

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 TERRA ENVIRONMENTAL RESEARCH INSTITUTE, LOCATED AT 11005 SW 84 STREET, AND TO CONVEY THE SUBJECT UTILITY LINE IN FAVOR OF AND TO MIAMI-DADE COUNTY  
PROJECT NO. 00254700**

**COMMITTEE: FACILITIES AND CONSTRUCTION REFORM**

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

In order to maintain a water line constructed to service Terra Environmental Research Institute, 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 Terra Environmental Research Institute, located at 11005 SW 84 Street, and to convey the subject utility line (project no. 00254700) in favor of and to Miami-Dade County, as described above.

LML

**F - 21**

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

## 12 FOOT WATER EASEMENT (DW 2007 -161)

P.O.C.  
CENTER  
SEC. 31  
TWP. 54 S  
RNG. 40 E

N 87°38'48" E  
35.00'

NORTH LINE - SE 1/4 31-54-40

35.00'

WEST LINE - SE 1/4 31-54-40

EAST LINE OF WEST 35' - SE 1/4 31-54-40

S 01°26'59" E  
301.66'

MIAMI-DADE COUNTY  
SCHOOL BOARD PROPERTY  
FOLIO No. 30-4031-000-0080

S.W. 80TH  
TERR.

P.O.B.

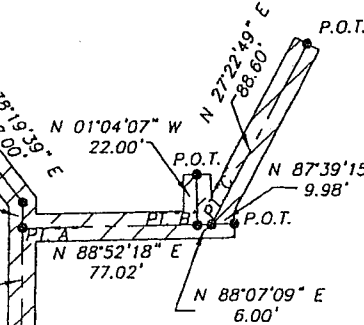
N 88°35'13" E  
759.00'

S 36°19'39" E  
48.00'

N 01°04'07" W  
22.00'

S 00°09'19" E  
11.15'

S 00°11'19" W  
46.76'



S.W. 112TH  
AVENUE

35.00'

N 88°07'09" E  
6.00'

N 88°52'18" E  
77.02'

N 01°04'07" W  
22.00'

S 36°19'39" E  
48.00'

N 88°35'13" E  
759.00'

S 00°11'19" W  
46.76'

S 00°09'19" E  
11.15'

N 88°07'09" E  
6.00'

S 24°40'29" E  
24.40'

S 60°34'40" E  
47.90'

N 04°04'53" E  
19.54'

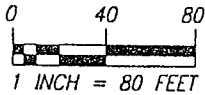
N 88°47'48" E  
35.39'

N 88°26'38" E  
210.12'

S 01°44'47" E  
8.06'

N 88°32'18" E  
53.22'

N 88°47'48" E  
7.73'



**LEGEND:**

- E— DENOTES CENTER LINE
- P.B. DENOTES PLAT BOOK
- P.C. DENOTES PAGE
- P.O.B. DENOTES POINT OF BEGINNING
- P.O.C. DENOTES POINT OF COMMENCEMENT
- P.O.T. DENOTES POINT OF TERMINATION
- D.C.R. DENOTES DADE COUNTY RECORDS
- R DENOTES RADII
- Δ DENOTES CENTRAL ANGLE OR DELTA
- A DENOTES ARC DISTANCE

SCALE 1" = 80'

MATCH LINE  
SEE SHEET 2 OF 4

SHEET 1 OF 4 SHEETS

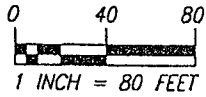
*Schwabke-Shiskin & Associates, Inc.*  
 LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025  
 PHONE No. (954)435-7010 FAX No. (954)438-3288  
 ORDER NO. 196433  
 DATE: 04/01/2009  
 THIS IS NOT A "BOUNDARY SURVEY"  
 CERTIFICATE OF AUTHORIZATION No. LB-87

REVISIONS
ADDED POINT 7" (197287) 03/01/2010

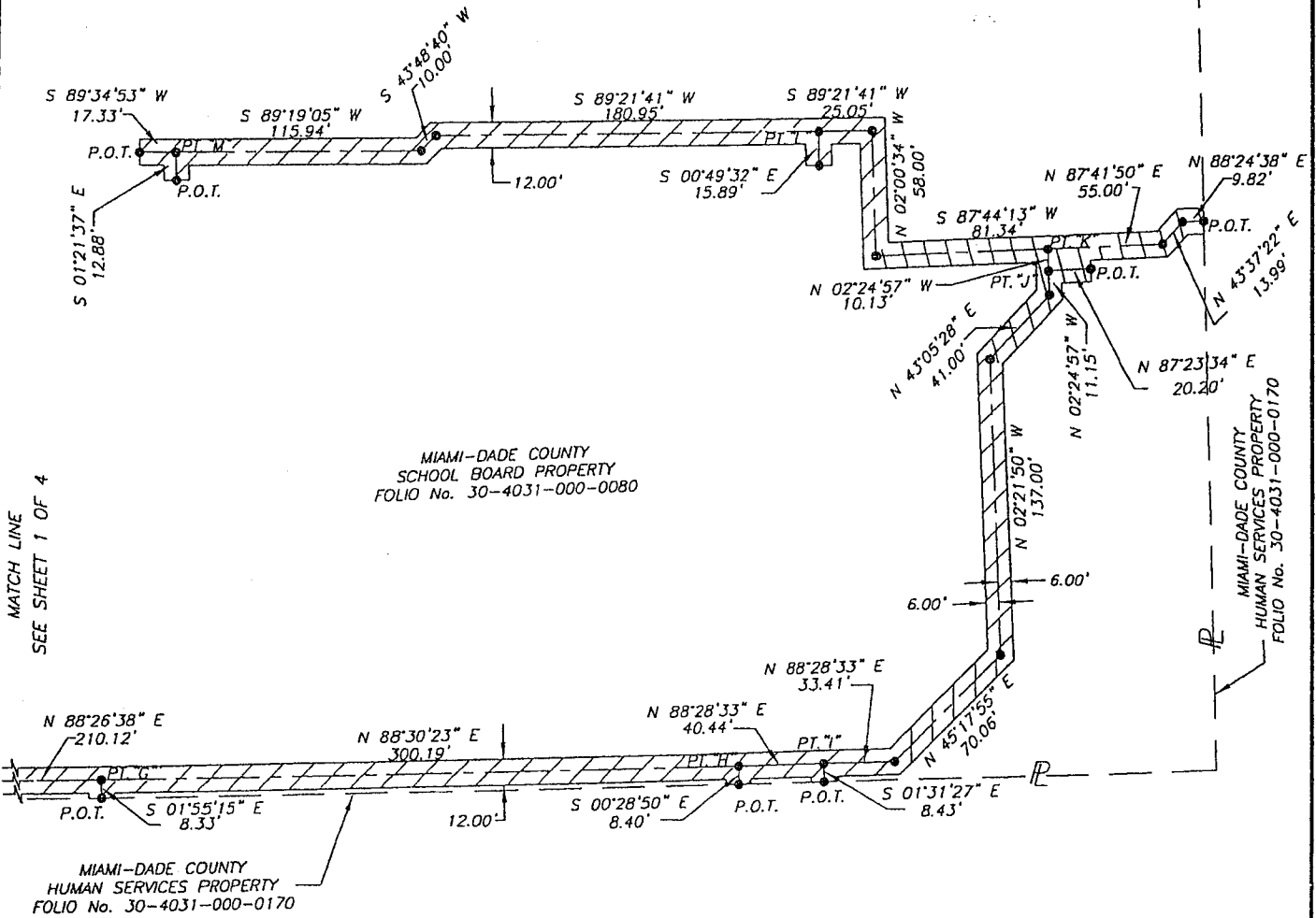
# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

## 12 FOOT WATER EASEMENT (DW 2007 -161)

- LEGEND:**
- DENOTES CENTER LINE
  - P.B. DENOTES PLAT BOOK
  - P.G. DENOTES PAGE
  - P.O.B. DENOTES POINT OF BEGINNING
  - P.O.C. DENOTES POINT OF COMMENCEMENT
  - P.O.T. DENOTES POINT OF TERMINATION
  - D.C.R. DENOTES DADE COUNTY RECORDS
  - R DENOTES RADIUS
  - D DENOTES CENTRAL ANGLE OR DELTA
  - A DENOTES ARC DISTANCE



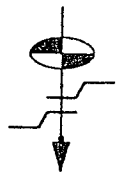
MIAMI-DADE COUNTY  
HUMAN SERVICES PROPERTY  
FOLIO No. 30-4031-000-0170



MATCH LINE  
SEE SHEET 1 OF 4

SCALE 1" = 80'

SHEET 2 OF 4 SHEETS



*Schwabke-Shiskin & Associates, Inc.*  
 LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025  
 PHONE No. (954) 435-7010 FAX No. (954) 438-3288  
 ORDER NO. 196433  
 DATE: 04/01/2009  
 THIS IS NOT A "BOUNDARY SURVEY"  
 CERTIFICATE OF AUTHORIZATION No. LB-87

PREPARED UNDER MY SUPERVISION:  
  
 MARK STEVEN JOHNSON  
 FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775

REVISIONS
ADDED POINT "I" (197287) 03/01/2010

# LEGAL DESCRIPTION TO ACCOMPANY SKETCH

## 12 FOOT WATER EASEMENT (DW 2007 - 161)

PORTIONS OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 31, TOWNSHIP 54 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA; SAID PORTIONS BEING STRIPS OF LAND 12.00 FEET IN WIDTH, LYING 6.00 FEET ON EACH SIDE OF AND PARALLEL WITH, THE FOLLOWING MORE PARTICULARLY DESCRIBED CENTERLINES:

COMMENCE AT THE CENTER OF SAID SECTION 31; THENCE NORTH 87 DEGREES 38 MINUTES 48 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHEAST  $\frac{1}{4}$  OF SECTION 31 FOR 35.00 FEET TO A POINT ON THE EAST LINE OF THE WEST 35.00 FEET OF SAID SOUTHEAST  $\frac{1}{4}$ ; THENCE SOUTH 01 DEGREES 26 MINUTES 59 SECONDS EAST ALONG SAID EAST LINE OF THE WEST 35.00 FEET OF THE SOUTHEAST  $\frac{1}{4}$  FOR 301.66 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED CENTERLINE; THENCE NORTH 88 DEGREES 35 MINUTES 13 SECONDS EAST FOR 759.00 FEET; THENCE SOUTH 38 DEGREES 19 MINUTES 39 SECONDS EAST FOR 48.00 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 19 SECONDS EAST FOR 11.15 FEET TO A POINT HEREINAFTER KNOWN AS POINT "A"; THENCE SOUTH 00 DEGREES 11 MINUTES 19 SECONDS WEST FOR 46.76 FEET; THENCE SOUTH 24 DEGREES 40 MINUTES 26 SECONDS EAST FOR 141.00 FEET; THENCE SOUTH 60 DEGREES 34 MINUTES 40 SECONDS EAST FOR 47.90 FEET; THENCE NORTH 88 DEGREES 32 MINUTES 18 SECONDS EAST FOR 53.22 FEET TO A POINT HEREINAFTER KNOWN AS POINT "D"; THENCE NORTH 88 DEGREES 47 MINUTES 48 SECONDS EAST FOR 7.73 FEET TO A POINT HEREINAFTER KNOWN AS POINT "E"; THENCE CONTINUE NORTH 88 DEGREES 47 MINUTES 48 SECONDS EAST FOR 35.39 FEET TO A POINT HEREINAFTER KNOWN AS POINT "F"; THENCE NORTH 88 DEGREES 26 MINUTES 38 SECONDS EAST FOR 210.12 FEET TO A POINT HEREINAFTER KNOWN AS POINT "G"; THENCE NORTH 88 DEGREES 30 MINUTES 23 SECONDS EAST FOR 300.19 FEET TO A POINT HEREINAFTER KNOWN AS POINT "H"; THENCE NORTH 88 DEGREES 28 MINUTES 33 SECONDS EAST FOR 40.44 FEET TO A POINT HEREINAFTER KNOWN AS POINT "I"; THENCE NORTH 88 DEGREES 28 MINUTES 33 SECONDS EAST FOR 33.41 FEET; THENCE NORTH 45 DEGREES 17 MINUTES 55 SECONDS EAST FOR 70.06 FEET; THENCE NORTH 02 DEGREES 21 MINUTES 50 SECONDS WEST FOR 137.00; THENCE NORTH 43 DEGREES 05 MINUTES 28 SECONDS EAST FOR 41.00 FEET; THENCE NORTH 02 DEGREES 24 MINUTES 57 SECONDS WEST FOR 11.15 FEET TO A POINT HEREINAFTER KNOWN AS POINT "J"; THENCE CONTINUE NORTH 02 DEGREES 24 MINUTES 57 SECONDS WEST FOR 10.13 FEET TO A POINT HEREINAFTER KNOWN AS POINT "K"; THENCE SOUTH 87 DEGREES 44 MINUTES 13 SECONDS WEST FOR 81.34 FEET; THENCE NORTH 02 DEGREES 00 MINUTES 34 SECONDS WEST FOR 58.00 FEET; THENCE SOUTH 89 DEGREES 21 MINUTES 41 SECONDS WEST FOR 25.05 FEET TO A POINT HEREINAFTER KNOWN AS POINT "L"; THENCE CONTINUE SOUTH 89 DEGREES 21 MINUTES 41 SECONDS WEST FOR 180.95 FEET; THENCE SOUTH 43 DEGREES 48 MINUTES 40 SECONDS WEST FOR 10.00 FEET; THENCE SOUTH 89 DEGREES 19 MINUTES 05 SECONDS WEST FOR 115.94 FEET TO A POINT HEREINAFTER KNOWN AS POINT "M"; THENCE SOUTH 89 DEGREES 34 MINUTES 53 SECONDS WEST FOR 17.33 FEET TO THE POINT OF TERMINATION.

TOGETHER WITH:

BEGIN AT THE AFOREMENTIONED POINT "A"; THENCE NORTH 88 DEGREES 52 MINUTES 18 SECONDS EAST FOR 77.02 FEET TO A POINT HEREINAFTER KNOWN AS POINT "B"; THENCE NORTH 88 DEGREES 07 MINUTES 09 SECONDS EAST FOR 6.00 FEET TO A POINT HEREINAFTER KNOWN AS POINT "C"; THENCE NORTH 27 DEGREES 22 MINUTES 49 SECONDS EAST FOR 88.60 FEET TO THE POINT OF TERMINATION.

TOGETHER WITH:

BEGIN AT THE AFOREMENTIONED POINT "B"; THENCE NORTH 01 DEGREES 04 MINUTES 07 SECONDS WEST FOR 22.00 FEET TO THE POINT OF TERMINATION.

TOGETHER WITH:

BEGIN AT THE AFOREMENTIONED POINT "C"; THENCE NORTH 87 DEGREES 39 MINUTES 15 SECONDS EAST FOR 9.98 FEET TO THE POINT OF TERMINATION.

TOGETHER WITH:

BEGIN AT THE AFOREMENTIONED POINT "D"; THENCE NORTH 04 DEGREES 04 MINUTES 53 SECONDS EAST FOR 19.54 FEET TO THE POINT OF TERMINATION.

TOGETHER WITH:

BEGIN AT THE AFOREMENTIONED POINT "E"; THENCE NORTH 00 DEGREES 29 MINUTES 11 SECONDS WEST FOR 15.66 FEET TO THE POINT OF TERMINATION.

TOGETHER WITH:

BEGIN AT THE AFOREMENTIONED POINT "F"; THENCE SOUTH 01 DEGREES 44 MINUTES 47 SECONDS EAST FOR 8.06 FEET TO THE POINT OF TERMINATION.

TOGETHER WITH:

BEGIN AT THE AFOREMENTIONED POINT "G"; THENCE SOUTH 01 DEGREES 55 MINUTES 15 SECONDS EAST FOR 8.33 FEET TO THE POINT OF TERMINATION.

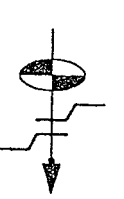
TOGETHER WITH:

BEGIN AT THE AFOREMENTIONED POINT "H"; THENCE SOUTH 00 DEGREES 28 MINUTES 50 SECONDS EAST FOR 8.40 FEET TO THE POINT OF TERMINATION.

TOGETHER WITH:

BEGIN AT THE AFOREMENTIONED POINT "I"; THENCE SOUTH 01 DEGREES 31 MINUTES 27 SECONDS EAST FOR 8.43 FEET TO THE POINT OF TERMINATION.

SHEET 3 OF 4 SHEETS



*Schwabke-Shishkin & Associates, Inc.*

LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025  
PHONE No. (954)435-7010      FAX No. (954)438-3288

ORDER NO. 196433      PREPARED UNDER MY SUPERVISION:

DATE: 04/01/2009      *[Signature]*

THIS IS NOT A "BOUNDARY SURVEY"  
CERTIFICATE OF AUTHORIZATION No. LB-87      MARK STEVEN JOHNSON  
FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775

REVISIONS
ADDED POINT "I" (197287) 03/01/2010

# LEGAL DESCRIPTION TO ACCOMPANY SKETCH

## 12 FOOT WATER EASEMENT

(DW 2007 - 161)

TOGETHER WITH:

BEGIN AT THE AFOREMENTIONED POINT "J"; THENCE NORTH 87 DEGREES 23 MINUTES 34 SECONDS EAST FOR 20.20 FEET TO THE POINT OF TERMINATION.

BEGIN AT THE AFOREMENTIONED POINT "K"; THENCE NORTH 87 DEGREES 41 MINUTES 50 SECONDS EAST FOR 55.00 FEET; THENCE NORTH 43 DEGREES 37 MINUTES 22 SECONDS EAST FOR 13.99 FEET; THENCE NORTH 88 DEGREES 24 MINUTES 38 SECONDS EAST FOR 9.82 FEET TO THE POINT OF TERMINATION.

TOGETHER WITH:

BEGIN AT THE AFOREMENTIONED POINT "L"; THENCE SOUTH 00 DEGREES 49 MINUTES 32 SECONDS EAST FOR 15.89 FEET TO THE POINT OF TERMINATION.

TOGETHER WITH:

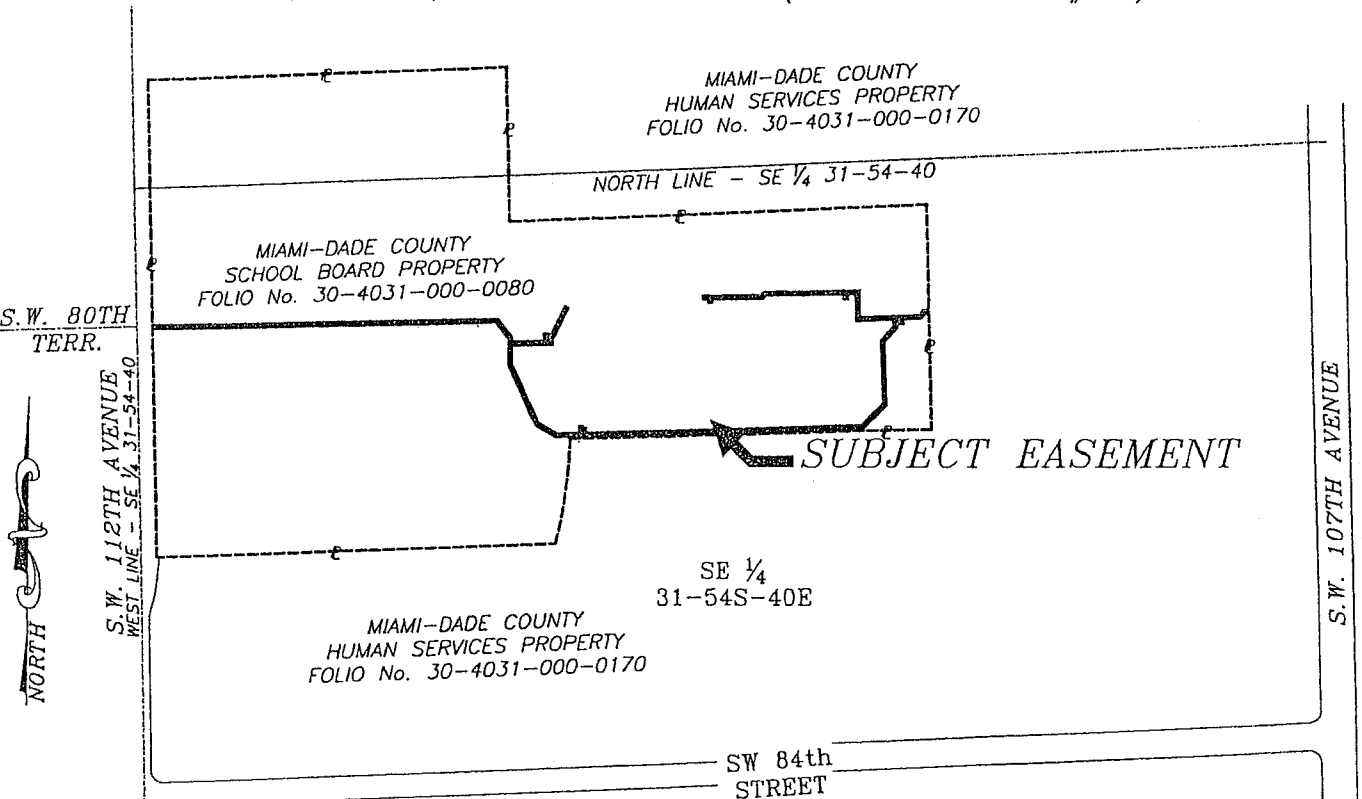
BEGIN AT THE AFOREMENTIONED POINT "M"; THENCE SOUTH 01 DEGREES 21 MINUTES 37 SECONDS EAST FOR 12.88 FEET TO THE POINT OF TERMINATION.

THE SIDELINES OF THIS EASEMENT ARE TO BE LENGTHENED OR SHORTENED SO AS TO CREATE A CONTINUOUS 12 FOOT WIDE STRIP OF LAND.

THE SIDELINES OF THIS EASEMENT AT THE POINT OF BEGINNING AND POINTS OF TERMINATION ARE TO BE LENGTHENED OR SHORTENED SO AS TO INTERSECT THE SOUTH, EAST, AND WEST BOUNDARY LINES OF SUBJECT PROPERTY (FOLIO #30-4031-000-0080), WHERE APPLICABLE.

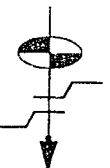
NOTES

- 1) BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF SOUTH 01 DEGREES 26 MINUTES 59 SECONDS EAST ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 31 TOWNSHIP 54 SOUTH RANGE 40 EAST.
- 2) AUTHENTIC COPIES OF THIS SKETCH AND LEGAL DESCRIPTION MUST BEAR THE EMBOSSED SEAL OF THE ATTESTING PROFESSIONAL LAND SURVEYOR.
- 3) THE INTENT OF THIS EASEMENT IS TO ENCOMPASS WATER MAIN AND RELATED MIAMI-DADE WASD FACILITIES AS SHOWN ON THE SAID WATER AS-BUILT SURVEY (DW 2007-161) PREPARED BY ARISTIDES RIVERA (STATE OF FLORIDA P.L.S. #3163).



SCALE 1" = 400'

SHEET 4 OF 4 SHEETS



*Schwabke-Shiskin & Associates, Inc.*  
 LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025  
 PHONE No. (954)435-7010 FAX No. (954)438-3288  
 ORDER NO. 196433 PREPARED UNDER MY SUPERVISION:  
 DATE: 04/01/2009 *Mark Steven Johnson*  
 THIS IS NOT A "BOUNDARY SURVEY" MARK STEVEN JOHNSON  
 CERTIFICATE OF AUTHORIZATION No. LB-87 FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775

REVISIONS
ADDED POINT "I" (197287) 03/01/2010