

Deputy Superintendent of Schools  
Henry C. Fraind

**SUBJECT: GRANT OF EASEMENT TO BELL SOUTH TELECOMMUNICATIONS, INC., AT THE PALM SPRINGS NORTH ELEMENTARY SCHOOL SITE**

In order to install and maintain a Controlled Environment Vault (CEV), BellSouth Telecommunications, Inc. (BellSouth), has requested a 20' x 30' easement (600 square feet), be granted on the west boundary of the Palm Springs North Elementary School site (see attached location map). The CEV is a precast concrete and steel vault buried below ground, and is approximately 10 feet high, 7 feet wide and 17 feet long. The above-ground portion of the structure consists of a hatch and an air-conditioning unit that measures approximately 6 feet wide, 6 feet long and 4 feet high. The CEV will house fibre-optic equipment which will increase the capacity of telephone call transmissions in the neighborhood. In addition, the school's phone and management information systems will be enhanced as a result of being connected to the vault. The market value of land in the surrounding area is \$3 per square foot (a total of \$1,800 for the easement area). However, BellSouth will pay the Board \$18 per square foot for the said easement (a total of \$10,800 for the easement area), which represents six times its market value.

BellSouth, at its sole cost and expense, will restore the installation area to its original condition, beautify the easement area with shrubbery, maintain the outside appearance of the CEV and provide for periodic landscaping of the easement area. BellSouth will indemnify the Board for all personal injury claims and any real or personal property damage claims arising from its use of the easement area.

The said easement area is legally described as:

A portion of CHAMBERS LAND COMPANY'S SUBDIVISION in section 10, Township 52 South, Range 40 East, according to the Plat thereof, as recorded in Plat Book 2 at Page 27 of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Commence at the centerline intersection of N.W. 178 Street and N.W. 82 Avenue as shown on "PALM SPRINGS NORTH SECTION D", according to the Plat thereof, as recorded in Plat Book 75 at Page 9 of the Public Records of Miami-Dade County, Florida; thence run South 00°02'21" East along said centerline of N.W. 82 Avenue for 175.00 feet to a point of curvature of a circular curve concave to the East; thence Southerly along the arc of said curve to the left having a radius of 1145.92 feet through a central angle of 06°25'13" for an arc distance of 128.41 feet and a chord bearing South 03°10'16" East; thence North 83°37'08" East along a line radial to the

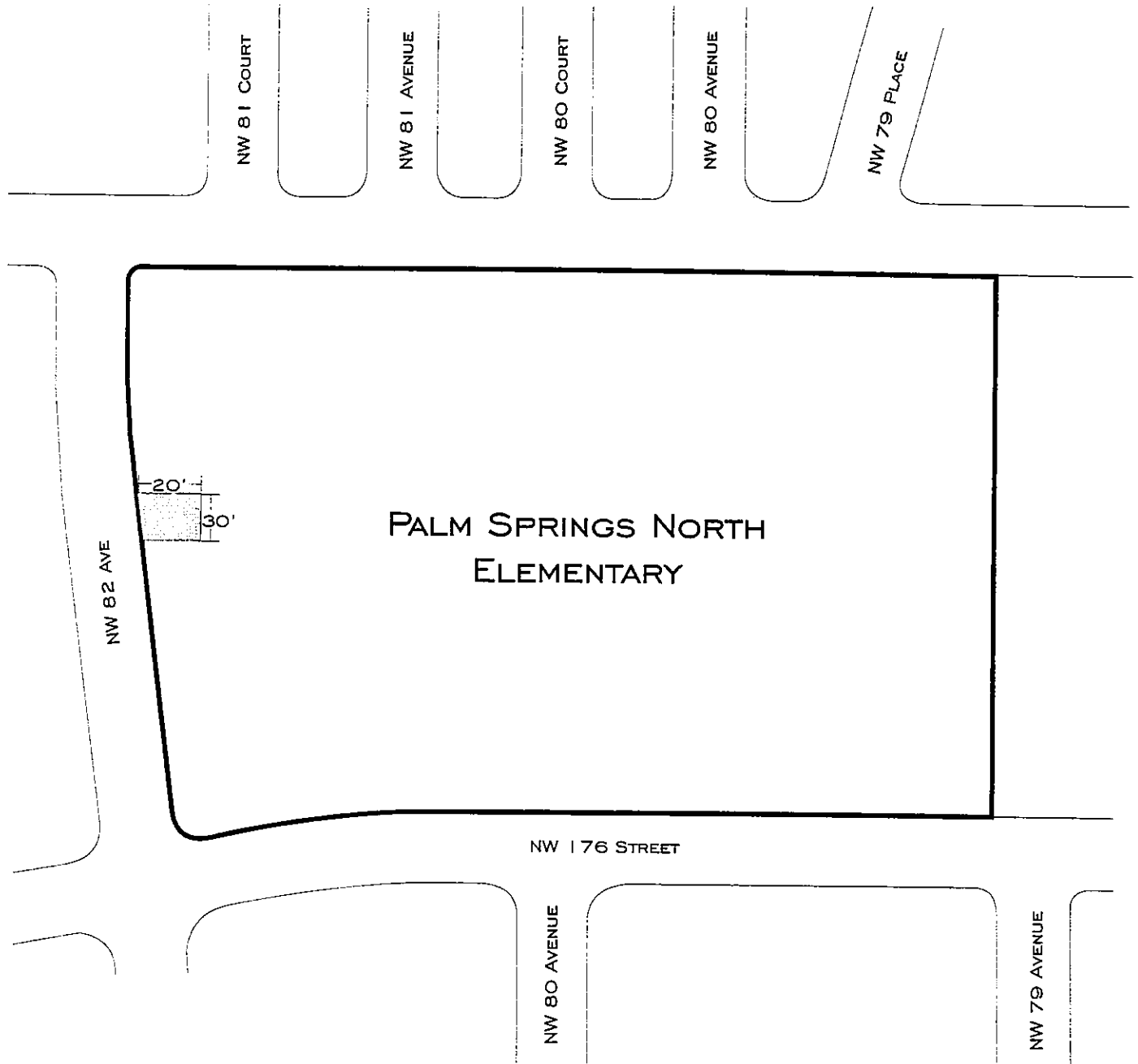
last described course of 35.00 feet to a point lying on the arc of a circular curve concave to the East, said arc also being the East right of way line of said N.W. 82 Avenue and the POINT OF BEGINNING; thence Southerly along the arc of said curve to the left having a radius of 1110.92 feet through the central angle of 01° 32'50" for an arc distance of 30.00 feet and a chord bearing South 07°09'17" East; thence run North 76°53'55" East for 20.00 feet; thence run North 07°09'17" West for 30.00 feet; thence run South 76°53'55" West for a 20.00 feet to the Point of Beginning.

The grant of easement document has been reviewed by the School Board Attorney's Office and the Office of Risk and Benefits Management. The principal of Palm Springs North Elementary School and the Region Superintendent for Region I recommend approval of the grant of easement. Facilities Planning and Construction and the Department of Safety, Environment and Hazards Management are in agreement with the proposed grant of easement.


**RECOMMENDED:** That The School Board of Miami-Dade County, Florida, authorize the Chair and the Secretary to execute a grant of easement agreement with BellSouth Telecommunications, Inc., in consideration of a payment of \$10,800, for the installation of a Controlled Environment Vault on the west boundary of the Palm Springs North Elementary School site.

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# LOCATION MAP



**LEGEND**

 NEW PROPOSED EASEMENT