

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 AVENTURA WATERWAYS K-8 CENTER, LOCATED AT 21101 NE 26 AVENUE, AND TO CONVEY THE SUBJECT UTILITY LINE IN FAVOR OF AND TO MIAMI-DADE COUNTY
PROJECT NO. A0798**

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

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

In order to maintain a water line constructed to service Aventura Waterways K-8 Center, 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 Aventura Waterways K-8 Center, located at 21101 NE 26 Avenue, and to convey the subject utility line (project no. A0798) in favor of and to Miami-Dade County, as described above.

LML

F - 24

Sketch to Accompany Legal Description
for

EXHIBIT A
September 28, 2007

MIAMI PUBLIC SCHOOLS
STATE SCHOOL "D"
NE. 211th TERR BETWEEN NE. 26th AVE & W.DIXIE HWY
DW - 2006-162

SOURCES OF DATA:

The Legal Description of the Subject Property was generated from the parcel of land described as follows: Lot 2 Block 5 and Lot 3 Block 4 of "MAP OF TOWN OF HALLANDALE", according to the plat thereof, as recorded in Plat Book B, at page 13 of the Public Records of Miami-Dade County, FL. Lying in the Northwest one-quarter of Section 34, Township 51 South, Range 24 East, Miami-Dade County, Florida.

AND

Lots 18A, 19A, 20A of "PROSPERITY FARMS", according to the plat thereof, as recorded in Plat Book 11, at page 8 of Public Records of Miami-Dade County, FL. Lying in the Northwest one-quarter of Section 34, Township 51 South, Range 24 East, 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 Water and Sewer Department showing the approximate area of the future easements. Bearings as shown hereon refer to an assumed bearing of S00°10'00"W along the centerline of West Dixie Highway.

EASEMENTS AND ENCUMBRANCES:

No information was provided as to the existence of any easements. Please refer to the Limitations portion with respect to possible restrictions

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 be 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 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 Povement & 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 Herryman, P.L.S.
Professional Land Surveyor
Certificate No 2804
300 Bay View Drive, Suite 209
Sunny Isle Beach, Florida 33160
(786) 255-1520 phone
(305) 554-8543 fax

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.

Sketch to Accompany Legal Description
for

EXHIBIT A
September 28, 2007

MIAMI PUBLIC SCHOOLS
STATE SCHOOL "D"
NE. 211th TERR BETWEEN NE. 26th AVE & W.DIXIE HWY
DW - 2006-162

Water and Sewer Department EASEMENT

Legal Description :

A Parcel of Land lying and being in Lot 2 Block 5 and Lot 3 Block 4 of "MAP OF TOWN OF HALLANDALE", according to the plat thereof, as recorded in Plat Book B, at page 13 of the Section 34, Township 51 South, Range 24 East, in Miami-Dade County, Florida. AND Lots 18A, 19A, 20A of "PROSPERITY FARMS", according to the plat thereof, as recorded in Plat Book 11, at page 8 of the Section 34, Township 51 South, Range 24 East, in Miami-Dade County, Florida. More particularly described as follows:

Easement #1:

Commence at the intersection of Centerline of N.E. 26th STREET and N.E. 211st TERRACE; thence run N 89°54'50" E, for a distance of 25.00 feet to the Point of intersection between the prolongation of the west property line and the centerline of N.E. 211st STREET; thence run S 01°10'18" E for a distance of 446.00 feet along the West line of the property to a Point of Beginning #1; thence N 89°54'50" E, for a distance of 72.82 feet; thence S 00°24'40" E, for a distance of 26.44 feet; thence S 89°34'26" W, for a distance of 12.00 feet; thence N 00°24'40" W, for a distance of 14.51 feet; thence S 89°54'50" W, for a distance of 60.66 feet; thence N 01°10'18" W, for a distance of 12.00 feet to the Point of Beginning #1.

Containing 1,047 square feet more or less by calculation.

Easement #2:

Commence at the intersection of Centerline of N.E. 26th STREET and N.E. 211st TERRACE; thence run N 89°54'50" E, for a distance of 25.00 feet to the Point of intersection between the prolongation of the west property line and the centerline of N.E. 211st STREET; thence run S 01°10'18" E for a distance of 657.46 feet to a Point of Beginning #2; thence S 89°48'30" E, for a distance of 57.09 feet; thence S 00°04'26" W, for a distance of 22.77 feet; thence S 89°45'18" W, for a distance of 12.00 feet; thence N 00°04'26" W, for a distance of 10.86 feet; thence N 89°48'30" W, for a distance of 44.83 feet; thence N 01°10'18" W, for a distance of 12.00 feet to the Point of Beginning #2.

Containing 813 square feet more or less by calculation.

Easement #3:

Commence at the intersection of Centerline of N.E. 26th STREET and N.E. 211st TERRACE; thence run N 89°54'50" E, for a distance of 406.23 feet along the centerline of N.E. 211st TERRACE; thence S 00°10'00" W for a distance of 25.00 feet to a Point of Beginning #3; thence N 89°54'50" E, for a distance of 12.00 feet; thence S 00°05'21" W, for a distance of 8.00 feet; thence S 89°45'18" W, for a distance of 12.00 feet; thence N 00°05'21" E, for a distance of 8.00 feet to the Point of Beginning #2.

Containing 96 square feet more or less by calculation.

Easement #4:

Commence at the intersection of Centerline of N.E. 26th STREET and N.E. 211st TERRACE; thence run N 89°54'50" E, for a distance of 632.50 feet along the centerline of N.E. 211st TERRACE to the intersection with the prolongation of the east property line; thence S 00°10'00" W for a distance of 521.99 feet to a Point of Beginning #4; thence S 00°10'00" W, for a distance of 12.00 feet; thence S 89°49'32" W, for a distance of 96.06 feet; thence N 52°24'09" W, for a distance of 22.95 feet; thence S 37°35'51" W, for a distance of 10.79; thence N 52°38'51" W for a distance of 12.00 feet; thence N 37°35'51" E, for a distance of 22.84; thence S 52°24'09" E, for a distance of 30.84 feet; thence N 89°49'32" E, for a distance of 92.03 feet to the Point of Beginning #4.

Containing 1,653 square feet more or less by calculation.

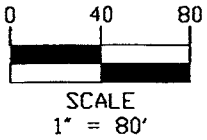
The intent of this easement description is to encompass the recently installed water man and related facilities as shown under Miami-Dade Water and Sewer Department file DW-2006-162.

Sketch to Accompany Legal Description

for

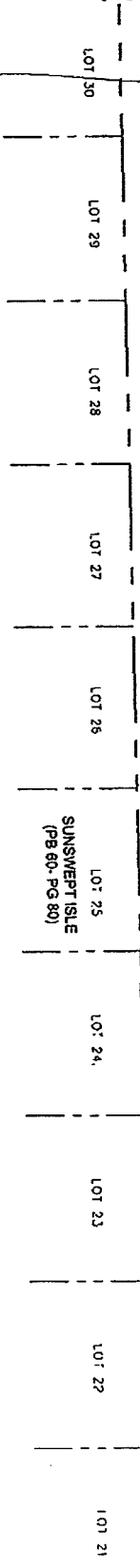
MIAMI PUBLIC SCHOOLS
STATE SCHOOL "D"
DW - 2006-162

EXHIBIT A
September 28, 2007

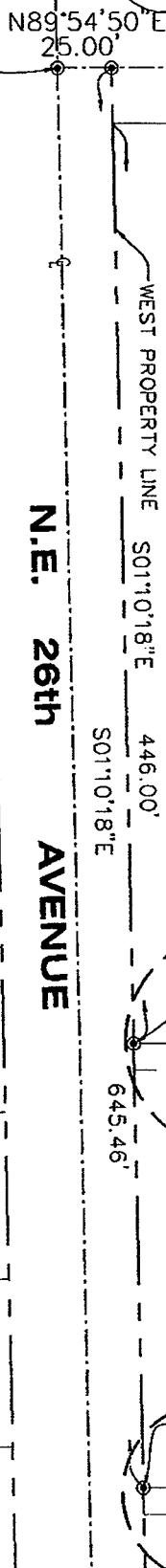


P.O.C.
AT THE INTERSECTION OF
CENTER LINE OF
N.E. 26th AVENUE AND N.E. 211st TERRACE

N.E. 26th AVENUE AND N.E. 211st TERRACE



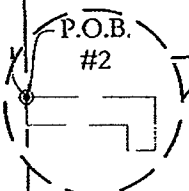
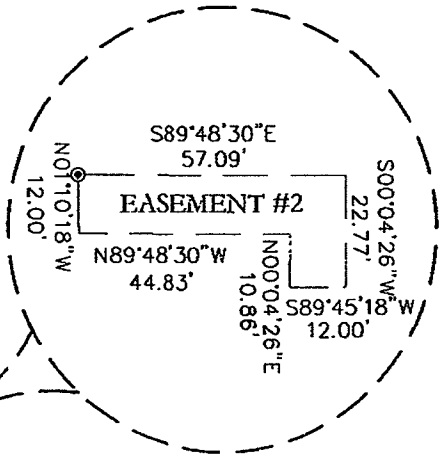
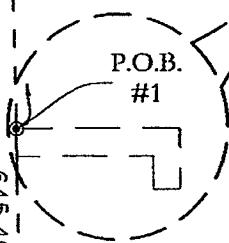
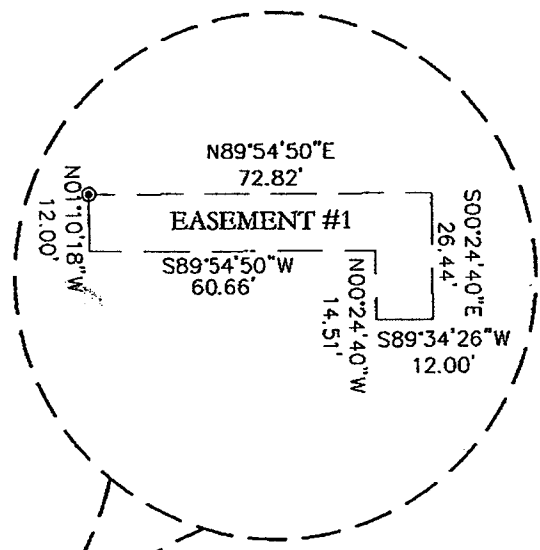
N.E. 26th AVENUE



N.E. 211th TERRACE

NORTH PROPERTY LINE

WEST PROPERTY LINE



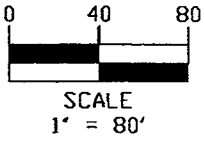
446.00'
S01°10'18"E
645.46'
S01°10'18"E

Sketch to Accompany Legal Description

for

MIAMI PUBLIC SCHOOLS
STATE SCHOOL "D"
DW - 2006-162

EXHIBIT A
September 28, 2007



P.O.C.
AT THE INTERSECTION OF
CENTER LINE OF
N.E. 26th AVENUE AND N.E. 21st TERRACE

N89°54'50"E 632.50'
406.23' N.E. 21st TERRACE

P.O.B. #3
S00°10'00"W 25.00'

N00°05'21"E 8.00'
N89°54'50"E 12.00'
S00°05'21"W 8.00'
S89°45'18"W 12.00'
EASEMENT #3

N37°35'51"E 22.84'
S52°24'09"E 30.84'
N52°38'51"W 12.00'
N52°24'09"W 22.95'
S37°35'51"W 10.79'

N89°49'32"E 92.03'
EASEMENT #4
S89°49'32"W 96.06'

S00°10'00"W 12.00'
S00°10'00"W 521.99'

P.O.B. #4

N.E. 26th COURT
PROSPERITY FARMS SUBDIVISION
(PB 11-PG 8)

EAST PROPERTY LINE

WEST DIXIE HIGHWAY

FLORIDA EAST COAST RAILROAD