

Deputy Superintendent of Schools
Henry C. Fraind

SUBJECT: GRANT OF EASEMENT TO BELLSOUTH TELECOMMUNICATIONS, INC., AT THE BOWMAN FOSTER ASHE ELEMENTARY SCHOOL SITE

In order to install and maintain a Controlled Environment Vault (CEV), BellSouth Telecommunications, Inc. (BellSouth), has requested an irregularly shaped easement with an approximate dimension of 23' x 35.04' (806 square feet), be granted on the west boundary of the Bowman Foster Ashe Elementary School site (see attached location map). The CEV is a precast concrete and steel vault buried below ground, and is approximately 10' high, 7' wide and 17' long. The above-ground portion of the structure consists of a hatch and an air-conditioning unit that measures approximately 6' wide, 6' long and 4' 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 \$4.50 per square foot (a total of \$3,627 for the easement area). However, BellSouth will pay the Board \$27.02 per square foot for the said easement (a total of \$21,780 for the easement area), which represents approximately 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 Tract "A", Westwind Lakes School and Park Site, according to the plat thereof as recorded in Plat Book 135 at Page 26 of the Public Records of Miami-Dade County, Florida. Said portion being more particularly described as follows:

Commence at the centerline intersection of S.W. 64 Street and S.W. 152 Avenue as shown on said plat of Westwind Lakes School and Park Site, thence S° 86° 02' 24" E along the extension of the centerline of S.W. 64 Street for a distance of 35.00 feet to the Westerly line of said Tract "A", said point lying on a curve having a radius of 1111.00 feet and bearing N 86° 02' 24" W from the center of said curve; thence Southeasterly along said curve to the left, being the Westerly line of Tract "A", for an arc distance of 367.00 feet through a central angle of 18° 55' 36" to the Point of Beginning of the following parcel of land herein described; thence continue

Southeasterly along said curve for an arc distance of 22.63 feet through a central angle of 01° 10'02" to a point; thence departing the Westerly line of said Tract "A" S 77°39'34" E for a distance of 35.00 feet to a point; thence N 02°20'26" E for a distance of 20.00 feet to a point; thence N 77°39'34" W for a distance of 45.59 feet to the Point of Beginning.

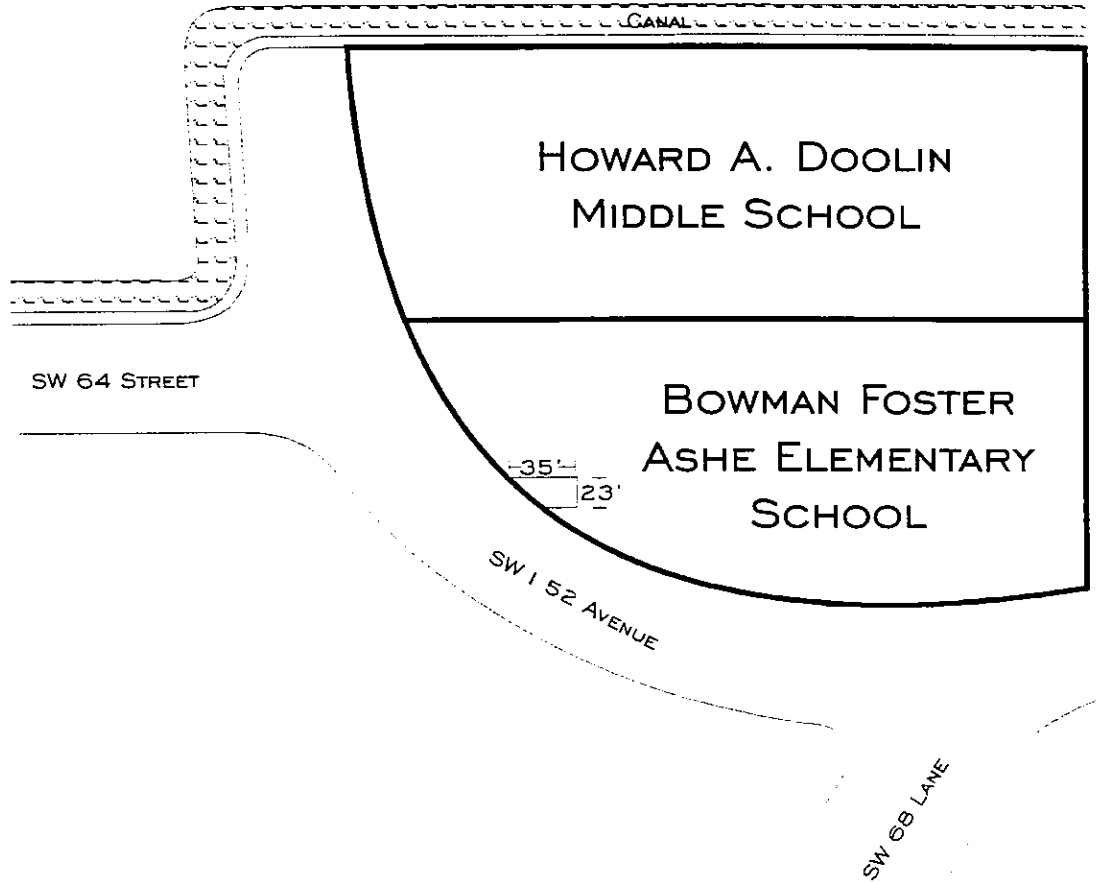
The grant of easement document has been reviewed by the School Board Attorney's Office and the Office of Risk and Benefits Management. The principal of Bowman Foster Ashe Elementary School and the Region Superintendent for Region V recommend approval of the grant of easement. Facilities Planning and 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 \$21,780 for the installation of a Controlled Environment Vault on the west boundary of the Bowman Foster Ashe Elementary School site.

ARB:ada

LOCATION MAP



LEGEND

 PROPOSED EASEMENT

