

**THIS INSTRUMENT PREPARED BY AND  
AFTER RECORDING RETURN TO:**

E. Price Jackson, a staff employee  
in the course of duty with the  
Real Estate Management Division  
of Orange County, Florida  
P.O. Box 1393  
Orlando, Florida 32802-1393

**Property Appraiser's Parcel Identification Number:**  
a portion of 34-21-28-0000-00-067

**Project:** Clarcona Park Lift Station and Electric Upgrades  
(former Clarcona ES)

**THIS IS A DONATION**

**This document constitutes a conveyance from a state agency or instrumentality to an agency of the state and is not subject to Florida documentary stamp tax Department of Revenue Rule 12B-4.014(10) F.A.C**

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED, made as of the date signed below, by The School Board of Orange County, Florida, f/k/a The Board of Public Instruction of Orange County, Florida, a public corporate body organized and existing under the Constitution the laws of the State of Florida, whose address is 445 West Amelia Street, Orlando, Florida 32801, GRANTOR, and Orange County, a charter county and political subdivision of the state of Florida, whose address is P. O. Box 1393, Orlando, Florida 32802-1393, GRANTEE.

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, align, remise, release, convey, and confirm unto the GRANTEE, all that certain land situate in Orange County, Florida:

**SEE ATTACHED SCHEDULE "A"**  
(consisting of a total of four (4) pages)

TOGETHER with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the GRANTOR hereby covenants with said GRANTEE that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said GRANTOR, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2024.

Project: Clarcona Park Lift Station and Electric Upgrades  
(former Clarcona ES)

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed in its name.

WITNESSES:

“SCHOOL BOARD”

**THE SCHOOL BOARD OF ORANGE COUNTY, FLORIDA**, a public corporate body organized and existing under the constitution and laws of the State of Florida

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
445 W. Amelia St., Orlando, Florida 32801

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
445 W. Amelia St., Orlando, Florida 32801

By: \_\_\_\_\_  
Teresa Jacobs, Chair

STATE OF FLORIDA                    )  
  ) s.s.:  
COUNTY OF ORANGE    )

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2025, by Teresa Jacobs, as Chair of The School Board of Orange County, Florida, a public corporate body and political subdivision of the State of Florida, on behalf of The School Board. The individual ☐ is personally known to me or ☐ has produced \_\_\_\_\_ (type of identification) as identification and has acknowledged that they signed the instrument voluntarily for the purpose expressed in it.

AFFIX NOTARY STAMP

\_\_\_\_\_  
NOTARY PUBLIC OF FLORIDA  
Print Name: \_\_\_\_\_  
Commission No.: \_\_\_\_\_  
Expires: \_\_\_\_\_

*(Additional signature page to follow)*

Project: Clarcona Park Lift Station and Electric Upgrades  
(former Clarcona ES)

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed in its name.

**WITNESSES:**

**"SCHOOL BOARD"**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
445 W. Amelia St., Orlando, Florida 32801

**THE SCHOOL BOARD OF ORANGE COUNTY,  
FLORIDA**, a public corporate body organized and  
existing under the constitution and laws of the State of  
Florida

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
445 W. Amelia St., Orlando, Florida 32801

Attest: \_\_\_\_\_  
Maria F. Vazquez, Ed. D.  
as Superintendent

STATE OF FLORIDA                    )  
  ) ss:  
COUNTY OF ORANGE )

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2025, by Maria F. Vazquez, Ed. D., as Superintendent of The School Board of Orange County, Florida, a public corporate body and political subdivision of the State of Florida, on behalf of The School Board. The individual ☐ is personally known to me or ☐ has produced \_\_\_\_\_ (type of identification) as identification and has acknowledged that they signed the instrument voluntarily for the purpose expressed in it.

**AFFIX NOTARY STAMP**

\_\_\_\_\_  
NOTARY PUBLIC OF FLORIDA  
Print Name: \_\_\_\_\_  
Commission No.: \_\_\_\_\_  
Expires: \_\_\_\_\_

Reviewed and approved by Orange County  
Public School's Chief Facilities Officer

Approved as to form and legality by legal counsel to The  
School Board of Orange County, Florida, exclusively for  
its use and reliance.

\_\_\_\_\_  
Rory A. Salimbene  
Chief Facilities Officer  
  
Date: \_\_\_\_\_, 2025

\_\_\_\_\_  
Jad Brewer  
Staff Attorney III, Planning and Real Estate  
  
Date: \_\_\_\_\_, 2025

**Approved**

School Board Meeting: \_\_\_\_\_  
Agenda Item: \_\_\_\_\_



## SCHEDULE "A"

### DESCRIPTION:

The East 50.00 feet of the Northerly 532.59 feet of the Northeast 1/4 of the Northwest 1/4 of Section 34, Township 21 South, Range 28 East, Orange County, Florida, being more particularly described as follows:

Begin at the Northeast corner of the Northwest 1/4 of Section 34, Township 21 South, Range 28 East, Orange County, Florida; thence South 00°04'04" East, a distance of 532.59 feet along the East line of the Northwest 1/4 of said Section 34 to a point on the South line of the Northerly 532.59 feet of the said Northwest 1/4; thence departing said East line South 89°50'02" West, a distance of 50.00 feet along said South line, thence departing said South line North 00°04'04" West, a distance of 532.59 feet along a line parallel with said East line of the Northwest 1/4 to a point on the North line of the Northwest 1/4 of said Section 34; thence North 89°50'02" East, a distance of 50.00 feet along said North line to the POINT OF BEGINNING.

Containing 26,630 square feet, more or less.

### SURVEYOR'S REPORT:

1. Bearings shown hereon are based on the East line of the Northwest 1/4 of Section 34, Township 21 South, Range 28 East, being South 00°04'04" East (assumed).
2. Survey map and report or the copies thereof are not valid without the original signature and seal or the electronic signature and seal of a Florida Licensed Surveyor and Mapper, and if shown hereon is in compliance with Florida Administrative Code 5J-17.062 and Florida Statute 472.025.
3. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying Chapter 5J-17 requirements of Florida Administrative Code.



Digitally signed by Jesse R  
Hodapp  
DN: c=US, o=Florida,  
dnQualifier=A01410D0000018  
70F5C421200050305, cn=Jesse  
R Hodapp  
Date: 2023.11.09 08:36:46  
+05'00'

JESSE HODAPP, PSM  
Registered Land Surveyor Number 7474

### SKETCH OF DESCRIPTION

FOR  
ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONER

Date: JANUARY 18, 2023 AR

Job Number: J063434  
Scale: 1" = 100'

Chapter 5J-17, Florida  
Administrative Code requires  
that a legal description drawing  
bear the notation that  
**THIS IS NOT A SURVEY.**

SHEET 1 OF 2  
SEE SHEET 2 FOR SKETCH

Certification Number LB2108

63434005



**SSMC™**  
**SUE • SURVEY • GIS**

SOUTHEASTERN SURVEYING  
AND MAPPING CORPORATION  
6500 All American Boulevard  
Orlando, Florida 32810-4350

(407) 292-8580

e-mail: [info@southeasternsurveying.com](mailto:info@southeasternsurveying.com)

# SKETCH OF DESCRIPTION

PARCEL ID:  
27-21-28-0000-00-011  
NOT PLATTED

N89°50'02"E  
50.00'

EAST LINE OF SOUTHWEST  
1/4 OF SECTION 27

## POINT OF BEGINNING

NORTHEAST CORNER OF THE NORTHWEST 1/4 OF  
SECTION 34, TOWNSHIP 21 SOUTH, RANGE 28 EAST  
(CCR #82072)

NORTH LINE OF  
NORTHWEST 1/4

NORTH LINE OF  
NORTHEAST 1/4



1" = 100'  
GRAPHIC SCALE  
0 100

PARCEL ID:  
34-21-28-0000-00-067  
NOT PLATTED  
CLARCONA ELEMENTARY

PARCEL ID:  
34-21-28-0000-00-004  
NOT PLATTED

### LEGEND & ABBREVIATIONS:

CCR = CERTIFIED CORNER RECORD  
(27) = SECTION NUMBER  
ID = IDENTIFICATION  
# = NUMBER  
LB = LICENSED BUSINESS  
SSMC = SOUTHEASTERN SURVEYING  
& MAPPING CORPORATION

SOUTH LINE OF THE  
NORTHERLY 532.59'  
OF THE NORTHWEST 1/4

PARCEL ID:  
34-21-28-0000-00-012  
NOT PLATTED

PARCEL ID:  
34-21-28-0000-00-095  
NOT PLATTED

532.59'

N00°04'04"W

532.59'

S00°04'04"E

(BEARING BASIS)

S89°50'02"W  
50.00'

SOUTH LINE OF  
SOUTHWEST 1/4

SOUTH 1/4 CORNER  
SECTION 34



**SSMC**  
SUE • SURVEY • GIS

SOUTHEASTERN SURVEYING  
AND MAPPING CORPORATION  
6500 All American Boulevard  
Orlando, Florida 32810-4350  
(407) 292-8580

Certification Number LB2108

e-mail: info@southeasternsurveying.com

Drawing No. 63434005  
Job No. J063434  
Date: JANUARY 18, 2023  
SHEET 2 OF 2  
See Sheet 1 for Description

THIS IS NOT A SURVEY.  
NOT VALID WITHOUT SHEET 1 THROUGH 2

**LEGAL DESCRIPTION****PROJECT: DAMON ROAD PARCEL TRANSFER**

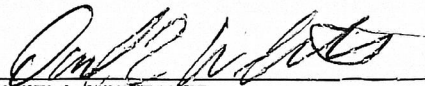
SPACE ABOVE RESERVED FOR RECORDING INFORMATION

**DESCRIPTION:**

A tract of land situated in the Northeast 1/4 of the Northwest 1/4 of Section 34, Township 21 South, Range 28 East, Orange County, Florida. The tract of land being more particularly described as follows:

Commence at the Northeast Corner of the Northwest 1/4 of said Section 34; Thence run S 89° 50' 02" W along the North line of the Northeast 1/4 of the Northwest 1/4 of said Section 34, a distance of 1294.90 feet to the POINT OF BEGINNING; Thence departing said North line run S 06° 04' 47" W a distance of 96.22 feet; Thence run S 03° 03' 03" W a distance of 96.50 feet to a point on the West line of the Northeast 1/4 of the Northwest 1/4 of said Section 34; Thence run along said West line N 00° 05' 51" E a distance of 191.99 feet to a point on the North line of the Northeast 1/4 of the Northwest 1/4 of said Section 34; Thence run N 89° 50' 02" E along said North line, a distance of 15.00 feet to the POINT OF BEGINNING.

Containing 1195 Square Feet or 0.0274 Acres, MORE or LESS.

  
**DANIEL L. WHITTAKER,**  
 REGISTERED LAND SURVEYOR AND MAPPER  
 STATE OF FLORIDA LICENSE NO. 5648  
 DATE: 04/26/2024


I HEREBY AFFIRM THAT THIS SKETCH AND DESCRIPTION REPRESENTED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN CHAPTER 5J-17, F.A.C., PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES. NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

**SURVEYOR'S NOTES:**

1. Linear measurements shown hereon are expressed in feet. Angular measurements shown hereon are expressed in degrees, minutes, and seconds.
2. Additions or deletions to sketch of description by other than the signing party or parties is prohibited without written consent of the signing party or parties.
3. All mapped features shown hereon were observed under the direction of the signing surveyor of this sketch unless otherwise specified.
4. This sketch was prepared without the benefit of a title commitment, and is subject to any right-of-way, easements, or other matters that a title search might disclose.
5. Bearing basis for this sketch is based on the North line of the Northeast 1/4 of the Northwest 1/4 Section 34, Township 21 South, Range 28 East of Orange County, Florida. Bearing being South 89° 50' 02" West (Assumed).
6. Public records indicated hereon are of Orange County, Florida, unless otherwise noted.
7. This is not a Boundary Survey.

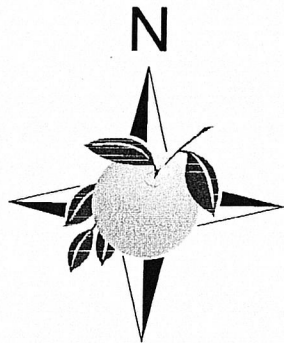
NOT COMPLETE WITHOUT SHEET 2 OF 2

**PREPARED FOR:**  
 REAL ESTATE  
 MANAGEMENT

|                                  |                         |                      |  |  |
|----------------------------------|-------------------------|----------------------|--|--|
| <b>FIELD DATE:</b> 03/12-13/2024 | <b>DATE:</b> 04/26/2024 | <b>SECTION:</b> 34   | <b>PUBLIC WORKS<br/>         ENGINEERING DIVISION<br/>         SURVEY SECTION</b><br><br>4200 SOUTH JOHN YOUNG PARKWAY<br>ORLANDO, FLORIDA 32836-9208<br>(407) 836-7961 | <b>DRAWING SCALE:</b><br>N/A             |
| <b>DRAWN BY:</b> JFM             |                         | <b>TOWNSHIP:</b> 21S |  | <b>COUNTY PROJECT<br/>NUMBER</b><br>9241 |
| <b>CHECKED BY:</b> D. WHITTAKER  | <b>REVISIONS:</b>       | <b>RANGE:</b> 28E    |  |  |
| <b>APPROVED BY:</b> D. WHITTAKER |                         | <b>SHEET 1 OF 2</b>  |  |  |

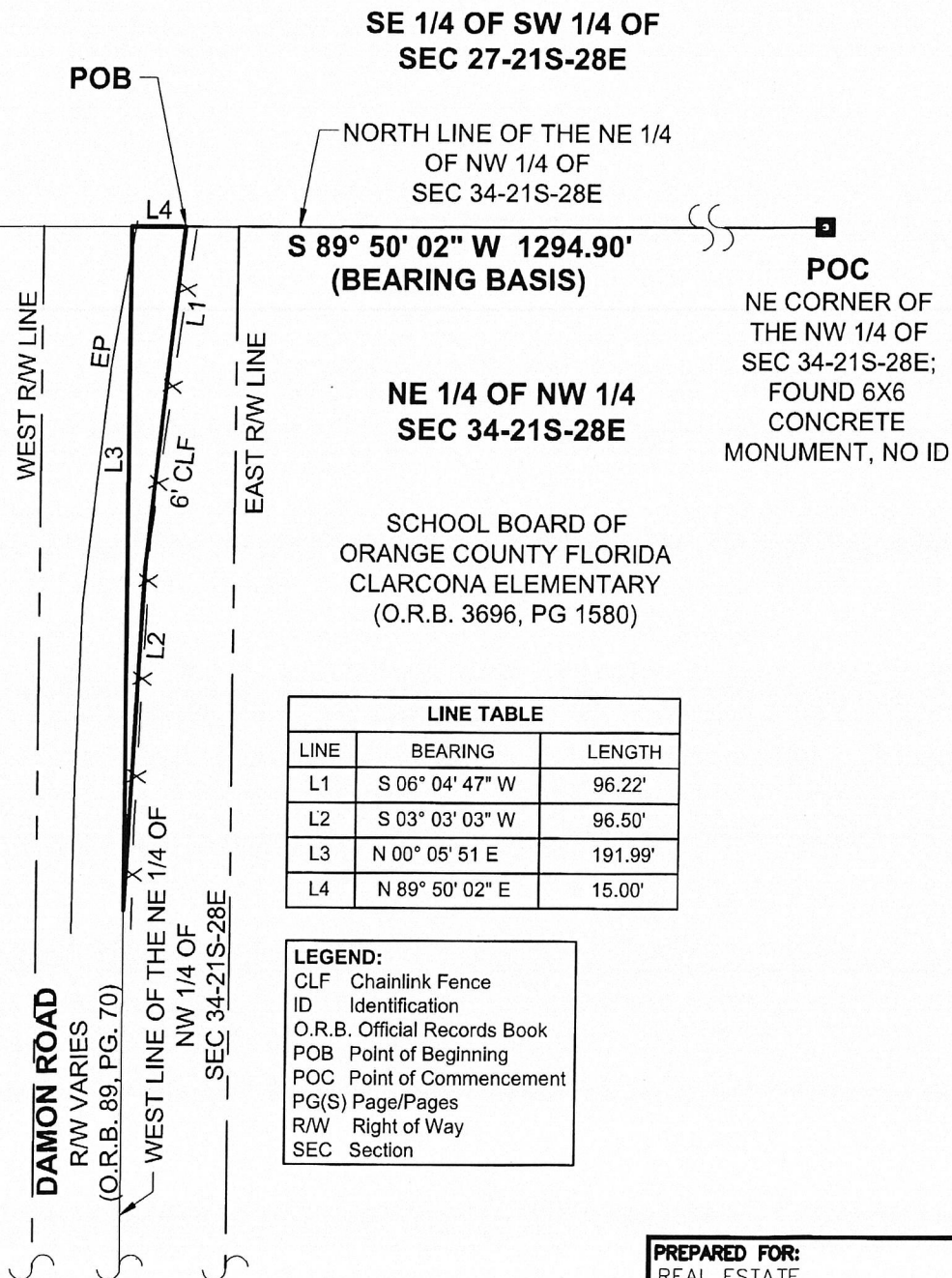


**SKETCH OF DESCRIPTION**  
**PROJECT: DAMON ROAD PARCEL TRANSFER**



0 25' 50'  
 SCALE: 1" = 50'

SPACE ABOVE RESERVED FOR RECORDING INFORMATION



**PREPARED FOR:**  
 REAL ESTATE  
 MANAGEMENT

**FIELD DATE:** 03/12-13/2024

**DATE:**  
 04/26/2024

**SECTION:** 34

**DRAWN BY:** JFM

**TOWNSHIP:** 21S

**CHECKED BY:** D. WHITTAKER

**REVISIONS:**

**RANGE:** 28E

**APPROVED BY:** D. WHITTAKER

**SHEET 2 OF 2**

**PUBLIC WORKS  
ENGINEERING DIVISION  
SURVEY SECTION**  
 4200 SOUTH JOHN YOUNG PARKWAY  
 ORLANDO, FLORIDA 32838-9205  
 (407) 836-7951



**DRAWING SCALE:**

1"=50'

**COUNTY PROJECT  
NUMBER**

9241