

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

**SUBJECT: AUTHORIZATION FOR THE CHAIR AND SECRETARY TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY TO CONVEY WATER LINES AT NORTH DADE MIDDLE SCHOOL AND NORTH DADE CENTER FOR MODERN LANGUAGES, LOCATED AT 1840 NW 157 STREET, IN FAVOR OF AND TO THE CITY OF NORTH MIAMI BEACH, AS WELL AS GRANT OF EASEMENT AGREEMENTS FOR SAME, AS MAY BE REQUIRED  
PROJECT NO. 00700800**

**COMMITTEE: FACILITIES AND CONSTRUCTION REFORM**

**LINK TO STRATEGIC FRAMEWORK: FINANCIAL EFFICIENCY/STABILITY**

As part of the partial replacement project for North Dade Middle School and for the North Dade Center for Modern Languages, six water lines were installed to service the facilities, along with fire hydrants and water meters. In order to maintain these lines, the City of North Miami Beach has requested their conveyance by the Board, as well as Grant of Easement Agreements, as may be required. The easements will cover the area of the water line installations, as depicted in Exhibit "A", attached hereto.

All required documents will be reviewed and approved by the School Board Attorney's Office prior to execution.

**RECOMMENDED:** That The School Board of Miami-Dade County, Florida, authorize the Chair and Secretary to execute any and all documents necessary to convey water lines at North Dade Middle School and at North Dade Center for Modern Languages, located at 1840 NW 157 Street, in favor of and to the City of North Miami Beach, as well as Grant of Easement Agreements for same, as may be required.

LML

**F - 21**

**SKETCH TO ACCOMPANY LEGAL DESCRIPTION  
NORTH DADE MIDDLE SCHOOL &  
CENTER FOR MODERN LANGUAGE**

**LEGAL DESCRIPTION:**

Six (6) strips of land lying and being in Block 29 and Block 54 OF "FIRST ADDITION TO BUNCHE PARK", according to the plat thereof, as recorded in Plat Book 53, at Page 61 of the Public Records of Miami-Dade County, Florida; more particularly described as follows:

1- A strip of land 15 feet in width, lying 7.5 feet on each side of the following described centerline. Commence at the Southeast corner of Block 29; Thence South 87°51'47" West along the South line of said Block 29 for a distance of 415.74 feet to Point of Beginning "A". Thence North 02°08'13" West, for a distance of 15.91 feet; Thence South 90°00'00" West for a distance of 19.50 feet to the Point of Termination. The sidelines of this easement to be prolonged and shortened to meet at angle points.

Together with;

2- A strip of land 15 feet in width, lying 7.5 feet on each side of the following described centerline. Commence at previously described Point of Beginning "A"; Thence South 87°51'47" West, along the South line of Said Block 29, for a distance of 221.66 feet to the Point of Beginning "B". Thence North 02°08'13" West, for a distance of 18.47 feet to the point of termination.

Together with;

3- A strip of land 15 feet in width, lying 7.5 feet on each side of the following described centerline. Commence at previously described Point "B"; Thence South 87°51'47" West, along the South line of Said Block 29, for a distance of 159.46 feet to the Point of Beginning "C". Thence North 02°08'13" West, for a distance of 19.43 feet to the point of termination.

Together with;

4- A strip of land 15 feet in width, lying 7.5 feet on each side of the following described centerline. Commence at the previously described Point "C"; Thence South 87°51'47" West along the South line of said Block 29 for a distance of 163.07 feet to Point of Beginning "D". Thence North 02°08'13" West, for a distance of 14.13 feet ; Thence South 89°14'41" West for a distance of 15.95 feet to the Point of Termination. The sidelines of this easement to be prolonged and shortened to meet at angle points.

Together with;

5- A strip of land 18 feet in width, lying 9 feet on each side of the following described centerline. Commence at previously described Point "D"; Thence South 87°51'47" West, along the South line of Said Block 29, for a distance of 214.49 feet to Point of Beginning "E". Thence North 02°08'13" West, for a distance of 18.40 feet to the point of termination.

And together with;

6- A strip of land 15 feet in width, lying 7.5 feet on each side of the following described centerline. Commence at the most Northeasterly Corner of Block 29; thence South 87°46'14" West, along the North lines of Said Block 29, Block 54 and that adjacent street lying between Block 29 and Block 54 for a distance of 811.44 feet to a point of Tangency with a curve concave to the northeast. Thence continue Northwesterly along the arc of said curve concave to the Northeast, whose radius distance is 150 feet through a central angle of 42°35'10" and an arc distance of 111.49 to the Point of Beginning "F". Thence South 37°29'27" West for a distance of 6.42 feet; Thence South 14°52'34" West, for 15.75 feet; Thence South 11°45'08" West for a distance of 17.95 feet to the Point of Termination.

Containing 2,487 sq. ft (0.06 Acres)

1) SKETCH TO ACCOMPANY LEGAL DESCRIPTION

2) PURPOSE OF THIS SKETCH TO ACCOMPANY LEGAL DESCRIPTION IS TO DEDICATE SIX PARCELS OF LAND FOR WATER EASEMENTS.

4) REFERENCE: "FIRST ADDITION TO BUNCHE PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, AT PAGE 61 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY.

3) BASIS OF BEARINGS. BEARINGS REFER TO FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (N.A.D. 1983) THE BASIS OF BEARINGS IS THE CENTERLINE OF NW. 157th STREET, AS SHOWN ON SHEET 1 OF 2, WITH A BEARING OF S87°46'14"W. SAID LINE FOUND MONUMENTED.

**PROJECT INFORMATION**

PROJECT NAME: NORTH DADE MIDDLE SCHOOL &  
CENTER FOR MODERN LANGUAGE  
PROJECT ADDRESS: 1840 NW 157 STREET, MIAMI, FL 33054  
MIAMI-DADE COUNTY PUBLIC SCHOOLS

SIGNED ; April 26, 2012  
CAD FILE: 2143WO4


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 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

**SURVEYOR'S NOTES:**

- 1) THIS IS NOT A LAND SURVEY.
- 2) REFERENCE PLAT BOOK 53, PAGE 61, MIAMI-DADE COUNTY PUBLIC RECORD.

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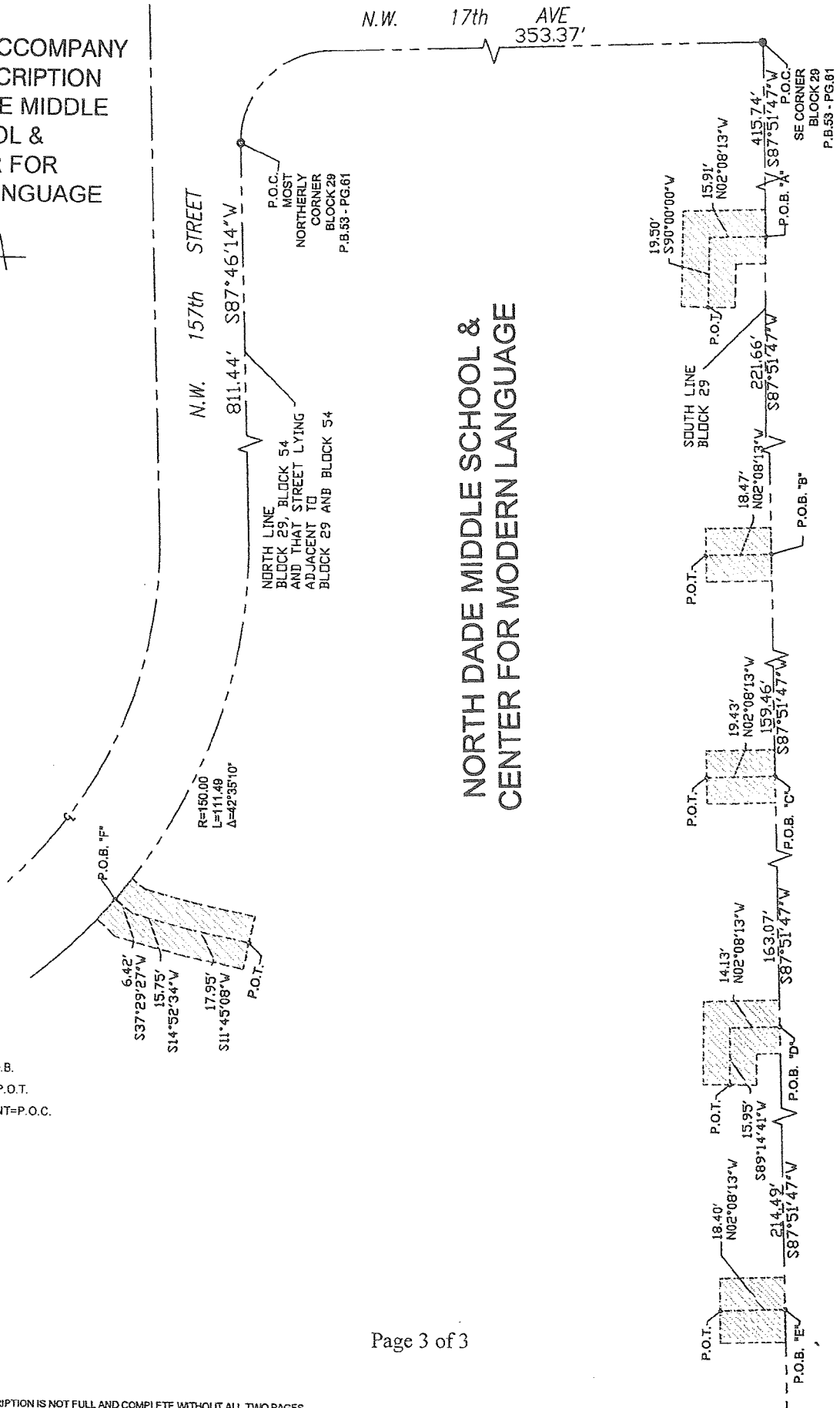
  
FRANK PARUAS P.S.M.  
CERTIFICATE No. 6625  
STATE OF FLORIDA

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

<b>WATER FACILITIES EXHIBIT "A" OF ABSOLUTE BILL OF SALE</b>	
PROJECT NAME: NORTH DADE MIDDLE SCHOOL & CENTER FOR MODERN LANGUAGE	
PROJECT LOCATION: 1840 NW 157 STREET, MIAMI, FL 33054	
CONTRACTOR: MIAMI DADE COUNTY SCHOOL BOARD	
DATE: 04/26/2012	APPROVAL #:
AGREEMENT ID #:	

SKETCH TO ACCOMPANY  
LEGAL DESCRIPTION  
NORTH DADE MIDDLE  
SCHOOL &  
CENTER FOR  
MODERN LANGUAGE

N  
SCALE: 1"=40'



NORTH DADE MIDDLE SCHOOL &  
CENTER FOR MODERN LANGUAGE

**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.

**WATER FACILITIES EXHIBIT "A" OF ABSOLUTE BILL OF SALE**

SHEET 2 OF 2

PROJECT NAME: NORTH DADE MIDDLE SCHOOL & CENTER FOR MODERN LANGUAGE

PROJECT LOCATION: 1840 NW 157 STREET, MIAMI, FL 33054

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