

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

**SUBJECT: AUTHORIZATION TO GRANT A WATER LINE EASEMENT
LOCATED AT CENTRAL WEST TRANSPORTATION CENTER
SITE AT 13775 NW 6 STREET, MIAMI, FLORIDA IN FAVOR OF
MIAMI-DADE COUNTY
PROJECT NO. A0804**

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

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

In order to maintain a water line easement constructed to provide adequate fire protection and water services to the Central West Transportation Center site, Miami-Dade County has requested that a 12-foot wide water line easement be granted by the district.

The 12-foot wide water line easement described will cover the area of the water line installations at the 9.69 acre site. This area is legally described in Exhibit "A", attached hereto.

The Grant of Easement will be reviewed and approved by the School Board's Attorneys Office prior to execution. In addition, the proposed easement has been reviewed and recommended by the Office of School Facilities. Public utility facilities constructed on Board-owned property will be conveyed, with appropriate easements, to Miami-Dade County for future maintenance and operations.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, authorize the execution of the water line easement at the Central West Transportation Center site. Project No. A0804, in favor of Miami-Dade County.

LML

Sketch to Accompany Legal Description
for
CENTRAL WEST TRANSPORTATION
NW 6th STREET & NW 137th AVENUE
DW-2006-105
Miami, Florida

EXHIBIT A
April 25, 2007

SOURCES OF DATA:

The Legal Description of the Subject Property was generated from GOVERNMENT LOT "3", according to Miami-Dade County, Florida, Being between Section 34, Township 53 South, Range 39 East & Section 3, Township 54 South, Range 39 East, in 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.

EASEMENTS AND ENCUMBRANCES:

The information provide show the existence of others WASD Easements and the Utility Easements which appears on the underlying Plat of record. Please refer to the Limitations portion with respect to possible restrictions of record and utility services.

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 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 Rock Power Paving & 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: 
Otto R. Carr, P.L.S.
Professional Land Surveyor
P.L.S. No. 5892
13045 S.W. 79th Ct.
Miami, Florida 33158
(86) 298-1129 phone

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.

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Water and Sewer Department EASEMENT

Legal Description Easement:

A Parcel of Land lying and being in GOVERNMENT LOT "3", according to Miami-Dade County, Florida, Being between Section 34, Township 53 South, Range 39 East & Section 3, Township 54 South, Range 39 East, in Miami-Dade County, Florida. County, Florida. More particularly described as follows:

LEGAL DESCRIPTION

Commence at the NE corner of CENTRAL WEST TRANSPORTATION
thence S.01°01'33"W, a distance of 218.03 feet to the POINT OF BEGINNING; thence continue southerly
along said line, a distance of 12.01 feet; thence S.88°52'36"W, a distance of 7.24 feet; thence
S.01°07'24"E, a distance of 93.35 feet; thence S.88°52'36"W, a distance of 338.64 feet; thence
S.45°02'06"W, a distance of 31.34 feet; thence S.88°52'36"W, a distance of 168.62 feet; thence
S.01°07'24"E, a distance of 18.48 feet; thence S.88°52'36"W, a distance of 12.00 feet; thence
N.01°07'24"W, a distance of 18.39 feet; thence S.89°02'44"W, a distance of 28.35 feet; thence
S.01°07'24"E, a distance of 234.40 feet; thence N.88°52'36"E, a distance of 197.22 feet; thence
N.01°16'06"W, a distance of 16.26 feet; thence N.88°51'34"E, a distance of 17.97 feet; thence
S.01°31'43"E, a distance of 16.26 feet; thence N.88°52'36"E, a distance of 18.26 feet; thence
N.02°42'37"W, a distance of 82.68 feet; thence N.88°52'36"E, a distance of 53.93 feet; thence
N.01°06'15"W, a distance of 11.44 feet; thence N.87°45'18"E, a distance of 12.00 feet; thence
S.01°06'15"E, a distance of 11.68 feet; thence N.88°52'36"E, a distance of 232.74 feet; thence
N.49°39'35"E, a distance of 23.70 feet; thence S.89°57'54"E, a distance of 19.72 feet; thence
S.01°01'33"W, a distance of 12.00 feet; thence N.89°57'54"W, a distance of 15.10 feet; thence
S.49°39'35"W, a distance of 23.56 feet; thence S.88°52'36"W, a distance of 290.61 feet; thence
S.02°42'37"E, a distance of 82.68 feet; thence S.88°52'36"W, a distance of 257.86 feet; thence
N.01°07'24"W, a distance of 258.40 feet; thence N.88°52'36"E, a distance of 216.14 feet; thence
N.45°02'06"E, a distance of 31.34 feet; thence N.88°52'36"E, a distance of 331.47 feet; thence
N.01°07'24"W, a distance of 93.35 feet; thence N.88°52'36"E, a distance of 19.69 feet to the POINT OF
BEGINNING.

Containing 19,806.48 square feet or 0.4547 acres, more or less.

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 for
CENTRAL WEST TRANSPORTATION
NW 6th STREET & NW 137th AVENUE

EXHIBIT A
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DW-2006-105

Miami, Florida

SCALE = 1" : 120'

