

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

**SUBJECT: AUTHORIZATION TO GRANT A WATER LINE EASEMENT  
LOCATED AT SOUTH MIAMI K-8 CENTER SCHOOL SITE AT  
6800 SW 60 STREET, MIAMI, FLORIDA IN FAVOR OF MIAMI-  
DADE COUNTY PROJECT NO. A01107**

**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 South Miami K-8 Center school 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-acre school 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 South Miami K-8 Center school site, Project No. A01107, in favor of Miami-Dade County.

LML

EXHIBIT "A"

EASEMENT LEGAL DESCRIPTION

LEGAL DESCRIPTION:

A 12 FEET WIDE WATER EASEMENT ACROSS THE NE 1/4 OF SECTION 26 TOWNSHIP 54 SOUTH, RANGE 40 EAST THE CENTERLINE OF WHICH BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF CENTERLINE OF SW 69 AVENUE WITH THE CENTERLINE OF SW 60 STREET AS SHOWN ON THE PLAT OF CAROLE HELMS MANOR AS RECORDED IN PLAT BOOK 55, AT PAGE 45 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE S03°04'03"E FOR 25.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SW 60 STREET; THENCE S87°21'35"W ALONG SAID SOUTH RIGHT OF WAY LINE FOR 134.93 FEET TO THE POINT OF BEGINNING THENCE S01°02'04"W FOR 35.92 FEET; THENCE S 46°26'37"W FOR 16.29 FEET; THENCE S01°30'36"E FOR 208.20 FEET TO A REFERENCE POINT "A"; THENCE S01°13'11"E FOR 128.09 FEET TO A REFERENCE POINT "B"; THENCE S02°42'01"E FOR 70.00 FEET; THENCE S88°40'30"W FOR 32.00 FEET TO THE POINT OF TERMINUS.

TOGETHER WITH:

A 12 FEET WIDE WATER EASEMENT ACROSS THE NE 1/4 OF SECTION 26 TOWNSHIP 54 SOUTH, RANGE 40 EAST THE CENTERLINE OF WHICH BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE ABOVE MENTIONED REFERENCE POINT "A"; THENCE S85°02'35"W FOR 14.14 FEET TO THE POINT OF TERMINUS

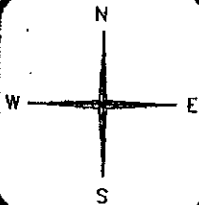
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BEGINNING AT THE ABOVE MENTIONED REFERENCE POINT "B"; THENCE N88°34'53"E FOR 16.34 FEET TO THE POINT OF TERMINUS

THE SIDE LINE OF THE ABOVE DESCRIBED EASEMENTS TO BE PROLONGED OR SHORTENED TO MEET AT ANGLE POINTS AND TO TERMINATE AT THE SOUTH RIGHT OF WAY LINE OF ABOVE MENTIONED SW 60 STREET

THE INTENT OF THIS EASEMENT DESCRIPTION IS TO ENCOMPASS THE RECENTLY INSTALLED WATER FACILITY, AS SHOWN ON THE AS-BUILT SURVEY SUBMITTED UNDER MDWASD FILE DW 2006-107



**NORTH STAR GROUP, INC.**

LB No 7034

PROFESSIONAL LAND SURVEYORS

1321 SE 16 AVE.  
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PH: 305 219 1203

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PREPARED FOR:

Z. DEVELOPMENT

MIAMI-DADE COUNTY, FLORIDA

BY: \_\_\_\_\_ FOR THE FIRM

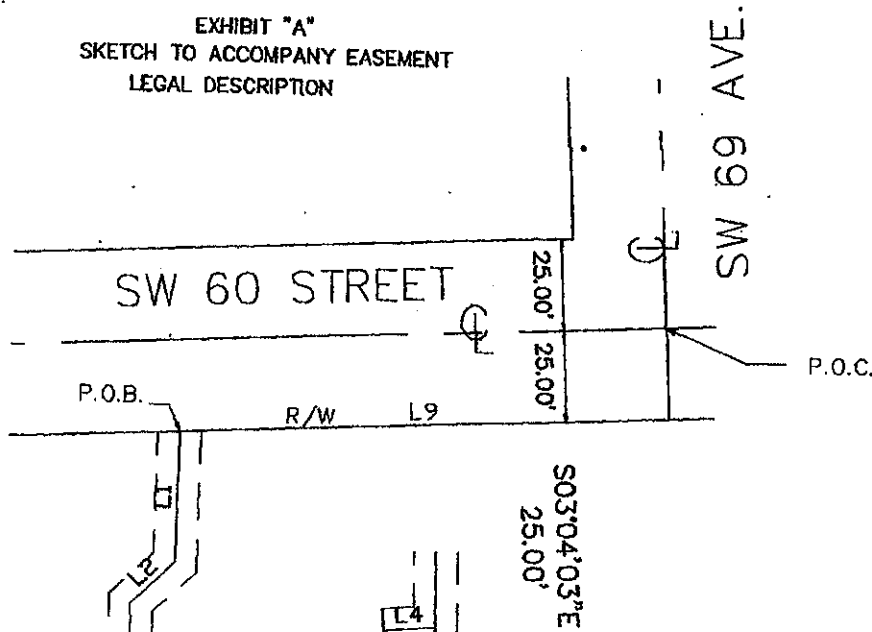
JOSE A. ROCHE, P.S.M. No. 5935

STATE OF FLORIDA

DATE: 12/07/2007

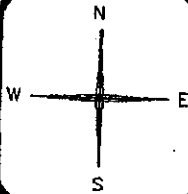
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EXHIBIT "A"  
 SKETCH TO ACCOMPANY EASEMENT  
 LEGAL DESCRIPTION



LINE TABLE		
LINE	BEARING	LENGTH
L1	S01°02'04"W	35.92
L2	S46°26'37"W	16.29
L3	S01°30'36"E	208.20
L4	S85°02'35"W	14.14
L5	S01°13'11"E	128.09
L6	N88°34'53"E	16.34
L7	S02°42'01"E	70.00
L8	S88°40'30"W	32.00
L9	S87°21'35"W	134.93
L10	S03°04'03"E	25.00

LEGEND  
 THIS IS NOT A BOUNDARY SURVEY  
 BEARINGS ARE BASE ON AN ASSUMED MERIDIAN  
 P.O.T.—POINT OF TERMINUS  
 P.O.C.—POINT OF COMMENCEMENT  
 P.O.B.—POINT OF BEGINNING  
 PG.—PAGE  
 P.B.—PLAT BOOK  
 D.C.R.—MIAMI-DADE COUNTY PUBLIC RECORDS  
 DRAWING IS NOT TO SCALE



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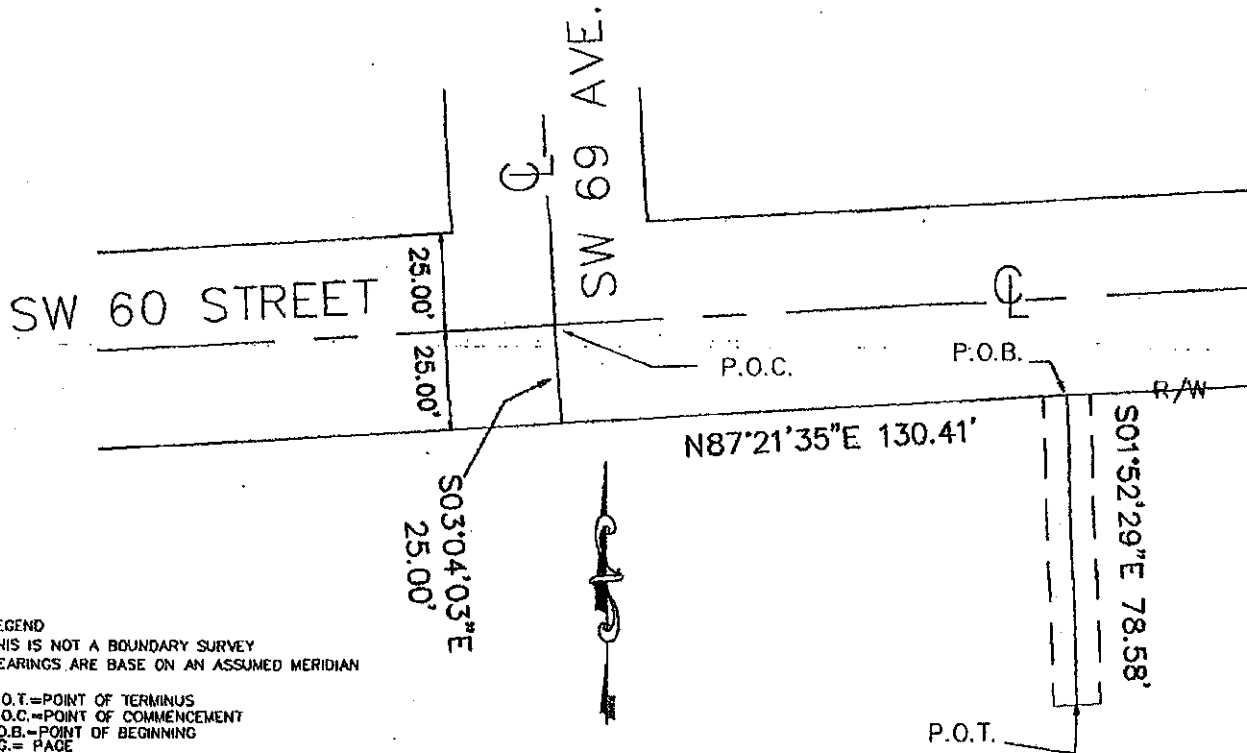
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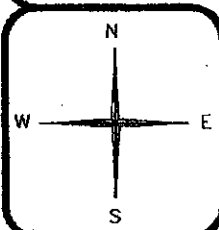
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