




Proposed Alachua County Forever (ACF) Acquisitions

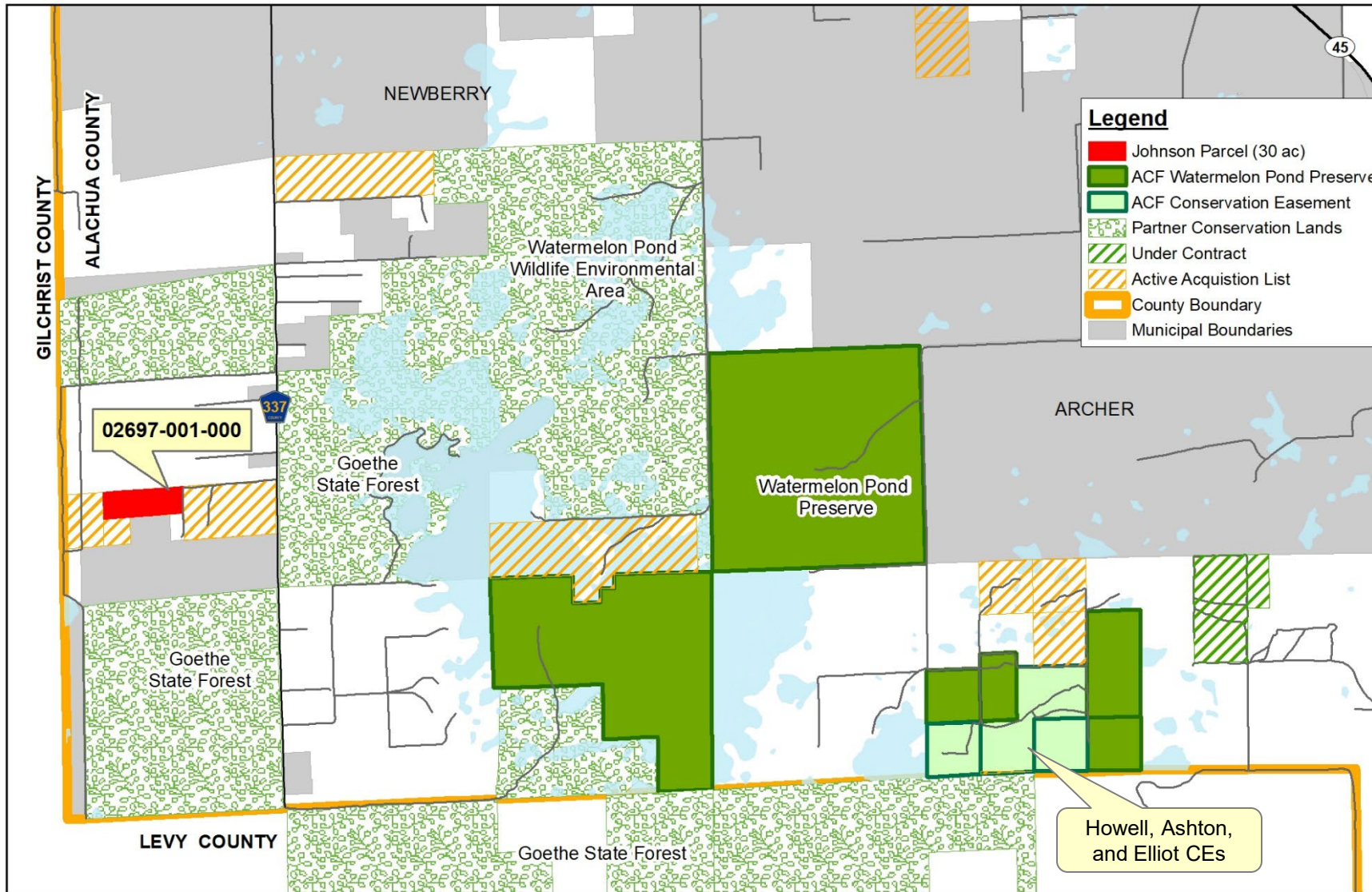
Watermelon Pond - Johnson Acquisition

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Program Manager, Land Conservation & Management

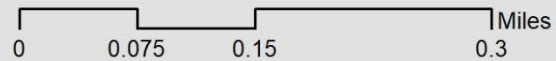
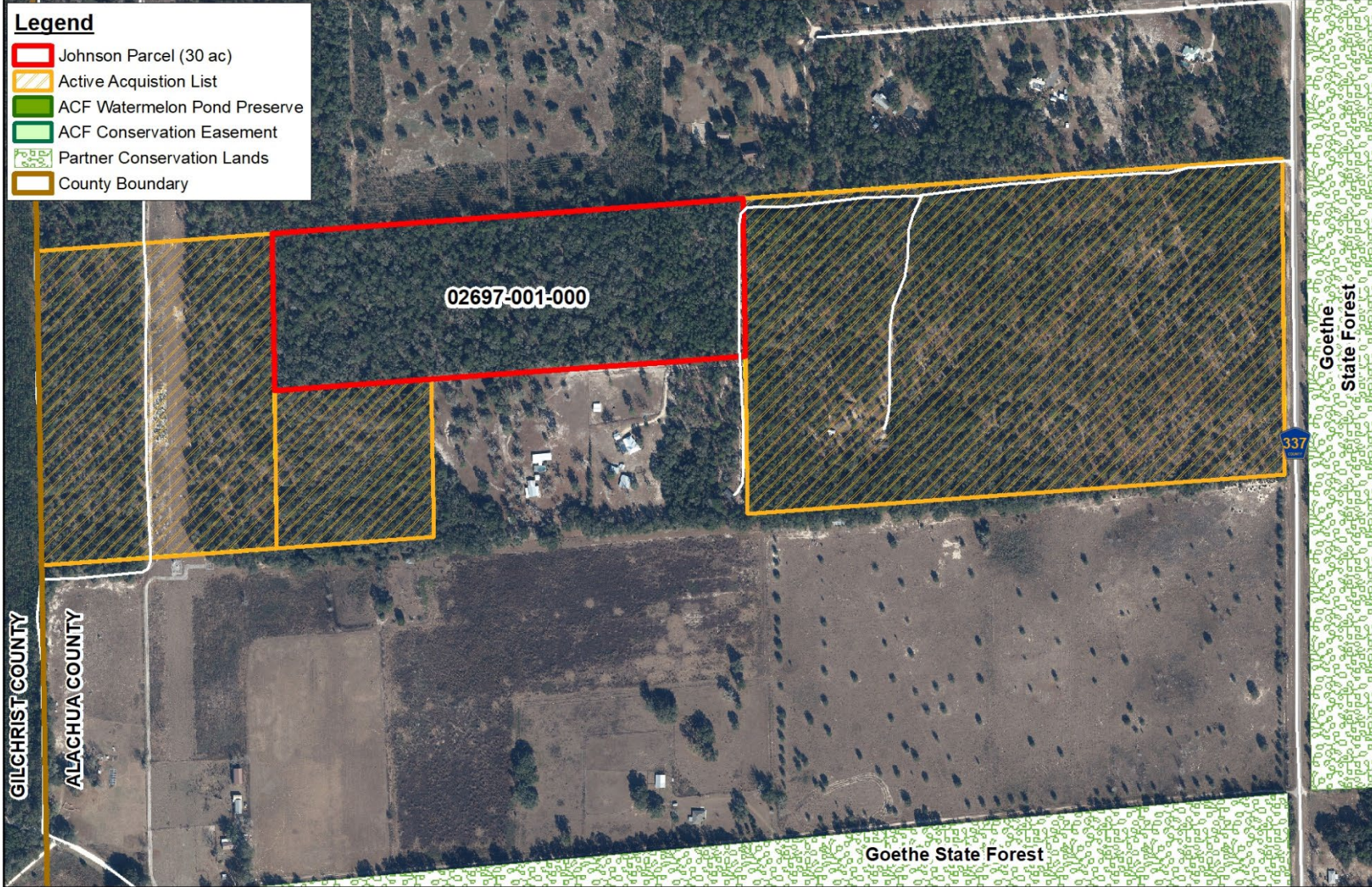
Summary of Proposed Johnson Acquisition

- **Owner:** George W. Johnson
 - **Parcel number:** 02697-001-000
 - **Acreage:** ± 30 acres
 - **Zoning/Land Use:** Agricultural (A) / Rural/Agriculture
 - **Matrix project score:** 6.07
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Watermelon Pond - Johnson Property Location Map



Watermelon Pond - Johnson Property Parcel Map

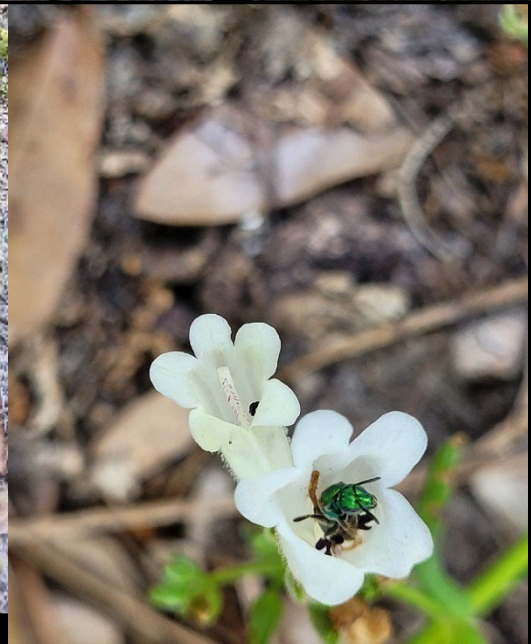


DISCLAIMER: This map and the spatial data it contains are made available as a public service, to be used for reference purposes only. The Alachua County Environmental Protection Department provides this information AS IS without warranty of any kind. The quality of the data is dependent on the various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

Johnson Natural Resources and Recreation

- Natural Communities:
 - Sandhill and Successional Hardwoods
- Located within:
 - Watermelon Pond Project Area
 - the 15th ranked Watermelon Pond Strategic Ecosystem project in the Alachua County Ecological Inventory (KBN Study)
- Recreation:
 - Staff are in the process of assembling the Johnson and at least 3 other adjacent parcels together to form a 138.5 acre Preserve footprint, increasing the recreational opportunity.
 - Collectively these four parcels are adjacent to Goethe State Forest & about a half mile from the Goethe Watermelon Pond North Trailhead parking entrance.







Summary of Proposed Johnson Acquisition

- **Purchase Type:** Fee Simple (Option Contract)
- **Land Management:** Alachua County - lead manager
 - Incorporation into Watermelon Pond Preserve
- **Closing Date:** ~June 15, 2025 (135 days after January 31st)



Summary of Proposed Johnson Acquisition

- Johnson Option Contract: No Permitted Exceptions
- Non-standard exceptions the County may permit: Schedule B-II Title Exceptions #5, #6, #7, #8 & #9, & #10):

5. Easement for ingress and egress contained in warranty deed recorded May 25, 1978 in O.R. Book 1138, Page 495, Public Records of Alachua County, Florida (as to EASEMENT INTEREST 2)

6. Terms and conditions of the ingress and egress easement contained in instrument recorded in O.R. Book 1138, Page 496, Public Records of Alachua County Florida. (as to EASEMENT INTEREST 1)

#7. Easement for ingress and egress contained in warranty deed recorded May 25, 1978 in O.R. Book 1138, Page 497, Public Records of Alachua County, Florida


#8. Terms and conditions of the ingress and egress easement contained in instrument recorded in O.R. Book 1138, Page 498, Public Records of Alachua County Florida.

#9. Terms and conditions of the ingress and egress easement contained in instrument recorded in O.R. Book 1138, Page 499, Public Records of Alachua County Florida. (as to EASEMENT INTEREST 2)

#10. Right of way easements contained in Grants of Easement recorded August 15, 1979 in O.R. Book 1227, Page 193, as affected by Road Maintenance Agreements recorded in O.R. Book 2092, Page 333, O.R. Book 2092, Page 335 and O.R. Book 2092, Page 337, together with terms and conditions contained in said Easement and Agreements, Public Records of Alachua County, Florida. (as to PARCEL and EASEMENT INTEREST 1)

- **Some of the title exceptions may be deleted prior to closing based on additional title examination or the survey.**

Summary of Proposed Johnson Acquisition

- **Purchase price:** \$240,000 total (subject to final survey)
 - **Estimated due diligence cost:** \$40,900 for, Phase I ESA, recording and attorney's fees, title insurance and boundary survey
 - **Total Expenditure Request:** \$308,990 (includes 10% contingency)
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Johnson Acquisition Recommendations

1. Approve and authorize the Chair to exercise the Watermelon Pond - Jackson Option Contract to purchase Real Property, subject to the County's rights to conduct due diligence inspections and notice Seller of Title Defects and Environmental Defects as set forth in the Contract;
 2. Approve the acquisition subject to the non-permitted title exceptions, #5, #6, #7, #8 & #9, & #10, and to the subject to the concurrence of the county attorney and of the closing attorney;
 3. Authorize staff to execute additional documents as necessary to close the transaction; and
 4. Approve the attached budget amendment authorizing the expenditure of funds for due diligence and associated closing costs.
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