

January 28, 2009

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

**SUBJECT: AUTHORIZATION TO GRANT A WATER LINE EASEMENT  
LOCATED AT ANDOVER MIDDLE SCHOOL SITE AT 121 NE  
207 STREET, MIAMI, FLORIDA IN FAVOR OF MIAMI-DADE  
COUNTY  
PROJECT NO. A01026**

**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 Andover Middle 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 9.7 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 Andover Middle School site. Project No. A01026, in favor of Miami-Dade County.

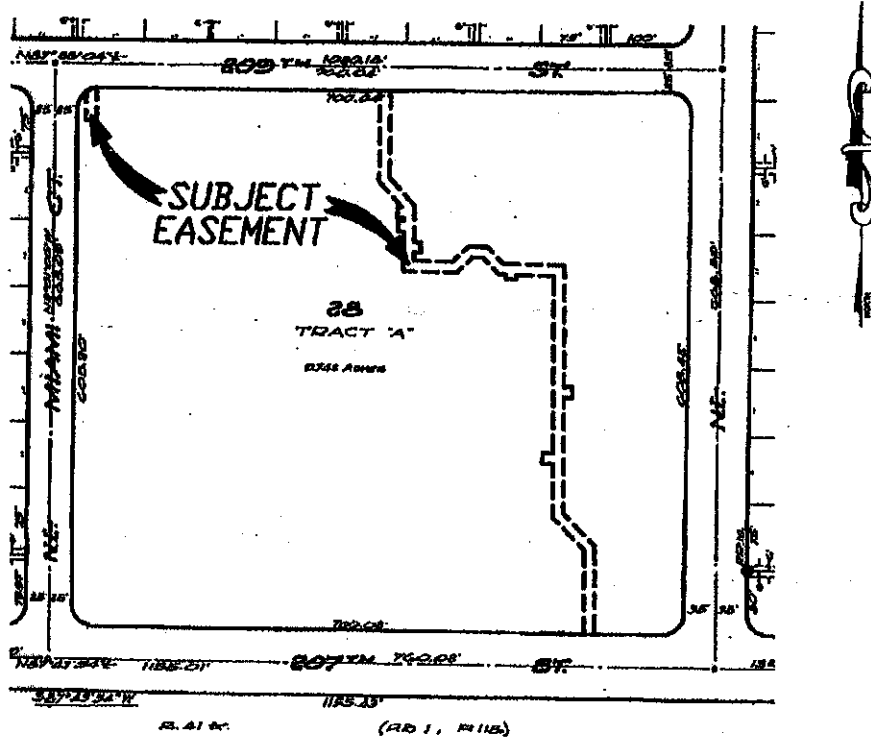
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**F - 21**

# LOCATION MAP

A PORTION OF SECTION 36, TOWNSHIP 51 SOUTH, RANGE 41 EAST,  
CITY OF NORTH MIAMI, MIAMI-DADE COUNTY, FLORIDA.

SCALE: N.T.S.



**NOTES:**

1. THIS SKETCH AND LEGAL DESCRIPTION DOES NOT CONSTITUTE A SURVEY.
2. BEARINGS SHOWN ARE TO AN ASSUMED MERIDIAN AND BASED ON THE SUBJECT RECORD PLAT.
3. SEE SHEET 2 OF 5 FOR GEOMETRIC SKETCH.
4. SEE SHEET 4 & 5 OF 5 FOR LEGAL DESCRIPTION.

**REVISIONS:**

**LEGEND:**

- POC. ----- POINT OF COMMENCEMENT
- POB. ----- POINT OF BEGINNING
- POT. ----- POINT OF TERMINATION
- PC ----- POINT OF CURVATURE
- PT ----- POINT OF TANGENCY
- PBCR ----- PALM BEACH COUNTY RECORDS
- PB ----- PLAT BOOK
- PG ----- PAGE
- P ----- PROPERTY LINE
- (TYP) ----- TYPICAL
- CL ----- CENTERLINE

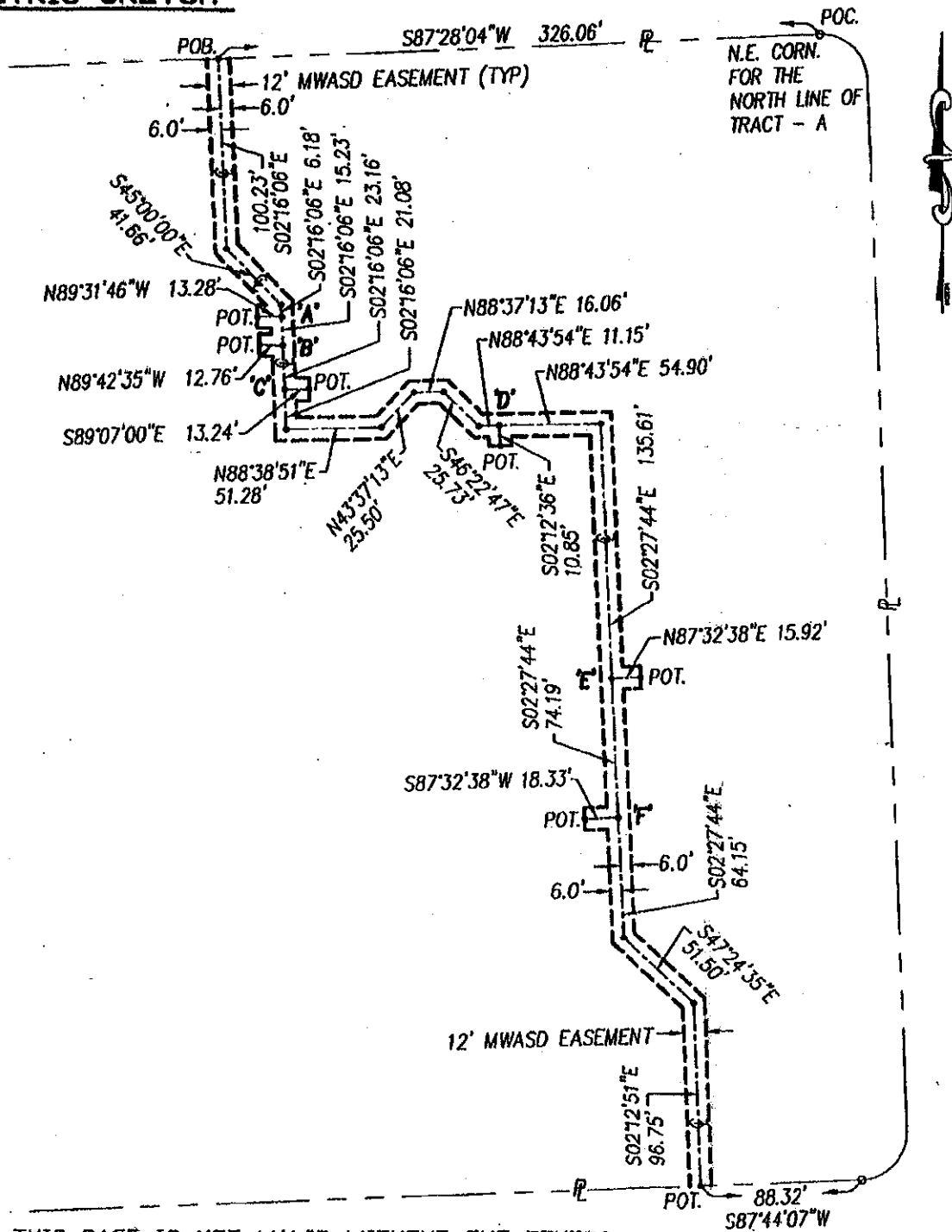
NOTE: THIS PAGE IS NOT VALID WITHOUT THE OTHERS.

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SHEET 1 OF 5

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*G. A. Guerrero*  
 \_\_\_\_\_  
 GUILLERMO A. GUERRERO, VICEPRESIDENT  
 PROFESSIONAL SURVEYOR AND MAPPER  
 # LS 6453 STATE OF FLORIDA.

# GEOMETRIC SKETCH



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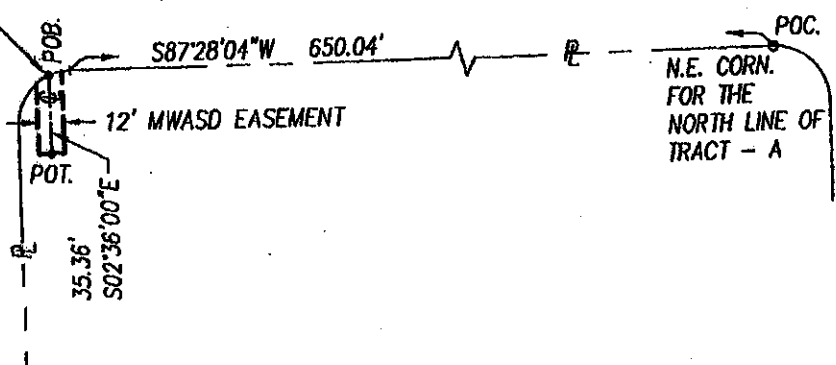
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*G. A. Sierra*  
 GUILLERMO A. SIERRA, VICEPRESIDENT  
 PROFESSIONAL SURVEYOR AND MAPPER  
 # LS 6453 STATE OF FLORIDA.

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# GEOMETRIC SKETCH

$R = 25.0'$   
 $L = 10.32'$   
 $\Delta = 23'38''08"$



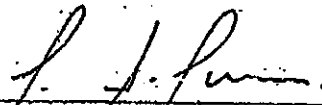
POC.  
 N.E. CORN.  
 FOR THE  
 NORTH LINE OF  
 TRACT - A



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# LEGAL DESCRIPTION

A UTILITY EASEMENT FOR WATER LINE LYING WITHIN A PORTION OF "TRACT-A" OF "FIRST ADDITION TO ANDOVER", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 72, PAGE 36, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT POINT OF CURVATURE ON NE. CORNER OF THE NORTH LINE OF SAID "TRACT-A" THENCE RUN S87°28'04"W ALONG THE NORTH LINE OF SAID "TRACT-A" FOR A DISTANCE OF 326.06 FEET TO THE POINT OF BEGINNING OF THE CENTER LINE OF THE 12 FEET WIDE MWASD EASEMENT; THENCE CONTINUE S02°16'06"E FOR 100.23 FEET; THENCE S45°00'00"E FOR 41.66 FEET; THENCE CONTINUE S02°16'06"E FOR 6.18 FEET TO A POINT HEREINAFTER DESCRIBED AS POINT "A"; THENCE CONTINUE S02°16'06"E FOR 15.23 FEET TO A POINT HEREINAFTER DESCRIBED AS POINT "B"; THENCE CONTINUE S02°16'06"E ALONG THE CENTER LINE OF THIS EASEMENT FOR 23.16 FEET TO A POINT HEREINAFTER DESCRIBED AS POINT "C"; THENCE S02°16'06"E FOR 21.08 FEET; THENCE N88°38'51"E FOR 51.28 FEET; THENCE N43°37'13"E FOR 25.50 FEET; THENCE N88°37'13"E FOR 16.06 FEET; THENCE S46°22'47"E FOR 25.73 FEET; THENCE N88°43'54"E FOR 11.15 FEET TO A POINT HEREINAFTER DESCRIBED AS POINT "D"; THENCE CONTINUE N88°43'54"E FOR 54.90 FEET; THENCE CONTINUE ALONG THE CENTER LINE OF THIS EASEMENT S02°27'44"E FOR 135.61 FEET TO A POINT HEREINAFTER DESCRIBED AS POINT "E"; THENCE CONTINUE S02°27'44"E FOR 74.19 FEET TO A POINT HEREINAFTER DESCRIBED AS POINT "F"; THENCE CONTINUE S02°27'44"E FOR 64.15; THENCE CONTINUE S47°24'35"OFE FOR 51.50 FEET; THENCE S02°12'51"E FOR 96.75 TO THE POINT OF TERMINATION OF THIS 12 FEET WIDE MWASD EASEMENT; SAID POINT OF TERMINATION (POT.) LOCATED ON SOUTH R/W OF NW 207 ST. AND 88.32 FEET WEST OF POINT OF CURVATURE ON SOUTH PROPERTY LINE OF SE. CORNER OF MENTION "TRACT-A"

- AND -

BEGIN AT A POINT PREVIOUSLY DESCRIBED AS POINT "A"; THENCE S89°31'46"W ALONG THE CENTER LINE OF A 12.00 FT. WIDE MWASD EASEMENT FOR 13.28 FT. TO THE POINT OF TERMINATION.

- AND -

BEGIN AT A POINT PREVIOUSLY DESCRIBED AS POINT "B"; THENCE N89°42'35"W ALONG THE CENTER LINE OF A 12.00 FT. WIDE MWASD EASEMENT FOR 12.76 FT. TO THE POINT OF TERMINATION.

- AND -

BEGIN AT A POINT PREVIOUSLY DESCRIBED AS POINT "C"; THENCE S89°07'00"E ALONG THE CENTER LINE OF 12.00 FT WIDE MWASD EASEMENT FOR 13.24 FT. TO THE POINT OF TERMINATION.

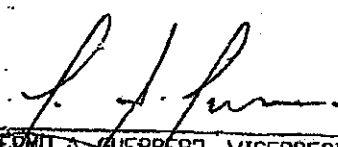
- AND -

BEGIN AT A POINT PREVIOUSLY DESCRIBED AS POINT "D"; THENCE S02°12'36"E ALONG THE CENTER LINE OF 12.00 FT WIDE MWASD EASEMENT FOR 10.85 FT. TO THE POINT OF TERMINATION.

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**LEGAL DESCRIPTION**

- AND -

BEGIN AT A POINT PREVIOUSLY DESCRIBED AS POINT 'E'; THENCE S87°32'38"E ALONG THE CENTER LINE OF 12.00 FT WIDE MWASD EASEMENT FOR 15.92 FT. TO THE POINT OF TERMINATION.

- AND -

BEGIN AT A POINT PREVIOUSLY DESCRIBED AS POINT 'F'; THENCE S87°32'38"E ALONG THE CENTER LINE OF 12.00 FT WIDE MWASD EASEMENT FOR 18.33 FT. TO THE POINT OF TERMINATION.

- AND -

A 12.00 FT. WIDE MWASD EASEMENT BEST DESCRIBED AS:

COMMENCE AT POINT OF CURVATURE LOCATED AT NORTH PROPERTY LINE ON N.E. CORNER OF SAID TRACT 'A'; THENCE RUN S87°28'04"W ALONG THE NORTH LINE OF TRACT 'A' FOR 650.04' TO A POINT OF COMMENCEMENT OF A CURVE TO THE LEFT, CONCAVE TO N.E.; THENCE RUNNING SOUTHWESTERLY ALONG THE ARC OF A CURVE WITH RADIUS OF 25 FT. AND A CENTRAL ANGLE OF 23°38'08" FOR A DISTANCE OF 10.32 FT. TO THE POINT OF BEGINNING; THENCE RUN S02°36'00"E ALONG THE CENTER LINE OF THE 12.00 FT. MWASD EASEMENT FOR 35.36 FT. TO THE POINT OF TERMINATION.

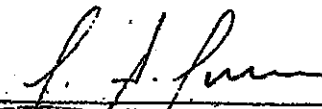
THE SIDELINES OF THIS EASEMENT ARE TO BE LENGTHENED OR SHORTENED AS REQUIRED IN ORDER TO CREATE A CONTIGUOUS STRIP OF LAND ALONG THE ROUTE DESCRIBED AND AS GRAPHICALLY DEPICTED ON THE GEOMETRIC SKETCH.

ALL LYING AND BEING IN A PORTION OF SECTION 36, TOWNSHIP 51 SOUTH, RANGE 41 EAST, CITY OF NORTH MIAMI, MIAMI-DADE COUNTY, FLORIDA

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