

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 EARLY CHILDHOOD CENTER 1 (RELIEF FOR JOELLA C. GOOD AND CHARLES D. WYCHE ELEMENTARY SCHOOLS), LOCATED AT SPANISH LAKE ELEMENTARY SCHOOL, 7940 NW 194 STREET, AND TO CONVEY THE SUBJECT UTILITY LINE IN FAVOR OF AND TO MIAMI-DADE COUNTY
PROJECT NO. 00170000**

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

LINK TO STRATEGIC PLAN: IMPROVE CONSTRUCTION SERVICES

In order to maintain a water line constructed to service Early Childhood Center 1, 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 water line easement will cover the area of the 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 Attorneys 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 Early Childhood Center 1 (relief for Joella C. Good and Charles D. Wyche Elementary Schools), located at Spanish Lake Elementary School, 7940 NW 194 Street, and to convey the subject utility line (Project No. 00170000) in favor of and to Miami-Dade County, as described above.

**SKETCH TO ACCOMPANY LEGAL DESCRIPTION
SPANISH LAKE**

DW-2006-048
MIAMI-DADE COUNTY
SEC.3-TWP 52S-RG40E

A strip of land lying and being in 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; more particularly described as follows:
A strip of land 12.00 feet in width, lying 6.00 feet on each side of the following described centerline, COMMENCE at the Southeast corner of said "TRACT B" which lies on the Westerly Right of Way line of NW 79th Avenue, also being a point of cusp with a circular curve concave to the Northeast, said point of intersection bears radial bearing of South 28 degrees, 24 minutes and 04 seconds West from its center; thence run Northwesterly and Northerly along said circular curve to the right, having for its elements a radius of 325.00 feet, a central angle of 15 degrees, 56 minutes and 27 seconds and an arc distance of 90.42 feet to the point of intersection with an straight line going westerly this point bears a radial bearing of South 44 degrees, 20 minutes, 31 seconds West from its center. This last described curve is the Westerly Right of Way line of NW 79th Avenue and the Easterly line of said Tract "B" as shown on above mentioned plat. (Plat Book 151, Page 30); thence run South 49 degrees, 50 minutes and 33 seconds West, a distance of 27.72 feet to Point "H"; thence continue South 49 degrees, 50 minutes and 33 seconds West, a distance of 28.39 feet; thence South 89 degrees, 37 minutes and 57 seconds West, a distance of 40.12 feet to Point "G"; thence continue South 89 degrees, 37 minutes and 57 seconds West, a distance of 299.31 feet to Point "F"; thence continue South 89 degrees, 37 minutes and 57 seconds West, a distance of 124.56 feet; thence North 45 degrees, 13 minutes and 25 seconds West, a distance of 20.76 feet; thence North 16 degrees, 09 minutes and 36 seconds West, a distance of 108.57 feet to Point "E"; thence continue North 16 degrees, 09 minutes and 36 seconds West, a distance of 66.91 feet; thence North 25 degrees, 48 minutes and 34 seconds East, for a distance of 39.08 feet; thence North 73 degrees, 56 minutes and 28 seconds East, a distance of 61.71 feet; to POINT OF TERMINATION of the strip of land 12 feet in width and POINT OF BEGINNING of a strip of land 15 feet in width, lying 7.50 feet on each side of the following described centerline; thence continue North 73 degrees, 56 minutes and 28 seconds East, a distance of 6.00 feet to Point "C"; thence continue North 73 degrees, 56 minutes and 28 seconds East, a distance of 151.03 feet to Point "B"; thence North 73 degrees, 56 minutes and 28 seconds East, a distance of 112.45 feet; thence South 88 degrees, 58 minutes and 36 seconds East, a distance of 84.67 feet to Point "A"; thence South 83 degrees, 53 minutes and 40 seconds East to the intersection with a circular curve concave to the Northeast, said point of intersection bears a radial bearing of South 84 degrees, 31 minutes and 24 seconds East from its center, with a radius of 325.00 feet; this circular curve also being the Westerly Right of Way line of NW 79th Avenue and the Easterly line of said Tract "B" as shown on above mentioned plat (Plat Book 151, Page 30) said point being also the POINT OF TERMINATION of this utility easement.
The sidelines of this easement to be prolonged and shortened to meet at angle points.
All of the above together with a strip of land 18.00 feet in width, lying 9.00 feet on each side of the following described centerline: BEGIN at aforementioned Point "H"; thence North 40 degrees, 09 minutes and 27 seconds West, a distance of 20.00 feet, to the POINT OF TERMINATION.
Together with a strip of land 12.00 feet in width, lying 6.00 feet on each side of the following described centerline: BEGIN at aforementioned Point "G"; thence North 00 degrees, 22 minutes and 03 seconds West, a distance of 55.00 feet, to the POINT OF TERMINATION.
Together with a strip of land 12.00 feet in width, lying 6.00 feet on each side of the following described centerline: BEGIN at aforementioned Point "F"; thence North 00 degrees, 22 minutes and 03 seconds West, a distance of 17.00 feet, to the POINT OF TERMINATION.
Together with a strip of land 12.00 feet in width, lying 6.00 feet on each of the following described centerline: BEGIN at aforementioned Point "E"; thence North 73 degrees, 50 minutes and 24 seconds East a distance of 16.00 feet, to the POINT OF TERMINATION.
Together with a strip of land 12.00 feet in width, lying 6.00 feet on each side of the following described centerline: BEGIN at aforementioned Point "C"; thence South 14 degrees, 00 minutes and 54 seconds East, a distance of 128.72 feet, to the POINT OF TERMINATION.
Together with a strip of land 12.00 feet in width, lying 6.00 feet on each side of the following described centerline: BEGIN at aforementioned Point "B"; thence South 16 degrees, 03 minutes and 32 seconds East, a distance of 15.00 feet, to the POINT OF TERMINATION.
Together with a strip of land 12.00 feet in width, lying 6.00 feet on each side of the following described centerline: BEGIN at aforementioned Point "A"; thence North 05 degrees, 49 minutes and 01 seconds East, a distance of 40.00 feet, to the POINT OF TERMINATION.


All of the above containing 10,864.4 sq.ft. ±0.25 Acres

I HEREBY CERTIFY:

THAT THIS ATTACHED SKETCH ACCOMPANY LEGAL DESCRIPTION MEETS THE REQUIRED MINIMUM TECHNICAL STANDARDS SET BY THE FLORIDA STATE BOARD OF PROFESSIONAL LAND SURVEYORS PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES AND CHAPTER 61G17 OF THE FLORIDA ADMINISTRATIVE CODE.

SURVEYOR'S NOTES:

- 1) THIS IS NOT A LAND SURVEY.
- 2) REFERENCE PLAT BOOK 151, PAGE 30, MIAMI-DADE COUNTY PUBLIC RECORD.


FERNANDO Z. GATELL P.S.M.
CERTIFICATE No. 2621
STATE OF FLORIDA

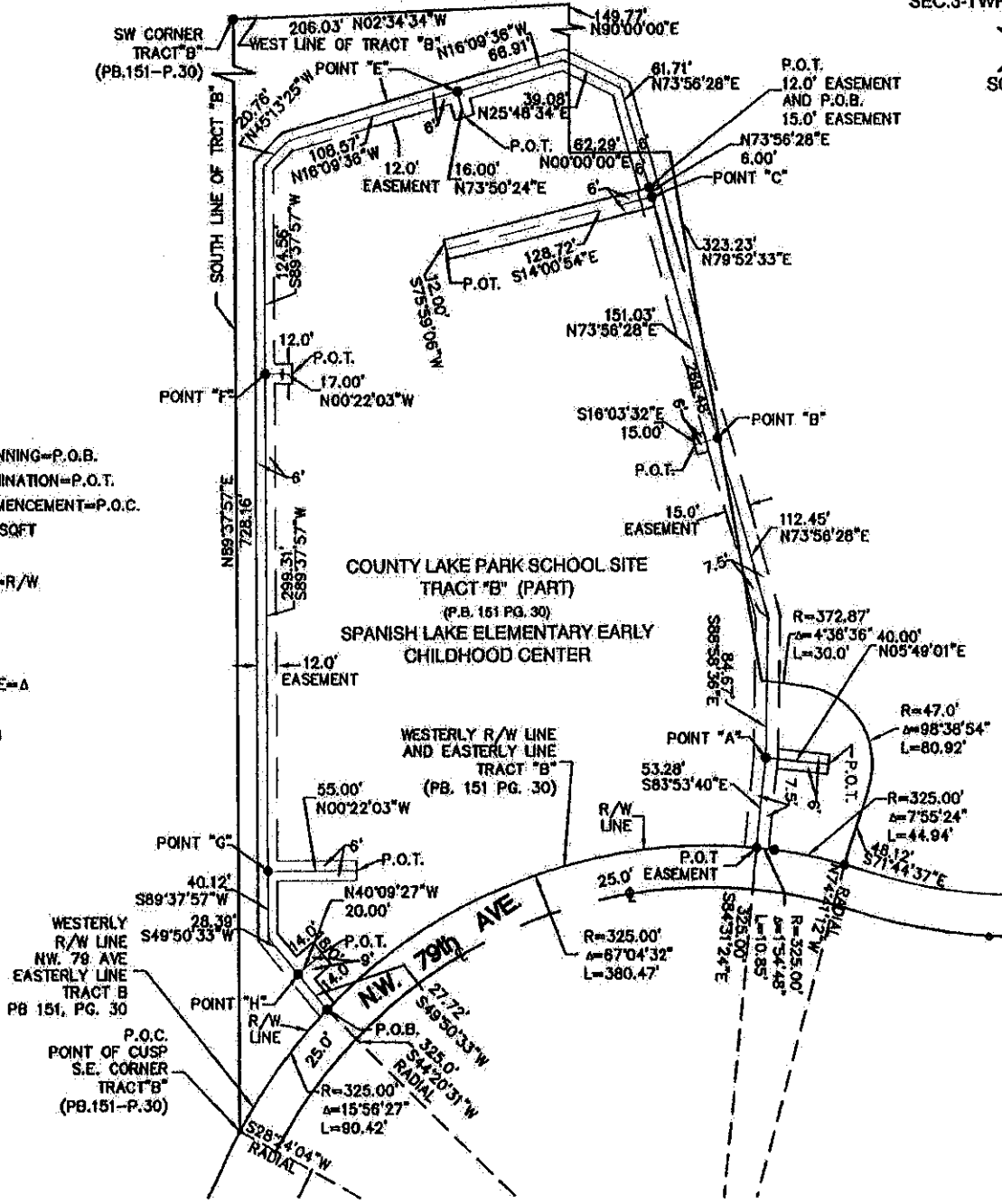
THIS SKETCH TO ACCOMPANY LEGAL DESCRIPTION IS NOT FULL AND COMPLETE WITHOUT ALL TWO PAGES.

WATER FACILITIES EXHIBIT "A" OF ABSOLUTE BILL OF SALE

PROJECT NAME: SPANISH LAKE - ECC-1	
PROJECT LOCATION: 19200 NW 79 AVENUE MIAMI FL 33015	
CONTRACTOR: MIAMI DADE COUNTY SCHOOL BOARD	
DATE: 03/20/09	AGREEMENT ID #: _____ APPROVAL #: _____

**SKETCH TO ACCOMPANY LEGAL DESCRIPTION
SPANISH LAKE**

DW-2006-048
MIAMI-DADE COUNTY
SEC.3-TWP 52S-RG40E



LEGEND

- POINT OF BEGINNING=P.O.B.
- POINT OF TERMINATION=P.O.T.
- POINT OF COMMENCEMENT=P.O.C.
- SQUARE FEET=SQFT
- RECORD=REC.
- RIGHT OF WAY=R/W
- SECTION=SEC.
- TOWNSHIP=TWP
- RANGE=RGE
- CENTRAL ANGLE= Δ
- ARC LENGTH=L
- PLAT BOOK=PB
- PAGE=PG
- RADIUS=R

THIS SKETCH TO ACCOMPANY LEGAL DESCRIPTION IS NOT FULL AND COMPLETE WITHOUT ALL TWO PAGES.

SHEET 2 OF 2

WATER FACILITIES EXHIBIT "A" OF ABSOLUTE BILL OF SALE

PROJECT NAME: SPANISH LAKE

PROJECT LOCATION: 19200 NW 79 AVENUE MIAMI FL 33015

CONTRACTOR: MIAMI DADE COUNTY SCHOOL BOARD

DATE: 03/20/09

AGREEMENT ID #:

APPROVAL #: