

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

**SUBJECT: AUTHORIZATION TO DEDICATE LAND TO MIAMI-DADE
 COUNTY FOR RIGHT-OF-WAY PURPOSES ADJACENT TO
 SOUTH DADE MIDDLE SCHOOL, LOCATED AT 29100 SW 194
 AVENUE**

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

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

The District recently completed construction of South Dade Middle School, located at 29100 SW 194 Avenue. As a part of the project, Miami-Dade County (County) has requested that the District dedicate a portion of the Board-owned site for use as public right-of-way.

The area to be dedicated totals approximately 52,002 square feet, or 1.19 acres, more or less, and is more fully described in Exhibit "A", attached hereto.

The right-of-way document will be reviewed by the School Board Attorney's Office and the Office of Risk and Benefits Management prior to execution. The Principal, Regional Center V Superintendent and the Office of School Facilities all recommend the proposed right-of-way dedication.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, authorize the Chair and Secretary to execute the necessary documents to dedicate land to Miami-Dade County for right-of-way purposes adjacent to South Dade Middle School, located at 29100 SW 194 Avenue.

RL

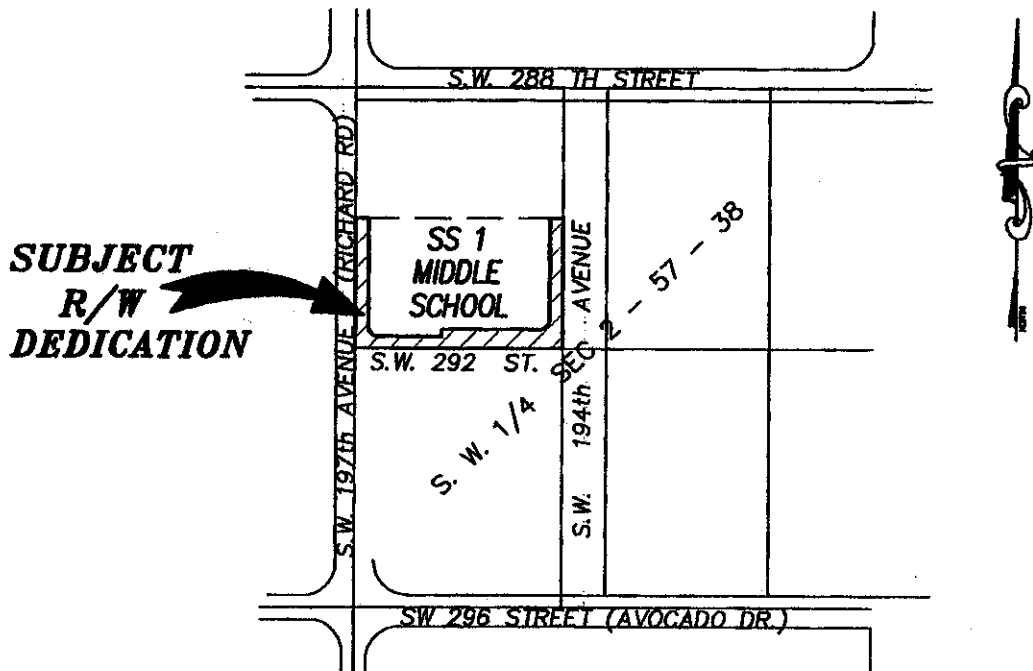
F - 4

EXHIBIT A

LOCATION MAP

A PORTION OF SECTION 2, TOWNSHIP 57 SOUTH, RANGE 38 EAST,
MIAMI-DADE COUNTY, FLORIDA.

SCALE: N.T.S.



**SUBJECT
R/W
DEDICATION**

NOTES:

1. THIS SKETCH AND LEGAL DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
2. BEARINGS SHOWN ARE TO AN ASSUMED MERIDIAN AND BASED ON MIAMI-DADE COUNTY TOWNSHIP MAP.
3. SEE SHEET 2 & 3 FOR GEOMETRIC SKETCH.
4. SEE SHEET 4 EXHIBIT "A" LEGAL DESCRIPTION.
5. SEE SHEET 5 EXHIBIT "B" LEGAL DESCRIPTION.

REVISIONS:

- 06-15-09 CHANGE FILE No. & REVISED STREET ADRESSES ON LEGAL DESCRIPTION.
- 08-03-09 MODIFY SKETCH & LEGAL DESCRIPTION FOR 292 STREET.

LEGEND:

- ⊕ ----- CENTERLINE
- POC ----- POINT OF COMMENCEMENT
- POB ----- POINT OF BEGINNING
- POT ----- POINT OF TERMINATION
- PC. ----- POINT OF CURVATURE
- PT. ----- POINT OF TANGENCY
- PB ----- PLAT BOOK
- PG ----- PAGE
- ⊞ ----- PROPERTY LINE
- (TYP) ----- TYPICAL

SOUTH PENINSULA SURVEYING, CORP.

AUTHENTIC COPIES OF THIS LEGAL DESCRIPTION AND SKETCH SHALL BEAR THE RAISED SEAL OF THE ATTESTING PROFESSIONAL SURVEYOR AND MAPPER.

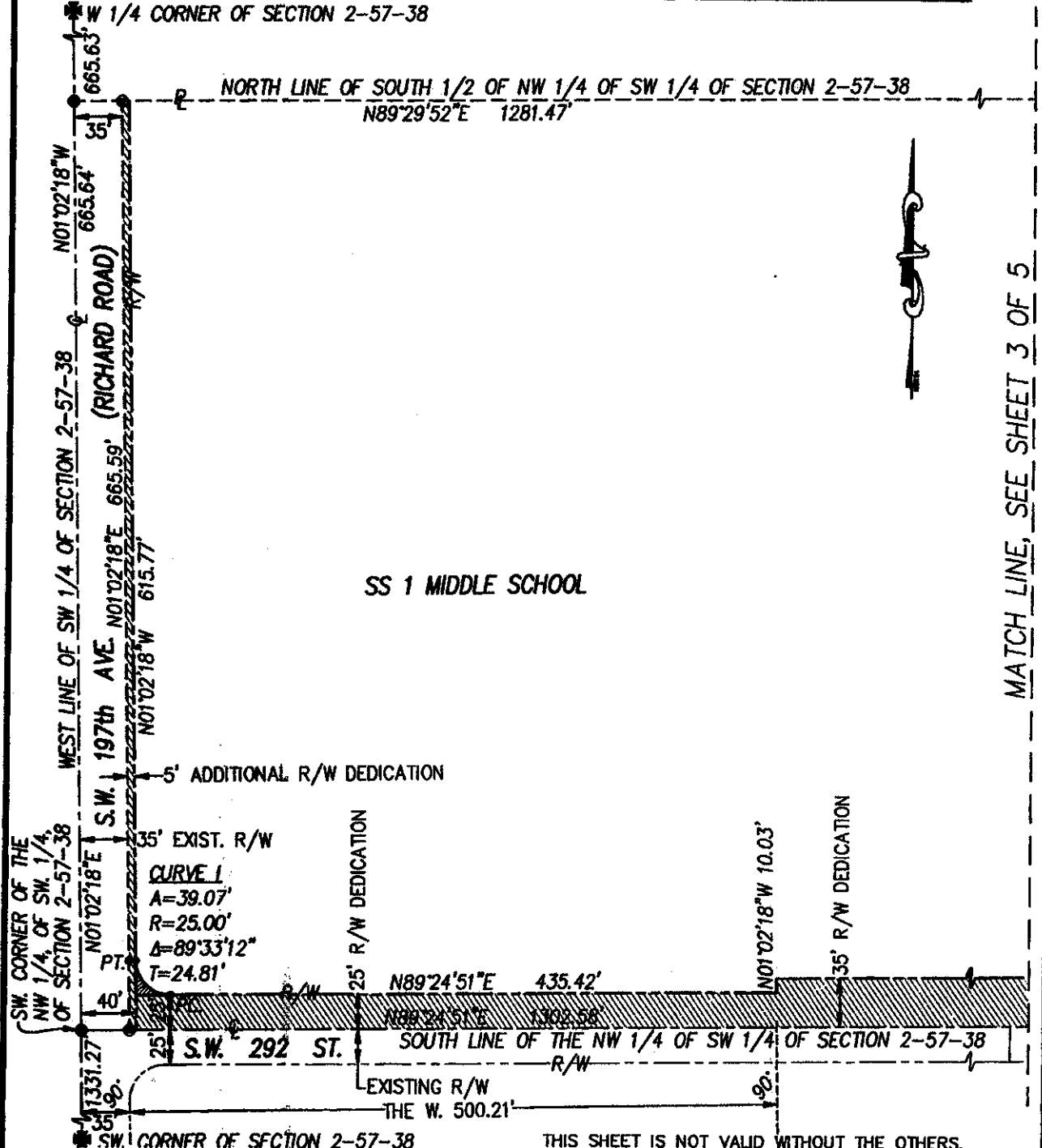
SANTIAGO A. DOMINGUEZ, PRESIDENT
PROFESSIONAL SURVEYOR AND MAPPER
LS # 6698 STATE OF FLORIDA.

THIS SHEET IS NOT VALID WITHOUT THE OTHERS.

| |
|----------------------------------|
| DATE: 05-27-09 |
| SCALE: AS SHOWN |
| JOB ORDER: 095107 |
| CAD FILE: SS 1-Midd. Sch. |
| DRAWN BY: N.T |
| F.B. N/A PG. N/A |
| FILE NO. A-1234 |
| SHEET: 1 OF 5 |

SOUTH PENINSULA SURVEYING, CORP.
LB # 7583
LAND DEVELOPMENT CONSULTANTS
SURVEYORS PLANNERS
CONSTRUCTION LAYOUT
 13113 NW 42nd AVENUE, 2nd FLOOR
 MIAMI, FLORIDA 33054
 PHONE (305) 687-9191 FAX (305) 687-9190 E-MAIL SOUTHPENINSULA@GMAIL.COM

SECTION TO ACCOMPANY LEGAL DESCRIPTION



MATCH LINE, SEE SHEET 3 OF 5

THIS SHEET IS NOT VALID WITHOUT THE OTHERS.

| |
|--------------------------|
| DATE: 05-27-09 |
| SCALE: 1"=100' |
| JOB ORDER: 095107 |
| CAD FILE: SS 1-MIDL Sch. |
| DRAWN BY: N.T |
| F.B. N/A PG. N/A |
| FILE NO. A-1234 |
| SHEET: 2 OF 5 |

SOUTH PENINSULA SURVEYING, CORP.
 LB # 2583
LAND DEVELOPMENT CONSULTANTS
 SURVEYORS - PLANNERS
 CONSTRUCTION LAYOUT
 13113 NW 42nd AVENUE, 2nd FLOOR
 MIAMI, FLORIDA 33034
 PHONE (305) 687-9191 FAX (305) 687-9190 E-MAIL SOUTHPENINSULA@GMAIL.COM

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

NOT SUBDIVIDED

NORTH LINE OF SOUTH 1/2 OF NW 1/4 OF SW 1/4 OF SECTION 2-57-38

MATCH LINE, SEE SHEET 2 OF 5



25' R/W DEDICATION

BISCADO ESTATES
SECTION ONE
BLOCKS 2
(P.B. 60, PG. 85)

SS 1 MIDDLE SCHOOL

S.W. 291 STREET

BISCADO ESTATES
SECTION ONE
BLOCKS 3
(P.B. 60, PG. 85)

S.W. 194th AVE.

CURVE 2
A=39.32'
R=25.00'
Δ=90°06'42"
T=25.05'

SE. CORNER OF
NW 1/4, OF SW. 1/4,
SECTION 2-57-38

35' R/W DEDICATION

N89°24'51"E 787.51'

N89°24'51"E 1302.58'

SOUTH LINE OF THE NW. 1/4 OF SW. 1/4 OF SECTION 2-57-38

S.W. 292 ST.

FUTURE 25' R/W

NOT SUBDIVIDED

BISCADO ESTATES
SECTION ONE
BLOCKS 4
(P.B. 60, PG. 85)

THIS SHEET IS NOT VALID WITHOUT THE OTHERS.

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|---------------------------|
| DATE: 05-27-09 |
| SCALE: 1"=100' |
| JOB ORDER: 095107 |
| CAD FILE: SS 1-Midd. Sch. |
| DRAWN BY: N.T |
| F.B. N/A PG. N/A |
| FILE NO. A-1234 |
| SHEET: 3 OF 5 |

SOUTH PENINSULA SURVEYING, CORP.

LB # 7583

LAND DEVELOPMENT CONSULTANTS

**SURVEYORS - PLANNERS
CONSTRUCTION LAYOUT**

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PHONE (305) 687-9191 FAX (305) 687-9190 E-MAIL SOUTHPENINSULA@GMAIL.COM

LEGAL DESCRIPTION

EXHIBIT 'A'

(LEGAL DESCRIPTION OF PARCEL TO BE DEDICATED TO MIAMI-DADE COUNTY)

SW. 197 AVENUE

THE EAST 5.00 FEET OF THE WEST 40.00 FEET, OF THE SOUTH 1/2, OF THE NORTHWEST 1/4, OF THE SOUTHWEST 1/4, OF SECTION 2, TOWNSHIP 57 SOUTH, RANGE 38 EAST,

-- AND --

SW. 292 STREET

THE SOUTH 25.00 FEET OF THE SOUTH 1/2, OF THE WEST 500.21 FEET, OF THE NORTHWEST 1/4, OF THE SOUTHWEST 1/4, OF SECTION 2, TOWNSHIP 57 SOUTH, RANGE 38 EAST, LESS THE WEST 35.00 FEET THEREOF.

-- AND --

THE SOUTH 35.00 FEET OF THE SOUTH 1/2, OF THE NORTHWEST 1/4, OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 57 SOUTH, RANGE 38 EAST, LESS THE WEST 500.21 FEET THEREOF.

-- AND --

SW. 194 AVENUE

THE EAST 25.00 FEET OF THE SOUTH 1/2, OF THE NORTHWEST 1/4, OF THE SOUTHWEST 1/4, OF SECTION 2, TOWNSHIP 57 SOUTH, RANGE 38 EAST, LESS THE SOUTH 25.00 FEET THEREOF.

-- AND --

CURVE I

ALL THAT EXTERNAL AREA, FORMED BY A 25.00 FOOT RADIUS ARC CONCAVE TO THE NORTHEAST, TANGENT TO A LINE THAT IS 40.00 FEET EAST AND PARALLEL TO THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 57 SOUTH, RANGE 38 EAST, AND TANGENT TO A LINE THAT IS 25.00 NORTH AND PARALLEL TO THE SOUTH LINE OF THE NORTHWEST 1/4, OF THE SOUTHWEST 1/4, OF SECTION 2, TOWNSHIP 57 SOUTH, RANGE 38 EAST.

-- AND --

CURVE II

ALL THAT EXTERNAL AREA, FORMED BY A 25.00 FOOT RADIUS ARC CONCAVE TO THE NORTHWEST, TANGENT TO A LINE THAT IS 35.00 FEET NORTH AND PARALLEL TO THE SOUTH LINE OF THE NORTHWEST 1/4, OF THE SOUTHWEST 1/4, OF SECTION 2, TOWNSHIP 57 SOUTH, RANGE 38 EAST, AND TANGENT TO A LINE THAT IS 25.00 WEST AND PARALLEL TO THE EAST LINE OF THE NORTHWEST 1/4, OF THE SOUTHWEST 1/4, OF SECTION 2, TOWNSHIP 57 SOUTH, RANGE 38 EAST.

ALL LYING AND BEING AND MIAMI-DADE COUNTY FLORIDA.
CONTAINING 52,002 S.F. OR ± 1.19 ACRES.

THIS SHEET IS NOT VALID WITHOUT THE OTHERS.

| |
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| SCALE: 1" = 100' |
| JOB ORDER: 095107 |
| CAD FILE: SS 1-Midd. Sch. |
| DRAWN BY: N.T |
| F.B. N/A PG. N/A |
| FILE NO. A-1234 |
| SHEET: 4 OF 5 |

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LEGAL DESCRIPTION

EXHIBIT 'B'

(LEGAL DESCRIPTION OF STATE SCHOOL SS1)

(PARENT TRACT)

THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2,
TOWNSHIP 57 SOUTH, RANGE 38 EAST, DADE COUNTY, FLORIDA, LESS THE WEST 35
FEET THEREOF FOR ROAD PURPOSES.

CONTAINING 890,313 S.F. OR ± 20.44 ACRES.

THIS SHEET IS NOT VALID WITHOUT THE OTHERS.

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|---------------------------|
| DATE: 05-27-09 |
| SCALE: 1" = 100' |
| JOB ORDER: 095107 |
| CAD FILE: SS 1-Midd. Sch. |
| DRAWN BY: N.T |
| F.B. N/A PG. N/A |
| FILE NO. A-1234 |
| SHEET: 5 OF 5 |

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LB # 7583

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SURVEYORS - PLANNERS

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