




Proposed Alachua County Forever (ACF) Acquisitions

Lochloosa Slough Flatwoods– Jackson Heirs Acquisition

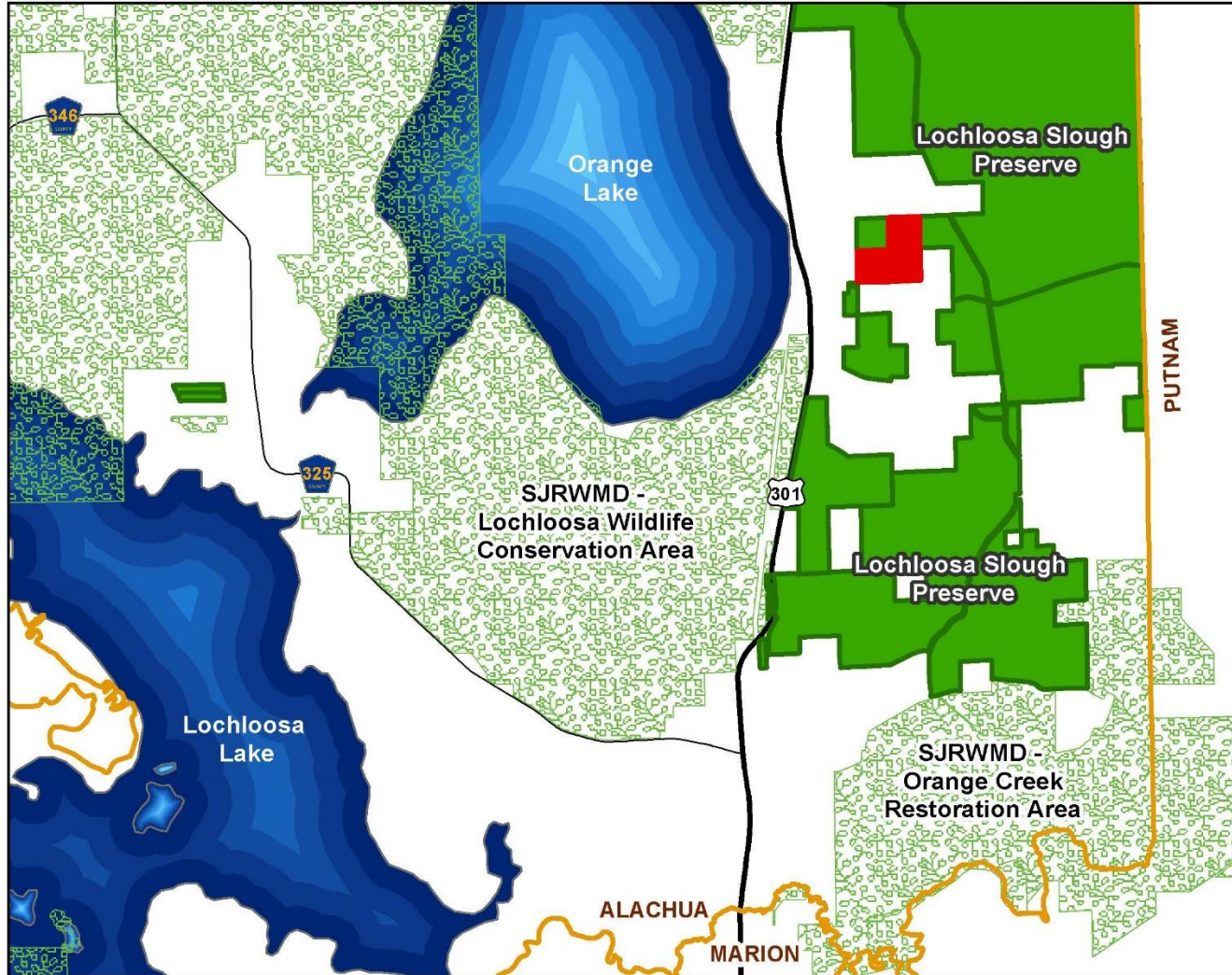
Andi Christman
Program Manager, Land Conservation & Management

Summary of Proposed Jackson Heirs Acquisition

- **Owner:** Jackson Sara Vera Heirs
 - **Parcel numbers:** 20069-000-000 and 20078-000-000
 - **Acreage:** 116 acres±
 - **Zoning/Land Use:** Agriculture (A)/Rural-Agriculture (20069-000-000); Agriculture (A)/Rural-Agriculture, Rural Cluster (20078-000-000)
 - **Matrix project score:** 6.2
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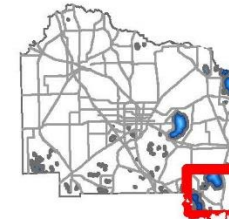


Lochloosa Slough Flatwoods - Jackson Heirs Location Map 2023



Legend

- Jackson Heirs Parcels (116 ac)
- ACF Preserve
- Lakes
- County Boundary



DISCLAIMER: This map and the spatial data it contains are made available as a public service, to be used for reference purposes only. The Alachua County Environmental Protection Department provides this information AS IS without warranty of any kind. The quality of the data is dependent on the various sources from which each data layer is obtained.



Lochloosa Slough Flatwoods - Jackson Heirs Parcel Map 2023



Legend

- Jackson Heirs (116 ac)
- ACF Preserve



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Jackson Heirs Natural Resources and Recreation

- Natural Communities:
 - Mesic Flatwoods, Basin Swamp, Depression Marsh, Baygall, Successional Hardwood Forest
- Located within the East Lochloosa Forest Strategic Ecosystem and the Lochloosa Slough ACF Project Area
- Adjacent to County's Lochloosa Slough Preserve - provides a critical connection between the main body of the Fox Pen Connector property, and a 40-acre outparcel which is currently lacking legal access
- Recreation:
 - Property will be assessed for appropriate recreational opportunities as part of Lochloosa Slough Preserve

**Successional Hardwood
Forest**



**Depression Marshes in
Field**





Mesic Flatwoods



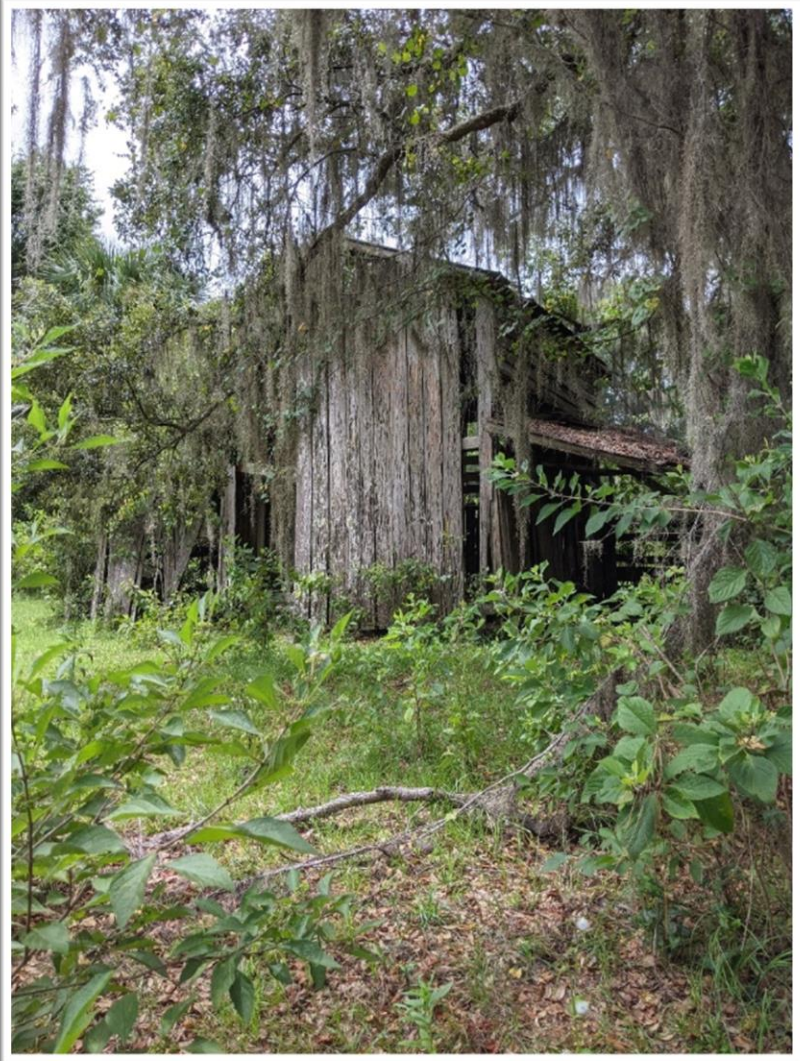


Baygall and Basin Swamp


Wildlife




Historic Homestead



Summary of Proposed Jackson Heirs Acquisition

- **Purchase Type:** Fee Simple
 - **Land Management:** Alachua County - lead manager
 - **Closing Date:** April 25, 2024 (135 days after December 12th)
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Summary of Proposed Jackson Heirs Acquisition

- Jackson Heirs Option Contract: No Permitted Exceptions
 - Non-standard exception, the County may permit: (Schedule B-II Title Exceptions (#5, #6, #7, #8, #9, #10, #11, #12, #13, #14, #15, #16))
 - **#5.** Mineral Deed as recorded in O.R. Book 909, Page 99, Public Records of Alachua County, Florida.
 - **#6.** Notice of Claim by Daleo Oil Company as recorded in O.R. Book 943, Page 477, Public Records of Alachua County, Florida.
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Summary of Proposed Jackson Heirs Acquisition

- Schedule BII Title Exception Continued:
 - **#7.** Quit Claim Deed from Elise B. Herndon, a widow to A.K. Guthrie conveying all right, title, and interest in and to the minerals as recorded in O.R. Book 1748, Page 753, Public Records of Alachua County, Florida.
 - **#8.** General Conveyance, Assignment and Bill of Sale from Pacific Enterprises Oil Company (USA), a California corporation to Pacific Enterprises ABC Corporation, a California corporation, conveying, assigning and bill of sale in and to all right, title and interest for oil, gas and mineral leases et al, as recorded in O.R. Book 1882, Page 2035, Public Records of Alachua County, Florida.
 - **#9.** Mineral Deed from J. Keith Miller to Miller Oil Properties, L.L.C., an Oklahoma limited liability company, all interest in and to all of the oil, gas and other minerals, together with right of ingress and egress as recorded in O.R. Book 2234, Page 2627, Public Records of Alachua County, Florida.

Summary of Proposed Jackson Heirs Acquisition

- Schedule BII Title Exception Continued:
 - **#10.** Affidavit and Notice of Change of Address by J. Keith Miller, aka John Keith Miller as recorded in O.R. Book 3484, Page 1446, Public Records of Alachua County, Florida.
 - **#11.** Grant, Assignment and Conveyance from The Estate of Mr. John Keith Miller, and/or the wholly owned limited liability company, Miller Oil Properties, LLC via the executor of the Estate, Andrea Miller to L.S. Williams Enterprises, LLC; K. Miller Huffman, LLC; Divine Scavenger, LLC in and to the mineral estate underlying the lands as recorded in O.R. Book 4106, Page 2388, Public Records of Alachua County, Florida.
 - **#12.** Affidavit and Notice of Change of Name and Address from Kristin Miller Huffman, aka K. Miller Huffman, LLC to K. Miller Huffman, LLC as recorded in O.R. Book 4654, Page 1097, Public Records of Alachua County, Florida.
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Summary of Proposed Jackson Heirs Acquisition

- Schedule BII Title Exception Continued:
 - **#13.** Title to Oil, Gas and Minerals are neither insured nor guaranteed.
 - **#14.** Coverage is excepted as to riparian and littoral rights; the possible right of the public to use beach area and/or waterways; and any Land insured herein that was formerly or is currently submerged, including any filled lands, artificially exposed lands, and lands accreted to such lands, for the rights of the United States Government and the State of Florida. If the Navigational Servitude Endorsement is attached to this policy and made a part hereof, the coverage afforded thereby shall not extend to any portion of the Land subject to a claim of ownership by the State of Florida by right of sovereignty. This clause replaces Commitment exception #3 (the General Sovereignty Land exception).
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Summary of Proposed Jackson Heirs Acquisition

- Schedule BII Title Exception Continued:
 - **#15.** Lack of access because the above-described property does not abut, and there is no private easement to, a dedicated road, street or highway. Accordingly, notwithstanding Covered Risk number 4 of the jacket of this policy, this policy does not insure any right of access to and from said land.
 - **#16.** Rights of the lessees under unrecorded leases.

Summary of Proposed Jackson Heirs Acquisition

- **Purchase price:** \$2,647.00/acre; \$307,052 total (subject to final survey)
 - The purchase price is equivalent to the average of the two appraisals: \$2,647.00 per acre.
- **Estimated due diligence cost:** \$49,000 for, Phase I ESA, recording and attorney's fees, title insurance and boundary survey
- **Total Expenditure Request:** \$391,568 (includes 10% contingency)

Jackson Heirs Acquisition Recommendations

1. Approve and authorize the Chair to exercise the Lochloosa Slough Flatwoods– Jackson Heirs Option Contract to purchase Real Property, subject to the County’s rights to conduct due diligence inspections and notice Seller of Title Defects and Environmental Defects as set forth in the Contract;
2. Approve the acquisition subject to non-permitted title exceptions #5, #6, #7, #8, #9, #10, #11, #12, #13, #14, #15, and #16, as listed in the attached Title Commitment, and subject to the concurrence of the County attorney and closing attorney;
3. Authorize staff to execute additional documents as necessary to close the transaction including the pursuit of a non-public access easement over tax parcel # 20079-000-000; and
4. Approve the attached budget amendment authorizing the expenditure of funds for due diligence and associated closing costs.