




Proposed Alachua County Forever (ACF) Acquisitions

Watermelon Pond – Moore, Purcell, Trammell (MPT) Acquisition

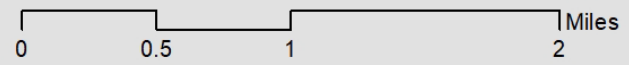
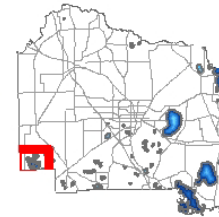
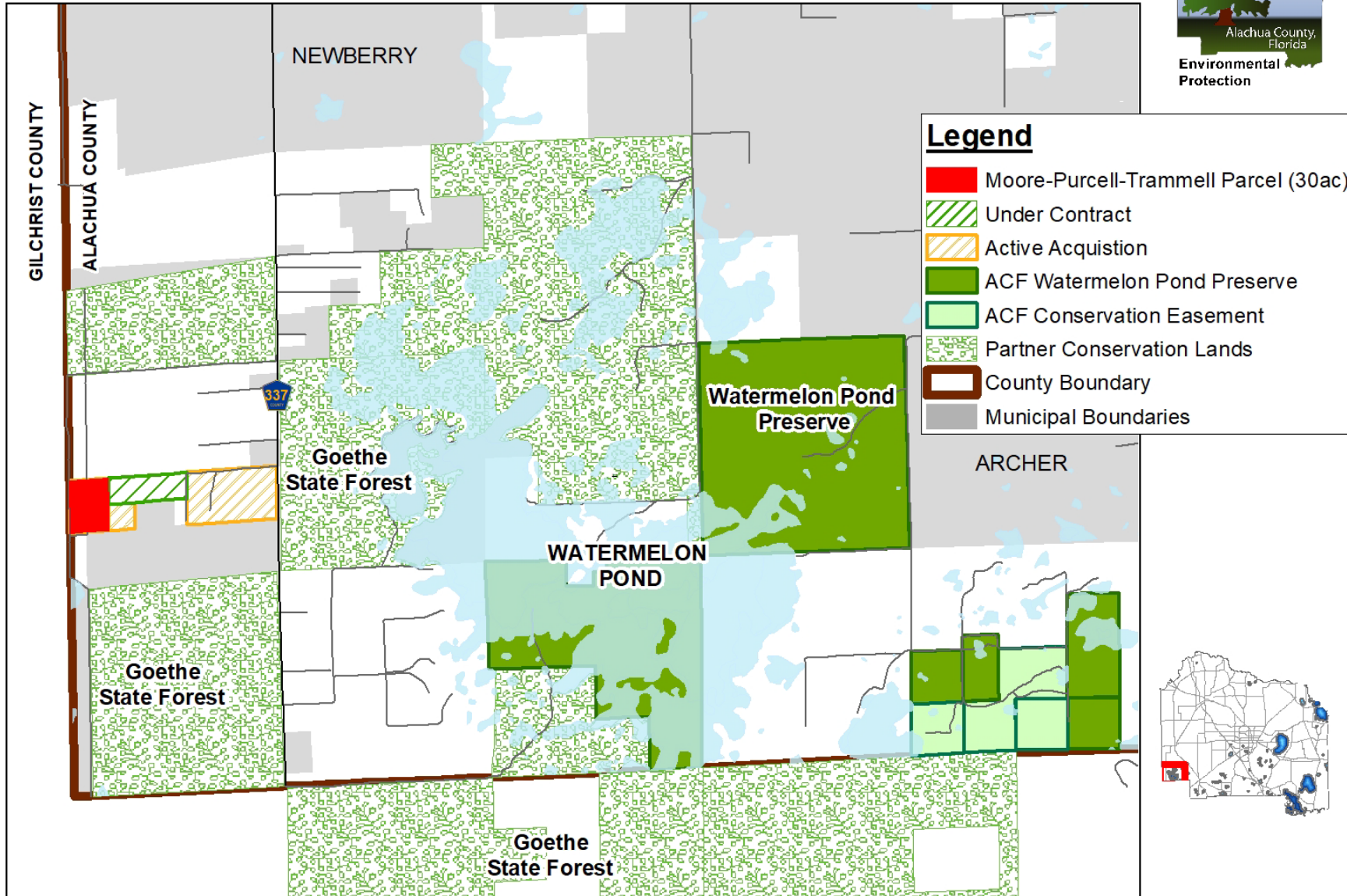
Andi Christman
Program Manager, Land Conservation & Management

Summary of Proposed MPT Acquisition

- **Owners:** Karen Purcell Trammell, Cynthia Purcell Moore, and Michael David Purcell
 - **Parcel number:** 02697-000-000
 - **Acreage:** ± 30 acres
 - **Zoning/Land Use:** Agricultural (A) / Rural/Agriculture
 - **Matrix project score:** 6.07
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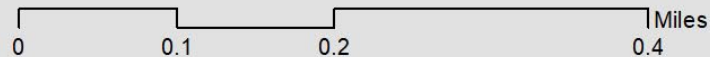
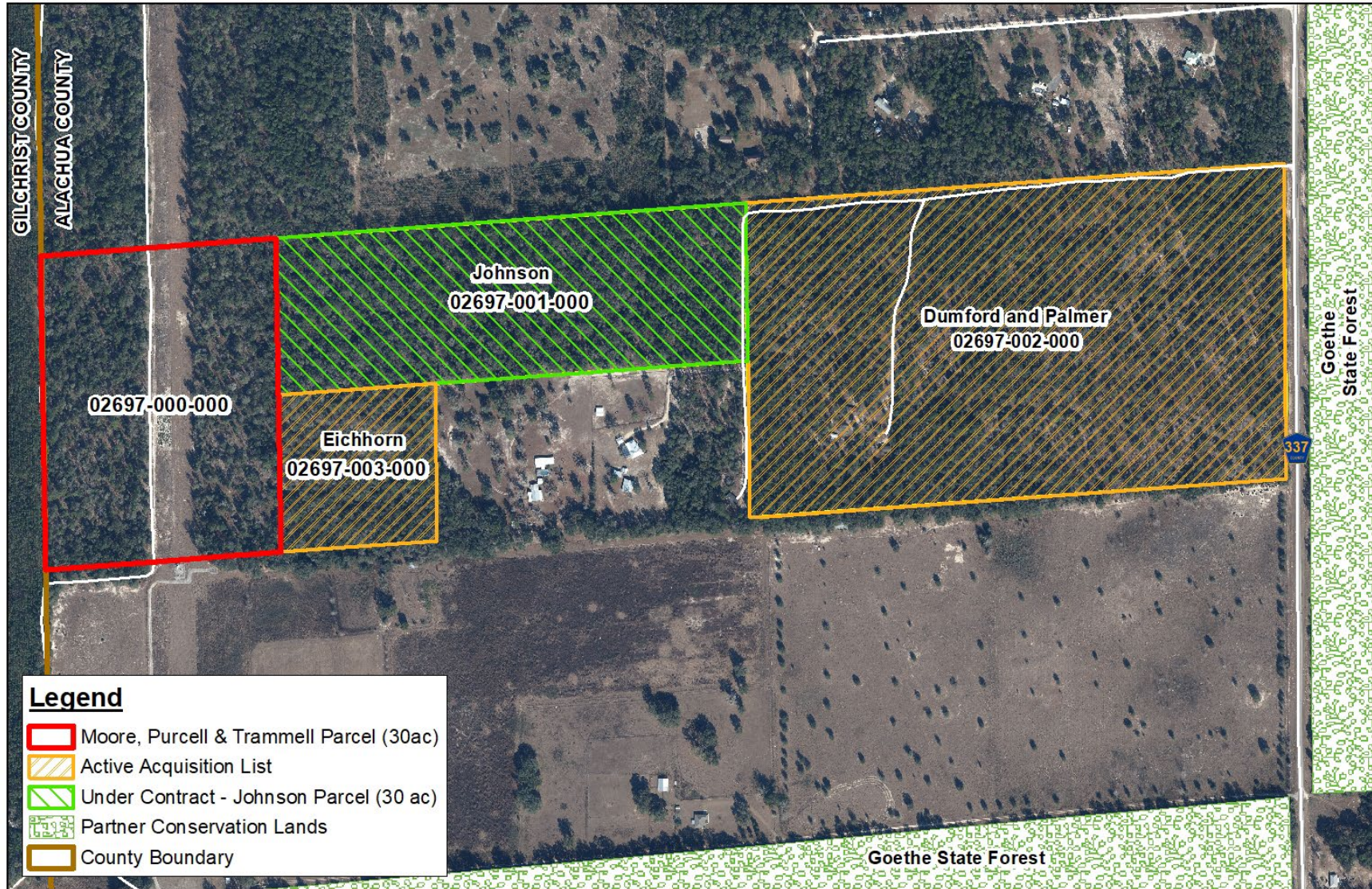
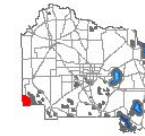
Watermelon Pond - Location Map

Moore, Purcell & Trammell Property



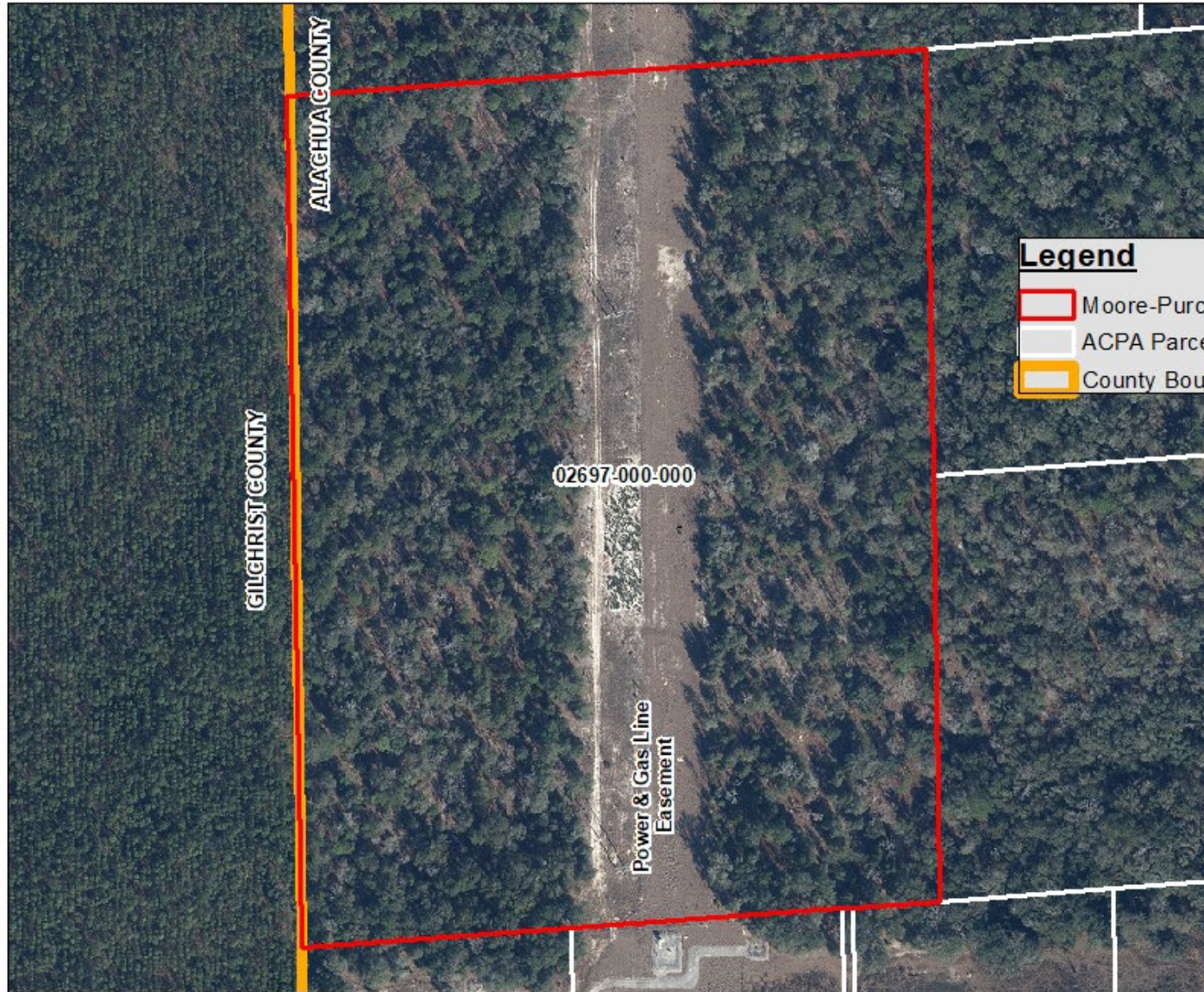
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Watermelon Pond - Moore, Purcell, and Trammell (M-P-T) Property Parcel Map



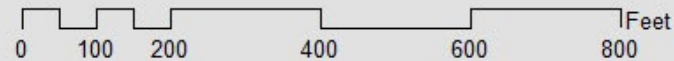
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Watermelon Pond - Moore - Purcell - Trammell Parcel Map



Legend

- Moore-Purcell-Trammell Parcel (30 ac)
- ACPA Parcels
- County Boundary



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MPT 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 Moore, Purcell and Trammell 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 MPT Acquisition

- **Purchase Type:** Fee Simple (Option Contract)
 - **Land Management:** Alachua County - lead manager
 - Incorporation into Watermelon Pond Preserve
 - **Closing:** ~June 2025 (135 days after February 11th)
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Summary of Proposed MPT Acquisition

- Moore, Purcell & Trammell Option Contract: No Permitted Exceptions
- Non-standard exceptions the County may permit: Schedule B-II Title Exceptions #5, #6, #7, #8 & #9, #10, #11 #12 & #13):
 - # 5. Easement to Pinellas County Power Company recorded July 25, 1946 in Deed Book 226, Page 121, Public Records of Alachua County, Florida (as to Parcel)
 - #6. 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)
 - # 7. Terms and conditions of the ingress and egress contained in instrument recorded in O.R. Book 1138, Page 496, Public Records of Alachua County, Florida. (as to EASEMENT INTEREST 1)
 - #8. Terms and conditions of the ingress and egress contained in instrument recorded in O.R. Book 1138, Page 497, Public Records of Alachua County, Florida. (as to EASEMENT INTEREST 2)
 - #9. Easement for ingress and egress contained in instrument recorded May 25, 1978, in O.R. Book 1138, Page 498, Public Records of Alachua County, Florida. (as to PARCEL)
 - # 10. 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)
 - #11. 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 INTERESTS 1 and 2)
 - #12. Grant of Easement for pipeline purposes to Sable Trail Transmission, LLC, a Delaware limited liability company recorded July 31, 2015 in O.R. Book 4369, Page 1, Public Records of Alachua County, Florida. (as to PARCEL)
 - #13. 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 MPT Acquisition

- **Purchase price:** \$210,000 total (subject to final survey)
 - **Estimated due diligence cost:** \$25,167 for, Phase I ESA, recording and attorney's fees, title insurance and boundary survey
 - **Total Expenditure Request:** \$258,684 (includes 10% contingency)
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Moore, Purcell,& Trammell (MPT) Acquisition Recommendations

1. Approve and authorize the Chair to exercise the Watermelon Pond - Moore, Purcell, and Trammell 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 (#5, #6, #7, #8, #9, #10, #11, #12, #13 & #14) 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 (#5, #6, #7, #8, #9, #10, #11, #12, #13 & #14) 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.