

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

SUBJECT: AUTHORIZATION TO DEDICATE LAND TO MIAMI-DADE COUNTY FOR RIGHT-OF-WAY PURPOSES ADJACENT TO AVENTURA WATERWAYS K-8 CENTER, LOCATED AT 21101 NE 26 AVENUE, MIAMI, FLORIDA

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

LINK TO STRATEGIC FRAMEWORK: FINANCIAL EFFICIENCY/STABILITY

The District recently completed the construction of Aventura Waterways K-8 Center located at 21101 NE 26 Avenue, Miami, Florida and the facility opened for the 2008-09 school year. As part the project, Miami-Dade County has requested that the District dedicate a portion of the Board-owned site for use as public right-of-way (NE 211 Street).

The area to be dedicated totals approximately 18,346 square feet, or .42 acres, more or less, and is more fully described in Exhibit "A", attached hereto.

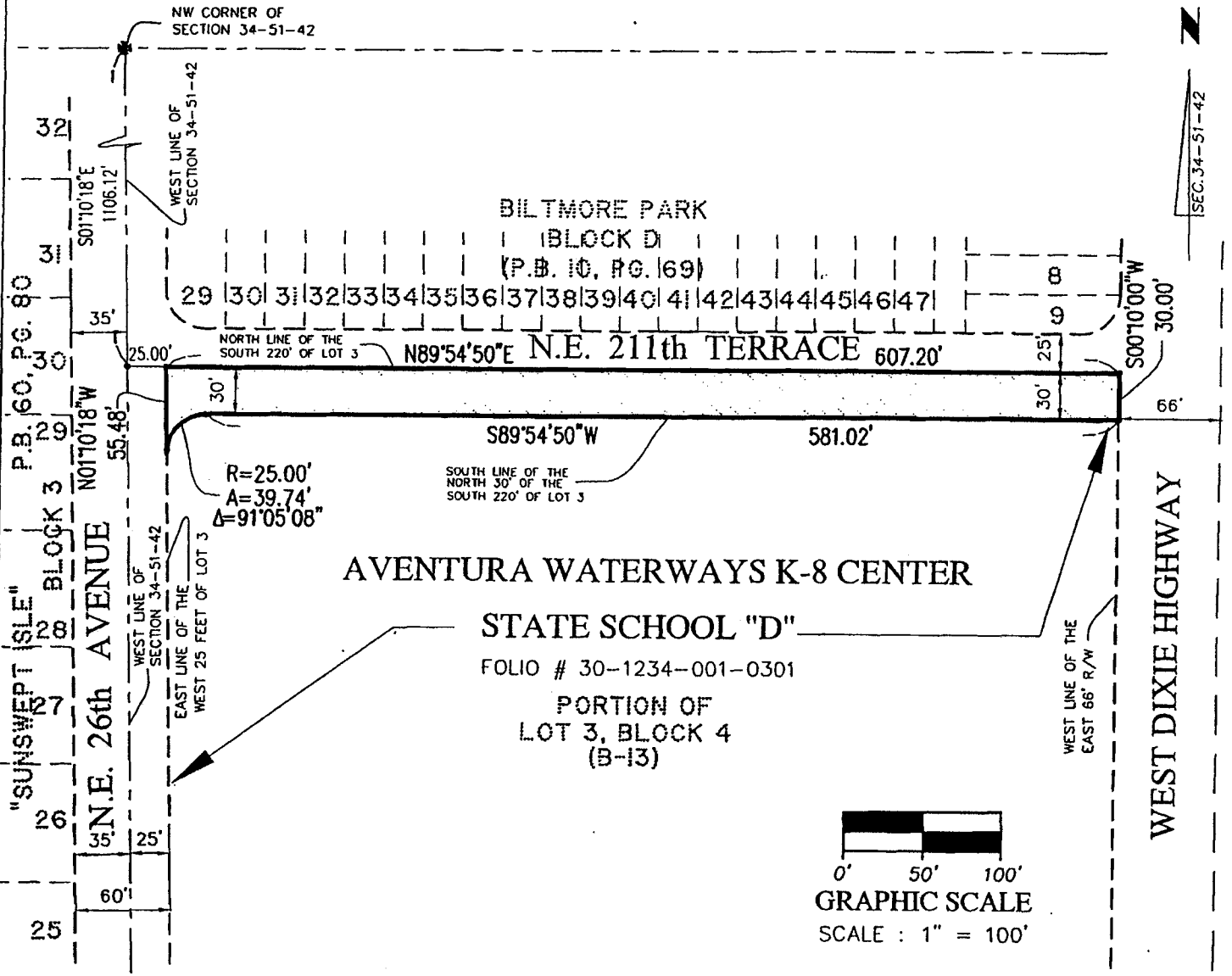
The right-of-way document will be reviewed by the School Board Attorney's Office and the Office of Risk and Benefits Management prior to execution. The School Principal, Region III Superintendent and the Office of School Facilities all recommend the proposed right-of-way dedication.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, authorize the Chair and Secretary to execute the necessary documents to dedicate land to Miami-Dade County for right-of-way purposes adjacent to Aventura Waterways K-8 Center, located at 21101 NE 26 Avenue, Miami, Florida.

IB:

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EXHIBIT "A"



LEGEND

P.O.B.	Point of Beginning	SEC.	Section
P.O.T.	Point of Termination	TWP.	Township
P.O.C.	Point of Commence	RGE.	Range
P.B.	Plat Book	CL	Centerline
PG.	Page	ML	Monument line
R/W	Right-of-Way	COR	Corner

NOTICE:
Not full and complete without Pages 2 & 3

Page 1 of 3

EXHIBIT "A-1"
SKETCH
SCALE: 1" = 100'
-THIS IS NOT A SURVEY-

RIGHT OF WAY DEDICATION
"AVENTURA WATERWAYS K-8 CENTER/STATE SCHOOL "D" LOC. #0231
21038 WEST DIXIE HIGHWAY, MIAMI, FLORIDA
Folio # 30-1234-001-0301
MIAMI-DADE COUNTY
Section 34, Township 51 South, Range 42 East
Date: October 29, 2009

LEGAL DESCRIPTION :

The North 30 feet of the South 220 feet of Lot 3, Block 4, less the West 25 feet of "TOWN OF HALLANDALE", Section 34, Township 51 South, Range 42 East, according to the Plat thereof, as recorded in Plat Book B, at Page 13, of the Public Records of Miami-Dade County, Florida, less and except the East 66 foot right-of-way of West Dixie Highway.

Together with:

The area bounded by the south line of the North 30 feet and by the east line of the West 25 feet of the South 220 feet of Lot 3, Block 4, less the West 25 feet of "TOWN OF HALLANDALE", Section 34, Township 51 South, Range 42 East, according to the Plat thereof, as recorded in Plat Book B, at Page 13, of the Public Records of Miami-Dade County, Florida, and bounded by a 25 foot radius arc concave to the southeast, said curve being tangent to both of the last described lines.

Containing 18,346 Square feet or 0.42 Acres more or less by calculations.

NOTICE:

Not full and complete without Pages 1 & 3

Page 2 of 3

**EXHIBIT "A-1"
LEGAL DESCRIPTION**

-THIS IS NOT A SURVEY-

RIGHT OF WAY DEDICATION
"AVENTURA WATERWAYS K-8 CENTER/STATE SCHOOL "D": LOC. # 0231
21038 WEST DIXIE HIGHWAY, MIAMI, FLORIDA
Folio # 30-1234-001-0301
MIAMI-DADE COUNTY
Section 34, Township 51 South, Range 42 East
Date: October 29, 2009

SOURCES OF DATA:

The Legal Description of the Subject Parcel of Land was generated from information provided by the client. In addition, the following sources of data were used to the extent required to complete this document in a defensible manner. That is to say:

North arrow and Bearings refer to an assumed value of S01°10'18"E, along the West Line of Section 34, Township 51 South, Range 42 East, recorded in Miami-Dade County, Florida.

CLIENT INFORMATION:

This Sketch and Legal Description was prepared at the insistence of:

Miami-Dade County Public School

LIMITATIONS:

Since no other information other than what is cited in the Sources of Data was furnished, the Client is hereby advised that there may legal restrictions on the subject property that are not shown on the Sketch that may be found in the Public Records of Miami-Dade County, or any other public and private entities as their jurisdictions may appear. The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual who may appear in public records.

This document does not represent a field boundary survey of the described property, or any part or parcel thereof.

SURVEYOR'S CERTIFICATE:

I hereby certify: 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. 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.

J. BONFILL & ASSOCIATES, INC.

Florida Certificate of Authorization Number LB3398
9360 Southwest 72nd Street, Suite 265
Miami, Florida 33173 Phone: 305.598.8383

By: 
Juan J. Bonfill, P.L.S.

Professional Land Surveyor No. 3179
State of Florida

October 29, 2009

Project: 04-0069

Job: 09-0293 Sketch & Legal

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps and Reports by other than the signing party are prohibited without the written consent of the signing party. This document consists of multiple Exhibits and Sheets. 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.

NOTICE:

Not full and complete without Pages 1 & 2

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**EXHIBIT "A-1"
SURVEYOR'S NOTES**

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