

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

SUBJECT: AUTHORIZATION FOR THE CHAIR AND SECRETARY TO EXECUTE GRANT OF EASEMENT AGREEMENTS FOR A WATER LINE AT:

**1. BOOKER T. WASHINGTON SENIOR HIGH SCHOOL, LOCATED AT 1200 NW 6 AVENUE, AND TO CONVEY THE SUBJECT UTILITY LINE IN FAVOR OF AND TO MIAMI-DADE COUNTY
PROJECT NO. A0557**

**2.G. HOLMES BRADDOCK SENIOR HIGH SCHOOL, LOCATED AT 3601 SW 147 AVENUE, AND TO CONVEY THE SUBJECT UTILITY LINE IN FAVOR OF AND TO MIAMI-DADE COUNTY
PROJECT NO. 00140800**

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

LINK TO STRATEGIC FRAMEWORK: FINANCIAL EFFICIENCY/STABILITY

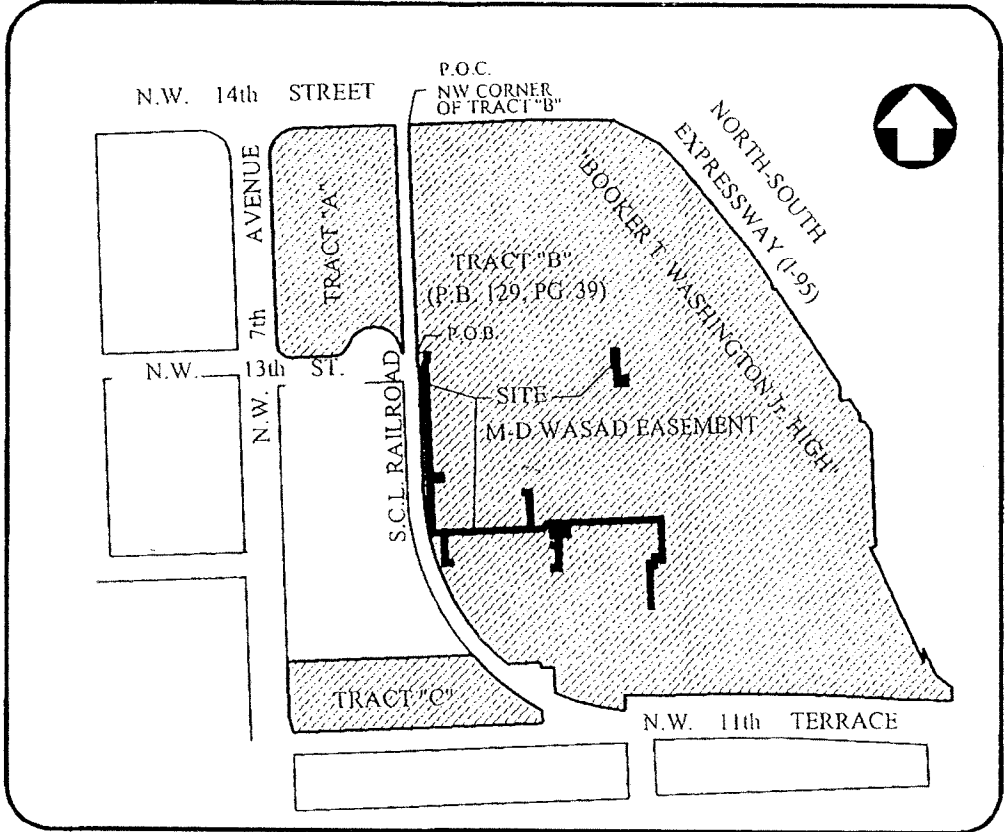
In order to maintain water lines constructed to service Booker T. Washington and G. Holmes Braddock Senior High Schools, Miami-Dade County has requested Grant of Easement Agreements from the District for the subject water lines, as well as the conveyance of said lines. The 12-foot wide easements will cover the area of the water line installations, as more specifically described in Exhibits "A" and "B", attached hereto.

The Grant of Easement Agreements and conveyance documents will be reviewed and approved by the School Board Attorney's 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 Grant of Easement Agreements for water lines at:

1. Booker T. Washington Senior High School, located at 1200 NW 6 Avenue, and to convey the subject utility line in favor of and to Miami-Dade County, Project No. A0557; and
2. G. Holmes Braddock Senior High School, located at 3601 SW 147th Avenue and to convey the subject utility line in favor of and to Miami-Dade County, Project No. 00140800, in favor of and to Miami-Dade County, as described above.

LML



NOTICE:
 Not full and complete without Pages 2 through 6
 Page 1 of 6

EXHIBIT "A-1"
 LOCATION SKETCH
 NOT TO SCALE
 -THIS IS NOT A SURVEY-

M-DWASAD EASEMENT
 "BOOKER T. WASHINGTON Jr. HIGH SCHOOL",
 1200 N.W. 6th AVENUE, CITY OF MIAMI
 Folio # 01-3136-077-0020
 MIAMI-DADE COUNTY, FLORIDA
 Section 36, Township 53 South, Range 41 East
 Date: December 17, 2009

LEGAL DESCRIPTION :

A 12 foot wide WASAD easement lying 6 feet on each side of the following described centerline through a portion of "Booker T. Washington Jr. High School" which is located in Tract B of "BOOKER T. WASHINGTON Jr. HIGH", according to the plat thereof, as recorded in Plat Book 129, at Page 39, of the Public Records of Miami-Dade County, Florida, more particularly described as follows:

Commence at the NW corner of Tract B of "BOOKER T. WASHINGTON Jr. HIGH"; according to the plat thereof, as recorded in Plat Book 129, at Page 39; thence S02°08'43"E, along the West line of said Tract "B" and also the East right-of-way line of S.C.L.railroad, a distance of 409.43 feet to a point; thence S89°40'04"E, a distance of 18.30 feet to the Point of Beginning of the following described centerline; thence S00°19'56"W, a distance of 15.49 feet; thence S36°30'59"W, a distance of 5.12 feet; thence S02°20'54"E, a distance of 204.15 feet to a Point A; thence S02°29'29"E, a distance of 6.27 feet to a Point B; thence continue S02°29'29"E, a distance of 96.35 feet; thence N87°49'06"E, a distance of 21.32 feet to a Point C; thence continue N87°49'06"E, a distance of 156.51 feet to a Point D; thence N87°40'07"E, a distance of 21.00 feet; thence N41°38'33"E, a distance of 12.33 feet; thence N87°19'51"E, a distance of 9.86 feet to a Point E; thence continue N87°19'51"E, a distance of 12.01 feet to a Point F; thence continue N87°19'51"E, a distance of 14.30 feet to a Point G; thence continue N87°19'51"E, a distance of 170.46 feet; thence S02°17'13"E, a distance of 67.51 feet; thence S87°42'47"W, a distance of 14.69 feet; thence S02°17'13"E, a distance of 12.00 feet; thence S87°42'47"W, a distance of 9.57 feet; thence S02°17'13"E, a distance of 82.62 feet to the Point of Termination.

The side lines of said easement to be shortened or prolonged to meet at angle points.

And

Beginning at Point A of a centerline of 12 foot wide WASAD easement lying 6 feet on each side; thence N87°47'47"E, a distance of 26.45 feet to the Point of Termination. The side lines of said easement to be shortened or prolonged to meet at angle points.

And

Beginning at Point B of a centerline of 12 foot wide WASAD easement lying 6 feet on each side; thence N87°47'47"E, a distance of 26.41 feet to the Point of Termination. The side lines of said easement to be shortened or prolonged to meet at angle points.

And

Beginning at Point C of a centerline of 12 foot wide WASAD easement lying 6 feet on each side; thence S02°09'22"E, a distance of 55.33; thence N87°50'38"E, a distance of 15.69 feet to the Point of Termination. The side lines of said easement to be shortened or prolonged to meet at angle points.

And

Beginning at Point D of a centerline of 12 foot wide WASAD easement lying 6 feet on each side; thence N02°41'10"W, a distance of 67.93 feet; thence S86°46'45"W, a distance of 12.88 feet to the Point of Termination. The side lines of said easement to be shortened or prolonged to meet at angle points.

And

Beginning at Point E of a centerline of 12 foot wide WASAD easement lying 6 feet on each side; thence S00°05'54"E, a distance of 23.63 feet to the Point of Termination. The side lines of said easement to be shortened or prolonged to meet at angle points.

And

(continue)

NOTICE:

Not full and complete without Pages 1, 3, 4, 5 & 6

Page 2- of 6

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

-THIS IS NOT A SURVEY-

M-DWASAD EASEMENT
"BOOKER T. WASHINGTON Jr. HIGH SCHOOL",
1200 N.W. 6th AVENUE, CITY OF MIAMI
Folio # 01-3136-077-0020
MIAMI-DADE COUNTY, FLORIDA
Section 36, Township 53 South, Range 41 East
Date: December 17, 2009

LEGAL DESCRIPTION :

(continue)

Beginning at Point F of a centerline of 12 foot wide WASAD easement lying 6 feet on each side; thence S00°05'54"E, a distance of 40.43 feet to a Point F1; thence continue S00°05'54", a distance of 40.74 feet; thence S89°54'06"W, a distance of 14.80 feet to the Point of Termination. The side lines of said easement to be shortened or prolonged to meet at angle points.

And

Beginning at Point F1 of a centerline of 12 foot wide WASAD easement lying 6 feet on each side; thence S89°54'06"W, a distance of 16.56 feet to the Point of Termination. The side lines of said easement to be shortened or prolonged to meet at angle points.

And

Beginning at Point G of a centerline of 12 foot wide WASAD easement lying 6 feet on each side; thence S03°43'12"E, a distance of 15.21 feet to the Point of Termination. The side lines of said easement to be shortened or prolonged to meet at angle points.

Containing 14,828 Square feet or 0.34 Acres more or less by calculations.

And

A WASAD easement through a portion of "Booker T. Washington Jr. High School" which is located in Tract B of "BOOKER T. WASHINGTON Jr. HIGH", according to the plat thereof, as recorded in Plat Book 129, at Page 39, of the Public Records of Miami-Dade County, Florida, more particularly described as follows:

Commence at the NW corner of Tract B of "BOOKER T. WASHINGTON Jr. HIGH"; according to the plat thereof, as recorded in Plat Book 129, at Page 39; thence S02°08'43"E, along the West line of said Tract "B" and also the East right-of-way line of S.C.L. railroad, a distance of 435.93 feet to a point; thence N87°43'22"E, along the centerline of the a existing 30 foot utility easement, as recorded in Plat Book 129, at Page 39, a distance of 346.98 feet to the Point of Beginning; thence N02°04'23"W, a distance of 21.34 feet; thence N88°08'34"E, a distance of 17.18 feet; thence S01°51'26"E, a distance of 49.10 feet; thence N87°43'22"E, a distance of 14.26 feet; thence S02°16'38"E, a distance of 20.78 feet; thence S87°43'22"W, a distance of 27.16 feet; thence N02°16'38"W, a distance of 33.67 feet; thence S87°43'22"W, a distance of 4.05 feet; thence N02°04'23"W, a distance of 14.98 feet to the Point of Beginning.

Containing 1,352 Square feet or 0.03 Acres more or less by calculations.

NOTICE:

Not full and complete without Pages 1, 2, 4, 5 & 6

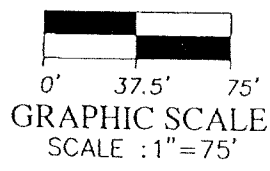
Page 3 of 6

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

-THIS IS NOT A SURVEY-

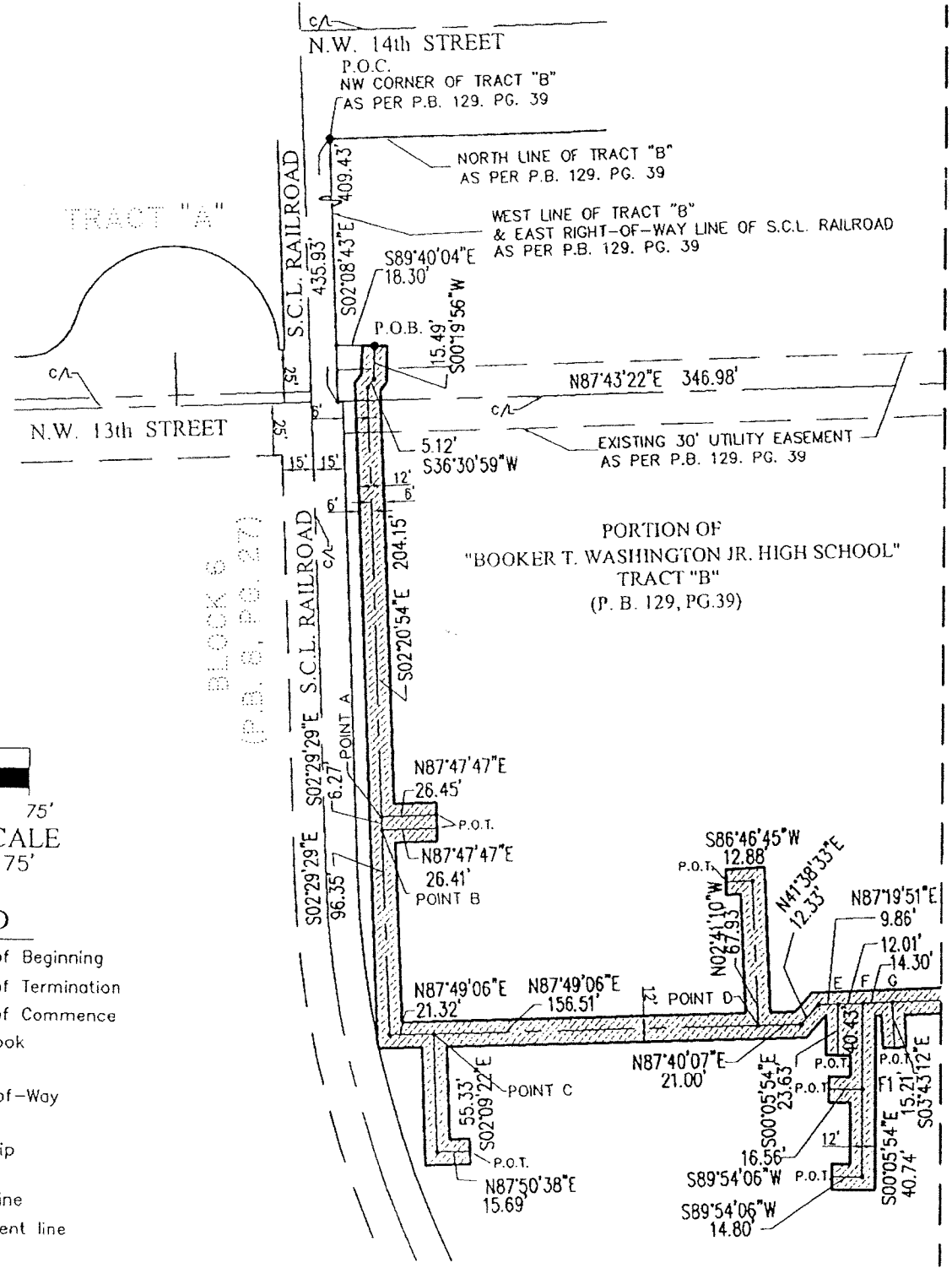
M-DWASAD EASEMENT
"BOOKER T. WASHINGTON Jr. HIGH SCHOOL".
1200 N.W. 6th AVENUE, CITY OF MIAMI
Folio # 01-3136-077-0020
MIAMI-DADE COUNTY, FLORIDA
Section 36, Township 53 South, Range 41 East
Date: December 17, 2009

P.B. 129, PG. 39



LEGEND

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



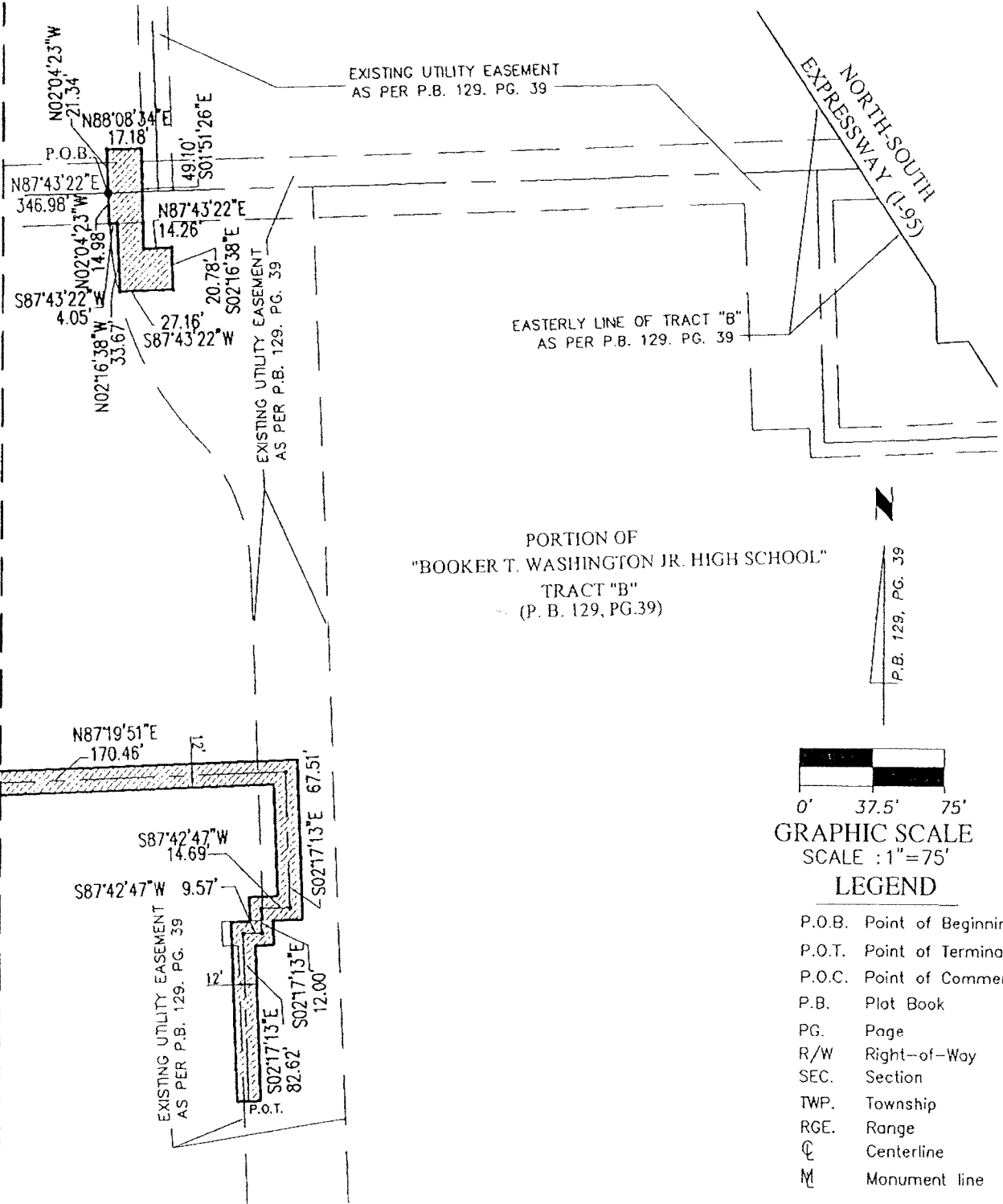
MATCH LINE (SEE PAGE 5)

NOTICE:
Not full and complete without Pages 1, 2, 3, 5 & 6
Page 4 of 6

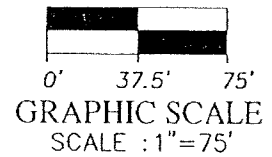
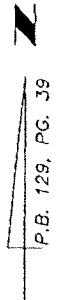
EXHIBIT "A-1"
SKETCH
SCALE: 1" = 100'
-THIS IS NOT A SURVEY-

M-DWASAD EASEMENT
"BOOKER T. WASHINGTON Jr. HIGH SCHOOL".
1200 N.W. 6th AVENUE, CITY OF MIAMI
Folio # 01-3136-077-0020
MIAMI-DADE COUNTY, FLORIDA
Section 36, Township 53 South, Range 41 East
Date: December 17, 2009

MATCH LINE (SEE PAGE 4)



PORTION OF
"BOOKER T. WASHINGTON JR. HIGH SCHOOL"
TRACT "B"
(P. B. 129, PG.39)



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

NOTICE:
Not full and complete without Pages 1, 2, 3, 4 & 6
Page 5 of 6

EXHIBIT "A-1"
SKETCH
SCALE: 1" = 100'
-THIS IS NOT A SURVEY-

M-DWASAD EASEMENT
"BOOKER T. WASHINGTON JR. HIGH SCHOOL",
1200 N.W. 6th AVENUE, CITY OF MIAMI
Folio # 01-3136-077-0020
MIAMI-DADE COUNTY, FLORIDA
Section 36, Township 53 South, Range 41 East
Date: December 17, 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 N02°08'43"W, along the West line of Tract B, according to the Plat Book 129, at Page 39, of the Public Records of Miami-Dade County, Florida. As-Built Water Main DW 2001-028, of Victor M. Mendez Land Surveyor LS # 3170, Dated 08-29-2001, provided by Miami-Dade County Public School.

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
December 17, 2009

Project: 09-0336 Job: 09-0336 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:
Not full and complete without Pages 1 through 5

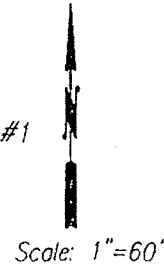
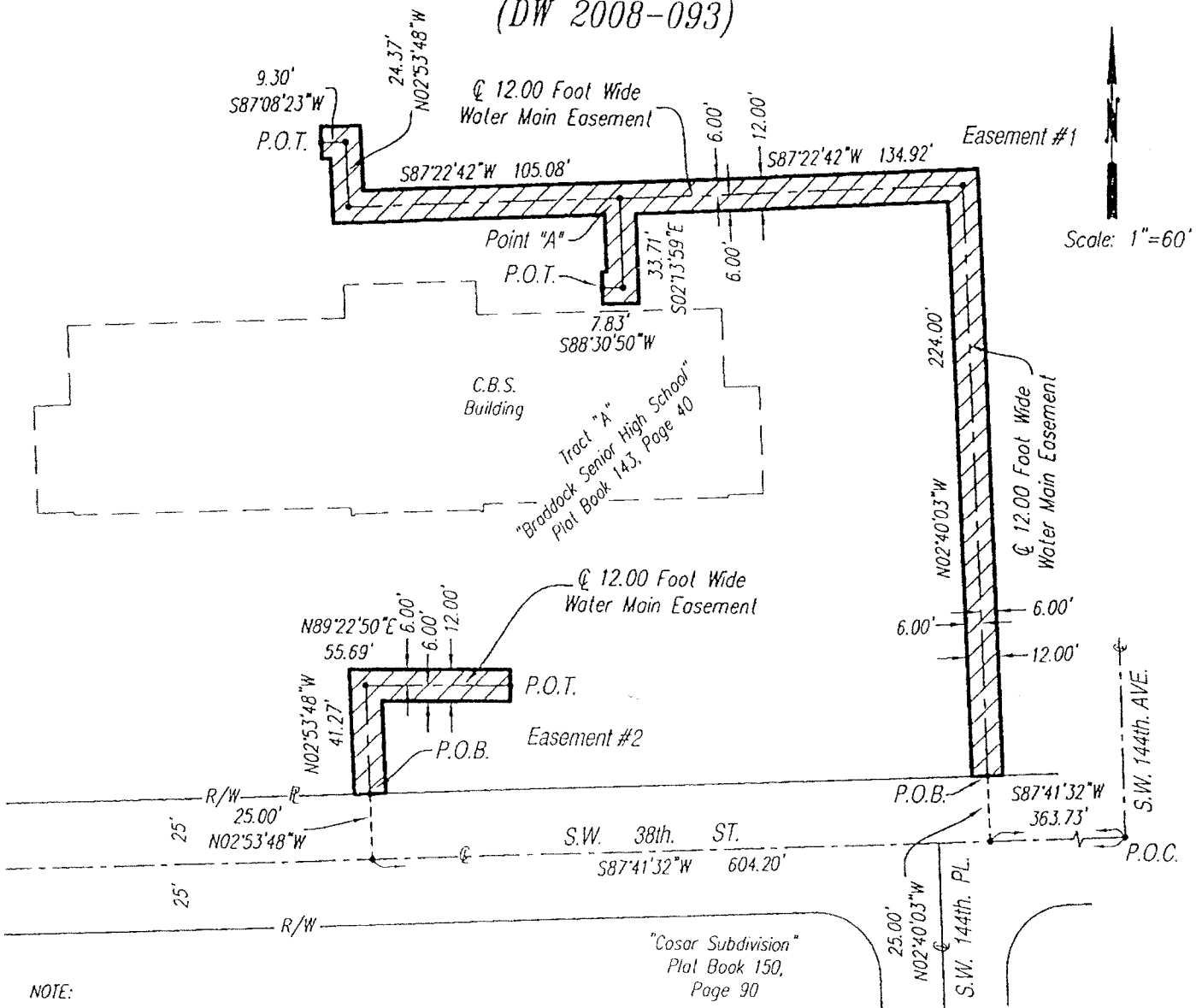
Page 6 of 6

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

-THIS IS NOT A SURVEY-

M-DWASAD EASEMENT
"BOOKER T. WASHINGTON Jr. HIGH SCHOOL".
1200 N.W. 6th AVENUE, CITY OF MIAMI
Folio # 01-3136-077-0020
MIAMI-DADE COUNTY, FLORIDA
Section 36, Township 53 South, Range 41 East
Date: December 17, 2009

WATER MAIN EASEMENT SKETCH AND LEGAL DESCRIPTION (DW 2008-093)



NOTE:

1. Bearings shown hereon relate to an assumed bearing (S87°41'32"W) along the centerline of S.W. 38th. Street per Plat Book 143 at Page 40.
2. The centerline of the easement described above is approximately coincident with the centerline of a water main shown on the water as-built drawing of G. Holmes Broddock Sr. High School, E.R. No. DW 2008-093.
3. See Sheet 2 of 2 for Legal Description.

LEGEND:

- R/W - denotes Right-of-Way
- ℙ - denotes Property Line
- ℄ - denotes Centerline
- P.O.B. - denotes Point of Beginning
- P.O.C. - denotes Point of Commencement
- P.O.T. - denotes Point of Terminus

Prepared For: Belancourt Castellon & Associates, Inc.

X:\Proj\SO155439\BRADDOCK SENIOR HIGH SCHOOL\dwg\WATERMAIN EASEMENT 8-13-09.dwg

Schwabke-Shiskin & Associates, Inc.
 LAND SURVEYORS • ENGINEERS • LAND PLANNERS • SOILS

(LB-87)

3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 DADE:(305) 652-7010 BROWARD:(954) 435-7010 FAX:(305) 652-8284
 11941 S.W. 144th. STREET MIAMI, FLORIDA 33186 TEL:(305) 233-9210 FAX:(305)251-1183



THIS IS NOT A "LAND SURVEY."

ORDER NO.: 445685

PREPARED UNDER MY SUPERVISION:

DATE: AUGUST 13, 2009

[Signature]
 JOSE L. SANFIEL ASST' VICE-PRES.
 FLORIDA PROF. LAND SURVEYOR NO. 5636

SHEET 1 OF 2 SHEET(S)

F.B.: School Board 21, Pg.21

WATER MAIN EASEMENT SKETCH AND LEGAL DESCRIPTION (DW 2008-093)

WATER MAIN EASEMENTS

EASEMENT No.1

LEGAL DESCRIPTION:

Portions of Tract "A," BRADDOCK SENIOR HIGH SCHOOL," according to the plat thereof, as recorded in Plat Book 143 at Page 40, of the Public Records of Miami-Dade County, Florida, being a 12.00 foot wide strip of land lying 6.00 feet on either side of the following described centerline:

Commence at the centerline intersection of S.W. 144th Avenue and S.W. 38th Street as shown on the record plat of "COSAR SUBDIVISION," according to the plat thereof, as recorded in Plat Book 150 at Page 90, of the Public Records of Miami-Dade County, Florida; thence run S87°41'32"W along the aforementioned centerline of S.W. 38th Street for a distance of 363.73 feet to a point; thence run N02°40'03"W for a distance of 25.00 feet to a point on the South line of said Tract "A", said line also being the North Right of Way line of SW 38th Street and the POINT OF BEGINNING of the following described centerline of a 12.00 Foot Wide Water Main Easement; thence continue N02°40'03"W for a distance of 224.00 feet to a point; thence run S87°22'42"W for a distance of 134.92 feet to a point hereinafter known as Point "A;" thence continue S87°22'42"W for a distance of 105.08 feet to a point; thence run N02°53'48"W for a distance of 24.37 feet to a point; thence run S87°08'23"W for a distance of 9.30 feet to the POINT OF TERMINUS of said centerline.

Together With:

Begin at the aforementioned Point "A;" thence run S02°13'59"E For a distance of 33.71 feet to a point; thence run S88°30'50"W for a distance of 7.83 feet to the POINT OF TERMINUS of said centerline.

And:

EASEMENT No.2

LEGAL DESCRIPTION:

Commence at the centerline intersection of S.W. 144th Avenue and S.W. 38th Street as shown on the record plat of "COSAR SUBDIVISION," according to the plat thereof, as recorded in Plat Book 150 at Page 90, of the Public Records of Miami-Dade County, Florida; thence run S87°41'32"W along the aforementioned centerline of S.W. 38th Street for a distance of 604.20 feet to a point; thence run N02°53'48"W for a distance of 25.00 feet to the North Right of Way line of SW 38th Street and the POINT OF BEGINNING of the following described centerline of a 12.00 Foot Wide Water Main Easement; thence continue N02°53'48"W for a distance of 41.27 feet to a point; thence run N89°22'50"E for a distance of 55.69 feet to the POINT OF TERMINUS of said centerline.

NOTE:

1. Bearings shown hereon relate to an assumed bearing (S87°41'32"W) along the centerline of S.W. 38th Street per Plat Book 143 at Page 40 "BRADDOCK SENIOR HIGH SCHOOL" and Plat Book 150 at Page 90 "COSAR SUBDIVISION".
2. The centerline of the easement described above is approximately coincident with the centerline of a water main shown on the water as-built drawing of G. Holmes Braddock Sr. High School, E.R. No. DW 2008-093.
3. See Sheet 1 of 2 for Sketch To Accompany A Water Main Easement Legal Description.

Prepared For: Belancourt Castellon & Associates, Inc.

X:\Proj\SD155439\BRADDOCK SENIOR HIGH SCHOOL\dwg\WATERMAIN EASEMENT 8-13-09.dwg

Schwabke-Shiskin & Associates, Inc.
LAND SURVEYORS • ENGINEERS • LAND PLANNERS • SOILS

(LB-87)

3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 DADE:(305) 652-7010 BROWARD:(954) 435-7010 FAX:(305) 652-8284
11941 S.W. 144th. STREET MIAMI, FLORIDA 33186 TEL:(305) 233-9210 FAX:(305)251-1183



THIS IS NOT A "LAND SURVEY."

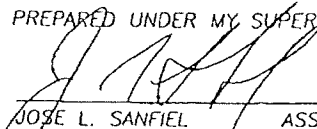
ORDER NO.: 445685

PREPARED UNDER MY SUPERVISION:

DATE: AUGUST 13, 2009

SHEET 2 OF 2 SHEET(S)

F.B.: School Board 21, Pg.21


JOSE L. SANFIEL ASST' VICE-PRES.
FLORIDA PROF. LAND SURVEYOR NO. 5636