

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

**SUBJECT: AUTHORIZATION FOR THE CHAIR AND SECRETARY TO EXECUTE A GRANT OF EASEMENT AGREEMENT TO MIAMI-DADE COUNTY (COUNTY) FOR THE WASTEWATER FACILITIES CONSTRUCTED BY THE COUNTY ON BOARD-OWNED LAND TO SERVE ARCOLA LAKES PARK, LOCATED AT 8300 N.W. 12 PLACE, MIAMI, FLORIDA, 33150; AND TO CONVEY THE SUBJECT UTILITY LINE IN FAVOR OF AND TO THE COUNTY**

**COMMITTEE: FACILITIES AND CONSTRUCTION**

**LINK TO STRATEGIC BLUEPRINT: EFFECTIVE AND SUSTAINABLE BUSINESS PRACTICES**

As of February 1976, Miami-Dade County (County), has leased approximately 14.5 acres of vacant land from the Miami-Dade County School Board (Board), located at 8300 N.W. 12 Place. The County owns an adjacent 3.85 acre parcel, and operates the two parcels collectively as Arcola Lakes Park (Park). The Board, at its meeting of January 12, 2011, authorized the County to install an 8" sewer force main across a portion of the Board-owned land, at such time as the County constructs a recreation center on the County-owned land, and connects the new facility to County Water and Sewer Department facilities. The County has advised that the recreation center has been constructed and the force main installed. In order to maintain the wastewater lines constructed to serve the Park, the County has requested a Grant of Easement Agreement from the District for the Subject Utility Line, as well as conveyance of said line. The easement will cover the area of the wastewater 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 Attorney's office prior to execution. The Office of School Facilities recommends approval of both documents.

**F-41**

**RECOMMENDED:**

That The School Board of Miami-Dade County, Florida, authorize the Chair and Secretary to execute a Grant of Easement Agreement to Miami-Dade County for the wastewater facilities constructed by the County on Board-owned land to serve the Arcola Lakes Park, located at 8300 N.W. 12 Place, Miami, Florida, 33150, and to convey the subject utility line in favor of and to the County.

RFP:lm:ed

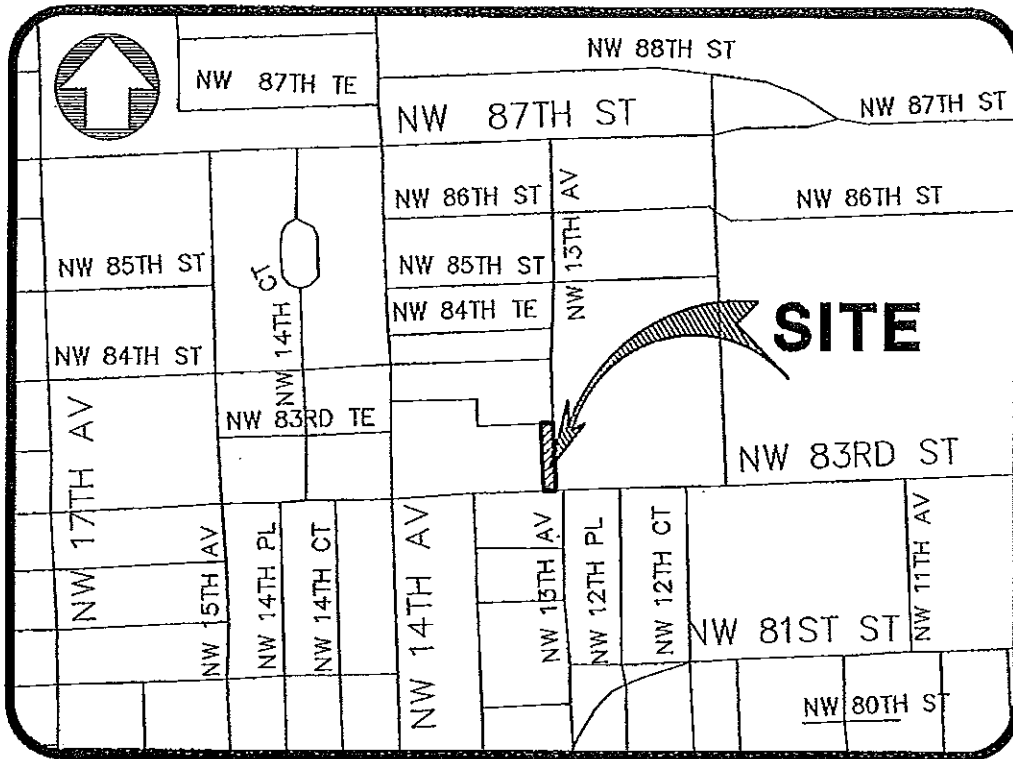
# LOCATION MAP

A PORTION OF THE NW 1/4 OF SECTION 11,  
TOWNSHIP 53 SOUTH, RANGE 41 EAST  
MIAMI-DADE COUNTY, FLORIDA  
NOT TO SCALE

EXHIBIT "A"

DS-2009-513

FOLIO: 30-3111-059-0010



**NOTES:**

- THE MINIMUM VERTICAL CLEARANCE OF THIS EASEMENT IS TWENTY FIVE (25) FEET ABOVE GRADE.
- THESE EASEMENT STRIPS FORM A CLOSED GEOMETRIC FIGURE.

**CERTIFY TO:**

"The School Board of Miami-Dade County, Florida, its successors and/or assigns; and Walter J. Harvey, Esq., School Board Attorney and his successors in office"

**ABBREVIATIONS**

SYMBOL	DEFINITION
☉	CENTERLINE
ℓ	PROPERTY LINE
R/W	RIGHT-OF-WAY
PB.	PLAT BOOK
PG.	PAGE

**NOTES:**

- 1. THIS IS NOT A SURVEY.
- 2. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF NW 14TH AVENUE, 000°07'16" AS SHOWN.



**BENNY SUAREZ**  
**SURVEYING INC.**  
4170 S.W. 152nd PATH, MIAMI, FLORIDA 33185  
PH: (305) 807-8319 Email: benysuarez@msn.com

**15' MDWASD SEWER EASEMENT**  
**ARCOLA LAKES PARK**  
**LOCATION MAP**

SCAL  
**BENIGNO J. SUAREZ**  
STATE OF FLORIDA

DRAWN BY: J.R.  
CHECKED BY: R.T.  
DATE: 09/25/2018  
SCALE: N.T.S.  
JOB FILE: 108

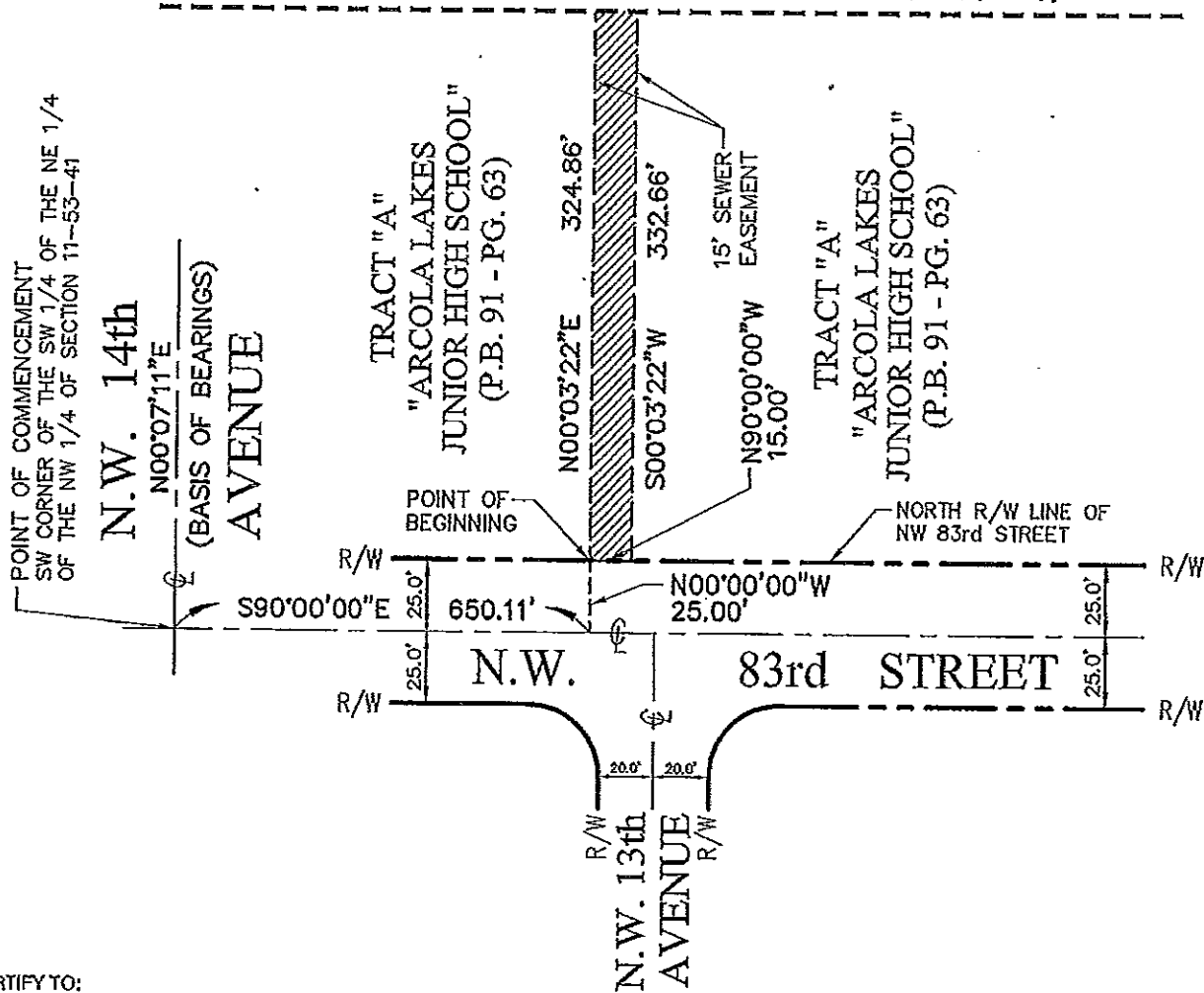
SHEET  
**1**  
of 4 SHEETS

# EXHIBIT "A"

A PORTION OF THE NW 1/4 OF SECTION 11,  
TOWNSHIP 53 SOUTH, RANGE 41 EAST  
MIAMI-DADE COUNTY, FLORIDA



MATCH LINE A-A (SEE SHEET 3 OF 4)



**CERTIFY TO:**

"The School Board of Miami-Dade County, Florida,  
its successors and/or assigns; and Walter J. Harvey, Esq.,  
School Board Attorney and his successors in office"

**NOTES**

1. THIS IS NOT A SURVEY.
2. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF N.W. 14TH AVENUE, N00°07'11" AS S-10°/N.

DS-2009-513



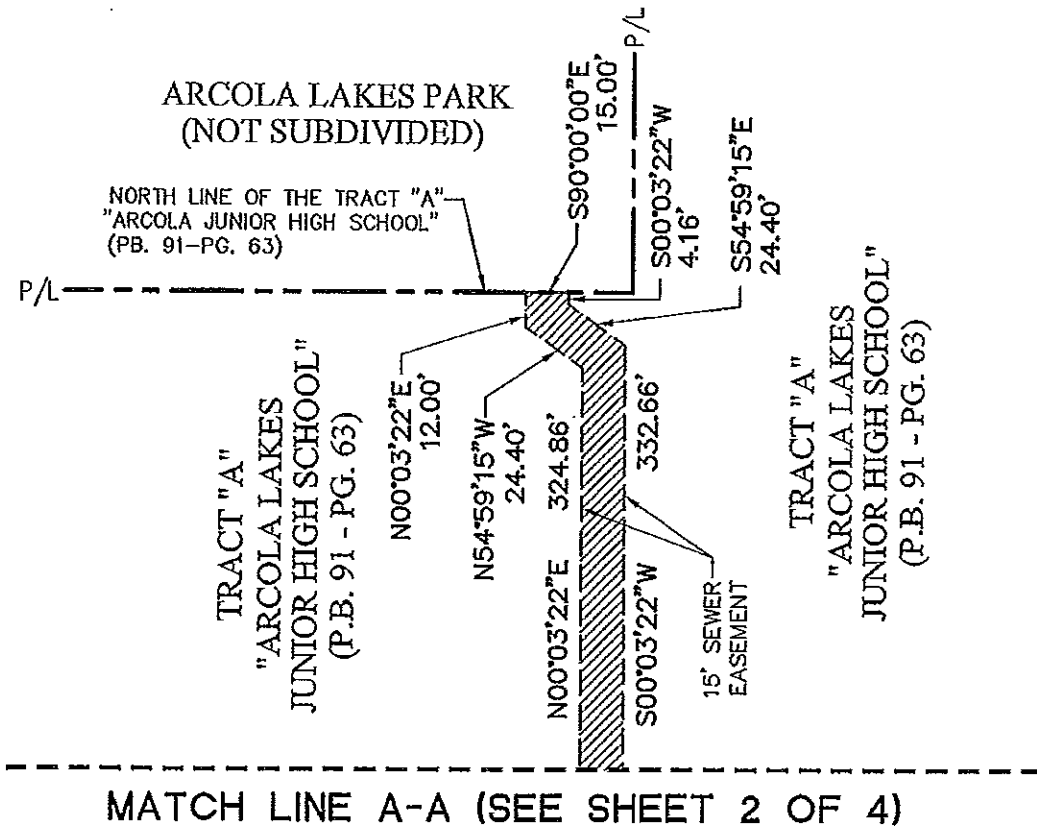
**BENNY SUAREZ**  
**SURVEYING INC.**  
4170 S.W. 152nd PATH, MIAMI, FLORIDA 33185  
PH: (305) 907-8319 Email: bennysuarez@msn.com

15' MDWASD SEWER EASEMENT  
ARCOLA LAKES PARK  
PLAN

SEAL	DATE: 09/25/2010	SHEET
BENIGNO J. SUAREZ S No. 6583 STATE OF FLORIDA	CHECKED BY: R.F.	2
	SCALE: R.T.S.	OF 4 SHEETS

# EXHIBIT "A"

A PORTION OF THE NW 1/4 OF SECTION 11,  
TOWNSHIP 53 SOUTH, RANGE 41 EAST  
MIAMI-DADE COUNTY, FLORIDA



**CERTIFY TO:**

"The School Board of Miami-Dade County, Florida,  
Its successors and/or assigns; and Walter J. Harvey, Esq.,  
School Board Attorney and his successors in office"

**NOTES:**  
1. THIS IS NOT A SURVEY.  
2. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF NW 14TH AVENUE, N00°07'00\"/>

DS-2009-513



**BENNY SUAREZ**  
**SURVEYING INC.**  
4170 S.W. 152nd PATH, MIAMI, FLORIDA 33185  
PH: (305) 807-8319 Email: benysuarez@msn.com

15' MDWASD SEWER EASEMENT  
ARCOLA LAKES PARK  
PLAN

SEAL  
BENIGNO J. SUAREZ  
15 16,6583  
STATE OF FLORIDA

DRAWN BY: JR.	SHEET
CHECKED BY: RT.	<b>3</b>
DATE: 03/25/2018	OF 4 SHEETS
SCALE: N.T.S.	
USE NOD FILE	

EASEMENT  
LEGAL DESCRIPTION  
EXHIBIT "A"

*A 15 feet Wide Sewer Easement for Miami-Dade Water & Sewer Department, that is a portion of the Southwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 11, Township 53 South, Range 41 East in Miami-Dade County, Florida, being more particularly described as follows:*

*Commence at the Southwest corner of the Southwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 11, Township 53 South, Range 41 East; thence run S90°00'00"E along the South Line of the S.W. 1/4 of the N.E. 1/4 of the N.W. 1/4 of said Section 11, that is also the Centerline of N.W. 83rd Street for a distance of 650.11 feet to a point; thence N00°03'22"W for a distance of 25.00 feet on the North Right-of-Way Line of said N.W. 83rd Street, that is the POINT OF BEGINNING; thence N00°03'22"E for a distance of 324.86 feet to a point; thence N54°59'15"W for a distance of 24.40 feet to a point; thence N00°03'22"E for a distance of 12.00 feet to a point on the North Line of the Tract "A" of "ARCOLA LAKES JUNIOR HIGH SCHOOL" according to the plat thereof as recorded in Plat Book 91, at Page 63, of the Public Records of Miami-Dade County, Florida; thence S90°00'00"E along said North Line of the Tract "A", for a distance of 15.00 feet to a point; thence S00°03'22"W for a distance of 4.16 feet to a point; thence S54°59'15"E for a distance of 24.40 feet to a point; thence S00°03'22"W for a distance of 332.66 feet to a point on the North Right-of-Way Line of said N.W. 83rd Street; thence N90°00'00"W along said North Right-of-Way Line for a distance of 15.00 feet to the POINT OF BEGINNING, containing an area of 5,419 square feet or 0.12 acres, more or less.*

**CERTIFY TO:**

"The School Board of Miami-Dade County, Florida,  
its successors and/or assigns; and Waller J. Harvey, Esq.,  
School Board Attorney and his successors in office"

**NOTES**

1. THIS IS NOT A SURVEY.
2. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF N.W. 14TH AVENUE, N00°07'16" AS SHOWN.



**BENNY SUAREZ**  
**SURVEYING INC.**  
4170 S.W. 162nd PATH, MIAMI, FLORIDA 33185  
PH: (305) 807-8319 Email: bennysuarez@msn.com

15' MDWASD SEWER EASEMENT  
ARCOLA LAKES PARK  
LEGAL DESCRIPTION

	DS-2009-513	
	DRAWN BY: J.P.	SHEET
	CHECKED BY: R.T.	4
	DATE: 03/25/2018	OF 4 SHEETS
BENNY D. SUAREZ 15, No. 6583 STATE OF FLORIDA		JOB HAS FILE