



Proposed Alachua County Forever (ACF) Acquisitions

Watermelon Pond – Yoh Acquisition

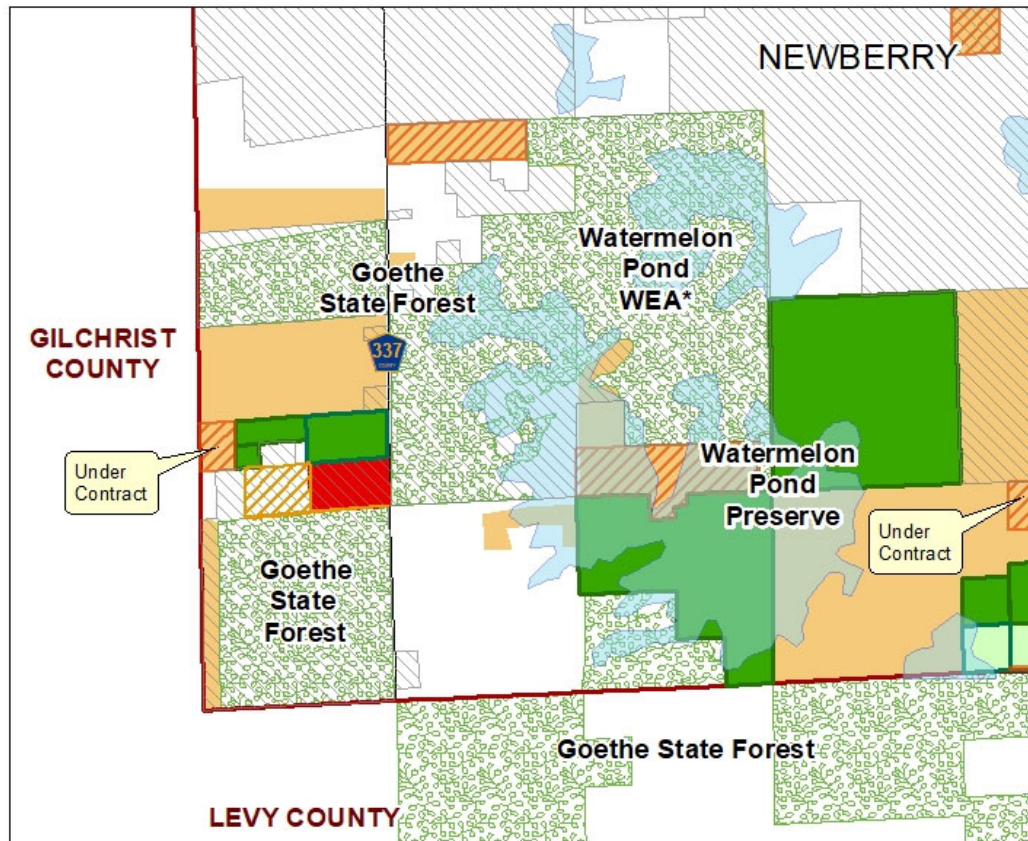
Andi Christman
Program Manager, Land Conservation & Management

Summary of Proposed Yoh Acquisition

- **Owner:** Jau Wang Yoh, as Trustee of the Jau Wang Yoh Revocable Trust
- **Assignment Contract:** From Alachua Conservation Trust to Alachua County
- **Parcel number:** 02699-002-000
- **Acreage:** ± 66.25 acres
- **Zoning/Land Use:** Agricultural (A) / Rural/Agriculture

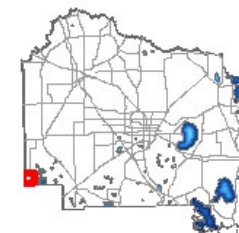


Watermelon Pond - You Jau W Trustee Location Map



Legend

- Yoh Parcel (66.25 ac)
- ACF Preserve
- Conservation Easement
- ACTIVE ACQUISITION
- Partner Conservation Lands
- ACF Project Areas
- Lakes
- Municipal Boundaries
- County Boundary



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.

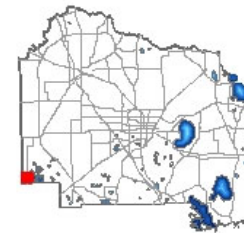


Watermelon Pond - Yoh Jau W Trustee Parcel Map



Legend

- Yoh Parcel (66.25 ac)
- ACF Preserve
- Conservation Easement
- Active Acquisition List
- Conservation Lands



0 0.125 0.25 Miles

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Yoh Natural Resources and Recreation

- Natural Communities:

- Former sandhill, now fallow pasture (county staff to replant in longleaf pine)

- Located within:

- Watermelon Pond Project Area
- the 15th ranked Watermelon Pond Strategic Ecosystem project in the Alachua County Ecological Inventory (KBN Study)

- Recreation:

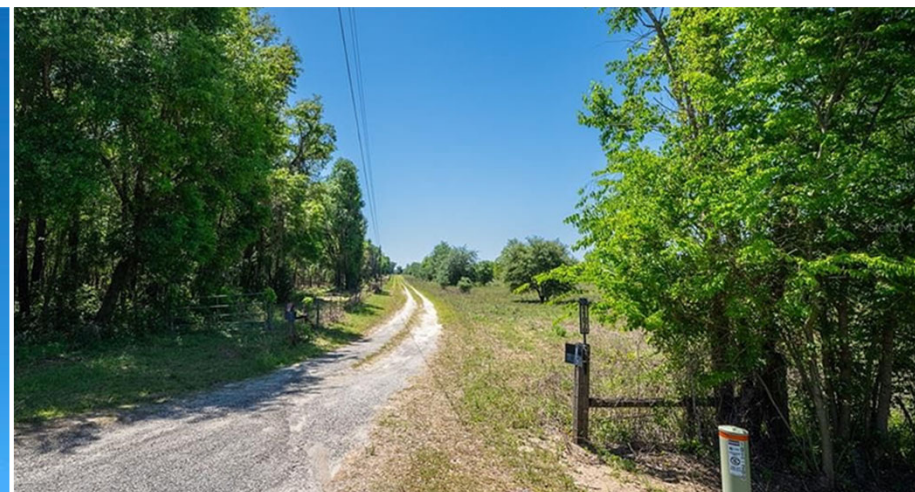
- The Yoh parcel and four other adjacent parcels together to form a 205.72 acre Preserve footprint, increasing the potential for recreational opportunity.
- Collectively these five parcels are adjacent to Goethe State Forest & about a half mile from the Goethe Watermelon Pond North Trailhead parking entrance.
- The Yoh parcel makes a critical connection between Goethe State Forest and the County's recently acquired sandhill parcels in Watermelon Pond Preserve.

Goethe State Forest

Watermelon Pond Preserve

Goethe State Forest





- Frontage on County Rd. 337 (left)
- Access road on south boundary (above)




Summary of Proposed Yoh Acquisition

- **Assignment Contract:** From Alachua Conservation Trust to Alachua County
- **Purchase Type:** Fee Simple (Option Contract)
- **Land Management:** Alachua County - lead manager
 - Incorporation into Watermelon Pond Preserve
- **Closing:** October 27, 2025 (75 days after August 12th)

Summary of Proposed Yoh Acquisition

- Yoh Option Contract: No Permitted Exceptions
- Non-standard exceptions the County may permit: Schedule B-II Title Exceptions #5 & #6):
 - #5. Reservations in favor of the Sate of Florida, as contained in that certain deed recorded in Deed Book 198, Page 488, Public Records of Alachua County, Florida.
 - #6. Easements in favor of Central Florida Electric Cooperative, Inc. as recorded in O.R. Book 2812, Page 900, Public Records of Alachua County, Florida.
 - #8. Easement over the south fifteen (15) feet contained in instrument recorded February 29, 1996 under O.R. Book 2051, Page 2068, Public Records of Alachua County Florida.
- **Some of the title exceptions may be deleted prior to closing based on additional title examination or the survey.**

Summary of Proposed Yoh Acquisition

- **Purchase price: \$902,789** total (subject to final survey)
 - **Estimated due diligence cost: \$37,362** for, Phase I ESA, recording and attorney's fees, title insurance and boundary survey
 - **Total Expenditure Request: \$1,061,348** (includes 10% contingency)
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Yoh Acquisition Recommendations

1. Approve and authorize the Chair to execute the Watermelon Pond – Yoh Jau W. Trustee Assignment of Option Contract (from Alachua Conservation Trust) to purchase Real Property; and
2. Approve and authorize the following, conditioned upon the County entering into the Assignment of Option Contract:
 - a. Approve and Authorize Chair to exercise the Watermelon Pond - Yoh Jau W. Trustee 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
 - b. Delegate to the County Manager the authority to decide whether to accept or reject title exceptions (#5, #6 and #8) 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
 - c. Delegate to the County Manager the authority to decide whether to close the acquisition subject to title exceptions (#5, #6, and #8) 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
 - d. Authorize staff to execute additional documents as necessary to close the transaction; and
 - e. Approve the attached budget amendment authorizing the expenditure of funds for due diligence and associated closing costs.