP AND NOTES	
	PREPARED FOR:	PIRTLE CONSTRUCTION COMPANY	
DRAWN BY: LD.	DATE: AUGUST 1, 2007.	SHEET	
ENCL. CHECKED BY:	SCALE: N/A	1	
CHECKED BY:	PROJECT No: 06-094-1001	of 3 SHEETS	

LEGAL DESCRIPTION:

A portion of the Southeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 24, Township 56 South, Range 39 East, of Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the Northeast corner of the Southeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 24; thence S00deg48min24secE along the East line of the Northwest 1/4 of the Southwest 1/4 of said Section 24 for a distance of 109.96 feet to the POINT OF BEGINNING of a 12.00 feet Wide Water Main Easement, lying 6.00 feet on each side of the following described Centerline (shortening or extending its side lines at angle points as to create a continuous strip of land); thence N89deg12min42secW for a distance of 90.99 feet; thence N43deg57min09secW for a distance of 12.00 feet; thence S88deg41min41secW for a distance of 389.45 feet to Reference Point "A"; thence S88deg44min53W for a distance of 79.63 feet; thence S29deg44min21secW for a distance of 67.40 feet to Reference Point "B"; thence S31deg52min01secW for a distance of 83.22 feet; thence S00deg46min26secE for a distance of 169.40 feet; thence S57deg12min31secE for a distance of 5.64 feet to reference Point "C"; thence continue S57deg12min31secE for a distance of 162.85 feet; thence S34deg48min09secE for a distance of 114.38 feet to Reference Point "D"; thence continue S34deg48min09secE for a distance of 88.20 feet; thence N89deg04min15secE for a distance of 275.20 feet; thence N43deg44min32secE for a distance of 18.10 feet; thence N89deg19min06secE for a distance of 103.30 feet to the POINT OF TERMINATION, of the aforementioned centerline.

The side lines of said Easement to be shortened or prolonged to meet at angle points with the East line of the Northwest 1/4 of the Southwest 1/4 of said Section 24.

TOGETHER WITH:

Commence at the aforementioned Point "A"; thence S01deg22min10secE for a distance of 6.00 feet to the POINT OF BEGINNING of the following described water main easement; thence S01deg22min10secE for a distance of 64.84 feet; thence S88deg37min50secW for a distance of 12.00 feet; thence N01deg22min10secW for a distance of 3.40 feet; thence S88deg37min50secW for a distance of 10.60 feet; thence N01deg22min10secW for a distance of 30.50 feet; thence N88deg37min50secE for a distance of 10.60 feet; thence N01deg22min10secW for a distance of 30.97 feet; thence N88deg44min53secE for a distance of 12.00 feet to the POINT OF BEGINNING.

TOGETHER WITH:

Commence at the aforementioned Point "B"; thence S58deg05min57secE for a distance of 6.00 feet to the POINT OF BEGINNING of a 12.00 feet Wide Water Main Easement, lying 6.00 feet on each side of the following described Centerline (shortening or extending its side lines at angle points as to create a continuous strip of land); thence S58deg05min57secE for a distance of 35.46 feet to the POINT OF TERMINATION, of the aforementioned centerline.

TOGETHER WITH:

Commence at the aforementioned Point "C"; thence S34deg59min36secW for a distance of 6.00 feet to the POINT OF BEGINNING of a 12.00 feet Wide Water Main Easement, lying 6.00 feet on each side of the following described Centerline (shortening or extending its side lines at angle points as to create a continuous strip of land); thence S34deg59min36secW for a distance of 38.07 feet to the POINT OF TERMINATION, of the aforementioned centerline.

TOGETHER WITH:

Commence at the aforementioned Point "D"; thence N51deg28min37secE for a distance of 6.00 feet to the POINT OF BEGINNING of a 12.00 feet Wide Water Main Easement, lying 6.00 feet on each side of the following described Centerline (shortening or extending its side lines at angle points as to create a continuous strip of land); thence N51deg28min37secE for a distance of 32.67 feet to the POINT OF TERMINATION, of the aforementioned centerline.

Containing 22,261.37 Sq. Ft. or 0.51 Acres more or less.


Note:

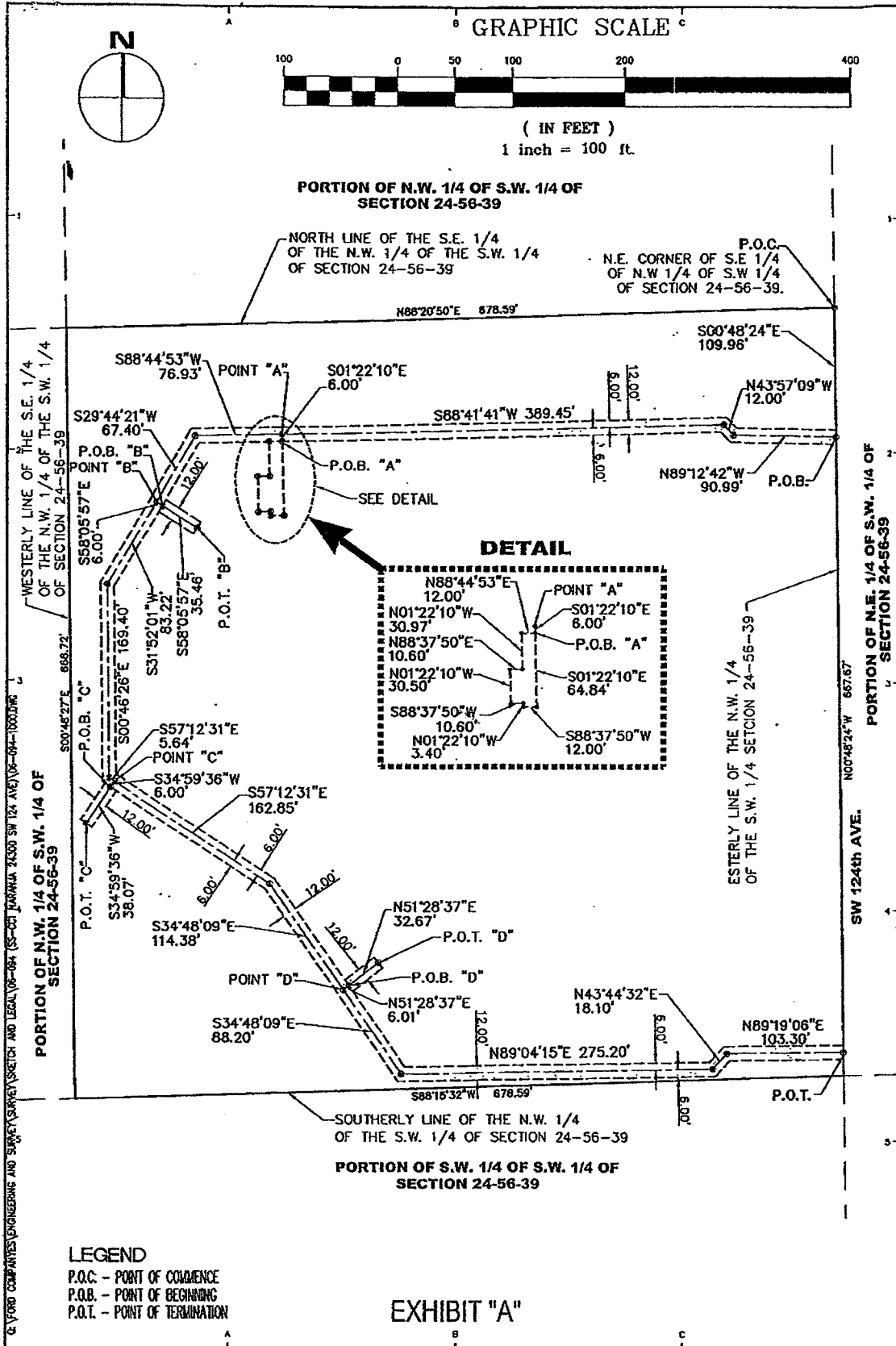
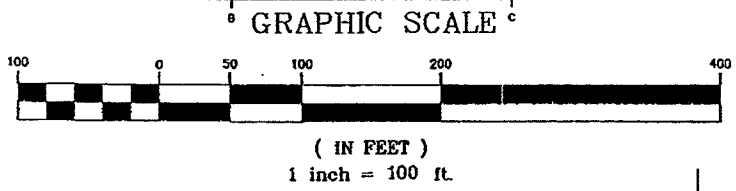
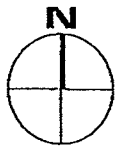
The Center line of the Easement described above is approximately coincident with the Center line of the Water main shown on the Water As-Built Drawing of K-8 State School CC-1. DW-2006-156.

EXHIBIT "A"

G. FORD, COMPANIES ENGINEERING AND SURVEY SKETCH AND LEGAL DESCRIPTION, 24300 SW 124 AVE, 2ND FLOOR, MIAMI, FL 33172

SS-CC1 NARANJA 24300 SW 124 AVE - WASD EASEMENT

 <p>FORD, ARMENTEROS & MANUCY, INC. 1950 N.W. 94th AVENUE, 2nd FLOOR MIAMI, FLORIDA 33172 PH. (305) 477-6472 FAX (305) 470-2805</p>	TYPE OF PROJECT		SKETCH AND LEGAL DESCRIPTION	
	SHEET NO.		LEGAL DESCRIPTION TO ACCOMPANY SKETCH	
	PREPARED FOR:		PIRTLE CONSTRUCTION COMPANY	
	DRAWN BY:	L.D.	DATE:	JULY 12, 2007
CHK. CHECKED BY:		SCALE:	N/A	2
CHECKED BY:		PROJECT #:	06-094-1001	



GEORGE V. FORD COMPANIES ENGINEERING AND SURVEY SKETCH AND LEGAL DESCRIPTION (SS-CC1 NARANJA 24300 SW 124 AVE) 08-094-1000.DWG

LEGEND
 P.O.C. - POINT OF COMMENCEMENT
 P.O.B. - POINT OF BEGINNING
 P.O.T. - POINT OF TERMINATION

EXHIBIT "A"

SS-CC1 NARANJA 24300 SW 124 AVE - WASD EASEMENT			
	FORD, ARMENTEROS & MANUCY, INC.		
	1950 N.W. 94th AVENUE, 2nd FLOOR		
	MIAMI, FLORIDA 33172		
	PH. (305) 477-6472 FAX (305) 470-2805		
TYPE OF PROJECT:	SKETCH AND LEGAL DESCRIPTION		
SHEET NAME:	SKETCH TO ACCOMPANY LEGAL DESCRIPTION		
PREPARED FOR:	PIRTE CONSTRUCTION COMPANY		
DRAWN BY:	DATE:	SHEET:	3
ENG. CHECKED BY:	SCALE:	PROJECT No.:	
CHECKED BY:	DATE:	PROJECT No.:	
PROJECT No.:	DATE:	PROJECT No.:	