

Land Acquisition and Management Program (LAMP) Conservation Board

Property Information Sheet

Property Name:	5960 Don Manuel Rd.
Parcel Number:	033120-0000
Address:	5960 Don Manuel Rd.
Owner:	Ernest C Masters ETAL
INC or LLC Agents:	N/A
List Price:	\$40,000
Market Value:	\$33,653
Total Acreage:	6.84 acres (7.1 acres map)
Land Use:	Agricultural
Zoning:	Open Rural
Easements: Type/Acres	None known
Wetlands: Type/Acres	Mixed hardwoods and Floodplain forest assoc. with Moccasin Brch/6.3 acres
Uplands: Type/Acres	Mesic Flatwoods/0.8 acres
Protected Species:	Potential for wood stork, black bear, gopher tortoise in uplands and various wading birds in wetlands
Known Cultural Res.:	Two recorded Florida Master Site File historic structures along Don Manuel Rd., no recorded archeological sites in vicinity
Willing Seller:	Yes
Community Support:	Unknown
Proposed By:	Willing Sellers (4 family members)
Development Applications to Co.:	None
Narrative:	Vacant, forested residential property is located at the western end of Don Manuel Rd. off CR 13 South. No current access. Adjacent to the Deep Creek Conservation Area (SJRWMD) to the west, Floyd Preservation Tract (SJC Deep Creek ROMA) to the north, ag field to the south and existing residential to the east. Located within the designated Florida Forever St. Johns River Blueway Corridor. Proposed use for the LAMP Program could be preservation which would add to an existing preservation corridor. Parks and Rec: Doesn't provide recreational use due to no street access and majority wetlands.



St. Johns County Land Acquisition Application

Please return this form to LAMP staff liaison: Ryan Mauch, 4040 Lewis Speedway, St. Augustine, FL 32084 or rmauch@sjcfl.us

1. Applicant Information					
Applicant Name: Lois M. Brubaker					
Address: 5960 Don Manuel Road					
City: Elkton, FL		State:		Zip: 32033	
Phone: 904-334-3697		Fax:		Email: Brubaker01@windstream.net	
Applicant Signature: <i>Lois M. Brubaker</i>				Date: 7/6/2023	
2. Owner of Record (Owner is Applicant Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			3. Owner's Authorized Representative		
Name: Ernest Carl Masters, Forrest E. Masters, Lois M. Brubaker, Johnny M. Masters			Name: Lois M. Brubaker		
Address: 5960 Don Manuel Rd.			Address: 5960 Don Manuel Rd		
City: Elkton, FL		State: FL	Zip: 32033	City: Elkton	State: FL
Phone: 904-334-3697		Fax:	Phone: 904-334-3697	Fax:	
Email: Brubaker01@windstream.net			Email: same as above		
4. Owner's Authorization					
To the Board of County Commissioners:					
This is to advise that the individual named above is the Authorized Representative of the owner(s) of the property described below. This authorization is for any communication and negotiations concerning conveyance of the property to the County. This authorizes the County and County contractors to enter the property listed below for up to 180 days from the date of this application to conduct a site inspection for a potential acquisition, exchange, donation or conservation easement					
Owner Signature: <i>Lois M. Brubaker</i>				Date: 7/6/23	
Owner Signature: 3 Additional Signatures (co-owners)				Date:	
5. Property/Project Information – Required Information					
Asking Price: MAKE OFFER \$40,000			County: St. Johns		
General Location (address, intersection, etc.): end of Don Manuel Road and turn right onto easement					
Acreage: 6.84 acres		7.1 AC-PA	Section/Township/Range: S28 T85 R28 E		
Tax Parcel Number(s) 033120-0000					
Future Land Use (if known) Agricultural			Zoning (if known) Open Rural		
6. Property Description (Describe the property's ecological significance and natural resources)					
property is wooded with no buildings or improvements, partly wetlands					
7. Encumbrances (List any liens, leases or other encumbrances)					
no liens or other encumbrances.					

In addition to this form, the following supplemental information may be attached to assist in the evaluation of the property.

- > Location map
 - > Survey or Sketch
 - > Legal description
- > Tax Parcel Cards
 - > Deed
 - > Other pertinent information

Please Do Not Write Below this Line, for County Use Only

Date Received: 7-25-23

Received By: RM

Reg. Basin: 8

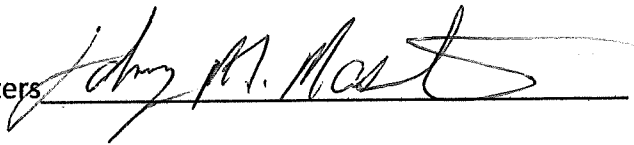
St, Johns County Land Acquisition Application

For Parcel # 033120-0000 Don Manuel Road, Elkton FL

The below agree to the LAMP purchase request as additional owners of this property.

Ernest Carl Masters  Date: 7-13-23

Forrest E. Masters  Date: 7-16-2023

Johnny M. Masters  Date: 7/6/2023

Parcel Number: 033120-0000

Legal Description

Don Manuel Road

Acres: 6.84

14 PT S495FT OF SE1/4 OF SW

¼ (EX PTS IN OR 1262/74 &

1262/77 & 1262/82 & 1262/85)

PREPARED BY AND RECORD & RETURN TO:

Thomas R. Pycraft, Jr.
Pycraft Law, LLC
2200 N Ponce de Leon Blvd, Suite 10
St. Augustine, Florida 32084

Public Records of St. Johns County, FL
Clerk number: 2018080802
BK: 4638 PG: 1139
11/7/2018 4:07 PM
Recording \$18.50
Doc. D \$0.70

Preparer has not examined the title to the property described herein; no warranty or other representation is made, and no opinion is expressed or implied as to the ownership of the property, the condition of its title, its quality, the location of its boundaries, or the existence of any liens, unpaid taxes or encumbrances affecting it.

PARCEL ID#: 033120-0000

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 7th day of November, 2018, by **Lois M. Brubaker as Personal Representative of the Estate of David M. Masters**, whose post office address is: 5960 Don Manuel Road, Elkton, Florida 32033 (the "Grantor"), and **Lois M. Brubaker, Ernest Carl Masters, Forrest E. Masters and Johnny M. Masters**, whose post office address is: 5722 Cruz Road, Jacksonville, Florida 32207, each with an undivided one-fourth (1/4) interest (the "Grantee").

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER VALUABLE CONSIDERATION to it in hand paid by the Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to the Grantee, all the right, title, and interest it has in that certain land situate, lying and being in the County of St. Johns, State of Florida (the "Land"), to-wit:

PARCEL ONE: Beginning at the Southwest corner of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE1/4) of Section 28, Township 8 South, Range 28 East, run thence North along the West line of said Southwest Quarter of the Southeast Quarter of Section 28, Township 8 South, Range 28 East, five hundred fifty (550) feet to a point; thence run East and parallel to the South line of said Southwest Quarter of the Southeast Quarter of Section 28, Township, 8 South, Range 28 East, six hundred thirty (630) feet to a point, thence run South and parallel to the West line of said West line of said Southwest Quarter of the Southeast Quarter of Section 28, Township 8 South, Range 28 East, five hundred fifty (550) feet to the South line of said Southwest Quarter of the Southeast Quarter of Section 28, Township 8 South, Range 28 East; thence run West along said South line of said Southwest Quarter of the Southeast Quarter of Section 28, Township 8 South, Range 28 East, six hundred thirty (630) feet to the point of beginning, containing eight (8) acres, more or less.

PARCEL TWO: The South four hundred ninety-five (495) feet of the Southeast Quarter of the Southwest Quarter (SE ¼ of the SW ¼) of Section twenty-eight (28), Township 8 South, Range 28 East.

Parcel ID #:033123-0000

TOGETHER WITH all tenements, hereditaments, and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder, and easement thereto belonging or in anyway pertaining thereto.

TO HAVE AND TO HOLD the same in fee simple forever.

The Grantor hereby covenants with the Grantee that, subject to the following: (i) any covenants, restrictions, easements, and/or limitations of record, (ii) all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, and (iii) taxes and assessments for the current year, the Grantor is lawfully seized of the Land in fee simple, the Grantor has good right and lawful authority to sell and convey the Land, the Land is free from all encumbrances made by the Grantor, and the Grantor will warrant and defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but not against the claims of any others.

WHEREVER used in this Warranty Deed, the terms "Grantor" and "Grantee" include the respective heirs, personal representatives, successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the Grantor has caused this Warranty Deed to be executed on the day and year first above written.

Signed and sealed in our presence:

Lois M. Brubaker
Lois M. Brubaker, as Personal Representative of the Estate of David M. Masters "Grantor"

[Signature]

Witness

Jessica Z Pycraft

Witness

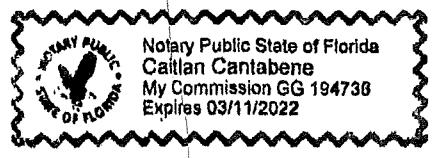
STATE OF FLORIDA)

COUNTY OF ST. JOHNS)

The foregoing Warranty Deed was acknowledged before me this 7th day of November, 2018, by **Lois M. Brubaker, as Personal Representative of the Estate of David M. Masters** [] who are personally known to me or [X] who have produced identification. *FL Drivers License.*

Caitlan Cantabene

Notary Public, State of Florida at Large
Notary's Stamped or Printed Name: *Caitlan Cantabene*



Apply for Exemptions

[Apply for Exemptions](#)

Sales Questionnaire Form

If you are a new owner of this property, please click here to submit a Sales Questionnaire

[Sales Questionnaire](#)

2022 TRIM Notice

[2022 TRIM Notice \(PDF\)](#)

Summary

No Image Available

Parcel ID	0331200000
Location Address	DON MANUEL RD ELKTON 32033-0000
Neighborhood	M&B CR13 area/south of Riverdale Tracts (SF) (6710)
Tax Description*	14 PT S495FT OF SE1/4 OF SW 1/4 (EX PTS IN OR1262/74 & 1262/77 & 1262/82 & 1262/85) OR1051/899 & 1168/823(S/A) & 4638/1139 5739/1774(L/E) <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Vacant Residential (0000)
Subdivision	N/A
Sec/Twp/Rng	28-8-28
District	County (District 300)
Millage Rate	12.7978
Acreage	6.840
Homestead	N

[Skip to Main Content](#)

Owner Information

St. Johns County, FL

Owner Name	Masters Trust, LLC 25% Masters Forest E 25% Masters Johnny M 25% Brubaker Lois E (Masters) 25% Rodriguez Grace 0%
Mailing Address	5722 CRUZ RD JACKSONVILLE, FL 32207-0000

Map



Valuation Information

	2023
Building Value	\$0
Extra Features Value	\$0
Total Land Value	\$33,653
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$33,653
Total Deferred	\$3,863
Assessed Value	\$29,790
Total Exemptions	\$0
Taxable Value	\$29,790

Values listed are from our working tax roll and are subject to change.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2022	\$0	\$0	\$33,653	\$0	\$0	\$33,653	\$27,082	\$6,571	\$27,082
2021	\$0	\$0	\$25,085	\$0	\$0	\$25,085	\$24,620	\$465	\$24,620
2020	\$0	\$0	\$22,535	\$0	\$0	\$22,535	\$22,382	\$153	\$22,382
2019	\$0	\$0	\$22,535	\$0	\$0	\$22,535	\$20,347	\$2,188	\$20,347
2018	\$0	\$0	\$18,497	\$0	\$0	\$18,497	\$18,497	\$0	\$18,497
2017	\$0	\$0	\$18,497	\$0	\$0	\$18,497	\$18,497	\$0	\$18,497
2016	\$0	\$0	\$18,497	\$0	\$0	\$18,497	\$18,497	\$0	\$18,497
2015	\$0	\$0	\$18,497	\$0	\$0	\$18,497	\$18,497	\$0	\$18,497
2014	\$0	\$0	\$18,497	\$0	\$0	\$18,497	\$18,497	\$0	\$18,497
2013	\$0	\$0	\$18,497	\$0	\$0	\$18,497	\$18,497	\$0	\$18,497
2012	\$0	\$0	\$18,497	\$0	\$0	\$18,497	\$18,497	\$0	\$18,497
2011	\$0	\$0	\$20,410	\$0	\$0	\$20,410	\$20,410	\$0	\$20,410
2010	\$0	\$0	\$22,535	\$0	\$0	\$22,535	\$22,535	\$0	\$22,535

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	0	0	1.7	AC	\$32,368
Marshes & Tidal Lands	0	0	5.14	AC	\$1,285

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
4/13/2023	4/13/2023	\$0.00	LIFE ESTATE	5739	1774	U	V	MASTERS FOREST E	MASTERS FOREST E
11/7/2018	11/7/2018	\$100.00	WARRANTY DEED	4638	1139	U	V	MASTERS DAVID M ESTATE	MASTERS ERNEST C ETAL
	4/24/1996	\$0.00	SUMMARY ORDER ADMIN	1168	823	U	I	MASTERS BUFORD C ESTATE	MASTERS CARL, FOREST E, DAVID E, JOHNNY M & *
	4/19/1994	\$5,000.00	WARRANTY DEED	1051	899	U	I	SHEPHERD F L	MASTERS BUFORD C
	8/16/1991	\$100.00	WARRANTY DEED	905	1285	U	I	MASTERS NAOMI E	SHEPHERD F L

No data available for the following modules: Exemption Information, Building Information, Sketch Information, Extra Feature Information.

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

| [User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 7/27/2023, 11:44:06 PM

Contact Us

Developed by
 Schneider
GEOSPATIAL



1018 Thomasville Road
 Suite 200-C
 Tallahassee, FL 32303
 850-224-8207
 850-681-9364 fax
 www.fnai.org

Florida Natural Areas Inventory

Biodiversity Matrix Query Results

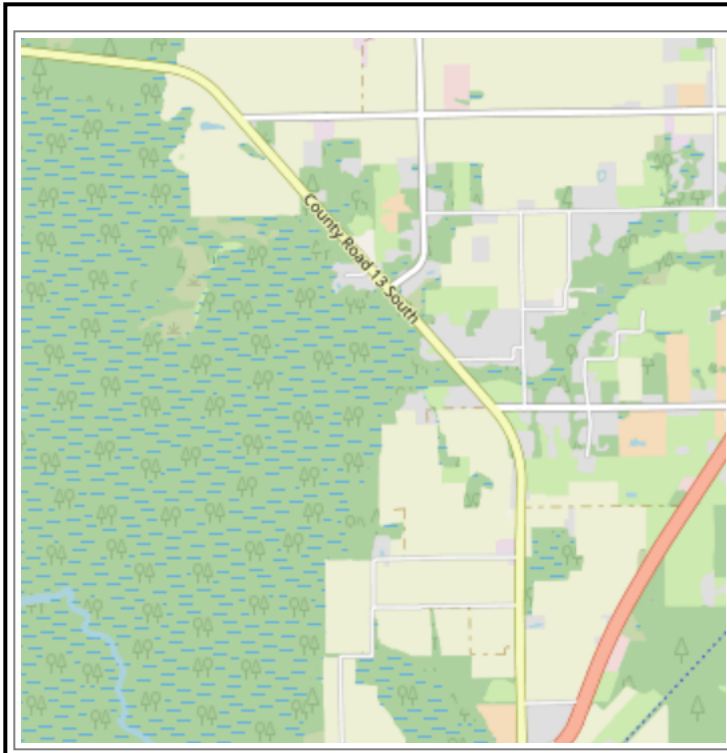
UNOFFICIAL REPORT

Created 7/28/2023

(Contact the FNAI Data Services Coordinator at 850.224.8207 or
 kbrinegar@fnai.fsu.edu for information on an official Standard Data Report)

NOTE: The Biodiversity Matrix includes only rare species and natural communities tracked by FNAI.

Report for 1 Matrix Unit: 44130



Descriptions

DOCUMENTED - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit.

DOCUMENTED-HISTORIC - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit; however the occurrence has not been observed/reported within the last twenty years.

LIKELY - The species or community is *known* to occur in this vicinity, and is considered likely within this Matrix Unit because:

1. documented occurrence overlaps this and adjacent Matrix Units, but the documentation isn't precise enough to indicate which of those Units the species or community is actually located in; *or*
2. there is a documented occurrence in the vicinity and there is suitable habitat for that species or community within this Matrix Unit.

POTENTIAL - This Matrix Unit lies within the known or predicted range of the species or community based on expert knowledge and environmental variables such as climate, soils, topography, and landcover.

Matrix Unit ID: 44130

0 Documented Elements Found

0 Documented-Historic Elements Found

3 Likely Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Mesic flatwoods</i>	G4	S4	N	N
<i>Mycteria americana</i> Wood Stork	G4	S2	T	FT
<i>Ursus americanus floridanus</i> Florida Black Bear	G5T4	S4	N	N

Matrix Unit ID: 44130

30 Potential Elements for Matrix Unit 44130

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Arnoglossum diversifolium</i> variable-leaved Indian-plantain	G2	S2	N	T
<i>Asplenium x heteroresiliens</i> Morzenti's spleenwort	G2	S1	N	N
<i>Balduina atropurpurea</i> purple honeycomb-head	G2	S1	N	E
<i>Baptisia calycosa</i> var. <i>calycosa</i> Canby's wild indigo	G3T1	S1	N	E
<i>Calopogon multiflorus</i> many-flowered grass-pink	G2G3	S2S3	N	T
<i>Calydorea coelestina</i> Bartram's ixia	G2G3	S2S3	N	E
<i>Carex chapmannii</i> Chapman's sedge	G3	S3	N	T
<i>Centrosema arenicola</i> sand butterfly pea	G2Q	S2	N	E
<i>Corynorhinus rafinesquii</i> Rafinesque's Big-eared Bat	G3G4	S1	N	N
<i>Ctenium floridanum</i> Florida toothache grass	G2	S2	N	E
<i>Drymarchon couperi</i> Eastern Indigo Snake	G3	S2?	T	FT
<i>Egretta caerulea</i> Little Blue Heron	G5	S4	N	ST
<i>Gopherus polyphemus</i> Gopher Tortoise	G3	S3	C	ST
<i>Gymnopogon chapmanianus</i> Chapman's skeletongrass	G3	S3	N	N
<i>Lechea cernua</i> nodding pinweed	G3	S3	N	T
<i>Lithobates capito</i> Gopher Frog	G2G3	S3	N	N
<i>Litsea aestivalis</i> pondspice	G3?	S2	N	E
<i>Lythrum curtissii</i> Curtiss' loosestrife	G1	S2	N	E
<i>Matelea floridana</i> Florida spiny-pod	G2	S2	N	E
<i>Monotropsis reynoldsiae</i> pygmy pipes	G2	S2	N	E
<i>Nemastylis floridana</i> celestial lily	G2	S2	N	E
<i>Neofiber alleni</i> Round-tailed Muskrat	G2	S2	N	N
<i>Neovison vison lutensis</i> Atlantic Salt Marsh Mink	G5T3	S3	N	N
<i>Nolina atopocarpa</i> Florida beargrass	G3	S3	N	T
<i>Pandion haliaetus</i> Osprey	G5	S3S4	N	N
<i>Pteroglossaspis ecristata</i> giant orchid	G2G3	S2	N	T
<i>Pycnanthemum floridanum</i> Florida mountain-mint	G3	S3	N	T
<i>Rhynchospora thornei</i> Thorne's beaksedge	G3	S1S2	N	N
<i>Rudbeckia nitida</i> St. John's blackeyed susan	G3	S2	N	E
<i>Salix floridana</i> Florida willow	G2G3	S2S3	N	E

Disclaimer

The data maintained by the Florida Natural Areas Inventory represent the single most comprehensive source of information available on the locations of rare species and other significant ecological resources statewide. However, the data are not always based on comprehensive or site-specific field surveys. Therefore, this information should not be regarded as a final statement on the biological resources of the site being considered, nor should it be substituted for on-site surveys. FNAI shall not be held liable for the accuracy and completeness of these data, or opinions or conclusions drawn from these data. FNAI is not inviting reliance on these data. Inventory data are designed for the purposes of conservation planning and scientific research and are not intended for use as the primary criteria for regulatory decisions.

Unofficial Report

These results are considered unofficial. FNAI offers a [Standard Data Request](#) option for those needing certifiable data.

LOCATION MAP



Perry Rd

County Road 134 S

County Road 13 S

Kent Estate Rd

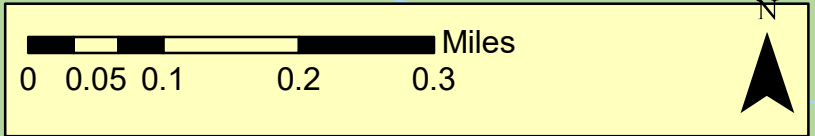
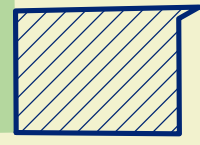
Church Rd

Winifred Masters Rd

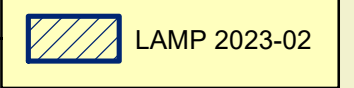
Don Manuel Rd

Solano Creek Rd

Solano Farm Rd



LAMP 202300002 5960 Don Manuel Road 08/15/2023



AERIAL MAP

Church Rd

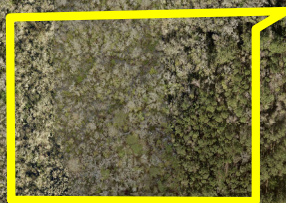
County Road 13 S

Kent Estate Rd

Winifred Masters Rd

Don Manuel Rd

Solano Farm Rd



0 500 1,000 Feet

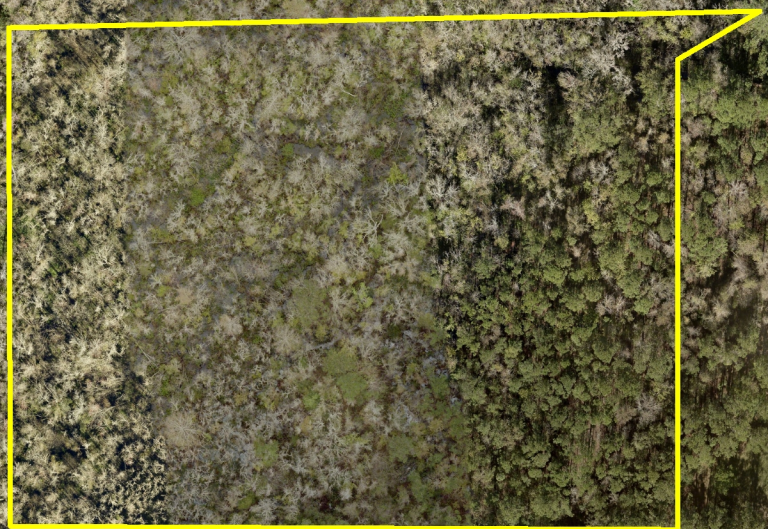


LAMP 202300002 5960 Don Manuel Road 08/22/2023

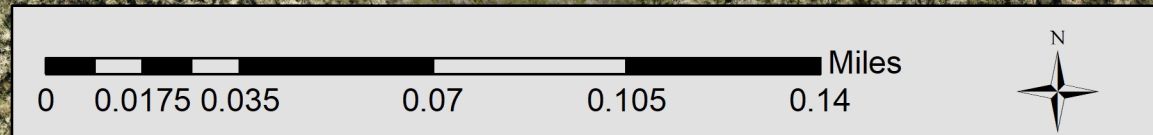


5960 Don Manuel Road

AERIAL MAP



Don Manuel Rd



LAMP 202300002 5960 Don Manuel Road 08/15/2023

 LAMP 2023-02

CONSERVATION EASEMENT MAP

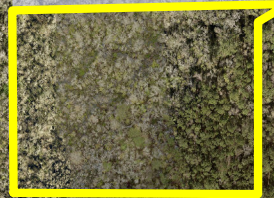
Floyd Tract

County Road 13 S

Kent Estate Rd

Winifred Masters Rd

Don Manuel Rd



0 500 1,000 Feet



LAMP 202300002 5960 Don Manuel Road 08/22/2023



5960 Don Manuel Road

FLORIDA FOREVER MAP

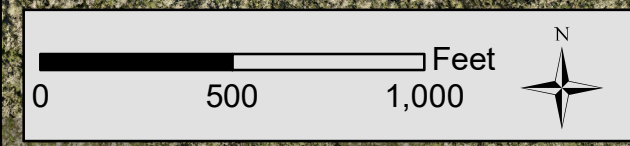
St. Johns River Blueway Florida Forever BOT Project

County Road 13 S

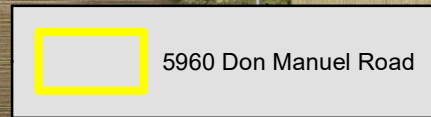
Kent Estate Rd

Winifred Masters Rd

Don Manuel Rd



LAMP 202300002 5960 Don Manuel Road 08/22/2023



PARK MAP

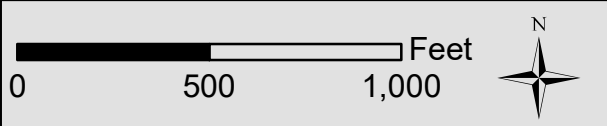
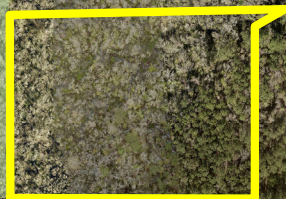
Deep Creek Conservation Area

County Road 13 S

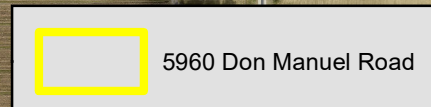
Kent Estate Rd

Winifred Masters Rd

Don Manuel Rd



LAMP 202300002 5960 Don Manuel Road 08/22/2023



FLU MAP

AGRICULTURE

RESIDENTIAL-A

PARK/RECREATION

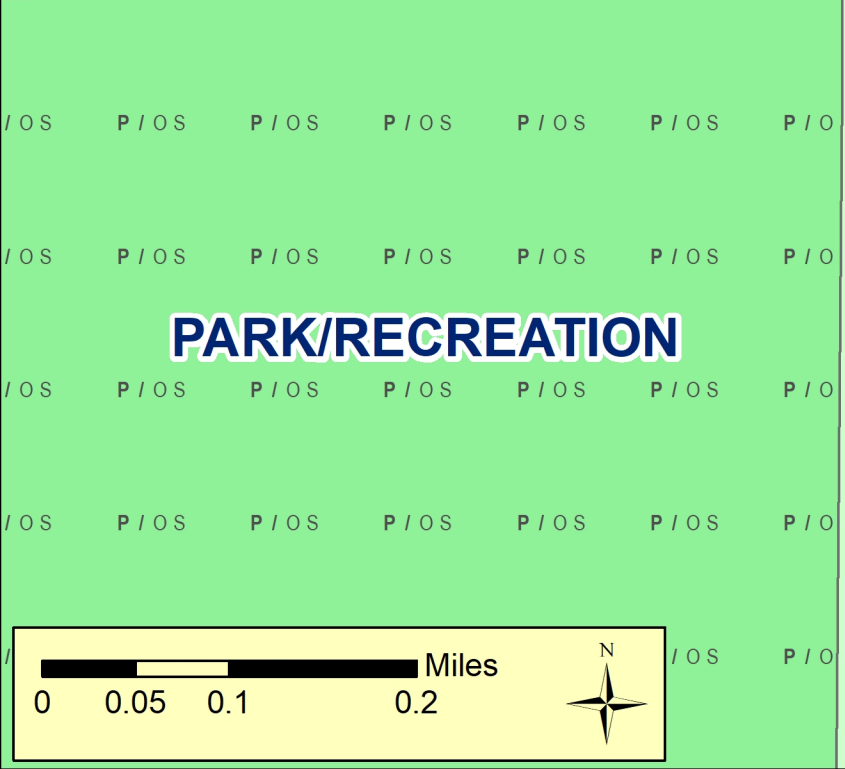
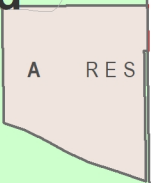
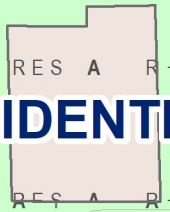
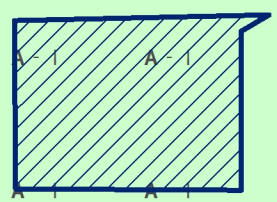
Church Rd

Kent Estate Rd

County Road 13-S

Winifred Masters Rd

Don Manuel Rd



0 0.05 0.1 0.2 Miles



LAMP 202300002 5960 Don Manuel Road 08/15/2023

 LAMP 2023-02

RMH(S)

ZONING MAP

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Church Rd

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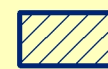
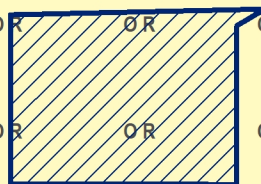
Winifred Masters Rd

County Road 13 S

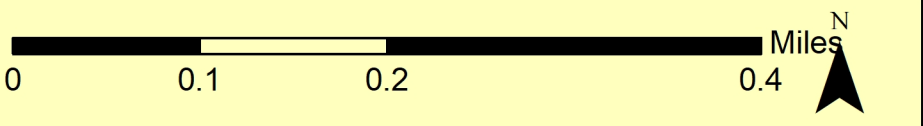
Kent Estate Rd

Don Manuel Rd

OR

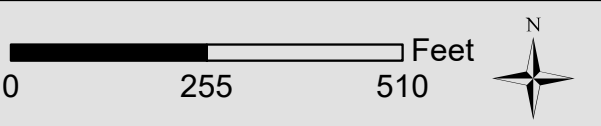
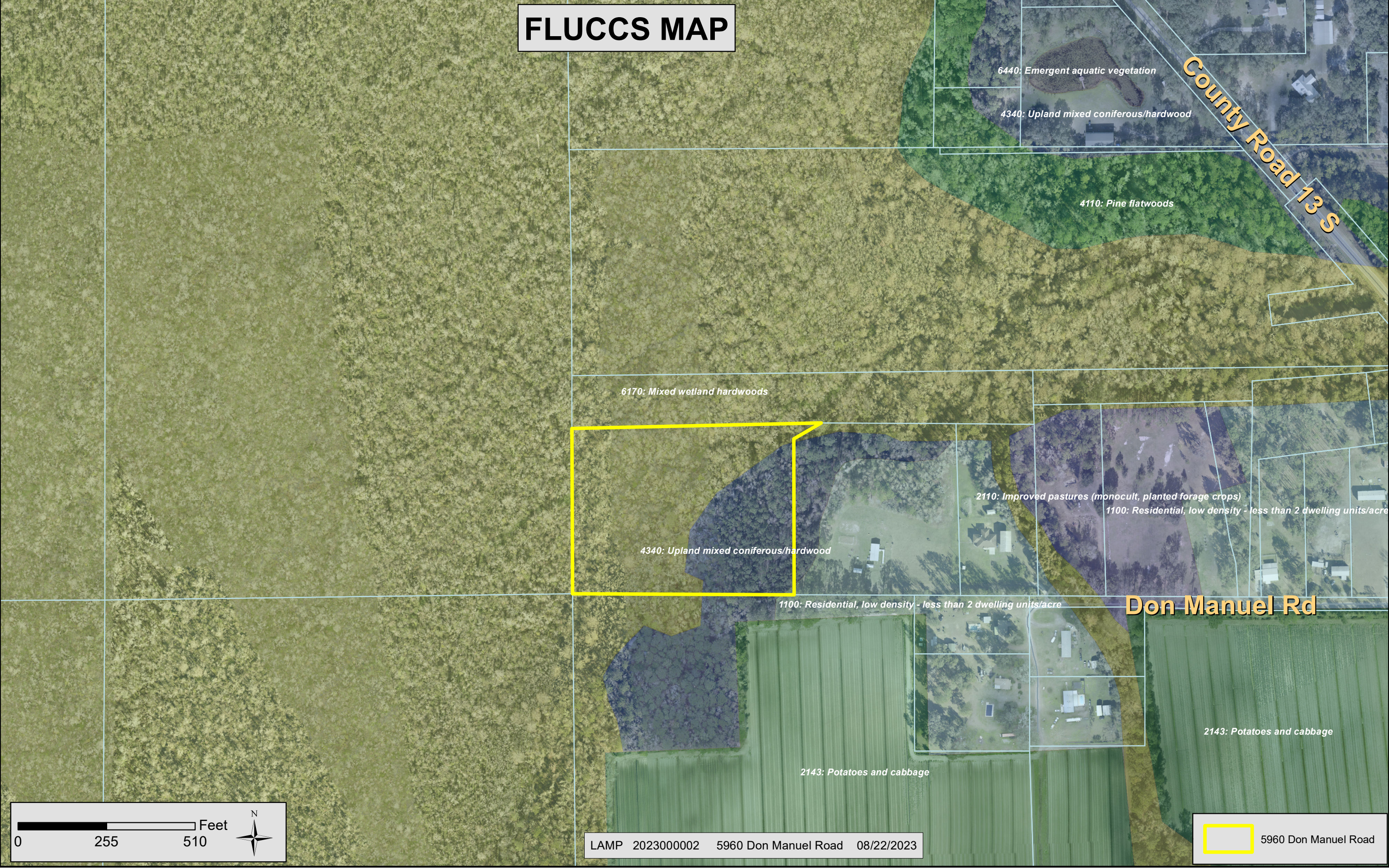


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LAMP 2023000002 5960 Don Manuel Road 08/15/2023

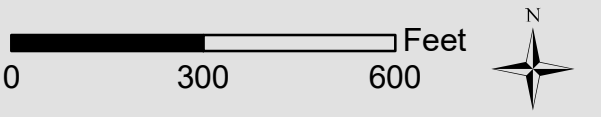
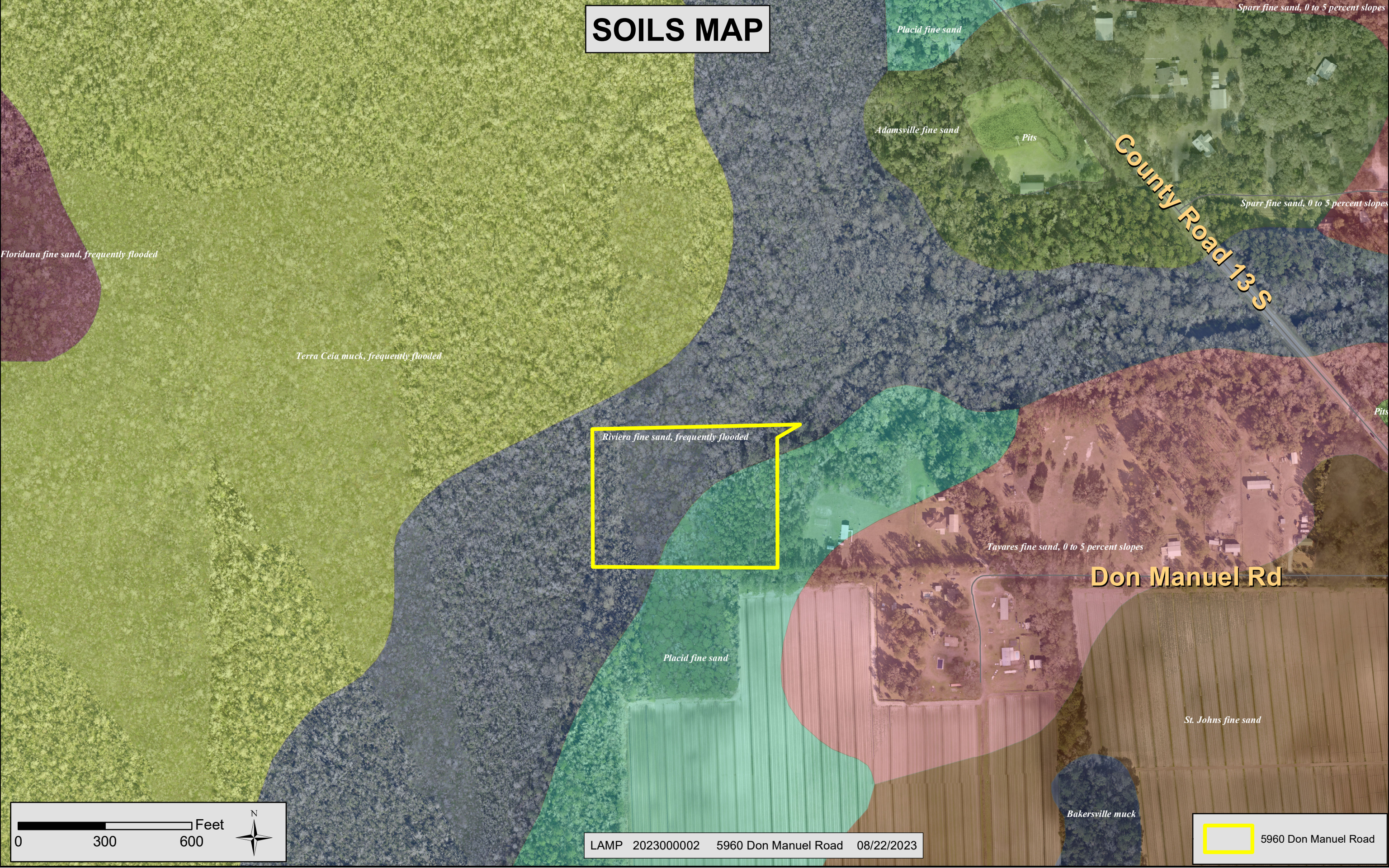
FLUCCS MAP



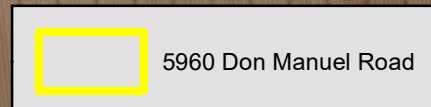
LAMP 202300002 5960 Don Manuel Road 08/22/2023

5960 Don Manuel Road

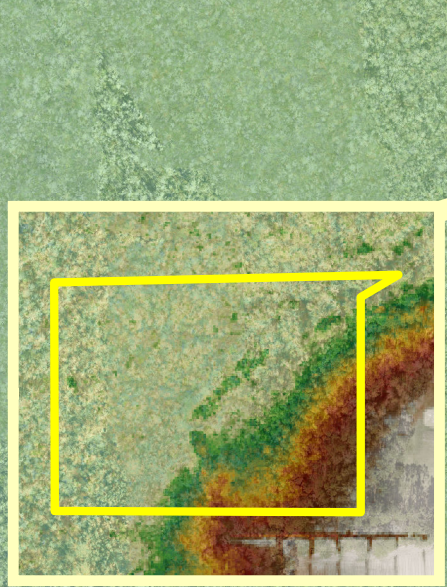
SOILS MAP



LAMP 202300002 5960 Don Manuel Road 08/22/2023



LIDAR MAP



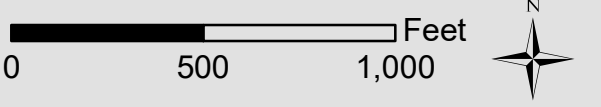
Moccasin Branch

County Road 13 S

Kent Estate Rd

Winifred Masters Rd

Don Manuel Rd

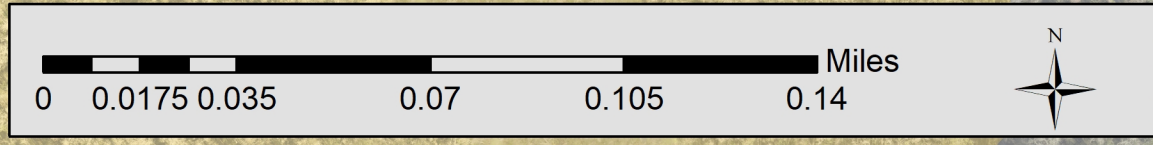


FLOOD ZONE MAP

AE

X

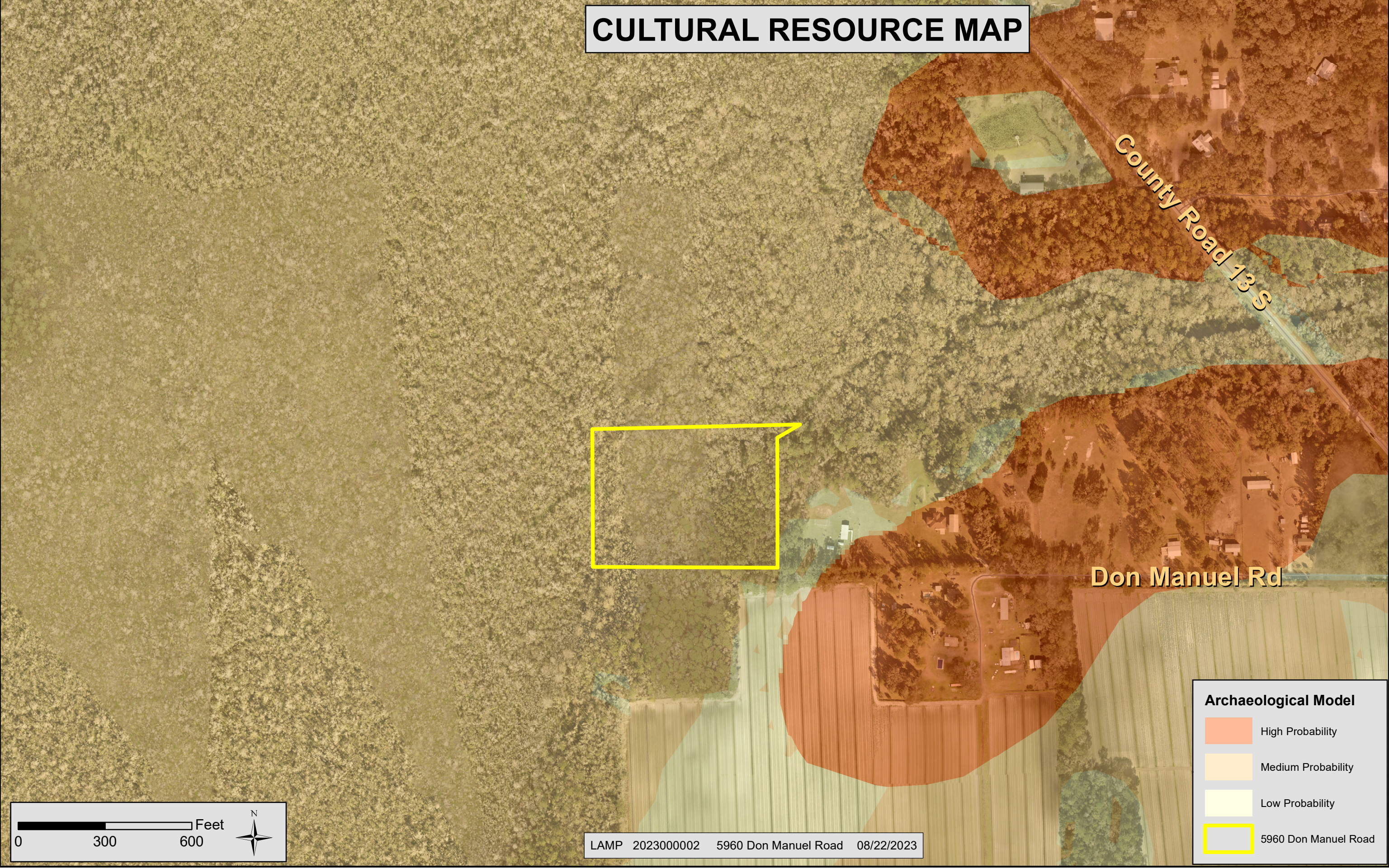
Don Manuel Rd



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CULTURAL RESOURCE MAP



County Road 13 S

Don Manuel Rd



Archaeological Model

- High Probability
- Medium Probability
- Low Probability
- 5960 Don Manuel Road

0 300 600 Feet