

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

**SUBJECT: AUTHORIZATION TO GRANT A WATER LINE EASEMENT
LOCATED AT SPANISH LAKE ELEMENTARY SCHOOL SITE
AT 7940 NW 194 STREET, MIAMI, FLORIDA IN FAVOR OF
MIAMI-DADE COUNTY
PROJECT NO. A0820**

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 Spanish Lake Elementary 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 6.8-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 Spanish Lake Elementary School site. Project No. A0820, in favor of Miami-Dade County.

LML

PREPARED BY:



SKETCH TO ACCOMPANY EASEMENT LEGAL DESCRIPTION STATE SCHOOL U-1

EXHIBIT "A"

DW 2006-262

LAND SURVEYORS + LAND PLANNERS
777 NWN 72ND AVENUE, SUITE 3134
MIAMI, FL 33126.
TEL: 305.261.8483
FAX: 305.261.8781

12 FOOT WASAD EASEMENT WATER MAIN "A"

A PORTION OF TRACT 'B' OF 'COUNTY LAKE PARK SCHOOL SITE', ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 151, AT PAGE 30, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING A STRIP OF LAND TWELVE FEET (12.0) IN WIDTH, SIX FEET (6.0) EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE.

COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT 'A';
THENCE N02°34'16"W ALONG THE EAST LINE OF SAID TRACT 'A' A DISTANCE OF 51.37 FEET TO THE POINT OF BEGINNING OF SAID CENTER LINE;
THENCE ALONG SAID CENTER LINE THE FOLLOWING SEVEN(7) COURSES AND DISTANCE;

- 1.- S86°51'05"W, A DISTANCE OF 61.76 FEET;
- 2.- N00°00'48"E, A DISTANCE OF 14.19 FEET;
- 3.- N89°59'12"W, A DISTANCE OF 30.30 FEET TO POINT 'A'
- 4.- N89°59'12"W, A DISTANCE OF 389.46 FEET TO POINT 'B'
- 5.- N89°59'12"W, A DISTANCE OF 59.59 FEET TO POINT 'C'
- 6.- N89°59'12"W, A DISTANCE OF 15.00 FEET
- 7.- N00°00'47"E, A DISTANCE OF 55.92 FEET TO THE POINT OF TERMINATION.

TOGETHER WITH A STRIP OF LAND TWELVE FEET (12.0) IN WIDTH, SIX (6.0) EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE BEGING AT THE AFOREMENTION POINT 'A';
S00°06'31"W, A DISTANCE OF 47.09 FEET TO THE POINT OF TERMINATION.

TOGETHER WITH A STRIP OF LAND TWELVE FEET (12.0) IN WIDTH, SIX (6.0) EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE BEGING AT THE AFOREMENTION POINT 'B';
S00°00'48"W, A DISTANCE OF 42.12 FEET TO THE POINT OF TERMINATION.

TOGETHER WITH A STRIP OF LAND TWELVE FEET (12.0) IN WIDTH, SIX (6.0) EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE BEGING AT THE AFOREMENTION POINT 'C';
S00°00'48"W, A DISTANCE OF 37.11; THENCE S89°52'12"E, A DISTANCE 33.33 FEET TO THE POINT OF TERMINATION.

EASEMENTS AND ENCUMBRANCES:

No information was provided as to the existence of any easements other than what appears on the underlying Plat of record. Please refer to the Limitations portion with respect to possible restrictions of record and utility services.

NOTES:

- a. Not valid without the signature and original seal of a Florida licensed Surveyor and Mapper.
- b. Date prepared: NOVEMBER 01st, 2007.
- c. Prepared for
- d. Bearings are based on the assumed meridian and based on the North line of 'COUNTY LAKE PARK SCHOOL SITE' P.B.151 at Page 30

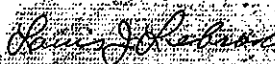
LEGEND:

P.O.C. = POINT OF COMMENCING F.H. = FIRE HYDRANT
P.O.B. = POINT OF BEGINNING
P.O.T. = POINT OF TERMINATION

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 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.

LEVEL TECH SURVEYORS, LLC

By: 
Louis J. Lebron
Professional Surveyor and Mapper, for the firm
REGISTRATION N°442B
State of Florida

"NOT VALID UNLESS SEALED WITH THE SURVEYORS EMBOSSED SEAL"

SHEET: 2

OF 3 SHEETS

