

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 2 (RELIEF FOR MARJORY STONEMAN DOUGLAS ELEMENTARY AND WESLEY MATTHEWS ELEMENTARY SCHOOLS), LOCATED AT MARJORY STONEMAN DOUGLAS ELEMENTARY SCHOOL, 11920 NW 2 STREET, AND TO CONVEY THE SUBJECT UTILITY LINE IN FAVOR OF AND TO MIAMI-DADE COUNTY PROJECT NO. 00170100**

**COMMITTEE: FACILITIES AND CONSTRUCTION REFORM**

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

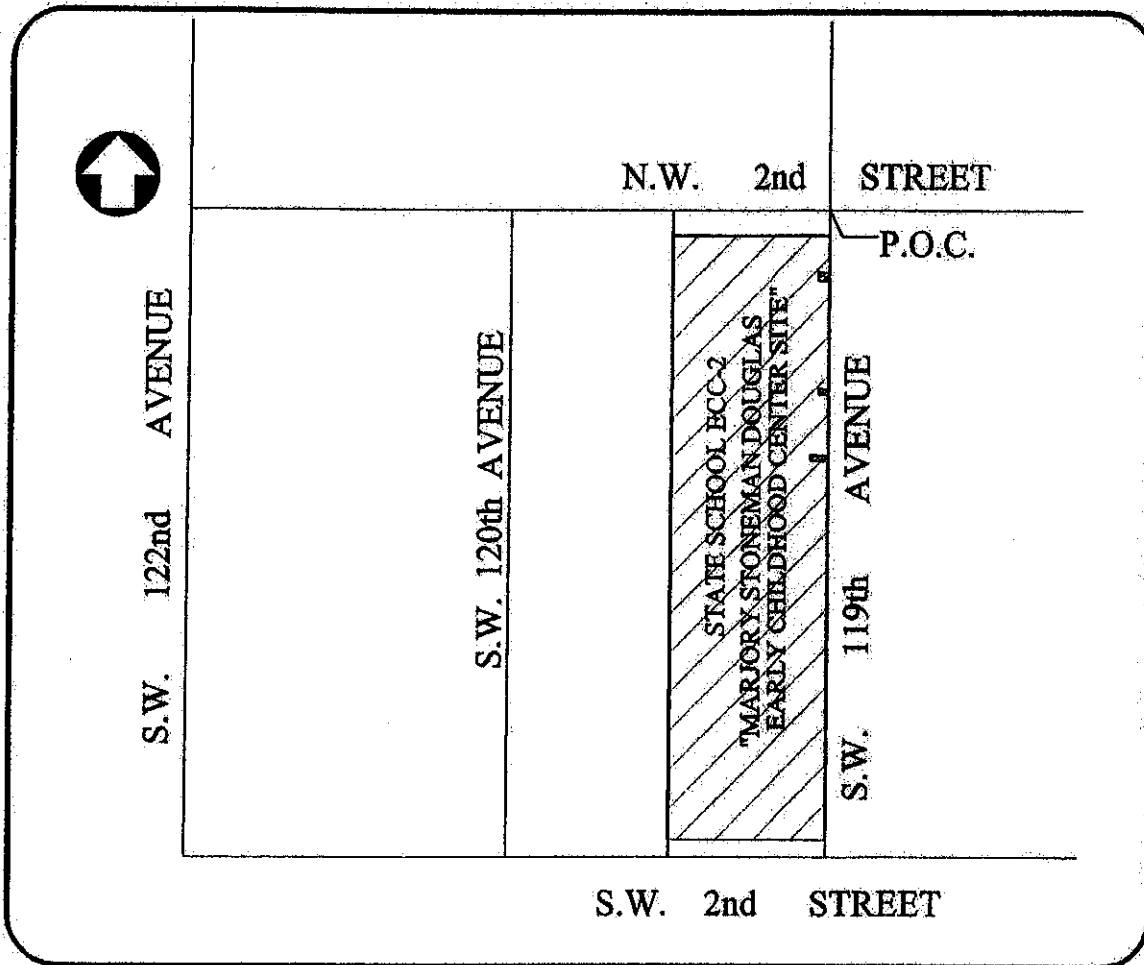
In order to maintain a water line constructed to service Early Childhood Center 2, Miami-Dade County has requested a Grant of Easement Agreement from the District for the subject water line, as well as the conveyance of said line. The 12-foot wide water line easement will cover the area of the line installation, 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 2 (relief for Marjory Stoneman Douglas Elementary and Wesley Matthews Elementary Schools), located at Marjory Stoneman Douglas Elementary School, 11920 NW 2 Street, and to convey the subject utility line (project no. 00170100) in favor of and to Miami-Dade County, as described above.

LML

**F - 22**



SW 1/4-NE 1/4 OF SECTION 1, TOWNSHIP 54 SOUTH, RANGE 39 EAST

Page 2 of 5

**NOTICE:**

Not full and complete without Pages 2 through 4  
Page 1 of 4

**EXHIBIT "A-1"**  
**LOCATION SKETCH**

NOT TO SCALE  
-THIS IS NOT A SURVEY-

EXCLUSIVE WASD EASEMENT # DW 2006-017  
"MARJORY STONEMAN DOUGLAS-EARLY CHILDHOOD CENTER",  
STATE SCHOOL ECC-2 11950 N.W. 2nd STREET, MIAMI, FLORIDA  
Folio # 30-4901-000-0020  
MIAMI-DADE COUNTY  
Section 1, Township 54 South, Range 39 East  
Date: April 2, 2009

**LEGAL DESCRIPTION:**

A 19.23 foot wide utility easement lying 9.62 feet on each side of the following described centerline through a portion of State School ECC-2, "Marjory Stoneman Douglas -Early Childhood Center", which is located in the E 1/2 of the E 1/2 of the SW 1/4 of the NE 1/4 of Section 1, Township 54 South, Range 39 East, Miami-Dade County, Florida, more particularly described as follows:

Commence at the NE corner of the SW 1/4 of the NE 1/4, thence S02°08'32"E, along the East line of the SW 1/4 of the NE 1/4 of said Section 1, a distance of 50.00 feet to the Northeast corner of State School ECC-2; thence continue S02°08'32"E along the East line of said SW 1/2 of the NE 1/4 of said Section 1, being also the existing East boundary line of State School ECC-2 a distance of 83.73 feet to the Point of Beginning 1; thence N89°55'14"W, a distance of 23.95 feet to the Point of Termination. The side lines of said easement to be shortened or prolonged to meet at angle points.

Containing 461 Square feet or 0.01 Acres more or less by calculations.

AND

A 12 foot wide utility easement lying 6 feet on each side of the following described centerline through a portion of State School ECC-2, "Marjory Stoneman Douglas -Early Childhood Center", which is located in the E 1/2 of the E 1/2 of the SW 1/4 of the NE 1/4 of Section 1, Township 54 South, Range 39 East, Miami-Dade County, Florida, more particularly described as follows:

Commence at the NE corner of the SW 1/4 of the NE 1/4, thence S02°08'32"E, along the East line of the SW 1/4 of the NE 1/4 of said Section 1, a distance of 50.00 feet to the Northeast corner of State School ECC-2; thence continue S02°08'32"E along the East line of said SW 1/2 of the NE 1/4 of said Section 1, being also the existing East boundary line of State School ECC-2, a distance of 319.02 feet to the Point of Beginning 2; thence N82°24'50"W, a distance of 15.07 feet; thence S87°51'28"W, a distance of 7.00 feet to the Point of Termination. The side lines of said easement to be shortened or prolonged to meet at angle points.

Containing 265 Square feet or 0.01 Acres more or less by calculations.

AND

A 12 foot wide utility easement lying 6 feet on each side of the following described centerline through a portion of State School ECC-2, "Marjory Stoneman Douglas -Early Childhood Center", which is located in the E 1/2 of the E 1/2 of the SW 1/4 of the NE 1/4 of Section 1, Township 54 South, Range 39 East, Miami-Dade County, Florida, more particularly described as follows:

Commence at the NE corner of the SW 1/4 of the NE 1/4, thence S02°08'32"E, along the East line of the SW 1/4 of the NE 1/4 of said Section 1, a distance of 50.00 feet to the Northeast corner of State School ECC-2; thence continue S02°08'32"E along the East line of said SW 1/2 of the NE 1/4 of said Section 1, being also the existing East boundary line of State School ECC-2, a distance of 454.17 feet to the Point of Beginning 3; thence N87°02'14"W, a distance of 31.20 feet; thence S87°51'28"W, a distance of 7.00 feet to the Point of Termination. The side lines of said easement to be shortened or prolonged to meet at angle points.

Containing 458 Square feet or 0.01 Acres more or less by calculations.

Page 3 of 5

NOTICE:

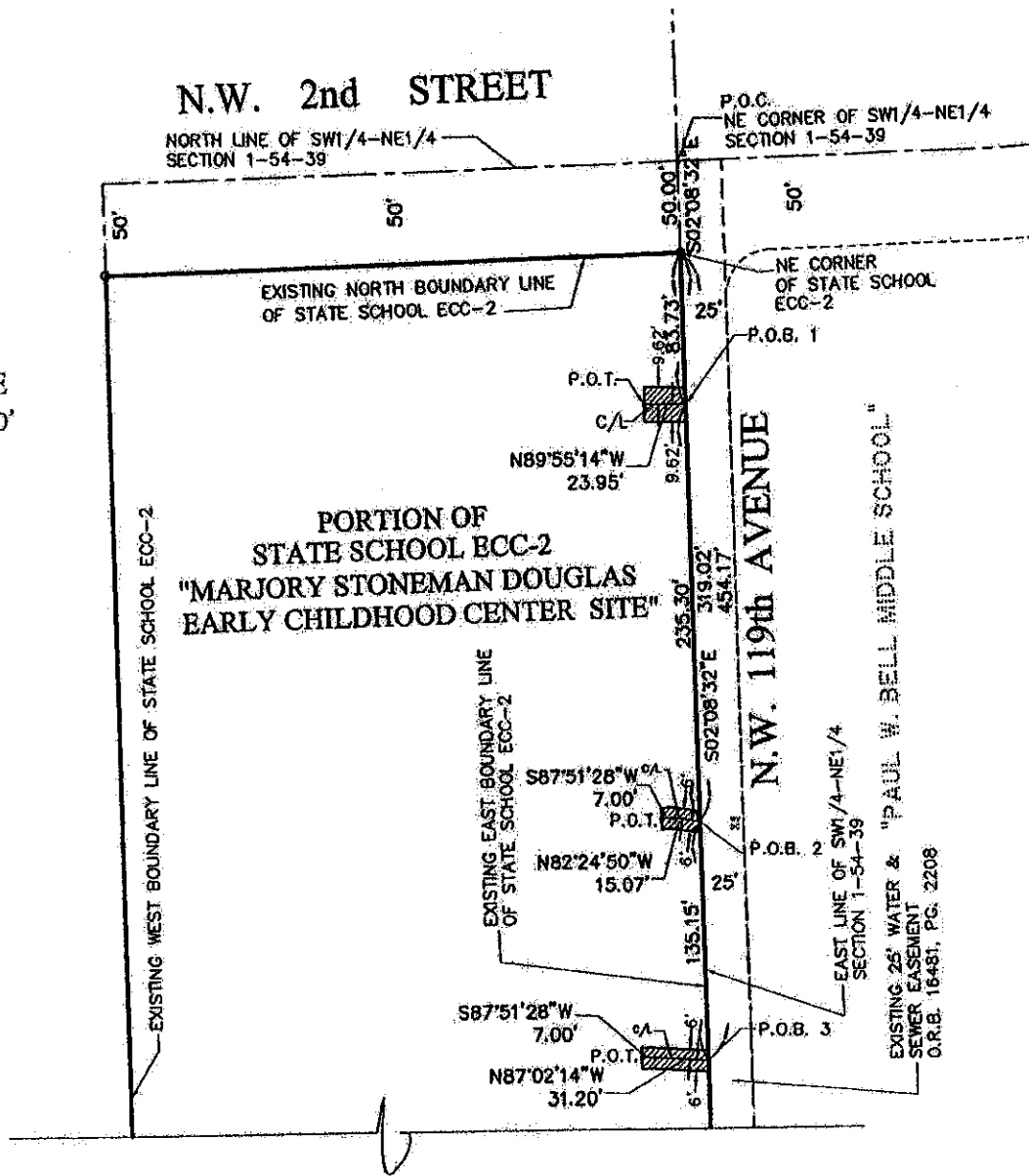
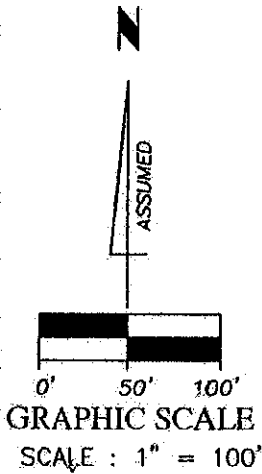
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Page 2 of 4

**EXHIBIT "A-1"**  
**LEGAL DESCRIPTION**

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Folio # 30-4901-000-0020  
MIAMI-DADE COUNTY  
Section 1, Township 54 South, Range 39 East  
Date: April 2, 2009



**LEGEND**

P.O.B.	Point of Beginning	SEC.	Section
P.O.T.	Point of Termination	TWP.	Township
P.O.C.	Point of Commence	RGE.	Range
P.B.	Plat Book	C	Centerline
PG.	Page	M	Monument line
R/W	Right-of-Way	COR	Corner

Page 4 of 5

NOTICE:  
Not full and complete without Pages 1, 2 & 4  
Page 3 of 4

**EXHIBIT "A-1"  
SKETCH**

SCALE: 1" = 100'

-THIS IS NOT A SURVEY-

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 Folio # 30-4901-000-0020  
 MIAMI-DADE COUNTY  
 Section .1, Township 54 South, Range 39 East  
 Date: April 2, 2009

**SOURCES OF DATA:**

The Legal Description of the Subject Parcel of Land was generated from information provided by the client. In addition, the following sources of data were used to the extent required to complete this document in a defensible manner. That is to say:

North arrow and Bearings refer to an assumed value of S02°08'32"E, (based on breakdown of Miami-Dade County Public Works Dept.) along the East line SW 1/4-NE 1/4, Section 1, Township 54 South, Range 39 East, of the Public Records of Miami-Dade County, Florida.

**CLIENT INFORMATION:**

This Sketch and Legal Description was prepared at the insistence of:

Miami-Dade County Public School

**LIMITATIONS:**

Since no other information other than what is cited in the Sources of Data was furnished, the Client is hereby advised that there may legal restrictions on the subject property that are not shown on the Sketch that may be found in the Public Records of Miami-Dade County, or any other public and private entities as their jurisdictions may appear. The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual who may appear in public records.

This document does not represent a field boundary survey of the described property, or any part or parcel thereof.

**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. 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.

**J. BONFILL & ASSOCIATES, INC.**

Florida Certificate of Authorization Number LB3398  
9360 Southwest 72nd Street, Suite 265  
Miami, Florida 33173 Phone: 305.598.8383

By: *Juan J. Bonfill*  
**Juan J. Bonfill, P.L.S.**  
Professional Land Surveyor No. 3179  
State of Florida  
January 27, 2009

Project: 08-0035      Job: 09-0022 Sketch & Legal

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps and Reports by other than the signing party are prohibited without the written consent of the signing party. This document consists of multiple Exhibits and Sheets. 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.

NOTICE:  
Page 5 of 5      Not full and complete without Pages 1 through 3  
Page 4 of 4

**EXHIBIT "A-1"  
SURVEYOR'S NOTES**

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