

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

Sara Solomon, 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 07-24-27-7507-19-001

Project: Waterleigh 47-E-4/Horizon West Village H N.
Elementary School/Atwater Bay Elementary

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 Ameila 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 EXHIBIT "A"

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, 2023.

Project: 47-E-4/Horizon West Village H N.
Elementary School/Atwater Bay Elementary

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

“SCHOOL BOARD”

WITNESSES:

[Signature]
Print Name: Martin Gutierrez
445 W. Amelia St., Orlando, Florida 32801
[Signature]
Print Name: Cynthia Gomez
445 W. Amelia St., Orlando, Florida 32801

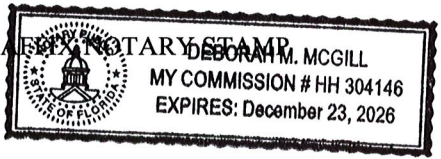
THE SCHOOL BOARD OF ORANGE COUNTY, FLORIDA, a public corporate body organized and existing under the constitution and laws of the State of Florida

By: [Signature]
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 20th day of August, 2024, 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.

[Signature]
NOTARY PUBLIC OF FLORIDA
Print Name: Deborah M. McGill
Commission No.: _____
Expires: _____



(Additional signature page to follow)

**SKETCH OF DESCRIPTION
RIGHT-OF-WAY DEDICATION
SITE 47-E-W-4**

SECTION 7, TOWNSHIP 24 SOUTH, RANGE 27 EAST
ORANGE COUNTY, FLORIDA

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 7, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY FLORIDA, BEING A PORTION OF TRACT SCH-1, WATERLEIGH PHASES 3B, 3C, AND 3D, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 100, PAGES 61-87, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID TRACT SCH-1; THENCE ALONG THE NORTH RIGHT-OF-WAY OF ATWATER BAY DRIVE (73 FOOT RIGHT-OF-WAY) PER PLAT BOOK 99, PAGES 54-63, PUBLIC RECORDS SF ORANGE COUNTY, FLORIDA, S89°21'27"W, A DISTANCE OF 52.55 FEET; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY, N59°23'11"E, A DISTANCE OF 24.20 FEET; THENCE N89°21'27"E, A DISTANCE OF 31.59 FEET TO THE EAST LINE OF SAID TRACT SCH-1; THENCE ALONG SAID EAST LINE OF TRACT SCH-1, S00°37'36"E, A DISTANCE OF 12.09 FEET TO THE POINT OF BEGINNING.


CONTAINING 509 SQUARE FEET OF LAND, MORE OR LESS.

SURVEYOR'S NOTES

1. THE PURPOSE OF THIS SKETCH OF DESCRIPTION IS TO PROVIDE A LEGAL DESCRIPTION FOR A RIGHT-OF-WAY DEDICATION.
2. THE BASIS OF BEARINGS FOR THIS SKETCH IS GRID NORTH, STATE PLANE COORDINATE SYSTEM, FLORIDA EAST, NAD 83, NGS ADJUSTMENT OF 2011. THE NORTH RIGHT-OF-WAY LINE OF ATWATER BAY DRIVE, WHICH IS RECORDED TO BEAR S89°21'27"W, ACCORDING TO THE PLAT OF WATERLEIGH PHASES 3B, 3C, 3D AS RECORDED IN PLAT BOOK 100, PAGES 61-87, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
3. THE PROPERTY DEPICTED ON THIS SKETCH IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
4. THIS LEGAL DESCRIPTION IS INCOMPLETE UNLESS ACCOMPANIED BY A SKETCH OF THE PROPERTY DESCRIBED HEREIN.
5. THIS IS NOT A SURVEY.

THIS SKETCH OF DESCRIPTION OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

REVISION: 6 DEC 2023 - ADDRESSED COMMENTS

 <p>LEADING EDGE LAND SERVICES INCORPORATED 8802 EXCHANGE DRIVE ORLANDO, FLORIDA 32809 PHONE: (407) 351-6730 FAX: (407) 351-9691 WEB: www.leadingedgels.com</p> <p>FLORIDA LICENSED BUSINESS NUMBER LB 6846</p>	<p>SKETCH OF DESCRIPTION FOR WELBRO</p>	<p>DATE OF DRAWING: 6 NOV 2023</p>
	<p>SURVEYOR'S CERTIFICATION</p> <p>I, THE UNDERSIGNED FLORIDA LICENSED SURVEYOR AND MAPPER, DO HEREBY CERTIFY THAT I HAVE COMPLETED THIS SKETCH IN ACCORDANCE WITH FLORIDA ADMINISTRATIVE RULE 5J-17 STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS.</p> <p align="right">DATE: <i>02/03/2024</i></p> <p><i>Jeffery B. Hofius</i> JEFFERY B. HOFIUS PROFESSIONAL SURVEYOR AND MAPPER NUMBER 6610</p>	<p>MANAGER: JDH CADD: JAA</p> <p>PROJECT NUMBER: 285-23012</p> <p>FIELD BOOK NUMBER: N/A</p> <p>LAST FIELD WORK: N/A</p> <p>CREW CHIEF(S): N/A</p> <p>COMPUTER FILE: 285012SD1.DWG</p> <p>SCALE: N/A SHEET 1 OF 2</p>

SKETCH OF DESCRIPTION RIGHT-OF-WAY DEDICATION SITE 47-E-W-4

SECTION 7, TOWNSHIP 24 SOUTH, RANGE 27 EAST
ORANGE COUNTY, FLORIDA



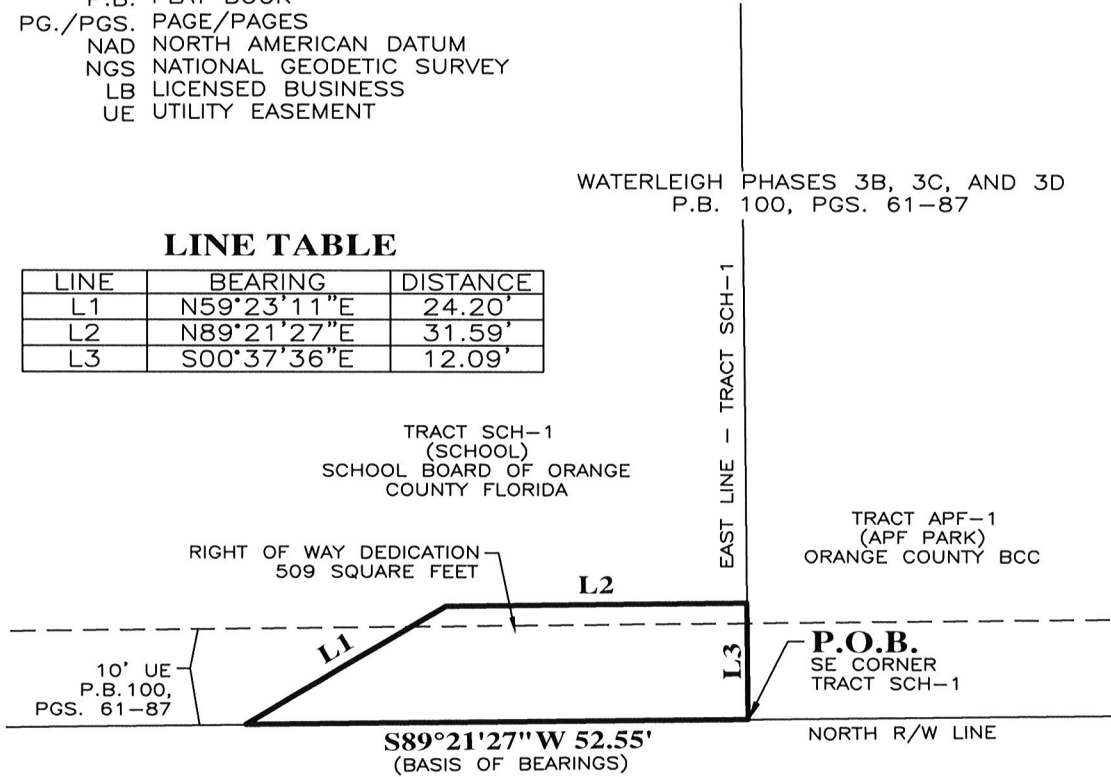
LEGEND

- P.O.B. POINT OF BEGINNING
- R/W RIGHT OF WAY
- P.B. PLAT BOOK
- PG./PGS. PAGE/PAGES
- NAD NORTH AMERICAN DATUM
- NGS NATIONAL GEODETIC SURVEY
- LB LICENSED BUSINESS
- UE UTILITY EASEMENT

WATERLEIGH PHASES 3B, 3C, AND 3D
P.B. 100, PGS. 61-87

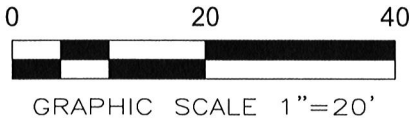
LINE TABLE

LINE	BEARING	DISTANCE
L1	N59°23'11"E	24.20'
L2	N89°21'27"E	31.59'
L3	S00°37'36"E	12.09'



ATWATER BAY DRIVE

73' RIGHT OF WAY
PER P.B. 99, PGS. 54-63



THIS SKETCH OF DESCRIPTION OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. (SEE SHEET 1)

REVISION: 6 DEC 2023 - ADDRESSED COMMENTS

<p style="text-align: center;">LEADING EDGE LAND SERVICES INCORPORATED</p> <p>8802 EXCHANGE DRIVE ORLANDO, FLORIDA 32809 PHONE: (407) 351-6730 FAX: (407) 351-9691 WEB: www.leadingedgels.com</p> <p>FLORIDA LICENSED BUSINESS NUMBER LB 6846</p>	<p>SKETCH OF DESCRIPTION FOR WELBRO</p>	<p>DATE OF DRAWING: 6 NOV 2023</p>
	<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;"> <p>THIS SKETCH IS INCOMPLETE UNLESS ACCOMPANIED BY A LEGAL DESCRIPTION OF THE PROPERTY DEPICTED HEREIN</p> </div> <p style="text-align: center;">THIS IS NOT A SURVEY</p>	<p>MANAGER: JDH CADD: JAA</p> <p>PROJECT NUMBER: 285-23012</p> <p>FIELD BOOK NUMBER: N/A</p> <p>LAST FIELD WORK: N/A</p> <p>CREW CHIEF(S): N/A</p> <p>COMPUTER FILE: 285012SD1.DWG</p>
		<p>SCALE: 1" = 20' SHEET 2 OF 2</p>