

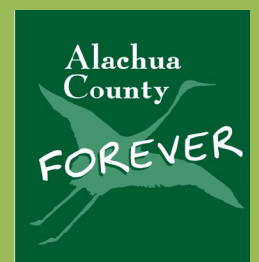


Little Lake Santa Fe Preserve Management Plan

Not yet approved



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

DRAFT

Submitted By:

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Little Lake Santa Fe Preserve Management Plan Summary

Date of Plan:	TBD, 2024 (BOCC approval), April 17, 2023 (FDEP approval)
Management Area:	69.42 acres
Location:	Northeast Alachua County, 1 mile east of County Road 1471 on NE 132 nd Ave.
Date Acquired:	March 4, 2021
Cost:	\$497,500
Funding Source:	The Board of Trustees of the Internal Improvement Trust Fund of the State of Florida.
FDEP Lease Term:	November 15, 2021 – November 14, 2071
FDEP Lease Fee:	Annual administration fee of \$300

Summary:

Little Lake Santa Fe Preserve lies in northeast Alachua County and was acquired by the State of Florida Department of Environmental Protection (FDEP) and is managed by Alachua County. Outstanding ecological features include over 800 feet of lake frontage on Little Lake Santa Fe, 23 acres that fall within the Santa Fe River system Outstanding Florida Water designation, and two natural communities: basin swamp and basin marsh, both of which are in excellent condition. The Preserve will be managed to improve 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 41 acres of pine plantation to mesic flatwoods with timber management, longleaf pine and native groundcover plantings, 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** – Develop parking/trailhead facilities, entrance sign, interpretive signs, and an interpretive kiosk.
- **RECREATION** – Develop a network of hiking/biking trails.
- **EDUCATION** – Develop interpretive exhibits and trails.
- **MAINTENANCE** – Maintain all improvements.
- **SECURITY** – Conduct security patrols, install informational and regulatory signage.

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I. INTRODUCTION

Little Lake Santa Fe Preserve is owned by the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida (TIITF) and is managed by Alachua County as part of the Alachua County Forever (ACF) Program within the Alachua County Environmental Protection Department (ACEPD). 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. Little Lake Santa Fe Preserve was acquired on March 4, 2021, by The Board of Trustees of the Internal Improvement Trust Fund of the State of Florida, through the Florida Department of Environmental Protection (FDEP). Alachua County entered into a 50-year lease with FDEP to manage the Preserve on October 26, 2021, with a lease term beginning on November 15, 2021. This management plan was developed to ensure that the Preserve will be managed in accordance with the goals of the ACF Program and the terms outlined in the lease agreement.

Little Lake Santa Fe Preserve is located within the Santa Fe River headwaters, with frontage on Little Lake Santa Fe. The Santa Fe River system, including 23 acres of wetlands on the Preserve, is designated as an Outstanding Florida Water.

LOCATION

The 69.42-acre Little Lake Santa Fe Preserve is located in northeast Alachua County 3.5 miles east of Waldo, on NE 132nd Ave (Exhibit A) and has over 800 feet of lake frontage on Little Lake Santa Fe. Conservation lands in the vicinity of Little Lake Santa Fe Preserve include Lake Alto Preserve, managed by ACF; Santa Fe Swamp Conservation Area, managed by Suwannee River Water Management District (SRWMD); and the Longleaf Ecology and Forestry Society (LEAFS) property.

ACQUISITION AND LEASE HISTORY

Little Lake Santa Fe Preserve was purchased by The Board of Trustees of the Internal Improvement Trust Fund of the State of Florida on March 4, 2021 for \$497,500. Prior to the acquisition of the property, FDEP requested Alachua County serve as a partner in management of the property once acquired. The property had been previously evaluated and placed on the Alachua County Active Acquisition list on February 27, 2007. Under Board of County Commissioners Resolution 2021-127, Alachua County entered into a management lease agreement with the State of Florida on October 26, 2021, with a lease term beginning on November 15, 2021. This lease agreement has a term of 50 years with an automatic renewal every 50 years, and the State will charge the County an annual administrative fee of \$300 for the lease. Appendix A contains a copy of the deeds for Little Lake Santa Fe Preserve. Appendix B contains a copy of the Lease Agreement for the management of Little Lake Santa Fe Preserve with TIITF.

NATURAL RESOURCES SUMMARY

The natural resources of Little Lake Santa Fe Preserve feature two distinct natural communities in excellent condition: basin swamp and basin marsh. There is also one human-altered community: pine plantation. Wetland protection on the Preserve helps to preserve water quality in Lake Santa Fe and the Santa Fe River, which connects directly to the Floridan Aquifer.

PREVIOUS USES

The State of Florida acquired the property from the Murphey family, who owned the property with the intent of constructing a residence. While no home was constructed, a boardwalk and dock leading from the edge of the marsh to the lake were installed but are currently in very poor condition.

It is likely that much of the uplands would have historically been dominated by mesic flatwoods. Several remanent cat-faced pine stumps along the edge of the basin swamp have been identified, signifying previous land use related to the turpentine industry, which was common in pine forests in this region in the early 1900s.

Aerial images from the late 1940's through the 1970's indicate the western half of the pine plantation was previously cleared for use as pasture. Several sections of old fence remain in the basin swamp, likely used to keep cattle out of the wetlands. Historic imagery suggests the eastern half of the modern-day pine plantation was used for agricultural crops, likely pecan trees. Pecan groves are known to have been common in the area throughout the 1900's, and naturally regenerating pecan trees are found throughout the Preserve.

Aerial and topographic maps from the 1940's show a homesite located about midway down the northern boundary of the Preserve along NE 132nd Ave. Staff identified multiple brick pilings from the former structure in this area, but no other information has been discovered related to this home site. There are no known archaeological sites within the Preserve.

RECREATION

Recreational opportunities within Little Lake Santa Fe Preserve will include hiking, bicycling, and wildlife viewing. Plans to construct a public trailhead along NE 132nd Avenue will provide public access to the Preserve. A trail network and firebreaks will be established, where appropriate. Interpretive materials will be developed to educate visitors about the natural and cultural resources of the area, and the recreational opportunities provided within the Preserve.

II. PURPOSE

The purpose of the Little Lake Santa Fe Preserve project is to protect, preserve, and enhance the unique natural and cultural resources found on the Preserve; to protect critical drinking water and wetland resources; and to provide an enjoyable and educational, natural resource-based recreational experience. Alachua County shall manage the Little Lake Santa Fe Preserve in accordance with the State of Florida management lease agreement only for the conservation and protection of natural and historical resources and for resource-based public outdoor activities and education which are compatible with the conservation and protection of these public lands, as set forth in subsection 259.032(1), Florida Statutes, along with other related uses necessary for the accomplishment of this purpose as designated in this Management Plan.

The desired future condition of Little Lake Santa Fe 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 the effects of management activities and 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.

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 define 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.
- 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 18397-000-000 is currently zoned for Agriculture. With Alachua County assuming the lead management role of Little Lake Santa Fe Preserve, staff will coordinate with the state on changing the Future Land Use designation from Agriculture to Preservation for all parcels.

Future Land Use and Zoning Strategies

- Work with the County Growth Management Department to change future land use and zoning from Agriculture to Preservation.

III. NATURAL AND CULTURAL RESOURCES

TOPOGRAPHY

Little Lake Santa Fe Preserve is located within the Northern Highlands physiographic region of Florida (Fernald and Purdum, 1998). On site, elevations range from approximately 164 feet at the northwest corner of the Preserve to 138 feet in the southeast corner of the Preserve near the shoreline of Little Lake Santa Fe.

GEOLOGY

Little Lake Santa Fe Preserve is located on Recent and Plio-Pleistocene Terrace Deposits, a series of fine to medium sand, silt and clay deposits that generally overlie the Hawthorn Group formations (Thomas et al. 1985, Scott 1988). No minerals of commercial value are known to exist within the property

SOILS

Six different soil types recognized by the Natural Resources Conservation Service are present within Little Lake Santa Fe Preserve (Exhibit B) (Thomas et al, 1985). The soils are generally poorly drained, somewhat poorly drained, or very poorly drained. They are generally loamy or clayey in deeper soil horizons.

There is currently little to no evidence of erosion problems on site. Land stewards will follow generally accepted best management practices to prevent soil erosion and conserve soil and water resources. As a trail system is developed, staff will assess the need for stabilization.

The soil types found within Little Lake Santa Fe Preserve are briefly described in Appendix C.

HYDROLOGY

Little Lake Santa Fe Preserve is located within the headwaters of the Santa Fe River watershed. In its entirety, the Santa Fe River watershed encompasses 1,384 square miles and spans eight counties in north-central Florida (Hunn and Slack, 1983). In 1984, FDEP designated the Santa Fe River System, including all of Lake Santa Fe, as a “Special Waters” Outstanding Florida Waters due to the exceptional recreational and ecological significance of the resource (Florida Administrative Code, Rule 62-302.700). The boundary of this Outstanding Florida Water designation extends onto approximately 23 acres of Little Lake Santa Fe Preserve.

According to a factsheet produced by ACEPD in 2021, while downstream portions of the Santa Fe River watershed are more influenced by spring discharge, the primary source of surface water in the area around Lake Santa Fe is rainfall, wetland discharge, and surficial aquifer flow. There are no major streams or tributaries that contribute to Lake Santa Fe.

The 2020 Alachua County LAKEWATCH Reports for the three water bodies within the Lake Santa Fe System – Lake Santa Fe, Little Lake Santa Fe, and Melrose Bay – all show Total Phosphorus (TP), Total Nitrogen (TN), and chlorophyll levels increasing, and water clarity decreasing since the 1980’s. While TP and TN levels have been increasing, they have remained below FDEP numeric nutrient criteria standards (ACEPD, 2021). Numeric nutrient criteria standards are thresholds meant to limit the concentrations of nutrients in a waterbody from altering the natural balance of aquatic flora and fauna populations (FDEP, 2012). Chlorophyll levels, however, have met or exceeded numeric nutrient criteria levels many years since the early 1990’s (LAKEWATCH, Alachua County Report, 2020).

NATURAL AND ALTERED COMMUNITIES

There are two distinct natural communities and one human-altered community within the Little Lake Santa Fe Preserve (Exhibit C) as classified by the Florida Natural Areas Inventory (FNAI, 2010). All the natural and human-altered communities identified within the Preserve are described in detail below and are summarized in Tables 1 & 2.

Basin Marsh – Approximately 14 acres of basin marsh are found within Little Lake Santa Fe Preserve. Some of the plant species found in the basin marsh include cattail (*Typha spp.*), sawgrass (*Cladium jamaicense*), lizard’s tail (*Saururus cernuus*), arrow arum (*Peltandra virginica*), royal fern (*Osmunda spectabilis*), and cinnamon fern (*Osmundastrum cinnamomeum*). The basin marsh is in excellent condition. Water levels in the marsh are directly associated with water levels in Little Lake Santa Fe. While there is some hardwood encroachment from the uplands into the edge of the marsh, the water levels of the marsh appear to be mostly controlling significant invasion of additional hardwoods.

Basin Swamp – The basin swamp surrounds the basin marsh and comprises approximately 14 acres of Little Lake Santa Fe Preserve. Some of the dominant tree species include pond cypress (*Taxodium ascendens*), red maple (*Acer rubrum*), loblolly pine (*Pinus taeda*), loblolly bay (*Gordonia lasianthus*), dahoon holly (*Ilex cassine*), and swamp tupelo (*Nyssa biflora*). The basin swamp is in excellent condition.

Pine Plantation/Old Field (human-altered)

The majority of the Preserve is pine plantation/old field totaling approximately 41 acres. The overstory is dominated by natural regeneration of loblolly pine, with less dominant trees including southern magnolia (*Magnolia grandiflora*) and live oak (*Quercus virginiana*). Understory shrubs and trees include persimmon (*Diospyros virginiana*), black cherry (*Prunus serotina*), pecan (*Carya illinoensis*), and beautyberry (*Callicarpa americana*). The dominant groundcover is Bahia grass (*Paspalum notatum*) with yellow jessamine (*Gelsemium sempervirens*) and grapevine (*Vitis sp.*). There are a number of non-native invasive plants found throughout the pine plantation area including cogon grass (*Imperata cylindrica*), camphor tree (*Cinnamomum camphora*), Chinese tallow tree (*Triadica sebifera*), Japanese climbing fern (*Lygodium japonicum*), and others. Most of these invasive plants occur in isolated individual pockets, but some occur in more densely concentrated patches, especially along the road edges. Staff will monitor and treat these species on an annual basis.

Most of the pine plantation is presumed to formerly be mesic flatwoods based on location, elevation, and soil types. Some portions of this plantation appear to be more xeric with areas of multiple active gopher tortoise (*Gopherus polyphemus*) burrows that may trend towards sandhill, but with the amount of disturbance that has occurred, they cannot easily be identified at this time. With the introduction of prescribed fire and habitat restoration, these areas may expand and be more easily delineated.

Table 1. Summary of natural communities, acreages, condition, and rarity in Little Lake Santa Fe Preserve

Natural Community	Approximate Acres	% of Area	Condition	FNAI Ranking¹
Basin Marsh	14	20	Excellent	G4/S3
Basin Swamp	14	20	Excellent	G4/S3

¹Florida Natural Areas Inventory (FNAI) 2010

Table 2. Summary of human-altered landcover, acreages, condition, and rarity in Little Lake Santa Fe Preserve

Human-altered Community	Approximate Acres	% of Area	Condition	FNAI Ranking¹
Pine Plantation	41	60	N/A	N/A

¹Florida Natural Areas Inventory (FNAI) 2010

LISTED SPECIES

ACF staff performed an initial imperiled species survey on the Little Lake Santa Fe Preserve as part of the development of the management plan. Observed animal species include gopher tortoise which is listed as Threatened by the State and tracked by 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 pine plantation. Cinnamon fern (*Osmunda cinnamomea*) and royal fern (*Osmunda regalis*) are found on the Preserve and are listed as commercially exploited by the State of Florida.

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. 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.
- Maintain GIS database for tracking monitoring activities.
- Establish photopoints and monitor annually or as needed.

RESTORATION

Most of the landcover within Little Lake Santa Fe Preserve requires some level of restoration, ranging from the initial removal of exotic species to longleaf pine restoration. The dominant landcover is human-altered pine plantation with past uses including pecan groves and pasture. This area, covering approximately 41 acres, was likely once mesic flatwoods, possibly with more xeric areas present. The pine plantation is dominated by a closed canopy of natural regeneration loblolly pines, along with black cherry, cherry laurel (*Prunus caroliniana*), and

persimmon. While there are some native understory species present, including wire grass (*Aristida stricta*), shiny blueberry (*Vaccinium myrsinites*), and beautyberry, these species are mostly suppressed and scattered in small densities. Native groundcover species typically struggle to compete with non-native pasture grasses and don't tolerate excessive shading. Bahia grass, centipede grass (*Eremochloa ophiuroides*), grapevine, and yellow jessamine are the current dominant ground cover and will need to be controlled by fire and herbicide to allow more desirable native grasses to return.

Restoration efforts will begin with reintroducing prescribed fire into the pine stand to help reduce hardwood and vine encroachment, as well as overall fuel loading. In conjunction with the prescribed burns, staff will continue to survey for and treat non-native invasive plant species. This will include the pasture grasses in the understory as time and funding allow. After two to three burns, staff will assess the conditions of the stand and consider a timber harvest of the loblolly pines. Longleaf pine would be replanted on the site, and supplemental native understory plantings may also be considered. As efforts progress, staff should be able to more easily delineate the potential natural community variations in the uplands and plant site-appropriate species as needed. All restoration efforts should be focused on the long-term goal of restoring the uplands to an uneven-aged longleaf pine-dominated forest with a healthy and diverse groundcover.

All major management and restoration activities will be monitored on an annual basis or as needed using strategically placed photopoints to document changes. The locations and data will be linked to a Geographic Information System (GIS). Baseline photos will be taken prior to initiating any management activities.

Restoration Strategies

- Utilize prescribed fire to increase groundcover diversity within pine-dominated communities.
- Eliminate remnant pasture grasses.
- Plant wiregrass in areas it is unnaturally sparse or absent.
- Plant longleaf pine seedlings in areas lacking longleaf pine regeneration.
- Continue to control exotic plants with herbicide.
- Establish photopoints and monitor restoration areas annually or as needed.

PRESCRIBED FIRE

Naturally recurring fires would have historically burned with low to moderate intensity through sandhill and flatwoods pine communities in a one-to-three-year return interval. Today, prescribed fire is a critical land management tool which provides the most effective and least costly maintenance of fire-dependent natural communities. Prior to the acquisition of Little Lake Santa Fe Preserve, nearly all of the fire-maintained natural communities within the Preserve were long unburned. As such, little remains of the former natural communities once present in this area. Prescribed fire will be a primary restoration tool in reestablishing native plant communities. The 41-acre pine plantation on the Little Lake Santa Fe Preserve is the dominant fire-dependent community. To reintroduce a natural fire regime in the pine plantation, prescribed fire should be conducted on a two-to three-year rotation. Dormant-season fire will be applied to this area until accumulated fuels are sufficiently reduced to allow for safe growing-season burning. When this is achieved, growing-season fire will be applied when possible. Given its size, staff will likely burn the whole 41-acre pine plantation as one burn block.

Basin marshes have a less frequent fire return interval, and the basin marsh on the Preserve will likely be used in conjunction with the basin swamp as a natural firebreak when there are high water levels present. This will allow for fire to burn some of the ecotones during each burn, helping reduce the encroachment of wetland tree species intruding into the uplands.

Annual notifications will be 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. As the development of recreational trails within the Preserve progresses, informational signs within the Preserve will be utilized to explain to visitors the use and benefits of prescribed fire.

Seasonal fire management plans are drafted by ACF staff. Each plan addresses burn objectives, smoke management, safety, wildfire incident protocol, fuel loading, and neighbor notification. Together, ACF staff and partners implement the prescribed burn plans in close coordination with the Florida Forest Service (FFS).

The northern edge of the Preserve borders NE 132nd Ave, a paved county road, which can be used as a firebreak. The western boundary has an existing mowed line between the fence and NE 199th St – a limerock road paralleling the Preserve fence. With some minor improvements, such as some fuel-reduction mowing, the existing lines will serve as a sufficient firebreak. The northeastern boundary has a utility line that continues into the basin swamp. Most of this line can be readily accessible by tractor to be disked, and staff can install a handline farther into the basin swamp as needed.

Prescribed Burn Program Strategies

- Continue to develop and implement seasonal prescribed burn plans for Little Lake Santa Fe Preserve.
- Continue to participate in the North Central Florida Prescribed Fire Council.
- Continue to educate neighbors and visitors about the natural role of fires in Florida.
- Coordinate with FFS on burn implementation.
- Install firebreaks where needed.
- Maintain firebreaks annually.

INVASIVE EXOTIC PLANTS

Invasive exotic plants are known to alter native plant communities by displacing native species and changing community structure or ecological functions. An ongoing monitoring and control program for invasive vegetation including exotic (non-native) and nuisance native plant species has been implemented within the Preserve. The objective of this program is to control invasive exotic plant species and maintain a diverse association of native vegetation. This will be accomplished through an integrated pest management program that includes prevention, physical removal, chemical control, biological-control as applicable, and public education. Control techniques for invasive exotic plants will follow accepted control technologies, and sites will be monitored on a yearly or more frequent interval to track populations for control operations.

ACF staff performed invasive plant surveys on Little Lake Santa Fe Preserve upon initial assumption of management responsibility to assist with the development of the management plan. Staff will continue to survey, map and treat exotics on the property. An exotic species database is used to track and document infested areas, treatment, and follow-up activities.

In total, 19 species of exotic plants have been identified on the Preserve, including several species designated by the Florida Invasive Species Council (FISC) as Category I Species. These species include Japanese climbing fern, camphor tree, Chinese tallow tree, tuberous sword fern (*Nephrolepis cordifolia*), Caesar's weed (*Urena lobata*), coral ardisia (*Ardisia crenata*),

mimosa tree (*Albizia julibrissin*), cogon grass, and arrowhead vine (*Syngonium podophyllum*). Category II species include Chinese wisteria (*Wisteria sinensis*), chinaberry tree (*Melia azedarach*), and elephant ear (*Xanthosoma sagittifolium*).

The other seven non-native species: jelly palm (*Burkea capitata*), centipede grass, loquat (*Eriobotrya japonica*), liriopse (*Liriope muscari*), mondo grass (*Ophiopogon japonicus*), Bahia grass, and plum pine (*Podocarpus spp.*), 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 will regularly monitor the Preserve for new infestations of invasive plants and determine the effectiveness of treatments and plan for follow-up treatments. In general, follow-up treatments of previously treated areas will take priority over the initiation of new treatments.

Invasive Plant Strategies

- Continue to survey invasive exotic plants, and document and qualitatively describe populations.
- Treat all known invasive plant infestations with appropriate techniques as funding and staffing allow.
- Monitor treated sites and continue the follow-up treatment program.
- Maintain an exotic species database for the Preserve.
- Seek funding and grant opportunities to implement invasive plant control.

FERAL ANIMALS

Limited evidence of feral hogs is present on the Preserve. The presence of this species is of concern because of its potential to cause a variety of negative ecological impacts through habitat degradation, predation on native species, and competition with native species. Staff will monitor the Preserve for the presence of feral animal species. If feral animals are found to be causing ecological damage, appropriate control measures will be taken to humanely remove them.

Feral Animal Management Strategies

- Monitor and remove feral animal species as needed.

CULTURAL RESOURCES

No archaeological or historic sites listed by the Florida Master Site File (FMSF) are recorded within Little Lake Santa Fe Preserve. Review of topographic maps and historical aerial images have revealed that a home may have been located along NE 132nd Ave, adjacent to the former pecan grove, in the early 1900's. Review of the available historic aerial imagery indicates the home may have been removed sometime in the late 1950's or early 1960's. Staff found several brick pilings assumed to be related to the former home in this location, though no other part of the structure is apparent. This site, and other sites discovered in the future, will be documented with the Florida Master Site File, if appropriate. Land management activities will be planned to avoid disturbance to known sites, or to any identified sites in the future.

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.

IV. FOREST RESOURCES

Aerial photographs of the property show this land was in agricultural use as early as the 1930s, and into the late 1970's, with the western half used as pasture and the eastern half converted to a pecan grove. These agricultural land uses ended and loblolly pines naturally recruited into the property in the 1980's and 1990's. ACF staff have completed a timber inventory of the uplands and determined there is a total of 41 acres of merchantable timber, with the average age being 31 years old in 2021. There are other forest resources within the Preserve that do not require harvesting or reforestation at this time, such as trees located in the basin marsh and basin swamp.

The pine plantation timber stand on the Preserve will be added to the five-year timber harvest plan and will be periodically evaluated for thinning needs to keep stands healthy as necessary. Long term timber restoration goals will be to reintroduce a mixed age, longleaf pine stand where appropriate. Revenue generated from timber management within Little Lake Santa Fe will be used to fund restoration activities in the Preserve.

Forest Management Strategies

- Develop and implement a timber management plan that promotes the restoration and management of the natural communities and pine plantations.
- Maintain the health and diversity of forested communities.
- Manage for natural regeneration of the desired species.
- Manage for mixed-age forest conditions.
- Manage for a variety of forest stand structures and age classes.
- Utilize sound timber harvesting practices to maintain or enhance the natural communities and pine plantations and to provide revenues for funding restoration activities.

V. SITE DEVELOPMENT AND IMPROVEMENT

Site development and improvements are proposed to facilitate management operations on the Preserve, and to provide natural resource-based recreational opportunities.

Recreational opportunities within Little Lake Santa Fe Preserve will include hiking, bicycling, and nature observation. Uses and amenities will be developed as budget and staffing allow after workshops with stakeholder groups and neighbors. Public access to the trails will be provided from a trailhead to be constructed along NE 132nd Ave.

Until the Preserve is developed and open on a full-time basis, it will be open by appointment for staff-guided walks and volunteer events.

EXISTING PHYSICAL IMPROVEMENTS

Previous landowners added few physical improvements to the Preserve. Exhibit F shows existing physical improvements at the time of acquisition. There is less than one mile of fencing (in poor condition) along the northern and western road edges. The fence is still standing in some places and missing in others. There are several small sections of historic fencing in the basin swamp, likely associated with former cattle operations.

There is currently a boardwalk, approximately 800 feet long, in very poor condition. The boardwalk cuts through the basin swamp and marsh and ends on Little Lake Santa Fe where there is a screened-in porch and dock in disrepair.

Utility lines run along the western and northeastern boundaries of the Preserve. A mowed service road exists under each of these utility line locations which can be improved and used as firebreaks.

PROPOSED PHYSICAL IMPROVEMENTS

Proposed physical improvements to Little Lake Santa Fe Preserve are depicted on the Conceptual Site Plan (Exhibit G). Proposals include Preserve specific improvements for public access and general land management such as a stabilized driveway and parking area, informational signs, and benches.

Existing fences are in poor condition. Staff will assess the need for maintenance or replacement as needed.

Existing service roads under the utility lines are limited to the western and northeastern perimeters of the Preserve. Staff plan to remove overgrown vegetation on the sides of these existing access trails, widen and extend them where needed, and maintain them with mowing and disking for use as firebreaks.

A marked trail system will be installed on the interior of the Preserve for visitors to experience the site. Interpretive signs, benches, wildlife viewing areas, and wayfinding signs will be installed along this trail system. Stabilization of constructed trails will be assessed as needed, but some low-lying portions of the trail may occasionally flood. In some instances, it may be necessary to close trails to avoid hazardous conditions for visitors, to minimize negative impacts such as soil erosion, or during certain land management practices such as prescribed burning, herbicide treatments, or timber harvesting.

Trails will be accessed from a proposed constructed trailhead and stabilized parking area along NE 132nd Ave. Staff will work with contractors, Alachua County Public Works, and SRWMD to ensure proper permits and design standards are met. This trailhead will include a driveway connection to NE 132nd Ave, fenced-in parking spaces, an informational kiosk, informational and regulatory signage, and a bike rack.

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

- Repair and install new perimeter fencing as needed.
- Improve and establish new firebreaks as needed.
- Install and maintain a marked trail system.
- Design and construct a stabilized driveway entrance on NE 132nd Ave.
- Design and construct a stabilized semi-pervious parking area and trailhead.
- Design, fabricate, and install trail signs and benches.

ACCESS

Public access to Little Lake Santa Fe Preserve will be from a gated entrance to be located on NE 132nd Ave. An entrance driveway, stabilized and fenced parking area, and trailhead is anticipated for this location.

The Preserve will have no public vehicular access.

Access Strategies

- Designate and maintain firebreaks and gates.
- Designate and maintain a network of recreational trails.

EASEMENTS, CONCESSIONS, LEASES, AND REVENUES

Little Lake Santa Fe Preserve was purchased by TIITF on March 4, 2021 and TIITF holds fee simple title to the Preserve. Under Board of County Commissioners Resolution 2021-127, Alachua County entered into a management lease agreement with the State of Florida on October 26, 2021, with a lease term beginning on November 15, 2021. This lease agreement has a term of 50 years, and the State will charge the County an annual administrative fee of \$300 for the lease. The lease is scheduled to automatically renew every 50 years, unless either party chooses to not renew at that time. Appendix B contains a copy of the Lease Agreement for the management of Little Lake Santa Fe Preserve with FDEP.

Currently there are no plans for establishing new easements, concessions, or leases on Little Lake Santa Fe Preserve.

Any revenues collected from Little Lake Santa Fe Preserve property, including funds generated from timber sales, will be placed in a segregated account solely for the upkeep and maintenance of the Preserve.

Easements, Concessions, Leases and Revenues Strategies

- Continue to fulfill the requirements of Management Lease #4857 with FDEP.
- Designate revenues from the Preserve in a segregated account to be used solely for upkeep and maintenance on the Preserve.

VI. STEWARDSHIP NEEDS

MAINTENANCE

Perpetual maintenance of the site will entail regular work to keep fences, gates, roads, signs, benches, kiosks, and other physical improvements in good, functional condition. Annual firebreak maintenance will include mowing and harrowing by staff and contractors. Regular mowing and vertical trimming will be necessary to keep service roads and trails clear and in good condition for staff and public use.

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

ACF 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 volunteers. 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.

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

- Monitor for unauthorized access and take appropriate site security measures.
- Provide regular security patrols.
- Coordinate design and placement of regulatory signage with ASO and FWC.
- Fabricate and install regulatory signage.
- Periodically update wildfire response information.

STAFFING

Alachua County Environmental Protection Department staff will coordinate the management of Little Lake Santa Fe Preserve, with assistance from other County departments, contractors, and volunteers.

VII. REFERENCES

- Alachua County Department of Growth Management. 2005. Alachua County Comprehensive Plan 2001-2020, Effective May 2, 2005.
- Alachua County Environmental Protection Department. Lake Santa Fe Watershed Fact Sheet. Available online at:
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- Florida Department of Environmental Protection Standards and Assessment Section. 2012. Technical Support Document: Development of Numeric Nutrient Criteria for Florida Lakes, Spring Vents and Streams.
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- Hunn, James D., and Slack, Larry J. 1983. Water Resources of the Santa Fe River Basin, Florida. U.S. Geological Survey.
- Scott, T. M. 1988. The Lithostratigraphy of the Hawthorn Group (Miocene) of Florida, Florida Geological Survey. Bulletin No. 59. Tallahassee, Florida. 148 p.
- Thomas, B.P., E. Cummings and W.H. Wittstruck. 1985. Soil Survey of Alachua County, Florida. USDA Soil Conservation Service.

VIII. MANAGEMENT PLAN IMPLEMENTATION CHART

Task	Time schedule	Cost	Funding Source	Potential Cooperators
<u>Land Use and Zoning</u>				
Change zoning from Agriculture to Conservation.	01/31/23	Staff Time	GF	ACGMD
<u>Listed Species</u>				
Continue to survey the Preserve for listed species and document population locations and habitats.	Ongoing/As Needed	Staff Time	GF	ACAS, ACEPD, FNPS, FWC
Implement prescribed fire in fire-maintained communities to enhance gopher tortoise habitat and promote ground cover diversity	2-3 year intervals	Staff Time	GF	
Report listed and tracked species occurrence data to FNAI using the appropriate Field Reporting Form	Ongoing/As Needed	Staff Time	GF	
<u>Inventory of Natural Communities and Biota</u>				
Continue to survey flora, fauna and natural communities.	Ongoing	Staff Time	GF	
Continue to compile lists and maintain spatial data.	Ongoing	Staff Time	GF	
Maintain to GIS database for tracking and monitoring	Ongoing	Staff Time	GF	
Establish and maintain photopoints	Ongoing	Staff Time	GF	
<u>Restoration</u>				
Utilize prescribed fire to increase groundcover diversity	2-3 year intervals	Staff Time	GF	FFS, ACT, Contractor
Eliminate remnant pasture grasses	Ongoing	TBD	GF	Contractor
Plant wiregrass where needed	As Needed	TBD	GF	Contractor, Volunteers
Plant longleaf pines where needed	As Needed	TBD	GF	Contractor, Volunteers
Monitor and treat exotic plants	Ongoing	Accounted for in Invasive Plant Section	WSPP/GF	Contractor
<u>Prescribed Fire</u>				
Develop and implement prescribed burn plans for Preserve	Ongoing	Staff Time	GF	
Continue to educate neighbors and visitors about natural role of fire in Florida	Ongoing	Staff Time, \$1,000	WSPP	Sign Vendor
Install firebreaks where needed	As Needed	TBD	WSPP/GF	Contractor, FFS
Maintain firebreaks annually	Semi-annually	\$400	GF	
<u>Invasive Plants</u>				
Continue to survey invasive exotic plants, document and qualitatively describe populations.	Ongoing	Staff Time	GF	FNAI
Treat all known invasive plant infestation with appropriate techniques.	Ongoing	Staff Time, Equipment & Supplies \$500/year	WSPP/GF	Contractor

Task	Time schedule	Cost	Funding Source	Potential Cooperators
Monitor treated sites and continue the follow-up treatment program.	Ongoing	Staff Time	GF	
Maintain the exotic species database for property	Ongoing	Staff Time	GF	
Seek funding and grant opportunities to implement invasive plant control	Ongoing	Staff Time	GF	
<u>Feral Animals</u>				
Monitor and remove feral animal species	As Needed	TBD	GF	
<u>Cultural Resource Protection</u>				
Document newly discovered sites in the Florida Master Site File.	As Needed	Staff time	GF	FDHR
Routinely visit known sites and note any disturbance.	As Needed	Staff Time	GF	
Evaluate all land management activities for potential disturbance to cultural sites.	As Needed	Staff Time	GF	
Interpret cultural and historical resources of the Preserve to the public	As Needed	Staff Time \$1,000	WSPP/GF	FDHR, Sign Vendor
<u>Forest Management</u>				
Develop and implement a forest management plan	Ongoing	Staff Time	GF	
Maintain health and diversity of forested communities	Ongoing	Staff Time	GF	
Manage for natural regeneration of desired species	Ongoing	Staff Time	GF	
Manage for mixed age forest conditions	Ongoing	Staff Time	GF	
Utilize timber harvesting practices to maintain or enhance natural communities	Ongoing	Staff Time	GF	
<u>Site Development & Improvement</u>				
Establish new firebreaks as needed	As Needed	TBD	WSPP/GF	FFS, Contractor
Install new perimeter fencing as needed	As Needed	\$26,500	WSPP/GF	Contractor
Establish and mark trail system	6/1/25	Staff Time	GF	
Design and construct stabilized driveway and parking area for public access	6/1/25	\$40,000	WSPP	Contractor
Design, fabricate, and install trail signs, interpretive signs, benches, and other public amenities	6/1/25	\$10,000	WSPP	Contractor
<u>Easements, Concessions, Leases, & Revenues</u>				
Designate revenues from Preserve in segregated account to be used for Preserve Maintenance	1/31/23	Staff Time	GF	

Task	Time schedule	Cost	Funding Source	Potential Cooperators
<u>Access</u>				
Designate and maintain a network of recreational trails	6/1/25	Staff time	GF	
<u>Maintenance</u>				
Monitor fence lines quarterly for repairs	Ongoing	Staff Time & Materials	GF	
Mow and vertically trim roads, trails, firebreaks as needed	Ongoing	Staff Time	GF	
Inspect boundary signs and markers annually, maintain as needed	Ongoing	Staff Time	GF	
Inspect signs and structures monthly and maintain as needed	Ongoing	Staff Time & Materials	GF	
<u>Security</u>				
Monitor for unauthorized access and take appropriate security measures	Ongoing	Staff Time	GF	
Provide regular security patrols.	Ongoing	Staff Time	GF	
Fabricate and install regulatory signage	Ongoing	Staff Time & Materials	WSPP/GF	Sign Vendor
Periodically update wildfire response information	As Needed	Staff Time	GF	

- ACAS Alachua County Audubon Society*
ACEPD Alachua County Environmental Protection Department
ACGMD Alachua County Growth Management Department
ACT Alachua Conservation Trust
DHR Department of State Division of Historic Resources
FNAI Florida Natural Areas Inventory
FNPS Florida Native Plant Society
FWC Florida Fish and Wildlife Conservation Commission
GF General Fund
SRWMD Suwannee River Water Management District
UF University of Florida
WSPP Wilds Spaces Public Places

EXHIBIT A: LOCATION MAP

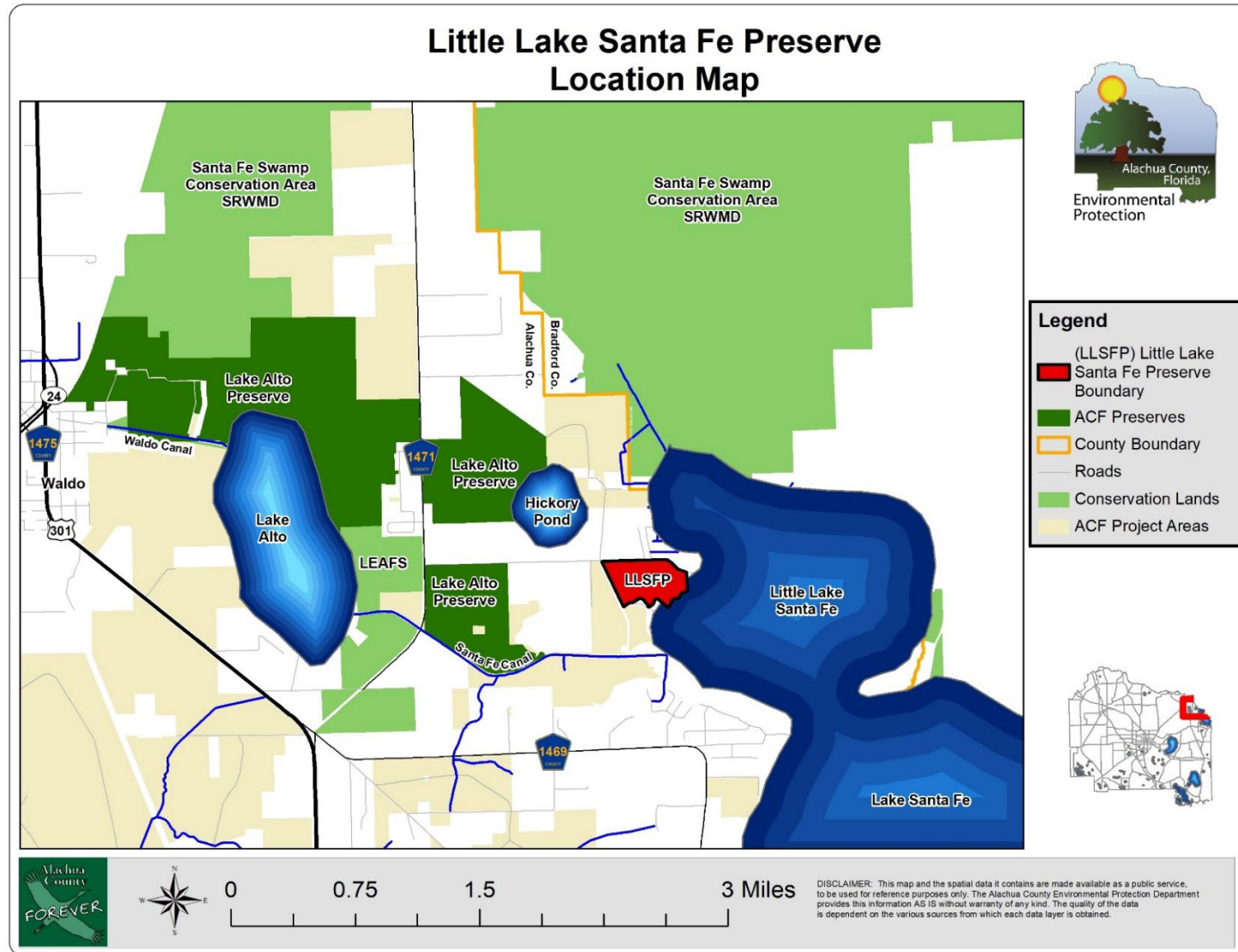


EXHIBIT B: SOILS MAP

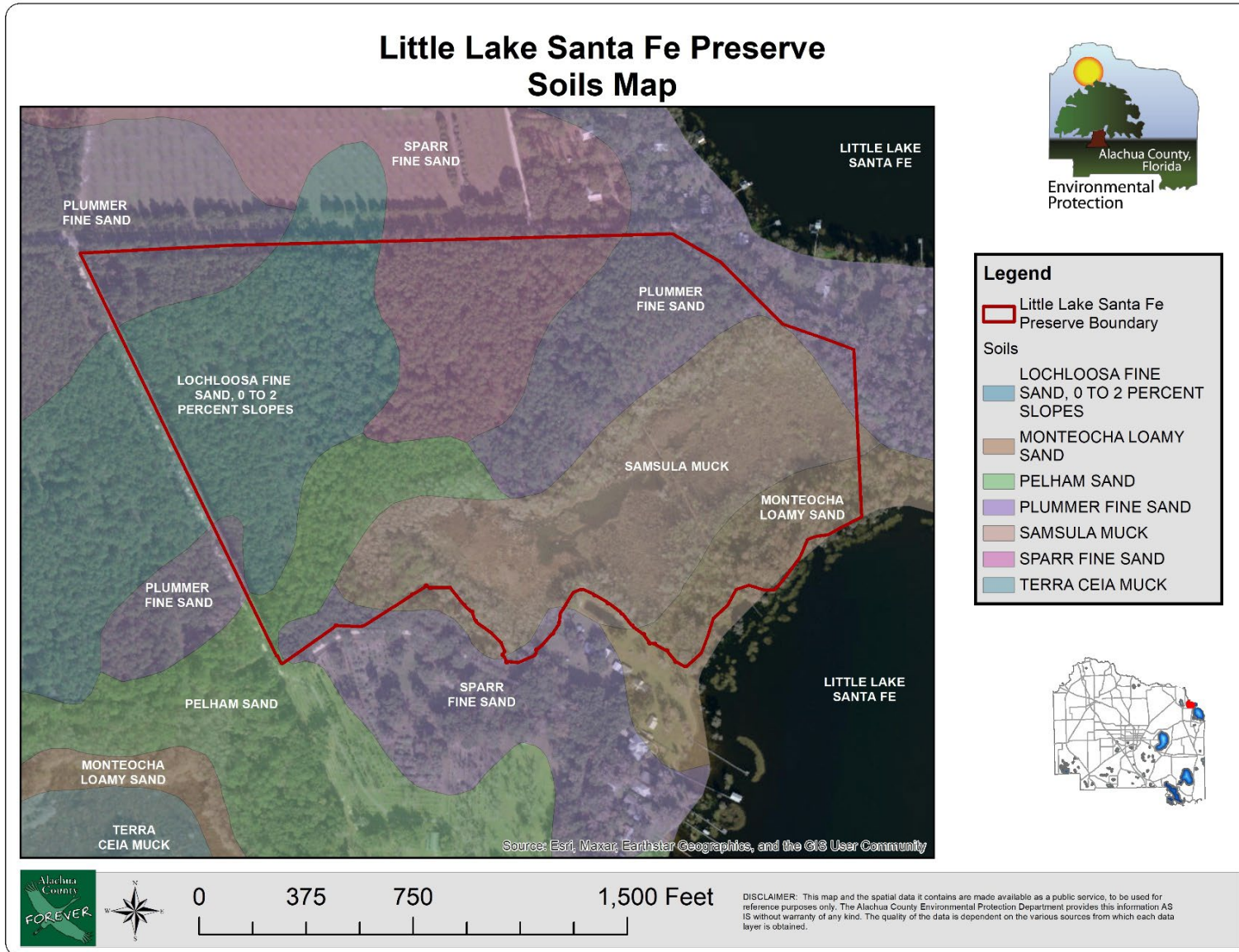


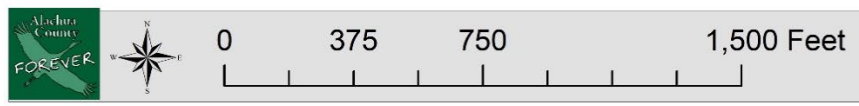
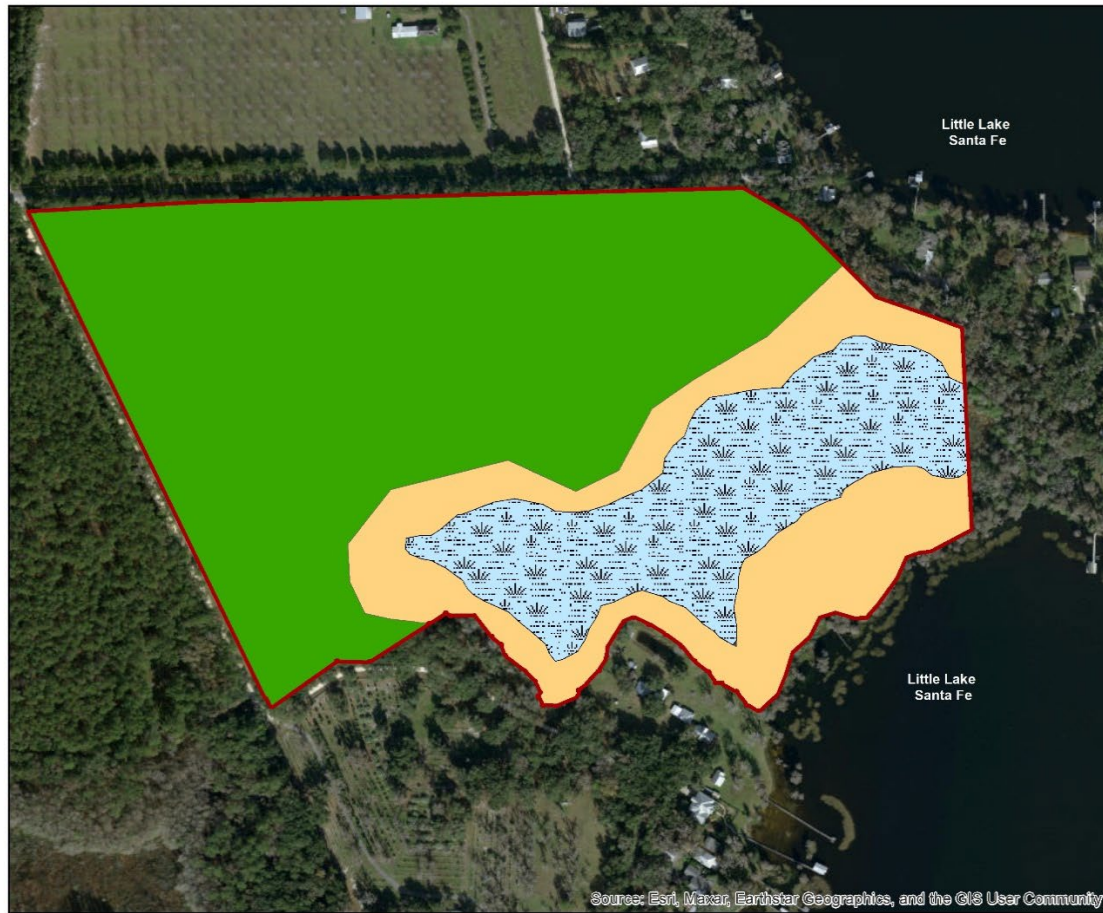
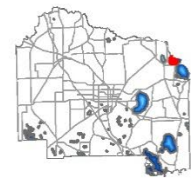
EXHIBIT C: NATURAL COMMUNITIES MAP

**Little Lake Santa Fe Preserve
Natural Communities**



Legend

-  Little Lake Santa Fe Preserve Boundary
-  Basin Marsh
-  Basin Swamp
-  Pine Plantation



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

EXHIBIT D: LITTLE LAKE SANTA FE PRESERVE PLANT SPECIES LIST

Scientific Name	Common Name	Origin	FDAC	FWS	FNAI
<i>Acer rubrum</i>	Red Maple				
<i>Albizia julibrissin</i>	Mimosa Tree	Exotic			
<i>Andropogon spp.</i>	Blue Stem Grass				
<i>Aristida stricta</i>	Wiregrass				
<i>Asimina angustifolia</i>	Slimleaf Pawpaw				
<i>Baccharis halimifolia</i>	Saltbush				
<i>Burtia capitata</i>	Jelly Palm	Exotic			
<i>Callicarpa americana</i>	American Beautyberry				
<i>Carya glabra</i>	Pignut Hickory				
<i>Carya illinoensis</i>	Pecan				
<i>Celtis laevigata</i>	Sugar Hackberry				
<i>Centrosema virginianum</i>	Spurred Butterfly Pea				
<i>Cinnamomum camphora</i>	Camphor Tree	Exotic			
<i>Citrus spp.</i>	Citrus				
<i>Diospyros virginiana</i>	Common Persimmon				
<i>Eragrostis spp.</i>	Love Grass				
<i>Eremochloa ophiuroides</i>	Centipede Grass	Exotic			
<i>Eriobotrya japonica</i>	Loquat	Exotic			
<i>Erythrina herbacea</i>	Coralbean				
<i>Eupatorium capillifolium</i>	Dogfennel				
<i>Gelsemium sempervirens</i>	Yellow Jessamine				
<i>Gordonia lasianthus</i>	Loblolly Bay				
<i>Hypericum spp.</i>	St. John's Wort				
<i>Ilex cassine</i>	Dahoon Holly				
<i>Ilex cassine var. myrtifolia</i>	Myrtle Leaf Holly				
<i>Imperata cylindrica</i>	Cogon Grass	Exotic			
<i>Juniperus virginiana</i>	Red Cedar				
<i>Liquidambar styraciflua</i>	Sweetgum				
<i>Liriope muscari</i>	Liriope	Exotic			
<i>Lygodium japonicum</i>	Japanese Climbing Fern	Exotic			
<i>Magnolia grandiflora</i>	Southern Magnolia				
<i>Magnolia virginiana</i>	Sweetbay Magnolia				
<i>Melia azedarach</i>	Chinaberry	Exotic			
<i>Myrica cerifera</i>	Wax Myrtle				
<i>Nephrolepis cordifolia</i>	Tuberous Sword Fern	Exotic			
<i>Nyssa sylvatica var. biflora</i>	Swamp Tupelo				
<i>Ophiopogon japonicus</i>	Mondo Grass	Exotic			
<i>Osmunda cinnamomea</i>	Cinnamon Fern				C
<i>Osmunda regalis</i>	Royal Fern				C
<i>Panicum hemitomon</i>	Maidencane				
<i>Paspalum notatum</i>	Bahia Grass	Exotic			
<i>Persea palustris</i>	Swamp Bay				
<i>Pinus elliottii</i>	Slash Pine				
<i>Pinus palustris</i>	Longleaf Pine				
<i>Pinus taeda</i>	Loblolly Pine				
<i>Pleopeltis polypodioides</i>	Resurrection Fern				
<i>Podocarpus spp.</i>	Plum Pine	Exotic			
<i>Prunus caroliniana</i>	Cherry Laurel				
<i>Prunus serotina</i>	Black Cherry				
<i>Psuedognaphalium obtusifolium</i>	Rabbit Tobacco				
<i>Pteridium aquilinum var. pseudocaudatum</i>	Bracken Fern				
<i>Quercus hemisphaerica</i>	Laurel Oak				

Scientific Name	Common Name	Origin	FDAC	FWS	FNAI
<i>Quercus nigra</i>	Water Oak				
<i>Quercus virginiana</i>	Southern Live Oak				
<i>Rhus copallinum</i>	Winged Sumac				
<i>Sabal palmetto</i>	Cabbage Palm				
<i>Sapium sebiferum</i>	Chinese Tallow	Exotic			
<i>Saururus cernuus</i>	Lizard's Tail				
<i>Serenoa repens</i>	Saw Palmetto				
<i>Smilax spp.</i>	Greenbrier				
<i>Solidago spp.</i>	Goldenrod				
<i>Sphagnum sp.</i>	Sphagnum Moss				
<i>Syngonium podophyllum</i>	Arrowhead Vine	Exotic			
<i>Taxodium ascendens</i>	Pond Cypress				
<i>Toxicodendron radicans</i>	Poison Ivy				
<i>Typha spp.</i>	Cattail				
<i>Urena lobata</i>	Caesar's Weed	Exotic			
<i>Vaccinium arboreum</i>	Sparkleberry				
<i>Vaccinium corymbosum</i>	Highbush Blueberry				
<i>Vaccinium myrsinites</i>	Shiny Blueberry				
<i>Vitis spp.</i>	Muscadine Grape				
<i>Woodwardia areolata</i>	Netted Chain Fern				
<i>Woodwardia virginica</i>	Virginia Chain Fern				
<i>Xanthosoma sagittifolium</i>	Elephant Ear	Exotic			
<i>Zingiber spp.</i>	Ginger				

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

EXHIBIT E: LITTLE LAKE SANTA FE PRESERVE ANIMAL SPECIES LIST

Group	Common Name	Scientific Name	S-RANK	FEDERAL	STATE	Status
Birds	Tufted Titmouse	<i>Baeolophus bicolor</i>				
	Red-tailed Hawk	<i>Buteo jamaicensis</i>				
	Northern Cardinal	<i>Cardinalis</i>				
	American Crow	<i>Corvus brachyrhynchos</i>				
	Pileated Woodpecker	<i>Dryocopus pileatus</i>				
	Gray Catbird	<i>Dumetella carolinensis</i>				
	Belted Kingfisher	<i>Megaceryle alcyon</i>				
	Red-bellied Woodpecker	<i>Melanerpes carolinus</i>				
	Wild Turkey	<i>Meleagris gallopavo</i>				
	Osprey	<i>Pandion haliaetus</i>				
	Barred Owl	<i>Strix varia</i>				
	Mourning Dove	<i>Zenaida macroura</i>				
Mammals	White-tailed Deer	<i>Odocoileus virginianus</i>				
	Gray Squirrel	<i>Sciurus carolinensis</i>				
	Wild Pig	<i>Sus scrofa</i>				Exotic
Reptiles and Amphibians	Southern Racer	<i>Coluber constrictor priapus</i>				
	Gopher Tortoise	<i>Gopherus polyphemus</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 F: EXISTING SITE IMPROVEMENTS

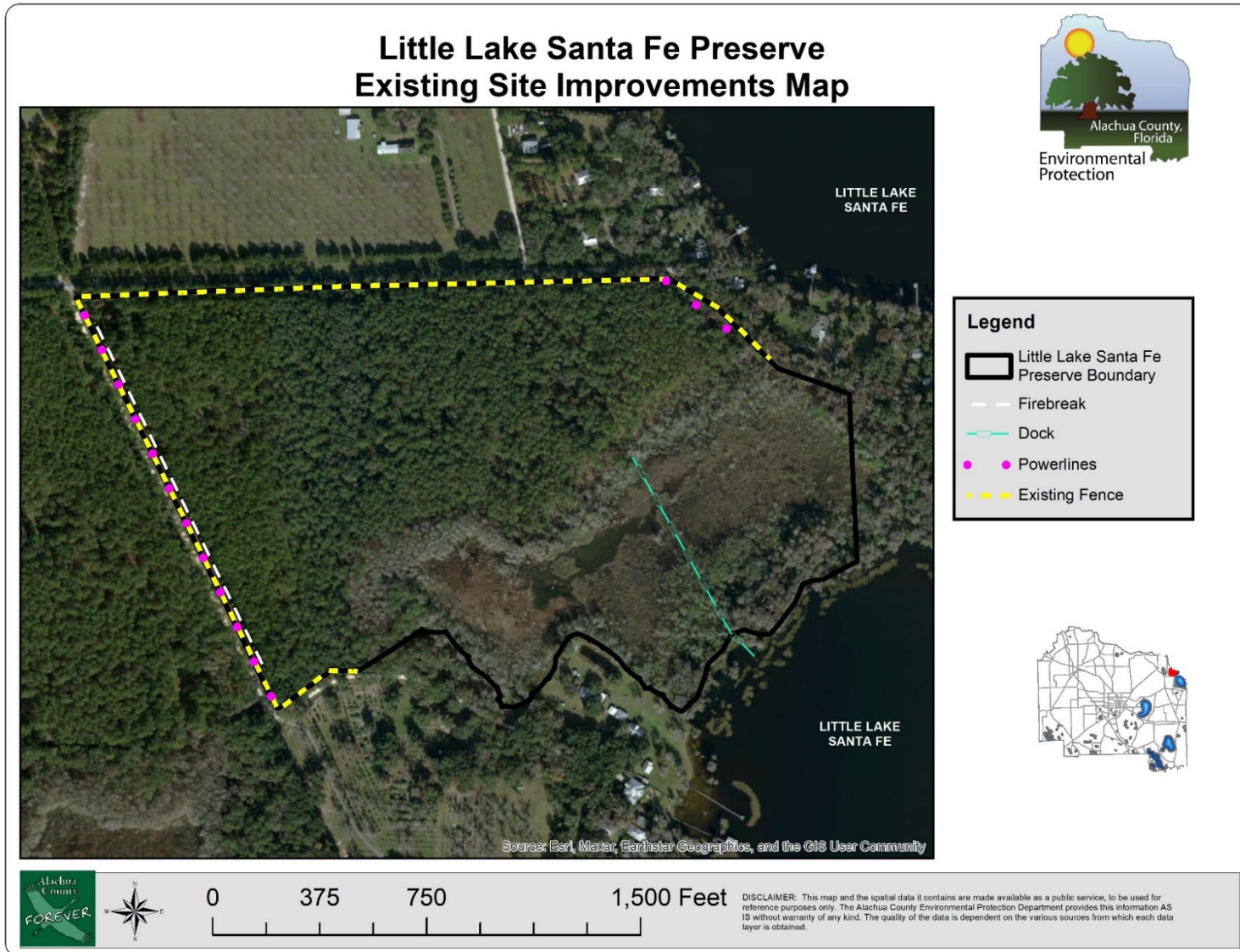


EXHIBIT G: CONCEPTUAL SITE PLAN

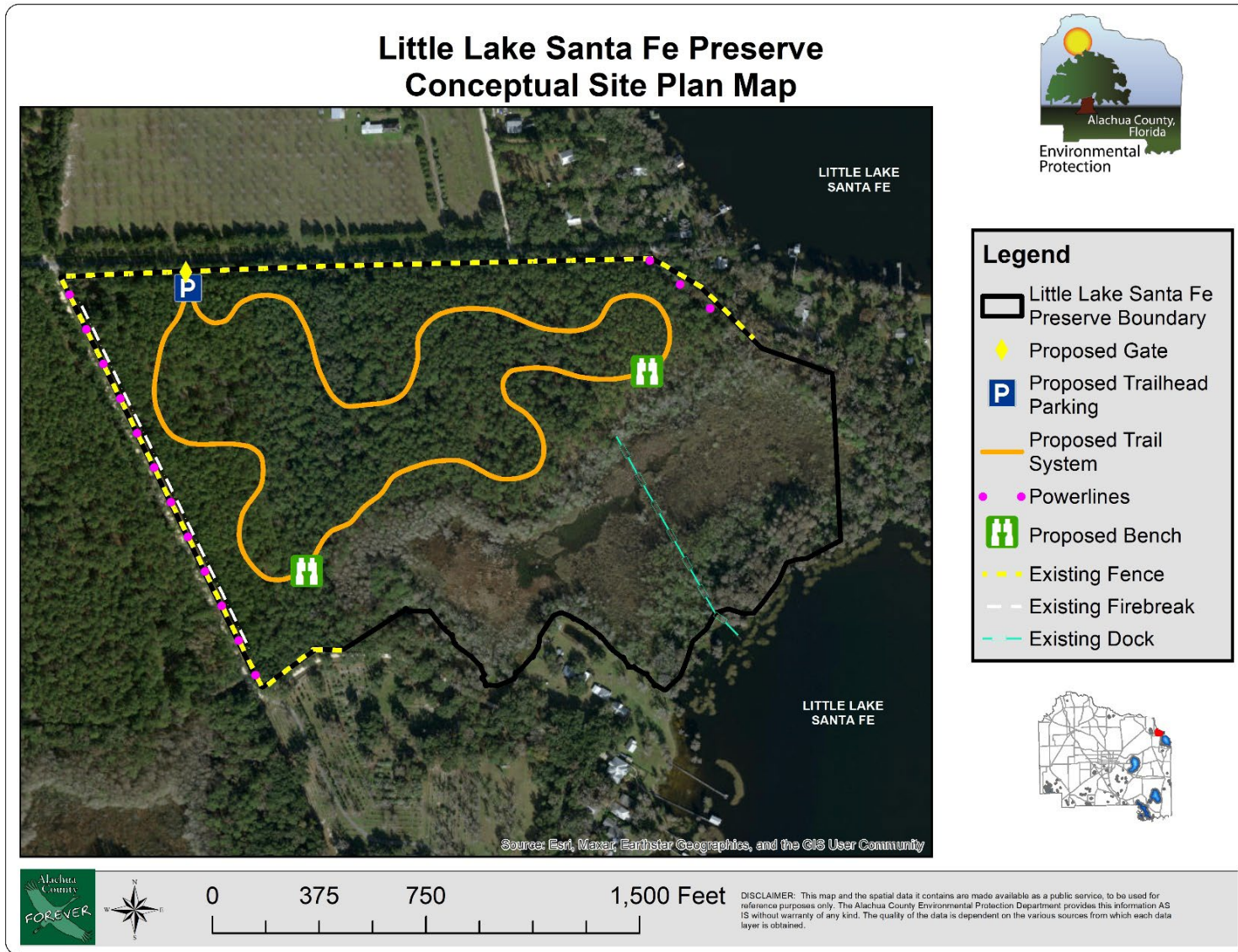


EXHIBIT H: MANAGEMENT PLANNING PUBLIC INVOLVEMENT

PUBLIC MEETING MINUTES

Little Lake Santa Fe Preserve Management Planning Meeting

Date: July 14, 2022

Location: Waldo City Square, 14450 NE 184th Ave, Waldo, FL.

Present: ACF Staff – Andi Christman, Ryan Kennelly, Andy Natwick, Wesley Wells, David Hoyt, Emily Uhlmann, Jesse Natwick.
Public – Scott Bearden, Michael Wiesen, Jim Craig, Phylis Craig, Marihelen Wheeler, Steve Schargel, Nancy Staples, Paul Gillespie, Michelle Gillespie, Barbra Moore, George Moore, John Vance, Paul Still, Carolyn Wade, Kim Worley, Tom Germano, Nancy Germano, Sondra Blake, Lauren Gunter, David Gunter, Sara Stribling, Mark Stribling, Kathryn Wollam, Cheryl Bearden, Alan Nixon, Salle DeNotia, Daohong Zhou, Jill McGuire, Rumi Foster, Marian Orton, Richard Rathe, Tyler Orton

-
- I. Introductions, welcome, and ACF Program overview by Andi Christman.
 - II. Site overview: Management Plan purpose, natural resources, forest resource, cultural resources, restoration plans, prescribed fire plans, and infrastructure and public access plans by Ryan Kennelly.
 - III. Breakout Tables: An informal discussion at various breakout tables with attendees covered natural and cultural resources, restoration plans, and recreation plans.
 - IV. Public Comments:
 - a. Jill McGuire: “A landing spot for paddlers on shoreline would be a terrific place to get out and have a short hike.”
 - b. Nancy & Mark Staples: “Would like to see a small walkway or overlook of the wetland area. Also, a kayak access from Little Lake Santa Fe would be great. We understand that funding is an issue.”
 - c. Paul Still: “I am suggesting several changes to Exhibit A: Location Map:
 1. Remove the blue line in the Santa Fe Swamp labeled Santa Fe River. I see no indications in site imagery that that feature exists.
 2. Extend the blue line from Lake Alto to Little Lake Santa Fe so it extends into the blue of the lakes. Label the line Santa Fe Canal.
 3. Add a blue line from Lake Alto to Waldo for the Waldo Canal.

Understanding the connections of all the above is important in setting the minimum levels for lake Santa Fe and Lake Alto. The minimum levels of the lakes are a critical element in maintaining the wetland ecosystems of the Alachua County properties associated with the lakes and canals.

Another key unknown is the movement of water into and out of the Santa Fe Swamp. I think there may be a divide at some point where flows into the Little Lake Santa Fe as opposed to the Santa Fe River. Knowing where this divide is important to evaluate the potential impacts from the Chemours mine on water levels and water quality.” Sent via email on

- d. In general, public comments discussed during the breakout sessions included both support for the boardwalk to be rebuilt and understanding of financial limitations to do so, desire for biking/multiuse trails, suggestions for grants to pay for a dock paddlers can use to access the Preserve from the water, and discussions on the Santa Fe Canal “blueway” maintenance and management.

V. Meeting adjourned

DRAFT

APPENDIX A: COPY OF RECORDED DEED

This Instrument Prepared By and
Please Return To:
Samantha Tannous
American Government Services Corporation
3812 W. Linebaugh Avenue
Tampa, Florida 33618
AGS#: 29895

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3322134 5 PG(S)

3/10/2021 1:47 PM
BOOK 4867 PAGE 900
J.K. JESS IRBY, ESQ.
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt# 1000616
Doc Stamp-Mort: \$0.00
Doc Stamp-Deed: \$3,482.50
Intang. Tax: \$0.00

WARRANTY DEED

(STATUTORY FORM - SECTION 689.02, F.S.)

THIS INDENTURE is made this 4th day of March, A.D. 2021, between **Milledge Murphey and Kathryn A. Murphey, husband and wife**, whose post office address is 1815 NW 7th Place, Gainesville, FL 32603 ("Grantor"), and the **BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA**, whose post office address is c/o Florida Department of Environmental Protection, Division of State Lands, 3900 Commonwealth Boulevard, Mail Station 115, Tallahassee, FL 32399-3000 ("Grantee").

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and their heirs, legal representatives, successors and assigns. "Grantor" and "Grantee" are used for singular and plural, as the context requires and the use of any gender shall include all genders.)

WITNESSETH: That the said Grantor, for and in consideration of the sum of Ten Dollars and other good and valuable considerations, 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 successors and assigns forever, the following described land situate, lying and being in Alachua County, Florida, to-wit:

See **EXHIBIT "A"** attached hereto and by reference made a part hereof.

Property Appraiser's Parcel ID Number: 18397-000-000

This conveyance is subject to easements, restrictions, limitations, and conditions of record, if any, but any such interests that may have been terminated are not hereby re-imposed.

This property is not the homestead property of the grantor, nor contiguous to homestead property, as such homestead is defined under Florida law.

AND the 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 Grantor has hereunto set Grantor's hand and seal, the day and year first above written.

SEE FOLLOWING PAGE FOR SIGNATURES

Signed, sealed and delivered in the presence of:

J. Hoppes
(Signature of 1st Witness)

Tamlyn J. Hoppes
(Printed, Typed or Stamped Name of 1st Witness)

[Signature]
(Signature of 2nd Witness)

Gary S. Edinger
(Printed, Typed or Stamped Name of 2nd Witness)

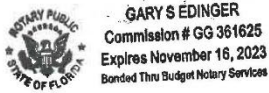
[Signature]
Milledge Murphey

[Signature]
Kathryn A. Murphey

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 4th day of March, 2021, by **Milledge Murphey and Kathryn A. Murphey**. Such person (Notary Public must check applicable box):

- is personally known to me.
- produced a driver license.
- produced _____ as identification.



(NOTARY PUBLIC SEAL)

[Signature]
Notary Public
Gary S. Edinger
(Printed, Typed or Stamped Name of Notary Public)

Commission No.: _____

My Commission Expires: _____

Warranty Deed (Statutory Form – Section 689.02 F.S.)

EXHIBIT "A"

OFFICIAL RECORD BOOK 2175, PAGE 1464 – VESTING DEED:

A part of Government Lots 1 and 2 and part of the West 450 feet of the North 1278 feet of the NE 1/4 of Section 28, Township 8 South, Range 22 East, Alachua County, Florida. Said parcel being more particularly described as follows: Commence at a 1 1/4 inch iron pipe located at the Northwest corner of said Section 28 and run North 89°44'08" East, along the Northerly boundary thereof, 350.54 feet to an intersection with a Northerly prolongation of the Easterly boundary of the right of way of NE 7-B (a 50 foot County Graded Road), thence South 24°47'07" East, along said Easterly boundary, 31.60 feet, to an iron rod. set at the intersection of said Easterly boundary with the Southerly boundary of the right of way of County Road NE 26 for the Point of Beginning. From Point of Beginning thus described run North 89°44'08" East, along said Southerly boundary and parallel with said Northerly boundary, 2091.46 feet to an iron rod set on the Southwesterly boundary of Martin Island Road, thence South 49°20'53" East, along said Southwesterly boundary, 531.46 feet to a set iron rod, thence South 70°26'43" East, along said Southwesterly boundary, 231.02 feet to a concrete monument found at an intersection of said Southwesterly boundary with the Westerly boundary of Martin Island Park Subdivision, recorded in Plat Book "A", page 121 of the Public Records of said County, thence South 00°03'35" West, along said Westerly boundary, 594.27 feet to an iron rod set at the edge of Little Lake Santa Fe, thence Southwesterly along the edge of Little Lake Santa Fe, 750 feet, more or less, to an iron rod set on a Southeasterly prolongation of the Northerly boundary of Lot 10 of an unrecorded subdivision (said iron rod being on a bearing of South 49°28'06" West and 740.69 feet from last said iron rod), thence North 70°45'35" West, along said Southeasterly prolongation, 116.66 feet to an iron pipe found at the Northeast corner of said Lot 10, thence continue North 70°45'35" West, along the Northerly boundary of said Lot 10, 160.00 feet to a found iron rod at the Northwest corner thereof, thence North 15°49'25" East, 44.08 feet to an iron rod found at the Northeast corner of a parcel described in O.R. Book 1758 page 1496 of said public records, (also being the mean high water line of Little Lake Santa Fe) thence run the following bearings and distances along said mean high water line, North 47°02'04" West, 183.09 feet to a set iron rod, South 54°37'41" West, 117.81 feet to a set iron rod, South 12°19'08" West, 41.28 feet to a set iron rod, South 41°33'40" West, 162.41 feet to a set iron rod, South 72°45'04" West, 86.72 feet to a set iron rod, North 15°51'02" West, 71.44 feet to a set iron rod, North 54°30'34" West, 64.28 feet to a set iron rod, North 42°18'50" West, 190.60 feet to a set iron rod, South 89°35'31" West, 125.29 feet to an iron pipe found on the Westerly boundary of lands described in O.R. Book 1758, page 1496 of said public records, thence South 58°43'44" West, along last said Westerly boundary, 206.86 feet to an iron pipe found at an intersection of last said Westerly boundary with the Northerly boundary of the right of way of a 50.00 County Road (D.B. 349, page 215), thence North 86°58'41" West, along last said Northerly boundary, 92.94 feet to a set iron rod, thence South 56°04'19" West, along last said Northerly boundary, 233.84 feet to an iron rod set at the intersection of last said Northerly boundary, with the Easterly boundary of aforesaid NE 7-B. thence North 24°47'07" West, along last said Easterly boundary, 1623.40 feet to the Point of Beginning.

LESS that part of the above described parcel lying within 40.00 feet either side of the Centerline Description described in Exhibit "B" attached hereto and made a part hereof.

CENTERLINE DESCRIPTION
NE 132ND AVENUE (COUNTY ROAD NE 26)

A tract of land lying forty feet on either side of the following described centerline of County Road No. NE 26 right-of-way and situated in Sections 20, 21, 23, and 29, Township 8 South, Range 22 East, Alachua County, Florida, said centerline being more particularly described as follows:

Commence at a nail and disc (PLS No. 509) found and accepted as the Southwest corner of Section 20, Township 8 South, Range 22 East for a POINT OF REFERENCE, said nail and disc being located at the intersection of the centerline of County Road No. NE 1471 (a 100 foot right-of-way) and the South line of said Section 20; thence run South 89°41'30" East, along said South line, a distance of 50.00 feet to the POINT OF BEGINNING located at the intersection of said South line with the Easterly right-of-way line of said County Road NE 1471; thence continue South 89°41'30" East, along said South line, a distance of 2,697.40 feet to an iron pipe found and accepted as the Southeast corner of the Southwest quarter of said section; thence run South 89°36'06" East, continuing along the South line of said section, a distance of 2,643.34 feet to an axle, found and accepted as the Southwest corner of Section 21, Township 8 South, Range 22 East; thence run South 89°40'21" East, along the South line of said Section 21, a distance of 2,509.26 feet to the terminus of the herein described centerline, the terminal ends of the right-of-way lines of County Road No. NE 26 lying forty feet left and right of said POINT OF BEGINNING shall be lengthened or shortened to coincide with and join the existing Easterly right-of-way line of County Road No. NE 1471.

SUBJECT TO:

BOUNDARY AGREEMENT - OFFICIAL RECORD BOOK 3369, PAGE 1125 - EXHIBIT "C"

THE ABOVE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SURVEYORS DESCRIPTION:

A part of Government Lots 1 and 2 and part of the West 450 feet of the North 1278 feet of the NE 1/4 of Section 28, Township 8 South, Range 22 East, Alachua County, Florida and being more particularly described as follows:

Commence at the Northwest corner of Section 28, Township 8 South, Range 22 East, Alachua County, Florida; thence on the North line of said Section 28, N 88°51'42" E, a distance of 350.25 feet to a point on the Northerly prolongation of the Easterly Right of Way line of NE 7-B (a 50 foot County Graded Road); thence departing said North line and on said Northerly prolongation of the Easterly Right of Way line, S 26°05'01" E, a distance of 31.60 feet to the intersection of said Easterly Right of Way line with the Southerly Right of Way line of County Road NE 26 and the Point of Beginning; thence on said Southerly Right of Way line, N 88°26'01" E, a distance of 2091.46 feet to a point on the Southwesterly Right of Way line of Martin Island Road, thence departing said Southerly Right of Way line and on said Southwesterly Right of Way line for the next 2 courses, S 50°39'00" E, a distance of 531.46 feet; thence S 71°44'50" E, a distance of 231.02 feet to a point the Westerly line of Martin Island Park Subdivision, recorded in Plat Book "A", page 121 of the Public Records of Alachua County, Florida; thence departing said Southwesterly Right of Way line and on said Westerly line, S 01°14'32" E, a distance of 594.27 feet to a point at the Safe Upland line of Little Lake Santa Fe said point being referred to as reference point "A"; thence departing said Westerly line and on the Southwesterly meandering of said Safe Upland line of Little Lake Santa Fe, a distance of 880 feet, more or less to a point on the 141-foot contour line as per Boundary Agreement as described in Exhibit "C" as recorded in Official Record Book 3369, Page 1125 of the aforesaid public records also said point having a tie line of, S 49°09'39" W, a distance of 799.04 feet from said reference point "A"; thence departing said Southwesterly meandering of Safe Upland line of Little Lake Santa Fe and on the 141-foot contour line for the next 30 courses, N 59°12'55" W, a distance of 41.04 feet; thence N 40°09'45" W, a distance of 47.71 feet; thence N 60°52'01" W, a distance of 49.32 feet; thence N 76°06'21" W, a distance of 17.22 feet; thence N 36°50'46" W, a distance of 36.14 feet; thence N 52°30'41" W, a distance of 50.98 feet; thence N 38°25'38" W, a distance of 57.46 feet; thence N 53°35'22" W, a distance of 59.54 feet; thence N 59°05'57" W, a distance of 55.60 feet; thence N 64°50'53" W, a distance of 49.68 feet; thence S 65°38'16" W, a distance of 32.64 feet; thence S 31°52'08" W, a distance of 52.95 feet; thence S 32°32'15" W, a distance of 34.92 feet; thence S 02°33'11" W, a distance of 32.25 feet; thence S 33°24'22" W, a distance of 42.10 feet; thence S 42°15'14"

W, a distance of 57.98 feet; thence S 48°56'27" W, a distance of 24.31 feet; thence S 08°47'39" W, a distance of 18.47 feet; thence S 67°09'15" W, a distance of 67.20 feet; thence N 85°40'30" W, a distance of 39.88 feet; thence N 27°38'06" W, a distance of 27.49 feet; thence N 25°45'35" E, a distance of 12.80 feet; thence N 23°48'54" W, a distance of 34.18 feet; thence N 45°16'02" W, a distance of 46.85 feet; thence N 53°33'48" W, a distance of 69.30 feet; thence N 20°26'53" W, a distance of 34.39 feet; thence N 49°23'55" W, a distance of 35.84 feet; thence N 38°12'11" W, a distance of 79.32 feet; thence N 89°45'41" W, a distance of 70.12 feet; thence N 67°55'44" W, a distance of 14.55 feet to a point on the Northwesterly line of Parcel 4 as per Boundary Agreement as described in Exhibit "B" as recorded in Official Record Book 3369, Page 1125 of the aforesaid public records; thence departing said 141-foot contour line and on said Northwesterly line of Parcel 4, S 57°25'50" W, a distance of 264.18 feet to a point on the Northerly Right of Way line of NE 127th Avenue (a 50 foot County Graded Road); thence departing said Northwesterly line of Parcel 4 and on said Northerly Right of Way line for the next 2 courses, N 88°16'35" W, a distance of 92.94 feet; thence S 54°46'25" W, a distance of 233.84 feet; thence departing said Northerly Right of Way line and on aforesaid Easterly Right of Way line, N 26°05'01" W, a distance of 1623.40 feet to the Point of Beginning.

BSM APPROVED

By: J.A. Date: 2/23/2021

Lake Santa Fe
Murphey
Alachua County

APPENDIX B: COPY OF LEASE AGREEMENT FOR MANAGEMENT OF LITTLE LAKE SANTA FE PRESERVE WITH THE BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA

This Lease was prepared by:
Christopher Crenshaw
Bureau of Public Land Administration
Division of State Lands
Department of Environmental Protection, MS 130
3900 Commonwealth Boulevard,
Tallahassee, Florida 32399-3000
AID# 43517

OAL2
[69.42 +/- acres]

BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA

LEASE AGREEMENT

Lease Number 4857

THIS LEASE AGREEMENT, made and entered into this 26th day of October, 2021, by and between the **BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA** hereinafter referred to as "LESSOR," and **ALACHUA COUNTY, FLORIDA**, a political subdivision of the State of Florida, hereinafter referred to as "LESSEE."

LESSOR, for and in consideration of mutual covenants and agreements hereinafter contained, does hereby lease to said LESSEE, the lands described in paragraph 2 below, together with the improvements thereon, and subject to the following terms and conditions:

1. **DELEGATIONS OF AUTHORITY:** LESSOR'S responsibilities and obligations herein shall be exercised by the Division of State Lands, State of Florida Department of Environmental Protection.
2. **DESCRIPTION OF PREMISES:** The property subject to this lease contains approximately **69.42** acres, is situated in the County of **Alachua**, State of Florida and is more particularly described in Exhibit "A" attached hereto and hereinafter called the "leased premises".
3. **TERM:** The term of this lease shall be for a period of **50** years commencing on November 15, 2021, and ending on November 14, 2071, unless sooner terminated pursuant to the provisions of this lease.
4. **PURPOSE:** LESSEE shall manage the leased premises only for the conservation and protection of natural and historical resources and for resource based public outdoor activities and education which are compatible with the conservation

and protection of these public lands, as set forth in subsection 259.032(1), Florida Statutes, along with other related uses necessary for the accomplishment of this purpose as designated in the Management Plan required by paragraph 8 of this lease.

5. **QUIET ENJOYMENT AND RIGHT OF USE:** LESSEE shall have the right of ingress and egress to, from and upon the leased premises for all purposes necessary to the full quiet enjoyment by said LESSEE of the rights conveyed herein.

6. **UNAUTHORIZED USE:** LESSEE shall, through its agents and employees, prevent the unauthorized use of the leased premises or any use thereof not in conformity with this lease.

7. **ASSIGNMENT:** This lease shall not be assigned in whole or in part without the prior written consent of LESSOR, which consent shall not be unreasonably withheld. Any assignment made either in whole or in part without the prior written consent of LESSOR shall be void and without legal effect.

8. **MANAGEMENT PLAN:** LESSEE shall prepare and submit a Management Plan for the leased premises in accordance with Section 253.034, Florida Statutes and subsection 18-2.021(4), Florida Administrative Code. The Management Plan shall be submitted to LESSOR for approval through the Division of State Lands, State of Florida Department of Environmental Protection. The leased premises shall not be developed or physically altered in any way other than what is necessary for security and maintenance of the leased premises without the prior written approval of LESSOR until the Management Plan is approved. LESSEE shall provide LESSOR with an opportunity to participate in all phases of preparing and developing the Management Plan for the leased premises. The Management Plan shall be submitted to LESSOR in draft form for review and comments within ten months of the effective date of this lease. LESSEE shall give LESSOR reasonable notice of the application for and receipt of any state, federal or local permits as well as any public hearings or meetings relating to the development or use of the leased premises. LESSEE shall not proceed with development of said leased premises including, but not limited to, funding, permit applications, design or building contracts until the Management Plan required herein has been submitted and approved. Any financial commitments made by LESSEE which are not in compliance with the terms of this lease shall be done at LESSEE'S own risk. The Management Plan shall emphasize the original management concept as approved by LESSOR at the time of acquisition which established the primary public purpose for which the leased premises were acquired. The approved Management Plan shall provide the basic guidance for all management activities and shall be reviewed jointly by LESSEE and LESSOR. LESSEE shall not use or alter the leased premises except as provided for in the approved Management Plan without the prior written approval of LESSOR. The Management Plan prepared under this lease shall identify management strategies

for exotic species, if present. The introduction of exotic species is prohibited, except when specifically authorized by the approved Management Plan.

9. **EASEMENTS**: All easements of any nature including, but not limited to, utility easements are required to be granted by LESSOR. LESSEE is not authorized to grant any easements of any nature and any easement granted by LESSEE shall be void and without legal effect.

10. **SUBLEASES**: This lease is for the purposes specified herein and subleases of any nature are prohibited, without the prior written approval of LESSOR. Any sublease not approved in writing by LESSOR shall be void and without legal effect.

11. **RIGHT OF INSPECTION**: LESSOR or its duly authorized agents, representatives or employees shall have the right to reasonably inspect the leased premises and the works and operations of LESSEE in any matter pertaining to this lease.

12. **PLACEMENT AND REMOVAL OF IMPROVEMENTS**: All buildings, structures and improvements shall be constructed at the expense of LESSEE in accordance with plans prepared by professional designers and shall require the prior written approval of LESSOR as to purpose, location and design. Further, no trees, other than non-native species, shall be removed or major land alterations done by LESSEE without the prior written approval of LESSOR. Removable equipment and removable improvements placed on the leased premises by LESSEE which do not become a permanent part of the leased premises will remain the property of LESSEE and may be removed by LESSEE before or upon termination of this lease.

13. **INSURANCE REQUIREMENTS**: During the term of this lease LESSEE shall procure and maintain policies of fire, extended risk, and liability insurance coverage. The extended risk and fire insurance coverage shall be in an amount equal to the full insurable replacement value of any improvements or fixtures located on the leased premises. The liability insurance coverage shall be in amounts not less than \$200,000 per person and \$300,000 per incident or occurrence for personal injury, death, and property damage on the leased premises. During the term of this lease, if Section 768.28, Florida Statutes, or its successor statute is subsequently amended to increase the amount of the liability coverages specified herein, LESSEE shall immediately obtain liability coverage for the increased amounts. LESSEE shall submit written evidence of having procured all insurance policies required herein prior to the effective date of this lease and shall submit annually thereafter, written evidence of maintaining such insurance policies to the Bureau of Public Land Administration, Division of State Lands, State of Florida Department of Environmental Protection, Mail Station 130, 3800 Commonwealth Boulevard, Tallahassee, Florida 32399-3000. LESSEE shall purchase all policies of insurance from a financially-responsible insurer duly authorized to do

business in the State of Florida. In lieu of purchasing insurance, LESSEE may elect to self-insure these coverages. Any certificate of self-insurance shall be issued or approved by the Chief Financial Officer, State of Florida. The certificate of self-insurance shall provide for casualty and liability coverage. LESSEE shall immediately notify LESSOR and the insurer of any erection or removal of any building or other improvement on the leased premises and any changes affecting the value of any improvements and shall request the insurer to make adequate changes in the coverage to reflect the changes in value. LESSEE shall be financially responsible for any loss due to failure to obtain adequate insurance coverage and the failure to maintain such policies or certificate in the amounts set forth shall constitute a breach of this lease.

14. **LIABILITY:** LESSEE shall assist in the investigation of injury or damage claims either for or against LESSOR or the State of Florida pertaining to LESSEE'S respective areas of responsibility under this lease or arising out of LESSEE'S respective management programs or activities and shall contact LESSOR regarding the legal action deemed appropriate to remedy such damage or claims. LESSEE is responsible for, and, to the extent allowed by law, shall indemnify, protect, defend, save and hold harmless LESSOR and the State of Florida, its officers, agents and employees from any and all damages, claims, costs, expense, including attorney's fees, demands, lawsuits, causes of action or liability of any kind or nature arising out of all personal injury and property damage attributable to the negligent acts or omissions of LESSEE, and its officers, employees, and agents. Nothing herein shall be construed as a waiver of sovereign immunity enjoyed by any party hereto, as provided in Section 768.28, Florida Statutes, as amended from time to time, or any other law providing limitations on claims. In the event LESSEE subcontracts any part or all of the work performed in the leased premises, the LESSEE shall require each and every subcontractor to identify the LESSOR as an additional insured on all insurance policies required by the LESSEE. Any contract awarded by LESSEE for work in the leased premises shall include a provision whereby the LESSEE'S subcontractor agrees to indemnify, pay on behalf, and hold the LESSOR harmless for all injuries and damages arising in connection with the LESSEE'S subcontract.

15. **PAYMENT OF TAXES AND ASSESSMENTS:** LESSEE shall assume full responsibility for and shall pay all taxes, assessments, liens or other similar liabilities that accrue to the leased premises or to the improvements thereon arising after this lease commences including any and all ad valorem taxes and drainage and special assessments or personal property taxes of every kind and all construction or materialman's liens which may be hereafter lawfully assessed and levied against the leased

premises subsequent to the effective date of this lease. In no event shall the LESSEE be held liable for such liabilities which arose prior to the effective date of this lease.

16. **NO WAIVER OF BREACH:** The failure of LESSOR to insist in any one or more instances upon strict performance of any one or more of the covenants, terms and conditions of this lease shall not be construed as a waiver of such covenants, terms or conditions, but the same shall continue in full force and effect, and no waiver of LESSOR of any of the provisions hereof shall in any event be deemed to have been made unless the waiver is set forth in writing, signed by LESSOR.

17. **TIME:** Time is expressly declared to be of the essence of this lease.

18. **NON-DISCRIMINATION:** LESSEE shall not discriminate against any individual because of that individual's race, color, religion, sex, national origin, age, handicap, or marital status with respect to any activity occurring within the leased premises or upon lands adjacent to and used as an adjunct of the leased premises.

19. **UTILITY FEES:** LESSEE shall be responsible for the payment of all charges for the furnishing of gas, electricity, water and other public utilities to the leased premises and for having the utilities turned off when the leased premises are surrendered.

20. **MINERAL RIGHTS:** This lease does not cover petroleum or petroleum products or minerals and does not give the right to LESSEE to drill for or develop the same.

21. **RIGHT OF AUDIT:** LESSEE shall make available to LESSOR all financial and other records relating to this lease, and LESSOR shall have the right to audit such records at any reasonable time during the term of this lease. This right shall be continuous until this lease expires or is terminated. This lease may be terminated by LESSOR should LESSEE fail to allow public access to all documents, papers, letters or other materials made or received in conjunction with this lease, pursuant to the provisions of Chapter 119, Florida Statutes.

22. **CONDITION OF PREMISES:** LESSOR assumes no liability or obligation to LESSEE with reference to the condition of the leased premises. The leased premises herein are leased by LESSOR to LESSEE in an "as is" condition, with LESSOR assuming no responsibility for the care, repair, maintenance or improvement of the leased premises for the benefit of LESSEE.

23. **COMPLIANCE WITH LAWS:** LESSEE agrees that this lease is contingent upon and subject to LESSEE obtaining all applicable permits and complying with all applicable permits, regulations, ordinances, rules, and laws of the State of Florida or the United States or of any political subdivision or agency of either.

24. **NOTICE:** All notices given under this lease shall be in writing and shall be served by certified mail including, but not limited to, notice of any violation served pursuant to Section 253.04, Florida Statutes, to the last address of the party to whom notice is to be given, as designated by such party in writing. LESSOR and LESSEE hereby designate their address as follows:

LESSOR: State of Florida Department of Environmental Protection
Division of State Lands
Bureau of Public Land Administration, MS 130
3800 Commonwealth Boulevard
Tallahassee, Florida 32399-3000

LESSEE: Alachua County, Florida
Environmental Protection Department
408 W University Avenue
Suite 106
Gainesville, Florida 32601

25. **BREACH OF COVENANTS, TERMS, OR CONDITIONS:** Should LESSEE breach any of the covenants, terms, or conditions of this lease, LESSOR shall give written notice to LESSEE to remedy such breach within sixty days of such notice. In the event LESSEE fails to remedy the breach to the satisfaction of LESSOR within sixty days of receipt of written notice, LESSOR may either terminate this lease and recover from LESSEE all damages LESSOR may incur by reason of the breach including, but not limited to, the cost of recovering the leased premises or maintain this lease in full force and effect and exercise all rights and remedies herein conferred upon LESSOR.

26. **DAMAGE TO THE PREMISES:** (a) LESSEE shall not do, or suffer to be done, in, on or upon the leased premises or as affecting said leased premises or adjacent properties, any act which may result in damage or depreciation of value to the leased premises or adjacent properties, or any part thereof. (b) LESSEE shall not generate, store, produce, place, treat, release or discharge any contaminants, pollutants, or pollution, including, but not limited to, hazardous or toxic substances, chemicals or other agents on, into, or from the leased premises or any adjacent lands or waters in any manner not permitted by law. For the purposes of this lease, "hazardous substances" shall mean and include those elements or compounds defined in 42 USC Section 9601 or which are contained in the list of hazardous substances adopted by the United States Environmental Protection Agency (EPA) and the list of toxic pollutants designated by the United States Congress or the EPA or defined by any other federal, state or local statute, law, ordinance, code, rule, regulation, order or decree regulating, relating to, or imposing liability or standards of conduct concerning any hazardous, toxic or dangerous waste, substance, material, pollutant or contaminant.

"Pollutants" and "pollution" shall mean those products or substances defined in Chapters 376 and 403, Florida Statutes, and the rules promulgated thereunder, all as amended or updated from time to time. In the event of LESSEE's failure to comply with this paragraph, LESSEE shall, at its sole cost and expense, promptly commence and diligently pursue any legally required closure, investigation, assessment, cleanup, decontamination, remediation, restoration and monitoring of (1) the leased premises, and (2) all off-site ground and surface waters and lands affected by LESSEE's such failure to comply, as may be necessary to bring the leased premises and affected off-site waters and lands into full compliance with all applicable federal, state or local statutes, laws, ordinances, codes, rules, regulations, orders and decrees, and to restore the damaged property to the condition existing immediately prior to the occurrence which caused the damage. LESSEE'S obligations set forth in this paragraph shall survive the termination or expiration of this lease. This paragraph shall not be construed as a limitation upon LESSEE'S obligations as set forth in paragraph 14 of this lease, nor upon any other obligations or responsibilities of LESSEE as set forth herein. Nothing herein shall relieve LESSEE of any responsibility or liability prescribed by law for fines, penalties and damages levied by governmental agencies, and the cost of cleaning up any contamination caused directly or indirectly by LESSEE'S activities or facilities. Upon discovery of a release of a hazardous substance or pollutant, or any other violation of local, state or federal law, ordinance, code, rule, regulation, order or decree relating to the generation, storage, production, placement, treatment, release or discharge of any contaminant, LESSEE shall report such violation to all applicable governmental agencies having jurisdiction, and to LESSOR, all within the reporting periods of the applicable governmental agencies. This paragraph shall not be deemed to apply to any conditions existing prior to the effective date of this lease.

27. **ENVIRONMENTAL AUDIT:** At LESSOR'S discretion, LESSEE shall provide LESSOR with a current Phase I environmental site assessment conducted in accordance with the State of Florida Department of Environmental Protection, Division of State Lands' standards prior to termination of this lease, and if necessary a Phase II environmental site assessment.

28. **SURRENDER OF PREMISES:** Upon termination or expiration of this lease, LESSEE shall surrender the leased premises to LESSOR. In the event no further use of the leased premises or any part thereof is needed, LESSEE shall give written notification to the Bureau of Public Land Administration, Division of State Lands, State of Florida Department of Environmental Protection ("Division"), Mail Station 130, 3800 Commonwealth Boulevard, Tallahassee, Florida 32399-3000, at least six months prior to the release of any or all of the leased premises. Notification shall include a legal description, this lease number, and an explanation of the release. The release shall only be valid if approved by LESSOR through the execution of a release of

lease instrument with the same formality as this lease. Upon release of all or any part of the leased premises or upon termination or expiration of this lease, all improvements, including both physical structures and modifications to the leased premises, shall become the property of LESSOR, unless LESSOR gives written notice to LESSEE to remove any or all such improvements at the expense of LESSEE. The decision to retain any improvements upon termination or expiration of this lease shall be at LESSOR'S sole discretion. Prior to surrender of all or any part of the leased premises a representative of the Division shall perform an on-site inspection and the keys to any building on the leased premises shall be turned over to the Division.

29. **BEST MANAGEMENT PRACTICES:** LESSEE shall implement applicable Best Management Practices for all activities conducted under this lease in compliance with paragraph 18-2.018(2)(h), Florida Administrative Code, which have been selected, developed, or approved by LESSOR, LESSEE or other land managing agencies for the protection and enhancement of the leased premises.

30. **PUBLIC LANDS ARTHROPOD CONTROL PLAN:** LESSEE shall identify and subsequently designate to the respective arthropod control district or districts within one year of the effective date of this lease all of the environmentally sensitive and biologically highly productive lands contained within the leased premises, in accordance with Section 388.4111, Florida Statutes and Chapter 5E-13, Florida Administrative Code, for the purpose of obtaining a public lands arthropod control plan for such lands.

31. **PROHIBITIONS AGAINST LIENS OR OTHER ENCUMBRANCES:** Fee title to the leased premises is held by LESSOR. LESSEE shall not do or permit anything to be done which purports to create a lien or encumbrance of any nature against the real property contained in the leased premises including, but not limited to, mortgages or construction liens against the leased premises or against any interest of LESSOR therein.

32. **PARTIAL INVALIDITY:** If any term, covenant, condition or provision of this lease shall be ruled by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the provisions shall remain in full force and effect and shall in no way be affected, impaired or invalidated.

33. **ARCHAEOLOGICAL AND HISTORIC SITES:** Execution of this lease in no way affects any of the parties' obligations pursuant to Chapter 267, Florida Statutes. The collection of artifacts or the disturbance of archaeological and historic sites on state-owned lands is prohibited unless prior authorization has been obtained from the State of Florida Department of State, Division of Historical Resources. The Management Plan prepared pursuant to Chapter 18-2 Florida Administrative Code,

shall be reviewed by the Division of Historical Resources to insure that adequate measures have been planned to locate, identify, protect and preserve the archaeological and historic sites and properties on the leased premises.

34. **SOVEREIGNTY SUBMERGED LANDS:** This lease does not authorize the use of any lands located waterward of the mean or ordinary high water line of any lake, river, stream, creek, bay, estuary, or other water body or the waters or the air space thereabove.

35. **ENTIRE UNDERSTANDING:** This lease sets forth the entire understanding between the parties and shall only be amended with the prior written approval of LESSOR.

36. **MAINTENANCE OF IMPROVEMENTS:** LESSEE shall maintain the real property contained within the leased premises and the improvements located thereon, in a state of good condition, working order and repair including, but not limited to, removing all trash or litter, maintaining all planned improvements as set forth in the approved Management Plan, and meeting all building and safety codes. LESSEE shall maintain any and all existing roads, canals, ditches, culverts, risers and the like in as good condition as the same may be on the effective date of this lease.

37. **GOVERNING LAW:** This lease shall be governed by and interpreted according to the laws of the State of Florida.

38. **SIGNS:** LESSEE shall ensure that the area is identified as being publicly owned and operated as a public facility in all signs, literature and advertising. If federal grants or funds are used by LESSEE for any project on the leased premises LESSEE shall erect signs identifying the leased premises as a federally assisted project.

39. **SECTION CAPTIONS:** Articles, subsections and other captions contained in this lease are for reference purposes only and are in no way intended to describe, interpret, define or limit the scope, extent or intent of this lease or any provisions thereof.

40. **ADMINISTRATIVE FEE:** LESSEE shall pay LESSOR an annual administrative fee of \$300 pursuant to subsection 18-2.021(8), Florida Administrative Code. The initial annual administrative fee shall be payable within thirty days from the date of execution of this lease agreement and shall be prorated based on the number of months or fraction thereof remaining in the fiscal year of execution. For purposes of this lease agreement, the fiscal year shall be the period extending from July 1 to June 30. Each annual payment thereafter shall be due and payable on July 1 of each subsequent year.

41. **RIGHT OF TERMINATION:** Anything contained in this lease to the contrary notwithstanding, LESSOR shall have the right and option to terminate this lease, at will, for any reason whatsoever, by giving the LESSEE written notice of such

election to terminate at least six (6) months prior to the effective date of such termination. LESSEE shall continue to honor its obligations under the lease until the effective date of the termination, including LESSEE's obligations concerning surrender of the leased premises.

42. **ELECTRONIC SIGNATURES**: This lease may be executed by electronic signature, which shall be considered as an original signature for all purposes and shall have the same force and effect as an original signature. Without limitation, "electronic signature" shall include faxed versions of an original signature or electronically scanned and transmitted versions (e.g., via pdf) of an original signature.

[Remainder of page intentionally left blank; Signature page follows]

IN WITNESS WHEREOF, the parties have caused this Lease to be executed on the day and year first above written.

**BOARD OF TRUSTEES OF THE INTERNAL
IMPROVEMENT TRUST FUND OF THE STATE
OF FLORIDA**

BY:  (SEAL)

Brad Richardson, Chief, Bureau of Public Land
Administration, Division of State Lands,
State of Florida Department of Environmental
Protection, as agent for and on behalf of the Board
of Trustees of the Internal Improvement Trust Fund
of the State of Florida

APPROVED SUBJECT TO PROPER EXECUTION:


DEP Attorney Date 08-06-2021

"LESSOR"

ALACHUA COUNTY, FLORIDA,
a political subdivision of the State of Florida
By its Board of County Commissioners

BY:  (SEAL)
Ken Cornell
Chair

"LESSEE"

Exhibit "A"

RECORDED IN OFFICIAL RECORDS
 INSTRUMENT # 3322134 5 PG(S)
 3/10/2021 1:47 PM
 BOOK 4867 PAGE 900
 J.K. JESS IRBY, ESQ.
 Clerk of the Court, Alachua County, Florida
 ERECORDED Receipt # 1000616
 Doc Stamp-Mort: \$0.00
 Doc Stamp-Deed: \$3,482.50
 Intang. Tax: \$0.00

This Instrument Prepared By and
 Please Return To:
 Samantha Tannous
 American Government Services Corporation
 3812 W. Linebaugh Avenue
 Tampa, Florida 33618
 AGS#: 29895

WARRANTY DEED
 (STATUTORY FORM - SECTION 689.02, F.S.)

THIS INDENTURE is made this 4th day of March, A.D. 2021, between Milledge Murphey and Kathryn A. Murphey husband and wife, whose post office address is 1815 NW 7th Place, Gainesville, FL 32603 ("Grantor"), and the BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA, whose post office address is c/o Florida Department of Environmental Protection, Division of State Lands, 3900 Commonwealth Boulevard, Mail Station 115, Tallahassee, FL 32399-3000 ("Grantee").

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and their heirs, legal representatives, successors and assigns. "Grantor" and "Grantee" are used for singular and plural, as the context requires and the use of any gender shall include all genders.)

WITNESSETH: That the said Grantor, for and in consideration of the sum of Ten Dollars and other good and valuable considerations, 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 successors and assigns forever, the following described land situate, lying and being in Alachua County, Florida, to-wit:

See EXHIBIT "A" attached hereto and by reference made a part hereof.

Property Appraiser's Parcel ID Number: 18397-000-000

This conveyance is subject to easements, restrictions, limitations, and conditions of record, if any, but any such interests that may have been terminated are not hereby re-imposed.

This property is not the homestead property of the grantor, nor contiguous to homestead property, as such homestead is defined under Florida law.

AND the 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 Grantor has hereunto set Grantor's hand and seal, the day and year first above written.

SEE FOLLOWING PAGE FOR SIGNATURES

Exhibit "A"
 Page 12 of 16
 Lease Number 4857
 v1.0

Signed, sealed and delivered in the presence of:

[Signature]
(Signature of 1st Witness)

Tamlyn J. Hoppes
(Printed, Typed or Stamped Name of 1st Witness)

[Signature]
(Signature of 2nd Witness)

Gary S. Edinger
(Printed, Typed or Stamped Name of 2nd Witness)

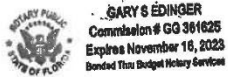
[Signature]
Milledge Murphey

[Signature]
Kathryn A. Murphey

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 4th day of March, 2021, by Milledge Murphey and Kathryn A. Murphey. Such person (Notary Public must check applicable box):

- is personally known to me.
- produced a driver license.
- produced _____ as identification.



(NOTARY PUBLIC SEAL)

[Signature]
Notary Public
Gary S. Edinger
(Printed, Typed or Stamped Name of Notary Public)

Commission No.: _____

My Commission Expires: _____

Warranty Deed (Statutory Form - Section 689.02 F.S.)

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v1.0

EXHIBIT "A"

OFFICIAL RECORD BOOK 2175, PAGE 1464 – VESTING DEED:

A part of Government Lots 1 and 2 and part of the West 450 feet of the North 1278 feet of the NE 1/4 of Section 28, Township 8 South, Range 22 East, Alachua County, Florida. Said parcel being more particularly described as follows: Commence at a 1 1/4 inch iron pipe located at the Northwest corner of said Section 28 and run North 89°44'08" East, along the Northerly boundary thereof, 350.54 feet to an intersection with a Northerly prolongation of the Easterly boundary of the right of way of NE 7-B (a 50 foot County Graded Road), thence South 24°47'07" East, along said Easterly boundary, 31.60 feet, to an iron rod, set at the intersection of said Easterly boundary with the Southerly boundary of the right of way of County Road NE 26 for the Point of Beginning. From Point of Beginning thus described run North 89°44'08" East, along said Southerly boundary and parallel with said Northerly boundary, 2091.46 feet to an iron rod set on the Southwesterly boundary of Martin Island Road, thence South 49°20'53" East, along said Southwesterly boundary, 531.46 feet to a set iron rod, thence South 70°26'43" East, along said Southwesterly boundary, 231.02 feet to a concrete monument found at an intersection of said Southwesterly boundary with the Westerly boundary of Martin Island Park Subdivision, recorded in Plat Book "A", page 121 of the Public Records of said County, thence South 00°03'35" West, along said Westerly boundary, 594.27 feet to an iron rod set at the edge of Little Lake Santa Fe, thence Southwesterly along the edge of Little Lake Santa Fe, 750 feet, more or less, to an iron rod set on a Southeasterly prolongation of the Northerly boundary of Lot 10 of an unrecorded subdivision (said iron rod being on a bearing of South 49°28'06" West and 740.69 feet from last said iron rod), thence North 70°45'35" West, along said Southeasterly prolongation, 116.66 feet to an iron pipe found at the Northeast corner of said Lot 10, thence continue North 70°45'35" West, along the Northerly boundary of said Lot 10, 160.00 feet to a found iron rod at the Northwest corner thereof, thence North 15°49'25" East, 44.08 feet to an iron rod found at the Northeast corner of a parcel described in O.R. Book 1758 page 1496 of said public records, (also being the mean high water line of Little Lake Santa Fe) thence run the following bearings and distances along said mean high water line, North 47°02'04" West, 183.09 feet to a set iron rod, South 54°37'41" West, 117.81 feet to a set iron rod, South 12°19'08" West, 41.28 feet to a set iron rod, South 41°33'40" West, 162.41 feet to a set iron rod, South 72°45'04" West, 86.72 feet to a set iron rod, North 15°51'02" West, 71.44 feet to a set iron rod, North 54°30'34" West, 64.28 feet to a set iron rod, North 42°18'50" West, 190.60 feet to a set iron rod, South 89°35'31" West, 125.29 feet to an iron pipe found on the Westerly boundary of lands described in O.R. Book 1758, page 1496 of said public records, thence South 58°43'44" West, along last said Westerly boundary, 206.86 feet to an iron pipe found at an intersection of last said Westerly boundary with the Northerly boundary of the right of way of a 50.00 County Road (D.B. 349, page 215), thence North 86°58'41" West, along last said Northerly boundary, 92.94 feet to a set iron rod, thence South 56°04'19" West, along last said Northerly boundary, 233.84 feet to an iron rod set at the intersection of last said Northerly boundary, with the Easterly boundary of aforesaid NE 7-B, thence North 24°47'07" West, along last said Easterly boundary, 1623.40 feet to the Point of Beginning.

LESS that part of the above described parcel lying within 40.00 feet either side of the Centerline Description described in Exhibit "B" attached hereto and made a part hereof.

CENTERLINE DESCRIPTION
NE 132ND AVENUE (COUNTY ROAD NE 26)

A tract of land lying forty feet on either side of the following described centerline of County Road No. NE 26 right-of-way and, situated in Sections 20, 21, 23, and 29, Township 8 South, Range 22 East, Alachua County, Florida, said centerline being more particularly described as follows:

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v1.0

Commence at a nail and disc (PLS No. 509) found and accepted as the Southwest corner of Section 20, Township 8 South, Range 22 East for a POINT OF REFERENCE, said nail and disc being located at the intersection of the centerline of County Road No. NE 1471 (a 100 foot right-of-way) and the South line of said Section 20; thence run South 89°41'30" East, along said South line, a distance of 50.00 feet to the POINT OF BEGINNING located at the intersection of said South line with the Easterly right-of-way line of said County Road NE 1471; thence continue South 89°41'30" East, along said South line, a distance of 2,697.40 feet to an iron pipe found and accepted as the Southeast corner of the Southwest quarter of said section; thence run South 89°36'06" East, continuing along the South line of said section, a distance of 2,643.34 feet to an axle, found and accepted as the Southwest corner of Section 21, Township 8 South, Range 22 East; thence run South 89°40'21" East, along the South line of said Section 21, a distance of 2,509.26 feet to the terminus of the herein described centerline, the terminal ends of the right-of-way lines of County Road No. NE 26 lying forty feet left and right of said POINT OF BEGINNING shall be lengthened or shortened to coincide with and join the existing Easterly right-of-way line of County Road No. NE 1471.

SUBJECT TO:

BOUNDARY AGREEMENT - OFFICIAL RECORD BOOK 3369, PAGE 1125 - EXHIBIT "C"

THE ABOVE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SURVEYORS DESCRIPTION:

A part of Government Lots 1 and 2 and part of the West 450 feet of the North 1278 feet of the NE 1/4 of Section 28, Township 8 South, Range 22 East, Alachua County, Florida and being more particularly described as follows:

Commence at the Northwest corner of Section 28, Township 8 South, Range 22 East, Alachua County, Florida; thence on the North line of said Section 28, N 88°51'42" E, a distance of 350.25 feet to a point on the Northerly prolongation of the Easterly Right of Way line of NE 7-B (a 50 foot County Graded Road); thence departing said North line and on said Northerly prolongation of the Easterly Right of Way line, S 26°05'01" E, a distance of 31.60 feet to the intersection of said Easterly Right of Way line with the Southerly Right of Way line of County Road NE 26 and the Point of Beginning; thence on said Southerly Right of Way line, N 88°26'01" E, a distance of 2091.46 feet to a point on the Southwesterly Right of Way line of Martin Island Road, thence departing said Southerly Right of Way line and on said Southwesterly Right of Way line for the next 2 courses, S 50°39'00" E, a distance of 531.46 feet; thence S 71°44'50" E, a distance of 231.02 feet to a point the Westerly line of Martin Island Park Subdivision, recorded in Plat Book "A", page 121 of the Public Records of Alachua County, Florida; thence departing said Southwesterly Right of Way line and on said Westerly line, S 01°14'32" E, a distance of 594.27 feet to a point at the Safe Upland line of Little Lake Santa Fe said point being referred to as reference point "A"; thence departing said Westerly line and on the Southwesterly meandering of said Safe Upland line of Little Lake Santa Fe, a distance of 880 feet, more or less to a point on the 141-foot contour line as per Boundary Agreement as described in Exhibit "C" as recorded in Official Record Book 3369, Page 1125 of the aforesaid public records also said point having a tie line of, S 49°09'39" W, a distance of 799.04 feet from said reference point "A"; thence departing said Southwesterly meandering of Safe Upland line of Little Lake Santa Fe and on the 141-foot contour line for the next 30 courses, N 59°12'55" W, a distance of 41.04 feet; thence N 40°09'45" W, a distance of 47.71 feet; thence N 60°52'01" W, a distance of 49.32 feet; thence N 76°06'21" W, a distance of 17.22 feet; thence N 36°50'46" W, a distance of 36.14 feet; thence N 52°30'41" W, a distance of 50.98 feet; thence N 38°25'38" W, a distance of 57.46 feet; thence N 53°35'22" W, a distance of 59.54 feet; thence N 59°05'57" W, a distance of 55.60 feet; thence N 64°50'53" W, a distance of 49.68 feet; thence S 65°38'16" W, a distance of 32.64 feet; thence S 31°52'08" W, a distance of 52.95 feet; thence S 32°32'15" W, a distance of 34.92 feet; thence S 02°33'11" W, a distance of 32.25 feet; thence S 33°24'22" W, a distance of 42.10 feet; thence S 42°15'14"

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W, a distance of 57.98 feet; thence S 48°56'27" W, a distance of 24.31 feet; thence S 08°47'39" W, a distance of 18.47 feet; thence S 67°09'15" W, a distance of 67.20 feet; thence N 85°40'30" W, a distance of 39.88 feet; thence N 27°38'08" W, a distance of 27.49 feet; thence N 25°45'35" E, a distance of 12.80 feet; thence N 23°48'54" W, a distance of 34.18 feet; thence N 45°18'02" W, a distance of 46.85 feet; thence N 53°33'48" W, a distance of 69.30 feet; thence N 20°26'53" W, a distance of 34.39 feet; thence N 49°23'55" W, a distance of 35.84 feet; thence N 38°12'11" W, a distance of 79.32 feet; thence N 89°45'41" W, a distance of 70.12 feet; thence N 67°55'44" W, a distance of 14.55 feet to a point on the Northwesterly line of Parcel 4 as per Boundary Agreement as described in Exhibit "B" as recorded in Official Record Book 3369, Page 1125 of the aforesaid public records; thence departing said 141-foot contour line and on said Northwesterly line of Parcel 4, S 57°25'50" W, a distance of 264.18 feet to a point on the Northerly Right of Way line of NE 127th Avenue (a 50 foot County Graded Road); thence departing said Northwesterly line of Parcel 4 and on said Northerly Right of Way line for the next 2 courses, N 88°16'35" W, a distance of 92.94 feet; thence S 54°40'25" W, a distance of 233.84 feet; thence departing said Northerly Right of Way line and on aforesaid Easterly Right of Way line, N 26°05'01" W, a distance of 1623.40 feet to the Point of Beginning.

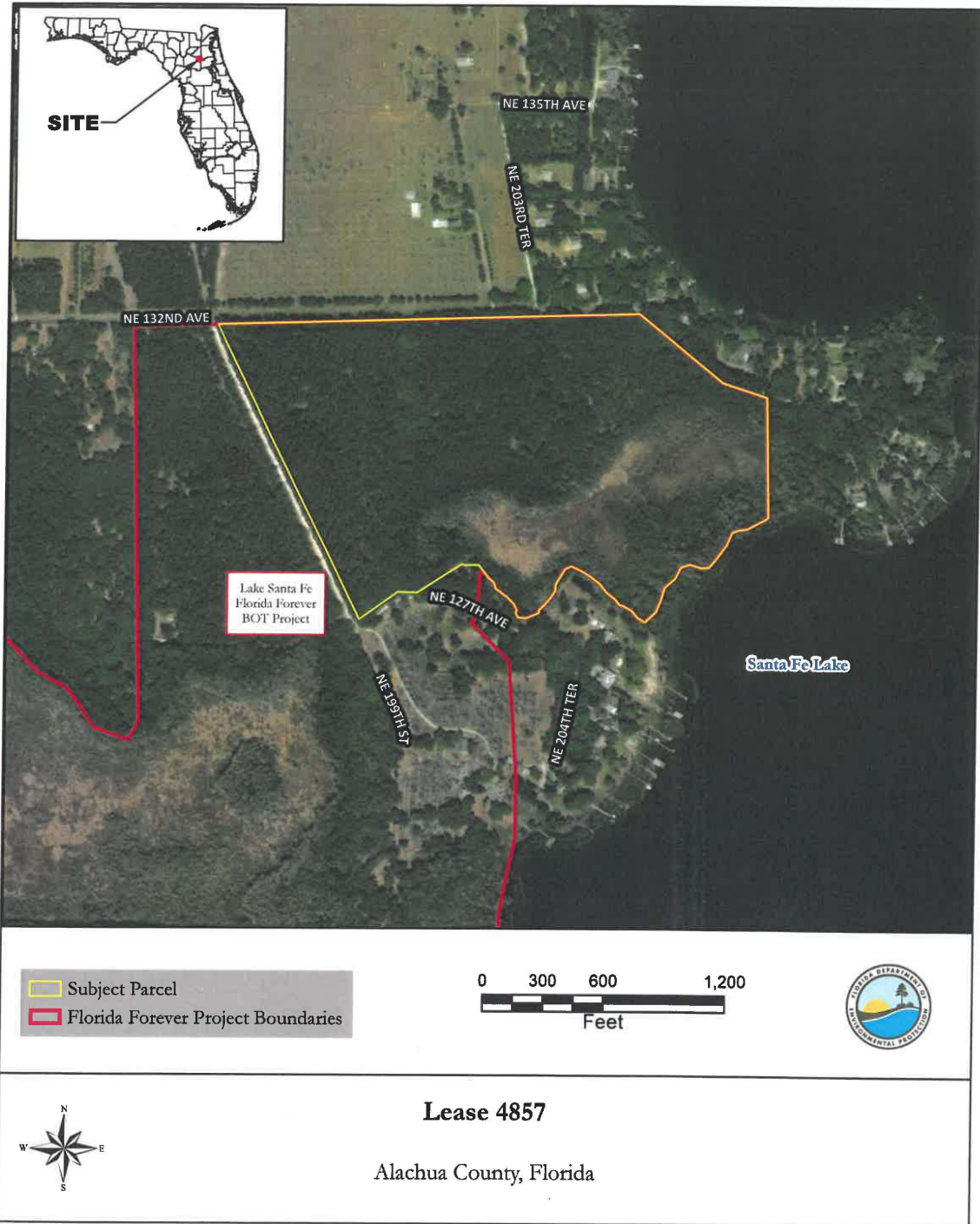
BSM APPROVED

By: JA Date: 2/23/2021

Lake Santa Fe
Murphy
Alachua County

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Page 16 of 16
Lease Number 4857
v1.0

THIS PAGE AND ANY FOLLOWING PAGES ARE ATTACHED ONLY FOR STATE OF FLORIDA TRACKING PURPOSES AND FORM NO PART OF THE INSTRUMENT AND ARE NOT TO BE RELIED ON BY ANY PARTY.



APENDIX C: SOIL DESCRIPTIONS

Lochloosa Fine Sand, 0 to 2 percent slopes

This nearly level, somewhat poorly drained soil is sandy in the upper horizons with sandy loam and sandy clay loam in subsoil layers. This Lochloosa soil has a water table that is 30 to 40 inches below the surface for 2 to 4 months during most years, but rises to 15 to 30 inches for 2 to 4 weeks during most years. Surface runoff is slow. The available water capacity is medium to high in the sandy surface and subsurface layers and medium in the subsoil. Natural fertility is low in the sandy surface and subsurface layers and medium in the loamy subsoil. Organic matter content is low to moderately low in the surface layer. Within the Little Lake Santa Fe Preserve these soils are vegetated by pine plantation.

Monteocha Loamy Sand

This nearly level, very poorly drained soil is in wet ponds and shallow depressional areas. The surface layer is rapidly permeable loamy sand; the subsurface and upper subsoil layers are moderately rapid to rapidly permeable sand, with moderately slow to moderately permeable fine sandy loam over sand in the lower subsoil. This 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.

Pelham Sand

This nearly level, poorly drained soil is in the transitional areas between the pine plantation and the basin swamp. Slopes are nearly smooth and range from 0 to 2 percent. These soils are generally sandy in the upper horizons with sandy loam and sandy clay loam in the subsoil layers. The water table is less than 10 inches below the surface for 1 to 4 months during most years. The water table recedes below a depth of 40 inches during dry seasons. Surface runoff is slow. The available water capacity is low in the surface and subsurface layers and medium in the loamy subsoil. Natural fertility is low in the upper 29 inches and medium below 29 inches. The organic matter is moderately low.

Plummer Fine Sand

This nearly level, poorly drained soil is sandy in the upper horizons with sandy loam and sandy clay loam in the subsoil. This Plummer soil has a water table that is at a depth of less than 10 inches for 1 to 3 months and is at a depth of 10 to 40 inches for about 3 to 4 months during most years. It recedes to more than 40 inches during drier seasons. The available water capacity is medium to high in the surface and subsurface layers and low to medium in the subsoil. Natural fertility is low. Organic matter content is moderately low. Plummer fine sands occur within the Little Lake Santa Fe Preserve in several areas throughout the pine plantation.

Samsula Muck

This is a nearly level, very poorly drained organic soil. The surface layers are comprised of organic muck underlain by sand. The Samsula soil has water at or on the surface for more than 6 months during most years. The water table is within 10 inches of the surface for most of the remainder of the year, except during long, extended dry periods. The available water capacity is very high in the organic layer. It is very low in the underlying sandy layer. Permeability is rapid. Natural fertility is medium. Organic matter content in the surface layer is very high. Basin swamp overlies Samsula muck soil within the preserve.

Sparr fine sand

This map unit consists of nearly level and gently sloping, somewhat poorly drained soils within the pine plantation. They have rapidly permeable sandy layers to depths of more than 40 inches. The subsoil is loamy sand over fine sandy loam. These soils have a water table at a depth of between 20 and 30 inches for about 1 to 2 months and at a depth of 30 to 40 inches for about 2 to 3 months. During dry seasons it receded to a depth of more than 40 inches.

DRAFT

**EXHIBIT D: FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
LAND MANAGEMENT PLAN COMPLIANCE CHECKLIST SUPPLEMENTAL
INFORMATION**

DRAFT