

**FOLLOW ALL PROCEDURES ON BACK OF THIS FORM**

Contract # 230129  
 Number Assigned by Purchasing Dept.



**CONTRACT REVIEW**

BOARD MEETING DATE:  
  
 WHEN BOARD APPROVAL IS REQUIRED DO NOT PLACE ITEM ON AGENDA UNTIL REVIEW IS COMPLETED  
 Must Have Board Approval over \$100,000.00

Date Submitted: April 4, 2023

Name of Contract Initiator: Lance Addison Telephone #: 66852

School/Dept Submitting Contract: Operations Cost Center # 9023

Vendor Name: Clay County Board of County Commissioners

Contract Title: Convey 0.2543 acres/11,077 sq. ft. of land to CCBCC by Warranty Deed

Contract Type: New  Renewal  Amendment  Extension  Previous Year Contract #

Contract Term: Perpetuity Renewal Option(s):

Contract Cost: \$0

**BUDGETED FUNDS – SEND CONTRACT PACKAGE DIRECTLY TO PURCHASING DEPT**  
 Funding Source: Budget Line # \_\_\_\_\_  
 Funding Source: Budget Line # \_\_\_\_\_

**NO COST MASTER (COUNTY WIDE) CONTRACT - SEND CONTRACT PACKAGE DIRECTLY TO PURCHASING DEPT**

**INTERNAL ACCOUNT - IF FUNDED FROM SCHOOL IA FUNDS – SEND CONTRACT PACKAGE DIRECTLY TO SBAO**

REQUIRED DOCUMENTS FOR CONTRACT REVIEW PACKAGE (when applicable):

\_\_\_\_ Completed Contract Review Form

\_\_\_\_ SBAO Template Contract or other Contract (NOT SIGNED by District / School)

\_\_\_\_ SIGNED Addendum A (if not an SBAO Template Contract)\*  
*\*This Statement MUST BE Included in the body of the Contract:  
 "The terms and conditions of Addendum A are hereby incorporated into this Agreement and the same shall govern and prevail over any conflicting terms and/or conditions herein stated."*

\_\_\_\_ Certificate of Insurance (COI) for General Liability & Workers' Compensation that meet these requirements:  
 COI must list the School Board of Clay County, Florida as an Additional Insured and Certificate Holder. Insurer must be rated as A- or better.  
 General Liability = \$1,000,000 Each Occurrence & \$2,000,000 General Aggregate.  
 Auto Liability = \$1,000,000 Combined Single Limit (\$5,000,000 for Charter Buses).  
 Workers' Compensation = \$100,000 Minimum  
 [If exempt from Workers' Compensation Insurance, vendor/contractor must sign a Release and Hold Harmless Form. If not exempt, vendor/contractor must provide Workers' Compensation coverage].

\_\_\_\_ State of Florida Workers Comp Exemption (<https://apps.fldfs.com/bocexempt/>) (If Applicable)

\_\_\_\_ COVID-19 Waiver (If Applicable)

\_\_\_\_ Release and Hold Harmless (If Applicable)

RECEIVED  
 APR - 4 2023  
 PURCHASING

RECEIVED  
 4/6/2023  
 SBAO

**\*\* AREA BELOW FOR DISTRICT PERSONNEL ONLY \*\***

CONTRACT REVIEWED BY:	COMMENTS BELOW BY REVIEWING DEPARTMENT
Purchasing Department <u>BFG</u>	<u>NO COST</u>
Review Date <u>4/4/2023</u>	
School Board Attorney <u>CSB</u>	
Review Date <u>4/11/23</u>	
Other Dept. as Necessary	
Review Date	

PENDING STATUS:  YES  NO **IF YES, HIGHLIGHTED COMMENTS ABOVE MUST BE CORRECTED BY INITIATOR**

FINAL STATUS:  **APPROVED** DATE: 4-11-23

# CONTRACT REVIEW PROCESS FOR "ALL" CONTRACTS

A contract is defined as an agreement between two or more parties that is intended to have legal effect. This may include MOUs, Interlocal Agreements, Service Agreements and Contracts. Contracts document the mutual understanding between the parties as to the terms and conditions of their agreement, contain mutual obligations, and clearly state the agreement's consideration. The term consideration includes the cost of the services and/or products to be provided by second party (vendor or service provider) and any non-monetary performance. No school, department, or other organizational unit has authority to contract in its own name. All Board contracts must be made in the legal name of the Board, "The School Board of Clay County, Florida". The School or Department may extend this name to include the school or department as follows, "The School Board of Clay County, Florida o/b/o \_\_\_\_\_ (insert the school or department name)" where o/b/o means "on behalf of".

**All contracts shall be reviewed and approved by the School Board Attorney and/or the Supervisor of Purchasing to ensure legality, compliance with Board policy, and to ensure the Board interests are protected before the authorized signatory may execute the contract.**

All contracts having a value of \$100,000 or more shall be authorized by the Board at a regular or special meeting and signed by the Board Chairman. All approved contracts having a value of less than \$100,000 may be executed by the Superintendent or appropriate District administrator based on the value of the contract.

1. All approved contracts having a value of \$50,000 or more, but less than \$100,000 shall be signed by the Superintendent, or the person who has been designated, in writing by the Superintendent, as the Superintendent's Designee at the time of the contract signing. All contracts executed pursuant to this subparagraph shall be reported to the School Board in a separate entry as part of the monthly financial report.
2. All approved contracts having a value of \$25,000 or more, but less than \$50,000, shall be signed by the Superintendent, or the Assistant Superintendent for Business Affairs.
3. All approved contracts having a value of less than \$25,000 and contracts of any value described in Board Authorized Contracts above that are exempt from the requirement for Board approval, may be signed by the Superintendent, or the Assistant Superintendent for their Division, or Chief Officers, or Directors, or Principals.
4. The Superintendent is authorized to approve contract amendments or change orders for the purchase of commodities and services up to the amount of ten (10) percent or \$50,000, whichever is less, of the original contract amount that was previously approved by the Board.

Employees who enter into agreements without authority may be personally liable for such agreements, whether oral or written.

**Step 1:** Contract Initiator and Vendor prepare draft contract  
(School Board Attorney Office (SBAO) Template Contracts available on SBAO webpage are strongly encouraged)

**Step 2:** Complete Contract Review Form, attach Required Documents to include the UNSIGNED Contract by the District / School.

**For Contracts using Budgeted Funds or For No Cost / Master (County Wide) Contracts:**  
Initiator submits Contract Review Package to Purchasing Department - See Step 3

**For Contracts using Internal Funds Individual to each School:**  
Initiator submits Contract Review Package direct to SBAO - See Step 4



**Step 3:** If Funded by Budgeted Funds, submit the Contract Review Package to the Purchasing Department. Purchasing will begin the contract review process and submit the contract to the SBAO for review. SBAO may reach out to Initiator and/or other Departments (Risk, IT,) with questions or concerns and will assist with contract revisions. SBAO will send the Contract Review Package back to the Purchasing Department for final processing and the return to Initiator.

Purchasing will log "District" Contracts (Cost/No Cost) on Contract Review Log and save copy of the Contract Review Package PLUS the Final Signed Contract you've return to Purchasing in the Contract Review Team Drive.

**Step 4:** If Funded by Internal Account (IA), submit the Contract Review Package directly to SBAO.  
Email: [contractreview@myoneclay.net](mailto:contractreview@myoneclay.net)  
The SBAO will begin the contract review process and return it directly to Initiator

**Step 5:** The Initiator is responsible for finalizing the Contract which includes:  
Addressing Comments/Revisions, Obtaining Required Signatures, Send District Final Signed Contract to Purchasing OR Retain Internal Accounts Final Signed Contract at School per School Board Record Policy.  
If there is a Cost associated with Contract, the Initiator must work with their Bookkeeper to finalize the Purchasing Process.  
**Budgeted Funds require a District Purchase Order. Internal Accounts require an IA Purchase Order.**

For assistance with legal-related matters, please visit the [School Board Attorney's Office \("SBAO"\) webpage](#) or call 904-336-6507  
For assistance with insurance-related matters, please visit the [Business Affairs - Risk Management webpage](#) or call 904-336-6745  
For assistance with District Purchasing, please visit the [Business Affairs - Purchasing webpage](#) or call 904-336-6736

Prepared by:  
Clay County School Board Attorney

After Recording Return to:  
School Board of Clay County, Florida  
900 Walnut St.  
Green Cove Springs, FL 32043

Portions of Parcel No. 31-05-26-014455-000-00

### **SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED made as of the \_\_\_\_ day of \_\_\_\_\_, 2023, by **THE SCHOOL BOARD OF CLAY COUNTY, FLORIDA**, a body corporate and political subdivision of the State of Florida, whose address is 900 Walnut Street, Green Cove Springs, Florida, 32043, (“Grantor”), and **CLAY COUNTY**, a political subdivision of the State of Florida, the address of which is P.O. Box 1366, Green Cove Springs, FL 32043 its successors and assigns, (“Grantee”).

#### **WITNESSETH:**

That Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, all that certain land situated in Clay County, Florida, more particularly described as follows:

See Exhibit “A” attached hereto (the “Property”)

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 Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has full right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of persons claiming by, through or under Grantor, but against no others, and subject to covenants, restrictions, easements, and other matters of record, any matter that would be disclosed by an accurate and complete survey of the Property, and taxes and assessments for 2023 and subsequent years; provided, however, this reference shall not serve to reimpose the same.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal the day and year first above written.

**SIGNED, SEALED AND  
DELIVERED IN OUR PRESENCE:**

**THE SCHOOL BOARD OF  
CLAY COUNTY, FLORIDA**

\_\_\_\_\_  
Print name: \_\_\_\_\_

By: \_\_\_\_\_  
Ashley Gilhousen, Its Chair

\_\_\_\_\_  
Print name: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF CLAY

The foregoing instrument was acknowledged before me by means of ( ) physical presence or ( ) online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2023, by Ashley Gilhousen, on behalf of, and as Chair of, The School Board of Clay County, Florida, a political subdivision of the State of Florida. She is ( ) personally known to me or ( ) produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public Signature  
Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_  
(SEAL)

( ) Online Notary (Check if acknowledgment done by Online Notarization)

Exhibit A

PROPERTY CONVEYED AND DESCRIBED IN DEED RECORDED IN OR BOOK \_\_\_\_,  
PAGE \_\_\_\_, PUBLIC RECORDS OF CLAY COUNTY, FLORIDA AND AS FOLLOWS:

A PORTION OF PARCEL NO: 31-05-26-014455-000-00, LYING IN SECTION 31,  
TOWNSHIP 5 SOUTH, RANGE 26 EAST, AND SECTION 6, TOWNSHIP 6 SOUTH,  
RANGE 26 EAST, CLAY COUNTY, FLORIDA BEING MORE PARTICULARLY  
DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF PARCEL ID 06-06-26-014455-004-00  
THEREOF, AS RECORDED IN OFFICIAL RECORD BOOK 3729, PAGE 53 OF THE  
PUBLIC RECORDS OF CLAY COUNTY; THENCE NORTH 89° 35' 32" EAST A  
DISTANCE OF 35.01 FEET TO THE WESTERLY EXISTING RIGHT OF WAY OF  
COUNTY ROAD 315 (AN 80 FOOT RIGHT OF WAY PER FDOT SECTION MAP 71507-  
2601) AND NON-TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF  
11499.16 FEET; THENCE ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID  
COUNTY ROAD 315 AND ALONG THE ARC OF SAID CURVE, THROUGH AN ANGLE  
OF 00°55'09", AN ARC DISTANCE OF 184.50 FEET AND A CHORD BEARING AND  
DISTANCE OF SOUTH 00°18'22" WEST, 184.50 FEET; THENCE DEPARTING THE  
WESTERLY EXISTING RIGHT OF WAY OF SAID COUNTY ROAD 315 SOUTH 89° 35'  
32" WEST A DISTANCE OF 35.00 FEET TO EAST LINE OF SAID OFFICIAL RECORD  
BOOK 3729 PAGE 53 AND NON-TANGENT CURVE CONCAVE TO THE EAST, HAVING  
A RADIUS OF 11534.16 FEET; THENCE ALONG THE SAID EAST LINE AND ALONG  
THE ARC OF SAID CURVE, THROUGH AN ANGLE OF 00°54'59", AN ARC DISTANCE  
OF 184.50 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 00°18'14" EAST,  
184.50 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINING 6,457 SQUARE FEET, MORE OR LESS.

AND

A PORTION OF PARCEL NO: 31-05-26-014455-000-00, LYING IN SECTION 6,  
TOWNSHIP 6 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA BEING MORE  
PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF PARCEL ID 06-06-26-014455-004-00  
THEREOF, AS RECORDED IN OFFICIAL RECORD BOOK 3729, PAGE 53 OF THE  
PUBLIC RECORDS OF CLAY COUNTY; THENCE NORTH 00° 24' 28" WEST ALONG  
THE EAST LINE OF SAID OFFICIAL RECORD BOOK 3729 PAGE 53 A DISTANCE OF

132.00 FEET; THENCE DEPARTING SAID EAST LINE NORTH 89° 35' 32" EAST A DISTANCE OF 35.00 FEET TO THE WESTERLY EXISTING RIGHT OF WAY OF COUNTY ROAD 315 (AN 80 FOOT RIGHT OF WAY PER FDOT SECTION MAP 71507-2601); THENCE SOUTH 00° 24' 28" EAST ALONG SAID WESTERLY RIGHT OF WAY A DISTANCE OF 132.00 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY SOUTH 89° 35' 32" WEST A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINING 4,620 SQUARE FEET, MORE OR LESS.

**LEGAL DESCRIPTION  
NORTH ENTRANCE**

A PORTION OF LAND LYING IN PARCEL ID: 31-05-26-014455-000-00  
CLAY COUNTY, FLORIDA



**VICINITY MAP**  
(NOT TO SCALE)

**LEGAL DESCRIPTION**

A PORTION OF PARCEL NO: 31-05-26-014455-000-00, LYING IN SECTION 31, TOWNSHIP 5 SOUTH, RANGE 26 EAST, AND SECTION 6, TOWNSHIP 6 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE NORTHEAST CORNER OF PARCEL ID 06-06-26-014455-004-00 THEREOF, AS RECORDED IN OFFICIAL RECORD BOOK 3729, PAGE 53 OF THE PUBLIC RECORDS OF CLAY COUNTY; THENCE NORTH 89° 35' 32" EAST A DISTANCE OF 35.01 FEET TO THE WESTERLY EXISTING RIGHT OF WAY OF COUNTY ROAD 315 (AN 80 FOOT RIGHT OF WAY PER FDOT SECTION MAP 71507-2601) AND NON-TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 11499.16 FEET; THENCE ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID COUNTY ROAD 315 AND ALONG THE ARC OF SAID CURVE, THROUGH AN ANGLE OF 00°55'09", AN ARC DISTANCE OF 184.50 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 00°18'22" WEST, 184.50 FEET; THENCE DEPARTING THE WESTERLY EXISTING RIGHT OF WAY OF SAID COUNTY ROAD 315 SOUTH 89° 35' 32" WEST A DISTANCE OF 35.00 FEET TO EAST LINE OF SAID OFFICIAL RECORD BOOK 3729 PAGE 53 AND NON-TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 11534.16 FEET; THENCE ALONG THE SAID EAST LINE AND ALONG THE ARC OF SAID CURVE, THROUGH AN ANGLE OF 00°54'59", AN ARC DISTANCE OF 184.50 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 00°18'14" EAST, 184.50 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINING 6,457 SQUARE FEET, MORE OR LESS.

**SURVEYOR'S NOTES:**

1. THIS SKETCH WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE", AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J-17.050 THROUGH 5J-17.053, OF THE FLORIDA ADMINISTRATIVE CODE.
2. ADDITIONS OR DELETIONS TO SKETCH BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. COPYRIGHT © 2022 BY WGI, INC.
4. THIS SKETCH DOES NOT HAVE THE BENEFIT OF A CURRENT TITLE COMMITMENT, OPINION, OR ABSTRACT. DURING THE COURSE OF THE LEGAL DESCRIPTION AND SKETCH SOME SEARCHES OF THE PUBLIC RECORDS WERE MADE, BUT THESE SEARCHES WERE NOT EXHAUSTIVE AND SHOULD NOT BE CONSIDERED A SUBSTITUTE FOR A PROPER TITLE COMMITMENT, OPINION, OR ABSTRACT OBTAINED FROM A TITLE AGENCY OR OTHER TITLE PROFESSIONAL.
5. THE FOLLOWING DOCUMENTS WERE UTILIZED IN THE PREPARATION OF THIS SKETCH:
  - 5.1. OFFICIAL RECORDS BOOK 3729, PAGE 53
  - 5.2. OFFICIAL RECORDS BOOK 4088, PAGE 1182
  - 5.3. FDOT SECTION NO. 71507-2601
 ALL OF THE PUBLIC RECORDS CLAY COUNTY, FLORIDA.
6. THIS SKETCH DELINEATES THE LOCATIONS OF THE LEGAL DESCRIPTIONS ON THE GROUND, BUT DOES NOT DETERMINE OWNERSHIP OR PROPERTY RIGHTS.
7. ADJOINING PROPERTY INFORMATION WAS OBTAINED FROM THE CLAY COUNTY PROPERTY APPRAISERS OFFICE.
8. ALL COORDINATES AND BEARINGS SHOWN HEREON ARE GRID, BASED ON THE STATE PLANE COORDINATES, FLORIDA EAST ZONE, LAMBERT PROJECTION, NORTH AMERICAN DATUM 1983/2011, U.S. SURVEY FOOT, DERIVED BY UTILIZING CONTROL POINTS SET AND FOUND BY WGI USING RAPID-STATIC GLOBAL POSITIONING SYSTEM (RSGPS) SESSIONS WHILE UTILIZING THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) FLORIDA PERMANENT REFERENCE NETWORK (FPRN) AS BASE STATIONS. BEARINGS ARE REFERENCED TO A GRID BEARING OF SOUTH 00°24'28" EAST ON THE EAST LINE OF OFFICIAL RECORD BOOK 3729 PAGE 53.

**PREPARED FOR/  
CERTIFIED TO:**

CLAY COUNTY




FOR THE FIRM  
WGI, INC.  
CERTIFICATE OF AUTHORIZATION NO. LB 7055

**Ryan Kett** Date: 2023.03.14  
12:03:20 -04'00'

BY: RYAN KETT,  
PROFESSIONAL SURVEYOR AND MAPPER FLORIDA LICENSE NO. LS 7113

**THIS IS NOT A SURVEY**

 4371 U.S. Hwy 17 South, Suite 203, Fleming Island, FL 32003 Phone No. 866.909.2220 www.wginc.com Cert No. 6091 - LB No. 7055	LEGAL DESCRIPTION AND SKETCH OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.	DATE:	REVISION:		BY:	
		OFFICE	JO	DATE:	03/08/2023	JOB: CLAY CO. SCHOOL
		CHECKED	RK	DWG	692300-NorthEntrance	SHEET 1 OF 2

**LEGAL DESCRIPTION  
NORTH ENTRANCE**

A PORTION OF LAND LYING IN PARCEL ID: 31-05-26-014455-000-00  
CLAY COUNTY, FLORIDA



SECTION 31  
TOWNSHIP 5 SOUTH  
RANGE 26 EAST

PARCEL ID:  
31-05-26-014455-000-00  
OWNER:  
PETERS CREEK INVESTMENT, LLP

SECTION 32  
TOWNSHIP 5 SOUTH  
RANGE 26 EAST

POINT OF BEGINNING  
NE CORNER OF  
PARCEL ID: 06-06-26-014455-004-00  
OFFICIAL RECORD BOOK 3729 PAGE 53

NORTHERLY PROPERTY LINE  
SECTION LINE

SECTION 06  
TOWNSHIP 6 SOUTH  
RANGE 26 EAST

PARCEL ID:  
06-06-26-014455-004-00  
OWNER:  
CLAY COUNTY SCHOOL BOARD

SECTION 05  
TOWNSHIP 6 SOUTH  
RANGE 26 EAST

NORTH ENTRANCE  
± 6,457 SQ. FEET

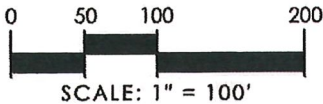
EASTERLY PROPERTY LINE  
BASIS OF BEARING  
S 00° 24' 28" E

WESTERLY RIGHT OF WAY  
LINE OF CR-315  
SECTION LINE


CR - 315  
A 80' RIGHT OF WAY

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	35.01'	N89°35'32"E
L2	35.00'	S89°35'32"W

PARCEL CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	184.50'	11499.16'	0°55'09"	S00°18'22"W	184.50'
C2	184.50'	11534.16'	0°54'59"	N00°18'14"E	184.50'



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		OFFICE	JO	DATE: 03/08/2023
	CHECKED	RK	DWG: 692300-NorthEntrance	SHEET 2 OF 2



**LEGAL DESCRIPTION  
SOUTH ENTRANCE**

A PORTION OF LAND LYING IN PARCEL ID: 31-05-26-014455-000-00  
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VICINITY MAP  
(NOT TO SCALE)

LEGAL DESCRIPTION

A PORTION OF PARCEL NO: 31-05-26-014455-000-00, LYING IN SECTION 6, TOWNSHIP 6 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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PARCEL CONTAINING 4,620 SQUARE FEET, MORE OR LESS.

SURVEYOR'S NOTES:

1. THIS SKETCH WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE", AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J-17.050 THROUGH 5J-17.053, OF THE FLORIDA ADMINISTRATIVE CODE.
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PREPARED FOR/  
CERTIFIED TO:

CLAY COUNTY




FOR THE FIRM  
WGI, INC.  
CERTIFICATE OF AUTHORIZATION NO. LB 7055

**Ryan Kett** Date: 2023.03.14  
12:03:33 -04'00'

BY: RYAN KETT,  
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	OFFICE	JO	DATE:	03/08/2023	JOB: CLAY CO. SCHOOL
	CHECKED	RK	DWG	692300-SouthEntrance	SHEET 1 OF 2

**LEGAL DESCRIPTION  
SOUTH ENTRANCE**

A PORTION OF LAND LYING IN PARCEL ID: 31-05-26-014455-000-00  
CLAY COUNTY, FLORIDA



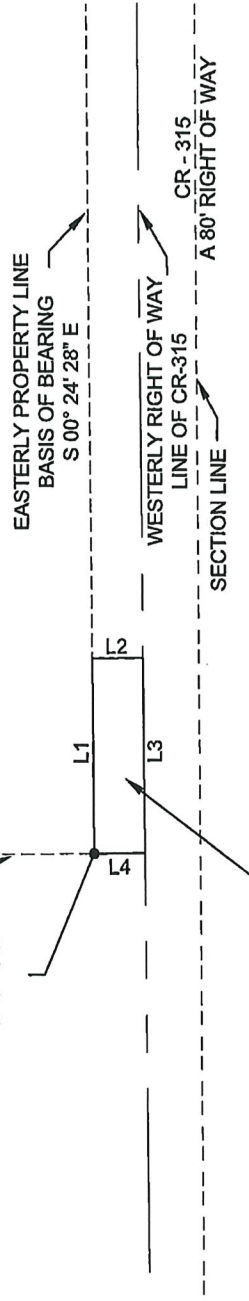
SECTION 06  
TOWNSHIP 6 SOUTH  
RANGE 26 EAST

SECTION 05  
TOWNSHIP 6 SOUTH  
RANGE 26 EAST

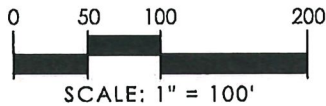
PARCEL ID:  
06-06-26-014455-004-00  
OWNER:  
CLAY COUNTY SCHOOL BOARD

POINT OF BEGINNING  
SE CORNER OF  
PARCEL ID: 06-06-26-014455-004-00  
OFFICIAL RECORD BOOK 3729 PAGE 53


PARCEL ID:  
31-05-26-014455-000-00  
OWNER:  
PETERS CREEK INVESTMENT, LLP



PARCEL LINE TABLE		
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L2	35.00'	N89°35'32"E
L3	132.00'	S00°24'28"E
L4	35.00'	S89°35'32"W



THIS IS NOT A SURVEY

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