



Buck Bay Flatwoods Preserve Management Plan

Approved by Alachua County Board of County Commissioners May 26, 2015

Update Approved TBD, 2024



**Alachua County
Environmental Protection Department
408 W. University Avenue, Suite 106
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Management Plan**

Submitted By:

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408 West University Avenue, Suite 106
Gainesville, FL 32601**

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This Plan Update approved by the Alachua County Board of County Commissioners TBD, 2024

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Buck Bay Flatwoods Preserve Management Plan Summary

Date of Plan:	TBD, 2024. Updated from May 26, 2015
Management Area:	637 acres (original Buck Bay acquisition: 464 acres; Raydient addition: 173 acres)
Location:	Central Alachua County, just north of the City of Gainesville. E911 address: 6502 North County Road 225, Gainesville
Acquisition Dates:	May 16, 2013 (original Buck Bay Cox and Moore acquisition); November 15, 2019 (Raydient Addition)
Cost:	Total: \$1,816,903: \$1,089,593 (original Buck Bay Cox and Moore acquisition) + \$727,310 (Raydient Addition)
Funding Sources:	2008 & 2016 Wild Spaces and Public Places (WSPP) Surtax.

Summary:

Buck Bay Flatwoods Preserve is composed of three parcels of land located in central Alachua County, just north of the Gainesville city limits, at 6502 North County Road 225, Gainesville, FL. Outstanding ecological features of Buck Bay Flatwoods Preserve include nine distinct natural communities and a 4,000-foot section of Hatchet Creek, a locally significant blackwater stream. The Preserve is adjacent to the City of Gainesville Murphree Water Plant and lies within the primary and secondary protection zones of the city wellfields, with the closest active production well located within 200 feet of the Preserve boundary. Lands within the Preserve were acquired to improve and manage environmentally significant lands, and to protect water resources, wildlife habitats, and natural areas suitable for resource-based recreation.

Key Management Objectives:

1. Maintain, enhance, or restore existing natural communities.
2. Inventory natural features of the site, including flora, fauna, and natural communities.
3. Protect populations of significant and listed plant and animal species.
4. Develop and implement a prescribed fire management plan.
5. Protect water resources from adverse impacts.
6. Effectively and responsibly manage cultural resources.
7. Promote public outdoor recreation and environmental education consistent with preserving the historic and natural resources of the site.

Resource Management Issues:

- **FIRE MANAGEMENT** - Implement prescribed fire to restore and maintain fire-dependent natural communities within the Preserve.
- **RESTORATION** - Restore approximately 509 acres of pine flatwoods with timber management and prescribed fire and monitor the condition of other natural communities.
- **INVASIVE PLANTS** - Control or eradicate invasive, non-native plant species.
- **FERAL ANIMAL REMOVAL** – Monitor and remove feral animals as needed.
- **CULTURAL RESOURCES** - Protect known sites from disturbance and coordinate with Florida Department of State, Division of Historical Resources regarding identification and protection of cultural sites.

- **MONITORING** - Monitor Preserve through field inspections and photopoints to assess the effects of management activities and public use on the resources.

Site Development and Maintenance

- **PHYSICAL IMPROVEMENTS** – Maintain parking area and trailhead facilities, entrance sign, interpretive signs, and interpretive kiosk.
- **RECREATION** - Maintain a network of hiking/biking trails.
- **EDUCATION** – Develop and maintain interpretive exhibits and trails.
- **MAINTENANCE** – Maintain all improvements.
- **SECURITY** – Conduct security patrols, install informational and regulatory signage as needed.

DRAFT

I. INTRODUCTION

Buck Bay Flatwoods Preserve was acquired by Alachua County through the Alachua County Forever (ACF) Program with funds from the voter approved 2008 and 2016 Wild Spaces and Public Places (WSPP) taxes. The Alachua County Forever program was approved by Alachua County voters in November of 2000, to acquire, improve, and manage environmentally significant lands in Alachua County, and to protect water resources, wildlife habitats, and natural areas suitable for resource-based recreation. The WSPP tax was approved by Alachua County voters in 2008, and again in 2016, to acquire and improve conservation lands and create, improve, and maintain parks and recreational facilities within Alachua County. This management plan was developed to ensure that the Preserve will be managed in accordance with the goals of the ACF Program.

Buck Bay Flatwoods Preserve is composed of three parcels of land located in central Alachua County within the headwaters of Hatchet Creek. Outstanding ecological features of Buck Bay Flatwoods Preserve include nine distinct natural communities and a 4,000-foot section of Hatchet Creek, a locally significant blackwater stream. The Preserve is adjacent to the City of Gainesville Murphree Water Plant and lies within the primary and secondary protection zones of the city wellfields, with active production wells located within 200 feet of the Preserve boundary.

LOCATION

The 637-acre Buck Bay Flatwoods Preserve is located in central Alachua County, just north of the City of Gainesville. It can be accessed from gate 1 at 6502 North County Road 225, Gainesville, FL (see Exhibit A Location Map). This is also the trailhead and entry point for public access. A secondary entrance point for staff and contractor access is located at 3100 NE 53rd Ave, Gainesville, FL through gate 4.

ACQUISITION HISTORY AND SIGNIFICANCE

Buck Bay Flatwoods Preserve lies within the Alachua County Forever Buck Bay Flatwoods Project, which was defined largely by the 1996 Alachua County Ecological Inventory Project (KBN). The KBN Buck Bay Flatwoods Project was ranked 20th of 47 ecologically significant sites evaluated in Alachua County.

Alachua County acquired the first two parcels of Buck Bay Flatwoods Preserve with a fee simple purchase from Judyth B. Cox and Jacquelyn B. Moore on May 16, 2013, for \$1,089,593. This purchase was funded by the 2008 Wild Spaces and Public Spaces Surtax. Appendix A contains a copy of the deed for the Cox & Moore parcel.

The Raydient Tract was purchased by Alachua County on Nov. 15, 2019, for \$727,309.80 as a fee simple transaction from Raydient LLC dba Raydient Places + Property LLC. The purchase was funded by the 2016 Wild Spaces and Public Places Surtax. Appendix B contains a copy of the deed for the Raydient parcel.

Lands within Buck Bay Flatwoods Preserve were acquired to improve and manage environmentally significant lands, and to protect water resources, wildlife habitats and natural areas suitable for resource-based recreation. The acquisition protects land within the primary and secondary protection zones of the city wellfields, in addition to preserving significant natural communities.

NATURAL RESOURCES SUMMARY

The natural resources of Buck Bay Flatwoods Preserve feature several unique natural communities and a 4,000-foot stretch of Hatchet Creek. Nine distinct natural communities occur across the Preserve. Many of the natural communities are in very good condition. The dominant natural community is mesic flatwoods. Other natural communities present are upland hardwood forest, wet flatwoods, depression marsh, dome swamp, basin swamp, baygall, floodplain swamp, and blackwater stream. There are also three human-altered landcover types including several clearings and small borrow areas, as well as an artificial pond formed from a large borrow pit.

PREVIOUS USES

Prior to County acquisition, the parcels within Buck Bay Flatwoods Preserve were utilized for hunting, and silviculture. Analyses of historic aerial images indicate that timber harvesting occurred on portions of the Preserve prior to 1938, with most of the pine forest on the Cox & Moore tract clearcut in the 1940's and on the Raydient tract in the mid-1960's. Since that time, periodic thinning and clearcut timber harvests have been conducted throughout the site into the 2000's. Herty cup fragments found on the Preserve indicate previous land use related to the turpentine and naval store industries in the late 19th and early 20th centuries.

The large artificial pond formed from a borrow pit appears to have been developed sometime in the late 1960's to early 1970's. Fill from this site was likely used for nearby road construction and industrial developments.

After County acquisition, limited hunting was allowed on the Preserve from 2015 to 2020 as part of a formal contract that provided hunting opportunities in exchange for site security and maintenance services. The original hunting contract ended with the expectation of the Preserve opening to the public.

RECREATION

Recreational opportunities within Buck Bay Flatwoods Preserve include hiking, bicycling, and wildlife viewing. A public trailhead at 6502 North County Road 225 provides public access to the Preserve. The trailhead has 20 parking spaces, an interpretive kiosk, bike racks, and informational signage. Trails include the 0.7 mile Dome Swamp Loop, 2.5 mile Lakeview Loop, and several "short-cut" trails to shorten the full Lakeview Loop. Intersections are marked with wayfinding signs for visitors to navigate along their way. Interpretive signs have been installed along the trails to educate visitors about the natural and cultural resources of the area. Three benches are also located along the trails for visitors to use.

II. PURPOSE

The purpose of the Buck Bay Flatwoods Preserve project is to protect, preserve, and enhance the unique natural and cultural resources found on the Preserve, to protect critical drinking water resources, and to provide an enjoyable and educational natural resource-based recreational experience. Buck Bay Flatwoods Preserve is managed only for the conservation, protection, and enhancement of natural resources, and for natural resource-based recreation that is compatible with the conservation, protection, and enhancement of the site. The desired future condition of Buck Bay Flatwoods Preserve is

the preservation of existing high quality natural communities, and restoration and/or enhancement of species diversity and wildlife habitat in areas impacted by previous land uses, while providing visitors with an enjoyable nature experience that enhances their understanding and appreciation of Alachua County's rich natural and cultural history.

PRIORITIZED MANAGEMENT OBJECTIVES

1. Maintain, enhance, and restore natural communities.
 - a. Implement prescribed fire in fire-dependent natural communities to manage fuel loads and to promote healthy functioning natural systems.
 - b. Pursue restoration of degraded natural communities.
 - c. Manage altered communities such that future restoration potential is enhanced or not degraded.
 - d. Remove feral animals.
 - e. Remove invasive exotic plants.
2. Monitor and document effects of management activities. Ensure that management activities do not harm listed species.
3. Continue to inventory flora and fauna.
4. Protect water quality and soil resources.
5. Document, protect, and monitor cultural resources.
6. Provide opportunities for educational, natural resource-based recreational experiences.
 - a. Maintain a network of trails.
 - b. Develop and maintain interpretive materials appropriate to the resources of the Preserve.
7. Implement creative solutions to accomplish basic stewardship needs such as staffing, site security, and maintenance.

COMPREHENSIVE PLAN CONSISTENCY

Alachua County Comprehensive Plan directives that will be furthered by managing the site as proposed include but are not limited to the following (Alachua County Department of Growth Management, 2019):

- Policies and objectives in the Comprehensive Plan establish a level of service standard for recreation. Objective 1.1 and Policy 1.1.2 of the Recreation Element require Alachua County to maintain 5.0 acres (minimum) of improved resource-based recreation sites per 1,000 persons in the unincorporated area of Alachua County.
- Historic Preservation Element Objective 3.1 directs the County to evaluate, and where appropriate, conserve, protect, or acquire sites and areas of archaeological significance. Policy 3.1.2 directs that significant archaeological sites shall be protected from destruction.
- Conservation and Open Space Element Policy 1.1.1 directs the County to promote the long-term maintenance of natural systems through a comprehensive approach

that involves education, public participation, regulations, incentives, acquisition, intergovernmental coordination, and other appropriate mechanisms.

- Policies 2.2.1, 2.2.2, and 2.2.5 of the Conservation and Open Space Element require the County to encourage environmental stewardship and provide educational programs concerning natural resource issues, including native vegetative communities, exotic species control, and natural areas protection.
- Policy 2.2.8 of the Conservation and Open Space Element directs that where consistent with natural resources protection, the County shall provide interactive opportunities for education and public viewing and enjoyment of wildlife at County-owned lands.
- Objective 3.2, and Policies 3.2.1, 3.2.2 and 3.2.3 of the Conservation and Open Space Element establish and defines the preservation land use category and directs that a management plan shall be developed for each preservation area by the responsible public agency.
- Policy 4.1.4(c) of the Conservation and Open Space Element directs that prescribed burning for fuel reduction or maintenance of ecosystem health shall be in accordance with local, State, and Federal regulations, and a land management plan, where required, and all applicable permits.
- Objective 4.9 of the Conservation and Open Space Element directs the County to maintain and enhance biodiversity by protecting significant habitats, providing habitat corridors, and preventing habitat fragmentation.
- Policies 4.10.1 and 4.10.4 of the Conservation and Open Space Element directs the County to conserve and develop management strategies for strategic ecosystems, including land acquisition and resource management. Buck Bay Flatwoods Preserve lies within the Buck Bay Flatwoods Strategic Ecosystem identified in the Alachua County Ecological Inventory Project (KBN 1996).
- Policy 5.4.13 of the Conservation and Open Space Element requires the County to accommodate the use of prescribed fire for maintaining ecosystem health and wildfire prevention.
- Policy 5.6.8 of the Conservation and Open Space Element directs that with regards to wildfire prevention, the County shall implement a fuels management program that consists of prescribed burning, mechanical fuel reduction, and timber thinning, with special focus on the Wildland Urban Interface, and public awareness.
- Objective 6.2 of the Conservation and Open Space Element directs the County to implement the Alachua County Forever program.
- Objective 6.3 of the Conservation and Open Space Element directs the County to develop a linked open space network, or greenways system, for the protection enhancement and restoration of functional and connected natural systems while providing unique opportunities for recreation, multi-modal transportation, and economic development. Conservation and Open Space Policies 6.3.2, 6.3.3, and 6.3.6 detail the components of the greenways system.
- Objective 6.4 directs the County to coordinate with other programs for the acquisition and management of natural areas and open space, for recreational, open space, and conservation purposes, through Policies 6.4.1 and 6.4.2.

- Policies 6.6.5, 6.6.6, and 6.6.7 of the Conservation and Open Space Element direct Alachua County to restore and enhance degraded natural areas on County-owned preservation, conservation, and recreation lands, including removal of invasive non-native plants and animals, reforestation, re-establishment of fire regimes for fire-adapted ecosystems, and restoration of shorelines and natural hydrology, as needed.
- Policy 6.6.11 of the Conservation and Open Space Element directs the County to provide continued funding for ongoing operation and maintenance costs associated with County-owned lands.

FUTURE LAND USE AND ZONING

Parcel 07873-000-000 (243 acres) has a future land use designation of Rural/Agriculture and a zoning of Agricultural and lies outside of the Urban Cluster.

Parcel 07872-016-000 (221 acres) is split by the Urban Cluster line. The western 120 acres of this parcel lies outside of the Urban Cluster and has a future land use designation of Rural/Agriculture and a zoning of Agricultural. The eastern 100 acres of this parcel lies within the Urban Cluster and has a future land use designation of Light Industrial. Of these 100 acres, however, the easternmost 40 acres are zoned “MP” (Industrial Manufacturing) while the remaining 60 acres are zoned Agricultural. The current Agricultural zoning classification is inconsistent with the Light Industrial future land use designation.

Parcel 07872-008-000 (173 acres) is also split by the Urban Cluster line. Approximately 61 acres of the western portion of the parcel lies outside the Urban Cluster and has a future land use designation of Rural/Agriculture and a zoning of Agricultural. The remaining acreage on the eastern portion of the parcel lying within the Urban Cluster has a future land use designation of Light Industrial. Approximately 85 of those acres are zoned “MP” (Industrial Manufacturing) and the other 25 +/- acres are zoned as Agricultural. This Agricultural zoning classification is inconsistent with the Light Industrial future land use designation.

Future Land Use and Zoning Strategies

- Work with the County Growth Management Department to change future land use and zoning designations to Preservation for all parcels.

Registry of Protected Public Places

The Alachua County Registry of Protected Public Places was created as a result of a voter referendum approved on November 4, 2008. The Registry was created for the purpose of identifying fee-simple properties owned by Alachua County with conservation, recreation, or cultural values deemed worthy of the highest level of protection. When a preserve is listed on the Registry, it may not be sold or converted to another land use that would result in a loss of conservation, recreation, or conservation value, except by a majority vote of the electors in a County-wide election.

Buck Bay Flatwoods Preserve has been determined to be worthy of this level of protection. The original Cox & Moore parcels have already been added to the Registry (see Appendix C). Upon approval of the management plan update, staff will initiate the procedures to add the Raydient tract to the Registry, and to change the future land use of

all parcels to Preservation that have not yet been changed. Once the future land use change is complete, staff will initiate the procedure to change the zoning from Agriculture and MP to Preservation for these parcels.

III. NATURAL AND CULTURAL RESOURCES

TOPOGRAPHY

Buck Bay Flatwoods Preserve is located on the southern edge of the Northern Highlands physiographic region of Florida (Fernald and Purdum 1998). Elevations within the Preserve range from approximately 167 feet at a high point in the northwest corner of the Preserve, to approximately 147 feet in Hatchet Creek, where it crosses the northern Preserve boundary. Human alteration of the natural topography is evident throughout the Preserve in the form of roads, swales, firebreaks and push piles associated with past land clearing. The natural channel of Hatchet Creek appears relatively unaltered within the Preserve, with the exception of the area where a service road crosses the creek near the northern boundary.

GEOLOGY

The geology underlying Buck Bay Flatwoods Preserve consists of Ocala limestone, overlain by the relatively impermeable Hawthorn Group, which is in turn overlain by undifferentiated sediments. The undifferentiated materials consist of sand, silt, and clay of Recent to Pliocene age, while the Hawthorn Group is dominated by clay and clayey sand of Miocene age (Thomas, et al. 1985, Scott 1988). In this area of the County the Floridan aquifer is confined by the Hawthorn Group, aquifer recharge is low, and aquifer vulnerability to pollution is lower than in the western portion of the County, where the Floridan aquifer is unconfined (Baker et al. 2005).

No minerals of commercial value are known to exist within the Preserve.

SOILS

Nine soil types recognized by the Natural Resources Conservation Service are present within Buck Bay Flatwoods Preserve (Exhibit B) (Thomas et al. 1985). These soils range from well drained to very poorly drained and are typically sandy in one or more horizons. Additionally, the disturbed soil type Pits & Dumps is recorded around the artificial pond on the Raydient Tract.

Primary soil erosion concerns are associated with the service road crossing over Hatchet Creek near the northern boundary of the Preserve. This crossing was upgraded in 2022 including installing two 24” culverts where there was previously one 18” culvert and moving the existing 18” culvert to an overflow area west of the main stream channel. Additional rock material was also added above and beside the culverts to stabilize the road. This crossing will continue to be monitored for erosion and repaired as necessary in the future.

An additional area of soil erosion was addressed near the southeast corner of the large artificial pond, also in 2022. At times of high lake levels, the water overflowed onto the road where it had washed out a gully. This gully crossed the road and pooled the water up along the eastern Preserve boundary where push piles of soil and a ditch system have altered the natural drainage. The road was filled, and the ditch was cleared along the

road edge to keep the water out of the road. Staff will consider plans to address the natural drainage blockage with appropriate partner agency input, as time allows. These and other areas will be continuously monitored in the future for additional stabilization needs.

The natural soil types found within Buck Bay Flatwoods Preserve are briefly described in Appendix D.

HYDROLOGY

A vast majority of Buck Bay Flatwoods Preserve is located within the Hatchet Creek watershed, which covers about 65 square miles of rural lands within Alachua County. Buck Bay, the primary headwaters of Hatchet Creek, lies just to the west of the Preserve, within private timberlands, some of which are part of a formal conservation easement. Several of the wetlands within the Preserve also contribute to the baseflow of the creek and are therefore part of the headwaters as well. Because forested wetlands produce much of the creek's baseflow, the water in the creek is highly colored with tannins. For this reason, Hatchet Creek is considered a blackwater stream. The creek enters the Preserve along the west boundary and flows for approximately 4,000 feet through the Preserve before it crosses the north boundary and continues to the northeast toward County Road 225.

Flow in Hatchet Creek fluctuates widely with rainfall. Annual average flow between 2008 and 2011 was 0.04 cubic feet per second (cfs), with a range from zero to 460 cfs. Water quality data for the creek indicates elevated levels of total phosphorus (TP) and total nitrogen (TN). Elevated TP may be influenced by erosion of the underlying Hawthorn Group formations, and elevated TP and TN may be a result of fertilizer use in the watershed (ACEPD 2014). In spite of elevated nutrient levels, the in-stream biology of Hatchet Creek was ranked "exceptional" in 2008 – the macroinvertebrate population sampled at the County Road 225 crossing was the most diverse in Alachua County. A 2013 bio-recon assessment of the creek within the Preserve also resulted in a ranking of "exceptional" (Robin Hallbourg, Alachua County Environmental Protection Department, personal communication). In addition to Hatchet Creek, other important hydrologic features include several isolated dome swamps scattered throughout the Preserve. No water level or water quality data are available for the dome swamps.

A small portion of the southwest corner of the Preserve is within the Gumroot Swamp watershed. Most of this area is wetlands.

There are several borrow pits within the Preserve. Many of these are very small, each less than a quarter acre in size, and are likely associated with road improvements on internal roads or adjacent county roads. The largest borrow pit, located in the central part of the Raydient tract, is approximately 6 acres in size. It appears to have been developed in the late 1960's to early 1970's based on historical aerial images. This large borrow pit, now an artificial pond, stays inundated with water and has effectively become a human-made flatwoods lake. At times of excessively high water, the lake overflows to the southeast into the firebreak and floods an area along a portion of the southeast boundary.

In addition to the unique surface water features of the Preserve, it is important to note that the Preserve parcels lie within the primary and secondary protection zones of the Murphree Wellfield. This issue is discussed more thoroughly within the Special

Management Considerations section (See Exhibit C for map of Wellfield Protection Area).

NATURAL AND ALTERED COMMUNITIES

Nine distinct natural communities and three human-altered landcover types exist within Buck Bay Flatwoods Preserve (Exhibit D), as classified by the Florida Natural Areas Inventory (FNAI 2010). The natural communities span a range from upland hardwood forest to the Hatchet Creek blackwater stream. The dominant natural community within the Preserve is mesic flatwoods, which covers approximately 387.5 acres, or roughly 61% percent of the Preserve.

The human-altered landcover types within the Preserve include numerous clearing/regeneration areas, several borrow areas, and an artificial pond formed from a large borrow pit. All the natural communities and the human-altered landcover types identified within the Preserve are described in detail below and summarized in Table 1.

Upland Hardwood Forest

A meandering band of upland hardwood forest occurs on a slope east of Hatchet Creek, covering approximately 5.75 acres. The upland hardwood forest community is in very good condition, with a diverse canopy including sweetgum (*Liquidambar styraciflua*), live oak (*Quercus virginiana*), southern magnolia (*Magnolia grandiflora*), swamp chestnut oak (*Q. michauxii*), loblolly pine (*Pinus taeda*), American holly (*Ilex opaca*), and flowering dogwood (*Cornus florida*). The shrub layer is sparse, and consists of small saplings of the canopy species, and occasional American beautyberry (*Callicarpa americana*) and assorted vines. Groundcover includes patches of partridgeberry (*Mitchella repens*), violets (*Viola* sp.), woodsgrass (*Oplismenus hirtellus*), ebony spleenwort (*Asplenium platyneuron*), and woodoats (*Chasmanthium* sp.).

Wet Flatwoods

Wet flatwoods occupy approximately 122.5 acres within Buck Bay Flatwoods Preserve, situated mostly between large areas of mesic flatwoods and adjacent wetlands. The wet flatwoods are in good condition and are characterized by slash pine (*Pinus elliottii*) and occasional longleaf pine (*P. palustris*), growing with sweetbay (*Magnolia virginiana*), swamp bay (*Persea palustris*), water oak (*Q. nigra*) and dahoon (*Ilex cassine*) in the overstory. Sparse saw palmetto (*Serenoa repens*), fetterbush (*Lyonia lucida*) and large gallberry (*Ilex coreacea*) dominate the shrub layer in patches. Groundcover is abundant and diverse, and includes Carolina redroot (*Lachnanthes caroliniana*), bottlebrush threeawn (*Aristida spiciformis*), bluestem (*Andropogon* sp.), sugarcane plume grass (*Saccharum giganteum*), Virginia chain fern (*Woodwardia virginica*), tenangle pipewort (*Eriocaulon decangulare*), Elliott's yelloweyed grass and other yelloweyed grasses (*Xyris elliottii* and *Xyris* sp.), *Sphagnum* moss, hooded pitcher plant (*Sarracenia minor*), and at least two species of sundew (*Drosera capillaris* and *Drosera intermedia*).

Virtually all portions of the wet flatwoods throughout the Preserve have experienced timber harvests in the past, some locations experiencing multiple clearcuts through the 20th century. These harvests include various clearcuts, thinnings, or seed tree harvests in the 1940's, 1960's, 1990's, and 2000's (as observed in historic aerial

imagery). After the harvests, some of these areas were left to regenerate naturally, others were replanted with pine.

There is an area nearly 1 acre in size in the wet flatwoods in the southeast portion of the Preserve that has been severely impacted by feral hog damage. Excessive rooting by feral hogs has left large expanses of bare soil, devoid of any vegetation. Significant feral hog removal efforts and ground cover restoration will be needed in this area.

Mesic Flatwoods

The dominant natural community within Buck Bay Flatwoods Preserve is mesic flatwoods, covering approximately 387.5 acres. This community type ranges from fair to very good condition, owing to various levels of disturbance associated with past silvicultural management. The mesic flatwoods within the Preserve are fairly typical in species composition, characterized by slash, longleaf, and loblolly pine in the overstory, with saw palmetto, wax myrtle (*Myrica cerifera*), and gallberry (*Ilex glabra*) in the midstory, and maidencane (*Panicum hemitomon*), blue maidencane (*Amphicarpum muhlenbergianum*), wiregrass (*Aristida stricta*), shiny blueberry (*Vaccinium myrsinites*), tailed bracken (*Pteridium aquilinum* var. *pseudocaudatum*), blackroot (*Pterocaulon pycnostachyum*) and broomsedge bluestem (*A. virginicus*) dominating the groundcover layer. Swamp azalea (*Rhododendron viscosum*) also occurs in sporadic patches throughout the mesic flatwoods. Water and laurel oak (*Quercus hemisphaerica*) are numerous throughout the flatwoods, likely a result of fire suppression, and sand pine (*P. clausa*) is sporadically present, perhaps persisting from previous cultivation.

Within the mesic flatwoods, east of Hatchet Creek and near the Preserve's northern boundary, are several small and isolated patches of more xeric vegetation, characteristic of upland pine or sandhill communities. In addition to the typical flatwoods species described above, tree species present within these patches include persimmon (*Diospyros virginiana*), bluejack oak (*Quercus incana*), sand live oak (*Quercus geminata*), turkey oak (*Quercus laevis*) and southern red oak (*Quercus falcata*). Mid-story trees and shrubs present include flowering dogwood, sparkleberry (*Vaccinium arboretum*), dwarf live oak (*Quercus minima*), American beautyberry, and several species of pawpaw (*Asimina* spp.). Groundcover is patchy within these xeric pockets, appearing to be most abundant and diverse in areas which are open to sunlight. Species persisting include wiregrass, narrowleaf silkgrass (*Pityopsis graminifolia*), sand blackberry (*Rubus cuneifolius*), and gopher apple (*Licania michauxii*). Active gopher tortoise (*Gopherus polyphemus*) burrows are frequent in the open areas. Because of the sporadic and small nature of these patches, they are not mapped as separate natural communities. It is likely that areas of xeric pinelands were once more extensive on the Preserve and became less distinguishable with decades of silvicultural management and fire suppression. With the introduction of prescribed fire and habitat restoration, these areas may expand and be more easily delineated.

The 20th century timber harvests that occurred in the wet flatwoods also occurred in the mesic flatwoods during the same time periods. Some portions were replanted in pine, others were seed tree harvested to allow for natural regeneration. The mesic flatwoods in the north and northwest portion of the Preserve were also thinned in late 2019 under County management.

There appears to have been a wildfire in the center of the mesic flatwoods in the Raydient Tract west of the artificial pond sometime in the mid-1990's as a circular plow-line is clearly visible in the aerial images from that time. An additional wildfire approximately 1/3 of an acre in size, started by a lightning strike, occurred near gate 4 along NE 53rd Ave in July of 2023. This fire had a plow line installed around it during initial containment and was rehabbed later in the summer of 2023.

Depression Marsh

Two small, isolated depression marshes exist within the Preserve, covering approximately 1.25 acres in total. These depression marshes are in good-fair condition, in spite of a lack of fire and ground disturbance associated with timber management activities in the adjacent flatwoods. The depression marshes have some degree of pine intrusion. Vegetation in the depression marshes is dominated by Carolina redroot, purple bluestem (*Andropogon glomeratus* var. *glaucoptis*), Virginia chain fern, and numerous wetland sedges, with occasional titi (*Cyrilla racemiflora*) and swamp tupelo (*Nyssa sylvatica* var. *biflora*).

Dome Swamp

Numerous dome swamps occur within Buck Bay Flatwoods Preserve, some lying completely within the Preserve boundary, and others overlapping onto adjacent lands. Cumulatively, the dome swamps within the Preserve cover approximately 63.5 acres and are in poor to good condition. Review of historic aerial photographs indicates that nearly all of the dome swamps within the Preserve have been clearcut at least once, some as recently as the late 1990's. Most of the dome swamps contain internal and perimeter plow scars. The edges of some of these swamps are vegetated with impenetrable thickets of fetterbush and titi, while the interiors of the swamps are dominated by pond cypress (*Taxodium ascendens*), swamp tupelo, slash pine and red maple (*Acer rubrum*) in the canopy, and buttonbush (*Cephalanthus occidentalis*), Virginia chain fern, lizard's tail (*Saururus cernuus*), assorted wetland grasses and *Sphagnum* moss in the understory.

Some of the dome swamps have abundant evidence of logging, including stumps and ruts, and are lacking any significant overstory trees. While some pond cypress are naturally regenerating, current conditions may more closely align with depression marshes in the more recently clearcut dome swamps. Future impacts of fire may determine if they return to dome swamp landcover types or continue to more closely resemble depression marsh conditions.

Floodplain Swamp

The floodplain of Hatchet Creek is largely composed of floodplain swamp, which typically occurs in parallel bands on either side of the creek channel. A small area of floodplain swamp associated with Hatchet Creek also extends southeast of the main creek corridor, near the center of the Preserve. Altogether, the floodplain swamp natural community is approximately 30.5 acres in size and is in very good condition. Characteristic vegetation includes bald cypress (*Taxodium distichum*), red maple, swamp laurel oak (*Quercus laurifolia*), swamp tupelo, swamp dogwood (*Cornus foemina*), American hornbeam (*Carpinus caroliniana*), wax myrtle, titi, greenbrier (*Smilax* sp.) and wild azalea (*Rhododendron* sp.). Groundcover is sparse to nonexistent, and where it

occurs it includes small patches of woodoats, string-lily (*Crinum americanum*), and poison ivy (*Toxicodendron radicans*).

Very small patches of bottomland forest intermittently occur adjacent to the floodplain swamp associated with Hatchet Creek. These areas are not distinguished on the natural community map due to their small size and intermittent nature. Tree stumps bear evidence of past logging activities within the bottomland forest, however it remains in good condition, characterized by mature swamp laurel oak, bald cypress, red maple and sweetgum, underlain by occasional dense patches of woodoats.

Blackwater Stream

Hatchet Creek is a blackwater stream which originates from extensive forested wetlands in the Buck Bay Flatwoods, located west of the Preserve. The creek enters the Preserve along the west boundary and flows for approximately 4,000 feet (covering approximately 1.25 acres) through the Preserve, before it crosses the north boundary and continues to the northeast toward County Road 225. Unlike many small streams in Alachua County, this portion of Hatchet Creek does not appear to be channelized or topographically altered. Stream condition index (SCI) data from 2009 and 2013 indicate the water and habitat quality of Hatchet Creek in this area are “exceptional” (Hallbourg, personal communication). For these reasons, the blackwater stream community is considered in excellent condition. Very few plants exist within the blackwater stream, owing to intermittent scouring by storm events, and to heavy shading from the tea-colored waters and the floodplain swamp canopy. Isolated pools which form during dry periods are sometimes vegetated with duckweed (*Lemna* sp.). Tree roots and leaf packs in the streambed provide habitat to several macroinvertebrates, including damselfly, dragonfly, mayfly, caddisfly, dobsonfly, midge larvae, amphipods, worms, mites, and beetles.

Baygall

One small baygall community exists near the southeast corner of the Raydient Tract, covering just under 3 acres. This densely forested area is dominated by loblolly bay (*Gordonia lasianthus*), fetterbush, large gallberry, and greenbrier making up the thick midstory of shrubs. Pond cypress, slash pine, and red maples coexist with mature loblolly bays in the overstory.

Basin Swamp

There is one basin swamp area in the northwest corner of the Raydient tract that measures approximately 9 acres in size. At the time of acquisition, the edge of this swamp was extremely dense with large gallberry, fetterbush, and titi. Like the edges of some of the cypress domes, this edge is virtually impenetrable in most locations and has deep plow scars around the perimeter. This ecotone would benefit significantly from the reintroduction of fire. Over time, staff will consider the feasibility of restoring the plow lines along these ecotones as their extent is more fully understood. The central portions of the basin swamp appear to be somewhat more open and have pockets of cypress trees in the overstory.

Clearing/regeneration (human-altered)

Several cleared areas exist on the Preserve, five of which are large enough in scale to be included in the natural community map (Exhibit D). The mapped cleared areas total approximately 6.5 acres. Review of historic aerials indicates the cleared areas were created sometime between 2001 and 2005, following a timber clearcut on the Preserve, and since that time they were maintained and used as food plots to support game hunting. All the cleared areas show signs of cultivation or harrowing, and two of them contain large push piles of soil, indicating they were scraped. The push pile for one of the scraped areas is very large and encroaches on the edges of a floodplain swamp community.

The cleared areas retain abundant native groundcover similar in composition to that growing in the adjacent flatwoods. Species present in the cleared areas include Mohr's thoroughwort (*Eupatorium mohrii*), Curtiss' dropseed (*Sporobolus curtissii*), tenangle pipewort, Elliott's yelloweyed grass, bottlebrush threeawn, blackroot, and Virginia chain fern. These areas largely lack trees and shrubs because of repeated long-term mowing and clearing. However, where trees and shrubs do occur, they are typically slash pine, with saw palmetto, and gallberry in the understory. The primary management action related to these clearings will be to include them when burning the surrounding natural areas as appropriate. Some clearings may be mowed to provide habitat diversity for wildlife, while others will be allowed to grow in naturally.

Borrow Area (human-altered)

Numerous small borrow areas are known to exist on the Preserve, making up less than ½ acre combined. One borrow pit, located just south of the main entrance gate on the eastern Preserve boundary, appears clearly in the 1938 and 1949 historic images, and becomes less visible in subsequent aerial photographs. Another small borrow area is located further south along the same eastern boundary, and two more are near the larger artificial pond. These borrow pits contain overstory and understory vegetation similar to the mesic or wet flatwoods natural community they occur within.

Artificial Pond (human-altered)

The large, 6-acre artificial pond in the Raydient tract is a former borrow pit that appears to have been developed sometime in the late 1960's to early 1970's. While this feature is a relic of human alteration to the soil and site topography, it now appears to mimic a natural flatwoods lake. There is a narrow strip of land with mesic flatwoods extending through the middle of the lake with slash pine and saw palmetto. This strip is approximately 1.5 acres in size but shrinks and expands depending on water levels in the lake.

Table 1. Summary of natural communities, acreages, condition and rarity in Buck Bay Flatwoods Preserve

Natural Community	Approximate Acres	% of Area	Condition	FNAI Ranking¹
Upland Hardwood Forest	5.75	1	Very good	G5/S3
Wet Flatwoods	122.5	20	Good	G4/S4
Mesic Flatwoods	387.5	61	Fair to Very good	G4/S4
Depression Marsh	1.25	<1	Fair to Good	G4/S4
Dome Swamp	63.5	10	Poor to good	G4/S4
Floodplain Swamp	30.5	5	Very Good	G4/S4
Blackwater Stream	1.25	<1	Excellent	G4/S3
Baygall	3	<1	Good	G4/S4
Basin Swamp	9	1	Good	G4/S3
Human-altered landcover				
Borrow Area	<0.5	<1	N/A	N/A
Clearing/regeneration	6.5	1	N/A	N/A
Artificial Pond	6	1	N/A	N/A

¹Florida Natural Areas Inventory (FNAI) 2010

LISTED SPECIES

Plant and animal species occurring within Buck Bay Flatwoods Preserve are observed and recorded on an ongoing basis (Exhibits E and F). Listed plant species within the Preserve include spoonleaf sundew (*Drosera intermedia*) and hooded pitcher plant (*Sarracenia minor*), both of which are on the State of Florida's Threatened Plant List. Cinnamon fern (*Osmunda cinnamomea*), royal fern (*Osmunda regalis* var. *spectabilis*) and pinxter azalea (*Rhododendron canescens*) can also be found on the Preserve and are on the State of Florida's Commercially Exploited Plant List.

Listed animal species known to occur within the Preserve include gopher tortoise, which is listed as Threatened by the State and tracked by the Florida Natural Areas Inventory (FNAI). Gopher tortoises inhabit dry, upland habitats including sandhill, pasture, dry flatwoods, and xeric hammock, relying on deep sandy soils for burrows, and abundant, seasonally diverse groundcover for food. Active gopher tortoise burrows are numerous in xeric areas of the mesic flatwoods natural community. Southern fox squirrel (*Sciurus niger niger*) has been observed on the Preserve, which is a State Species of Special Concern. Southern fox squirrel habitat includes sandhills, pine flatwoods, and pastures with pines and oaks as a primary component for both food sources and nesting materials. Regular prescribed burning maintains a more open habitat preferred by the fox squirrel.

FNAI-tracked species are reported to FNAI using current element occurrence data forms, which are available online at: <http://www.fnai.org/fieldreportingforms.cfm>. In addition, County staff supports researchers and other agencies tracking particular species by providing occurrence data and related land management information.

Listed Species Strategies

- Survey the Preserve for listed species and document population locations and habitats.
- Implement prescribed fire in fire-maintained communities to enhance gopher tortoise habitat and promote groundcover diversity.

- Report listed species occurrence data to FNAI using the appropriate Field Reporting Form.
- Provide species occurrence data and management information to researchers and other interested agencies.

INVENTORY OF NATURAL COMMUNITIES AND BIOTA

The flora, fauna, and natural communities will continue to be surveyed and qualitatively described. All major management and restoration activities will be monitored on an annual basis or as needed using strategically placed photopoints, which are permanently designated locations where regular photos can be taken to track changes over time. The locations and data will be linked to a Geographic Information System (GIS) where changes will be documented. Baseline photos will be taken prior to initiating management activities.

Inventory Strategies

- Continue to survey flora, fauna, and natural communities.
- Continue to compile lists and maintain spatial data.
- Develop GIS database for tracking monitoring activities.
- Establish photopoints and monitor annually or as needed.

RESTORATION

Most of the natural communities within Buck Bay Flatwoods Preserve require some level of restoration, ranging from removal of invasive species to offsite hardwood control and longleaf pine restoration. Some altered landcover types may only be maintained at their current status, with primary efforts focused on invasive species removal and not a full-scale restoration back to a natural community. All restoration efforts will rely heavily on the application of frequent prescribed fire in fire-dependent communities.

Most of the pines on the Preserve, whether planted or naturally growing, are established on mesic or wet flatwoods, including some areas that have been previously bedded for timber production. Some stands have been thinned to mimic natural pine stand density and distribution, while others remain densely planted in rows of a single age class. Restoration will entail thinning of pines and removal of offsite hardwoods, which will be achieved through timber harvests as well as the application of prescribed fire. Supplemental planting of longleaf pines or native groundcover may also be necessary, if natural recruitment and survival of desirable species is not sufficient to support fire management.

Several cleared areas, which were historically maintained as food plots for hunting exist within the Preserve. Two of the clearings contain push piles which were created when the clearings were scraped. The push pile associated with the largest cleared area is significant in size and encroaches on an adjacent wetland. Restoration of this ecotone would entail removal of established vegetation from the pile, and redistribution of the scraped soil over the clearing, leaving the pile area and the clearing at an approximate natural grade. Additional undiscovered push piles may exist in other locations within the Preserve.

In spite of being cleared, scraped, and regularly mowed and cultivated, most of the cleared areas within the Preserve contain excellent groundcover which may be used as seed sources for future restoration work. For that reason, some of these areas may be

maintained with periodic mowing and fire to remain relatively free of trees and large shrubs.

The area in the southeast corner of the Preserve, east of the artificial pond has an area nearly 1-acre in size with significant feral hog damage that will need focused restoration efforts. Removal of the feral hogs will need to be prioritized, followed by reintroducing ground cover, and planting with pines, as time and funding allow.

As access is improved after reintroduction of fire around the basin swamp and dome swamps, staff can better assess the extent of plow scars and determine if rehabilitating those lines is feasible.

Restoration Strategies

- Utilize prescribed fire to control offsite hardwoods and increase groundcover diversity within pine-dominated natural communities.
- Thin planted pines to create a more natural forest structure.
- Remove offsite hardwoods that cannot be controlled with prescribed fire.
- Plant wiregrass in areas it is unnaturally sparse or absent.
- Plant longleaf pine seedlings in areas which lack longleaf pine regeneration.
- Continue to control exotic plants with herbicide.
- Restore scraped, piled, and plowed areas to natural grade when feasible.
- Maintain cleared areas for potential groundcover seed sources as appropriate.
- Establish photopoints and monitor restoration areas annually or as needed.
- Restore hog damaged areas by removing feral hogs and supplementing native plantings where needed.

PRESCRIBED FIRE

Approximately 540 acres within Buck Bay Flatwoods Preserve are fire-dependent natural communities. Prior to County management, the fire history for the Preserve is mostly unknown, although a small wildfire appears to have occurred in the center of the Raydient tract in the mid-1990's, and a large-scale wildfire occurred on neighboring lands to the northwest during the late 1990's. Since acquisition, ACF has burned several units including at least portions of Resource Management Units (RMU) 2A, 2B, 2C, 2D, 3D, 3E, 3F, 4D, 4E, and 4G. Many of these RMU's were burned together in single operations at least once and some up to three times as of summer 2023. A small wildfire approximately 1/3 of an acre in size was started by a lightning strike in July 2023 near the southern Preserve boundary along NE 53rd Ave. Fires naturally occur at a frequency of 1 to 3 years in pinelands across the southeast (FNAI 2010). Wet flatwoods which contain dense shrub layers and are dominated by slash pine may have fire return intervals between 5 and 10 years, while mesic flatwoods have an average return interval of 3.2 years. Natural fire return intervals in depression marsh and dome swamp communities are largely dependent upon the hydrologic conditions within those wetlands as well as the occurrence of fire in the surrounding uplands. Based upon these statistics, the target fire return interval for the pinelands and fire-dependent wetlands within Buck Bay Flatwoods Preserve will be 2 to 5 years. In order to meet that target, roughly 108 to 270 acres should be burned with prescribed fire each year.

Prescribed fire will be utilized throughout the Preserve to enhance groundcover diversity in all the fire-dependent natural communities, to help restore natural community

structure, and to reduce fuel loads thereby decreasing the risk of catastrophic wildfire. Fire preparation will typically include semi-annual mowing and/or harrowing of firebreaks. Buck Bay Flatwoods Preserve currently contains approximately 11 miles of internal roads and firebreaks, and approximately 1 mile of additional firebreaks are planned. Because of the Preserve's proximity to the Gainesville Regional Airport and major state and local roads, prescribed fire smoke management will be a major planning factor in determining the size and number of burn units, and therefore the location of firebreaks on the Preserve. Some firebreaks may be abandoned and restored once fuel loading is reduced and burn blocks can be combined.

Some areas of the preserve with a dense overgrown understory and midstory may require a mechanical treatment, such as a fuel reduction mow, prior to staff applying prescribed fire. This practice is common to reduce fuel arrangement and provide staff safer access through the burn unit. This treatment has occurred in portions of RMU's 3A, 3B, 3C, 5A, and 5C in 2022 and 2023. Additional plans for fuel reduction mows in specific areas will be identified by staff and implemented as needed.

Annual notifications are mailed to neighbors of the Preserve to inform them about prescribed fire activities planned for the upcoming year and why prescribed fire is used as a management tool.

Seasonal fire management plans are drafted by County staff and are implemented in close coordination with the Florida Forest Service. Each plan addresses burn objectives, fuel loading, smoke management, safety, wildfire incident protocol, and neighbor notification.

Prescribed Fire Strategies

- Develop and implement seasonal prescribed burn plans for Buck Bay Flatwoods Preserve.
- Continue to participate in the North Central Florida Prescribed Fire Council.
- Coordinate prescribed fire activities with the Florida Forest Service and Preserve neighbors.
- Conduct mechanical fuel reduction treatments where needed.
- Educate neighbors and visitors about the natural role of fire in Florida.
- Continue to maintain and enhance existing firebreaks as needed and install new firebreaks where appropriate.
- Restore/abandon historic firebreaks when no longer needed.

INVASIVE EXOTIC PLANTS

To date, fourteen non-native invasive plant species are known to occur within Buck Bay Flatwoods Preserve. Eleven of these are currently listed as Category I or II invasive plants by the Florida Invasive Species Council (FISC) – mimosa (*Albizia julibrissin*), coral ardisia (*Ardisia crenata*), camphortree (*Cinnamomum camphora*), Japanese climbing fern (*Lygodium japonicum*), natal grass (*Melinis repens*), tuberous sword fern (*Nephrolepis cordifolia*), torpedograss (*Panicum repens*), Chinese brake fern (*Pteris vittata*), tropical soda apple (*Solanum viarum*), Chinese tallowtree (*Triadica sebifera*), and tung oil tree (*Vernicia fordii*). These occur sporadically throughout the Preserve, and while no large infestations are currently known to exist, the highest density appears to be along the northern boundary where neighboring private lands are a source of exotic invasions or along improved Preserve roads where fill material or equipment may have been a source of invasion. The other three – centipede grass (*Eremochloa*

ophiuroides), bahiagrass (*Paspalum notatum*), and vaseygrass (*Paspalum urvillei*), which are not listed by FISC, are also scattered throughout the Preserve, typically in small, dense patches. All plant species identified in the Preserve, and their current status as exotics, are listed in Exhibit E. In addition, a link to the current FISC list of Category I and II exotic plants that occur in Florida is provided in Section VI References.

Staff regularly monitor the Preserve for new infestations of invasive plants and to determine the effectiveness of treatments and plan for follow-up treatments. In general, follow-up treatments of previously treated areas will take priority over initiation of new treatments.

Invasive Plant Strategies

- Continue to survey the Preserve for invasive exotic plants.
- Treat invasive plant infestations as funding and staffing allows.
- Seek funding and grant opportunities to implement invasive plant control.
- Monitor treated sites and perform follow-up treatment as needed.
- Update plant survey and treatment data into County database.

FERAL ANIMALS

Feral hogs (*Sus scrofa*) are frequently encountered on the Preserve by County staff, and significant areas of rooting damage are scattered throughout the Preserve. This is especially true in the southeast corner of the Preserve where feral hogs have rooted up nearly one acre to bare soil. Hunting-related infrastructure such as tree stands and what appears to be a trough of some kind suggest hunting and possibly feeding was common in this heavily impacted area. Fresh evidence of feral hog activity is frequently observed, suggesting a large population is consistently present on the Preserve. Feral hog trapping and removal is recommended to control the population and reduce unwanted damage to natural resources. No other feral animal species have been documented on the Preserve.

Staff will continue to monitor the Preserve for populations of feral animals and will take actions as needed.

Feral Animal Program Strategies

- Implement an effective feral hog trapping and removal program.
- Continue to monitor the site for feral animal species.

CULTURAL RESOURCES

No archaeological or historic sites listed by the Florida Master Site File (FMSF) are recorded within Buck Bay Flatwoods Preserve.

The surveyor's notes from the 1845 section line survey indicate two historic roads – the Newnansville Road and the Hogtown Road – cross the present day Preserve boundary. Two roads that exist within the Preserve today appear to align with two roads depicted on an 1890 topographic map of the Arredondo quadrangle, indicating they may be remnants of the old roads. The current roads have been used and maintained by heavy equipment for decades, and their historic significance is currently undetermined.

Historic use of the site is confirmed by Herty cup fragments, which are common throughout the pine forests, and serve as evidence that the pine forests within the Preserve were once used for turpentine production.

Staff observed heat-treated chert flakes in one of the cleared areas near Hatchet Creek during the evaluation of the site. The area was disturbed by recent harrowing.

The discovery of potential sites will be documented with the Florida Master Site File. Land management activities will be planned to avoid disturbance to unknown sites, or to any future known sites.

Cultural Resource Management Strategies

- Record newly discovered sites with the Florida Master Site File.
- Routinely visit known sites and note any disturbance.
- Evaluate all land management activities for potential disturbance to cultural sites.
- Interpret cultural and historical resources of the Preserve to the public.

SPECIAL MANAGEMENT CONSIDERATIONS

The City of Gainesville Murphree Water Plant and Wellfield is located just west of the Preserve. The Murphree Wellfield is a system of multiple production wells which supply Gainesville with its public water supply. The closest of these wells is less than 200 feet from the southwest corner of the Preserve along NE 53rd Ave. The Buck Bay Flatwoods Preserve parcels lie within the primary and secondary protection zones of the Murphree Wellfield (Exhibit C). The protection zones, and the regulatory codes which apply to lands within these zones, are identified in the Murphree Wellfield Protection Code, Chapter 355 of the Alachua County Code of Ordinances. Wells, septic systems, and the storage of hazardous materials within the protection zones are regulated in the Code. Staff will need to take extra precautions when conducting land management activities on the Preserve, especially within the primary protection zone. This includes not storing fuel or chemicals on the Preserve and limiting the use of herbicide applications in the primary protection zone.

Three groundwater monitoring well sites exist within the Preserve. One cluster of three individual wells is located along the southeast boundary near the County animal shelter (ID: DOT FL-30). A second cluster of four individual wells is located along an interior road in the Raydient parcel, northwest of the artificial pond (ID: DOT FL-32). The third site has just one well and is located northeast of the Murphree solar park near the western boundary of the Raydient parcel (ID: DOT FL-74). All wells have an above ground steel casing, and the single well site northeast of the solar park has a fence around it. The wells were originally installed by FDOT and were transferred to the City of Gainesville in 2011. Management activities should take these locations into account by protecting and buffering the wells as needed, especially as it relates to prescribed fire and equipment maneuvering.

IV. FOREST RESOURCES

Most of the pinelands and forested wetlands within Buck Bay Flatwoods Preserve have been managed for timber production since the 1940's. A timber inventory and volume assessment was conducted in 2014 on the Cox & Moore parcels, to estimate the value of the timber on the Preserve at the time of acquisition. An additional timber inventory was conducted on the Raydient Tract in 2021 to assess the timber condition in those stands. Twelve distinct pine timber stands have been identified across the Preserve, delineated by species composition, approximate age, and status of past timber harvests (thinnings). Currently, there are 260 acres of planted slash pines at various stages of

growth and management, and an additional 235 acres of natural slash and loblolly pine stands.

Since the initial Cox & Moore acquisition, the County has thinned approximately 144 acres of planted pine stands in the originally purchased parcels. Stand BBF13 on the Raydient Tract is the sole planted pine stand in need of a first thinning and will be incorporated in future harvest schedules. All stands across the Preserve will be periodically evaluated for thinning needs to keep stands healthy as necessary.

With the ultimate goal of restoring, enhancing and preserving the ecological values of the pine forests in Buck Bay Flatwoods Preserve, future forest management activities will focus on reestablishing an uneven-aged, open pine forests with a diverse, native understory. Restoration will occur in phases over a period of many years, and will utilize pine timber harvesting, offsite hardwood and invasive species control, application of prescribed fire, and planting of native tree and groundcover species. Any revenue generated from forest management within Buck Bay Flatwoods Preserve will be used to fund restoration activities within the Preserve.

Forest Management Strategies

- Establish and implement a priority list and timeline for pine timber harvesting.
- Control offsite hardwoods and invasive species.
- Apply prescribed fire.
- Plant native tree and groundcover species as needed.
- Place revenues generated from forest management in a fund specifically designated for Buck Bay Flatwoods Preserve to fund restoration activities within the Preserve.

V. SITE DEVELOPMENT AND IMPROVEMENT

Current site developments and proposed improvements are intended to facilitate management operations on the Preserve, and to provide natural resource-based recreational opportunities.

Buck Bay Flatwoods Preserve was opened to the public on October 28, 2022, and recreational opportunities currently include bicycling, hiking, and nature observation. Public access to the trails is provided from a trailhead and parking area at 6502 N County Road 225, Gainesville.

EXISTING PHYSICAL IMPROVEMENTS

Buck Bay Flatwoods Preserve contains approximately 11 miles of interior roads, trails, and firebreaks, as well as six perimeter gates. Most of the roads were established prior to County ownership, but some additional firebreaks were added to facilitate prescribed fire implementation (see Exhibit G). A culvert was installed to cross over Hatchet Creek in the northwest portion of the Preserve before logging operations began in 2019, and then upgraded to include multiple culverts in 2022 to better handle extreme flood events. Several miles of road have been hardened in flood prone areas to stabilize the road.

The public trailhead at gate 1 has 20 parking spaces, an interpretive kiosk, bike racks, and informational signage. Trail intersections are marked with wayfinding signs

for visitors to navigate along their way. Four interpretive signs have been installed along the trails to educate visitors about the natural resources of the area. There are also three benches located along the trail system for visitors to rest or observe nature. It should be noted that much of the low-lying land within the Preserve is occasionally flooded. This affects access to roads and trails and will naturally limit use of trail-related improvements. In some instances, trails may be closed to avoid hazardous conditions for visitors, or to minimize negative impacts such as soil erosion.

Several intermittent sections of wire fence exist along the Preserve boundary, as noted on the survey. Many of these fences are mostly collapsed and in poor condition, and meander across the surveyed boundary, indicating they were likely constructed by adjacent property owners. Where the fences lie on County property, they will be left in place as long as they pose no hazards to operations on the Preserve. In 2021, staff fenced a 400-ft portion of the northern boundary east of Hatchet Creek to prevent trespassing from adjacent properties. In 2022, contractors installed a nearly 2,000 ft stretch of fence west of Hatchet Creek to the northwest boundary after a new firebreak was installed along the northern property line. To date, no interior fences have been identified within the Preserve.

A secondary access point was added at gate 4 (3100 NE 53rd Ave, Gainesville) in the summer of 2021. This culverted right-of-way connection allows for direct access to the Raydient tract for staff and contractors.

Three groundwater monitoring wells exist within the Preserve. One cluster of three individual wells is located along the southeast boundary near the County animal shelter (ID: DOT FL-30). A second cluster of four individual wells is located along the interior road in the Raydient parcel, northwest of the artificial pond (ID: DOT FL-32). The third site has just one well and is located northeast of the Murphree solar park near the western boundary of the Raydient parcel (ID: DOT FL-74). All wells have an above ground steel casing, and the single well site northeast of the solar park has a chain-link fence around it.

PROPOSED PHYSICAL IMPROVEMENTS

Proposed physical improvements to Buck Bay Flatwoods Preserve are depicted on the Conceptual Site Plan (Exhibit H). Proposals include Preserve specific improvements for public access and general land management such as additional firebreaks, fencing, and road stabilization.

Approximately 1 mile of additional firebreaks are planned, mostly along the west, northwestern, and southern boundaries of the Preserve. Mineral lines will be left at natural grade. Ground disturbance will be avoided in wetlands, and large or exceptional specimen trees will be avoided in the development of additional firebreaks. Redundant firebreaks along the old boundary between tracts will be abandoned and restored where practical. Other firebreaks may be abandoned in the future as burn units can be joined together into larger blocks.

Existing fences will be maintained and repaired as needed. Additional potential needs for fencing along the Preserve northern boundary are identified and will be installed in the future as necessary and feasible.

Several additional sections of road hardening may be planned to stabilize eroded and flood-prone sections of existing roads within the Preserve as funding allows. Stabilization will entail re-contouring existing soil within the roadbed before backfilling

with crushed rock or stone to a grade that matches the surrounding conditions. Geotextile fabric and geo-webbing may be utilized beneath stone fill as necessary.

To the greatest extent possible improvements will be located to minimize impacts to natural resources, to avoid impacts to listed plant and animal species, and to avoid known archaeological sites. Construction and maintenance of proposed physical improvements is contingent upon available funding and ability to obtain proper permits.

Site Development and Improvement Strategies

- Establish new firebreaks.
- Abandon and restore unused firebreaks, as feasible.
- Install new perimeter fencing, as needed.
- Stabilize additional sections of the road system, as needed.

ACCESS

Public access to Buck Bay Flatwoods Preserve is from gate 1 located at 6502 North County Road 225. An entrance driveway, stabilized parking area, and trailhead were installed here in 2022. Gate 4, located at 3100 NE 53rd Ave, Gainesville, provides additional access for ACF staff and contractors.

Existing roads throughout the Preserve will be maintained for vehicular access by County staff, contractor, and emergency vehicles, as needed. Only authorized vehicles will have access through the vehicular gates. Some access roads may serve multiple uses as service roads, firebreaks, and/or recreational trails.

Access Strategies

- Designate and maintain a network of access roads and gates.
- Designate and maintain a network of recreational trails.

EASEMENTS, CONCESSIONS, LEASES, AND REVENUES

Currently there are no plans for establishing new easements, concessions, or leases on Buck Bay Flatwoods Preserve.

A formal hunting contract was in place after initial acquisition which provided limited hunting privileges on the Preserve in exchange for site maintenance and security services. This hunting agreement ended in 2020 at the end of the contract term with the anticipation that the Preserve would be opening to the public sometime in the near future.

An existing private road briefly crosses the Preserve boundary at the southwest corner of the property. Based upon historic aerial images, it appears this road has existed since at least 1974. No easement is currently in place for the road, nor is one anticipated.

A formal license agreement was established with Gainesville Regional Utilities (GRU) for access, maintenance, and monitoring of the groundwater well site on the original tract of the Preserve in 2013. This agreement is valid until terminated by the County.

Any revenues collected from Buck Bay Flatwoods Preserve property, including funds generated from timber sales, will be placed in a segregated account solely for the upkeep and maintenance on the Preserve.

Easements, Concessions, Leases and Revenues Strategies

- Maintain a formal license agreement with GRU for access, maintenance, and monitoring to the groundwater well.
- Designate revenues from the Preserve in a segregated account to be used solely for upkeep and maintenance on the Preserve.

V. STEWARDSHIP NEEDS

MAINTENANCE

Perpetual maintenance of the site will entail regular work to keep fences, gates, roads, signs, and other physical improvements in good, functional condition. Because many of the roads in the Preserve are utilized as firebreaks, annual firebreak maintenance will include mowing and harrowing of the roads. In addition, regular maintenance mowing and vertical trimming may be necessary to keep roads open and in good repair for dual use as recreational trails.

Boundary signs and markers, interpretive trail signs and structures require periodic inspection, cleaning, and repair to maintain their function.

EPD staff will conduct all maintenance activities utilizing County staff, volunteers, contractors, and community service worker crews.

Maintenance Strategies

- Monitor fence lines quarterly for needed repairs.
- Mow and vertically trim roads, trails and firebreaks as needed to maintain them in open condition.
- Inspect boundary signs and markers annually and maintain as needed.
- Inspect interpretive signs and structures monthly and maintain as needed.
- Conduct maintenance activities utilizing County staff, volunteers, contractors, or community service workers.

SECURITY

General on-site security will be provided primarily by staff, contractors and/or volunteers. The Preserve boundary is only partially fenced. Unauthorized off-road vehicular usage occurs at times. Unauthorized access will be evaluated and appropriate measures to discourage it will be implemented. These may include additional or more secure fencing or gates, placement of boulders or bollards, signage, and additional security patrols. Regulatory signage will be posted on the site. Design and placement of these signs will be coordinated with the Alachua County Sheriff's Office (ASO) and the Florida Fish and Wildlife Conservation Commission (FWC) Law Enforcement staff as appropriate.

To facilitate emergency wildfire response on County Preserves, a map book was created and provided to FFS, FWC and the Alachua County Fire Rescue Department. The book includes aerial maps of the parcels marked with access points, gates, roads, firebreaks, and County staff contact numbers. This map book is periodically updated to reflect changes in ACF sites and made available to appropriate response agencies.

Security Strategies

- Provide regular security patrols.
- Coordinate design and placement of regulatory signage with ASO and FWC as appropriate.
- Fabricate and install regulatory signage.
- Periodically update wildfire response information.

STAFFING

Alachua County Forever staff will coordinate the management of Buck Bay Flatwoods Preserve with assistance from other County departments, contractors, and volunteers.

DRAFT

VI. REFERENCES

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VII. STEWARDSHIP PLAN IMPLEMENTATION TIMELINE AND BUDGET

Task	Target Date	Estimated Cost	Funding Source	Potential Cooperators
<u>Land Use and Zoning</u>				
Amend future land use to Preservation.	09/2025	Staff time	GF	ACGMD
Amend zoning to Conservation.	09/2025	Staff time	GF	ACGMD
<u>Listed Species</u>				
Survey Preserve for listed species.	Ongoing	Staff time	GF	FNPS, AAS, UF
Report listed and tracked species occurrence data to FNAI.	Ongoing	Staff time	GF	
Implement prescribed fire in fire-maintained communities to enhance gopher tortoise habitat and promote groundcover diversity.	Ongoing	Accounted for below under Prescribed Fire	GF	FFS, Contractors
<u>Biota and Natural Community Inventory</u>				
Continue to inventory plants, animals, and natural communities.	Ongoing	Staff time	GF	FNPS, AAS, UF
Maintain GIS database for tracking monitoring activities.	Ongoing	Staff time	GF	
Establish and maintain photopoints in significant areas.	Ongoing	Staff time	GF	
<u>Restoration</u>				
Utilize prescribed fire to mimic natural fire regime and increase native species diversity within fire dependent natural communities.	Ongoing	Accounted for below under Prescribed Fire	GF	FFS, Contractors
Restore feral hog damage area with groundcover, understory and overstory species as needed.	As time/funding allow	Staff time, cost of seedlings TBD	GF, WSPP	
Conduct timber inventory in accordance with ACF Timber Business Plan.	Ongoing	Staff Time	GF	
Complete initial thinning of Stand 13 to create a more natural forest structure.	12/2025	Staff time. Harvest will produce timber proceeds.	GF	Contractors
Remove and herbicide offsite hardwoods that cannot be controlled with prescribed fire.	As needed	Staff time. Hardwood harvest should be revenue neutral or produce timber proceeds. Herbicide cost TBD	GF	Contractors
Plant wiregrass in areas it is unnaturally sparse or absent.	As needed	Staff time, cost of seedlings TBD	GF, WSPP	Contractor, Volunteers

Task	Target Date	Estimated Cost	Funding Source	Potential Cooperators
Plant longleaf pine seedlings in areas which lack longleaf pine regeneration.	As needed	Staff time, cost of seedlings TBD	GF, WSPP	Contractor, Volunteers
Control exotic plants with herbicide as needed.	Annually	Staff time, \$100 of herbicide	GF	FWC for herbicide bank
Restore scraped, plowed, and piled areas to natural grade if feasible.	As time/funding allow	Staff time	GF	Contractor
Maintain cleared areas for potential groundcover seed sources.	Ongoing	Staff time	GF	
Establish up to 6 photopoints and monitor restoration areas annually or as needed.	12/2024	Staff time	GF	
Assess restoration effort success, and plan additional restoration efforts as needed	Ongoing	Staff time	GF	
<u>Prescribed Fire</u>				
Develop and implement seasonal prescribed burn plans for approximately 108-270 acres per year	Winter into Summer	Up to \$10,000/year	GF	ACEPD, FFS
Conduct mechanical fuel reduction treatments when/where needed	As needed	\$425/ac	GF, WSPP	Contractors
Create approximately 1 mile of new firebreaks.	Winter 2024	\$7,500	GF, WSPP	FFS, Contractors
Disc approximately 9.5 miles of roads and firebreaks.	Semi-annually	Staff time	GF	FFS, Contractor
Abandon/restore unnecessary firebreaks.	As needed	\$500	GF, WSPP	Contractor
Notify Preserve neighbors annually of planned prescribed burning.	Annually in November	Staff time and \$100/year	GF	
Educate neighbors and Preserve visitors about the benefits of prescribed fire.	Ongoing	Staff time, cost of interpretive materials	GF, WSPP	FFS
<u>Invasive Exotic Plants</u>				
Survey and treat 20% of the Preserve for invasive exotic plants annually.	Annually	Staff time	GF	
Treat all high priority exotic plant infestations annually at minimum.	Annually	Staff time	GF, WSPP	Contractor
Seek funding and grant opportunities to implement invasive plant control.	Ongoing	Staff time	GF	FWC
Monitor treated sites and perform follow-up treatment.	Ongoing	Staff time	GF	
Update exotic species survey and treatment data in database	Ongoing	Staff time	GF	
<u>Feral Animals</u>				

Task	Target Date	Estimated Cost	Funding Source	Potential Cooperators
Implement an effective feral hog trapping and removal program.	Ongoing	Staff time, \$7,000 annually	GF, WSPP	ACAS, FWC, USDA, Contractors
Monitor the site for feral animal species.	Ongoing	Staff time	GF	
<u>Cultural Resources</u>				
Record newly discovered sites with the Florida Master Site File	As needed	Staff time	GF	DHR
Routinely visit known sites and note any disturbance.	As needed	Staff time	GF	DHR
Evaluate management activities for potential disturbance to cultural sites.	As needed	TBD	GF	DHR
Interpret cultural and historical resources of the Preserve.	Ongoing	Staff time	GF	
Evaluate opportunities to interpret Truth and Reconciliation on-site	Ongoing	Staff time	GF	ACHC, DHR, UF, Volunteers
<u>Site Development and Improvement</u>				
Establish approximately 1 mile of new firebreaks.	Winter-Spring 2024	Accounted for above under Prescribed Fire	GF	FFS, Contractors
Abandon unused firebreaks	Ongoing	Accounted for above under Prescribed Fire	GF	FFS, Contractors
Stabilize additional sections of road	As needed	\$22,000	GF, WSPP	Contractors
Construct ~2,000' new boundary fencing (phase 1)	Completed 2022	\$24,500	GF, timber revenues	Contractors
Construct ~3,700' new boundary fencing (phase 2)	TBD	\$26,000	GF, timber revenues	Contractors
Establish marked trails utilizing existing roads.	Completed 2022	Staff time	GF, WSPP	Volunteers
Design, permit, and construct a stabilized driveway entrance on County Road 225.	Completed 2022	TBD	GF, timber revenues	Contractors, SJRWMD, ACPW
Design and construct a stabilized pervious parking area and trailhead with kiosk.	Completed 2022	\$32,000	GF	Contractors
Design, fabricate and install entrance signs, trail signs and wildlife viewing areas.	Completed 2022	\$6,000	GF, WSPP	Contractors
Develop outreach and interpretive materials for kiosk, brochure, and signage.	Completed 2022	Staff time	GF	Communications Office
Purchase and install trail benches	Completed 2022	\$1,000	GF, WSPP	Vendor
Upgrade culvert crossing at Hatchet Creek	Completed 2022	\$5,000	GF	SJRWMD, Contractor

Task	Target Date	Estimated Cost	Funding Source	Potential Cooperators
<u>Easements, Concessions, Leases and Revenues</u>				
Maintain a formal license agreement with GRU for well access, maintenance and monitoring.	Ongoing	Staff time	GF	GRU
Designate revenues from the Preserve in a segregated account solely for upkeep and maintenance on the Preserve.	As needed	Staff time	Fund 261	Contractors
<u>Maintenance</u>				
Mow roads and firebreaks as needed during the growing season to maintain them in open condition for visitor use.	Six times per year	Up to \$6,000/year	GF	Contractors
Inspect boundary signs and markers annually and maintain as needed.	Annually	Staff time	GF	Volunteers
Inspect interpretive signs and structures quarterly and maintain as needed.	Quarterly	Staff time	GF	Volunteers
<u>Security</u>				
Perform regular security inspections.	Ongoing	Staff time	GF	Volunteers, Contractors, ASO
Coordinate design and placement of regulatory signage.	As needed	Staff time	GF	ASO, FWC
Fabricate and install regulatory signage.	As needed	TBD	GF	Volunteers, ACPW, Contractors
Update wildfire response information.	As needed	Staff time	GF	FFS

Key to acronyms used in table VII

AAS	Alachua Audubon Society	FNPS	Florida Native Plant Society
ACAS	Alachua County Animal Services	FWC	Florida Fish & Wildlife Conservation Commission
ACEPD	Alachua County Environmental Protection Department	GF	General Fund
ACGMD	Alachua County Growth Management Department	GRU	Gainesville Regional Utilities
ACHC	Alachua County Historical Commission	SJRWMD	St. John's River Water Management District
ACPW	Alachua County Public Works	UF	University of Florida
ASO	Alachua County Sheriff's Office	USDA	United States Department of Agriculture
DHR	Department of State Division of Historic Resources	WSPP	Wild Spaces and Public Places Surtax
FFS	Florida Forest Service		

EXHIBIT A: LOCATION MAP

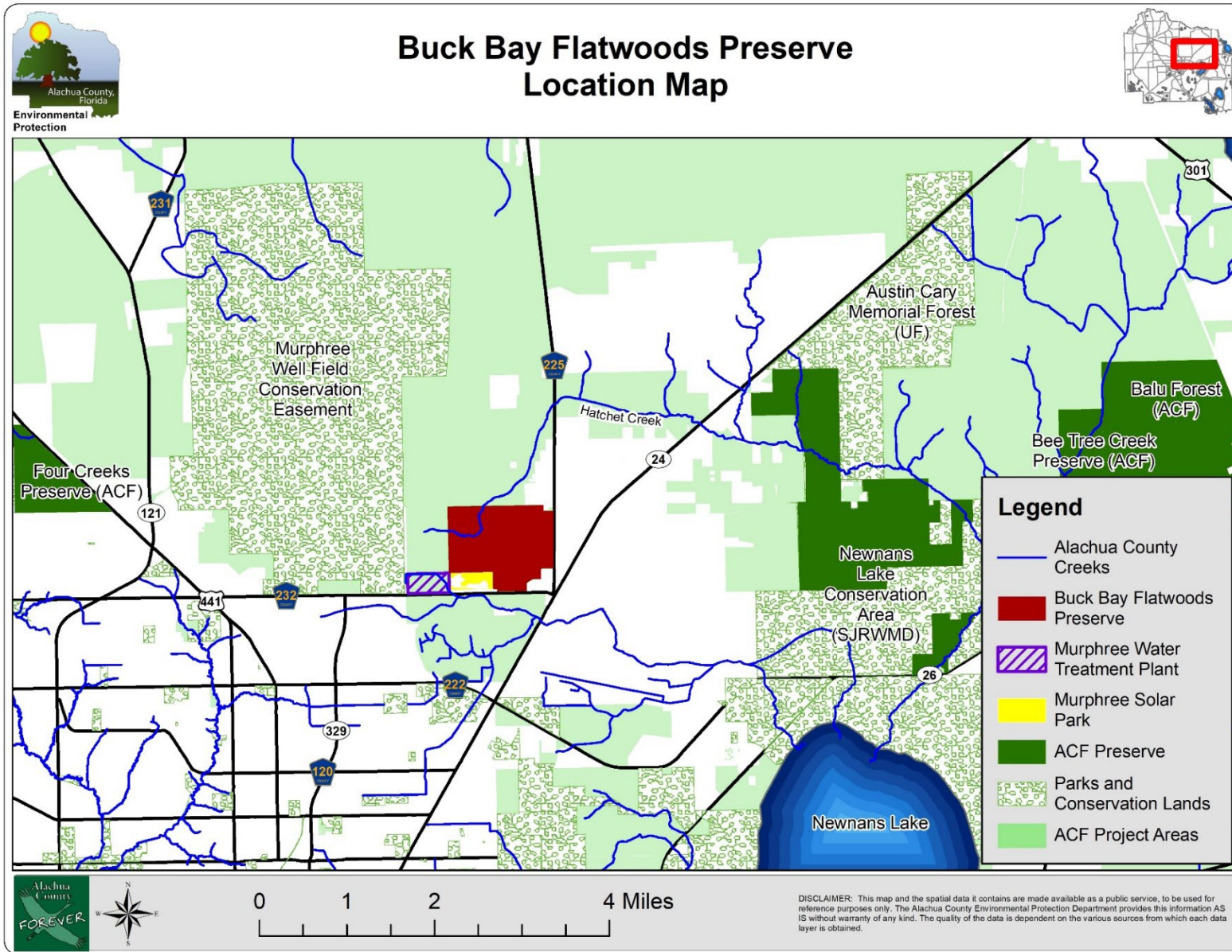


EXHIBIT B: SOILS MAP

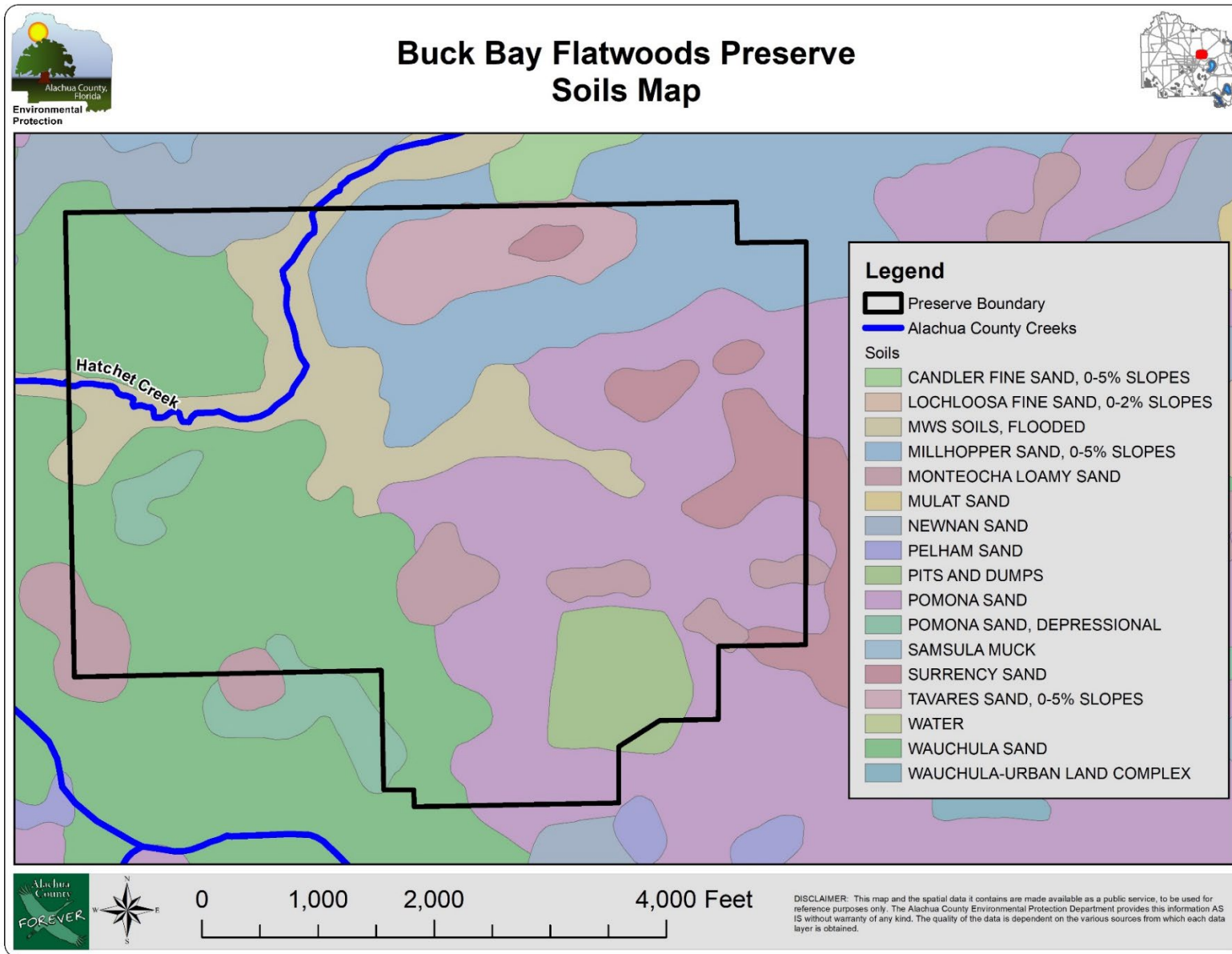


EXHIBIT C: WELLFIELD PROTECTION ZONE MAP

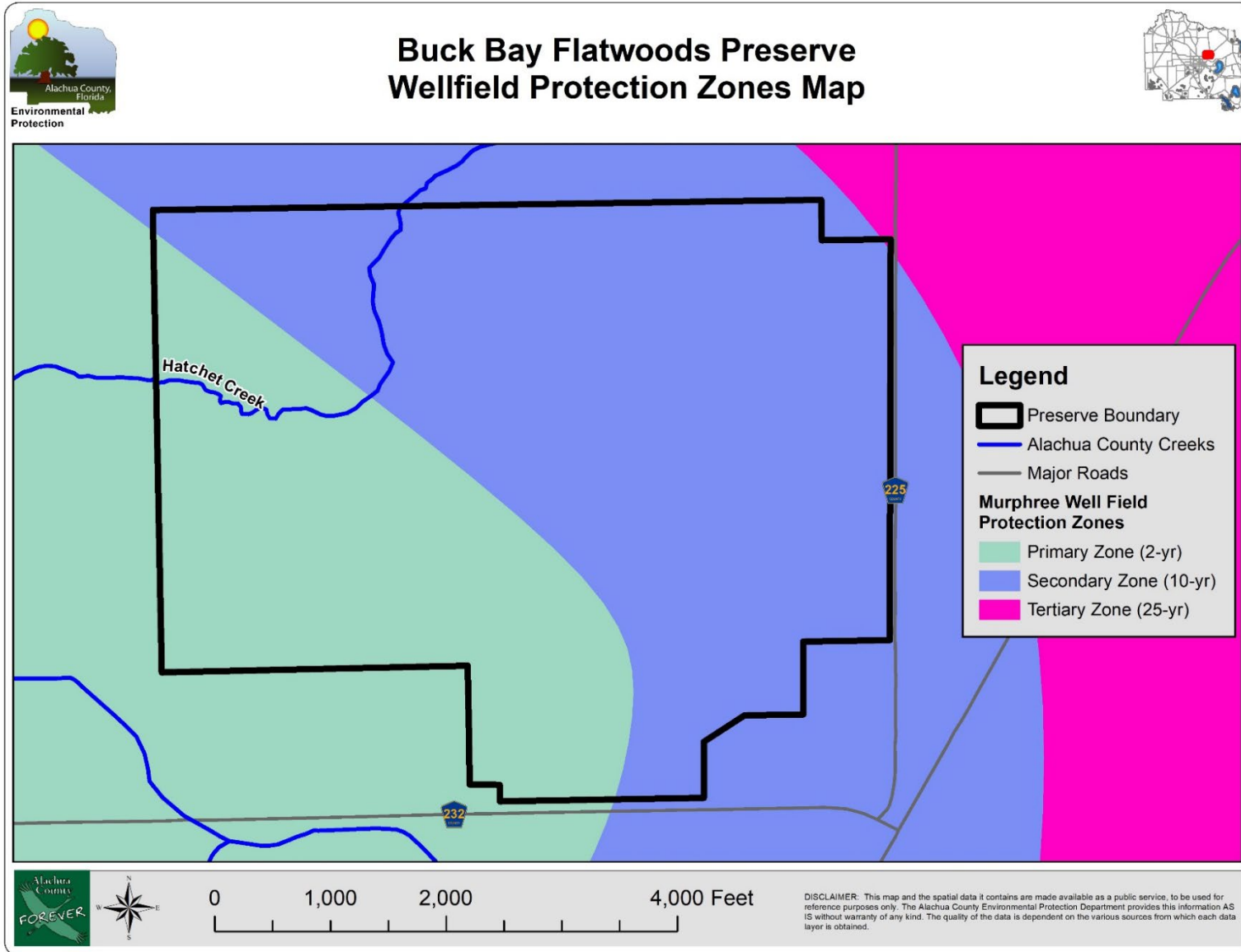


EXHIBIT D: NATURAL COMMUNITIES MAP

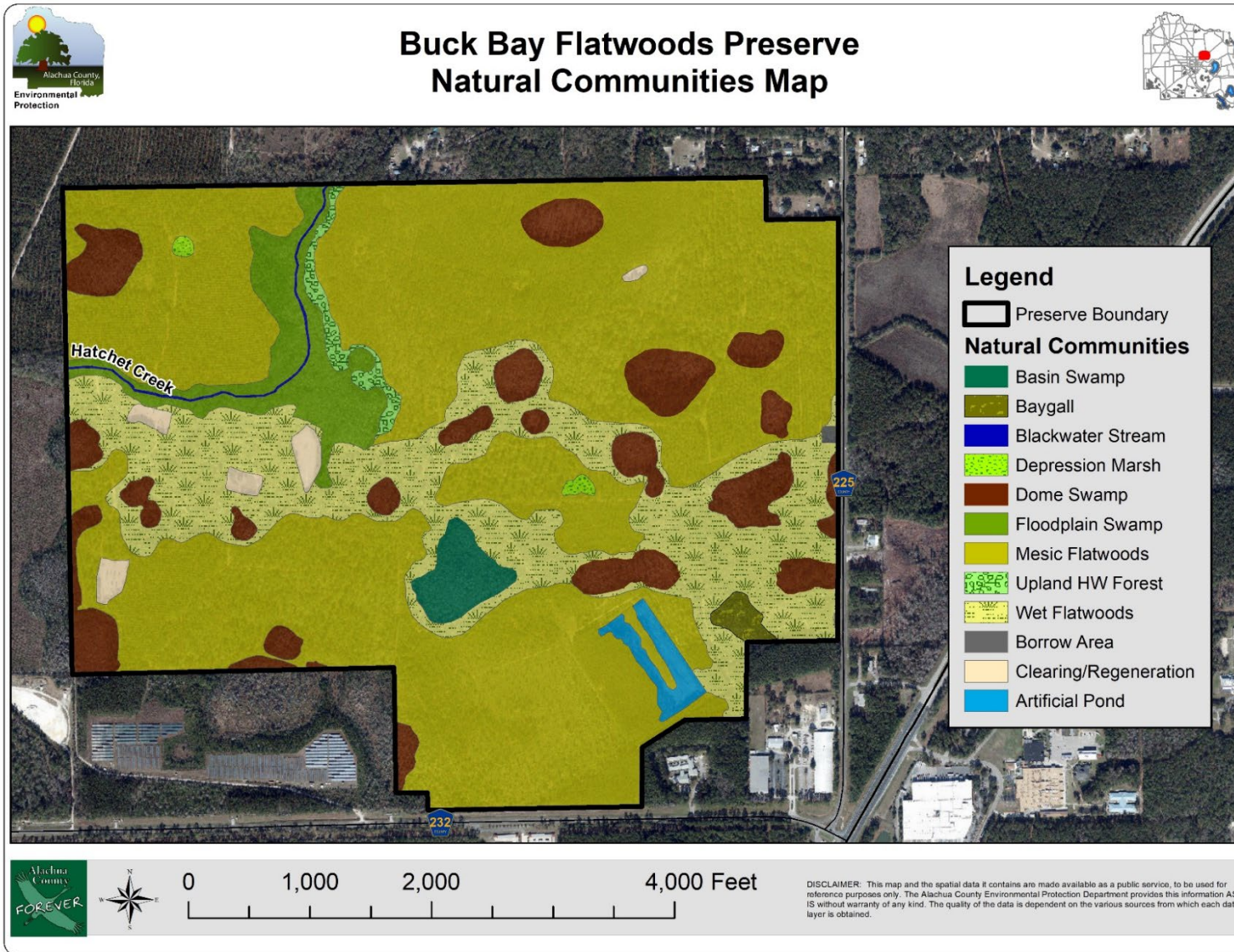


EXHIBIT E: BUCK BAY FLATWOODS PRESERVE PLANT SPECIES LIST

Scientific Name	Common Name	Origin	FDAC	FWS	FNAI
<i>Acer rubrum</i>	Red Maple				
<i>Albizia julibrissin</i>	Mimosa	Exotic			
<i>Aletris sp.</i>	Colicroot				
<i>Alternanthera philoxeroides</i>	Alligatorweed				
<i>Ambrosia artemisiifolia</i>	Common Ragweed				
<i>Amphicarpum muhlenbergianum</i>	Blue Maidencane				
<i>Andropogon glomeratus</i>	Bushy Bluestem				
<i>Andropogon glomeratus var. glaucopsis</i>	Purple Bluestem				
<i>Andropogon virginicus</i>	Broomsedge Bluestem				
<i>Ardisia crenata</i>	Coral ardisia	Exotic			
<i>Aristida spiciformis</i>	Bottlebrush Threawn				
<i>Aristida stricta</i>	Wiregrass				
<i>Asimina angustifolia</i>	Slimleaf Pawpaw				
<i>Asimina incana</i>	Woolly Pawpaw				
<i>Asimina pygmaea</i>	Dwarf Pawpaw				
<i>Asplenium platyneuron</i>	Ebony Spleenwort				
<i>Axonopus fissifolius</i>	Common Carpetgrass				
<i>Axonopus furcatus</i>	Big Carpetgrass				
<i>Baccharis halimifolia</i>	Groundsel Tree				
<i>Bacopa caroliniana</i>	Lemon Bacopa				
<i>Balduina uniflora</i>	Oneflower Honeycombhead				
<i>Berchemia scandens</i>	Alabama Supplejack				
<i>Bidens bipinnata</i>	Spanish Needles				
<i>Bidens mitis</i>	Smallfruit Beggarticks				
<i>Bignonia capreolata</i>	Crossvine				
<i>Callicarpa americana</i>	American Beautyberry				
<i>Campsis radicans</i>	Trumpet Creeper				
<i>Carex alata</i>	Broadwing Sedge				
<i>Carex fissa var. aristata</i>	Hammock Sedge				
<i>Carex frankii</i>	Frank's Sedge				
<i>Carex glaucescens</i>	Clustered Sedge				
<i>Carex longii</i>	Long's Sedge				
<i>Carphephorus corymbosus</i>	Coastalplain Chaffhead				
<i>Carphephorus odoratissimus</i>	Vanillaleaf				
<i>Carphephorus paniculatus</i>	Deertongue				
<i>Carpinus caroliniana</i>	Musclewood				
<i>Centella asiatica</i>	Spadeleaf				
<i>Cephalanthus occidentalis</i>	Common Buttonbush				
<i>Chasmanthium laxum</i>	Slender Woodoats				
<i>Chasmanthium laxum var. sessiliflorum</i>	Longleaf Woodoats				
<i>Cinnamomum camphora</i>	Camphortree	Exotic			
<i>Cirsium nuttallii</i>	Nuttall's Thistle				

Scientific Name	Common Name	Origin	FDAC	FWS	FNAI
<i>Cladina subtenuis</i>	Reindeer Lichen				
<i>Cnidocolus stimulosus</i>	Tread-Softly				
<i>Cornus florida</i>	Flowering Dogwood				
<i>Cornus foemina</i>	Swamp Dogwood				
<i>Crinum americanum</i>	String-Lily				
<i>Cynodon dactylon</i>	Bermudagrass				
<i>Cyperus distinctus</i>	Swamp Flatsedge				
<i>Cyperus haspan</i>	Haspan Flatsedge				
<i>Cyperus strigosus</i>	Strawcolored Flatsedge				
<i>Cyrilla racemiflora</i>	Titi				
<i>Desmodium sp.</i>	Ticktrefoil				
<i>Dichanthelium aciculare</i>	Needleleaf Witchgrass				
<i>Dichanthelium ensifolium</i>	Cypress Witchgrass				
<i>Dichanthelium ensifolium var. unciphylum</i>	Cypress Witchgrass				
<i>Dichanthelium sp.</i>	Witchgrass				
<i>Dichondra carolinensis</i>	Carolina Ponysfoot				
<i>Diodia teres</i>	Poor Joe				
<i>Diodia virginiana</i>	Virginia Buttonweed				
<i>Diospyros virginiana</i>	Common Persimmon				
<i>Drosera capillaris</i>	Pink Sundew				
<i>Drosera intermedia</i>	Spoonleaf Sundew		T		S3
<i>Eleocharis baldwinii</i>	Baldwin's Spikerush				
<i>Eleocharis geniculata</i>	Canada Spikerush				
<i>Eleocharis interstincta</i>	Knotted Spikerush				
<i>Eleocharis montevidensis</i>	Sand Spikerush				
<i>Eleocharis tuberculosa</i>	Conecup Spikerush				
<i>Elephantopus nudatus</i>	Smooth Elephantsfoot				
<i>Eragrostis elliotii</i>	Elliott's Lovegrass				
<i>Eragrostis virginica</i>	Coastal Lovegrass				
<i>Erechtites hieracifolius</i>	Fireweed				
<i>Eremochloa ophiuroides</i>	Centipedegrass	Exotic			
<i>Erigeron quercifolius</i>	Oakleaf Fleabane				
<i>Erigeron vernus</i>	Early Whitetop Fleabane				
<i>Eriocaulon decangulare</i>	Tenangle Pipewort				
<i>Eryngium baldwinii</i>	Baldwin's Eryngo				
<i>Eryngium yuccifolium</i>	Button Rattlesnakemaster				
<i>Eupatorium capillifolium</i>	Dogfennel				
<i>Eupatorium compositifolium</i>	Yankeeweed				
<i>Eupatorium mohrii</i>	Mohr's Thoroughwort				
<i>Eustachys petraea</i>	Pinewoods Fingergrass				
<i>Euthamia caroliniana</i>	Slender Flattop Goldenrod				
<i>Fimbristylis autumnalis</i>	Slender Fimbry				
<i>Fraxinus caroliniana</i>	Pop Ash				

Scientific Name	Common Name	Origin	FDAC	FWS	FNAI
<i>Fuirena pumila</i>	Dwarf Umbrellasedge				
<i>Fuirena scirpoidea</i>	Southern Umbrellasedge				
<i>Galactia regularis</i>	Eastern Milkpea				
<i>Galium sp.</i>	Bedstraw				
<i>Gamochaeta antillana</i>	Delicate Everlasting				
<i>Gamochaeta pensylvanica</i>	Pennsylvania Everlasting				
<i>Gamochaeta purpurea</i>	Spoonleaf Purple Everlasting				
<i>Gaylussacia dumosa</i>	Dwarf Huckleberry				
<i>Gaylussacia frondosa var. tomentosa</i>	Blue Huckleberry				
<i>Gelsemium sempervirens</i>	Yellow Jessamine				
<i>Gordonia lasianthus</i>	Loblolly Bay				
<i>Gratiola hispida</i>	Rough Hedgehyssop				
<i>Helianthemum corymbosum</i>	Pinebarren Frostweed				
<i>Houstonia procumbens</i>	Innocence				
<i>Hydrocotyle umbellata</i>	Marshpennywort				
<i>Hypericum cistifolium</i>	Roundpod St. John's-Wort				
<i>Hypericum fasciculatum</i>	Sandweed				
<i>Hypericum gentianoides</i>	Pinweeds				
<i>Hypericum hypericoides</i>	St. Andrew's-Cross				
<i>Hypericum mutilum</i>	Dwarf St. John's-Wort				
<i>Hypericum myrtifolium</i>	Myrtleleaf St. John's-Wort				
<i>Hypericum tetrapetalum</i>	Fourpetal St. John's-Wort				
<i>Hypoxis curtissii</i>	Common Yellow Stargrass				
<i>Hyptis alata</i>	Clustered Bushmint				
<i>Ilex cassine</i>	Dahoon				
<i>Ilex cassine var. myrtifolia</i>	Myrtle Dahoon				
<i>Ilex coriacea</i>	Large Gallberry				
<i>Ilex glabra</i>	Gallberry				
<i>Ilex opaca</i>	American Holly				
<i>Imperata cylindrical</i>	Cogongrass	Exotic			
<i>Itea virginica</i>	Virginia Sweetspire				
<i>Juncus marginatus</i>	Grassleaf Rush				
<i>Juncus megacephalus</i>	Bighead Rush				
<i>Juncus repens</i>	Lesser Creeping Rush				
<i>Juncus scirpoides</i>	Needlepod Rush				
<i>Juniperus virginiana</i>	Red Cedar				
<i>Kalmia hirsuta</i>	Hairy Laurel				
<i>Lachnanthes caroliana</i>	Carolina Redroot				
<i>Lachnocaulon anceps</i>	Whitehead Bogbutton				
<i>Lechea sp.</i>	Pinweed				

Scientific Name	Common Name	Origin	FDAC	FWS	FNAI
<i>Leucothoe racemosa</i>	Swamp Doghobble				
<i>Liatris tenuifolia</i> var. <i>quadriflora</i>	Shortleaf Gayfeather				
<i>Licania michauxii</i>	Gopher Apple				
<i>Linaria canadensis</i>	Canadian Toadflax				
<i>Liquidambar styraciflua</i>	Sweetgum				
<i>Ludwigia maritima</i>	Seaside Primrosewillow				
<i>Ludwigia microcarpa</i>	Smallfruit Primrosewillow				
<i>Ludwigia octovalvis</i>	Mexican Primrosewillow				
<i>Ludwigia repens</i>	Creeping Primrosewillow				
<i>Lycopodiella caroliniana</i>	Slender Clubmoss				
<i>Lygodium japonicum</i>	Japanese climbing fern	Exotic			
<i>Lyonia ferruginea</i>	Rusty Staggerbush				
<i>Lyonia fruticosa</i>	Coastalplain Staggerbush				
<i>Lyonia lucida</i>	Fetterbush				
<i>Magnolia virginiana</i>	Sweetbay				
<i>Marshallia graminifolia</i>	Grassleaf Barbara's Buttons				
<i>Medicago lupulina</i>	Black Medick				
<i>Melinis repens</i>	Natal Grass	Exotic			
<i>Mikania scandens</i>	Climbing Hempvine				
<i>Mitchella repens</i>	Partridgeberry				
<i>Mitreola sessilifolia</i>	Swamp Hornpod				
<i>Myrica cerifera</i>	Wax Myrtle				
<i>Nephrolepis cordifolia</i>	Tuberous Sword Fern	Exotic			
<i>Nyssa sylvatica</i> var. <i>biflora</i>	Swamp Tupelo				
<i>Oclemena reticulata</i>	Whitetop Aster				
<i>Osmunda cinnamomea</i>	Cinnamon Fern			C	
<i>Osmunda regalis</i>	Royal Fern				
<i>Oxalis corniculata</i>	Common Yellow Woodsorrel				
<i>Panicum anceps</i>	Beaked Panicum				
<i>Panicum hemitomon</i>	Maidencane				
<i>Panicum repens</i>	Torpegrass	Exotic			
<i>Paspalum laeve</i>	Field Paspalum				
<i>Paspalum notatum</i>	Bahiagrass	Exotic			
<i>Paspalum setaceum</i>	Thin Paspalum				
<i>Paspalum urvillei</i>	Vaseygrass	Exotic			
<i>Persea palustris</i>	Swamp Bay				
<i>Photinia pyrifolia</i>	Red Chokeberry				
<i>Phyla nodiflora</i>	Turkey Tangle Fogfruit				
<i>Physalis</i> sp.	Groundcherry				
<i>Pinus clausa</i>	Sand Pine				
<i>Pinus elliottii</i>	Slash Pine				
<i>Pinus palustris</i>	Longleaf Pine				

Scientific Name	Common Name	Origin	FDAC	FWS	FNAI
<i>Pinus taeda</i>	Loblolly Pine				
<i>Pityopsis graminifolia</i>	Narrowleaf Silkgrass				
<i>Plantago virginica</i>	Virginia Plantain				
<i>Pluchea foetida</i>	Stinking Camphorweed				
<i>Pluchea rosea</i>	Rosy Camphorweed				
<i>Poa annua</i>	Annual Bluegrass				
<i>Polygala lutea</i>	Orange Milkwort				
<i>Polygala nana</i>	Candyroot				
<i>Polygala setacea</i>	Coastalplain Milkwort				
<i>Polygonum hydropiperoides</i>	Swamp Smartweed				
<i>Polygonum punctatum</i>	Dotted Smartweed				
<i>Polypremum procumbens</i>	Rustweed				
<i>Proserpinaca pectinata</i>	Combleaf Mermaidweed				
<i>Prunus serotina</i>	Black Cherry				
<i>Psuedognaphalium obtusifolium</i>	Rabbit Tobacco				
<i>Pteridium aquilinum</i> var. <i>pseudocaudatum</i>	Tailed Bracken				
<i>Pteris vittate</i>	Chinese brake fern	Exotic			
<i>Pterocaulon pycnostachyum</i>	Blackroot				
<i>Ptilimnium capillaceum</i>	Mock Bishopsweed				
<i>Quercus falcata</i>	Southern Red Oak				
<i>Quercus geminata</i>	Sand Live Oak				
<i>Quercus hemisphaerica</i>	Laurel Oak				
<i>Quercus incana</i>	Bluejack Oak				
<i>Quercus laevis</i>	Turkey Oak				
<i>Quercus laurifolia</i>	Laurel Oak				
<i>Quercus minima</i>	Dwarf Live Oak				
<i>Quercus nigra</i>	Water Oak				
<i>Quercus pumila</i>	Running Oak				
<i>Quercus virginiana</i>	Live Oak				
<i>Rhexia mariana</i>	Pale Meadowbeauty				
<i>Rhexia nashii</i>	Maid Marian				
<i>Rhexia nuttallii</i>	Nuttall's Meadowbeauty				
<i>Rhexia petiolata</i>	Fringed Meadowbeauty				
<i>Rhexia sp.</i>	Meadowbeauty				
<i>Rhododendron canescens</i>	Mountain Azalea		C		
<i>Rhododendron viscosum</i>	Swamp Azalea				
<i>Rhus copallinum</i>	Winged Sumac				
<i>Rhynchospora cephalantha</i>	Bunched Beaksedge				
<i>Rhynchospora decurrens</i>	Swampforest Beaksedge				
<i>Rhynchospora fascicularis</i>	Fascieled Beaksedge				
<i>Rhynchospora microcephala</i>	Bunched Beaksedge				
<i>Rhynchospora miliacea</i>	Millet Beaksedge				
<i>Rhynchospora plumosa</i>	Plumed Beaksedge				

Scientific Name	Common Name	Origin	FDAC	FWS	FNAI
<i>Rhynchospora wrightiana</i>	Wright's Beaksedge				
<i>Rubus argutus</i>	Sawtooth Blackberry				
<i>Rubus cuneifolius</i>	Sand Blackberry				
<i>Rumex hastatulus</i>	Heartwing Dock				
<i>Sabal palmetto</i>	Cabbage Palm				
<i>Sabatia brevifolia</i>	Shortleaf Rosegentian				
<i>Saccharum giganteum</i>	Sugarcane Plumegrass				
<i>Sagittaria graminea</i>	Grassy Arrowhead				
<i>Salix caroliniana</i>	Carolina Willow				
<i>Salvia lyrata</i>	Lyreleaf Sage				
<i>Sanicula canadensis</i>	Canadian Blacksnakeroot				
<i>Sarracenia minor</i>	Hooded Pitcher Plant		T		
<i>Saururus cernuus</i>	Lizard's Tail				
<i>Scirpus cyperinus</i>	Woolgrass				
<i>Scleria ciliata</i>	Fringed Nutrush				
<i>Scleria triglomerata</i>	Tall Nutgrass				
<i>Scutellaria integrifolia</i>	Helmet Skullcap				
<i>Serenoa repens</i>	Saw Palmetto				
<i>Sida rhombifolia</i>	Indian Hemp				
<i>Smilax auriculata</i>	Earleaf Greenbrier				
<i>Smilax bona-nox</i>	Saw Greenbrier				
<i>Smilax glauca</i>	Cat Greenbrier				
<i>Smilax walteri</i>	Coral Greenbrier				
<i>Solanum viarum</i>	Tropical soda apple	Exotic			
<i>Solidago fistulosa</i>	Pinebarren Goldenrod				
<i>Spermolepis divaricata</i>	Roughfruit Scalesseed				
<i>Sphagnum sp.</i>	Sphagnum Moss				
<i>Sphenopholis obtusata</i>	Prairie Wedgescale				
<i>Spiranthes praecox</i>	Greenvein Ladiestresses				
<i>Sporobolus curtissii</i>	Curtiss' Dropseed				
<i>Sporobolus indicus</i>	Smutgrass				
<i>Sporobolus junceus</i>	Pineywoods Dropseed				
<i>Stachys floridana</i>	Florida Betony				
<i>Stillingia sylvatica</i>	Queensdelight				
<i>Syngonanthus flavidulus</i>	Yellow Hatpins				
<i>Taxodium ascendens</i>	Pond Cypress				
<i>Taxodium distichum</i>	Bald Cypress				
<i>Tillandsia bartramii</i>	Bartram's Airplant				
<i>Toxicodendron radicans</i>	Eastern Poison Ivy				
<i>Triadica sebifera</i>	Chinese tallow	Exotic			
<i>Trichostema dichotomum</i>	Forked Bluecurls				
<i>Usnea strigosa</i>	Strigose Beard Lichen				
<i>Utricularia subulata</i>	Zigzag Bladderwort				
<i>Vaccinium arboreum</i>	Sparkleberry				
<i>Vernicia fordii</i>	Tung oil tree	Exotic			

FDACS = Florida Department of Agriculture and Consumer Services; FWS = U.S. Fish and Wildlife; FNAI = Florida Natural Areas Inventory; C = Commercially exploited; S3 = Very rare or locally restricted in Florida; T = Threatened species

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EXHIBIT F: BUCK BAY FLATWOODS PRESERVE ANIMAL SPECIES LIST

Group	Common Name	Scientific Name	SRANK	FEDERAL	STATE	Status
Birds	Cooper's Hawk	<i>Accipiter cooperii</i>				
	Red-winged Blackbird	<i>Agelaius phoeniceus</i>				
	Wood Duck	<i>Aix sponsa</i>				
	Sandhill Crane	<i>Antigone canadensis</i>				
	Chuck-will's-widow	<i>Antrostomus carolinensis</i>				
	Great Egret	<i>Ardea alba</i>				
	Great Blue Heron	<i>Ardea herodias</i>				
	Tufted Titmouse	<i>Baeolophus bicolor</i>				
	Cedar Waxwing	<i>Bombycilla cedrorum</i>				
	American Bittern	<i>Botaurus lentiginosus</i>				
	Great Horned Owl	<i>Bubo virginianus</i>				
	Western Cattle Egret	<i>Bubulcus ibis</i>				
	Red-shouldered Hawk	<i>Buteo lineatus</i>				
	Northern Cardinal	<i>Cardinalis cardinalis</i>				
	Turkey Vulture	<i>Cathartes aura</i>				
	Veery	<i>Catharus fuscenscens</i>				
	Hermit Thrush	<i>Catharus guttatus</i>				
	Swainson's Thrush	<i>Catharus ustulatus</i>				
	Common Nighthawk	<i>Chordeiles minor</i>				
	Yellow-billed Cuckoo	<i>Coccyzus americanus</i>				
	Northern Flicker	<i>Colaptes auratus</i>				
	Northern Bobwhite	<i>Colinus virginianus</i>				
	Common Ground Dove	<i>Columbina passerina</i>				
	Eastern Wood-pewee	<i>Contopus virens</i>				
	Black Vulture	<i>Coragyps atratus</i>				
	Ruby-crowned Kinglet	<i>Corthylio calendula</i>				
	American Crow	<i>Corvus brachyrhynchos</i>				
	Fish Crow	<i>Corvus ossifragus</i>				
	Blue Jay	<i>Cyanocitta cristata</i>				
	Black-bellied Whistling Duck	<i>Dendrocygna autumnalis</i>				
	Prairie Warbler	<i>Dendroica discolor</i>				
	Pine Warbler	<i>Dendroica pinus</i>				
	Downy Woodpecker	<i>Dryobates pubescens</i>				
	Pileated Woodpecker	<i>Dryocopus plieatus</i>				
	Gray Catbird	<i>Dumetella carolinensis</i>				
	Little Blue Heron	<i>Egretta caerulea</i>				
	Snowy Egret	<i>Egretta thula</i>				
	White Ibis	<i>Eudocimus alba</i>				
	Common Yellowthroat	<i>Geothlypis trichas</i>				
	House Finch	<i>Haemorphous mexicanus</i>				
	Bald Eagle	<i>Haliaeetus leucocephalus</i>				
	Barn Swallow	<i>Hirundo rustica</i>				
	Orange-crowned Warbler	<i>Leithlypis celata</i>				
	Tennessee Warbler	<i>Leiothlypis peregrina</i>				
	Hooded Merganser	<i>Lophodytes cucullatus</i>				
	Belted Kingfisher	<i>Megaceryle alcyon</i>				
	Red-bellied Woodpecker	<i>Melanerpes carolinus</i>				
	Red-headed Woodpecker	<i>Melanerpes erythrocephalus</i>				
	Wild Turkey	<i>Meleagris gallopavo</i>				
	Swamp Sparrow	<i>Melospiza georgiana</i>				
	Northern Mockingbird	<i>Mimus polyglottos</i>				
	Black-and-white Warbler	<i>Mniotilta varia</i>				
	Brown-headed Cowbird	<i>Molothrus ater</i>				
Great Crested Flycatcher	<i>Myiarchus crinitus</i>					

Group	Common Name	Scientific Name	SRANK	FEDERAL	STATE	Status
	Double-crested Cormorant	<i>Nannopterum auritum</i>				
	Northern Parula Warbler	<i>Parula americana</i>				
	Savanna Sparrow	<i>Passerculus sandwichensis</i>				
	Blue Grosbeak	<i>Passerina caerulea</i>				
	Indigo Bunting	<i>Passerina cyanea</i>				
	Eastern Towhee	<i>Pipilo erythrophthalmus</i>				
	Summer Tanager	<i>Piranga rubra</i>				
	Carolina Chickadee	<i>Poecile carolinensis</i>				
	Blue-gray Gnatcatcher	<i>Poliptila caerulea</i>				
	Prothonotary Warbler	<i>Protonotaria citrea</i>				
	Common Grackle	<i>Quiscalus quiscula</i>				
	Golden-crowned Kinglet	<i>Regulus satrapa</i>				
	Eastern Phoebe	<i>Sayornis phoebe</i>				
	American Woodcock	<i>Scolopax minor</i>				
	Ovenbird	<i>Seiurus carolinensis</i>				
	Northern Parula Warbler	<i>Setophaga americana</i>				
	Black-throated Blue Warbler	<i>Setophaga caerulescens</i>				
	Bay-breasted Warbler	<i>Setophaga castanea</i>				
	Hooded Warbler	<i>Setophaga citrina</i>				
	Yellow-rumped Warbler	<i>Setophaga coronata</i>				
	Prairie Warbler	<i>Setophaga discolor</i>				
	Yellow-throated Warbler	<i>Setophaga dominica</i>				
	Magnolia Warbler	<i>Setophaga magnolia</i>				
	Palm Warbler	<i>Setophaga palmarum</i>				
	Pine Warbler	<i>Setophaga pinus</i>				
	American Redstart	<i>Setophaga ruticilla</i>				
	Black-throated Green Warbler	<i>Setophaga virens</i>				
	Eastern Bluebird	<i>Sialia sialis</i>				
	Brown-headed Nuthatch	<i>Sitta pusilla</i>				
	Yellow-bellied Sapsucker	<i>Sphyrapicus varius</i>				
	American Goldfinch	<i>Spinus tristis</i>				
	Chipping Sparrow	<i>Spizella passerina</i>				
	Barred Owl	<i>Strix varia</i>				
	Tree Swallow	<i>Tachycineta bicolor</i>				
	Carolina Wren	<i>Thryothorus ludovicianus</i>				
	Brown Thrasher	<i>Toxostoma rufum</i>				
	Greater Yellowlegs	<i>Tringa melanoleuca</i>				
	House Wren	<i>Troglodytes aedon</i>				
	American Robin	<i>Turdus migratorius</i>				
	Yellow-throated Vireo	<i>Vireo flavifrons</i>				
	White-eyed Vireo	<i>Vireo griseus</i>				
	Red-eyed Vireo	<i>Vireo olivaceus</i>				
	Blue-headed Vireo	<i>Vireo solitarius</i>				
	Mourning Dove	<i>Zenaidura macroura</i>				
Invertebrates	Ebony Jewelwing	<i>Calopteryx maculata</i>				
	Eastern Pondhawk	<i>Erythemis simplicicollis</i>				
	Little Blue Dragonlet	<i>Erythrodiplax miniscula</i>				
	Citrine Forktail	<i>Ischnura hastata</i>				
	Common Buckeye	<i>Junonia coenia</i>				
	Golden-winged Skimmer	<i>Libellula auripennis</i>				
	Bar-winged Skimmer	<i>Libellula axilena</i>				
	Great Blue Skimmer	<i>Libellula vibrans</i>				
	Red-spotted Purple	<i>Limenitis arthemis astyanax</i>				
	Giant Swallowtail	<i>Papilio cressphontes</i>				
	Palamedes Swallowtail	<i>Papilio palamedes</i>				
	Lovebug	<i>Plecia nearctica</i>				

Group	Common Name	Scientific Name	SRANK	FEDERAL	STATE	Status
	Crayfish	<i>Procambarus paeninsulanus</i>				
	Twolined Spittlebug	<i>Prosapia bicincta</i>				
	Eastern Lubber Grasshopper	<i>Romalea microptera</i>				
	Fire Ant	<i>Solenopsis invicta</i>				Exotic
	Carolina Saddlebags	<i>Tramea carolina</i>				
Mammals	Coyote	<i>Canis latrans</i>				
	Nine-banded Armadillo	<i>Dasypus novemcinctus</i>				Exotic
	Virginia Opossum	<i>Didelphis virginianus</i>				
	River Otter	<i>Lontra canadensis</i>				
	Bobcat	<i>Lynx rufus</i>				
	White-tailed Deer	<i>Odocoileus virginianus</i>				
	Raccoon	<i>Procyon lotor</i>				
	Brown Rat	<i>Rattus norvegicus</i>				
	Eastern Gray Squirrel	<i>Sciurus carolinensis</i>				
	Southern Fox Squirrel	<i>Sciurus niger niger</i>				
	Wild Pig	<i>Sus scrofa</i>				Exotic
	Eastern Cottontail	<i>Sylvilagus floridanus</i>				
	Marsh Rabbit	<i>Sylvilagus palustris</i>				
	Florida Black Bear	<i>Ursus americanus floridanus</i>				
Reptiles and Amphibians	Florida Cricket Frog	<i>Acris gryllus dorsalis</i>				
	Oak Toad	<i>Bufo quercicus</i>	S3	N	LT	
	Southern Racer	<i>Coluber constrictor priapus</i>				
	Gopher Tortoise	<i>Gopherus polyphemus</i>	S3		T	
	Pinewoods Treefrog	<i>Hyla femoralis</i>				
	Eastern Coral Snake	<i>Micrurus fulvius</i>				
	Southern Chorus Frog	<i>Pseudacris nigrita</i>				
	Little Grass Frog	<i>Pseudacris ocularis</i>				
	Bronze Frog	<i>Rana clamitans</i>				
	Southern Leopard Frog	<i>Rana sphenoccephala</i>				
	Ground Skink	<i>Scincella lateralis</i>				
	Dusky Pigmy Rattlesnake	<i>Sistrurus miliarius barbouri</i>				

FWC = Florida Fish and Wildlife Conservation Commission; FWS = US Fish and Wildlife Service; FNAI = Florida Natural Areas Inventory; LE = Endangered species; LS = Species of special concern; LT = Threatened species; SAT = Treated as threatened due to similarity in appearance to another listed species; S2 = Imperiled in Florida; S3 = Very rare or locally restricted in Florida; S4 = apparently secure in Florida.

EXHIBIT G: EXISTING SITE IMPROVEMENTS

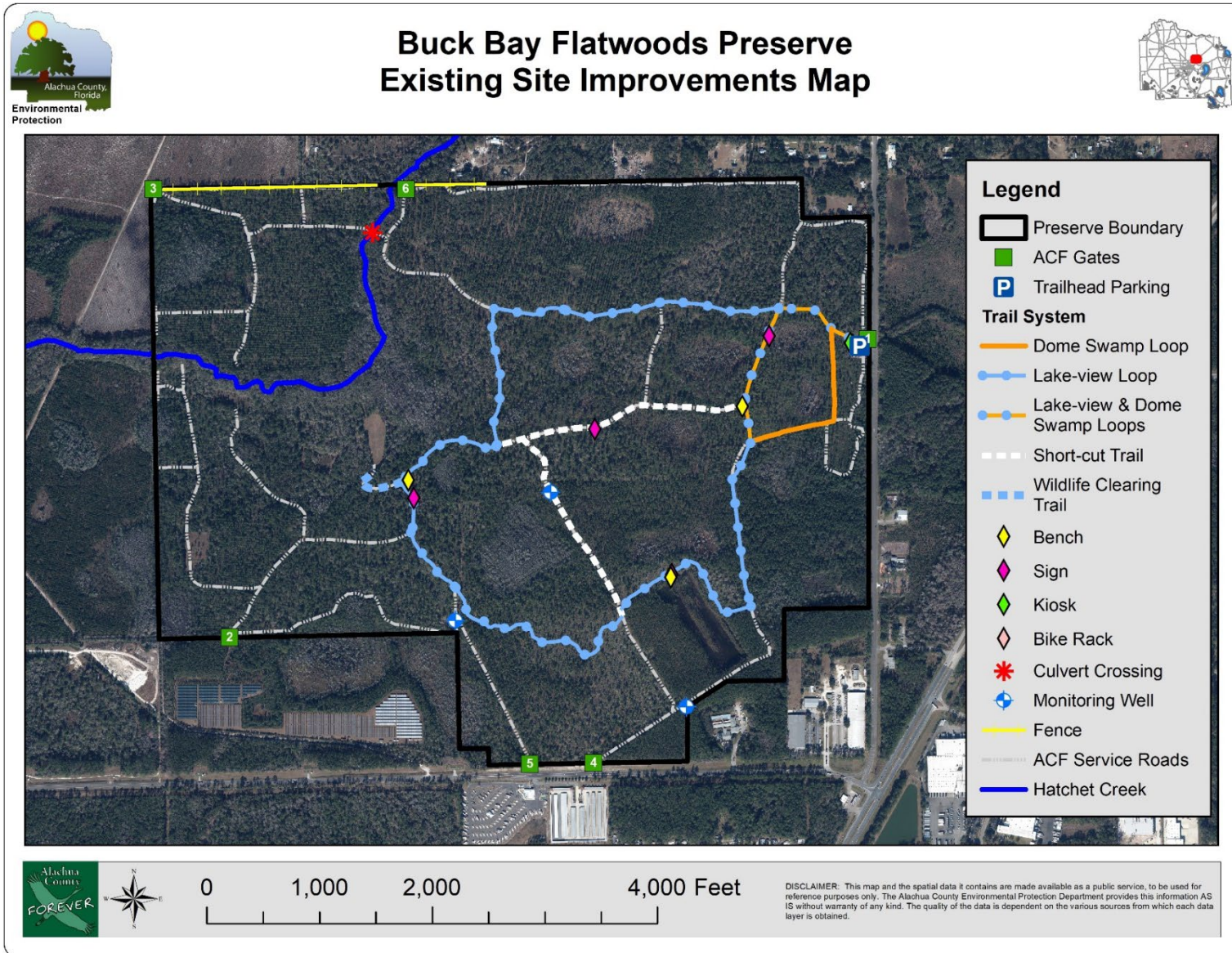


EXHIBIT H: CONCEPTUAL SITE PLAN

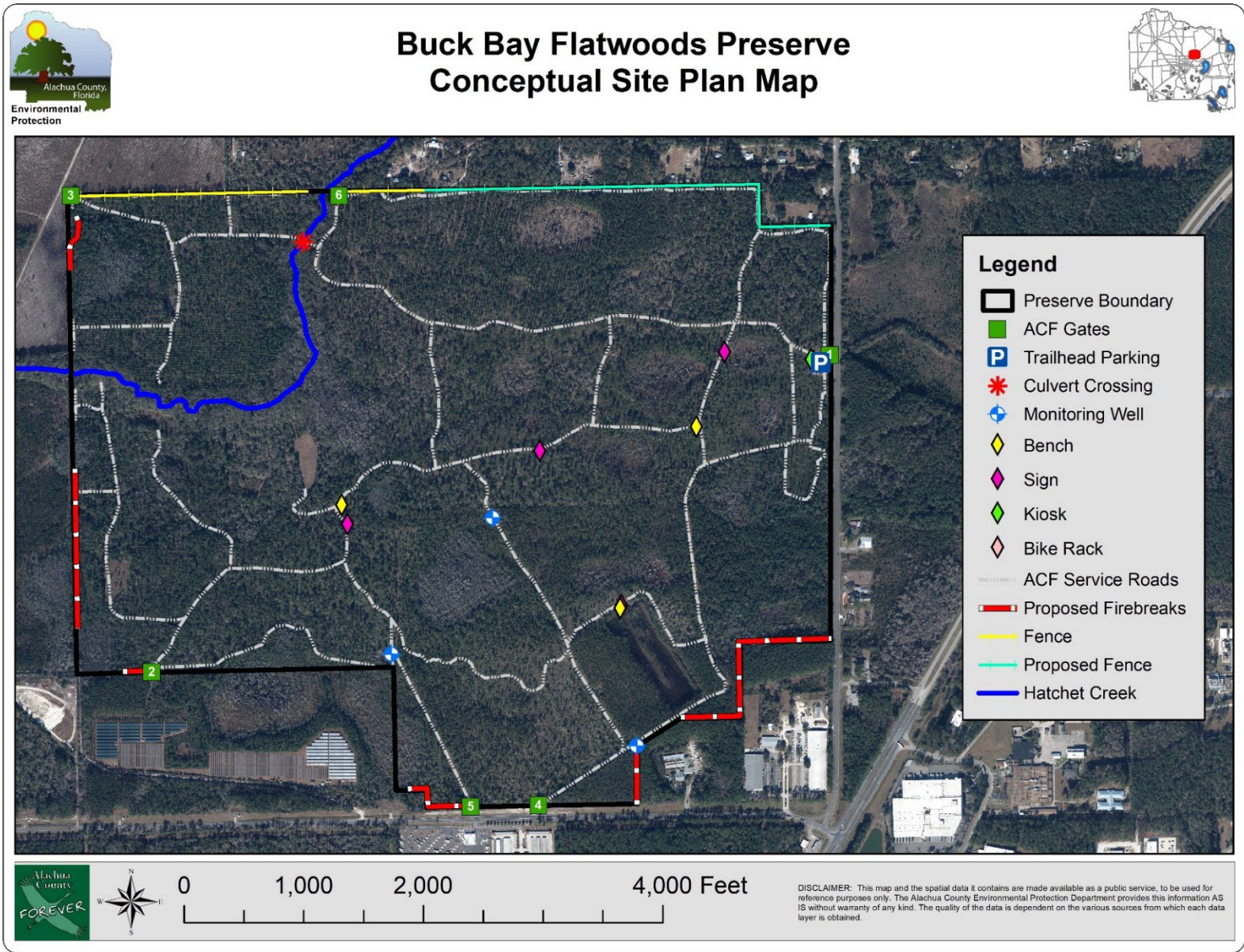


EXHIBIT I: MANAGEMENT PLANNING PUBLIC INVOLVEMENT

PUBLIC MEETING MINUTES

Buck Bay Flatwoods Preserve Management Planning Meeting

Date: March 31, 2015

Location: Alachua County Environmental Protection Department, Conference Room A

Present: Bob Simons, Nestor Montoya, Sandra Vardaman, Susie Hetrick

- I. Introduction and welcome by Sandra Vardaman, including discussion of the Alachua County Forever (ACF) Program.
- II. Site overview, Natural Resources and Land Management, Recreational Opportunities and Conceptual Site Plan by Susie Hetrick.
- III. Public Comments: – An informal discussion between attendees covered the types of recreational uses planned for the Preserve, dates and times the Preserve will be open, management funding, access fees, neighbor notifications for prescribed fire activities, and receiving feedback for the management plan from the County and Preserve neighbors. No written comments were provided.
- IV. Meeting adjourned.

APPENDIX A – COPY OF RECORDED DEED (COX & MOORE)

27.00
7,665.00

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2791944 3 PG(S)
May 20, 2013 12:43:16
Book 4196 Page 1494
J. K. IREY, Clerk of Circuit Court
ALACHUA COUNTY, Florida

Doc Stamp-Deed: \$7,665.00


Return To: 
This instrument prepared by:
Charles I. Holden, Jr., Esquire
Holden, Carpenter, Roscow & Kurdziel, PL
5608 NW 43rd Street
Gainesville, FL 32653
File No. 12-538

Tax Parcel No.: 07872-016-000 & 07873-000-000

THIS WARRANTY DEED, made and entered into on this 16 day of May, 2013, by and between:

JACQULYN B. MOORE, an unremarried widow, whose address is 1316 Parkway Circle, Bossier City, Louisiana 71112, and **JUDYTH B. COX, a single woman**, whose address is 1826 NW 22 Street, Gainesville, FL, 32605 and whose Social Security Numbers are _____ and _____ respectively,

hereinafter called Grantor*, to:

ALACHUA COUNTY, a charter county and political subdivision of the State of Florida, by and through its Board of County Commissioners, whose address is P.O. Box 5547, Gainesville, Florida, 32627-5547, and whose Tax ID # is _____,

hereinafter called Grantee*:

(*Wherever used herein the terms "Grantor" and Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations. "Grantor" and "Grantee" are used for singular or plural, as context requires.)

WITNESSETH, that said Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following-described land situated, lying and being in **Alachua County, Florida**, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION WHICH IS MADE A PART HEREOF.

Subject property is not the homestead property of the Grantors nor is it contiguous to the homestead property of Grantors.

Subject to restrictions, reservations, and easements of record, if any, and taxes for the year 2013 and subsequent years.

and said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have executed this Warranty Deed under seal on the day and year first above written.

Signed, sealed and delivered in our presence as witnesses:

Witness Kathryn A. Stevens
Printed name of witness signing above

Jacquelyn B. Moore (SEAL)
JACQULYN B. MOORE

Witness Shonda Lawrence
Printed name of witness signing above

Robert A. Steau
Witness ROBERT A. STEAU

Printed name of witness signing above

Charles I. Holden, Jr.
Witness CHARLES I. HOLDEN, JR.

Printed name of witness signing above

Judyth B. Cox (SEAL)
JUDYTH B. COX

STATE OF LOUISIANA
COUNTY OF Bossier
Parish

The foregoing Warranty Deed was acknowledged before me this 8 day of May, 2013,
by **JACQULYN B. MOORE**, who is personally known to me; or who produced:

(If not personally known, check applicable box)

- Driver's License issued within five (5) years from date; or
 Other: _____ as identification.

Cynthia Demler
Notary Public

Printed name of Notary signing above

Name, Commission Number, and Expiration
Date together with Seal below:



STATE OF FLORIDA
COUNTY OF Alachua

The foregoing Warranty Deed was acknowledged before me this 16 day of May, 2013,
by **JUDYTH B. COX**, who is personally known to me; or who produced:

(If not personally known, check applicable box)

- Driver's License issued within five (5) years from date; or
 Other: _____ as identification.

Charles I. Holden, Jr.
Notary CHARLES I. HOLDEN, JR.

Printed name of Notary signing above

Name, Commission Number, and Expiration
Date together with Seal below:



LEGAL DESCRIPTION:

PARCEL NO. 3 (PER DEED BOOK 2155, PAGE 1283, AS FURNISHED)

THE NORTH HALF (N1/2) OF SEC. 14-9-20 LYING WEST OF THE MONTEOCHA PAVED ROAD, COMMENCING AT A POINT WHERE THE NORTH LINE OF SECTION 14-9-20 INTERSECTS THE WEST RIGHT OF WAY LINE OF STATE ROAD NO. 225, THENCE RUNNING WEST 600 FEET, SOUTH 350 FEET, EAST 600 FEET, NORTH 350 FEET ALONG WEST RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

TOGETHER WITH

PARCEL NO. 4 (PER DEED BOOK 2155, PAGE 1283, AS FURNISHED)

THE NORTHEAST ONE QUARTER (NE1/4) AND THE NORTH ONE HALF (N1/2) OF THE SOUTHEAST ONE QUARTER (SE1/4) OF SECTION 15-9-20.

ALSO KNOWN AS AND BEING MORE CORRECTLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING AND BEING IN SECTIONS 14 AND 15, TOWNSHIP 9 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA, WITH SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 14, TOWNSHIP 9 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA, SAID NORTHEAST CORNER BEING MARKED BY A 1-INCH METAL AXLE, AND RUN THENCE ALONG THE NORTHERLY BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 14, SOUTH 89°02'35" WEST, A DISTANCE OF 1572.61 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 225; THENCE DEPARTING SAID NORTHERLY BOUNDARY, SOUTH 00°06'27" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 350.00 FEET TO A POINT OF INTERSECTION WITH A LINE LYING AND BEING 350.00 FEET SOUTH OF AND PARALLEL WITH SAID NORTHERLY BOUNDARY OF THE NORTHEAST 1/4 OF SECTION 14, SAID POINT OF INTERSECTION ALSO BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL, SAID POINT OF BEGINNING BEING MARKED WITH A 4-INCH BY 4-INCH CONCRETE MONUMENT WITH A METAL DISK STAMPED "LB2856"; THENCE CONTINUE ALONG SAID WESTERLY RIGHT OF WAY LINE, SOUTH 00°06'27" WEST, A DISTANCE OF 2302.13 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY BOUNDARY OF SAID NORTHEAST 1/4 OF SECTION 14, SAID POINT OF INTERSECTION BEING MARKED WITH A 4-INCH BY 4-INCH CONCRETE MONUMENT WITH A METAL DISK STAMPED "LB2856"; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, SOUTH 89°00'45" WEST, ALONG SAID SOUTHERLY BOUNDARY OF THE NORTHEAST 1/4 OF SECTION 14, A DISTANCE OF 1034.76 FEET TO THE SOUTHWEST CORNER THEREOF, SAID SOUTHWEST CORNER BEING MARKED WITH A 4-INCH BY 4-INCH CONCRETE MONUMENT WITH A METAL DISK STAMPED "LB2856"; THENCE CONTINUE SOUTH 89°00'45" WEST, ALONG THE SOUTHERLY BOUNDARY OF THE NORTHWEST 1/4 OF SAID SECTION 14, A DISTANCE OF 2646.28 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 01°05'38" EAST, ALONG THE EASTERLY BOUNDARY OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 9 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA, A DISTANCE OF 1326.54 FEET TO THE SOUTHEAST CORNER THEREOF, SAID SOUTHEAST CORNER BEING MARKED WITH A 4-INCH BY 4-INCH CONCRETE MONUMENT WITH A METAL DISK STAMPED "H.L. WISE PLS 3456"; THENCE SOUTH 88°46'16" WEST, ALONG THE SOUTHERLY BOUNDARY OF SAID NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 15, A DISTANCE OF 2647.18 FEET TO THE SOUTHWEST CORNER THEREOF, SAID SOUTHWEST CORNER BEING MARKED WITH A 5/8-INCH IRON ROD WITH A PLASTIC CAP STAMPED "LB2856"; THENCE NORTH 01°07'59" WEST, ALONG THE WESTERLY BOUNDARY OF SAID NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 15, A DISTANCE OF 1332.71 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 15, SAID SOUTHWEST CORNER BEING MARKED WITH A 5/8-INCH IRON ROD WITH A PLASTIC CAP STAMPED "LB2856"; THENCE NORTH 01°06'39" WEST, ALONG THE WESTERLY BOUNDARY OF SAID NORTHEAST 1/4 OF SECTION 15, A DISTANCE OF 2666.84 FEET TO THE NORTHWEST CORNER THEREOF, SAID NORTHWEST CORNER BEING MARKED WITH A 4-INCH BY 4-INCH CONCRETE MONUMENT WITH A METAL DISK STAMPED "LB2856"; THENCE NORTH 89°10'06" EAST, ALONG THE NORTHERLY BOUNDARY OF SAID NORTHEAST 1/4 OF SECTION 15, A DISTANCE OF 2650.30 FEET TO THE NORTHEAST CORNER THEREOF, SAID NORTHEAST CORNER BEING MARKED WITH AN UNMARKED 4-INCH BY 4-INCH CONCRETE MONUMENT; THENCE NORTH 89°03'52" EAST, ALONG THE NORTHERLY BOUNDARY OF THE AFORESAID NORTHWEST 1/4 OF SECTION 14, A DISTANCE OF 2654.24 FEET TO THE NORTHEAST CORNER THEREOF, SAID NORTHEAST CORNER BEING MARKED WITH A 1/2-INCH IRON PIPE; THENCE NORTH 89°02'35" EAST, ALONG THE NORTHERLY BOUNDARY OF THE AFORESAID NORTHEAST 1/4 OF SECTION 14, A DISTANCE OF 481.01 FEET TO A POINT OF INTERSECTION WITH A LINE LYING AND BEING 600.00 FEET WEST OF AND PARALLEL WITH THE AFORESAID WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 225, SAID POINT OF INTERSECTION BEING MARKED WITH A 4-INCH BY 4-INCH CONCRETE MONUMENT WITH A METAL DISK STAMPED "LB2856"; THENCE DEPARTING SAID NORTHERLY BOUNDARY, SOUTH 00°06'27" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 350.00 FEET TO A POINT OF INTERSECTION WITH A LINE LYING AND BEING 350.00 FEET SOUTH OF AND PARALLEL WITH SAID NORTHERLY BOUNDARY OF THE NORTHEAST 1/4 OF SECTION 14, SAID POINT OF INTERSECTION BEING MARKED WITH A 4-INCH BY 4-INCH CONCRETE MONUMENT WITH A METAL DISK STAMPED "LB2856"; THENCE DEPARTING SAID LINE LYING AND BEING 600.00 FEET WEST OF AND PARALLEL WITH THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 225, NORTH 89°02'35" EAST, ALONG SAID LINE LYING AND BEING 350.00 FEET SOUTH OF AND PARALLEL WITH SAID NORTHERLY BOUNDARY OF THE NORTHEAST 1/4 OF SECTION 14, A DISTANCE OF 600.00 FEET TO A POINT OF INTERSECTION WITH SAID WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 225 AND THE POINT OF BEGINNING.

ALTOGETHER CONTAINING 463.657 ACRES OF LAND, MORE OR LESS.

APPENDIX B – COPY OF RECORDED DEED (RAYDIENT)

69.50
5091.80
4.50
5565.80

PREPARED BY:
S. ALLISTER FISHER, ESQ.
RAYONIER INC. – LAW DEPT.
1 RAYONIER WAY
WILDLIGHT, FL 32097

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3227276 8 PG(S)
11/18/2019 11:53 AM
BOOK 4733 PAGE 21
J.K. JESS IRBY, ESQ.
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 921728
Doc Stamp-Mort: \$0.00
Doc Stamp-Deed: \$5,091.80
Intang. Tax: \$0.00

RETURN TO:
SALTER FEIBER, P.A.
3940 NW 16TH BOULEVARD,
BUILDING B
GAINESVILLE, FL 32605

STATE OF FLORIDA
COUNTY OF ALACHUA

SPECIAL WARRANTY DEED
(Florida Property)

THIS SPECIAL WARRANTY DEED is made this 15th day of November, 2019, from RAYDIENT LLC, a Delaware limited liability company dba RAYDIENT PLACES + PROPERTIES LLC (f/k/a TerraPointe LLC, a Delaware limited liability company, prior to name change effective October 2, 2017, the successor in interest by merger with Rayonier Forest Properties, LLC) duly authorized to do business in Florida, whose address is 1 Rayonier Way, Wildlight, Florida 32097 (“Grantor”), to ALACHUA COUNTY, a charter county and political subdivision of the State of Florida, whose address is c/o Alachua County Parks and Conservation Lands Department, 408 W. University Avenue, Suite 106, Gainesville, Florida 32601 (“Grantee”) (the words “Grantor” and “Grantee” to include any respective heirs, successors and assigns where the context requires or permits).

WITNESSETH:

THAT GRANTOR, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, all that land and improvements thereon located in Alachua County, Florida as more particularly described at EXHIBIT “A” attached hereto and by reference made a part hereof (the “Property”).

TAX PARCEL ID#: 07872 008 000

THIS CONVEYANCE IS SUBJECT TO those matters referenced on **EXHIBIT “B”** attached hereto and by reference made a part hereof (“Permitted Exceptions”).

TOGETHER WITH all 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 the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; that Grantor hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through and under Grantor for claims arising during the period of time of Grantor’s ownership of the Property, but against none other.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on the day and year first above written.

Signed and sealed in the Presence of:

RAYDIENT LLC, a Delaware limited liability company dba RAYDIENT PLACES + PROPERTIES LLC

Dwana Guinn
Dwana Guinn (Print)

By: S. Allister Fisher
S. Allister Fisher
Its: Vice President

Crystal Cook
Crystal Cook (Print)

Attest: Crystal Cook
Crystal Cook
Its: Assistant Secretary



STATE OF FLORIDA
COUNTY OF NASSAU

THE FOREGOING INSTRUMENT was acknowledged before me this 14th day of November, 2019, by S. Allister Fisher, as Vice President and Crystal Cook, as Assistant Secretary Raydient LLC, a Delaware limited liability company, dba Raydient Places + Properties LLC on behalf of the company, and who are personally known to me.

Cynthia L. Jones
Name: Cynthia L. Jones
Notary Public, State of Florida
My Commission Expires: 10/10/2023
Commission No.: 66366727



EXHIBIT "A"

PARCEL IDENTIFICATION NUMBER: 07872-008-000

THAT PORTION OF THE SOUTH HALF (S 1/2) LYING WEST OF COUNTY ROAD 225, LESS THE SOUTH 150 FEET THEREOF, LYING AND BEING IN SECTION 14, TOWNSHIP 9 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING THREE (3) PARCELS:

LESS OUT PARCEL 1:

THOSE LANDS CONTAINED IN THAT CERTAIN DEED RECORDED IN **OFFICIAL RECORDS BOOK 828, PAGE 541** OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 14, AND RUN THENCE NORTH 89 DEGREES 30 MINUTES EAST ALONG THE SOUTH BOUNDARY OF SAID SECTION 3627.31 FEET TO AN INTERSECTION WITH AN EXTENSION OF THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 225; THENCE NORTH 0 DEGREES 39 MINUTES 30 SECONDS EAST ALONG EXTENSION OF SAID RIGHT OF WAY, 150.03 FEET TO THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF NE 53RD AVENUE AND THE WESTERLY RIGHT OF WAY LINE OF SAID STATE ROAD 225 AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 0 DEGREES 39 MINUTES 30 SECONDS EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, 1335.00 FEET; THENCE SOUTH 89 DEGREES 30 MINUTES WEST PARALLEL TO THE SOUTH BOUNDARY OF SAID SECTION, 750.00 FEET; THENCE SOUTH 0 DEGREES 39 MINUTES 30 SECONDS WEST PARALLEL TO SAID WESTERLY RIGHT OF WAY LINE 1335.00 FEET TO SAID NORTHERLY RIGHT OF WAY LINE OF NE 53RD AVENUE; THENCE NORTH 89 DEGREES 30 MINUTES EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE 750.00 FEET TO THE POINT OF BEGINNING.

LESS OUT PARCEL 2:

THOSE LANDS CONTAINED IN THAT CERTAIN DEED RECORDED IN **OFFICIAL RECORDS BOOK 1625, PAGE 1010** OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 14 FOR A POINT OF REFERENCE; THENCE NORTH 89 DEGREES 30 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION, A DISTANCE OF 3627.31 FEET; THENCE NORTH 0 DEGREES 39 MINUTES 30 SECONDS EAST, A DISTANCE OF 150.03 FEET TO THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF NORTHEAST 53RD AVENUE AND THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 225 (SAID INTERSECTION ALSO BEING THE SOUTHEAST CORNER OF THE VITAL INDUSTRIES INC. TRACT AS PER DESCRIPTION RECORDED IN O.R. BOOK 828, PAGE 541 OF THE PUBLIC RECORDS

— m

OF ALACHUA COUNTY; THENCE SOUTH 89 DEGREES 30 MINUTES 00 SECONDS WEST PARALLEL WITH SAID SOUTH SECTION LINE AND ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 750.00 FEET TO AN EXISTING CONCRETE MONUMENT MARKING THE SOUTHWEST CORNER OF SAID VITAL INDUSTRIES TRACT AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89 DEGREES 30 MINUTES 00 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 858.00 FEET TO A PLACED CONCRETE MONUMENT MARKED P.L.S. 2115; THENCE NORTH 00 DEGREES 38 MINUTES 33 SECONDS EAST PARALLEL WITH THE WESTERLY LINE OF SAID VITAL INDUSTRIES, INC. TRACT, A DISTANCE OF 485.00 FEET TO A PLACED CONCRETE MONUMENT MARKED P.L.S. 2115 AT AN INTERSECTION WITH THE FIELD ESTABLISHED SOUTHEASTERLY RIGHT-OF-WAY LINE OF A TRAIL ROADWAY; THENCE NORTH 57 DEGREES 43 MINUTES 33 SECONDS EAST, A DISTANCE OF 418.02 FEET TO A PLACED CONCRETE MONUMENT MARKED P.L.S. 2115; THENCE NORTH 89 DEGREES 30 MINUTES 00 SECONDS EAST A DISTANCE OF 507.02 FEET TO A PLACED CONCRETE MONUMENT MARKED P.L.S. 2115 AT AN INTERSECTION WITH SAID WESTERLY LINE OF THE VITAL INDUSTRIES, INC. TRACT, THENCE SOUTH 00 DEGREES 38 MINUTES 33 SECONDS WEST ALONG SAID WESTERLY LINE, A DISTANCE OF 705.16 FEET TO THE SAID POINT OF BEGINNING; LYING AND BEING IN SECTION 14, TOWNSHIP 9 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA.

LESS OUT PARCEL 3:

THOSE LANDS CONTAINED IN THAT CERTAIN DEED RECORDED IN **OFFICIAL RECORDS BOOK 3644, PAGE 893** OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND SITUATED IN SECTIONS 14 AND 15, TOWNSHIP 9 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF THE AFOREMENTIONED SECTION 15 AND THENCE RUN N.01 DEGREES 16'29"W., ALONG THE WEST LINE OF SAID SE 1/4, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.01 DEGREES 16'29"W., ALONG SAID WEST LINE, A DISTANCE OF 150.00 FEET; THENCE RUN N.88 DEGREES 37'57"E., PARALLEL WITH THE SOUTH LINE OF SAID SECTION 15, A DISTANCE OF 2645.36 FEET; THENCE RUN N.88 DEGREES 58'08"E., PARALLEL WITH THE SOUTH LINE OF THE AFOREMENTIONED SECTION 14, A DISTANCE OF 258.74 FEET; THENCE RUN S.01 DEGREES 01'52"E., PERPENDICULAR TO SAID SOUTH LINE OF SECTION 14, A DISTANCE OF 150.00 FEET; THENCE RUN S.88 DEGREES 58'08"W., PARALLEL WITH SAID SOUTH LINE OF SECTION 14, A DISTANCE OF 258.30 FEET; THENCE RUN S.88 DEGREES 37'57"W., PARALLEL WITH SAID SOUTH LINE OF SECTION 15, A DISTANCE OF 2645.60 FEET TO THE POINT OF BEGINNING.

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SAID PARCEL BEING ALSO DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING AND BEING IN THE SOUTH 1/2 OF SECTION 14, TOWNSHIP 9 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA, WITH SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 14, TOWNSHIP 9 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA, SAID CORNER BEING MARKED BY A 4" X 4" CONCRETE MONUMENT WITH METAL DISK STAMPED "PERRY C. MCGRIFF" AND RUN THENCE NORTH 01°02'01" WEST, ALONG THE WEST BOUNDARY THEREOF, A DISTANCE OF 150.00 FEET TO A POINT OF INTERSECTION WITH A LINE LYING 150.00 FEET NORTH OF AND PARALLEL TO THE SOUTH BOUNDARY OF SAID SECTION 14 AND THE NORTH BOUNDARY OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 446, PAGE 115 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID POINT OF INTERSECTION BEING MARKED BY A 4" X 4" CONCRETE MONUMENT WITH METAL DISK STAMPED "LB5075"; THENCE CONTINUE NORTH 01°02'01" WEST, ALONG SAID WEST BOUNDARY, A DISTANCE OF 150.00 FEET TO A POINT OF INTERSECTION WITH A LINE LYING 300.00 FEET NORTH OF AND PARALLEL TO THE SOUTH BOUNDARY OF SAID SECTION 14 AND THE NORTH BOUNDARY OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 3644, PAGE 893 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID POINT OF INTERSECTION BEING MARKED BY A 4" X 4" CONCRETE MONUMENT WITH METAL DISK STAMPED "H.L. WISE PLS 3458" WITH SAID POINT OF INTERSECTION ALSO BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE ALONG SAID WEST BOUNDARY, NORTH 01°02'01" WEST, A DISTANCE OF 1028.12 FEET TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 9 SOUTH, RANGE 20 EAST AND THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 4196, PAGE 1494 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID CORNER BEING MARKED BY A 4" X 4" CONCRETE MONUMENT WITH METAL DISK STAMPED "H.L. WISE PLS 3458"; THENCE CONTINUE ALONG SAID WEST BOUNDARY AND THE EAST BOUNDARY OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 4196, PAGE 1494, NORTH 01°05'38" WEST, A DISTANCE OF 1326.57 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 14; THENCE DEPARTING SAID WEST BOUNDARY, NORTH 89°00'45" EAST, ALONG THE NORTH BOUNDARY OF SAID SOUTHWEST 1/4 OF SECTION 14 AND THE SOUTH BOUNDARY OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 4196, PAGE 1494, A DISTANCE OF 2646.35 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4 OF SECTION 14, SAID CORNER BEING MARKED BY A 4" X 4" CONCRETE MONUMENT WITH METAL DISK STAMPED "LB2856"; THENCE NORTH 89°00'45" EAST, ALONG THE NORTH BOUNDARY OF THE SOUTHEAST 1/4 OF SAID SECTION 14 AND THE SOUTH BOUNDARY OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 4196, PAGE 1494, A DISTANCE OF 1034.79 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF COUNTY ROAD 225 ALSO KNOWN AS MONTEOCHA ROAD, SAID POINT OF INTERSECTION BEING MARKED BY A 4" X 4" CONCRETE MONUMENT WITH METAL DISK STAMPED "LB2856"; THENCE DEPARTING SAID NORTH BOUNDARY, SOUTH 00°06'27" WEST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 1166.50 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND AS

DESCRIBED IN OFFICIAL RECORDS BOOK 828, PAGE 541 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA SAID CORNER BEING MARKED BY AN UNMARKED 3" X 3" CONCRETE MONUMENT; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE, SOUTH 88°54'20" WEST, ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL, A DISTANCE OF 749.74 FEET TO THE NORTHWEST CORNER OF SAID PARCEL WITH SAID CORNER BEING MARKED BY A 1-1/2" IRON PIPE; THENCE ALONG THE WEST BOUNDARY OF SAID PARCEL, SOUTH 00°11'19" WEST, A DISTANCE OF 629.89 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1625, PAGE 1010 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA SAID CORNER BEING MARKED BY AN UNMARKED 4" X 4" CONCRETE MONUMENT; THENCE ALONG THE NORTH BOUNDARY OF SAID PARCEL, SOUTH 88°58'30" WEST, A DISTANCE OF 506.58 FEET TO A 4" X 4" CONCRETE MONUMENT WITH METAL DISK STAMPED "SURVEY MARKER DO NOT DISTURB"; THENCE CONTINUE ALONG SAID BOUNDARY, SOUTH 57°11'08" WEST, A DISTANCE OF 418.02 FEET TO A 4" X 4" CONCRETE MONUMENT WITH METAL DISK STAMPED "SURVEY MARKER DO NOT DISTURB"; THENCE CONTINUE ALONG SAID BOUNDARY, SOUTH 00°01'56" WEST, A DISTANCE OF 485.17 FEET TO A POINT OF INTERSECTION WITH THE AFORESAID LINE LYING 150.00 FEET NORTH OF AND PARALLEL TO THE SOUTH BOUNDARY OF SECTION 14 AND NORTH BOUNDARY OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 446, PAGE 115 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID POINT OF INTERSECTION BEING MARKED BY A 1/2" IRON PIPE; THENCE DEPARTING SAID WEST BOUNDARY, SOUTH 88°58'23" WEST, ALONG SAID PARALLEL LINE AND SAID NORTH BOUNDARY, A DISTANCE OF 1764.05 FEET TO A 4" X 4" CONCRETE MONUMENT WITH METAL DISK STAMPED "C&E LB5075"; THENCE DEPARTING SAID PARALLEL LINE AND NORTH BOUNDARY, NORTH 01°01'06" WEST, PERPENDICULAR TO SAID PARALLEL LINE AND NORTH BOUNDARY, A DISTANCE OF 150.00 FEET TO A POINT OF INTERSECTION WITH THE AFORESAID LINE LYING 300.00 FEET NORTH OF AND PARALLEL TO THE SOUTH BOUNDARY OF SAID SECTION 14 AND THE NORTH BOUNDARY OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 3644, PAGE 893 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID POINT OF INTERSECTION BEING MARKED BY A 4" X 4" CONCRETE MONUMENT WITH METAL DISK STAMPED "C&E LB5075"; THENCE ALONG SAID PARALLEL LINE, SOUTH 88°58'23" WEST, A DISTANCE OF 258.36 FEET TO A POINT OF INTERSECTION WITH THE AFORESAID WEST BOUNDARY OF SECTION 14 AND THE POINT OF BEGINNING.

EXHIBIT "B"

"Permitted Exceptions"

- (a) Rights, if any, relating to the construction and maintenance in connection with any public utility of wires, poles, pipes, conduits and appurtenances thereto, on, under or across the Property that is recorded in the Official Public Records of Alachua County or visible by inspection of the Property;
- (b) Any current or future building or zoning ordinances or any other law or regulation (including environmental protection laws and regulations) of any governmental authority;
- (c) Any state of facts which an accurate survey or an inspection of the Property would reveal, including, but not limited to, the location of boundary lines, improvements and encroachments, if any;
- (d) All current and previous reservations, exceptions and conveyances of oil, gas, associated hydrocarbons, minerals and mineral substances, and royalty and other minerals rights and interests of record, without a right of entry to the Property;
- (e) All claims of governmental authorities in and to those portions of the Property that lie in the bed of any streams, creeks or waterways or other submerged lands or land now or formerly subject to the ebb and flow of tidal waters, or any claims of riparian rights;
- (f) Any and all restrictions of use of the Property due to environmental protection laws, including, without limitation, endangered species and wetlands protection laws, rules, regulations and orders;
- (g) Those exceptions to title as shown on the Title Commitment and accepted by Grantee pursuant to the terms of the Contract.

APPENDIX C – RESOLUTION TO PLACE BUCK BAY FLATWOODS PRESERVE ON THE REGISTRY OF PROTECTED PUBLIC PLACES

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2979314 11 P6(S)
March 02, 2016 04:50:53 PM
Book 4412 Page 2408
J. K. IRBY, Clerk Of Circuit Court
ALACHUA COUNTY, Florida

**ALACHUA COUNTY
BOARD OF COUNTY COMMISSIONERS**



RESOLUTION 15-115

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY, FLORIDA, TO PLACE THE BUCK BAY FLATWOODS ON THE ALACHUA COUNTY REGISTRY OF PROTECTED PUBLIC PLACES; PROVIDING FOR RECORDING IN THE OFFICIAL RECORDS; PROVIDING AN EFFECTIVE DATE.

WHEREAS, Alachua County Board of County Commissioners established the Alachua County Forever land conservation program by adopting an ordinance and asking for voter approval for the issuance of limited general obligation bonds to acquire environmentally significant lands in July, 2000; and

WHEREAS, at a general election held on November 7, 2000, a majority of the electors voting in the referendum election approved the issuance of bonds payable from an annual ad valorem tax not exceeding ¼ of 1 mill, the proceeds of which would be used to acquire, improve, and manage environmentally significant lands to protect water resources, wildlife habitats, and natural areas; and

WHEREAS, in August 2008, the Board of County Commissioners adopted an ordinance to impose a 2% infrastructure sales surtax for a period of 2 years to acquire and improve environmentally sensitive lands to protect drinking water sources, water quality, and wildlife habitat, and to create, improve, and maintain parks and recreational facilities; and

WHEREAS, at a general election held on November 8, 2008, a majority of the electors approved an ordinance to impose a 2% infrastructure sales surtax for a period of 2 years to acquire and improve environmentally sensitive lands to protect drinking water sources, water quality, and wildlife habitat, and to create, improve, and maintain parks and recreational facilities; and

WHEREAS, the Board of County Commissioners adopted an ordinance on August 12, 2008, to amend the County Charter subject to referendum approval to require that the sale or conversion to another use of county-owned lands acquired or used for conservation, recreation or cultural purposes and placed on a registry of protected property be effective only if approved by a majority of electors in the countywide referendum election; and

WHEREAS, on November 8, 2008, a majority of the electors approved the charter amendment to prevent the sale or conversion of county-owned lands acquired or used for conservation, recreation or cultural purposes without first acquiring a majority of vote of the electors voting in a countywide referendum election; and

1 WHEREAS, the Board of County Commissioners desires to place the properties identified
2 in Exhibit "A" attached to this resolution and identified by name and legal description on the
3 "Alachua County Registry of Protected Public Places."
4

5 BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF
6 ALACHUA COUNTY, FLORIDA:

7
8 **Section 1.** This resolution is adopted pursuant to Section 1.7 of the Alachua County
9 Home Rule Charter.

10
11 **Section 2.** The properties identified in Exhibit "A", attached hereto and incorporated
12 herein, are hereby placed on the Alachua County Registry of Protected Public Places.
13

14 **Section 3.** Pursuant to Section 1.7(b), Alachua County Charter, properties placed on the
15 Alachua County Registry of Protected Public Places may not be sold or converted to a use
16 resulting in the loss of value or values for which the property was placed on the registry, except by
17 a majority vote of the electors voting in a countywide referendum election.
18

19 **Section 4.** The County Attorney is hereby directed to record this resolution in the Official
20 Records of Alachua County.
21

22 **Section 5.** This resolution shall become effective immediately upon adoption.

23
24 DULY ADOPTED in regular session this 13th day of October, 2015.

25 BOARD OF COUNTY COMMISSIONERS
26 ALACHUA COUNTY, FLORIDA

27
28
29 By: Charles S. Chestnut, IV
30 Charles S. Chestnut, IV, Chair

31
32 ATTEST:
33 J. K. "Buddy" Irby
34 J. K. "Buddy" Irby, Clerk of Court
35
36
37
38
39
40
41 (SEAL)

APPROVED AS TO FORM
[Signature]
Alachua County Attorney

1 Exhibit A

EEH/ORDS/Registry

- 3 -



NOTICE OF REGISTRATION

ALACHUA COUNTY REGISTRY OF PROTECTED PUBLIC PLACES

Registered Property: Buck Bay Flatwoods Preserve

PURPOSE:

This Notice of Registration is intended to notify the citizens of Alachua County that the Buck Bay Flatwoods Preserve has been placed on the Alachua County Registry of Protected Public Places. This Registry has been created in accordance with the Protection of County-owned Lands Referendum, approved by the voters in 2008 which pertains to the protection of County-owned lands acquired or used for conservation, recreation, or cultural purposes. The referendum requires that a Registry will be created for the purpose of identifying fee-simple properties owned by Alachua County that are deemed to be worthy of the highest level of protection. When listed on the Registry, said properties may not be sold or converted to a use that will result in a loss of value for which the property was placed on the Registry, except by a majority vote of the electors in a County-wide election. Buck Bay Flatwoods Preserve was acquired to improve and manage environmentally significant lands, to protect water resources, wildlife habitats and natural areas suitable for resource-based recreation. The acquisition protects land within the primary and secondary protection zones of the City of Gainesville Murphree well fields, in addition to preserving significant natural communities. Alachua County has evaluated Buck Bay Flatwoods Preserve and has determined it is worthy of this level of protection.

GOALS:

Buck Bay Flatwoods Preserve will be used only for the conservation, protection and enhancement of natural resources, and for outdoor recreation that is compatible with the conservation, protection and enhancement goals for the site. The desired future condition of the Buck Bay Flatwoods Preserve is the preservation of existing high quality natural communities, protection of water resources, restoration and enhancement of species diversity and wildlife habitat in impacted areas, and the provision of nature-based recreational experiences that enhance the visitor's enjoyment and appreciation of Alachua County's natural and cultural history. Management of the property is aimed at protecting water resources and improving the condition of natural communities on the site. The natural communities that are in good to excellent condition will be maintained. Those that are in less than good condition will be improved using management activities including but not limited to invasive exotic plant removal, prescribed fire, re-vegetation, and removal of off-site hardwood and pine species. The management plan approved by the County Commission (on file with Alachua County) requires the Registered Property remain in its natural condition and be available for compatible resource-based recreation. Any proposed use that is incompatible with these goals is to be considered *a conversion to another use* as described by the 2008 Referendum and must be approved by the electorate.

LOCATION:

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The 464-acre Buck Bay Flatwoods Preserve is located in northeastern Alachua County on County Road 225. The Preserve is accessible from the main gate at 6502 North County Road 225.

ACQUISITION HISTORY:

Alachua County acquired Buck Bay Flatwoods Preserve with a fee simple purchase from Judyth B. Cox and Jacquelyn B. Moore on May 16, 2013.

PUBLIC VALUES:

The Buck Bay Flatwoods Preserve was acquired to improve and manage environmentally significant lands, to protect critical drinking water resources, wildlife habitats and natural areas suitable for resource-based recreation.

Water Resources. Buck Bay Flatwoods Preserve is located within the Hatchet Creek watershed, which covers about 65 square miles of rural lands within Alachua County. Buck Bay, the primary headwaters of Hatchet Creek, lies just to the west of the Preserve, within private timberlands, some of which are part of a formal conservation easement. Several of the wetlands within the Preserve also contribute to the base flow of the creek, and are therefore part of the headwaters as well. The property is adjacent to the City of Gainesville Murphree Water Plant, and lies within the primary and secondary protection zones of the City's well fields, with active production wells located within one-quarter mile of the Preserve.

Wildlife. Listed animal species known to occur within the Preserve include gopher tortoise (*Gopherus polyphemus*), which is listed as Threatened by the State and tracked by the Florida Natural Areas Inventory (FNAI). Gopher tortoises inhabit dry, upland habitats including sandhill, pasture, dry flatwoods, and xeric hammock, relying on deep sandy soils for burrows, and abundant, seasonally diverse groundcover for food. Active gopher tortoise burrows are numerous in xeric areas of the mesic flatwoods natural community. Listed plant species within the Preserve include spoonleaf sundew (*Drosera intermedia*) and hooded pitcherplant (*Sarracenia minor*), both on the State of Florida's Threatened Plant List, and cinnamon fern (*Osmunda cinnamomea*), Royal fern (*O. regalis* var. *spectabilis*) and pinxter azalea (*Rhododendron canescens*), all listed on the State of Florida's Commercially Exploited Plant List.

Habitat. Seven distinct natural communities and two human-altered landcover types, as classified by FNAI, exist within Buck Bay Flatwoods Preserve. The natural communities span a range from upland hardwood forest to the Hatchet Creek blackwater stream. The dominant natural community within the Preserve is mesic flatwoods, which covers approximately 295.1 acres, or 64% of the Preserve. The human-altered landcover types within the Preserve are a borrow area, along the eastern property boundary, and several clearing/regeneration areas, the largest of which are located southwest of Hatchet Creek. The ecological values are more fully documented in the Site Evaluation Reports and the adopted Management Plan on file with Alachua County.

ALLOWABLE USES:

Recreation, Interpretation and Improvements. Site development and improvements are necessary to facilitate management operations on the Preserve and to provide natural resource-based recreational opportunities are permitted. These improvements may include additional fire breaks and fencing, several low water crossings, a paved driveway apron and

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stabilized parking area at the trailhead, directional and interpretive signs, a footbridge and wildlife viewing areas. Any improvements must be established so as to minimize impact to the conservation values and the acquisition purpose of the Preserve. Resource-based recreational opportunities will be provided on the Preserve such as bicycling, hiking, horseback riding and nature observation. Limited hunting opportunities may also be provided. Public access to the trails will be provided from a trail head at the entrance on County Road 225.

Resource Management. Management goals are aimed at maintaining or improving the condition of natural communities on the site. Natural communities that are in good to excellent condition will be maintained. Those that are in less than good condition will be improved using management activities including, but not limited to, solid waste removal, protection of cultural resources, invasive species control, prescribed fire, removal of off-site hardwoods and pines, and re-vegetation.

Feral animals that pose a threat to the natural resource values of the property will be removed.

Research that is compatible with the above stated goals is acceptable under the appropriate agreements with the County.

PROHIBITED USES:

Uses that detract from the conservation and recreation goals of the County and that are inconsistent with the Alachua County Forever Referendum of 2000 are prohibited. Specifically, agricultural uses, including ranching, grazing, bedding and row cropping, are not consistent with the conservation of water resources and wildlife habitat protection goals and are prohibited. None of the natural community areas may be converted to agricultural areas. Existing clearing/regeneration areas may be maintained as such to support the resource management goals of the County. Signage that does not promote the educational, recreational or natural values of the property is prohibited since it creates visual blight and detracts from recreation in natural areas. Motorized vehicles are prohibited except where necessary for Preserve management or to provide access for mobility-impaired persons engaged in permitted uses on the Preserve. All development that is not associated with and that does not enhance the goals of water quality protection, habitat protection, and does not further resource-based recreation is prohibited. Use of any of the improvements now or to be constructed on the property must not conflict with the stated goals of this Preserve.

The removal of any cultural resources from the Preserve without permission of the County is prohibited.

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Alachua County, Florida
By its Board of County Commissioners

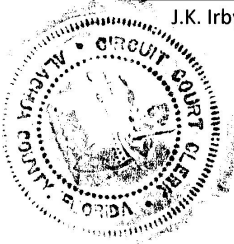
By: Charles S. Chestnut, IV

Charles S. Chestnut, IV, Chair

ATTEST:

Date: _____

By: J.K. Irby, D.E.
J.K. Irby, Clerk



Approved as to Form:

[Signature]
County Attorney

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EXHIBIT A.

LEGAL DESCRIPTION

PARCEL NO. 3 (PER DEED BOOK 2155, PAGE 1283, AS FURNISHED)

THE NORTH HALF (N1/2) OF SEC. 14-9-20 LYING WEST OF THE MONTEOCHA PAVED ROAD, COMMENCING AT A POINT WHERE THE NORTH LINE OF SECTION 14-9-20 INTERSECTS THE WEST RIGHT OF WAY LINE OF STATE ROAD NO. 225, THENCE RUNNING WEST 600 FEET, SOUTH 350 FEET, EAST 600 FEET, NORTH 350 FEET ALONG WEST RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

TOGETHER WITH

PARCEL NO. 4 (PER DEED BOOK 2155, PAGE 1283, AS FURNISHED)

THE NORTHEAST ONE QUARTER (NE1/4) AND THE NORTH ONE HALF (N1/2) OF THE SOUTHEAST ONE QUARTER (SE1/4) OF SECTION 15-9-20.

ALSO KNOWN AS AND BEING MORE CORRECTLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING AND BEING IN SECTIONS 14 AND 15, TOWNSHIP 9 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA, WITH SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 14, TOWNSHIP 9 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA, SAID NORTHEAST CORNER BEING MARKED BY A 1-INCH METAL AXLE, AND RUN THENCE ALONG THE NORTHERLY BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 14, SOUTH 89°02'35" WEST, A DISTANCE OF 1572.61 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 225; THENCE DEPARTING SAID NORTHERLY BOUNDARY, SOUTH 00°06'27" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 350.00 FEET TO A POINT OF INTERSECTION WITH A LINE LYING AND BEING 350.00 FEET SOUTH OF AND PARALLEL WITH SAID NORTHERLY BOUNDARY OF THE NORTHEAST 1/4 OF SECTION 14, SAID POINT OF INTERSECTION ALSO BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL, SAID POINT OF BEGINNING BEING MARKED WITH A 4-INCH BY 4-INCH CONCRETE MONUMENT WITH A METAL DISK STAMPED "LB2856"; THENCE CONTINUE ALONG SAID WESTERLY RIGHT OF WAY LINE, SOUTH 00°06'27" WEST, A DISTANCE OF 2302.13 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY BOUNDARY OF SAID NORTHEAST 1/4 OF SECTION 14, SAID POINT OF INTERSECTION BEING MARKED WITH A 4-INCH BY 4-INCH CONCRETE MONUMENT WITH A METAL DISK STAMPED "LB2856"; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, SOUTH 89°00'45" WEST, ALONG SAID SOUTHERLY BOUNDARY OF THE NORTHEAST 1/4 OF SECTION 14, A DISTANCE OF 1034.76 FEET TO THE SOUTHWEST CORNER THEREOF, SAID SOUTHWEST CORNER BEING MARKED WITH A 4-INCH BY 4-INCH CONCRETE MONUMENT WITH A METAL DISK STAMPED "LB2856"; THENCE CONTINUE SOUTH 89°00'45" WEST, ALONG THE SOUTHERLY BOUNDARY OF THE NORTHWEST 1/4 OF SAID SECTION 14, A DISTANCE OF 2646.28 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 01°05'38" EAST, ALONG THE EASTERLY BOUNDARY OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 9 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA, A DISTANCE OF 1326.54 FEET TO THE SOUTHEAST CORNER THEREOF, SAID SOUTHEAST CORNER BEING MARKED WITH A 4-INCH BY 4-INCH CONCRETE MONUMENT WITH A METAL DISK STAMPED "H.L. WISE PLS 3456"; THENCE SOUTH 88°46'16" WEST, ALONG THE SOUTHERLY BOUNDARY OF SAID NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 15, A DISTANCE OF 2647.18 FEET TO THE SOUTHWEST CORNER THEREOF, SAID SOUTHWEST CORNER BEING MARKED WITH A 5/8-INCH IRON ROD WITH A PLASTIC CAP STAMPED "LB2856"; THENCE NORTH 01°07'59" WEST, ALONG THE WESTERLY BOUNDARY OF SAID NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 15, A DISTANCE OF 1332.71 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 15, SAID

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SOUTHWEST CORNER BEING MARKED WITH A 5/8-INCH IRON ROD WITH A PLASTIC CAP STAMPED "LB2856"; THENCE NORTH 01°06'39" WEST, ALONG THE WESTERLY BOUNDARY OF SAID NORTHEAST 1/4 OF SECTION 15, A DISTANCE OF 2666.84 FEET TO THE NORTHWEST CORNER THEREOF, SAID NORTHWEST CORNER BEING MARKED WITH A 4-INCH BY 4-INCH CONCRETE MONUMENT WITH A METAL DISK STAMPED "LB2856"; THENCE NORTH 89°10'06" EAST, ALONG THE NORTHERLY BOUNDARY OF SAID NORTHEAST 1/4 OF SECTION 15, A DISTANCE OF 2650.30 FEET TO THE NORTHEAST CORNER THEREOF, SAID NORTHEAST CORNER BEING MARKED WITH AN UNMARKED 4-INCH BY 4-INCH CONCRETE MONUMENT; THENCE NORTH 89°03'52" EAST, ALONG THE NORTHERLY BOUNDARY OF THE AFORESAID NORTHWEST 1/4 OF SECTION 14, A DISTANCE OF 2654.24 FEET TO THE NORTHEAST CORNER THEREOF, SAID NORTHEAST CORNER BEING MARKED WITH A 1/2-INCH IRON PIPE; THENCE NORTH 89°02'35" EAST, ALONG THE NORTHERLY BOUNDARY OF THE AFORESAID NORTHEAST 1/4 OF SECTION 14, A DISTANCE OF 481.01 FEET TO A POINT OF INTERSECTION WITH A LINE LYING AND BEING 600.00 FEET WEST OF AND PARALLEL WITH THE AFORESAID WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 225, SAID POINT OF INTERSECTION BEING MARKED WITH A 4-INCH BY 4-INCH CONCRETE MONUMENT WITH A METAL DISK STAMPED "LB2856"; THENCE DEPARTING SAID NORTHERLY BOUNDARY, SOUTH 00°06'27" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 350.00 FEET TO A POINT OF INTERSECTION WITH A LINE LYING AND BEING 350.00 FEET SOUTH OF AND PARALLEL WITH SAID NORTHERLY BOUNDARY OF THE NORTHEAST 1/4 OF SECTION 14, SAID POINT OF INTERSECTION BEING MARKED WITH A 4-INCH BY 4-INCH CONCRETE MONUMENT WITH A METAL DISK STAMPED "LB2856"; THENCE DEPARTING SAID LINE LYING AND BEING 600.00 FEET WEST OF AND PARALLEL WITH THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 225, NORTH 89°02'35" EAST, ALONG SAID LINE LYING AND BEING 350.00 FEET SOUTH OF AND PARALLEL WITH SAID NORTHERLY BOUNDARY OF THE NORTHEAST 1/4 OF SECTION 14, A DISTANCE OF 600.00 FEET TO A POINT OF INTERSECTION WITH SAID WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 225 AND THE POINT OF BEGINNING.

ALTOGETHER CONTAINING 463.657 ACRES OF LAND, MORE OR LESS.

LESS AND EXCEPT THE FOLLOWING DESCRIPTION FOR ADDITIONAL RIGHT OF WAY FOR COUNTY ROAD NO. 225;

A PARCEL OF LAND LYING WITHIN SECTION 14, TOWNSHIP 9 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA, WITH SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 14, TOWNSHIP 9 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA, SAID NORTHEAST CORNER BEING MARKED BY A 1-INCH METAL AXLE, AND RUN THENCE ALONG THE NORTHERLY BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 14, SOUTH 89°02'35" WEST, A DISTANCE OF 1572.61 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 225; THENCE DEPARTING SAID NORTHERLY BOUNDARY, SOUTH 00°06'27" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 350.00 FEET TO A POINT OF INTERSECTION WITH A LINE LYING AND BEING 350.00 FEET SOUTH OF AND PARALLEL WITH SAID NORTHERLY BOUNDARY OF THE NORTHEAST 1/4 OF SECTION 14, SAID POINT OF INTERSECTION ALSO BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL, SAID POINT OF BEGINNING BEING MARKED WITH A 4-INCH BY 4-INCH CONCRETE MONUMENT WITH A METAL DISK STAMPED "LB2856"; THENCE CONTINUE ALONG SAID WESTERLY RIGHT OF WAY LINE, SOUTH 00°06'27" WEST, A DISTANCE OF 2302.13 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY BOUNDARY OF SAID NORTHEAST 1/4 OF SECTION 14, SAID POINT OF INTERSECTION BEING MARKED WITH A 4-INCH BY 4-INCH CONCRETE MONUMENT WITH A METAL DISK STAMPED "LB2856"; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, SOUTH 89°00'45" WEST, ALONG SAID SOUTHERLY BOUNDARY OF THE NORTHEAST 1/4 OF SECTION 14, A DISTANCE OF 25.00 FEET TO THE INTERSECTION WITH A LINE 25.00 FEET WEST OF BY PERPENDICULAR MEASUREMENT AND PARALLEL TO THE SAID WESTERLY RIGHT OF WAY LINE; THENCE NORTH 00°06'27" EAST ALONG SAID PARALLEL LINE FOR A DISTANCE OF 2302.14 FEET TO THE INTERSECTION WITH THE SAID LINE LYING AND BEING

B

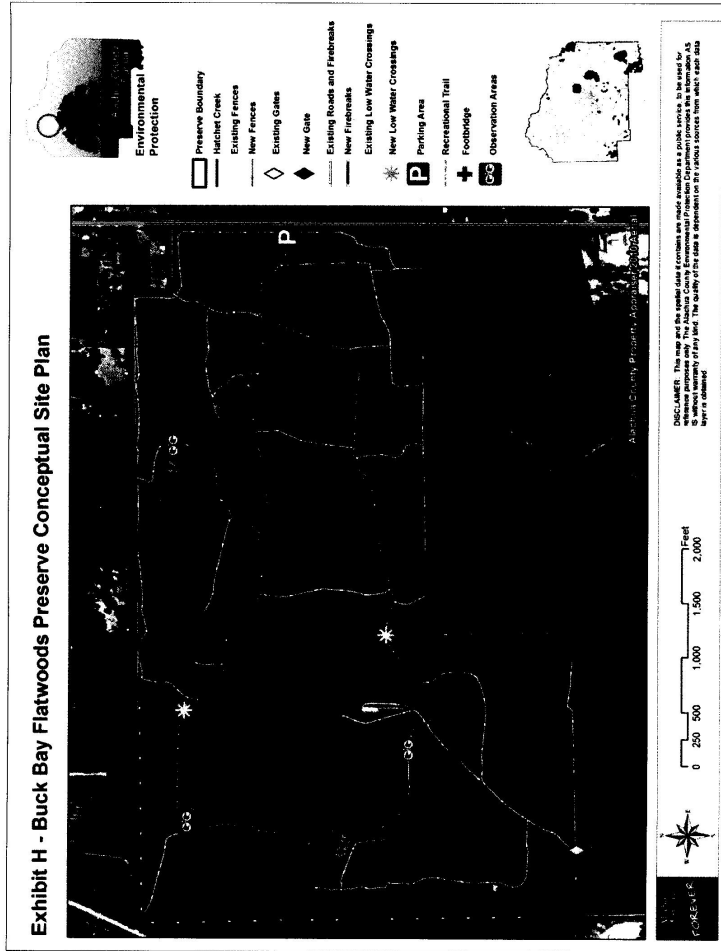
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350.00 FEET OF AND PARALLEL WITH SAID NORTHERLY BOUNDARY OF THE NORTHEAST 1/4 OF SECTION 14; THENCE NORTH 89°02'35" EAST ALONG SAID LINE BEING 350.00 FEET SOUTH OF AND PARALLEL WITH SAID NORTHERLY BOUNDARY OF THE NORTHEAST 1/4 OF SECTION 14, FOR A DISTANCE OF 25.00 FEET TO A 4 INCH BY 4 INCH CONCRETE MONUMENT WITH A METAL DISK STAMPED "LB2856", BEING THE POINT OF BEGINNING.

CONTAINING 1.321 ACRES, MORE OR LESS.

TOTAL AREA IS 462.336 ACRES MORE OR LESS.

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EXHIBIT B.



B

APPENDIX D – SOIL DESCRIPTIONS

Mascotte, Wesconnett and Surrency (MWS) soils, flooded

This soil association consists of poorly and very poorly drained soils found in areas of flats, depressions, and on low stream terraces. The water table is within 18 inches of the surface for 1 to 4 months, and depressional areas hold standing water for several months during most years. Available water capacity is high to very high in the surface layer and medium in the subsurface layer and subsoil. Natural fertility is medium in the surface layer and low in the subsurface layer and subsoil. Organic matter content is high to very high in the surface layer. In Buck Bay Flatwoods Preserve, this soil type occurs within the forested wetlands, wet flatwoods and the floodplain forest associated with Hatchet Creek.

Millhopper sand, 0 to 5% slopes

This nearly level to gently sloping, moderately well drained soil typically occurs in 10- to 250-acre areas on uplands and on slightly rolling knolls in the broad flatwoods. The soils have rapidly permeable sandy surface and subsurface layers. The subsoil has moderately rapid permeability in the upper loamy sand layer, and moderately slow permeability in the mid subsoil sandy clay loam and lower subsoil sandy loam layers. The water table is at a depth of 40 to 60 inches for 1 to 4 months most years, and at a depth of 60 to 72 inches for 2 to 4 months. This soil type underlies mesic flatwoods and xeric pineland communities within the Preserve.

Monteocha loamy sand

This nearly level, very poorly drained soil is in wet ponds and shallow depressional areas in the flatwoods. This sandy or sandy loamy soil has a water table that is within 10 inches of the surface for more than 6 months during most years. Most areas are covered with water for more than 4 months. Available water capacity is high to very high in the surface layer and medium in the subsurface layer and subsoil. Natural fertility is medium in the surface layer and low in the subsurface layer and subsoil. Organic matter content is high to very high in the surface layer. Dome swamp communities occur on this soil type within the Preserve.

Newnan sand

This is a nearly level somewhat poorly drained soil occurring on nearly level to slightly convex slopes in broad areas within the flatwoods ranging from about 10 to 250 acres. The water table is at a depth of 18 to 30 inches for one to two months, and 30 to 60 inches for 2 to 5 months during most years. It recedes to more than 60 inches below the surface during drier periods. Newnan sand occurs within the mesic pine flatwoods of the Preserve.

Pomona sand

This nearly level poorly drained sandy soil has a water table that is less than 10 inches from the surface for 2 to 6 months during most years. Surface runoff is slow. The available water capacity is very low. Permeability is very rapid. The natural fertility is low. Organic matter content of the surface layer is moderately low to moderate. Pomona sand underlies mesic and wet flatwoods within the Preserve.

Pomona sand, depressional

This nearly level, very poorly drained soil is in shallow depressional areas and along narrow drainageways in the flatwoods. Soils are sandy with a spodic horizon at approximately 30

inches below the soil surface. Lower soil layers are loamy sands and sandy loams. In this Pomona soil, the water table is less than 10 inches below the surface for about 6 months or more. Water is on the surface for about 4 months or more during most years. The available water capacity is low in the surface and subsurface layers and low to high in the subsoil. Natural fertility is low. Organic matter content in the surface layer is moderately low. This soil type underlies wet flatwoods and the transition areas between mesic flatwoods and swamp communities within the Preserve.

Surrency sand

This nearly level, very poorly drained soil is typically located in ponds and depressional areas in the broad flatwoods and in areas of wet prairie on uplands. The areas are relatively small and range from about 10 to 40 acres. The surface and subsurface layers are sandy, over sandy clay loam subsoil. In normal years these hydric soils have a seasonal high-water table within 6 inches of the surface for 2 to 6 months or more. In other months the water table is usually below these depths. These soils are also ponded frequently for long duration with water approximately 2 feet above the surface. Within Buck Bay Flatwoods Preserve, Surrency sand underlies forested wetland communities.

Tavares sand, 0 to 5% slopes

This is a nearly level to gently sloping, and moderately well-drained soil, which is typically deep and sandy. The water table is at a depth of 40 to 72 inches below the surface for at least six months each year and is deeper than 72 inches during times of drought. Surface runoff is slow, and permeability is rapid to very rapid. Organic content is low to moderate in the surface layer, and natural fertility is low. Tavares sand underlies mesic flatwoods within the Preserve.

Wauchula sand

This nearly level, poorly drained soil occurs in flatwoods with nearly smooth slopes. The surface and subsurface layers are composed of sands ranging from black to light brownish gray in color. The subsoil consists of sand in the upper part underlain by loamy, sandy loam, and loamy sand layers in the lower part. The water table in Wauchula sand is less than 10 inches below surface for 1 to 4 months, and 10 to 40 inches for 6 months in most years. During dry periods, the water table recedes below 40 inches. This soil type mesic flatwoods and wet flatwoods within the Preserve.