



Orange County Government

Orange County
Administration Center
201 S Rosalind Ave.
Orlando, FL 32802-1393

Legislation Text

File #: 25-729, **Version:** 1

Interoffice Memorandum

DATE: April 29, 2025

TO: Mayor Jerry L. Demings and County Commissioners

THROUGH: Mindy T. Cummings, Manager

FROM: Elizabeth Price Jackson, Senior Title Examiner

CONTACT: Mindy T. Cummings, Manager

PHONE: 407-836-7090

DIVISION: Real Estate Management Division

ACTION REQUESTED:

Approval and execution of Donation Agreement between The School Board of Orange County, Florida and Orange County, and approval of Special Warranty Deed by The School Board of Orange County, Florida, f/k/a The Board of Public Instruction of Orange County, Florida and Orange County, and authorization to disburse funds to pay recording fees and record instrument for Clarcona Park Lift Station and Electric Upgrades (former Clarcona ES). District 2. **(Real Estate Management Division)**

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

PURPOSE: To provide for access, construction, operation, and maintenance of right-of-way for trail and road purposes.

ITEM:

Donation Agreement

Special Warranty Deed

Cost: Donation

Total size: 27,825 square feet

BUDGET: 1023-042-0263-3810

REVENUE: N/A

FUNDS: \$61.70 payable to Orange County Comptroller (recording fees)

APPROVALS:

Real Estate Management Division

Capital Projects Division

Parks and Recreation Division

Public Works Department

The School Board of Orange County

REMARKS: The County requested an amendment to an existing easement for the West Orange Trail from The School Board of Orange County (OCPS) to allow for installation of utility lines in connection with the Clarcona Park Lift Station and Electric Upgrades project. OCPS offered to donate the existing easement parcel to County by deed to give County full access to the area for its needs and to remove the easement as an encumbrance on the OCPS school site. The Parks and Recreation Division agreed to accept the right-of-way.

Additionally, OCPS offered to donate a small portion of right-of-way for Damon Road which currently lies within the school site boundary. The Public Works Department agreed to accept the right-of-way and prepared the sketch of description.

OCPS will provide the executed Special Warranty Deed to County after approval and execution of the Donation Agreement.

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

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS

MAY 20 2025

DONATION AGREEMENT

COUNTY OF ORANGE STATE OF FLORIDA

THIS DONATION AGREEMENT ("Agreement") made between **The School Board of Orange County, Florida**, a public corporate body organized and existing under the constitution and laws of the State of Florida, hereinafter referred to as "School Board", and **Orange County**, a charter county and political subdivision of the state of Florida, hereinafter referred to as "County".

WITNESSETH:

WHEREAS, School Board is the owner of the land identified by the Orange County Property Appraiser as Parcel Identification Number (PID) 34-21-28-0000-00-067 and currently known as the campus of Former Clarcona Elementary School (ES) ("School Board Property"); and

WHEREAS, County is the owner of the land identified by the Orange County Property Appraiser as PID 27-21-28-0000-00-011 and currently known as Clarcona Horse Park ("Horse Park"); and

WHEREAS, the County's Capital Projects Division and Parks & Recreation Department are working on installation of a Lift Station and Electric Upgrades at the Horse Park. The County intends to locate a new force main running from the Horse Park south to McCormick Road to connect to the County's sewer system underneath the West Orange Trail. The trail runs along the eastern edge of the School Board Property and exists by virtue of that certain Easement Agreement recorded April 4, 1996, in Official Records Book 5037, Page 794, of the Public Records of Orange County, Florida, between the School Board and County; and

WHEREAS, the provisions of the existing easement did not allow for the County's installation of utility facilities; and

WHEREAS, the County prepared a First Amendment to the easement agreement to update some of the terms to allow the County to use the existing West Orange Trail easement area (50-foot easement along the east property line) or 0.6311 Acres for installation of utilities; and

WHEREAS, Orange County Public Schools (OCPS) Staff reviewed the request and recommended the area needed be donated fee simple rather than in easement; and

WHEREAS, a small portion of Damon Road, the northbound road used to reach the Horse Park, encroaches on the School Board Property; and

WHEREAS, the County and OCPS have agreed to bundle the two donations, the 0.6311 Acre portion on the east property line and 0.0274 Acres located at the northwest portion, as more particularly described in Exhibits "A" and "B" of the Agreement, into one transfer ("Donation Properties"); and

WHEREAS, School Board has determined that the Donation Properties were unnecessary or unsuitable for educational purposes; and

NOW, THEREFORE, in consideration of the sum of One Dollar (\$1.00), each to the other paid, the parties hereto agree as follows:

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

1. School Board agrees to convey the Donation Properties by Special Warranty Deed to the County free of all liens and encumbrances, except those acceptable to County, if any. Notwithstanding the foregoing, School Board has no obligation to cure any liens or encumbrances affecting title to the Donation Properties.
2. **As-Is Disclaimer.** COUNTY ACKNOWLEDGES, UNDERSTANDS AND AGREES THAT, EXCEPT AS SPECIFICALLY SET FORTH IN THIS AGREEMENT TO THE CONTRARY, THE PROPERTIES DESCRIBED ON EXHIBIT "A" AND "B" ARE BEING DONATED BY SCHOOL BOARD IN ITS PRESENT PHYSICAL CONDITION, "AS-IS", AND THAT, SCHOOL BOARD MAKES ABSOLUTELY NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH RESPECT TO THE PHYSICAL CONDITION OF THE PROPERTIES. COUNTY AGREES THAT UPON THE CLOSING, COUNTY SHALL BE DEEMED TO HAVE ACCEPTED THE DONATION PROPERTIES DESCRIBED ON EXHIBIT "A" AND "B", INCLUDING ANY FAULTS AND/OR PROBLEMS THAT WERE, OR COULD HAVE BEEN, DISCOVERABLE BY COUNTY PRIOR TO ENTERING INTO THIS AGREEMENT. THE PROVISIONS OF THIS SECTION 2 SHALL SURVIVE THE CLOSING.
3. This transaction constitutes a conveyance from a state agency or instrumentality to an agency of the state and is not subject to documentary stamp tax.
4. The Donation Properties are exempt from ad valorem property taxes.
5. This transaction shall be closed, and the Special Warranty Deed and other closing papers delivered on or before sixty (60) days from the Effective Date (hereinafter defined) of this Agreement. Closing shall take place at the office of the Orange County Real Estate Management Division, 400 E. South Street, Fifth Floor, Orlando, Florida 32801, or at such place as shall be mutually agreed upon by COUNTY
6. The COUNTY shall be responsible for payment of any and all real property transfer and transaction taxes and levies relating to the Donation Parcels as well as any title insurance premiums, otherwise, each party shall pay its own costs associated with the closing of the transaction contemplated here.
7. County shall, at its sole cost and expense, obtain and deliver to School Board a sketch of description of the Donation Properties. The survey shall be certified to School Board, County, and Title Company and prepared in accordance with the minimum technical requirements and standards promulgated by the Florida Board of Professional Surveyor and Mappers, Chapter 5J-17, of the Florida Administrative Code, Section 472.027, Florida Statutes, and ALTA/NSPS Land Title Survey Standards. Upon School Board's approval of the Survey, the same shall be and constitute the "Survey" for purposes of this agreement and the legal description set forth on the Survey shall be utilized in the documents of conveyance.
8. Effective Date: This agreement shall become effective on the date upon which it has been fully executed by the parties.

THIS AGREEMENT supersedes all previous agreements or representations, either verbal or written, heretofore in effect between School Board and County made with respect to the matters herein contained, and when duly executed constitutes the AGREEMENT between School Board and County. No additions, alterations, or variations to the terms of this AGREEMENT shall be valid, nor can the provisions of this AGREEMENT be waived by either party unless expressly set forth in writing and duly signed.

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

The parties hereto have executed this AGREEMENT on the date(s) written below.

[SIGNATURES ON FOLLOWING PAGES]

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

Signed, sealed and delivered in the
presence of:

Cynthia Gomez
Print Name: Cynthia Gomez
445 West Amelia
Orlando, Florida 32801

Nancy L. Conover
Print Name: Nancy L. Conover
445 West Amelia
Orlando, Florida 32801

"SCHOOL BOARD"

**THE SCHOOL BOARD OF ORANGE
COUNTY, FLORIDA**, a public corporate body
and political subdivision of the State of Florida

By: Teresa Jacobs
Teresa Jacobs, as Chair

Date: 2/25/25

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 25 day of Feb., 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. She is personally known to me or has produced _____ (type of identification as identification and has acknowledgement that he/she signed the instrument voluntarily for the purpose expressed in it.



Rebeca Hernandez
Notary Public
Printed Name: Rebeca Hernandez
Commission No.: HH 113736
My Commission Expires: 5/13/25

[ADDITIONAL SIGNATURE PAGE TO FOLLOW]

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

WITNESSES:

THE SCHOOL BOARD OF ORANGE

COUNTY, FLORIDA, a public corporate body and
political subdivision of the State of Florida

Cynthia Gomez
Print Name: Cynthia Gomez
445 West Amelia
Orlando, Florida 32801

By: Maria F. Vazquez
Maria F. Vazquez, Ed.D., as its Superintendent

Nancy L. Conover
Print Name: Nancy L. Conover
445 West Amelia
Orlando, Florida 32801

Date: Feb 18, 2025

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 26 day of Feb., 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. She is personally known to me or has produced _____ (type of identification as identification and has acknowledgement that he/she signed the instrument voluntarily for the purpose expressed in it.



Rebeca Hernandez
Notary Public
Printed Name: Rebeca Hernandez
Commission No.: HH 113736
My Commission Expires: 5/13/25

Approved as to form and legality by legal
counsel to The School Board of Orange
County, Florida this 12th day of
February, 2025, for its
exclusive use and reliance.

By: Jad Brewer
Jad Brewer, Staff Attorney III
Planning and Real Estate
Management

Reviewed and approved by Orange County Public
Schools Chief Facilities Officer this 17th day of
February, 2025.

By: Rory A. Salimbene for
Rory A. Salimbene, Chief Facilities Officer

Approved
School Board Meeting: 1/28/2025
Agenda Item: 15.03

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



"ORANGE COUNTY, FLORIDA," a political
subdivision of the state of Florida

Board of County Commissioners

By: Byronne Brooks
for Jerry L. Demings, as Mayor

Date: 20 May 2025

Attest: Phil Diamond, CPA, County Comptroller
As Clerk of the Board of County Commissioners

By: [Signature]
Deputy Clerk

DAVID ROONEY
Printed Name

EXHIBIT "A"

Legal 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.

SCHEDULE "A"

DESCRIPTION:

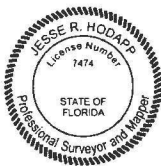
The East 50.00 feet of the Northerly 532.59 feet of the Northeast 1/4 of the Northwest 1/4 of Section 34, Township 21 South, Range 28 East, Orange County, Florida, being more particularly described as follows:

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

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

(27)

(34)

NORTH LINE OF
NORTHEAST 1/4



1" = 100'
GRAPHIC SCALE
0 100

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

PARALLEL WITH THE EAST
LINE OF NORTHWEST 1/4 N00°04'04"W 532.59'

EAST LINE OF NORTHWEST 1/4

S00°04'04"E 532.59'
(BEARING BASIS)

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

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

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

EXHIBIT "B"

Legal 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 1,294.90 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 1,195 Square Feet or 0.0274 Acres, MORE or LESS.

LEGAL DESCRIPTION
PROJECT: DAMON ROAD PARCEL TRANSFER

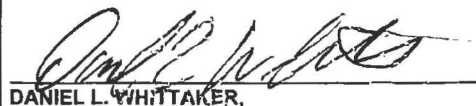
SPACE ABOVE RESERVED FOR RECORDING INFORMATION

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. 5643
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.

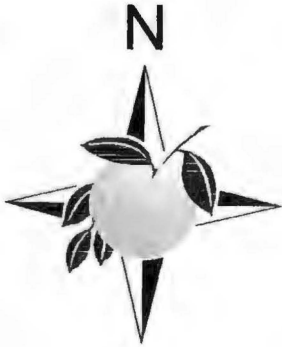
NOT COMPLETE WITHOUT SHEET 2 OF 2

PREPARED FOR:
REAL ESTATE
MANAGEMENT

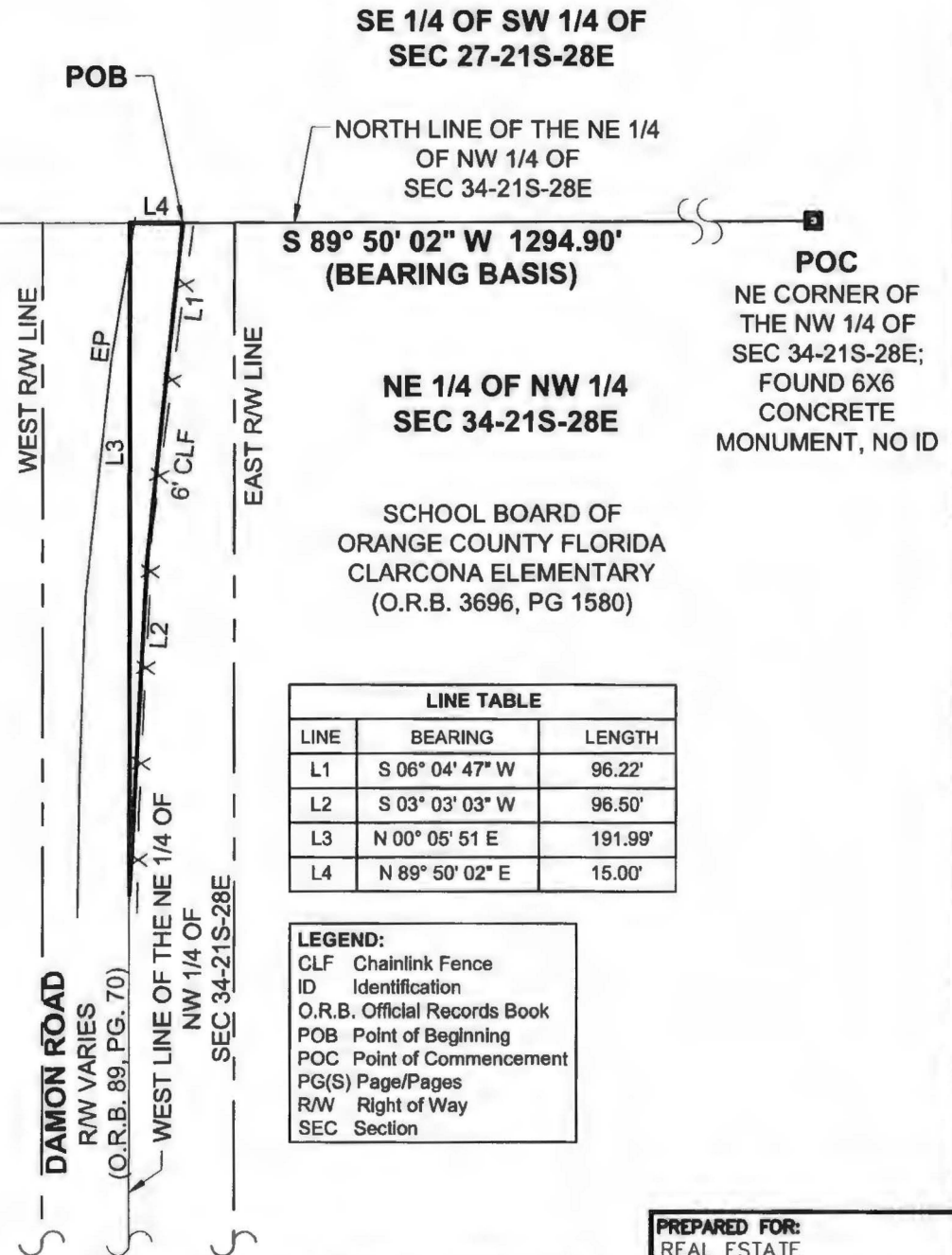
FIELD DATE: 03/12-13/2024	DATE: 04/26/2024	SECTION: 34	PUBLIC WORKS ENGINEERING DIVISION SURVEY SECTION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32836-9205 (407) 836-7981		DRAWING SCALE: N/A
DRAWN BY: JFM		TOWNSHIP: 21S			COUNTY PROJECT NUMBER
CHECKED BY: D. WHITTAKER	REVISIONS:	RANGE: 28E			9241
APPROVED BY: D. WHITTAKER		SHEET 1 OF 2			

SKETCH OF DESCRIPTION
PROJECT: DAMON ROAD PARCEL TRANSFER

SPACE ABOVE RESERVED FOR RECORDING INFORMATION



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



LINE TABLE		
LINE	BEARING	LENGTH
L1	S 06° 04' 47" W	96.22'
L2	S 03° 03' 03" W	96.50'
L3	N 00° 05' 51" E	191.99'
L4	N 89° 50' 02" E	15.00'

LEGEND:
 CLF Chainlink Fence
 ID Identification
 O.R.B. Official Records Book
 POB Point of Beginning
 POC Point of Commencement
 PG(S) Page/Pages
 R/W Right of Way
 SEC Section

PREPARED FOR:
 REAL ESTATE
 MANAGEMENT

NOT COMPLETE WITHOUT SHEET 1 OF 2

FIELD DATE: 03/12-13/2024	DATE: 04/26/2024	SECTION: 34	PUBLIC WORKS ENGINEERING DIVISION SURVEY SECTION 4300 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-9206 (407) 836-7861		DRAWING SCALE: 1"=50'
DRAWN BY: JFM		TOWNSHIP: 21S			COUNTY PROJECT NUMBER 9241
CHECKED BY: D. WHITTAKER	REVISIONS:	RANGE: 28E			
APPROVED BY: D. WHITTAKER		SHEET 2 OF 2			

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS

MAY 20 2025

**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.

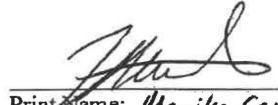
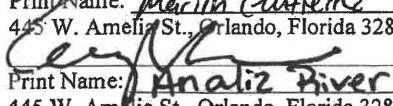
TO HAVE AND TO HOLD, the same in fee simple forever.

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:


Print Name: Marilyn Cuthbert
445 W. Amelia St., Orlando, Florida 32801

Print Name: Analiz River
445 W. Amelia St., Orlando, Florida 32801


"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

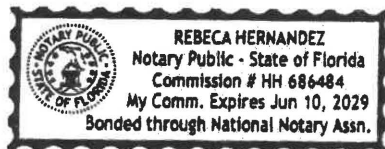
By: 
Teresa Jacobs, Chair

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

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8 day of August, 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.


NOTARY PUBLIC OF FLORIDA
Print Name: Rebeca Hernandez
Commission No.: HH 686484
Expires: 1/10/29

AFFIX NOTARY STAMP




(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.

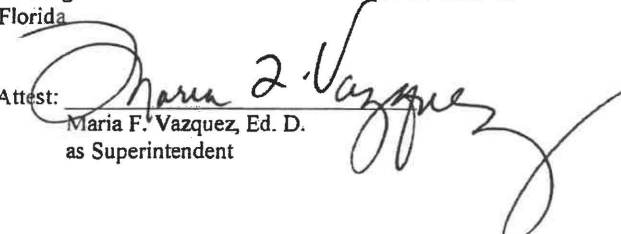
WITNESSES:


Print Name: Ruth Camacho
445 W. Amelia St., Orlando, Florida 32801


Print Name: Anatiz Rivera
445 W. Amelia St., Orlando, Florida 32801

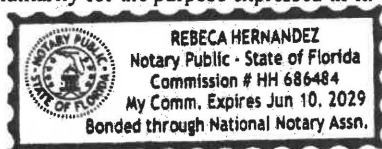
"SCHOOL BOARD"

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

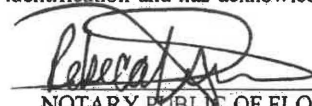
Attest: 
Maria F. Vazquez, Ed. D.
as Superintendent

STATE OF FLORIDA)
) ss:
COUNTY OF ORANGE)


The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8 day of August, 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

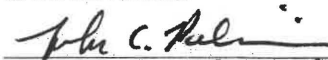

NOTARY PUBLIC OF FLORIDA
Print Name: Rebeca Hernandez
Commission No.: HH 686484
Expires: 1/10/29

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


Rory A. Salimbene
Chief Facilities Officer

Date: July 30, 2025

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


Sergio Ruiz, Esq. John C. Palmeria
Staff Attorney III General Counsel

Date: _____, 2025

Approved
School Board Meeting: January 28, 2025
Agenda Item: 15.03

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

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

(27)

NORTH LINE OF
NORTHEAST 1/4



1" = 100'
GRAPHIC SCALE
0 100

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

PARALLEL WITH THE EAST
LINE OF NORTHWEST 1/4 N00°04'04"W 532.59'

S00°04'04"E 532.59'
(BEARING BASIS)

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

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

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. 5643
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

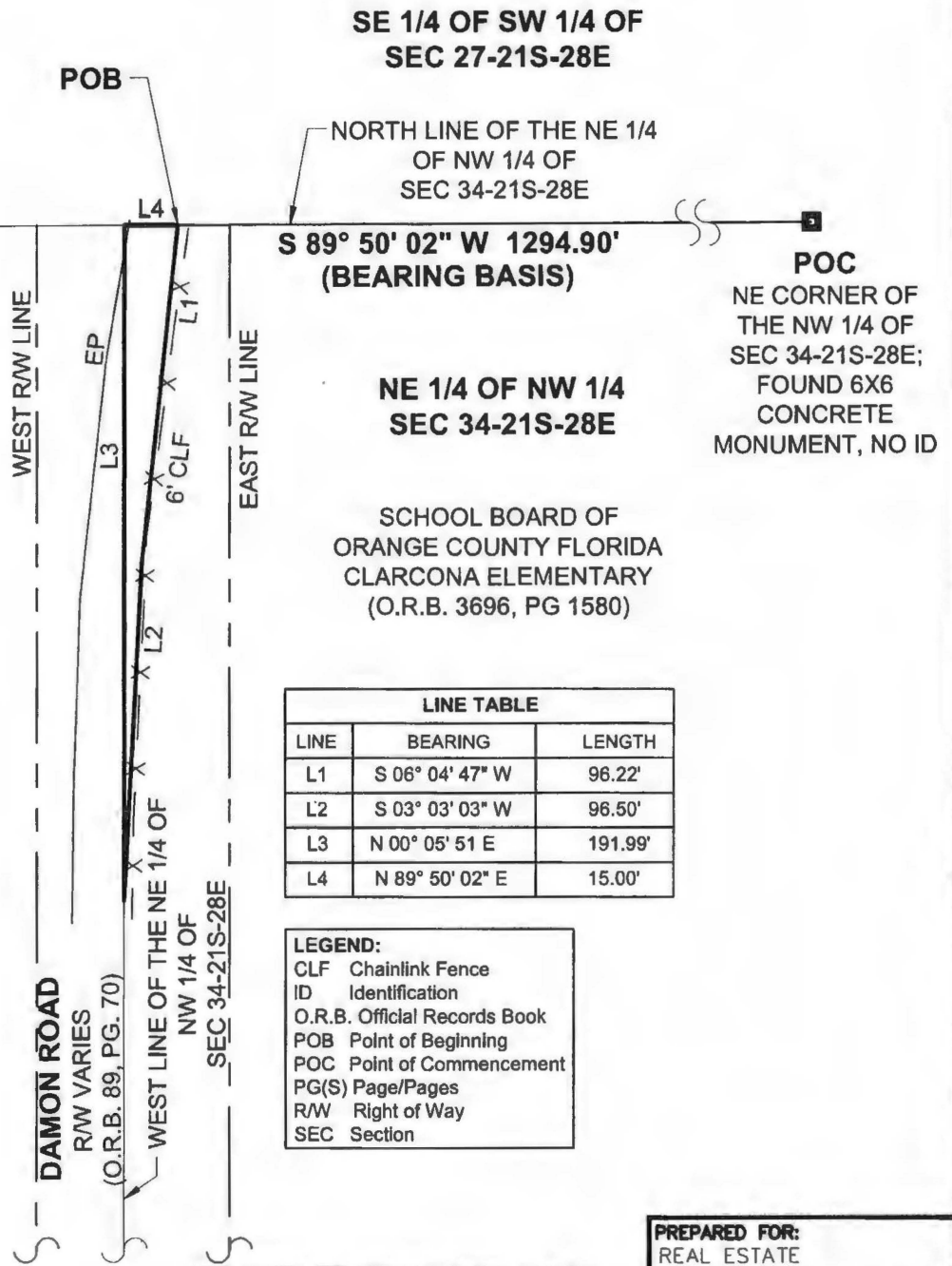
FIELD DATE: 03/12-13/2024	DATE: 04/26/2024	SECTION: 34	PUBLIC WORKS ENGINEERING DIVISION SURVEY SECTION  4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32836-9205 (407) 836-7961	DRAWING SCALE: N/A
DRAWN BY: JFM		TOWNSHIP: 21S		COUNTY PROJECT NUMBER 9241
CHECKED BY: D. WHITTAKER	REVISIONS:	RANGE: 28E		
APPROVED BY: D. WHITTAKER		SHEET 1 OF 2		

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	<div>PUBLIC WORKS ENGINEERING DIVISION SURVEY SECTION</div> <div>4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32836-9205 (407) 836-7951</div> <div><div>ORANGE COUNTY GOVERNMENT FLORIDA</div></div>	DRAWING SCALE: 1"=50'
DRAWN BY: JFM		TOWNSHIP: 21S		COUNTY PROJECT NUMBER
CHECKED BY: D. WHITTAKER	REVISIONS:	RANGE: 28E		9241
APPROVED BY: D. WHITTAKER		SHEET 2 OF 2		

REAL ESTATE MANAGEMENT REQUEST FOR FUNDS (RFF)

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

Date: April 23, 2025

Parcel #: N/A

District #: 2

Approval: BCC

Type of Transaction: N/A

Advance Payment Requested

Total Amount: \$ 61.00

PAYABLE TO:

Charge to Account: 1023-043-0263-3810

Orange County Comptroller

P. O. Box 38

Orlando, Florida 32802

Other

Capital Projects / Administrative Services

Recording Fees \$61.00

Controlling Agency's Approval Signature:

Total: \$61.00

Roan Waterbury Project Manager

Print Name and Title

[Signature] 4/24/25

Signature (must be wet ink)

Date

Controlling Agency's Fiscal Approval Signature:

Jose Camacho, Financial Administrator

Print Name and Title

[Signature] 4/24/25

Signature (must be wet ink)

Date

SPECIAL INSTRUCTIONS

Hold check for REM to pick-up. DO NOT MAIL.

Form Prepared by:

Elizabeth Price Jackson

407-836- 7099

Elizabeth.Jackson@ocfl.net

REAL ESTATE MANAGEMENT APPROVAL

BCC APPROVAL

[Signature] 4/28/25

Mindy T. Cummings, Manager

Date

[Signature] 5/20/25

For Deputy Clerk of the Board Signature

Date

ORDINANCE Stamp

BCC Stamp

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS

MAY 20 2025

Real Estate Management Division Use Only Routing Checklist Approval Dates

Agency _____ REM Mgmt. _____ BCC _____ Finance _____