

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 3 (RELIEF FOR JANE S. ROBERTS K-8 CENTER AND ETHEL K. BECKHAM ELEMENTARY AND DR. BOWMAN F. ASHE ELEMENTARY SCHOOLS), LOCATED AT 16350 SW 47 STREET, AND TO CONVEY THE SUBJECT UTILITY LINE IN FAVOR OF AND TO MIAMI-DADE COUNTY
PROJECT NO. 00170200**

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

LINK TO STRATEGIC PLAN: IMPROVE CONSTRUCTION SERVICES

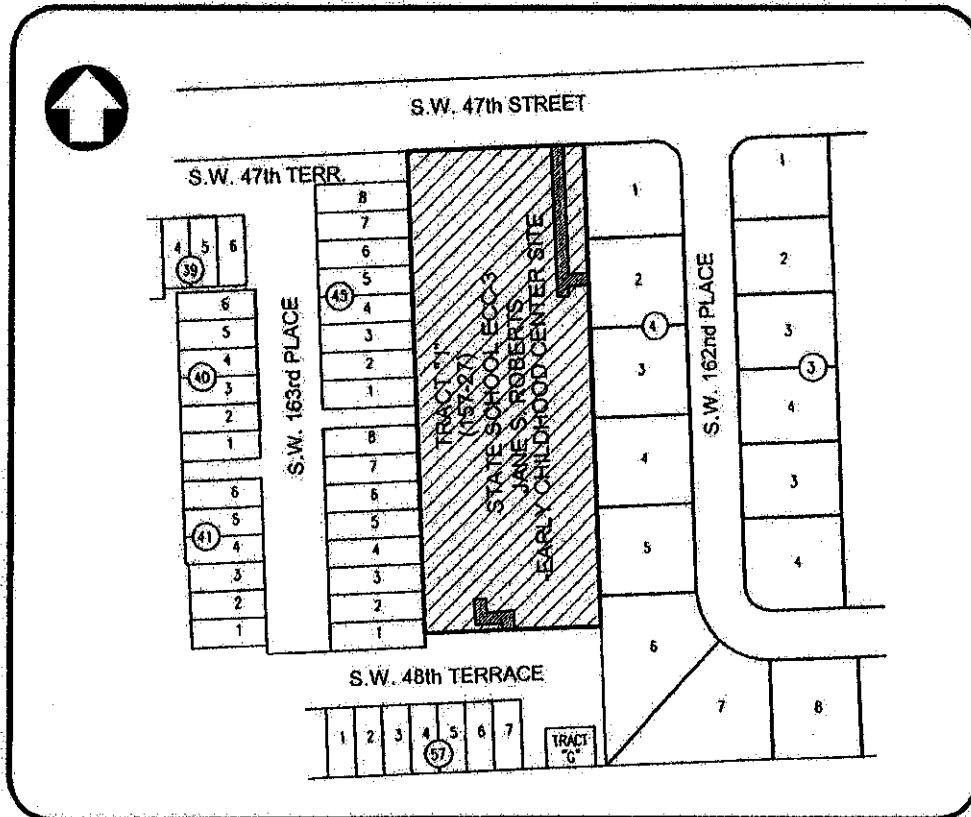
In order to maintain a water line constructed to service Early Childhood Center 3, Miami-Dade County has requested a Grant of Easement Agreement from the District for the subject water line, as well as the conveyance of said line. The 12-foot wide water line easement will cover the area of the line installation, 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 3 (relief for Jane S. Roberts K-8 Center and Ethel K. Beckham Elementary and Dr. Bowman F. Ashe Elementary Schools), located at 16350 SW 47 Street, and to convey the subject utility line (project no. 00170200) in favor of and to Miami-Dade County, as described above.

LML

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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 2006-171
"JANE S. ROBERTS-EARLY CHILDHOOD CENTER",
STATE SCHOOL ECC-3 S.W. 163rd CT. & S.W. 47th ST., MIAMI, FLORIDA
Folio # 30-4920-020-1850
MIAMI-DADE COUNTY
Section 20, Township 54 South, Range 39 East
Date: April 2, 2009

LEGAL DESCRIPTION:

A 12 foot wide utility easement lying 6 feet on each side of the following described centerline through a portion of State School ECC-3, "Jane S. Roberts -Early Childhood Center" which is located in Tract 1 of "PARK LAKES SECTION THREE", according to the plat thereof, as recorded in Plat Book 157, at Page 27, of the Public Records of Miami-Dade County, Florida, more particularly described as follows:

Commence at the NW corner of Tract 1 of "PARK LAKES SECTION THREE"; thence N87°44'17"E, along the North line of said Tract 1, a distance of 152.30 feet to the Point of Beginning 1; thence S02°33'38"E, a distance of 134.36 feet to a Point A; thence continue S02°33'38"E, a distance of 16.35 feet to the Point of Termination. The side lines of said easement to be shortened or prolonged to meet at angle points.

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-3, "Jane S. Roberts -Early Childhood Center" which is located in Tract 1 of "PARK LAKES SECTION THREE", according to the plat thereof, as recorded in Plat Book 157, at Page 27, of the Public Records of Miami-Dade County, Florida, more particularly described as follows:

Commence at Point A; thence N87°26'22"E, a distance of 27.33 feet to the Point of Termination. The side lines of said easement to be shortened or prolonged to meet at angle points.

Containing 2,064 Square feet or 0.05 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-3, "Jane S. Roberts -Early Childhood Center" which is located in Tract 1 of "PARK LAKES SECTION THREE", according to the plat thereof, as recorded in Plat Book 157, at Page 27, of the Public Records of Miami-Dade County, Florida, more particularly described as follows:

Commence at the NW corner of Tract 1 of "PARK LAKES SECTION THREE"; thence S02°14'53"E, along the West line of said Tract 1, a distance of 484.45 feet; thence N87°44'26"E along the South line of Tract 1, a distance of 84.73 feet to the Point of Beginning 2; thence N03°07'35"W, a distance of 13.11 feet; thence S86°52'25"W, a distance of 26.99 feet; thence N03°07'35"W a distance of 19.88 feet to the Point of Termination. The side lines of said easement to be shortened or prolonged to meet at angle points.

Containing 720 Square feet or 0.02 Acres more or less by calculations.

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NOTICE:

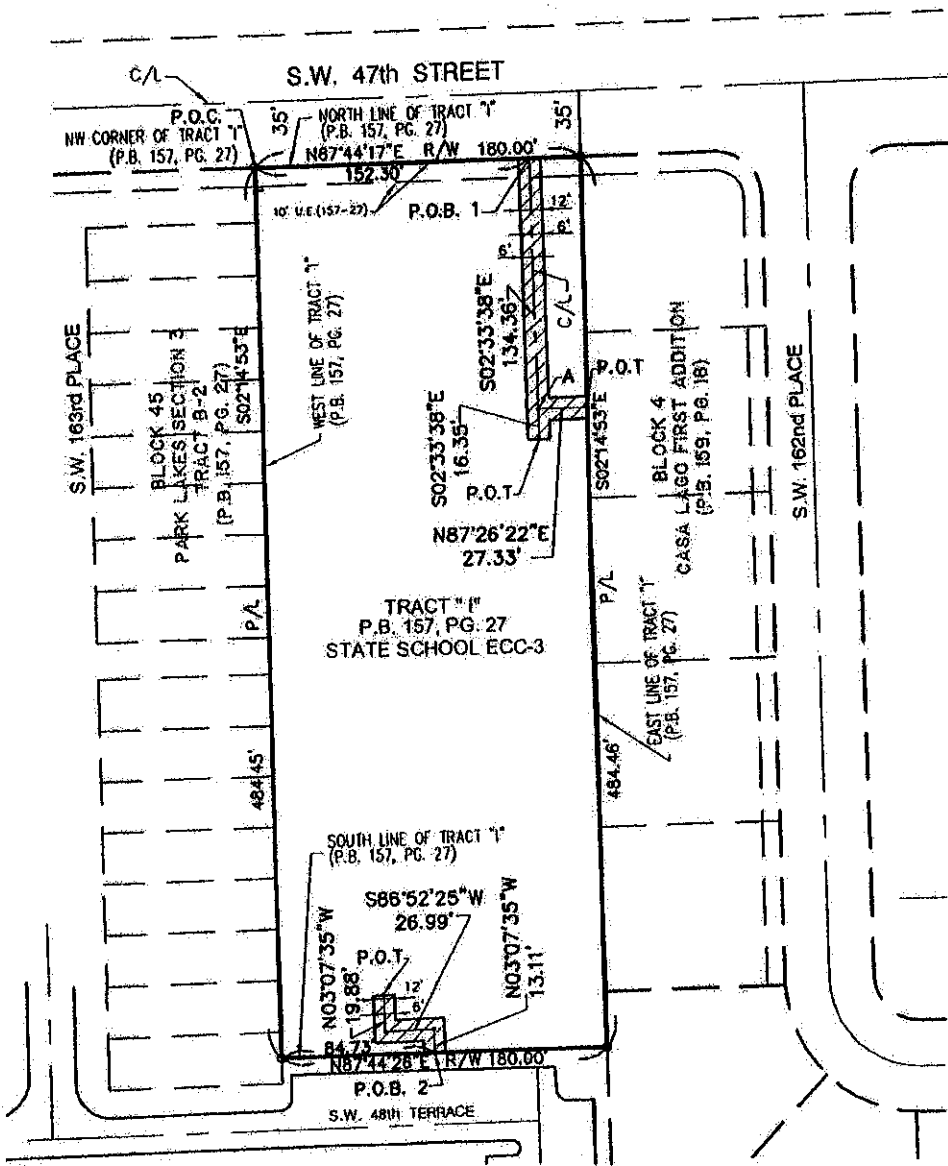
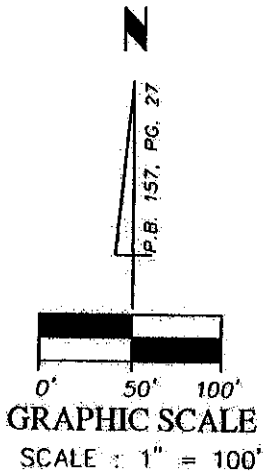
Not full and complete without Pages 1, 3 & 4

Page 2 of 4

EXHIBIT "A-1"
LEGAL DESCRIPTION

-THIS IS NOT A SURVEY-

EXCLUSIVE WASD EASEMENT # DW 2006-171
"JANE S. ROBERTS-EARLY CHILDHOOD CENTER",
STATE SCHOOL ECC-3 S.W. 163rd CT. & S.W. 47th ST., MIAMI, FLORIDA
Folio # 30-4920-020-1850
MIAMI-DADE COUNTY
Section 20, 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. | Ronge |
| P.B. | Plot Book | CL | Centerline |
| PG. | Page | M | Monument line |
| R/W | Right-of-Way | COR | Corner |

NOTICE:
 Page 4 of 5 Not full and complete without Pages 1, 2 & 4
 Page 3 of 4

EXHIBIT "A-1"
SKETCH
 SCALE: 1" = 100'
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EXCLUSIVE WASD EASEMENT # DW 2006-171
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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 N87°44'17"E, along the North line of Tract 1, according to the Plat Book 157, at Page 27, 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, P.L.S.

Professional Land Surveyor No. 3179
State of Florida
January 27, 2009

Project: 05-0426 Job: 09-0027 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:
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Page 4 of 4

EXHIBIT "A-1"
SURVEYOR'S NOTES
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