

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

SUBJECT: AUTHORIZATION TO DEDICATE LAND TO THE FLORIDA DEPARTMENT OF TRANSPORTATION, FOR RIGHT-OF-WAY PURPOSES ADJACENT TO MIAMI JACKSON SENIOR HIGH SCHOOL, LOCATED AT 1751 NW 36 STREET, MIAMI, FLORIDA

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

LINK TO STRATEGIC FRAMEWORK: FINANCIAL EFFICIENCY/STABILITY

The District recently completed construction of the replacement Miami Jackson Senior High School (School), located at 1751 NW 36 Street, Miami, Florida. As part of the project, the Florida Department of Transportation 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 6,272 square feet, or 0.15 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, Assistant Superintendent of the Education Transformation Office and the Office of School Facilities all recommend the proposed right-of-way dedication.

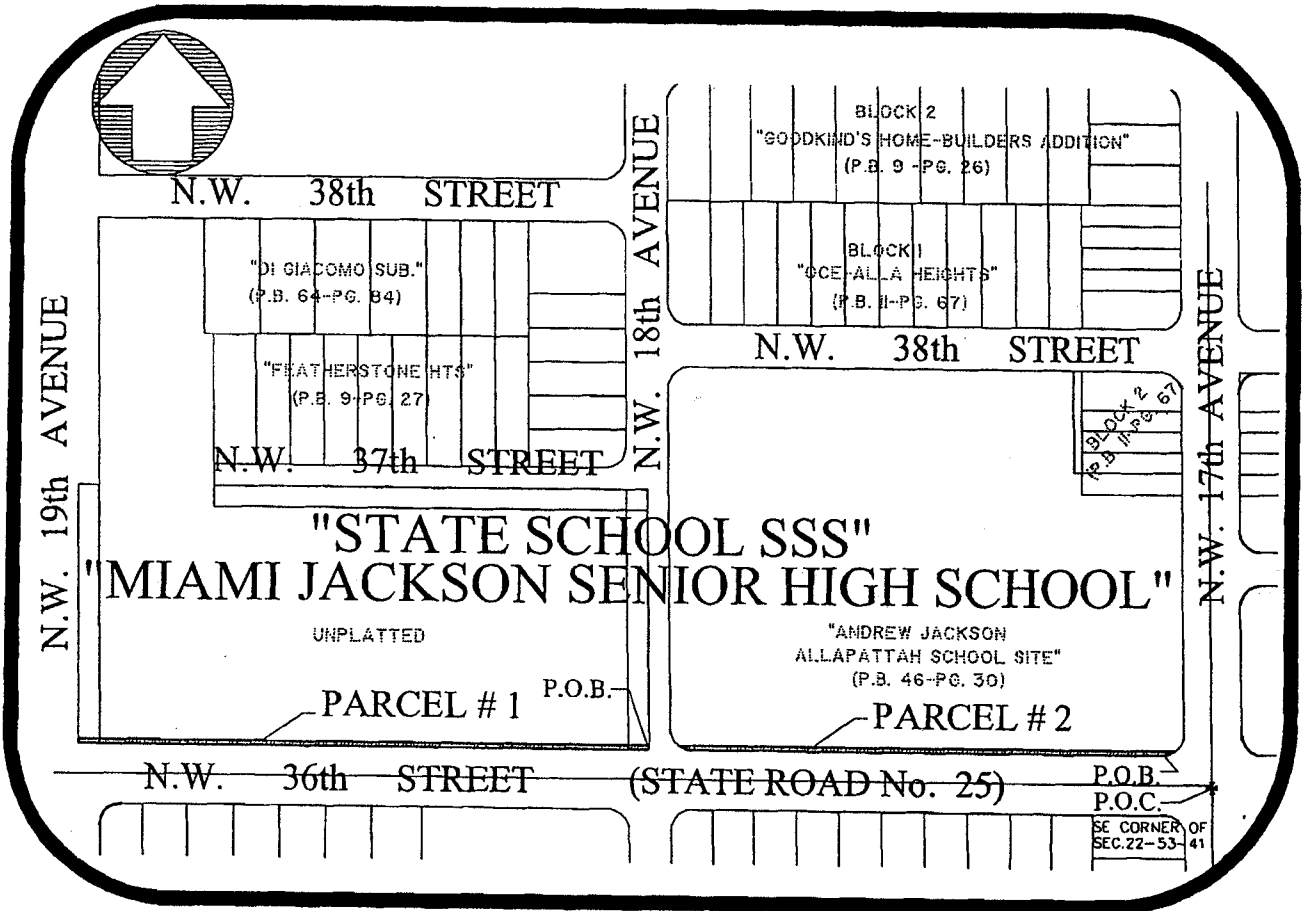
RECOMMENDED: That The School Board of Miami-Dade County, Florida, authorize the Chair and Secretary to execute the necessary documents to dedicate land to the Florida Department of Transportation for right-of-way purposes adjacent to Miami Jackson Senior High School, located at 1751 NW 36 Street, Miami, Florida.

IB

F - 1

EXHIBIT "A"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
FOR
PARCELS 1 & 2 CONVEYED BY
MIAMI-DADE COUNTY PUBLIC SCHOOL TO
FLORIDA DEPARTMENT OF TRANSPORTATION

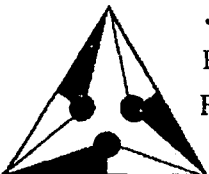


LOCATION SKETCH
NOT TO SCALE

Folio # 01-3122-037-0010 & 01-3122-000-0930
CITY OF MIAMI, MIAMI-DADE COUNTY FLORIDA
Section 22, Township 53 South, Range 41 East

-THIS IS NOT A SURVEY-

NOTICE:
Not full and complete without Pages 2 thru 5

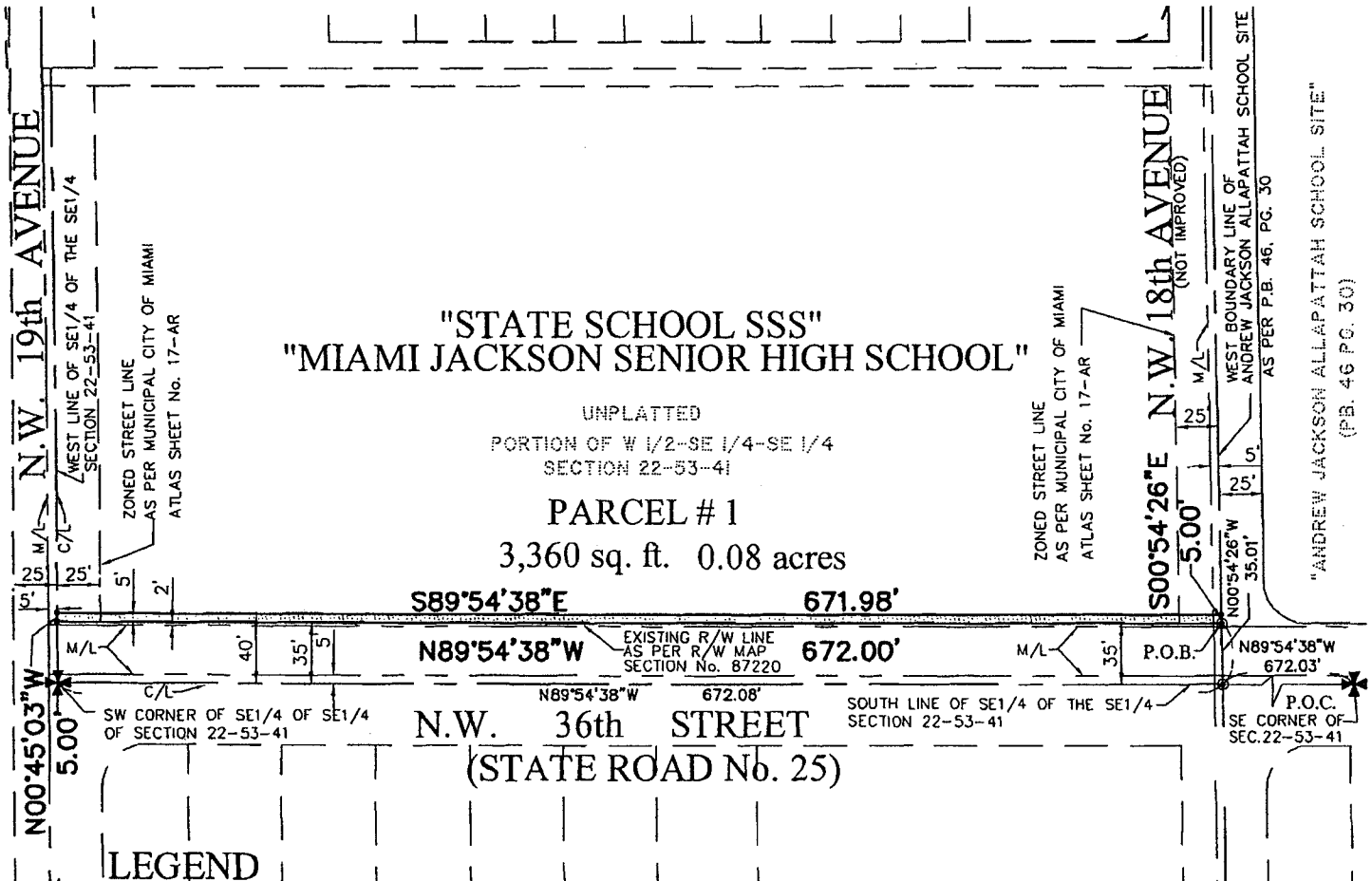
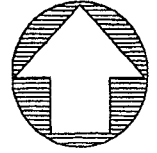


J. Bonfill & Associates, Inc.
REGISTERED SURVEYORS & MAPPERS
Florida Certificate of Authorization LB3398
9360 S.W. 72nd Street Suite 265
Miami, Florida 33173 (305) 598-8383

Florida Department of Transportation, District VI
Item/Segment No.: N/A
W.P.I. No.: N/A
State Project No.: 87220
Federal Project No.: N/A
State Road No.: 25 NW 36th Street
County: Miami-Dade
Parcel No.:

EXHIBIT "A"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION FOR PARCEL No. 1 CONVEYED BY MIAMI-DADE COUNTY PUBLIC SCHOOL TO FLORIDA DEPARTMENT OF TRANSPORTATION

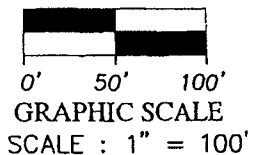


LEGEND

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

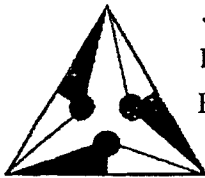
SKETCH

Folio #01-3122-037-0010
CITY OF MIAMI, MIAMI-DADE COUNTY FLORIDA
Section 22, Township 53 South, Range 41 East
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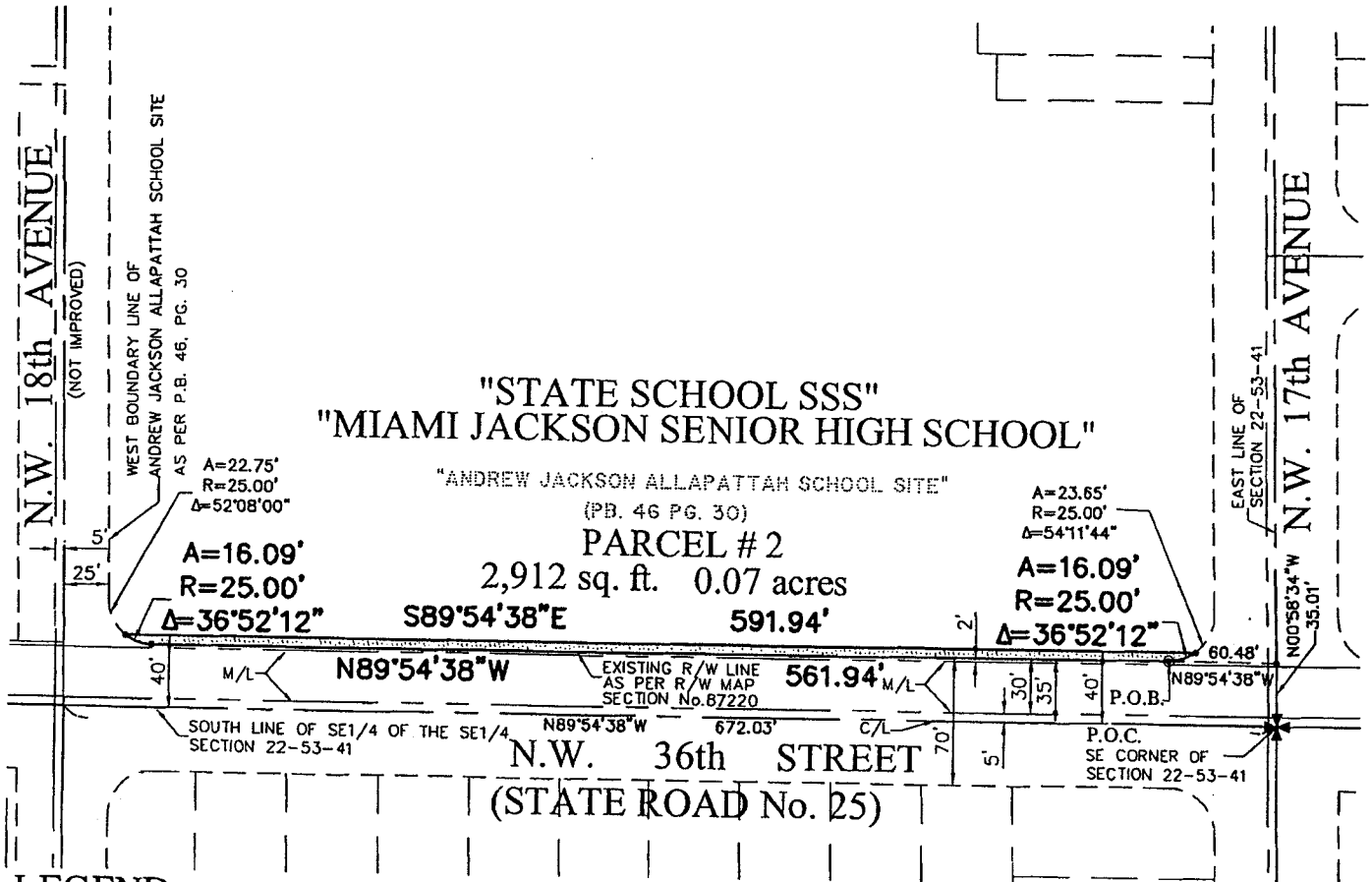
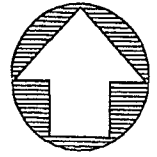
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Florida Department of Transportation, District VI
Item/Segment No.: N/A
W.P.I. No.: N/A
State Project No.: 87220
Federal Project No.: N/A
State Road No.: 25 NW 36th Street
County: Miami-Dade
Parcel No.:

Sheet 2 of 5

EXHIBIT "A"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION FOR PARCEL No. 2 CONVEYED BY MIAMI-DADE COUNTY PUBLIC SCHOOL TO FLORIDA DEPARTMENT OF TRANSPORTATION



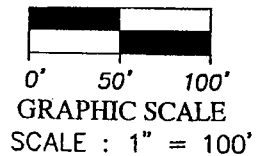
LEGEND

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

SKETCH

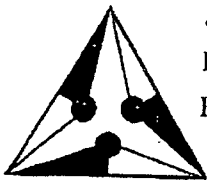
Folio # 01-3122-000-0930
CITY OF MIAMI, MIAMI-DADE COUNTY FLORIDA
Section 22, Township 53 South, Range 41 East

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Miami, Florida 33173 (305) 598-8383

Florida Department of Transportation, District VI

Item/Segment No.: N/A

W.P.I. No.: N/A

State Project No.: 87220

Federal Project No.: N/A

State Road No.: 25 NW 36th Street

County: Miami-Dade

Parcel No.:

Sheet 3 of 5

EXHIBIT "A"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION FOR PARCELS 1 & 2 CONVEYED BY MIAMI-DADE COUNTY PUBLIC SCHOOL TO FLORIDA DEPARTMENT OF TRANSPORTATION

LEGAL DESCRIPTION PARCEL 1:

A 5 feet strip of land along a portion of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 22, Township 53 South, Range 41 East, lying and being in Miami-Dade County, Florida being more particularly described as follows: Commence at the Southeast corner of Section 22, Township 53 South, Range 41 East; thence N89°54'38"W, along the South line of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 22, also being the centerline of N.W. 36th Street (State Road No. 25), a distance of 672.03 feet to intersect with the centerline of N.W. 18th Avenue; thence N00°54'26"W, along said centerline, a distance of 35.01 feet to the Point of Beginning; thence N89°54'38"W, along the existing North right-of-way line of N.W. 36th Street (State Road No. 25) as per Right-of-way Map recorded in Florida Department of Transportation Federal Project Section 87220-2301, 87090-2301, a distance of 672.00 feet to intersect with the West line of SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of aforesaid Section 22; thence N00°45'03"W, along said West line, a distance of 5.00 feet; thence S89°54'38"E, along a line 40 feet of and parallel with the South line of aforesaid Section 22, a distance of 671.98 feet to intersect with the centerline of N.W. 18th Avenue; thence S00°54'26"E, along said centerline, a distance of 5.00 feet to the Point of Beginning.

Containing 3,360 Square Feet or 0.08 Acres, more or less, by calculations.

LEGAL DESCRIPTION PARCEL 2:

A 5 feet strip of land along a portion "ANDREW JACKSON ALLAPATTAH SCHOOL SITE", according to the Plat thereof as recorded in Plat Book 46, at Page 30, in Section 22, Township 53 South, Range 41 East, lying and being in Miami-Dade County, Florida being more particularly described as follows:

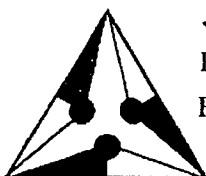
Commence at the Southeast corner of Section 22, Township 53 South, Range 41 East; thence N00°54'34"W, along the East line of said Section 22, also being the centerline of N.W. 17th Avenue, a distance of 35.01 feet; thence N89°54'38"W, along the Easterly extension of the South line of "ANDREW JACKSON ALLAPATTAH SCHOOL SITE" as recorded in Plat Book 46, at Page 30, a distance of 60.48 feet to the Point of Beginning; thence continue N89°54'38"W, along the said South line also being the existing North right-of-way line of N.W. 36th Street (State Road No. 25) as per Right-of-way Map recorded in Florida Department of Transportation Federal Project Section 87220-2301, 87090-2301, a distance of 561.94 feet to the point of curvature of a circular curve concave to the Northeast; thence northwesterly 16.09 feet along the arc of a circular curve, having a radius of 25.00 feet and a central angle of 36°52'12"; thence S89°54'38"E, along a line 40 feet of and parallel with the South line of aforesaid Section 22, a distance of 591.94 feet to intersect with a circular curve concave to the northwest; thence southwesterly 16.09 feet along the arc of a circular curve, having a radius of 25.00 feet and a central angle of 36°52'12" to the Point of Beginning.

Containing 2,912 Square Feet or 0.07 Acres, more or less, by calculations.

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Florida Department of Transportation, District VI

Item/Segment No.: N/A

W.P.I. No.: N/A

State Project No.: 87220

Federal Project No.: N/A

State Road No.: NW 36th Street

County: Miami-Dade

Parcel No.:

Sheet 4 of 5

EXHIBIT "A"

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 N89°54'38"W, along the South line of the SE 1/4 of the SE 1/4 of Section 22, Township 53 South, Range 41 East, as per Plat Book 46, at Page 30, of the Public Records of Miami-Dade County, Florida.
- Legal Description of the State School SSS, provided by Miami-Dade County Public School.
- Municipal City of Miami Atlas Sheet No. 17-AR.
- Right-of-Way Map of State Road No. 25, as recorded in Florida Department of Transportation, Section 87220-2301 and 87090-2301.
- Section 22, Township 53 South, Range 41 East, of the Public Records of 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
July 29, 2010

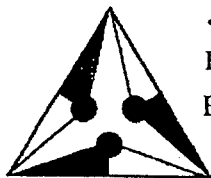
Project: 10-0226

Job: 10-0220 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 5J-17 of the Florida Administrative Code.

NOTICE:

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Sheet 5 of 5