

**NOTICE OF GRANT REQUIREMENTS**

**North Florida Wetland Connector Conservation Project III: Lochloosa Creek Flatwoods - Brown**

Alachua County ("County") is the owner of a certain piece or parcel of land located in Alachua County, Florida more particularly described in Exhibit A attached hereto and made part hereof (the "Property").

Alachua County acquired the Property with local government infrastructure surtax funds, and the Property was used as match for North American Wetlands Conservation Act funds pursuant to a Grant Agreement between the US Fish and Wildlife Service and Alachua Conservation Trust for the North Florida Wetland Connector Conservation **Project III, dated Month, Day, Year, Agreement Number: FXXXXXXXX-XX**, a copy of which is kept at the Division of Bird Habitat Conservation (DBHC), US Fish and Wildlife Service, 1849 C Street, NW, Washington, DC 20240 and at the office of Alachua Conservation Trust at 7204 SE County Road 234, Gainesville, FL 32641.

This property was conserved in order to protect critical habitat for migratory birds and other wetland-dependent species in north central Florida and provide opportunities for resource - based public recreation, in furtherance of the Alachua County Forever Program mission.

The County hereby agrees to be bound by the terms of the Grant Agreement as they relate to the Property, including the obligation to ensure the long-term conservation of the Property and to obtain the consent of the US Fish and Wildlife Service DBHC prior to the sale, conveyance or encumbrance of any interest therein. If any interest is converted, sold, conveyed, or otherwise encumbered, an attributable share may be owed to DBHC.

The terms of this Notice shall run with the property interest and be binding upon the County and its designees and successors.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

**ALACHUA COUNTY, FLORIDA**

**By its Board of County Commissioners**

By: \_\_\_\_\_

Ken Cornell, Chairperson

**ATTEST:**

By: \_\_\_\_\_

J.K. "Jess" Irby II, Clerk

**Approved as to Form:**

\_\_\_\_\_

Shari Wallen, Snr. Asst. County Attorney

(Seal)

## EXHIBIT "A"

(Alachua County / Carrie C. Brown Trust)

### **PARCEL 1 (TAX PARCEL #19870-000-000, A PORTION OF; O.R. BOOK 2502, PAGE 756):**

#### PARCEL 1(A)

THAT PORTION OF THE SOUTH HALF (S 1/2) OF SECTION 30, TOWNSHIP 10 SOUTH, RANGE 22 EAST, LYING OUTSIDE OF THE ARREDONDO GRANT, BEING MORE PARTICULARLY DESCRIBED AS THAT PORTION OF GOVERNMENT LOT 2 LYING NORTHERLY OF THE RIGHT-OF-WAY FOR SE COUNTY ROAD 2082.

AND

#### PARCEL 1(B)

THAT PORTION OF THE SOUTH HALF (S 1/2) OF SECTION 30, TOWNSHIP 10 SOUTH, RANGE 22 EAST, LYING INSIDE THE ARREDONDO GRANT, LYING SOUTHERLY OF THE RIGHT-OF-WAY FOR SE COUNTY ROAD 2082, AND WEST OF THE WESTERLY BOUNDARY OF THE PARCEL DESCRIBED IN O.R. BOOK 1433, PAGE 193, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

**LESS AND EXCEPT FROM SAID PARCEL 1(B) THE FOLLOWING TWO (2) PARCELS AND PORTIONS OF LAND:**

1. THAT PORTION OF PARCEL 1(B) LYING WITHIN THE FOLLOWING DESCRIBED PROPERTY (WHICH PROPERTY INCLUDES THE ROAD RIGHT-OF-WAY FOR SE 161ST TERRACE), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF SECTION 30, TOWNSHIP 10 SOUTH, RANGE 22 EAST, LYING INSIDE OF THE ARREDONDO GRANT, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 4 1/2" X 4 1/2" CONCRETE MONUMENT (NO ID.) AT THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 10 SOUTH, RANGE 22 EAST, LYING INSIDE OF THE ARREDONDO GRANT, ALACHUA COUNTY, FLORIDA AND RUN THENCE SOUTH 88°36'22" WEST, ALONG THE SOUTH BOUNDARY OF SAID SECTION 30, A DISTANCE OF 2219.31 FEET TO A POINT ON THE EAST LINE OF BLOCK 1 OF "THE TOWN OF MAGNESIA SPRINGS", A SUBDIVISION AS PER PLAT THEREOF, RECORDED IN DEED BOOK "N", PAGE 312 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA AND AS DESCRIBED IN THE INSTRUMENT RECORDED IN DEED BOOK "N", PAGE 96 OF SAID PUBLIC RECORDS AND THE POINT OF BEGINNING; THENCE NORTH 01°29'57" WEST, 2.95 FEET TO A FOUND 1/2"

— 0

IRON PIPE (LB 6888) AT THE NORTHEAST CORNER OF SAID BLOCK 1; THENCE NORTH 01°26'48" WEST, ALONG THE WEST LINE OF AN 80' ROAD RIGHT OF WAY AS DESCRIBED IN DEED BOOK 153, PAGE 550 OF SAID PUBLIC RECORDS, 1061.16 FEET TO A 1/2" IRON PIPE (LB 6888) AT THE NORTHWEST CORNER OF SAID 80' ROAD RIGHT OF WAY; THENCE CONTINUE NORTH 01°26'48" WEST, ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID 80' ROAD RIGHT-OF-WAY, 204.78 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD SE 2082 (100' RIGHT OF WAY); THENCE NORTH 88°31'36" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, 44.84 FEET TO A 1/2" IRON PIPE (NO ID.) AT THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1433, PAGE 193 OF SAID PUBLIC RECORDS; THENCE SOUTH 01°52'28" EAST, MORE OR LESS, ALONG THE WEST LINE OF SAID CERTAIN PARCEL OF LAND AND ALONG THE EAST LINE OF S.E. 161<sup>ST</sup> STREET, 1269 FEET, MORE OR LESS, TO A POINT ON SAID SOUTH BOUNDARY OF SAID SECTION 30; THENCE SOUTH 88°36'22" WEST, 54.31 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

2. THAT PORTION OF BLOCK 1 OF "THE TOWN OF MAGNESIA SPRINGS", A SUBDIVISION AS PER PLAT THEREOF, RECORDED IN DEED BOOK "N", PAGE 312 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, LYING NORTHERLY OF THE SOUTH LINE OF SECTION 30 (ALSO BEING KNOWN AS THE NORTH LINE OF SECTION 31) TOWNSHIP 10 SOUTH, RANGE 22 EAST, LYING INSIDE OF THE ARREDONDO GRANT, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 4 1/2" X 4 1/2" CONCRETE MONUMENT (NO ID.) AT THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 10 SOUTH, RANGE 22 EAST, LYING INSIDE OF THE ARREDONDO GRANT, ALACHUA COUNTY, FLORIDA AND RUN THENCE SOUTH 88°36'22" WEST, ALONG THE SOUTH BOUNDARY OF SAID SECTION 30, A DISTANCE OF 2219.31 FEET TO A POINT ON THE EAST LINE OF BLOCK 1 OF "THE TOWN OF MAGNESIA SPRINGS", A SUBDIVISION AS PER PLAT THEREOF, RECORDED IN DEED BOOK "N", PAGE 312 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA AND AS DESCRIBED IN THE INSTRUMENT RECORDED IN DEED BOOK "N", PAGE 96 OF SAID PUBLIC RECORD AND THE POINT OF BEGINNING, SAID POINT BEARING NORTH 01°29'57" WEST, 226.95 FEET FROM A 4" X 4" CONCRETE MONUMENT (NO ID.) FOUND AT THE SOUTHEAST CORNER OF SAID BLOCK 1; THENCE CONTINUE SOUTH 88°36'22" WEST, ALONG SAID SOUTH BOUNDARY, 584.68 FEET TO A POINT ON THE WEST LINE OF SAID BLOCK 1, SAID POINT BEARING NORTH 01°29'21" WEST, 225.55 FEET FROM A 4" X 4" CONCRETE MONUMENT (NO ID.) FOUND AT THE SOUTHWEST CORNER OF SAID BLOCK 1; THENCE NORTH 01°29'21" WEST, 3.73 FEET TO A 1/2" IRON PIPE (LB 6888) AT THE NORTHWEST CORNER OF SAID BLOCK 1; THENCE NORTH 88°40'56" EAST, 584.68 FEET TO A 1/2" IRON PIPE (LB 6888) AT THE NORTHEAST CORNER OF SAID BLOCK 1; THENCE SOUTH 01°29'57" EAST, 2.95 FEET TO THE POINT OF BEGINNING.

— 12

PARCEL 1(C)

THAT PORTION OF THE SOUTH HALF (S 1/2) OF SECTION 30, TOWNSHIP 10 SOUTH, RANGE 22 EAST, LYING INSIDE THE ARREDONDO GRANT AND LYING NORTHERLY OF THE RIGHT-OF-WAY OF SE COUNTY ROAD 2082.

**LESS AND EXCEPT** FROM SAID PARCEL 1(C) THE FOLLOWING TEN (10) PARCELS AND PORTIONS OF LAND:

1. PROPERTY DEEDED TO ALACHUA COUNTY AS PER O.R. BOOK 158, PAGE 86, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
2. PROPERTY DEEDED TO ALICE FAYE DELK, AS PER DEED RECORDED IN O.R. BOOK 311, PAGE 390, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
3. THAT PROPERTY DESCRIBED IN THE DEED RECORDED IN O.R. BOOK 2311, PAGE 2014, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
4. THAT PROPERTY DESCRIBED IN THE DEED RECORDED IN O.R. BOOK 1448, PAGE 538, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
5. THAT PROPERTY DESCRIBED IN THE DEED RECORDED IN O.R. BOOK 1569, PAGE 1136, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
6. THAT PROPERTY DESCRIBED IN THE DEED RECORDED IN O.R. BOOK 3523, PAGE 545, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
7. THAT PROPERTY DESCRIBED IN THE DEED RECORDED IN O.R. BOOK 895, PAGE 615, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
8. A PARCEL BEING DESCRIBED AS: BEGIN AT THE NORTHEAST CORNER OF THE PARCEL DESCRIBED IN O.R. BOOK 895, PAGE 615, THENCE RUN N 06°04'57"W 650 FEET ALONG THE EASTERLY BOUNDARY OF THE PARCELS DESCRIBED IN O.R. BOOK 1205, PAGE 678 AND O.R. BOOK 1205, PAGE 680, RESPECTIVELY, TO THE NORTHEAST CORNER THEREOF; THENCE RUN WESTERLY 335 FEET TO THE NORTHWEST CORNER OF THE PARCEL DESCRIBED IN SAID O.R. BOOK 1205, PAGE 680; THENCE RUN S 06°04'57"E 650 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL DESCRIBED IN O.R. BOOK 1205, PAGE 678; THENCE RUN EASTERLY 335 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL AND THE POINT OF BEGINNING, ALL OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
9. ANY PORTION OF THE SUBJECT PROPERTY LYING WITHIN ROAD RIGHT-OF-WAY FOR SE 155TH STREET ALONG THE WESTERLY BOUNDARY THEREOF.

— 13

10. THAT PORTION OF THE WEST 840.00 FEET OF THE SOUTH 1/2 OF SECTION 30, TOWNSHIP 10 SOUTH, RANGE 22 EAST, LYING INSIDE OF THE ARREDONDO GRANT, ALACHUA COUNTY, FLORIDA, LYING SOUTH OF THE SOUTH LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 4581, PAGE 1212 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA AND LYING NORTH OF THE NORTH RIGHT OF WAY LINE OF S.E. COUNTY ROAD NO. 2082 (100' RIGHT OF WAY).

**PARCEL 2 (TAX PARCEL #19873-000-000, A PORTION OF; O.R. BOOK 2502, PAGE 756):**

ALL OF SECTION 31, TOWNSHIP 10 SOUTH, RANGE 22 EAST, LYING WITHIN THE ARREDONDO GRANT.

**LESS AND EXCEPT FROM PARCEL 2 THE FOLLOWING FOUR (4) PARCELS AND PORTIONS OF LAND:**

1. ALL LANDS INCLUDED IN THE TOWN OF MAGNESIA SPRINGS, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN DEED BOOK N, PAGE 312, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA AND AS DESCRIBED IN THE INSTRUMENT RECORDED IN DEED BOOK N, PAGE 96, PUBLIC RECORDS OF ALACHUA COUNTY FLORIDA.
2. THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED BOOK 153, PAGE 550 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, BEING A PORTION OF SECTION 31, TOWNSHIP 10 SOUTH, RANGE 22 EAST, LYING INSIDE OF THE ARREDONDO GRANT, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 4 1/2" X 4 1/2" CONCRETE MONUMENT (NO ID.) AT THE NORTHEAST CORNER OF SECTION 31, TOWNSHIP 10 SOUTH, RANGE 22 EAST, LYING INSIDE OF THE ARREDONDO GRANT, ALACHUA COUNTY, FLORIDA AND RUN THENCE SOUTH 88°36'22" WEST, ALONG THE NORTH BOUNDARY OF SAID SECTION 31, A DISTANCE OF 2219.31 FEET TO A POINT ON THE EAST LINE OF BLOCK 1 OF "THE TOWN OF MAGNESIA SPRINGS", A SUBDIVISION AS PER PLAT THEREOF, RECORDED IN DEED BOOK "N", PAGE 312 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA AND AS DESCRIBED IN THE INSTRUMENT RECORDED IN DEED BOOK "N", PAGE 96 OF SAID PUBLIC RECORDS; THENCE SOUTH 01°29'57" EAST, 226.95 FEET TO A 4" X 4" CONCRETE MONUMENT (NO ID.) AT THE SOUTHEAST CORNER OF SAID BLOCK 1 AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°29'57" EAST, 1046.01 FEET TO A 1/2" IRON PIPE (RLS 2047); THENCE SOUTH 88°47'39" WEST, 584.90 FEET TO A 4" X 4" CONCRETE MONUMENT (NO ID.); THENCE NORTH 01°29'21" WEST, 1045.49 FEET TO A 4" X 4" CONCRETE MONUMENT (NO ID.) AT THE SOUTHWEST CORNER OF SAID BLOCK 1; THENCE NORTH 88°44'36" EAST, 584.72 FEET TO THE POINT OF BEGINNING.

— 19

3. A PORTION OF SECTION 31, TOWNSHIP 10 SOUTH, RANGE 22 EAST, LYING INSIDE OF THE ARREDONDO GRANT, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 4 1/2" X 4 1/2" CONCRETE MONUMENT (NO ID.) AT THE NORTHEAST CORNER OF SECTION 31, TOWNSHIP 10 SOUTH, RANGE 22 EAST, LYING INSIDE OF THE ARREDONDO GRANT, ALACHUA COUNTY, FLORIDA AND RUN THENCE SOUTH 00°55'27" EAST, ALONG THE EAST BOUNDARY LINE OF SAID SECTION AND OF SAID ARREDONDO GRANT, 1580.00 FEET TO A 4" X 4" CONCRETE MONUMENT (WITH DISK STAMPED "RLS 4004") AT THE SOUTHEAST CORNER OF "MAGNESIA SPRINGS", A SUBDIVISION AS PER PLAT THEREOF, RECORDED IN DEED BOOK "N", PAGE 312 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°55'27" EAST, ALONG SAID EAST BOUNDARY, 560.00 FEET; THENCE NORTH 84°50'57" WEST, 372.08 FEET; THENCE NORTH 00°55'27" WEST, PARALLEL WITH SAID EAST BOUNDARY, 518.07 FEET TO A POINT ON THE SOUTH BOUNDARY OF SAID "MAGNESIA SPRINGS"; THENCE NORTH 88°40'52" EAST, ALONG SAID SOUTH BOUNDARY, 370.00 FEET TO THE POINT OF BEGINNING.

4. ANY PORTION OF PARCEL 2 LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGIN AT A FOUND 4" X 4" CONCRETE MONUMENT (R.L.S. 509, PERRY C. MCGRUFF CO., O-I COR.) AT THE SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 10 SOUTH, RANGE 22 EAST, LYING INSIDE OF THE ARREDONDO GRANT, ALACHUA COUNTY, FLORIDA BEING THE BEGINNING OF A LINE; AND RUN THENCE NORTH 88°20'14" EAST, 4416.42 FEET TO A 4" X 4" CONCRETE MONUMENT (R.L.S. 509, PERRY C. MCGRUFF CO. O-I COR.) FOUND AT THE SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 10 SOUTH, RANGE 22 EAST, LYING OUTSIDE OF THE ARREDONDO GRANT, ALACHUA COUNTY, FLORIDA AND THE END OF SAID LINE.