




# Proposed Alachua County Forever (ACF) Acquisitions

## Watermelon Pond – Eichhorn Acquisition

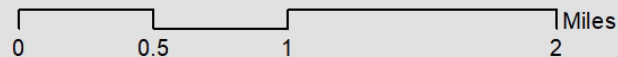
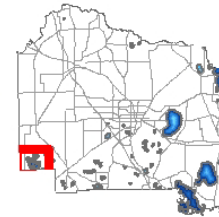
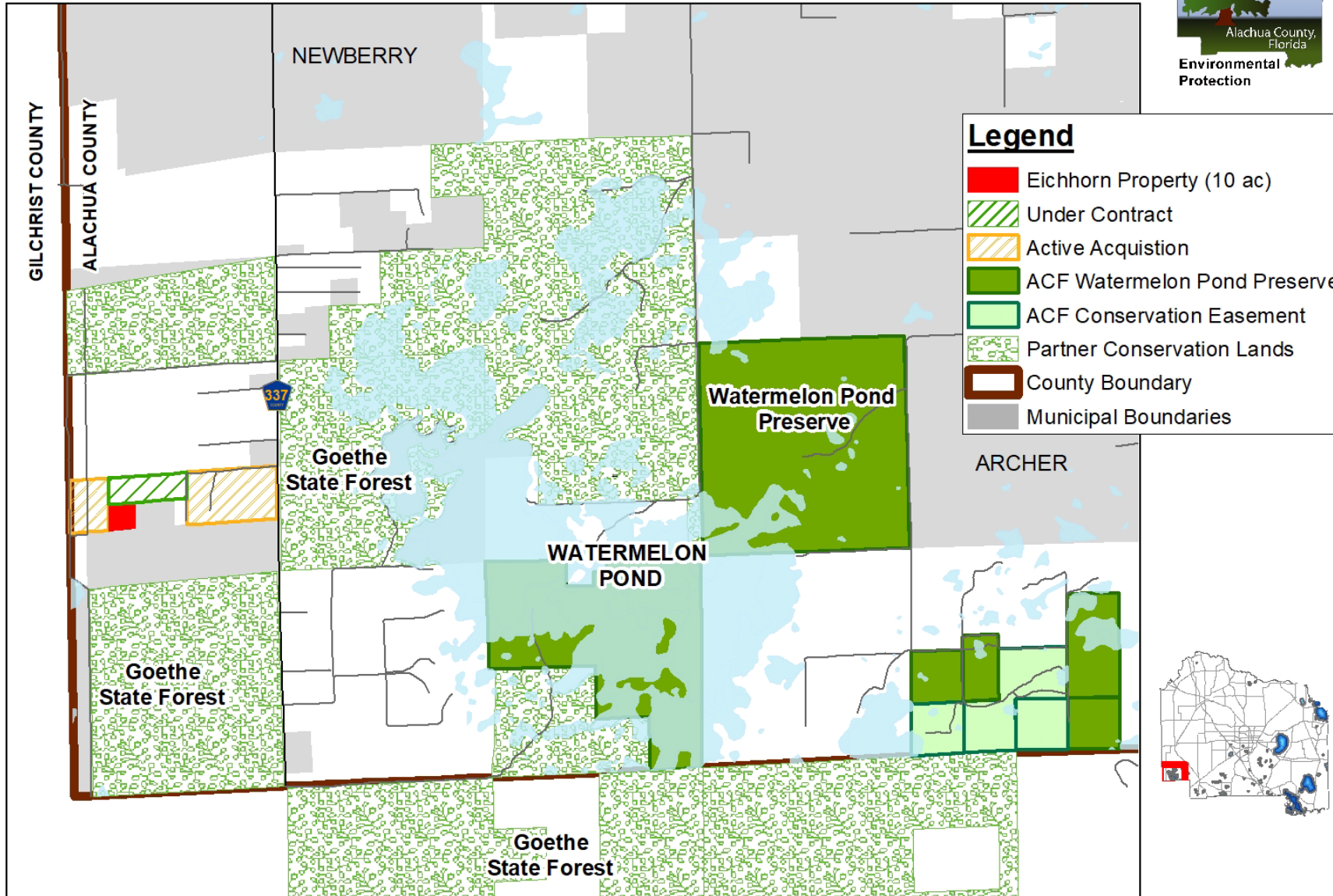
Andi Christman  
Program Manager, Land Conservation & Management

# Summary of Proposed Eichhorn Acquisition

- **Owners:** Julia M. L. Eichhorn
  - **Parcel number:** 02697-003-000
  - **Acreage:** ± 10 acres
  - **Zoning/Land Use:** Agricultural (A) / Rural/Agriculture
  - **Matrix project score:** 6.07
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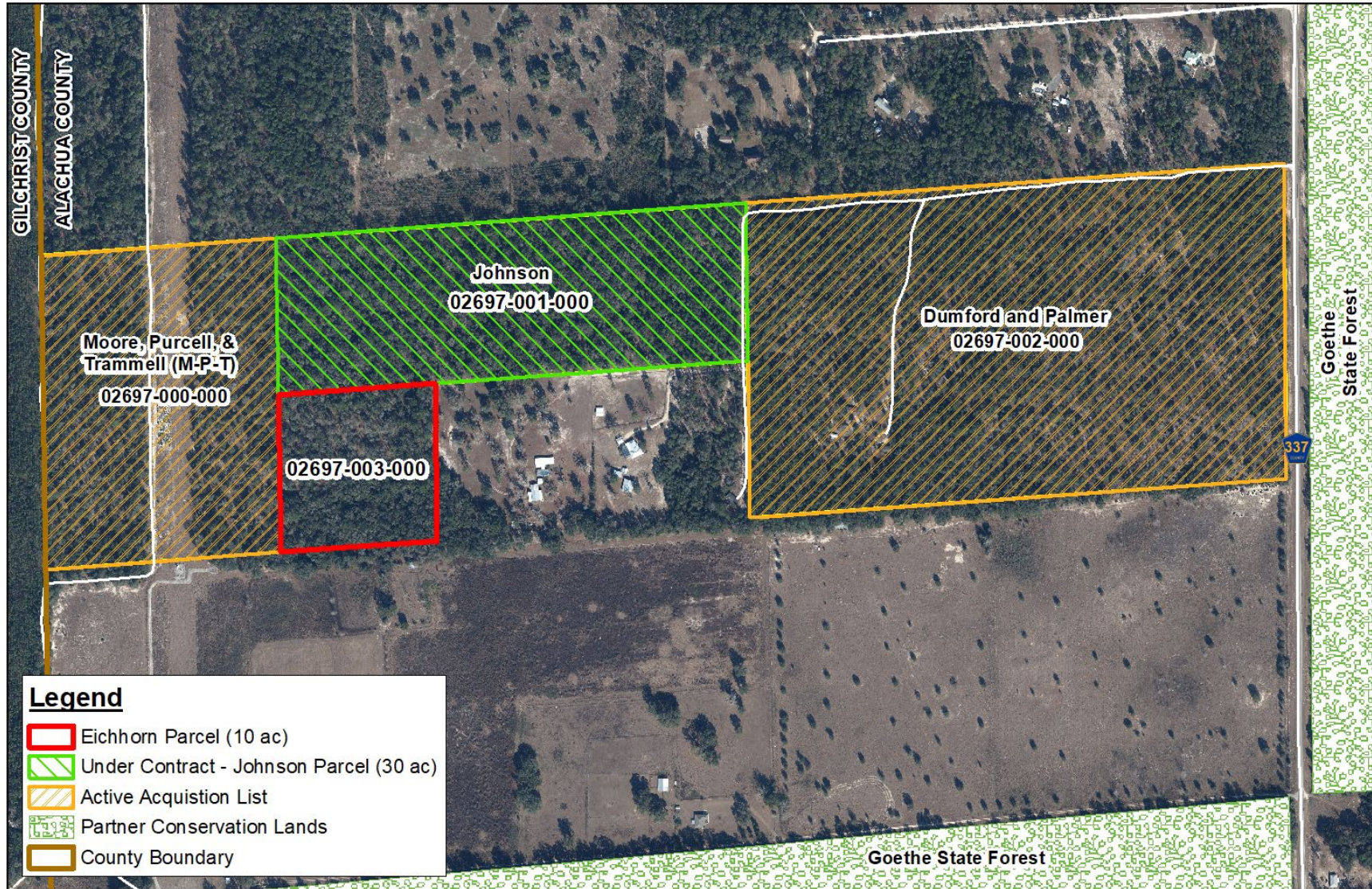
# Watermelon Pond - Location Map

## Eichhorn Property



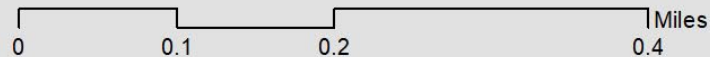
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# Watermelon Pond - Eichhorn Property Parcel Map



### Legend

-  Eichhorn Parcel (10 ac)
-  Under Contract - Johnson Parcel (30 ac)
-  Active Acquisition List
-  Partner Conservation Lands
-  County Boundary





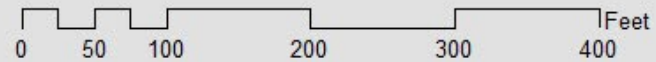
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# Watermelon Pond - Eichhorn Parcel Map



## Legend

-  Eichhorn (10 ac)
-  ACPA Parcels



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# Eichhorn Natural Resources and Recreation


- Natural Communities:
  - Sandhill
- 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 Eichhorn parcel with 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 Eichhorn Acquisition

- **Purchase Type:** Fee Simple (Option Contract)
  - **Land Management:** Alachua County - lead manager
    - Incorporation into Watermelon Pond Preserve
  - **Closing:** ~April 12, 2025 (60 days after February 11th)
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# Summary of Proposed Eichhorn Acquisition

- Eichhorn Option Contract: No Permitted Exceptions
- Non-standard exceptions the County may permit: Schedule B-II Title Exceptions #6, #9, #10, #11 #12, #13, #14 & #15:

#6. Easement along the south 12 feet in instrument recorded April 18, 2008, under O.R. Book 3773, Page 375, 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 496, Public Records of Alachua County, Florida. (as to EASEMENT INTEREST 1)

#10. Terms and conditions of the ingress and egress easement contained in instrument recorded in O.R. Book 1227, Page 193, Public Records of Alachua County, Florida. (as to EASEMENT INTEREST 2)

#11. 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 3)

#12. Terms and conditions of the ingress and egress easement contained in instrument recorded in O.R. Book 1138, Page 497, Public Records of Alachua County, Florida. (as to EASEMENT INTEREST 2)


#13. 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 3)

#14. 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 EASEMENT INTEREST 2)

#15. Rights of others in and to the use of roads crossing a portion of the Land. (as to EASEMENT INTERESTS 1, 2 and 3)

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

# Summary of Proposed Eichhorn Acquisition

- **Purchase price: \$125,000** total (subject to final survey)
  - **Estimated due diligence cost: \$19,601** for, Phase I ESA, recording and attorney's fees, title insurance and boundary survey
  - **Total Expenditure Request: \$159,061** (includes 10% contingency)
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# Eichhorn Acquisition Recommendations

1. Approve and authorize the Chair to exercise the Watermelon Pond - Eichhorn 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; and
2. Delegate to the County Manager the authority to decide whether to accept or reject title exceptions (#6, #9, #10, #11, #12, #13, #14, and #15) based on the County Manager's evaluation as to whether said title exceptions will substantially impair the County's proposed use of the property; and
3. Delegate to the County Manager the authority to decide whether to close the acquisition subject to title exceptions (#6, #9, #10, #11, #12, #13, #14, and #15) based on the County Manager's evaluation as to whether said title exceptions will substantially impair the County's proposed use of the property; and
4. Authorize staff to execute additional documents as necessary to close the transaction; and
5. Approve the attached budget amendment authorizing the expenditure of funds for due diligence and associated closing costs.