

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 STATE SCHOOL "LLL", A REPLACEMENT FOR MIAMI CAROL CITY SENIOR HIGH SCHOOL, LOCATED AT 3422 NW 187 STREET, AND TO CONVEY THE SUBJECT UTILITY LINE IN FAVOR OF AND TO MIAMI-DADE COUNTY PROJECT NO. A01018**

**COMMITTEE: FACILITIES AND CONSTRUCTION REFORM**

**LINK TO STRATEGIC FRAMEWORK: FINANCIAL EFFICIENCY/STABILITY**

In order to maintain a water line constructed to service State School "LLL", a replacement for Miami Carol City Senior High School, 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 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 Attorney's 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 for a water line at State School "LLL", a replacement for Miami Carol City Senior High School, located at 3422 NW 187 Street, and to convey the subject utility line (project no. A01018) in favor of and to Miami-Dade County, as described above.

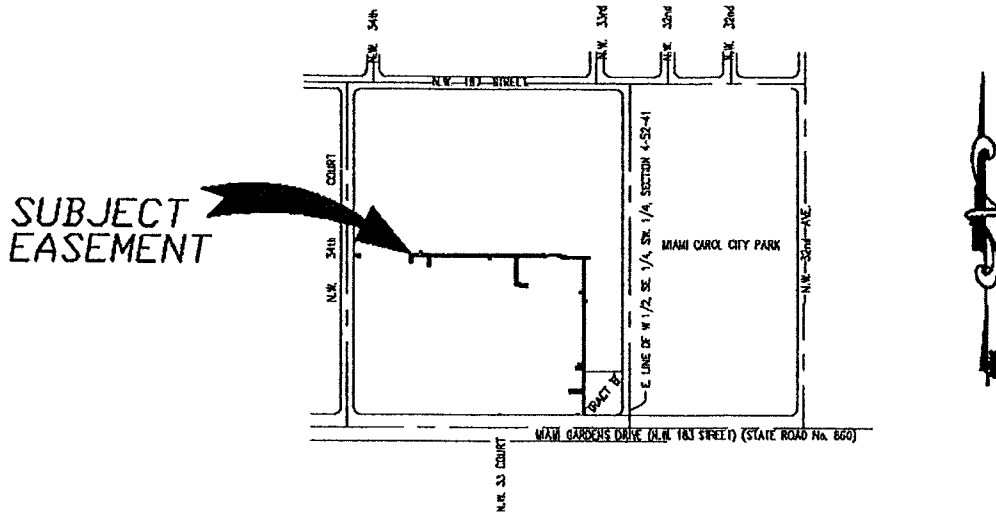
LML

**F - 21**

# LOCATION MAP

A PORTION OF SECTION 4, TOWNSHIP 52 SOUTH, RANGE 41 EAST  
CITY OF MIAMI GARDENS, MIAMI-DADE COUNTY, FLORIDA.

SCALE: 1" = 700'



## LEGEND:

CL	-----	CENTERLINE
EAS.	-----	EASEMENT
WDWASD	-----	MIAMI-DADE WATER AND SEWER DEPARTMENT
L	-----	LENGTH
MDCR	-----	MIAMI-DADE COUNTY RECORDS
PB	-----	PLAT BOOK
PC	-----	POINT OF CURVATURE
PG	-----	PAGE
R	-----	PROPERTY LINE
PDB	-----	POINT OF BEGINNING
PDC	-----	POINT OF COMMENCEMENT
POT	-----	POINT OF TERMINATION
PT	-----	POINT OF TANGENCY
R	-----	RADIUS
S.P.S.C.	-----	SOUTH PENINSULA SURVEYING, CORP.
TAN	-----	TANGENT
(TYP)	-----	TYPICAL
Δ	-----	DELTA

## NOTES:

1. THIS SKETCH TO ACCOMPANY LEGAL DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
2. BEARINGS SHOWN ARE TO AN ASSUMED MERIDIAN AND BASED ON THE SUBJECT RECORD PLAT. THE CENTER LINE OF NW 183 STREET, HAS BEEN ASSIGNED A BEARING OF N89°58'33"E.
3. SEE SHEET FROM 2 TO 8 FOR GEOMETRIC SKETCH.
4. SEE SHEET 9 AND 10 FOR LEGAL DESCRIPTION.
5. FOR LOCATION OF WATER MAIN SEE WATER DISTRIBUTION SYSTEM AS-BUILT PREPARED BY S.P.S.C. UNDER FILE GG-09150, DW - 2008 - 143

## PROJECT NAME:

**MIAMI CAROL CITY SENIOR  
AKA STATE SCHOOL LLL**

## REVISIONS:

SOUTH PENINSULA SURVEYING, CORP.

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

GUILLERMO A. GUERRERO, VICE-PRESIDENT  
PROFESSIONAL SURVEYOR AND MAPPER  
# LS 6453 STATE OF FLORIDA.

THIS SHEET IS NOT VALID WITHOUT THE OTHERS.

DATE: 7-28-09
SCALE: AS SHOWN
JOB ORDER: GG-09150
CAD FILE: LLL SCHOOL
DRAWN BY: E.G.S.
F.B. SEE FILE
FILE NO. GG-09150
SHEET 1 OF 11

## SOUTH PENINSULA SURVEYING CORP.

LE# 7583

LAND DEVELOPMENT CONSULTANTS

SURVEYORS - PLANNERS

CONSTRUCTION LAYOUT

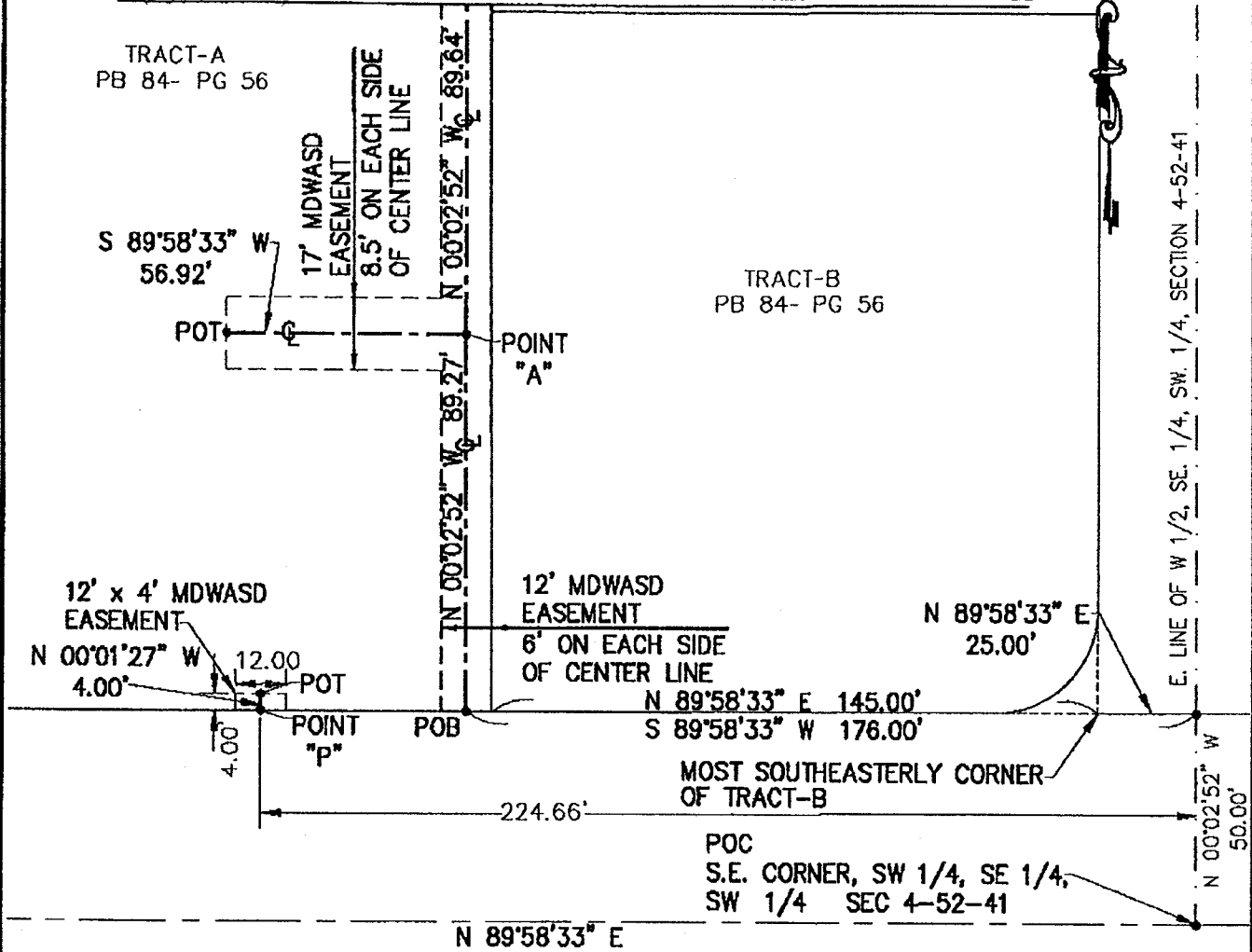
13113 NW 42nd AVENUE, 2nd FLOOR

MIAMI, FLORIDA 33054

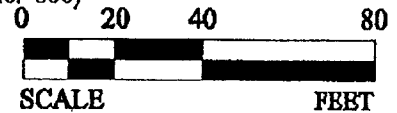
PHONE (305) 687-9191 FAX (305) 687-9190 E-MAIL SOUTHPENINSULA@GMAIL.COM

# GEOMETRIC SKETCH TO ACCOMPANY LEGAL DESCRIPTION

MATCH LINE FOR CONTINUATION SEE SHEET 3 OF 11



MIAMI GARDENS DRIVE (N.W. 183 STREET) (STATE ROAD No. 860)



**PROJECT NAME:**

**MIAMI CAROL CITY SENIOR  
AKA STATE SCHOOL LLL**

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DATE: 7-28-09  
SCALE: 1" = 40'  
JOB ORDER: GG-09150  
CAD FILE: LLL SCHOOL  
DRAWN BY: E.G.S.  
P.B. SEE FILE  
FILE NO. GG-09150  
SHEET 2 OF 11

**SOUTH PENINSULA SURVEYING, CORP.**

LB# 0583

LAND DEVELOPMENT CONSULTANTS

SURVEYORS PLANNERS

CONSTRUCTION LAYOUT

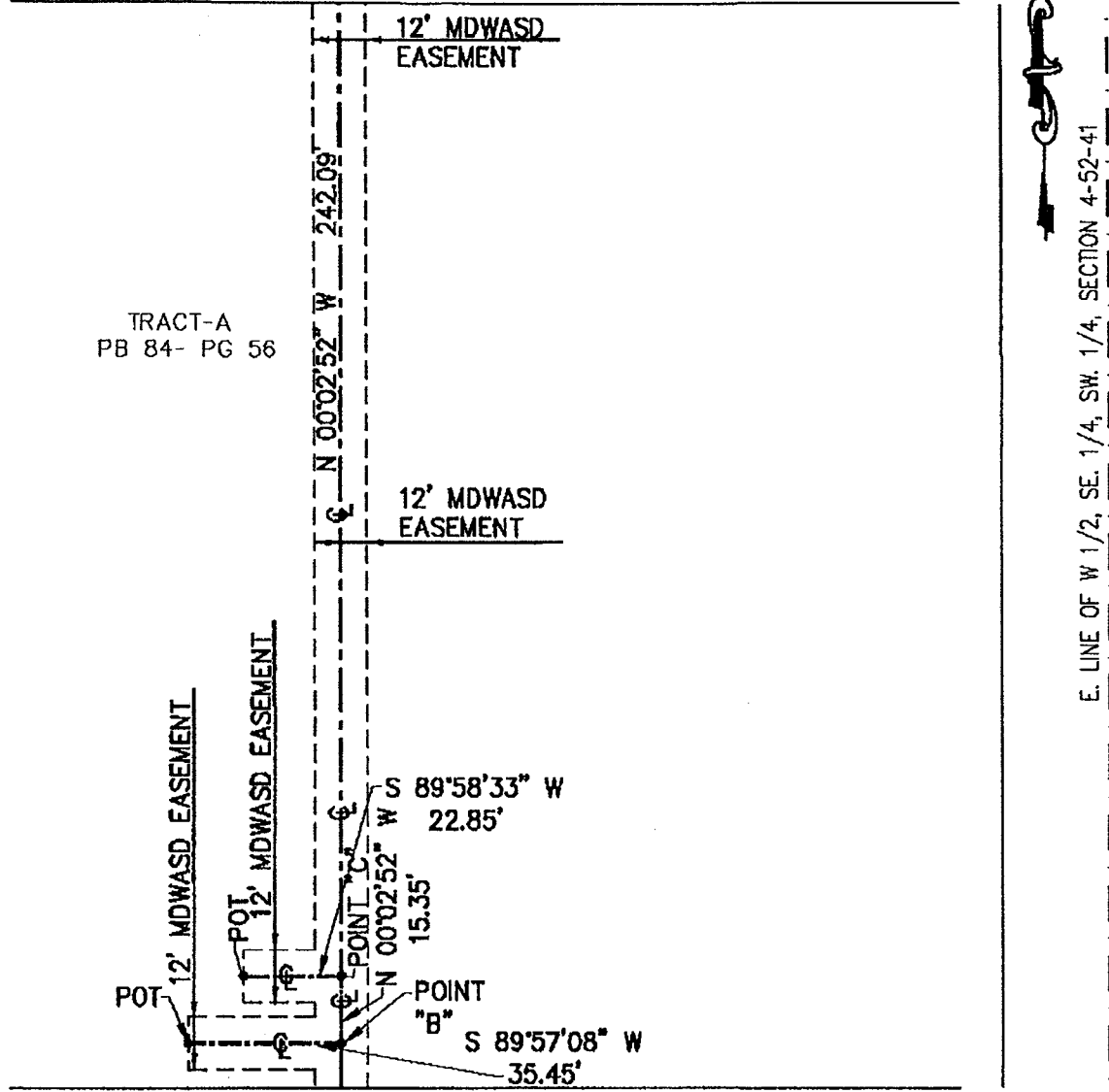
13113 NW 42nd Avenue, 2nd FLOOR

MIAMI, FLORIDA 33054

PHONE (305) 687-9191 FAX (305) 687-9190 E-MAIL SOUTHPENINSULA@GMAIL.COM

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TO ACCOMPANY LEGAL DESCRIPTION**

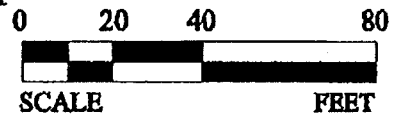
MATCH LINE FOR CONTINUATION SEE SHEET 4 OF 11



TRACT-A  
PB 84- PG 56

E. LINE OF W 1/2, SE. 1/4, SW. 1/4, SECTION 4-52-41

MATCH LINE FOR CONTINUATION  
SEE SHEET 2 OF 11



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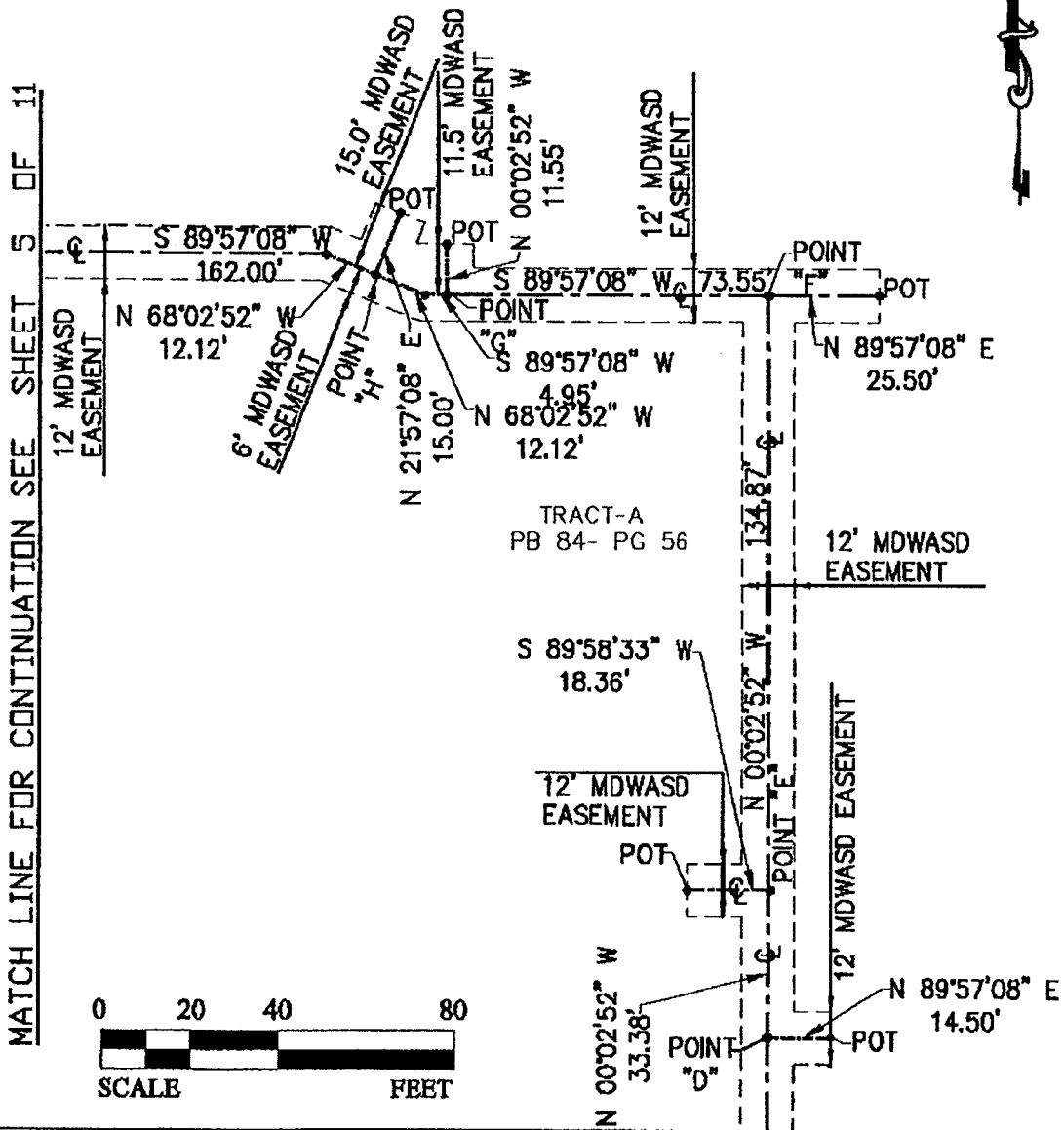
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AKA STATE SCHOOL LLL**

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DRAWN BY: E.G.S.
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FILE NO. GG-09150
SHEET 3 OF 11

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 LE# 7583  
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PROJECT NAME: SEE SHEET 3 OF 11

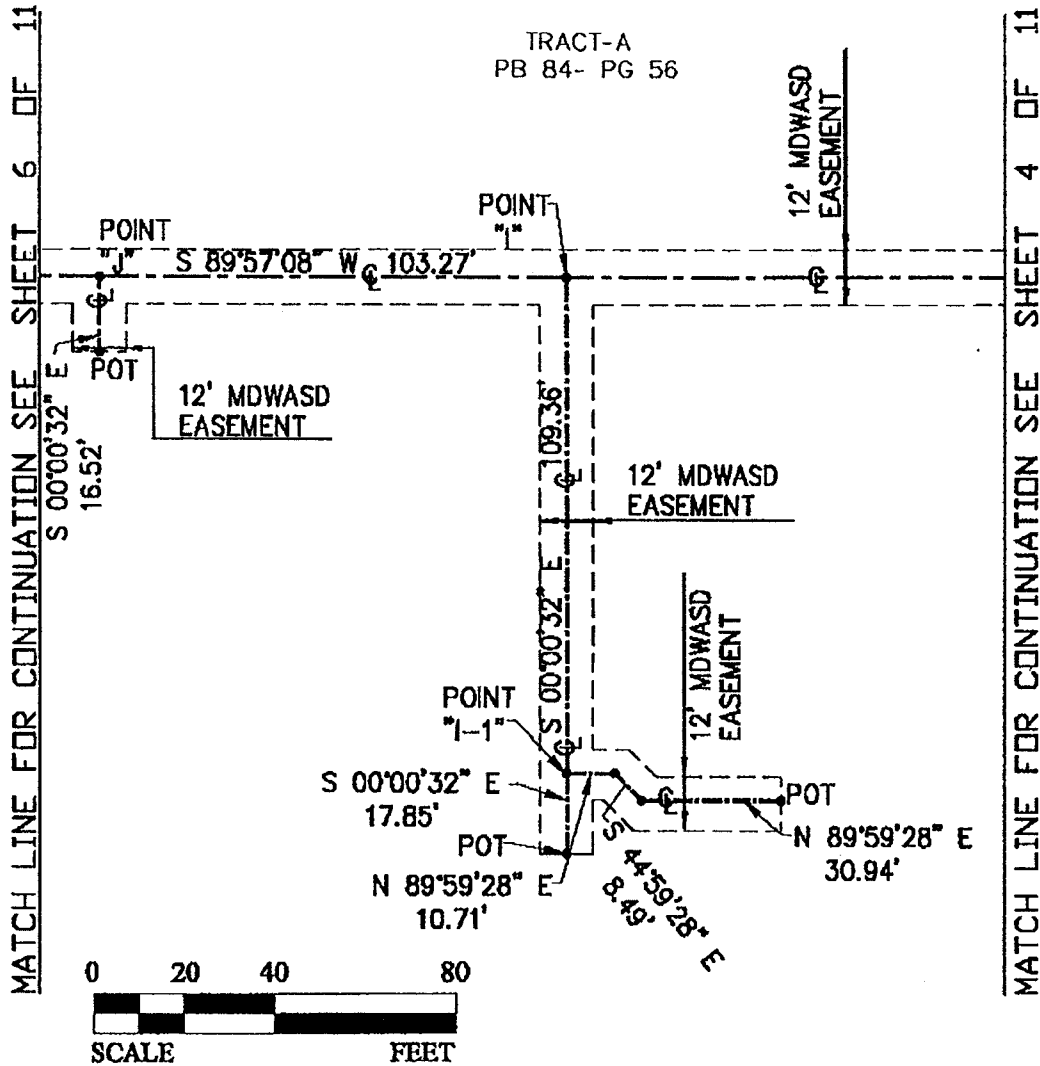
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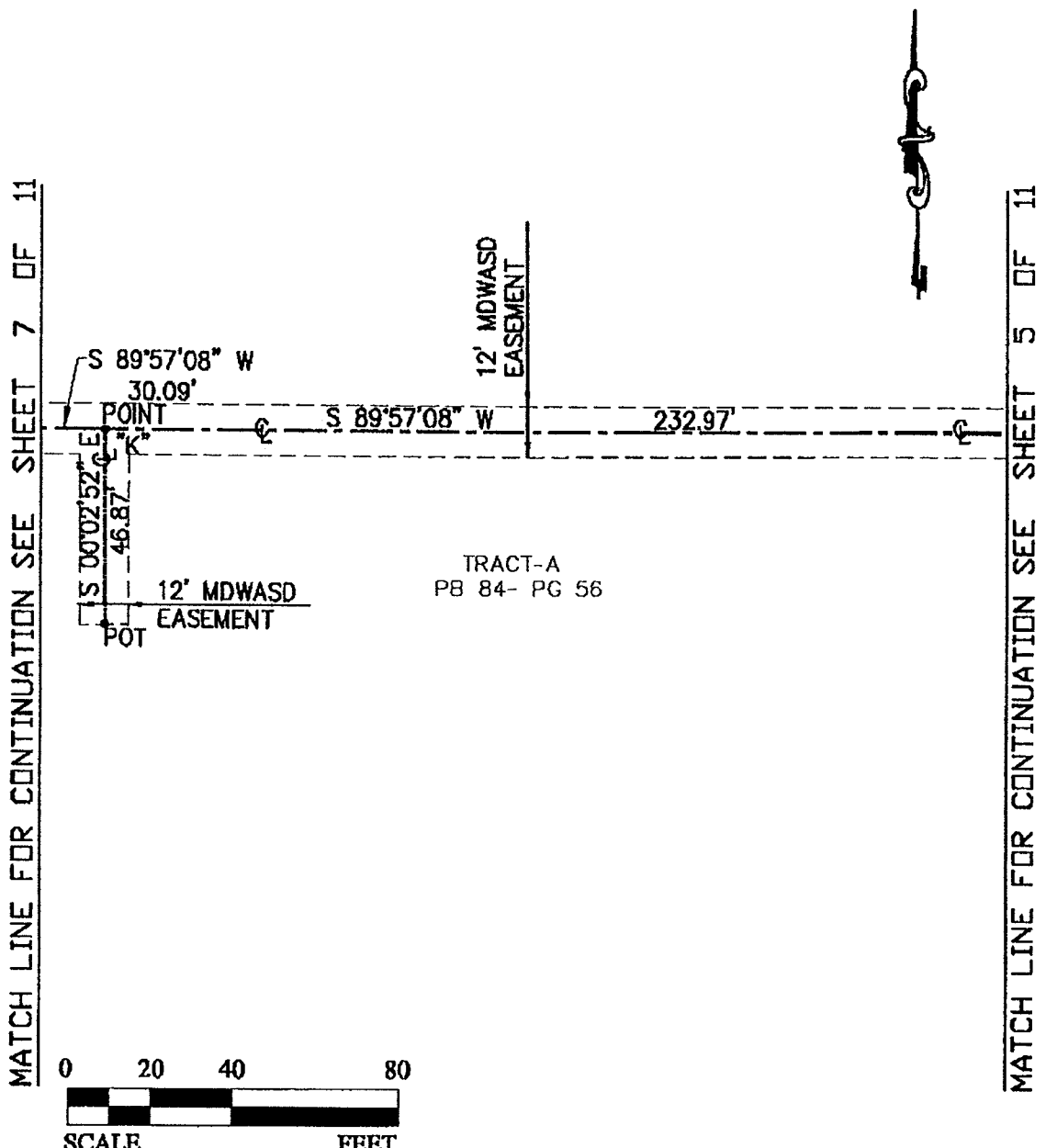
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SHEET 5 OF 11

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 LB# 8583  
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GEOMETRIC SKETCH  
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MATCH LINE FOR CONTINUATION SEE SHEET 7 OF 11

MATCH LINE FOR CONTINUATION SEE SHEET 5 OF 11



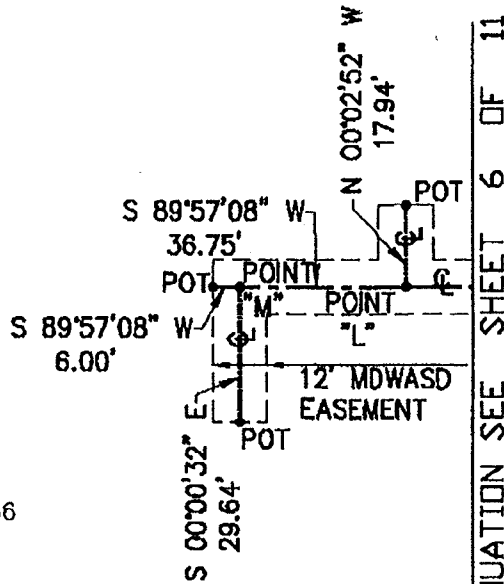
PROJECT NAME:  
**MIAMI CAROL CITY SENIOR**  
**AKA STATE SCHOOL LLL**

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DRAWN BY: E.G.S.
F.B. SEE FILE
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SHEET 6 OF 11

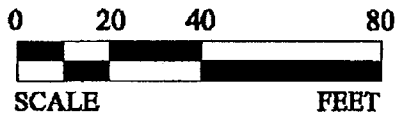
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GEOMETRIC SKETCH  
TO ACCOMPANY LEGAL DESCRIPTION



TRACT-A  
PB 84- PG 56

MATCH LINE FOR CONTINUATION SEE SHEET 6 OF 11



PROJECT NAME:

**MIAMI CAROL CITY SENIOR  
AKA STATE SCHOOL LLL**

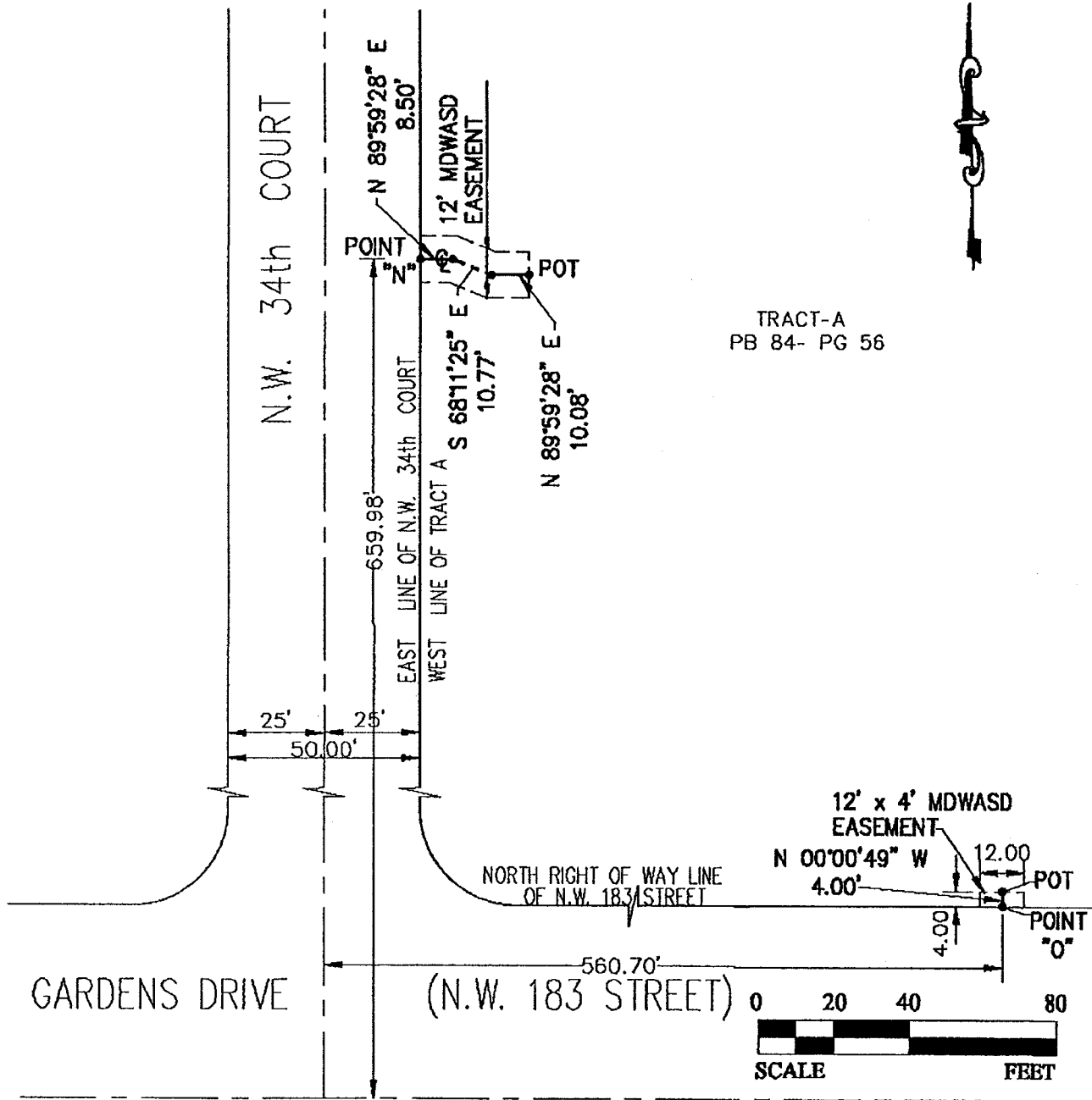
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SHEET 7 OF 11

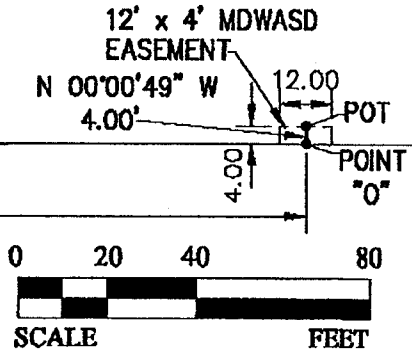
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**GEOMETRIC SKETCH**  
**TO ACCOMPANY LEGAL DESCRIPTION**



TRACT-A  
 PB 84- PG 56



PROJECT NAME:

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 AKA STATE SCHOOL LLL**

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SHEET 8 OF 11

**SOUTH PENINSULA SURVEYING, CORP.**

LB# 7583

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SURVEYORS - PLANNERS

CONSTRUCTION LAYOUT

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MIAMI, FLORIDA 33054

PHONE (305) 687-9191 FAX (305) 687-9190 E-MAIL: SOUTHPENINSULA@GMAIL.COM

LEGAL DESCRIPTION

LEGAL DESCRIPTION OF THE MIAMI CAROL CITY SENIOR AKA STATE SCHOOL LLL  
12' FEET WIDE WATER DISTRIBUTION SYSTEM EASEMENT.

A 12.0 FOOT WIDE EASEMENT FOR WATER DISTRIBUTION SYSTEM, BEING 6 FOOT ON  
EAST SIDE OF ITS CENTER LINE LYING IN TRACT A OF 'MIAMI CAROL CITY SENIOR  
HIGH SCHOOL SITE' PLAT BOOK 84 AT PAGE 56 OF PUBLIC RECORDS OF MIAMI DADE  
COUNTY IN THE SW 1/4, SE 1/4, SW 1/4 OF SECTION 4 TOWNSHIP 52 SOUTH, RANGE 41  
EAST. MIAMI-DADE COUNTY, FLORIDA. WHICH CENTER LINE IS BEING MORE PARTICULARLY  
DESCRIBED AS FOLLOWS:

COMMENCING AT THE S.E. CORNER, SW 1/4, SE 1/4, SW 1/4 OF SAID SECTION 4; THENCE  
N00°02'52"W ALONG THE EAST LINE OF THE W 1/2 SE 1/4, SW 1/4 OF SAID SECTION 4,  
A DISTANCE OF 50.00 FEET, THENCE S89°58'33"W, 176.00 FEET; TO THE POINT OF  
BEGINNING (POB) OF THIS 12.0' FEET WIDE WATER DISTRIBUTION SYSTEM EASEMENT;  
THENCE CONTINUE ALONG THE CENTER LINE N00°02'52"W, 89.27 FEET TO A POINT 'A';  
THENCE N00°02'52"W, 89.64 FEET TO A POINT 'B'; THENCE N00°02'52"W, 15.35 FEET TO  
A POINT 'C'; THENCE CONTINUE ALONG THE CENTER LINE OF THIS EASEMENT  
N00°02'52"W, 242.09 FEET TO A POINT 'D'; THENCE CONTINUE ALONG THE CENTER LINE  
OF THIS EASEMENT N00°02'52"W, 33.38 FEET TO A POINT 'E'; THENCE CONTINUE  
N00°02'52"W, 134.87 FEET TO A POINT 'F'; THENCE CONTINUE S89°57'08"W 73.55 FEET  
TO A POINT 'G'; THENCE CONTINUE S89°57'08"W ALONG THE CENTER LINE OF THIS  
EASEMENT FOR 4.95 FEET; THENCE CONTINUE N68°02'52"W, 12.12 FEET TO A POINT 'H';  
THENCE N68°02'52"W, 12.12 FEET; THENCE CONTINUE S89°57'08"W, 162.00 FEET TO A  
POINT 'I'; THENCE S89°57'08"W, 103.27 FEET; TO A POINT 'J' THENCE CONTINUE  
S89°57'08"W, 232.97 FEET TO A POINT 'K'; THENCE S89°57'08"W, 30.09 FEET TO A  
POINT 'L'; THENCE CONTINUE S89°57'08"W ALONG THE SAID CENTER LINE FOR 36.75  
FEET TO A POINT 'M'; THENCE CONTINUE S89°57'08"W ALONG THE SAID CENTER LINE  
FOR 6 FEET TO THE POINT OF TERMINATION (POT) OF THIS PORTION OF THIS  
EASEMENT.

AND:  
A 17.00 FEET WIDE STRIP OF LAND WHICH CENTER LINE BEGINS AT SAID POINT 'A';  
THENCE CONTINUE S89°58'33"W ALONG THE CENTER LINE FOR 56.92 FEET TO THE  
POINT OF TERMINATION (POT) OF THIS PORTION.

AND:  
A 12.00 FEET WIDE STRIP OF LAND WHICH CENTER LINE BEGINS AT SAID POINT 'B';  
THENCE CONTINUE S89°57'08"W ALONG THE CENTER LINE FOR 35.45 FEET TO THE  
POINT OF TERMINATION (POT) OF THIS PORTION.

AND:  
A 12.00 FEET WIDE STRIP OF LAND WHICH CENTER LINE BEGINS AT SAID POINT 'C';  
THENCE CONTINUE S89°58'33"W ALONG THE CENTER LINE FOR 22.85 FEET TO THE  
POINT OF TERMINATION (POT) OF THIS PORTION.

AND:  
A 12.00 FEET WIDE STRIP OF LAND WHICH CENTER LINE BEGINS AT SAID POINT 'D';  
THENCE CONTINUE N89°57'08"E ALONG THE CENTER LINE FOR 14.50 FEET TO THE POINT  
OF TERMINATION (POT) OF THIS PORTION.

PROJECT NAME:

**MIAMI CAROL CITY SENIOR  
AKA STATE SCHOOL LLL**

THIS SHEET IS NOT VALID  
WITHOUT THE OTHERS.

DATE: 7-28-09
SCALE: N/A
JOB ORDER: GG-09150
CAD FILE: LLL SCHOOL
DRAWN BY: E.G.S.
F.B. SEE FILE
FILE NO. GG-09150
SHEET 9 OF 11

**SOUTH PENINSULA SURVEYING, CORP.**  
 LE # 9583  
 LAND DEVELOPMENT CONSULTANTS  
 SURVEYORS - PLANNERS  
 CONSTRUCTION LAYOUT  
 13113 NW 42nd AVENUE, 2nd FLOOR  
 MIAMI, FLORIDA 33054  
 PHONE (305) 687-9191 FAX (305) 687-9150 E-MAIL SOUTHPENINSULA@GMAIL.COM

## LEGAL DESCRIPTION

AND:

A 12.00 FEET WIDE STRIP OF LAND WHICH CENTER LINE BEGINS AT SAID POINT 'E'  
THENCE CONTINUE S89°58'33"W ALONG THE CENTER LINE FOR 18.36 FEET TO THE  
POINT OF TERMINATION (POT) OF THIS PORTION.

AND:

A 12.00 FEET WIDE STRIP OF LAND WHICH CENTER LINE BEGINS AT SAID POINT 'F'  
THENCE CONTINUE N89°57'08"E ALONG THE CENTER LINE FOR 25.50 FEET TO THE POINT  
OF TERMINATION (POT) OF THIS PORTION.

AND:

A 12.00 FEET WIDE STRIP OF LAND WHICH CENTER LINE BEGINS AT SAID POINT 'G'  
THENCE CONTINUE N00°02'52"W ALONG THE CENTER LINE FOR 11.55 FEET TO THE POINT  
OF TERMINATION (POT) OF THIS PORTION.

AND:

A 12.00 FEET WIDE STRIP OF LAND WHICH CENTER LINE BEGINS AT SAID POINT 'H'  
THENCE CONTINUE N21°57'08"E ALONG THE CENTER LINE FOR 15.00 FEET TO THE POINT  
OF TERMINATION (POT) OF THIS PORTION.

AND:

A 12.00 FEET WIDE STRIP OF LAND WHICH CENTER LINE BEGINS AT SAID POINT 'I'  
THENCE CONTINUE S00°00'32"E ALONG THE CENTER LINE FOR 109.36 FEET TO THE POINT  
I-1; THENCE CONTINUE S00°00'32"E ALONG THE CENTER LINE FOR 17.85 FEET TO THE  
POINT OF TERMINATION (POT) OF THIS PORTION.

AND:

A 12.00 FEET WIDE STRIP OF LAND WHICH CENTER LINE BEGINS AT SAID POINT 'I-1'  
THENCE CONTINUE N89°59'28"E ALONG THE CENTER LINE FOR 10.71 FEET; THENCE  
CONTINUE S44°59'28"E FOR 8.49 FEET; THENCE CONTINUE N89°59'28"E FOR 30.94 FEET  
TO THE POINT OF TERMINATION (POT) OF THIS PORTION.

AND:

A 12.00 FEET WIDE STRIP OF LAND WHICH CENTER LINE BEGINS AT SAID POINT 'J'  
THENCE CONTINUE S00°00'32"E ALONG THE CENTER LINE FOR 16.52 FEET TO THE POINT  
OF TERMINATION (POT) OF THIS PORTION.

AND:

A 12.00 FEET WIDE STRIP OF LAND WHICH CENTER LINE BEGINS AT SAID POINT 'K'  
THENCE CONTINUE S00°02'52"E ALONG THE CENTER LINE FOR 46.87 FEET TO THE POINT  
OF TERMINATION (POT) OF THIS PORTION.

AND:

A 12.00 FEET WIDE STRIP OF LAND WHICH CENTER LINE BEGINS AT SAID POINT 'L'  
THENCE CONTINUE N00°02'52"W ALONG THE CENTER LINE FOR 17.94 FEET TO THE POINT  
OF TERMINATION (POT) OF THIS PORTION.

PROJECT NAME:

**MIAMI CAROL CITY SENIOR  
AREA STATE SCHOOL LLL**

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DRAWN BY: E.G.S.
F.B. SEE FILE
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SHEET 10 OF 11

**SOUTH PENINSULA SURVEYING, CORP.**

LE # 8583

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**SURVEYORS - PLANNERS**

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## LEGAL DESCRIPTION

AND:

A 12.00 FEET WIDE STRIP OF LAND WHICH CENTER LINE BEGINS AT SAID POINT 'M' THENCE CONTINUE S00°02'32"E ALONG THE CENTER LINE FOR 29.64 FEET TO THE POINT OF TERMINATION (POT) OF THIS PORTION OF THIS EASEMENT.

AND:

A 12.00 FEET WIDE STRIP OF LAND WHICH CENTER LINE BEGINS AT A POINT 'N', LOCATED 659.98 FEET NORTH OF CENTER LINE OF MIAMI GARDENS DRIVE (N.W. 183 STREET) AND ON EAST RIGHT OF WAY OF NW 34 COURT; AS SHOWN ON SAID PLAT OF 'MIAMI CAROL CITY SENIOR HIGH SCHOOL SITE' AS RECORDED IN PLAT BOOK 84 PAGE 56 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY; THENCE CONTINUE N 89°59'28" E ALONG THE CENTER LINE FOR 8.50 FEET; THENCE CONTINUE S 68°11'25" E FOR 10.77 FEET; THENCE CONTINUE N 89°59'28" E ALONG THE CENTER LINE FOR 10.08 FEET TO THE POINT OF TERMINATION (POT) OF THIS PORTION OF THIS EASEMENT.

AND:

A 12.00 FEET WIDE STRIP OF LAND WHICH CENTER LINE BEGINS AT A POINT 'O', LOCATED 560.70 FEET EAST OF CENTER LINE OF NW 34 COURT AND ON NORTH RIGHT OF WAY OF MIAMI GARDENS DRIVE (N.W. 183 STREET) AS SHOWN ON SAID PLAT OF 'MIAMI CAROL CITY SENIOR HIGH SCHOOL SITE' AS RECORDED IN PLAT BOOK 84 PAGE 56 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY; THENCE CONTINUE N 00°00'49" W ALONG THE CENTER LINE FOR 4.00 FEET TO THE POINT OF TERMINATION (POT) OF THIS PORTION OF THIS EASEMENT.

AND:

A 12.00 FEET WIDE STRIP OF LAND WHICH CENTER LINE BEGINS AT A POINT 'P', LOCATED 224.66 FEET WEST OF E. LINE OF W 1/2, SE. 1/4, SW. 1/4, SECTION 4-52-41 AND ON THE NORTH RIGHT OF WAY OF N.W. 183 STREET AS SHOWN ON SAID PLAT OF 'MIAMI CAROL CITY SENIOR HIGH SCHOOL SITE' AS RECORDED IN PLAT BOOK 84 PAGE 56 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY; THENCE CONTINUE N 00°01'27" W ALONG THE CENTER LINE FOR 4.00 FEET TO THE POINT OF TERMINATION (POT) OF THIS PORTION OF THIS EASEMENT.

THE SIDES OF THIS EASEMENT TO BE LENGTHENED OR SHORTENED TO FORM A CONTINUOUS STRIP OF LAND.

PROJECT NAME:

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H.S. STATE SCHOOL LLL**

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F.B. SEE FILE
FILE NO. GG-09150
SHEET 11 OF 11

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LE # 8583

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