

Land Acquisition and Management Program (LAMP) Conservation Board
Property Information Sheet

Property Name:	Bailey Property
Parcel Number:	005780-0010, 005790-0000, 005790-0010, 006250-0000, 006260-0000, 249204-1005
Address:	2147, 2177, 2202 Bishop Estates Road
Owner:	Sarah W. Bailey
INC or LLC Agents:	Sarah W. Bailey Living Trust, Et Al Additional entities: Parcel #249204-1005 = John Mathews Bailey Living Trust et al (50%) Parcel #006260-0000 = Creekside Investments, LLC. (100%) Parcel #006250-0000 = John Matthews Bailey Liv Trust (100%); Bailey, Sarah Wedekind (100%); Bailey, Clark W. (100%); Bailey, John Matthews Estate (100%)
List Price:	\$20,000,000 or appraised value
Market Value:	2202 Bishop Estates- \$229,000, \$469,790, \$2,655,000; 2147 Bishop Estates- \$800,000; 2177 Bishop Estates- \$857,795
Total Acreage:	2147 Bishop Estates- 1.27 ac, 2177 Bishop Estates-1.5 ac, 2202 Bishop Estates- 66.8 ac. 69.6 acres
Land Use:	Res-A, Agriculture, Julington Creek DRI
Zoning:	RS-1, OR, PUD
Easements: Type/Acres	Pedestrian access for boat launch on Flora Branch creek/3.6 Ac (NE corner)
Wetlands: Type/Acres	Mixed Hardwoods along Julington Creek/0.6 Ac
Uplands: Type/Acres	Horse Farm/41 Ac; Woodland Pasture/21 Ac; Pine Flatwoods/4 Ac; Residential/2 Ac
Protected Species:	Wood Stork, Bartram's Ixia
Known Cultural Res.:	None recorded. Residential structure at 2202 Bishop Estates was constructed in 1955. Historic turpentine activities recorded in the vicinity.
Willing Seller:	Yes
Community Support:	Unknown
Proposed By:	Owner
Development Apps:	None
Narrative:	Applicant: 2147 & 2177 Bishop Estates are existing residential lots located on Julington Creek, 2202 Bishop Estates is a 67 acre working ranch with homestead. Preservation of open space and trees, and various passive recreational activities and features could be proposed through LAMP acquisition. These parcels would be a huge asset to the county with them providing waterway access, greenspace, and working farmland. The purchase of this land would allow the County to provide a true Nature/Waterway education center by renovating existing structures on the site. Parcels 005780-0010 and 249204-1005 are within Parcel 78 of the Julington Creek Plantation PUD, applicant should notify the ARC at 904-417-7600 or JCPACC@vestapropertyservices.com.



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: Sarah W. Bailey			
Address: 2202 Bishop Estates Rd			
City: St Johns		State:	Zip: 32259
Phone: 904-502-8743	Fax:	Email: tauwriter@aol.com	
Applicant Signature: <i>x Sarah W. Bailey</i>			Date: 9/03/2023
2. Owner of Record (Owner is Applicant Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		3. Owner's Authorized Representative	
Name: SARAH W. BAILEY LIVING TRUST, ET AL		Name: Clark W. Bailey	
Address: 2202 Bishop Estates Rd		Address: 2177 Bishop Estates Rd	
City: St Johns	State: FL	Zip: 32259	City: St Johns
Phone: 904-502-8743	Fax:		Phone: 904-502-874
Email: tauwriter@aol.com		Email: tauwriter@aol.com	
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>x Sarah W. Bailey</i>		Date: 9/3/2023	
Owner Signature:		Date:	
5. Property/Project Information – Required Information			
Asking Price: \$20,000,000 or appraised value		County: St Johns	
General Location (address, intersection, etc.): Fruit Cove			
Acreage: +/- 70		Section/Township/Range: 49-4-27	
Tax Parcel Number(s) 005790-0000, 005790-0010, 005780-0010, 006250-0000, 006260-0000			
Future Land Use (if known) AG/RES-A/DRI		Zoning (if known) OR, RS-1, PUD	
6. Property Description (Describe the property's ecological significance and natural resources)			
2 Julington Creek residential lots, +/- 67 acre working ranch with homestead.			
7. Encumbrances (List any liens, leases or other encumbrances)			
N/A			

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: 9-11-23 Received By: RM Reg. Basin: 4



Overview



Legend

□ Parcels

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.

Date created: 9/5/2023

Last Data Uploaded: 9/4/2023 11:43:57 PM

Developed by  Schneider
GEOSPATIAL

MAP SHOWING SURVEY OF

PARCEL 1:

That certain tract or parcel of land, being a part of the James James Donation, Section 49, Township 4 South, Range 27 East, in St. Johns County, Florida, being more particularly described as commencing at a point in the Northerly right of way line of County Road No. 5 (an 80 foot right of way) where the West line of said James James Donation intersects the same; thence South $76^{\circ} 18'$ East along said Northerly right of way line of County Road No. 5, 2842.3 feet to a point; thence North $0^{\circ} 26' 20''$ West, 1031.2 feet to a point; thence continuing North $0^{\circ} 26' 20''$ West, 849.4 feet to a point; thence North $89^{\circ} 33' 40''$ East, 580 feet to a point; thence North $0^{\circ} 26' 20''$ West, 630 feet to a point; thence North $89^{\circ} 33' 40''$ East, 357.28 feet to a point for the point of beginning, said point lying South $0^{\circ} 52' 40''$ East, 504.46 feet from the Southerly right of way line as in possession of a public road known as Bishop Estates Road; thence North $89^{\circ} 33' 40''$ East, 762.72 feet to a point; thence South $0^{\circ} 26' 20''$ East, 1957.5 feet to a point; thence North $76^{\circ} 19'$ West, 1361.12 feet to a point; thence North $0^{\circ} 26' 20''$ West, 1625.23 feet to a point; thence North $89^{\circ} 33' 40''$ East, 557.28 feet to the point of beginning.

PARCEL 2:

That certain tract or parcel of land, being a part of the James James Donation, Section 49, Township 4 South, Range 27 East, St. Johns County, Florida, being more particularly described as commencing at a point in the Northerly right of way line of County Road No. 5 (an 80 foot right of way) where the West line of said James James Donation intersects the same; thence South $76^{\circ} 18'$ East along said Northerly right of way line of County Road No. 5, 2842.3 feet to a point; thence North $0^{\circ} 26' 20''$ West, 1880.60 feet to a point; thence North $89^{\circ} 33' 40''$ East, 580 feet to a point; thence North $0^{\circ} 26' 20''$ West, 630 feet to a point; thence North $89^{\circ} 33' 40''$ East, 294.78 feet to a point for the point of beginning; thence continuing North $89^{\circ} 33' 40''$ East, 700 feet to a point; thence North $0^{\circ} 26' 20''$ West, 513.6 feet to a point in the Southerly right of way line of the Julington Creek Road; thence Westerly along said Southerly right of way line of Julington Creek Road along a curve to the right a distance of 708.36 feet as measured along a chord bearing North $81^{\circ} 37' 40''$ West; thence South $0^{\circ} 26' 20''$ East, 622.1 feet to the point of beginning.

Date: October 13, 1960

For: James C. Higginbotham

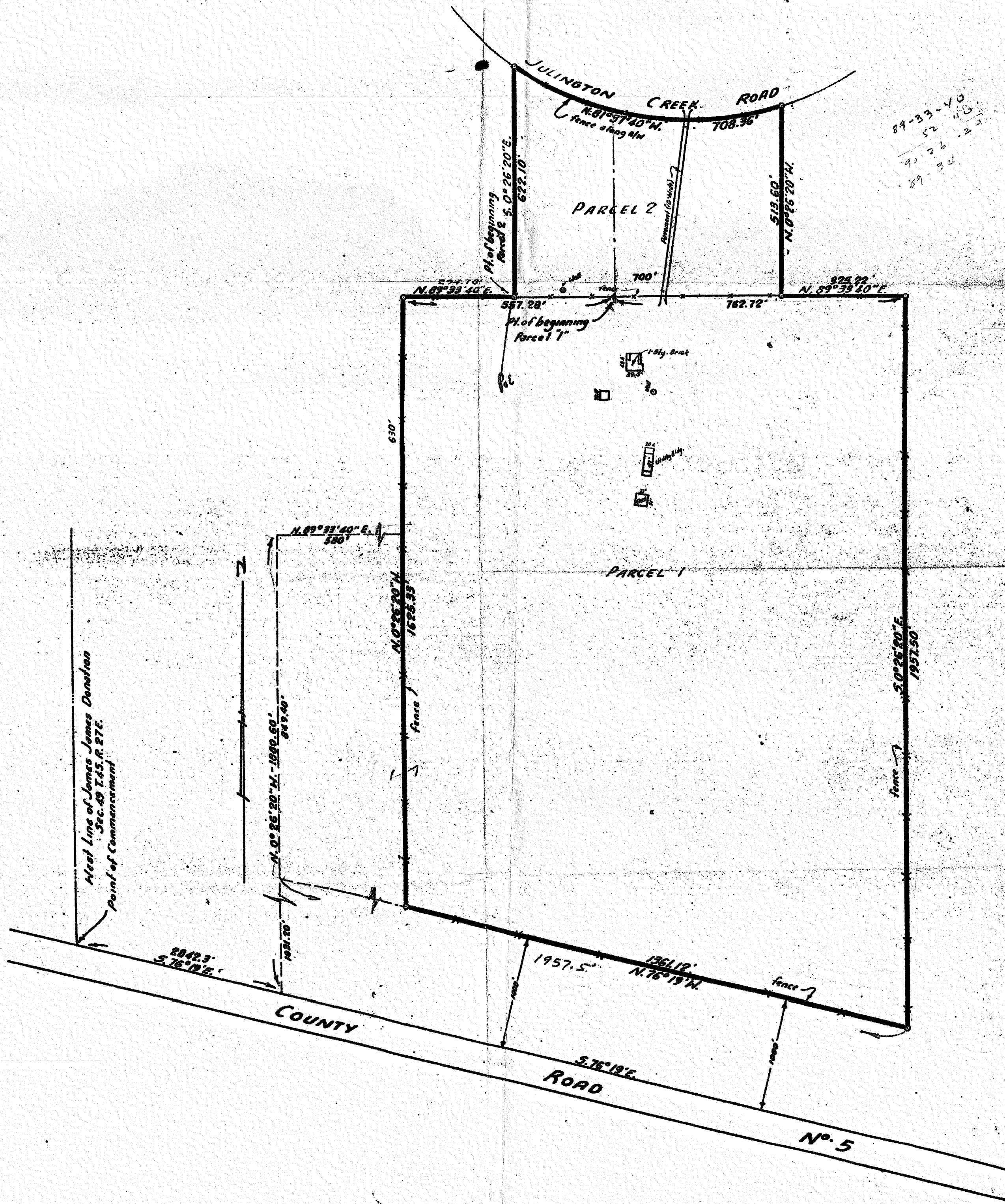
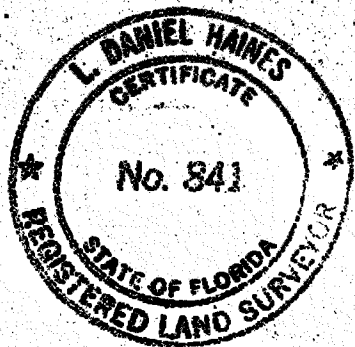
Scale: 1" = 200'

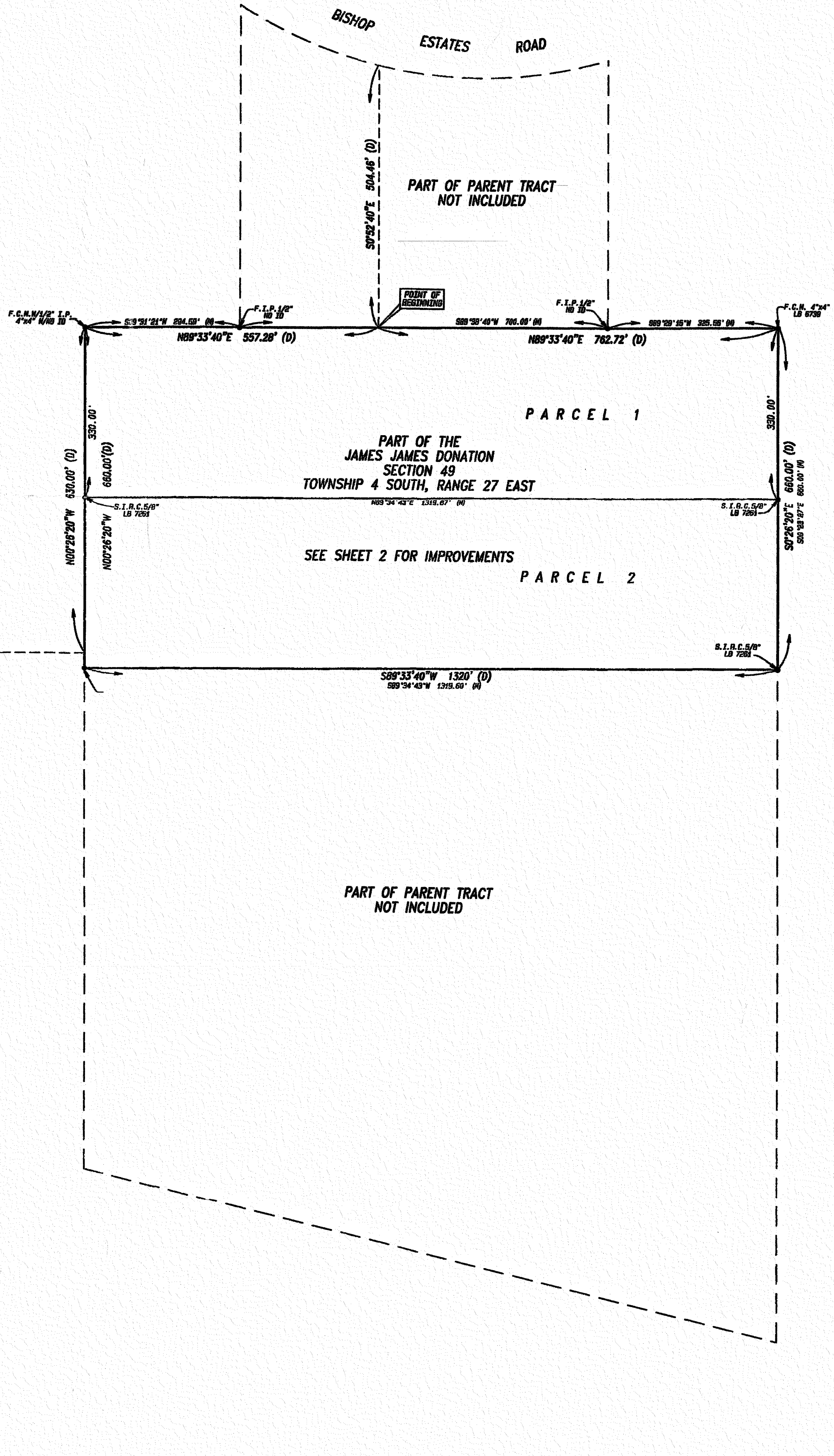
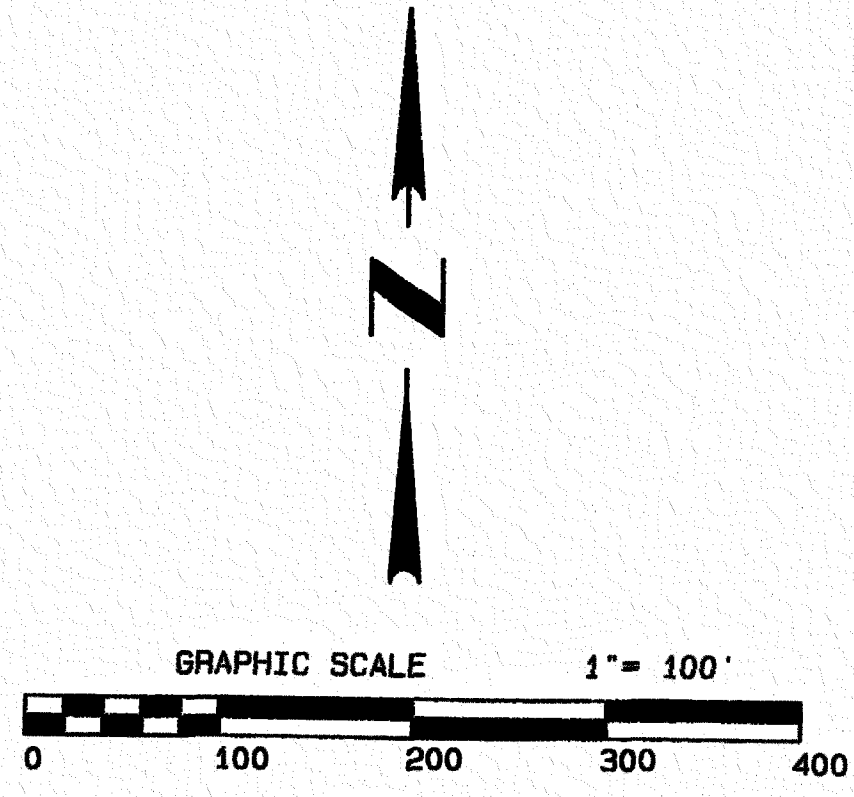
R. L. CROASDELL & COMPANY
not inc.
Civil Engineering & Surveying

Jacksonville, Fla.

509 Clark Bldg.

Daniel Haines Jr





MAP OF BOUNDARY SURVEY

DESCRIPTION OF PARCEL 1:

THE NORTH 330.00 FEET, AS MEASURED ON THE EAST AND WEST LINES OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

THAT CERTAIN TRACT OR PARCEL OF LAND, BEING A PART OF THE JAMES JAMES DONATION, SECTION 49, TOWNSHIP 4 SOUTH, RANGE 27 EAST, IN ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT A POINT IN THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 5 (AN 80'-FOOT RIGHT OF WAY) WHERE THE WEST LINE OF SAID JAMES JAMES DONATION INTERSECTS THE SAME, THENCE S. 76 DEGREES 18' E. ALONG SAID NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 5, 2842.3 FEET TO A POINT; THENCE N. 0 DEGREES 26' 20" W., 1031.2 FEET TO A POINT; THENCE CONTINUE N. 0 DEGREES 26' 20" W., 849.4 FEET TO A POINT; THENCE S. 0 DEGREES 26' 20" E., 580 FEET TO A POINT; THENCE N. 0 DEGREES 26' 20" W., 630 FEET TO A POINT; THENCE N. 89 DEGREES 33' 40" E., 557.28 FEET TO A POINT FOR THE POINT OF BEGINNING; SAID POINT LYING S. 0 DEGREES 52' 40" E., 504.46 FEET FROM THE SOUTHERLY RIGHT OF WAY LINE AS IN POSSESSION OF A PUBLIC ROAD KNOWN AS BISHOP ESTATES ROAD; THENCE N. 89 DEGREES 33' 40" E., 762.72 FEET TO A POINT; THENCE S. 0 DEGREES 26' 20" E., 660 FEET TO A POINT; THENCE S. 89 DEGREES 33' 40" W., 1320 FEET TO A POINT; THENCE N. 0 DEGREES 26' 20" W., 660 FEET TO A POINT THENCE N. 89 DEGREES 33' 40" E., 557.28 FEET TO THE POINT OF BEGINNING.

DESCRIPTION PARCEL 2:

THE FOLLOWING DESCRIBED PARCEL OF LAND EXCEPTING THEREFROM THE NORTH 330.00 FEET AS MEASURED ON THE EAST AND WEST LINES OF SAID PARCEL:

THAT CERTAIN TRACT OR PARCEL OF LAND, BEING A PART OF THE JAMES JAMES DONATION, SECTION 49, TOWNSHIP 4 SOUTH, RANGE 27 EAST, IN ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT A POINT IN THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 5 (AN 80'-FOOT RIGHT OF WAY) WHERE THE WEST LINE OF SAID JAMES JAMES DONATION INTERSECTS THE SAME, THENCE S. 76 DEGREES 18' E. ALONG SAID NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 5, 2842.3 FEET TO A POINT; THENCE N. 0 DEGREES 26' 20" W., 1031.2 FEET TO A POINT; THENCE CONTINUE N. 0 DEGREES 26' 20" W., 849.4 FEET TO A POINT; THENCE S. 0 DEGREES 26' 20" E., 580 FEET TO A POINT; THENCE N. 0 DEGREES 26' 20" W., 630 FEET TO A POINT; THENCE N. 89 DEGREES 33' 40" E., 557.28 FEET TO A POINT FOR THE POINT OF BEGINNING; SAID POINT LYING S. 0 DEGREES 52' 40" E., 504.46 FEET FROM THE SOUTHERLY RIGHT OF WAY LINE AS IN POSSESSION OF A PUBLIC ROAD KNOWN AS BISHOP ESTATES ROAD; THENCE N. 89 DEGREES 33' 40" E., 762.72 FEET TO A POINT; THENCE S. 0 DEGREES 26' 20" E., 660 FEET TO A POINT; THENCE S. 89 DEGREES 33' 40" W., 1320 FEET TO A POINT; THENCE N. 0 DEGREES 26' 20" W., 660 FEET TO A POINT THENCE N. 89 DEGREES 33' 40" E., 557.28 FEET TO THE POINT OF BEGINNING.

SURVEY NOTES:

- 1 - BEARINGS ARE BASED ON DEED WITH THE BEARING OF THE WEST LINE OF THE CAPTION PROPERTY BEING N 26° 40' W.
- 2 - LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS, RIGHTS-OF-WAY OR ADJOINERS OF RECORD
- 3 - THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF AN ABSTRACT, TITLE SEARCH, TITLE OPINION OR TITLE INSURANCE. A TITLE SEARCH MAY REVEAL ADDITIONAL INFORMATION AFFECTING THE PARCEL AS SHOWN.
- 4 - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP PANEL 12109C0153 H, EFFECTIVE 09/02/2004, THE PROPERTY DESCRIBED HEREON APPEARS TO LIE IN ZONE "X".
- 5 - DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF AND ARE PLAT AND RECORD UNLESS SHOWN OTHERWISE.
- 6 - UNDERGROUND UTILITIES, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED ON THIS SURVEY.
- 7 - ALL EASEMENTS ARE PER PLAT UNLESS SHOWN OTHERWISE.
- 8 - THERE MAY BE ADDITIONAL RESTRICTIONS THAT APPLY WHICH ARE NOT SHOWN ON THIS SURVEY THAT CAN BE FOUND IN PUBLIC RECORDS OF SAID COUNTY.
- 9 - PARENT TRACT DESCRIPTION FURNISHED BY THE CLIENT, PARCELS 1 AND 2 PREPARED BY THE SURVEYOR.

NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN ON THE FACE THEREOF. ANY OTHER USE, BENEFIT, TITLE INSURANCE, OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY, WITHOUT EXPRESSED WRITTEN CONSENT OF THE SURVEYOR.

DESCRIPTION:

THAT CERTAIN TRACT OR PARCEL OF LAND, BEING A PART OF THE JAMES JAMES DONATION, SECTION 49, TOWNSHIP 4 SOUTH, RANGE 27 EAST, IN ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT A POINT IN THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 5 (AN 80'-FOOT RIGHT OF WAY) WHERE THE WEST LINE OF SAID JAMES JAMES DONATION INTERSECTS THE SAME, THENCE S. 76 DEGREES 18' E. ALONG SAID NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 5, 2842.3 FEET TO A POINT; THENCE N. 0 DEGREES 26' 20" W., 1031.2 FEET TO A POINT; THENCE CONTINUE N. 0 DEGREES 26' 20" W., 849.4 FEET TO A POINT; THENCE S. 0 DEGREES 26' 20" E., 580 FEET TO A POINT; THENCE N. 0 DEGREES 26' 20" W., 630 FEET TO A POINT; THENCE N. 89 DEGREES 33' 40" E., 557.28 FEET TO A POINT FOR THE POINT OF BEGINNING; SAID POINT LYING S. 0 DEGREES 52' 40" E., 504.46 FEET FROM THE SOUTHERLY RIGHT OF WAY LINE AS IN POSSESSION OF A PUBLIC ROAD KNOWN AS BISHOP ESTATES ROAD; THENCE N. 89 DEGREES 33' 40" E., 762.72 FEET TO A POINT; THENCE S. 0 DEGREES 26' 20" E., 660 FEET TO A POINT; THENCE S. 89 DEGREES 33' 40" W., 1320 FEET TO A POINT; THENCE N. 0 DEGREES 26' 20" W., 660 FEET TO A POINT THENCE N. 89 DEGREES 33' 40" E., 557.28 FEET TO THE POINT OF BEGINNING.

STREET ADDRESS:

2202 BISHOP ESTATES ROAD
SAINT JOHNS, FL 32259

CERTIFIED TO AND FOR THE
EXCLUSIVE BENEFIT OF:

RESIDENTIAL TITLE SERVICES, INC.
SARAH W. BAILEY, AS TRUSTEE OF THE SARAH W. BAILEY
LIVING TRUST U/A DATED JAN 10, 1994
COUNTRYWIDE AMERICA'S WHOLESALE LENDER, ITS RESPECTIVE
SUCCESSORS AND/OR ASSIGNS, AS THEIR INTERESTS MAY APPEAR.

SHEET 1 OF 2 SHEETS

BOUNDARY SURVEY

SEE SHEET 2 FOR DETAILS OF
IMPROVEMENTS AND LEGEND

SHEET 1 NOT VALID WITHOUT SHEET 2

F.C.L.S.

THESE DOCUMENTS AND THEIR CONTENTS ARE THE PROPERTY OF FIRST COAST LAND SURVEYING, INC. AND ARE ISSUED ONLY FOR THE SPECIFIC PROJECT NOTED ON THESE DRAWINGS. ANY REPRODUCTIONS, REVISIONS OR MODIFICATIONS OF THESE DOCUMENTS WITHOUT THE EXPRESSED WRITTEN CONSENT OF FIRST COAST LAND SURVEYING, INC., IS PROHIBITED BY LAW.

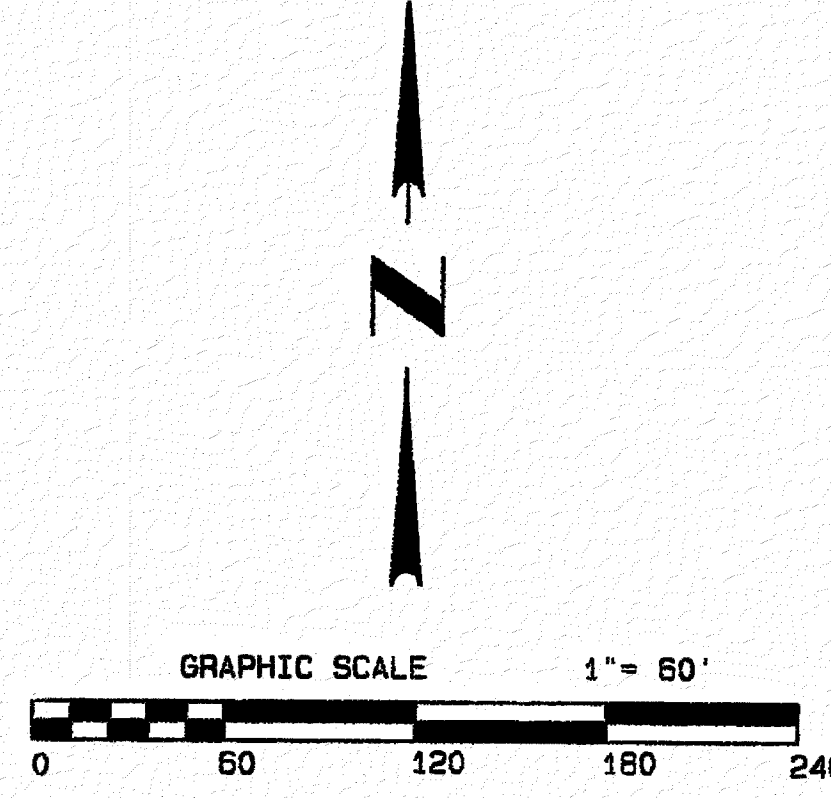
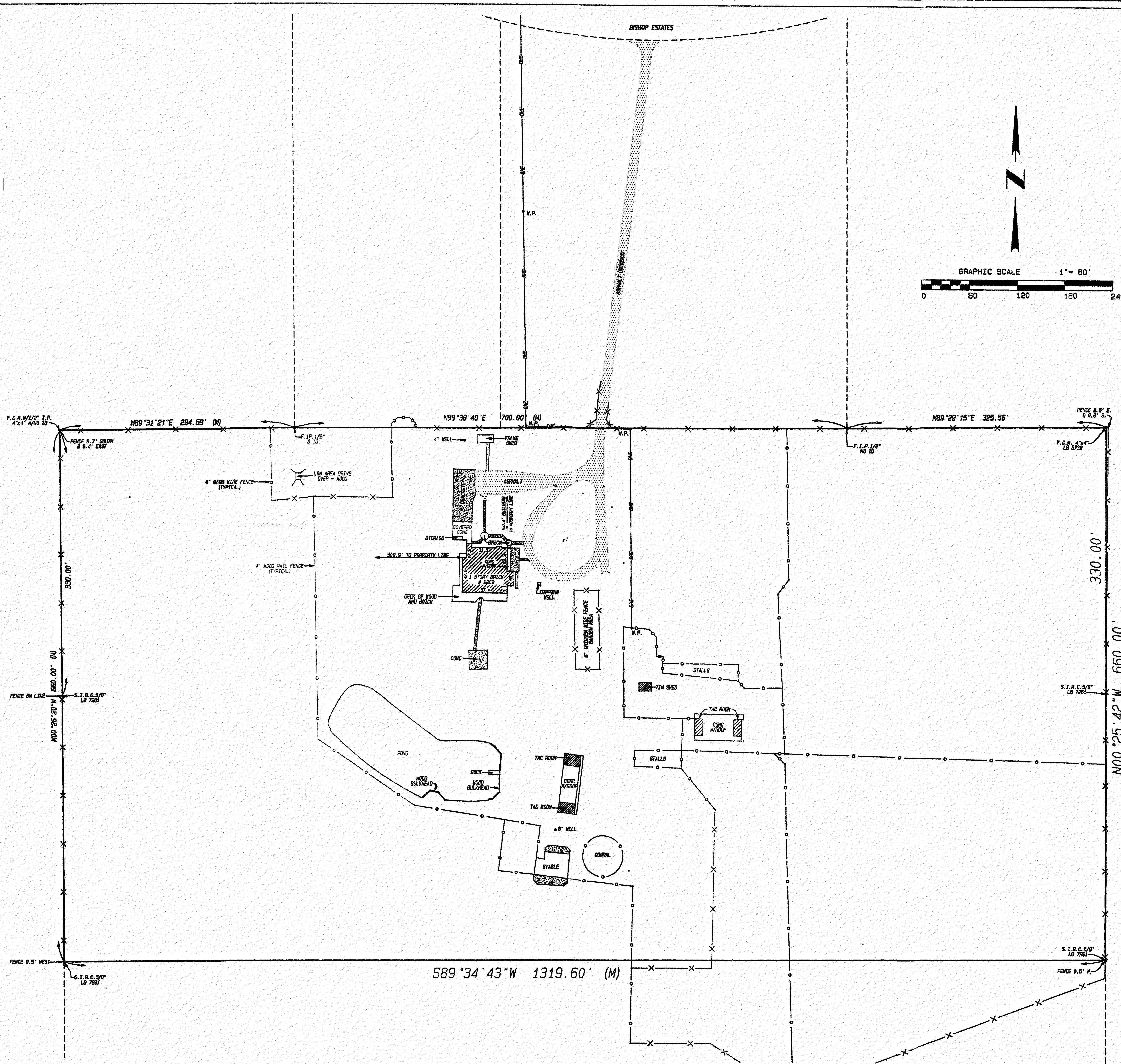
DRAWING
SHEET 1 OF 2

FIRST COAST LAND SURVEYING, INC.
LAND SURVEYORS AND MAPPERS
LICENSED BUSINESS NO. 7261
1690-B Lane Avenue South, Jacksonville, FL 32210
Telephone (904) 779-2052 Fax (904) 779-7784
e-mail: dcdsurveyor@aol.com

BY: *[Signature]*
DATE: 06/06/2007
FL REGISTERED PROFESSIONAL SURVEYOR NO. 25445
FL REGISTERED PROFESSIONAL MAPPING ENGINEER NO. 25844

BOUNDARY SURVEY
BISHOP ESTATES ROAD

Order No. 14130	FIELD DATE: 06/06/2007	REVISION	DATE
Scale 1" = 400'	DATA COLLECTOR	1	
Section 49		2	
Township 4 South	REVIEWER	3	
Range 27 East	DRAWN: VAN KLEECK	4	
ST. JOHNS COUNTY	CHECKED BY: TNP	5	



SHEET 2 OF 2 SHEETS
 DETAIL OF IMPROVEMENTS
 SEE SHEET 1 FOR BOUNDARY SURVEY
 INFORMATION INCLUDING DESCRIPTION,
 SURVEY NOTES AND SURVEYORS
 SIGNATURE & SEAL
 SHEET 2 NOT VALID WITHOUT SHEET 1

- ABBREVIATIONS**
- CONC - CONCRETE
 - WOOD - WOOD
 - STAIN - STAIN
 - PAINT - PAINT
 - ASPH - ASPHALT
 - GRASS - GRASS
 - DIRT - DIRT
 - IRON - IRON
 - STEEL - STEEL
 - ALUM - ALUMINUM
 - BRASS - BRASS
 - COPPER - COPPER
 - ZINC - ZINC
 - LEAD - LEAD
 - GLASS - GLASS
 - PLASTIC - PLASTIC
 - TEXTILE - TEXTILE
 - OTHER - OTHER
- SYMBOLS**
- - CENTER POINT
 - - BENCH MARK
 - △ - MONUMENT
 - - BUILDING
 - ▭ - ROOM
 - - WELL
 - - TANK
 - - POND
 - - STALL
 - - CORRAL
 - - DOCK
 - - BULKHEAD
 - - SHED
 - - TAC ROOM
 - - STABLE
 - - CORRAL
 - - MELL
 - - N/ROOF
 - - CONCRETE
 - - WOOD
 - - STAIN
 - - PAINT
 - - ASPHALT
 - - GRASS
 - - DIRT
 - - IRON
 - - STEEL
 - - ALUM
 - - BRASS
 - - COPPER
 - - ZINC
 - - LEAD
 - - GLASS
 - - PLASTIC
 - - TEXTILE
 - - OTHER

F.C.L.S.
FIRST COAST LAND SURVEYING, INC.
 LAND SURVEYORS AND MAPPERS
 LICENSED BUSINESS NO. 7261

1890-B Lane South, Jacksonville, FL 32216
 Telephone (904) 779-2626 Fax (904) 779-7764
 e-mail: cbs@firstcoastland.com

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NO.	DATE	REVISION
1	08/02/2007	FIELD DATE
2		DATA COLLECTOR
3		REVISION
4		DRAWN BY: VAN KLECK
5		CHECKED BY: TTP

BOUNDARY SURVEY
BISHOP ESTATES ROAD

SHEET 2 OF 2

AGREEMENT REGARDING ACCESS EASEMENT

This Agreement Regarding Access Easement (this "Agreement") is made effective this 23rd day of November, 1994 (the "Effective Date"), by and between JULINGTON CREEK DEVELOPMENT COMPANY, a Florida corporation ("Julington Creek") and ATLANTIC GULF COMMUNITIES CORPORATION, a Delaware corporation (taken together, the "Potential Grantors") and JOHN M. BAILEY, AS TRUSTEE OF THE JOHN M. BAILEY LIVING TRUST dated January 10, 1994, and SARAH W. BAILEY, AS TRUSTEE OF THE SARAH W. BAILEY LIVING TRUST dated January 10, 1994 (taken together, the "Potential Grantees").

R E C I T A L S:

1. Julington Creek and the Potential Grantees have executed that certain Deposit Receipt & Purchase and Sale Agreement made effective as of November 7, 1994, wherein Julington Creek has agreed to sell and the Potential Grantees have agreed to purchase approximately 3.65 unplatted acres in St. Johns County, Florida, more particularly described on Exhibit "A" attached hereto and made a part hereof (the "Property").

2. The Potential Grantees, as future owners of the Property, have expressed a desire to gain pedestrian access to nearby Flora Branch Creek to launch a small boat.

3. The Potential Grantors each own lands over which the Potential Grantees must traverse to use Flora Branch Creek for such purposes ("Proposed Easement Lands").

4. The Proposed Easement Lands owned by the Potential Grantors are environmentally sensitive and subject to the jurisdiction of various governmental regulatory agencies, and the parties agree the approval of such agencies is required prior to the lawful use of the Proposed Easement Lands by the Potential Grantees.

5. The Potential Grantors are willing to grant an access easement to the Potential Grantees if all of the conditions precedent listed in this Agreement are satisfied.

NOW, THEREFORE, for \$10.00 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. The Potential Grantors will grant the Potential Grantees an easement (the "Easement") if the following

conditions precedent to such obligation are satisfied within one (1) year of the Effective Date:

(a) The Easement is no more than 10 feet in width and constitutes a reasonably direct route to Flora Branch Creek;

(b) The Easement is clearly identified on a certified survey;

(c) The Easement is limited to pedestrian use only with no possibility of building a boardwalk, road, improved path or any other improvement;

(d) The Easement as described in this paragraph 1 has been approved in writing by all governmental agencies having jurisdiction over the granting or use of the Easement;

(e) The approval and granting of the Easement is accomplished at no cost, effort or liability to the Potential Grantors; and

(f) The Potential Grantors are provided the instrument granting the Easement along with a survey and legal description of the Easement, and have approved the Easement location and Easement instrument.

2. The Potential Grantees are solely responsible for obtaining any and all approvals or permits required under any local, state or federal law, ordinance, regulation or agency decision to obtain or use the Easement.

3. The right to be granted the Easement created by this Agreement is personal to the Potential Grantees and not transferable.

4. This Agreement shall terminate one (1) year after the Effective Date.

5. This Agreement or a memorandum of this Agreement shall not be recorded in the public records.

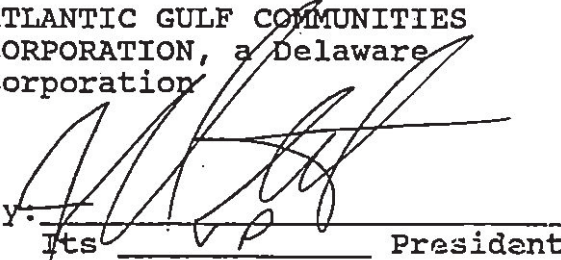
IN WITNESS WHEREOF, the parties hereto execute this Agreement as of the day and year first above written.

JULINGTON CREEK DEVELOPMENT
COMPANY, a Florida corporation

By: 
Its _____ President

[corporate seal]

ATLANTIC GULF COMMUNITIES
CORPORATION, a Delaware
corporation

By: 
Its _____ President

[corporate seal]

"POTENTIAL GRANTORS"

JOHN M. BAILEY, AS TRUSTEE OF
THE JOHN M. BAILEY LIVING TRUST
dated January 10, 1994

By: 
John M. Bailey, Trustee

SARAH W. BAILEY, AS TRUSTEE OF
THE SARAH W. BAILEY LIVING TRUST
dated January 10, 1994

By: *Sarah W. Bailey*
Sarah W. Bailey Trustee

"POTENTIAL GRANTEEES"

129379

RETURN TO:)
)
)
STEWART & KEYES)
P. O. DRAWER 790)
FORT MYERS, FL 33902)
)
THIS INSTRUMENT PREPARED BY:)
WILLIAM L. STEWART, ESQUIRE)
STEWART & KEYES)
P. O. DRAWER 790)
FORT MYERS, FL 33902)
)

~~ASSIGNMENT OF CONTRACT~~

KNOW ALL MEN BY THESE PRESENTS, that JOHN M. BAILEY, as TRUSTEE OF THE JOHN M. BAILEY LIVING TRUST dated, January 10, 1994, and SARAH W. BAILEY, as TRUSTEE of the SARAH W. BAILEY LIVING TRUST dated January 10, 1994 of Duval County, State of Florida, party of the first part, in consideration of the sum of One Dollar and other valuable considerations to them in hand paid by MARINER PROPERTIES DEVELOPMENT, INC., of the County of Lee, State of Florida, party of the second part, at or before the ensealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, assigned, transferred and set over, and by these presents does grant, bargain, sell, assign, transfer and set over unto the said party of the second part, a certain land contract bearing date the 7th day of NOVEMBER, A.D. 1994, made by JULINGTON CREEK DEVELOPMENT COMPANY, INC. to JOHN M. BAILEY, as TRUSTEE OF THE JOHN M. BAILEY LIVING TRUST dated January 10, 1994, and SARAH W. BAILEY, as TRUSTEE of the SARAH W. BAILEY LIVING TRUST dated January 10, 1994, upon the following described piece or parcel of land, situate and being in Lee County, State of Florida, to-wit:

SEE EXHIBIT "A"

A portion of the consideration of this assignment being that the party of the second part herein assumes all the obligations and agrees to pay all the payments described in said contract now due or to become due, together with all interest specified in said contract.

And upon the performance of all the terms and conditions and the completion of all payments as set forth in said contract by the said party of the second part, the party of the first part does hereby authorize the said JULINGTON CREEK DEVELOPMENT

COMPANY, INC., to make, execute and deliver a good and sufficient deed to the property hereinabove described, in like manner as though the original contract had been made and executed by the said MARINER PROPERTIES DEVELOPMENT, INC. with the said party of the second part, instead of with JOHN M. BAILEY, as TRUSTEE OF THE JOHN M. BAILEY LIVING TRUST dated January 10, 1994, and SARAH W. BAILEY, as TRUSTEE of the SARAH W. BAILEY LIVING TRUST dated January 10, 1994.

TO HAVE AND TO HOLD the same unto the said party of the second part forever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set their hands and seals this ____ day of _____, A.D. 1994.

Signed, Sealed, and Delivered in the Presence of:

----- (SEAL)
Name: JOHN M. BAILEY, as TRUSTEE
OF THE JOHN M. BAILEY LIVING
TRUST dated January 10, 1994

----- (SEAL)
Name: SARAH W. BAILEY, as TRUSTEE
OF THE SARAH W. BAILEY LIVING
TRUST dated January 10, 1994

STATE OF FLORIDA
COUNTY OF -----

The foregoing instrument was acknowledged before me this ____ day of _____, 1994, by JOHN M. BAILEY, as TRUSTEE OF THE JOHN M. BAILEY LIVING TRUST dated January 10, 1994, and SARAH W. BAILEY, as TRUSTEE of the SARAH W. BAILEY LIVING TRUST dated January 10, 1994 [] who are personally known to me or [] who have produced their _____ as identification.

Name:
Notary Public

[SEAL]

EXHIBIT "A"

PART OF THE JAMES JAMES DONATION, SECTION 49, TOWNSHIP 4 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF THOSE LANDS AS DESCRIBED AS PARCEL 2, AS RECORDED IN OFFICIAL RECORDS BOOK 2, PAGE 285 OF THE PUBLIC RECORDS OF SAID COUNTY, SAID POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BISHOP ESTATES ROAD (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 00°37'33" EAST LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE OF BISHOP ESTATES ROAD AND ALONG THE EASTERLY LINE OF SAID PARCEL 2, A DISTANCE OF 9.94 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID EASTERLY LINE OF PARCEL 2 AND ALONG U.S. ARMY CORPS OF ENGINEERS JURISDICTION LINES RUN THE FOLLOWING THIRTEEN COURSES: COURSE NO. 1 - THENCE NORTH 63°09'17" EAST, A DISTANCE OF 26.24 FEET; COURSE NO. 2 - THENCE NORTH 64°31'39" EAST, A DISTANCE OF 18.48 FEET; COURSE NO. 3 - THENCE SOUTH 34°59'41" EAST, A DISTANCE OF 27.72 FEET; COURSE NO. 4 - THENCE NORTH 82°40'43" EAST, A DISTANCE OF 17.41 FEET; COURSE NO. 5 - THENCE SOUTH 34°20'46" EAST, A DISTANCE OF 13.48 FEET; COURSE NO. 6 - THENCE NORTH 88°20'58" EAST, A DISTANCE OF 30.65 FEET; COURSE NO. 7 - THENCE NORTH 27°30'42" EAST, A DISTANCE OF 15.38 FEET; COURSE NO. 8 - THENCE SOUTH 84°30'28" EAST, A DISTANCE OF 19.34 FEET; COURSE NO. 9 - THENCE NORTH 57°04'32" EAST, A DISTANCE OF 13.86 FEET; COURSE NO. 10 - THENCE NORTH 19°39'47" EAST, A DISTANCE OF 16.45 FEET; COURSE NO. 11 - THENCE NORTH 09°15'24" WEST, A DISTANCE OF 25.23 FEET; COURSE NO. 12 - THENCE NORTH 76°25'03" EAST, A DISTANCE OF 22.83 FEET; COURSE NO. 13 - THENCE NORTH 18°47'17" EAST, A DISTANCE OF 11.27 FEET TO A POINT LYING ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF BISHOP ESTATES ROAD; ~~THENCE NORTH 72°46'03" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 22.61 FEET; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE OF BISHOP ESTATES ROAD AND ALONG U.S. ARMY CORPS OF ENGINEERS JURISDICTION LINES RUN THE FOLLOWING 20 COURSES:~~ COURSE NO. 1 - THENCE SOUTH 05°38'22" EAST, A DISTANCE OF 36.31 FEET; COURSE NO. 2 - THENCE SOUTH 31°24'29" EAST, A DISTANCE OF 35.62 FEET; COURSE NO. 3 - THENCE SOUTH 05°44'04" WEST, A DISTANCE OF 30.03 FEET; COURSE NO. 4 - THENCE SOUTH 24°52'13" EAST, A DISTANCE OF 24.48 FEET; COURSE NO. 5 - THENCE SOUTH 26°05'47" WEST, A DISTANCE OF 27.10 FEET; COURSE NO. 6 - THENCE SOUTH 00°23'57" WEST, A DISTANCE OF 22.46 FEET; COURSE NO. 7 - THENCE SOUTH 60°06'02" WEST, A DISTANCE OF 29.61 FEET; COURSE NO. 8 - THENCE SOUTH 67°44'24" EAST, A DISTANCE OF 49.89 FEET; COURSE NO. 9 - THENCE SOUTH 39°24'57" EAST, A DISTANCE OF 54.15 FEET; COURSE NO. 10 - THENCE SOUTH 49°39'30" EAST, A DISTANCE OF 51.63 FEET; COURSE NO. 11 - THENCE SOUTH 07°55'36" EAST, A DISTANCE OF 31.01 FEET; COURSE NO. 12 - THENCE SOUTH 32°56'02" EAST, A DISTANCE OF 35.79 FEET; COURSE NO. 13 - THENCE SOUTH 24°39'50" EAST, A DISTANCE OF 45.23 FEET; COURSE NO. 14 - THENCE SOUTH 04°57'21" EAST, A DISTANCE OF 67.90 FEET; COURSE NO. 15 - THENCE SOUTH 03°34'54" WEST, A DISTANCE OF 57.36 FEET; COURSE NO. 16 - THENCE SOUTH 50°43'59" EAST, A DISTANCE OF 37.61 FEET; COURSES NO. 17 - THENCE SOUTH 75°59'28" EAST, A DISTANCE OF 39.27 FEET; COURSE NO. 18 - THENCE SOUTH 26°23'39" EAST, A DISTANCE OF 30.14 FEET; COURSE NO. 19 - THENCE SOUTH 84°06'34" EAST, A DISTANCE OF 40.83 FEET; COURSE NO. 20 - THENCE SOUTH 76°39'53" EAST, A DISTANCE OF 8.72 FEET; THENCE SOUTH 89°23'37" WEST LEAVING SAID JURISDICTION LINE AND ALONG THE NORTH LINE OF THOSE LANDS AS DESCRIBED AS PARCEL 1 OF SAID OFFICIAL RECORDS BOOK 2, PAGE 285 AND ITS EASTERLY PROJECTION THEREOF, A DISTANCE OF 485.13 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 2 OF SAID OFFICIAL RECORDS BOOK 2, PAGE 285; THENCE NORTH 00°37'33" WEST ALONG AFORESAID EAST LINE OF PARCEL 2, A DISTANCE OF 501.25 FEET TO THE POINT OF BEGINNING.

St. Johns County, FL

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Summary

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Parcel ID	0057800010
Location Address	BISHOP ESTATES RD SAINT JOHNS 32259-0000
Neighborhood	M&B NW JC (SF) (6120)
Tax Description*	1-1 PT OF JAMES JAMES DONATION LYING S OF BISHOP EST RD & E OF OR2/285 OR1732/1270 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Grazing Class 3 (6200)
Subdivision	N/A
Sec/Twp/Rng	49-4-27
District	Julington Creek Plantation Community Development District (District 152)
Millage Rate	12.7978
Acreage	3.700
Homestead	N

Owner Information

Owner Name	Bailey Sarah W Living Trust 100%
	Bailey Sarah W Trustee 100%
Mailing Address	2202 BISHOP ESTATES RD SAINT JOHNS, FL 32259-3018

Map



Valuation Information

	2023
Building Value	\$0
Extra Features Value	\$0
Total Land Value	\$229,400
Agricultural (Assessed) Value	\$1,572
Agricultural (Market) Value	\$229,400
Just (Market) Value	\$1,572
Total Deferred	\$0
Assessed Value	\$1,572
Total Exemptions	\$0
Taxable Value	\$1,572

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	\$229,400	\$229,400	\$1,498	\$1,498	\$1,498	\$0	\$1,498
2021	\$0	\$0	\$185,000	\$185,000	\$1,498	\$1,498	\$1,498	\$0	\$1,498
2020	\$0	\$0	\$185,000	\$185,000	\$1,498	\$1,498	\$1,498	\$0	\$1,498
2019	\$0	\$0	\$185,000	\$185,000	\$1,498	\$1,498	\$1,498	\$0	\$1,498
2018	\$0	\$0	\$185,000	\$185,000	\$1,498	\$1,498	\$1,498	\$0	\$1,498
2017	\$0	\$0	\$185,000	\$185,000	\$1,498	\$1,498	\$1,498	\$0	\$1,498
2016	\$0	\$0	\$185,000	\$185,000	\$1,498	\$1,498	\$1,498	\$0	\$1,498
2015	\$0	\$0	\$124,875	\$124,875	\$1,498	\$1,498	\$1,498	\$0	\$1,498
2014	\$0	\$0	\$124,875	\$124,875	\$1,572	\$1,572	\$1,572	\$0	\$1,572
2013	\$0	\$0	\$124,875	\$124,875	\$1,572	\$1,572	\$1,572	\$0	\$1,572
2012	\$0	\$0	\$124,875	\$124,875	\$1,739	\$1,739	\$1,739	\$0	\$1,739
2011	\$0	\$0	\$124,875	\$124,875	\$1,591	\$1,591	\$1,591	\$0	\$1,591
2010	\$0	\$0	\$138,750	\$138,750	\$1,462	\$1,462	\$1,462	\$0	\$1,462

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Improved Pasture	0	0	3.7	AC	\$1,572
Market Ag Uplands	0	0	3.7	AC	\$229,400

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	3/11/2002	\$69,000.00	WARRANTY DEED	1732	1270	U	V	SANIBEL LAND COMPANY LTD	BAILEY SARAH W TRUSTEE/HER LIVING TRUST
	11/23/1994	\$63,900.00	WARRANTY DEED	1084	1188	Q	V	JULINGTON CREEK DEVELOPMENT COMPANY	SANIBEL LAND COMPANY LTD

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

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St. Johns County, FL

Parcel ID 0057900000
Location Address 2202 BISHOP ESTATES RD
SAINT JOHNS 32259-0000
Neighborhood M&B NW JC (SF) (6120)
Tax Description* 2 PT OF JAMES JAMES DONATION OR2/285 & 1033/1826 & 1561/969 -974(L/A) & 1932/710(TR/D) &2937/1494(Q/C)
**The Description above is not to be used on legal documents.*
Property Use Code Grazing Class 3 (6200)
Subdivision N/A
Sec/Twp/Rng 49-4-27
District County (District 300)
Millage Rate 12.7978
Acreage 10.000
Homestead Y

Owner Information

Owner Name [Bailey Sarah W Living Trust](#) 100%
[Bailey Sarah W Trustee](#) 100%
Mailing Address 2202 BISHOP ESTATES RD
SAINT JOHNS, FL 32259-3018

Exemption Information

Exemption Type	Status	Amount
Homestead		\$50,000

Map



Valuation Information

	2023
Building Value	\$286,595
Extra Features Value	\$2,031
Total Land Value	\$568,400
Agricultural (Assessed) Value	\$2,975
Agricultural (Market) Value	\$350,000
Just (Market) Value	\$510,001
Total Deferred	\$333,659
Assessed Value	\$176,342
Total Exemptions	\$50,000
Taxable Value	\$126,342

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	\$247,836	\$719	\$568,400	\$350,000	\$2,835	\$469,790	\$171,152	\$348,638	\$121,152
2021	\$194,525	\$762	\$536,000	\$350,000	\$2,835	\$384,122	\$166,250	\$267,872	\$116,250
2020	\$123,207	\$804	\$536,000	\$350,000	\$2,835	\$312,846	\$163,994	\$198,852	\$113,994
2019	\$135,211	\$677	\$536,000	\$350,000	\$2,835	\$324,723	\$160,371	\$214,352	\$110,371
2018	\$120,579	\$719	\$536,000	\$350,000	\$2,835	\$310,133	\$157,434	\$202,699	\$107,434
2017	\$122,187	\$762	\$471,500	\$350,000	\$2,835	\$247,284	\$154,254	\$143,030	\$104,254
2016	\$123,795	\$804	\$471,500	\$350,000	\$2,835	\$248,934	\$151,140	\$147,794	\$101,140
2015	\$127,010	\$846	\$357,750	\$236,250	\$2,835	\$252,191	\$150,109	\$152,082	\$100,109
2014	\$99,868	\$397	\$357,750	\$236,250	\$2,975	\$224,740	\$149,080	\$125,660	\$99,080
2013	\$102,894	\$397	\$357,750	\$236,250	\$2,975	\$227,766	\$146,921	\$130,845	\$96,921
2012	\$94,930	\$397	\$357,750	\$236,250	\$3,290	\$220,117	\$144,830	\$125,287	\$94,830
2011	\$97,682	\$397	\$337,500	\$236,250	\$3,010	\$202,339	\$140,427	\$111,912	\$90,427
2010	\$99,058	\$397	\$375,000	\$262,500	\$2,765	\$214,720	\$138,151	\$126,569	\$88,151

Building Information

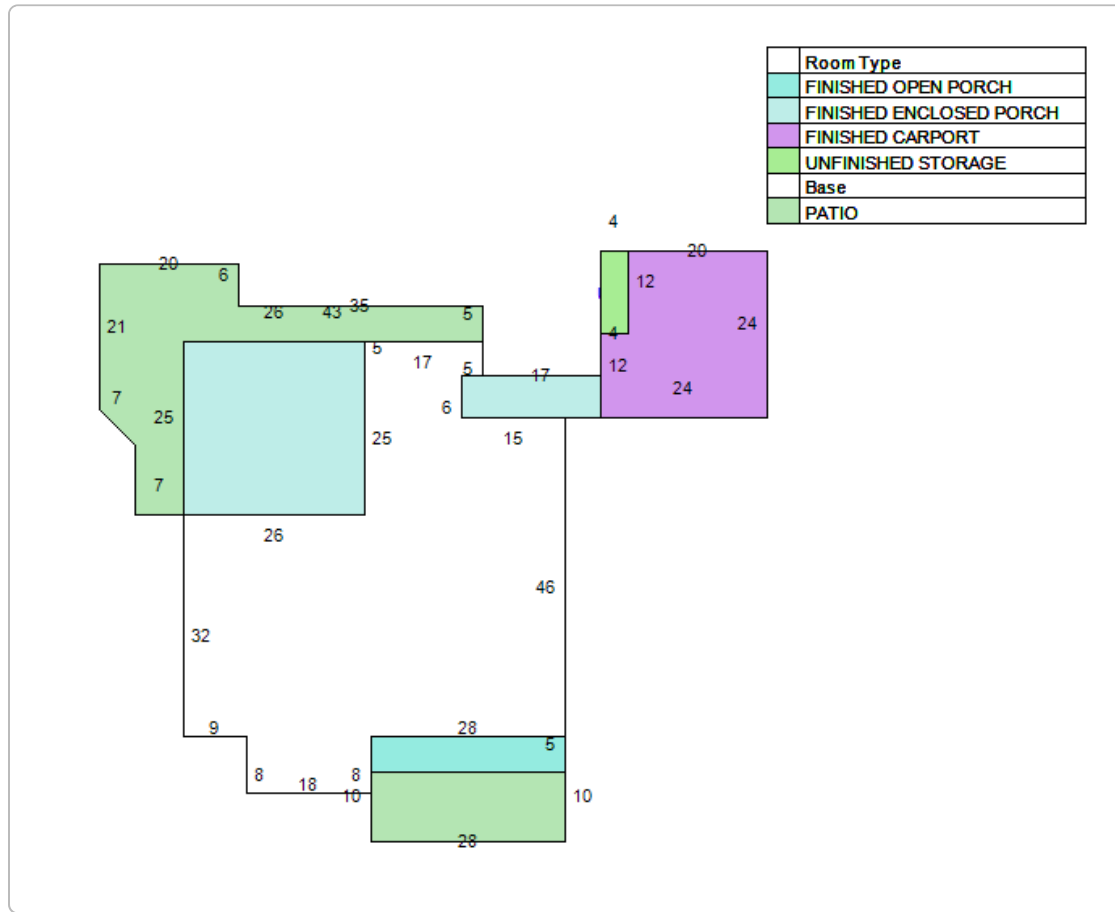
Building	1
Building Value	\$286,595
Year Built	1955
Actual Area	4878
Conditioned Area	3095
Use	Single Family Residence
Style	01
Exterior Wall	Brick

Roof Cover	Built Up
Roof Structure	Gable Hip
Interior Flooring	Carpet, Ceramic Tile
Interior Wall	Plaster, Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	0
Baths	

Description	Square Footage
PATIO/SLAB	633
BASE AREA	2479
UNFINISHED STORAGE/UTILITY	48
FINISHED CARPORT	528

Description	Square Footage
FINISHED ENCLOSED PORCH	650
FINISHED OPEN PORCH	140
PATIO/SLAB	280
FINISHED ENCLOSED PORCH	120
Total SqFt	4878

Sketch Information



Extra Feature Information

Code Description	Status	Value
Concrete Paving - Under 8" (COM)		2031

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	0	0	3	AC	\$218,400
Improved Pasture	0	0	7	AC	\$2,975
Market Ag Uplands	0	0	7	AC	\$350,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	6/15/2007	\$0.00	QUIT CLAIM DEED	2937	1494	U	I	BAILEY SARAH W TRUSTEE (HER LIVING TRUST)	BAILEY SARAH W LIVING TRUST
	5/7/2004	\$100.00	CORRECTIVE DEED	2203	611	U	I	BAILEY SARAH WEDEKIND & CLARK W	BAILEY SARAH W TRUSTEE (HER LIVING TRUST)
	4/4/2003	\$0.00	TRUSTEES DEED	1932	710	U	I	BAILEY SARAH WEDEKIND & CLARK W (CO-TRUSTEES)	BAILEY SARAH W TRUSTEE (HER LIVING TRUST)
	1/26/2001	\$0.00	OTHER INSTRUMENT	1561	974	U	I	BAILEY JOHN M(DECLD 4/15/00)& SARAH W TRUSTEES	BAILEY SARAH W TRUSTEE
	1/10/1994	\$0.00	WARRANTY DEED	1561	969	U	I	BAILEY JOHN M & SARAH W TRUSTEES	BAILEY JOHN M(WILL) & SARAH W TRUSTEES
	1/10/1994	\$100.00	WARRANTY DEED	1033	1826	U	I	BAILEY JOHN M,SARAH W	BAILEY JOHN M,SARAH W TRUSTEES

No data available for the following modules: Sales Questionnaire Form.

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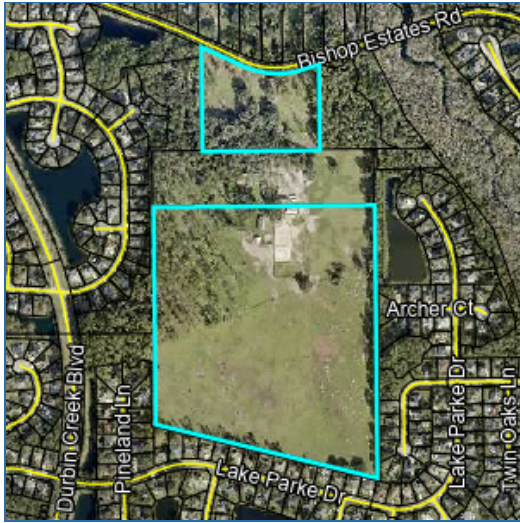
Parcel ID	0057900010
Location Address	BISHOP ESTATES RD SAINT JOHNS 32259-0000
Neighborhood	M&B NW JC (SF) (6120)
Tax Description*	2-1 PT OF JAMES JAMES DONATION LYING S OF BISHOP EST RD(EX PT IN OR2937/1491)OR2/285 &1033/1826 &1561/969 &974 &1932/710(TR/D) & 2203/611(C/D)
Property Use Code	Grazing Class 3 (6200)
Subdivision	N/A
Sec/Twp/Rng	49-4-27
District	County (District 300)
Millage Rate	12.7978
Acreage	53.100
Homestead	N

*The Description above is not to be used on legal documents.

Owner Information

Owner Name [Bailey Sarah W Living Trust](#) 100%
[Bailey Sarah W](#) 0%
 Mailing Address 2202 BISHOP ESTATES RD
 SAINT JOHNS, FL 32259-3018

Map



Valuation Information

	2023
Building Value	\$0
Extra Features Value	\$22,306
Total Land Value	\$2,655,000
Agricultural (Assessed) Value	\$22,568
Agricultural (Market) Value	\$2,655,000
Just (Market) Value	\$44,874
Total Deferred	\$6,958
Assessed Value	\$37,916
Total Exemptions	\$0
Taxable Value	\$37,916

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	\$13,953	\$2,655,000	\$2,655,000	\$21,506	\$35,459	\$35,459	\$0	\$35,459
2021	\$0	\$14,867	\$2,655,000	\$2,655,000	\$21,506	\$36,373	\$35,291	\$1,082	\$35,291
2020	\$0	\$15,778	\$2,655,000	\$2,655,000	\$21,506	\$37,284	\$34,038	\$3,246	\$34,038
2019	\$0	\$11,393	\$2,655,000	\$2,655,000	\$21,506	\$32,899	\$32,899	\$0	\$32,899
2018	\$0	\$12,232	\$2,655,000	\$2,655,000	\$21,506	\$33,738	\$33,738	\$0	\$33,738
2017	\$0	\$13,074	\$2,655,000	\$2,655,000	\$21,506	\$34,580	\$34,580	\$0	\$34,580
2016	\$0	\$13,540	\$2,655,000	\$2,655,000	\$21,506	\$35,046	\$35,046	\$0	\$35,046
2015	\$0	\$14,343	\$573,480	\$573,480	\$21,506	\$35,849	\$33,977	\$1,872	\$33,977
2014	\$0	\$11,337	\$573,480	\$573,480	\$22,568	\$33,905	\$33,905	\$0	\$33,905
2013	\$0	\$11,337	\$573,480	\$573,480	\$22,568	\$33,905	\$33,905	\$0	\$33,905
2012	\$0	\$11,337	\$573,480	\$573,480	\$24,957	\$36,294	\$36,294	\$0	\$36,294
2011	\$0	\$11,337	\$573,480	\$573,480	\$22,833	\$34,170	\$34,170	\$0	\$34,170
2010	\$0	\$11,337	\$637,200	\$637,200	\$20,974	\$32,311	\$32,311	\$0	\$32,311

Extra Feature Information

Code Description	Status	Value
Stable - Low (Mix)		7380
Concrete Paving - Under 8" (COM)		856
Canopy (Mix)		470
Pole Barn (Mix)		2842
Concrete Paving - Under 8" (COM)		2842
Pole Barn (Mix)		3045
Concrete Paving - Under 8" (COM)		1405
Boat Dock - Average (Mix)		1845
Bulkhead - Low (Mix)		1621

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Improved Pasture	0	0	53.1	AC	\$22,568
Market Ag Uplands	0	0	53.1	AC	\$2,655,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	5/7/2004	\$100.00	CORRECTIVE DEED	2203	611	U	I	BAILEY SARAH WEDEKING & CLARK W	BAILEY SARAH W LIVING TRUSTEE
	4/4/2003	\$0.00	TRUSTEES DEED	1932	710	U	I	BAILEY SARAH WEDEKING & CLARK W(CO-TRUSTEES)	BAILEY SARAH W LIVING TRUST
	1/26/2001	\$0.00	OTHER INSTRUMENT	1561	974	U	I	BAILEY JOHN M(DECLD 4/15/00) & SARAH W TRUSTEES	BAILEY SARAH W TRUSTEE
	1/10/1994	\$0.00	WARRANTY DEED	1561	959	U	I	BAILEY JOHN M(WILL) & SARAH W TRUSTEES	BAILEY JOHN M & SARAH W TRUSTEES
	1/10/1994	\$100.00	WARRANTY DEED	1033	1826	U	I	BAILEY JOHN M & SARAH W	BAILEY JOHN M & SARAH W TRUSTEES

No data available for the following modules: Sales Questionnaire Form, Exemption Information, Building Information, Sketch Information.

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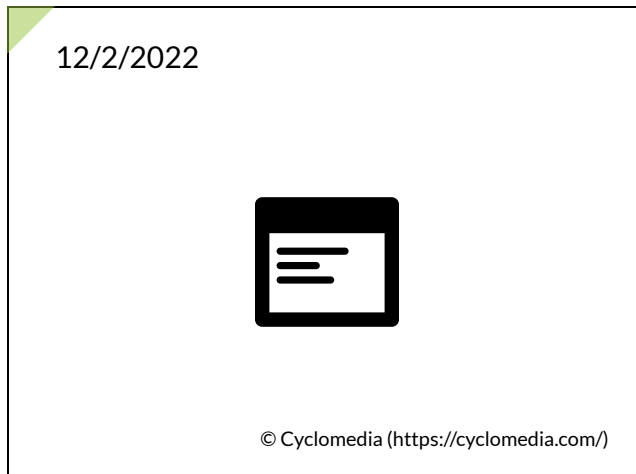
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Summary

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Parcel ID	0062500000
Location Address	2147 BISHOP ESTATES RD SAINT JOHNS 32259-0000
Neighborhood	Bishop Estates (CRKFR) 1985 & Newer (56.25)
Tax Description*	5-33 BISHOP ESTS UT 1 LOT 26 OR1843/689 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Vacant Residential (0000)
Subdivision	Bishop Estates
Sec/Twp/Rng	49-4-27
District	County (District 300)
Millage Rate	12.7978
Acreage	1.270
Homestead	N

Owner Information

Owner Name	Bailey John Matthews Liv Trust 100% Bailey Sarah Wedekind 100% Bailey Clark W 100% Bailey John Matthews Estate 100% Bailey Clark W 100%
Mailing Address	2202 BISHOP ESTATES RD SAINT JOHNS, FL 32259-3018

Map



Valuation Information

	2023
Building Value	\$0
Extra Features Value	\$0
Total Land Value	\$800,000
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$800,000
Total Deferred	\$151,138
Assessed Value	\$648,862
Total Exemptions	\$0
Taxable Value	\$648,862

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	\$714,000	\$0	\$0	\$714,000	\$589,875	\$124,125	\$589,875
2021	\$0	\$0	\$536,250	\$0	\$0	\$536,250	\$536,250	\$0	\$536,250
2020	\$0	\$0	\$536,250	\$0	\$0	\$536,250	\$520,300	\$15,950	\$520,300
2019	\$0	\$0	\$536,250	\$0	\$0	\$536,250	\$473,000	\$63,250	\$473,000
2018	\$0	\$0	\$430,000	\$0	\$0	\$430,000	\$430,000	\$0	\$430,000
2017	\$0	\$1,718	\$410,000	\$0	\$0	\$411,718	\$411,718	\$0	\$411,718
2016	\$0	\$1,718	\$410,000	\$0	\$0	\$411,718	\$398,656	\$13,062	\$398,656
2015	\$0	\$1,718	\$410,000	\$0	\$0	\$411,718	\$362,415	\$49,303	\$362,415
2014	\$0	\$1,718	\$327,750	\$0	\$0	\$329,468	\$329,468	\$0	\$329,468
2013	\$0	\$1,718	\$410,000	\$0	\$0	\$411,718	\$363,515	\$48,203	\$363,515
2012	\$0	\$1,718	\$328,750	\$0	\$0	\$330,468	\$330,468	\$0	\$330,468
2011	\$0	\$1,718	\$331,875	\$0	\$0	\$333,593	\$333,593	\$0	\$333,593
2010	\$0	\$1,718	\$368,750	\$0	\$0	\$370,468	\$370,468	\$0	\$370,468

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	125	500	125	FF	\$800,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	8/31/2000	\$256,500.00	WARRANTY DEED	1843	689	U	I	WILLOW CANYON DEVELOPMENT CO (SEE NOTE)	BAILEY SARAH W & BAILEY CLARK W TRUSTEES ETAL
	11/4/1999	\$250,000.00	WARRANTY DEED	1461	561	Q	I	EDMONSTON DONALD WAYNE	WILLOW CANYON DEVELOPMENT CO
	10/27/1999	\$100.00	CORRECTIVE DEED	1461	559	U	V	WHITE DOROTHY ALLEN	EDMONSTON DONALD WAYNE

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

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St. Johns County, FL

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2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

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No Image Available

Parcel ID	0062600000
Location Address	2177 BISHOP ESTATES RD SAINT JOHNS 32259-0000
Neighborhood	Bishop Estates (CRKFR) 1984 & Older (56.26)
Tax Description*	5-33 BISHOP ESTS UT 1 LOT 27 OR2160/1657 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Multi-Family (Less than 10 Units) (0800)
Subdivision	Bishop Estates
Sec/Twp/Rng	49-4-27
District	County (District 300)
Millage Rate	12.7978
Acreage	1.510
Homestead	N

Owner Information

Owner Name	Creekside Investments LLC 100%
Mailing Address	2202 BISHOP ESTATES RD SAINT JOHNS, FL 32259-3019

Map



Valuation Information

	2023
Building Value	\$148,952
Extra Features Value	\$14,200
Total Land Value	\$800,000
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$963,152
Total Deferred	\$135,606
Assessed Value	\$827,546
Total Exemptions	\$0
Taxable Value	\$827,546

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	\$135,526	\$8,269	\$714,000	\$0	\$0	\$857,795	\$752,315	\$105,480	\$752,315
2021	\$139,404	\$8,269	\$536,250	\$0	\$0	\$683,923	\$683,923	\$0	\$683,923
2020	\$134,674	\$8,269	\$536,250	\$0	\$0	\$679,193	\$679,193	\$0	\$679,193
2019	\$129,728	\$7,902	\$536,250	\$0	\$0	\$673,880	\$673,880	\$0	\$673,880
2018	\$217,704	\$17,040	\$430,000	\$0	\$0	\$664,744	\$648,473	\$16,271	\$648,473
2017	\$157,915	\$21,606	\$410,000	\$0	\$0	\$589,521	\$589,521	\$0	\$589,521
2016	\$163,548	\$20,880	\$410,000	\$0	\$0	\$594,428	\$594,428	\$0	\$594,428
2015	\$167,028	\$20,880	\$410,000	\$0	\$0	\$597,908	\$562,250	\$35,658	\$562,250
2014	\$162,506	\$20,880	\$327,750	\$0	\$0	\$511,136	\$511,136	\$0	\$511,136
2013	\$165,157	\$20,880	\$410,000	\$0	\$0	\$596,037	\$596,037	\$0	\$596,037
2012	\$193,179	\$20,880	\$328,750	\$0	\$0	\$542,809	\$542,809	\$0	\$542,809
2011	\$202,866	\$20,880	\$331,875	\$0	\$0	\$555,621	\$555,621	\$0	\$555,621
2010	\$196,791	\$20,880	\$368,750	\$0	\$0	\$586,421	\$586,421	\$0	\$586,421

Building Information

Building	1
Building Value	\$107,855
Year Built	1959
Actual Area	4369
Conditioned Area	2598
Use	Single Family Residence
Style	01
Exterior Wall	Wood, Brick 2

Roof Cover	Composite Shingle
Roof Structure	Gable Hip
Interior Flooring	Hardwood, Carpet
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	0
Baths	0

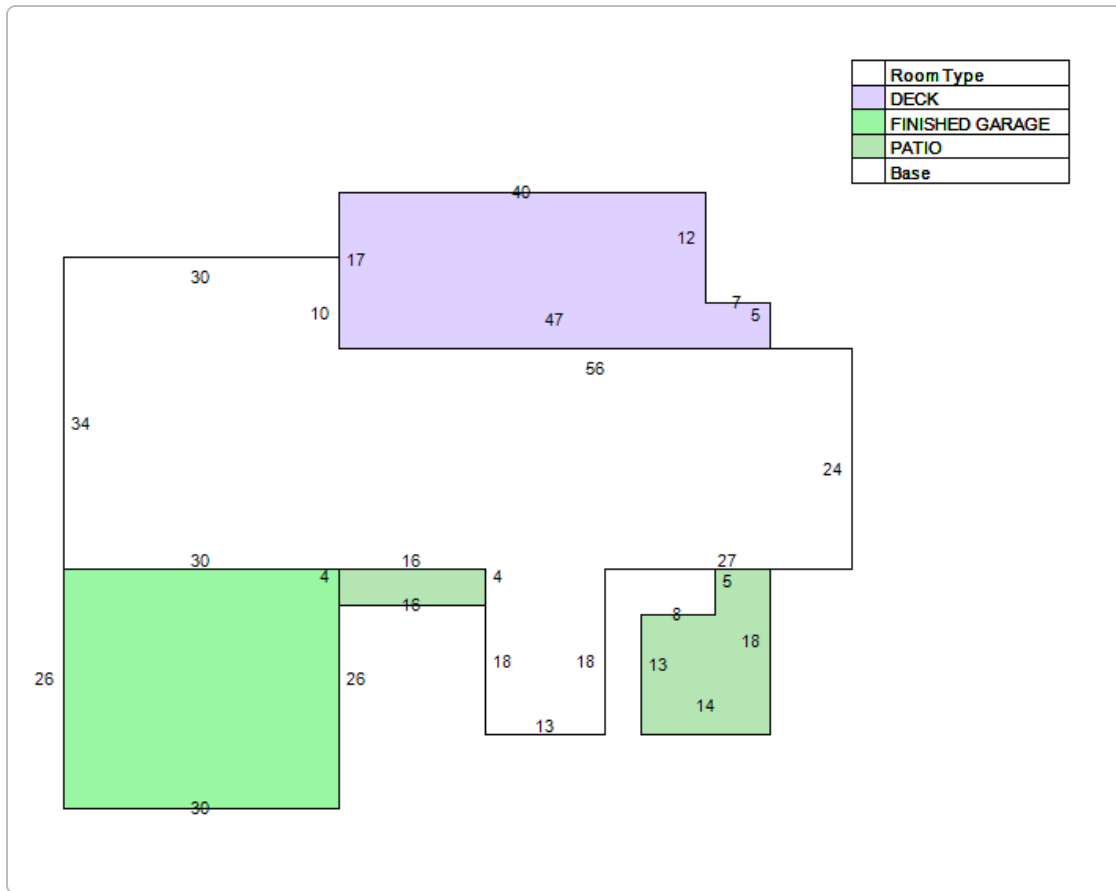
Description	Square Footage
BASE AREA	2598
PATIO/SLAB	212
FINISHED GARAGE	780
FINISHED DECK	715

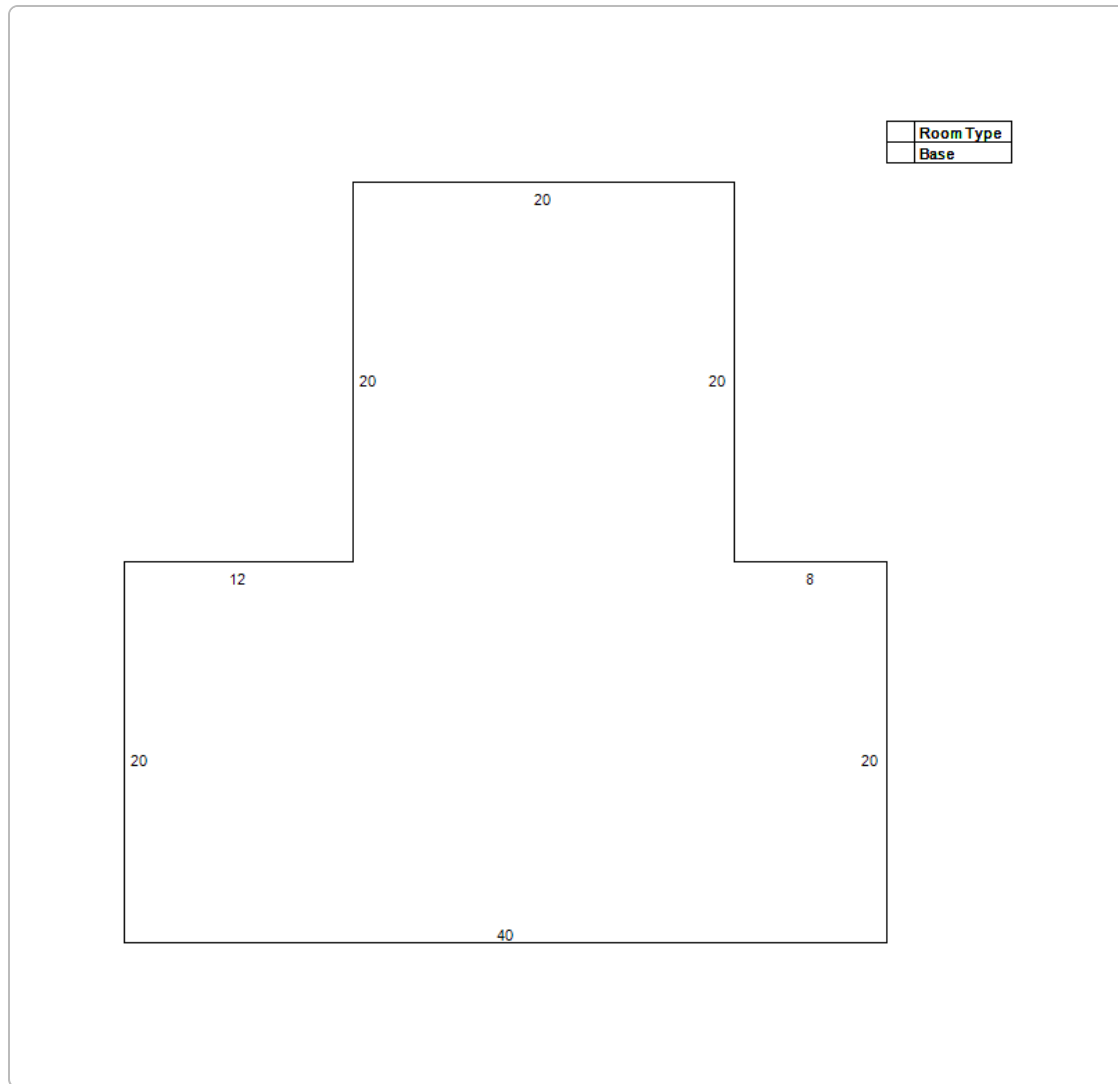
Description	Square Footage
PATIO/SLAB	64
Total SqFt	4369

Building	2	Roof Cover	Composite Shingle
Building Value	\$41,097	Roof Structure	Gable Hip
Year Built	1977	Interior Flooring	Carpet
Actual Area	1200	Interior Wall	Drywall
Conditioned Area	1200	Heating Type	Air Duct
Use	Single Family Residence	Air Conditioning	Central
Style	01	Bedrooms	0
Exterior Wall	Wood	Baths	

Description	Square Footage
BASE AREA	1200
Total SqFt	1200

Sketch Information





Extra Feature Information

Code Description	Status	Value
Pool - Low (RES)		14200

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Multi-Family (Less than 10 Units)	125	500	125	FF	\$800,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	3/1/2004	\$100.00	WARRANTY DEED	2160	1657	U	I	BAILEY CLARK W & BAILEY ANGELA T	CREEKSIDE INVESTMENTS LLC
	12/31/2003	\$0.00	QUIT CLAIM DEED	2160	1655	U	I	BAILEY COURTNEY A (HER INT)	BAILEY CLARK W & BAILEY ANGELA T (T/C)
	4/25/2001	\$114,000.00	WARRANTY DEED	1600	1123	U	I	BAILEY CLARK W & BAILEY ANGELA T	BAILEY CLARK W,COURTNEY A,ANGELA T BAILEY(TC)
	6/17/1999	\$426,900.00	WARRANTY DEED	1421	20	Q	I	EDMONSTON DONALD WAYNE	BAILEY CLARK W & BAILEY ANGELA T (T/C)
	10/17/1993	\$100.00	WARRANTY DEED	1015	1295	U	I	BAILEY STUART J MD TRUSTEE ETAL	EDMONSTON DONALD WAYNE
	7/1/1993	\$100.00	WARRANTY DEED	1000	1372	U	I	BAILEY S JOSEPH	BAILEY STUART J MD TRUSTEE ETAL
	7/1/1993	\$128,000.00	WARRANTY DEED	1000	1371	U	I	BAILEY S JOSEPH	BAILEY S JOSEPH

No data available for the following modules: Sales Questionnaire Form, Exemption Information.

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St. Johns County, FL

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Summary

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No Image Available

Parcel ID	2492041005
Location Address	LAKE PARKE DR Saint Johns 32259-0000
Neighborhood	The Parkes of Julington Creek Plantation (54.04)
Tax Description*	35/93-98 PARKES OF JULINGTON CREEK PLANTATION PHASE 2-C TRACT E OR1419/1864 &1561/969 -974(L/A) ASSESSED TO INDIVIDUAL LOT OWNERS AS COMMON ELEMENTS PURSUANT TO F.S. 193.0235 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Vacant Residential Common Elements (0900)
Subdivision	Parkes of Julington Creek Plantation Phase Two-C
Sec/Twp/Rng	49-4-27
District	Julington Creek Plantation Community Development District (District 152)
Millage Rate	12.7978
Acreage	1.010
Homestead	N

Owner Information

Owner Name	Bailey John Mathews Liv Trust Etal 50% Bailey Sarah W CO-Trustee 0% Bailey Clark W CO-Trustee 0% Bailey Sarah W Liv Trust 50% Bailey Sarah W Trustee 0%
Mailing Address	2202 BISHOP ESTATES RD SAINT JOHNS, FL 32259-3018

Map



Valuation Information

	2023
Building Value	\$0
Extra Features Value	\$0
Total Land Value	\$0
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$0
Total Deferred	\$0
Assessed Value	\$0
Total Exemptions	\$0
Taxable Value	\$0

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	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2021	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2019	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2018	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2017	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2016	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2015	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2014	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2013	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2012	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2011	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2010	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	0	0	1.01	AC	\$0

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	5/26/1999	\$25,000.00	WARRANTY DEED	1419	1864	U	V	ATLANTIC DEV CORP OF JAX	BAILEY JOHN MATHEWS TRUST ETAL

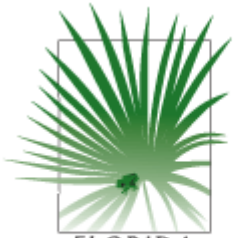
No data available for the following modules: Sales Questionnaire Form, 2023 TRIM Notice, 2022 TRIM Notice, Exemption Information, Building Information, Sketch Information, Extra Feature Information.

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 www.fnai.org

FLORIDA
Natural Areas
 INVENTORY

Florida Natural Areas Inventory

Biodiversity Matrix Query Results

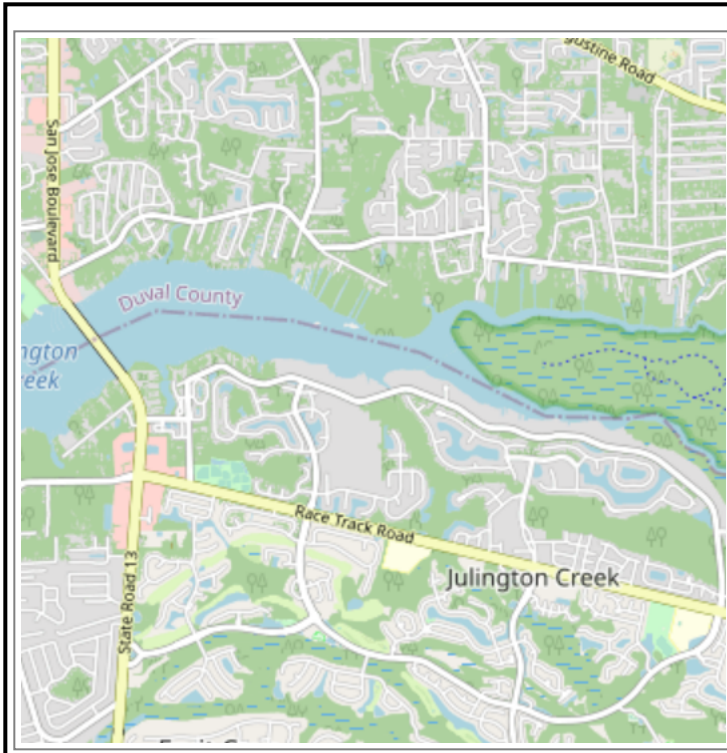
UNOFFICIAL REPORT

Created 9/11/2023

(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 4 Matrix Units: 41181 , 41182 , 41551 , 41552



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: 41181

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

2 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Mesic flatwoods</i>	G4	S4	N	N
Mycteria americana Wood Stork	G4	S2	T	FT

Matrix Unit ID: 41182

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

2 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Mesic flatwoods</i>	G4	S4	N	N
Mycteria americana Wood Stork	G4	S2	T	FT

Matrix Unit ID: 41551

0 **Documented** Elements Found

1 **Documented-Historic** Element Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Neurocordulia obsoleta</i> Umber Shadowfly	G5	S2	N	N

5 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Calydorea coelestina Bartram's ixia	G2G3	S2S3	N	E
<i>Floodplain swamp</i>	G4	S4	N	N
<i>Mesic flatwoods</i>	G4	S4	N	N
Mycteria americana Wood Stork	G4	S2	T	FT
<i>Sandhill</i>	G3	S2	N	N

Matrix Unit ID: 41552

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

4 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Floodplain marsh</i>	G3	S3	N	N
<i>Floodplain swamp</i>	G4	S4	N	N
<i>Mesic flatwoods</i>	G4	S4	N	N
Mycteria americana Wood Stork	G4	S2	T	FT

Matrix Unit IDs: 41181 , 41182 , 41551 , 41552

30 **Potential** Elements Common to Any of the 4 Matrix Units

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Acipenser brevirostrum Shortnose Sturgeon	G3	S1	E	FE
<i>Acipenser oxyrinchus oxyrinchus</i> Atlantic Sturgeon	G3T3	S1	E	FE
Arnoglossum diversifolium variable-leaved Indian-plantain	G2	S2	N	T
Asclepias viridula southern milkweed	G2	S2	N	T
<i>Asplenium x heteroresiliens</i> Morzenti's spleenwort	G2	S1	N	N

Athene cunicularia floridana Florida Burrowing Owl	G4T3	S3	N	ST
Balduina atropurpurea purple honeycomb-head	G2	S1	N	E
Calydorea coelestina Bartram's ixia	G2G3	S2S3	N	E
Corynorhinus rafinesquii Rafinesque's Big-eared Bat	G3G4	S1	N	N
Ctenium floridanum Florida toothache grass	G2	S2	N	E
Drymarchon couperi Eastern Indigo Snake	G3	S2?	T	FT
Gopherus polyphemus Gopher Tortoise	G3	S3	C	ST
Heterodon simus Southern Hognose Snake	G2	S2S3	N	N
Litsea aestivalis pondspice	G3?	S2	N	E
Lythrum curtissii Curtiss' loosestrife	G1	S2	N	E
Matelea floridana Florida spiny-pod	G2	S2	N	E
Monotropis reynoldsiae pygmy pipes	G2	S2	N	E
Nemastylis floridana celestial lily	G2	S2	N	E
Neovison vison lutensis Atlantic Salt Marsh Mink	G5T3	S3	N	N
Notophthalmus perstriatus Striped Newt	G2G3	S2	N	C
<i>Orbexilum virgatum</i> pineland scurfpea	G1	S1	N	E
Pteroglossaspis ecristata giant orchid	G2G3	S2	N	T
Pycnanthemum floridanum Florida mountain-mint	G3	S3	N	T
<i>Rhynchospora thornei</i> Thorne's beaksedge	G3	S1S2	N	N
Rudbeckia nitida St. John's blackeyed susan	G3	S2	N	E
Salix floridana Florida willow	G2G3	S2S3	N	E
<i>Sciurus niger niger</i> Southeastern Fox Squirrel	G5T5	S3	N	N
<i>Trichechus manatus latirostris</i> Florida Manatee	G2G3T2	S2S3	T	N
Ursus americanus floridanus Florida Black Bear	G5T4	S4	N	N
Verbena heterophylla variable-leaf crownbeard	G2	S2	N	E

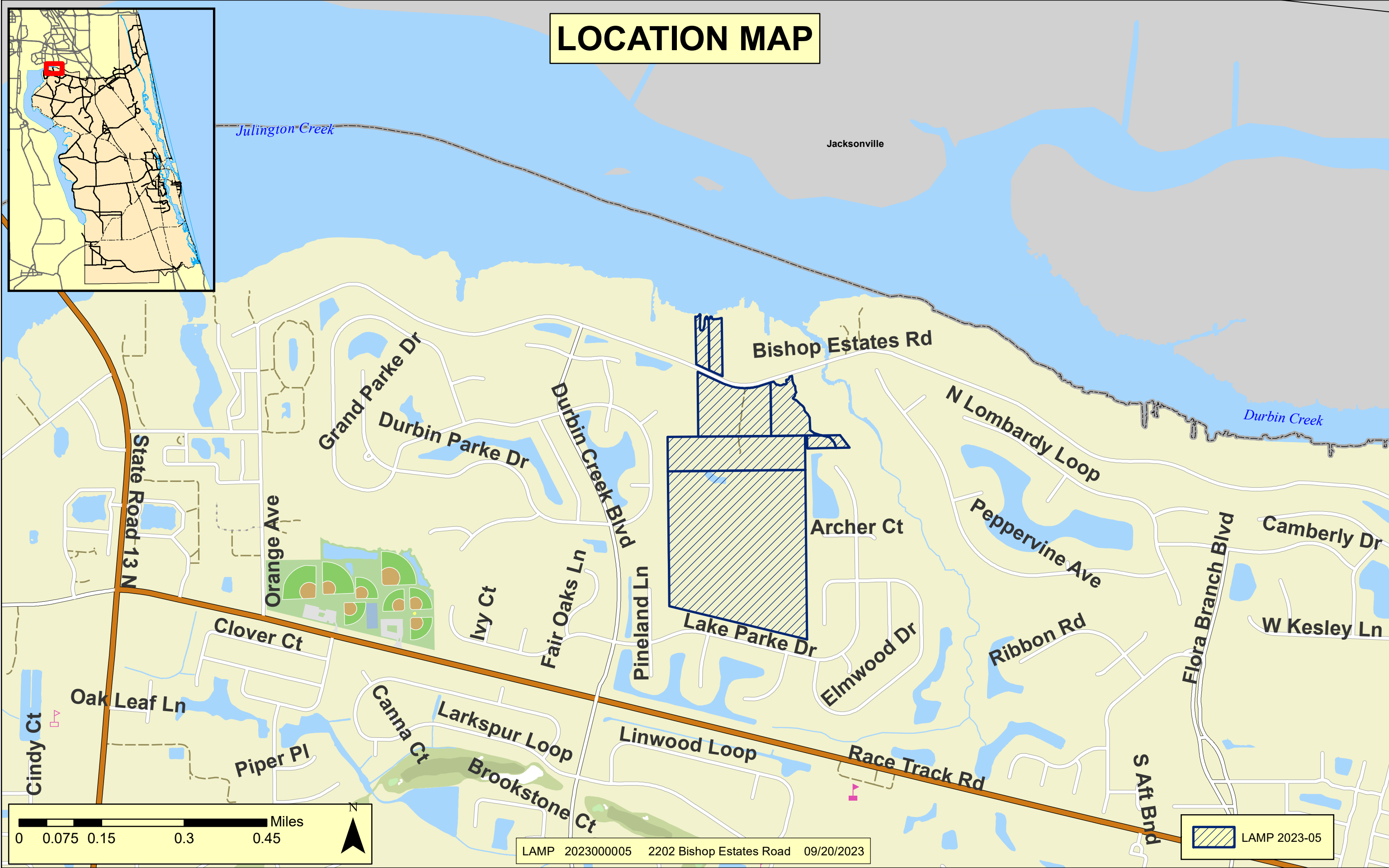
Disclaimer

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



Jacksonville

Julington Creek

Durbin Creek

Bishop Estates Rd

N Lombardy Loop

Grand Parke Dr
Durbin Parke Dr

Durbin Creek Blvd

Archer Ct

Peppervine Ave

Camberly Dr

Orange Ave

Ivy Ct

Fair Oaks Ln

Pineland Ln

Lake Parke Dr

Elmwood Dr

Ribbon Rd

W Kesley Ln

State Road 13 N

Clover Ct

Oak Leaf Ln

Piper Pl

Canna Ct

Larkspur Loop

Linwood Loop

Race Track Rd

S Aft Bnd

LAMP 2023-05

0 0.075 0.15 0.3 0.45 Miles

LAMP 202300005 2202 Bishop Estates Road 09/20/2023

FLU MAP

RESIDENTIAL-A

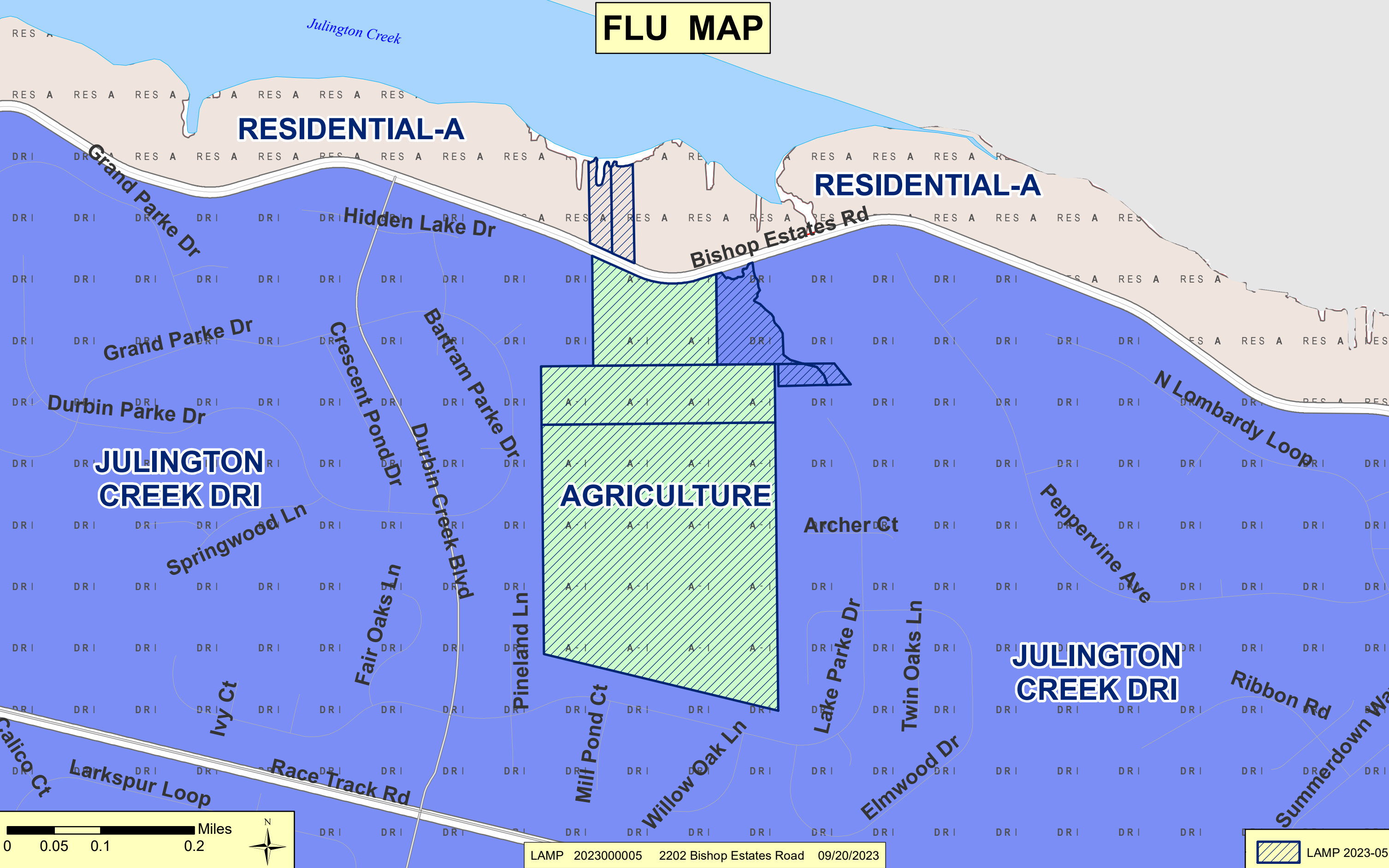
RESIDENTIAL-A

AGRICULTURE

JULINGTON CREEK DRI

JULINGTON CREEK DRI

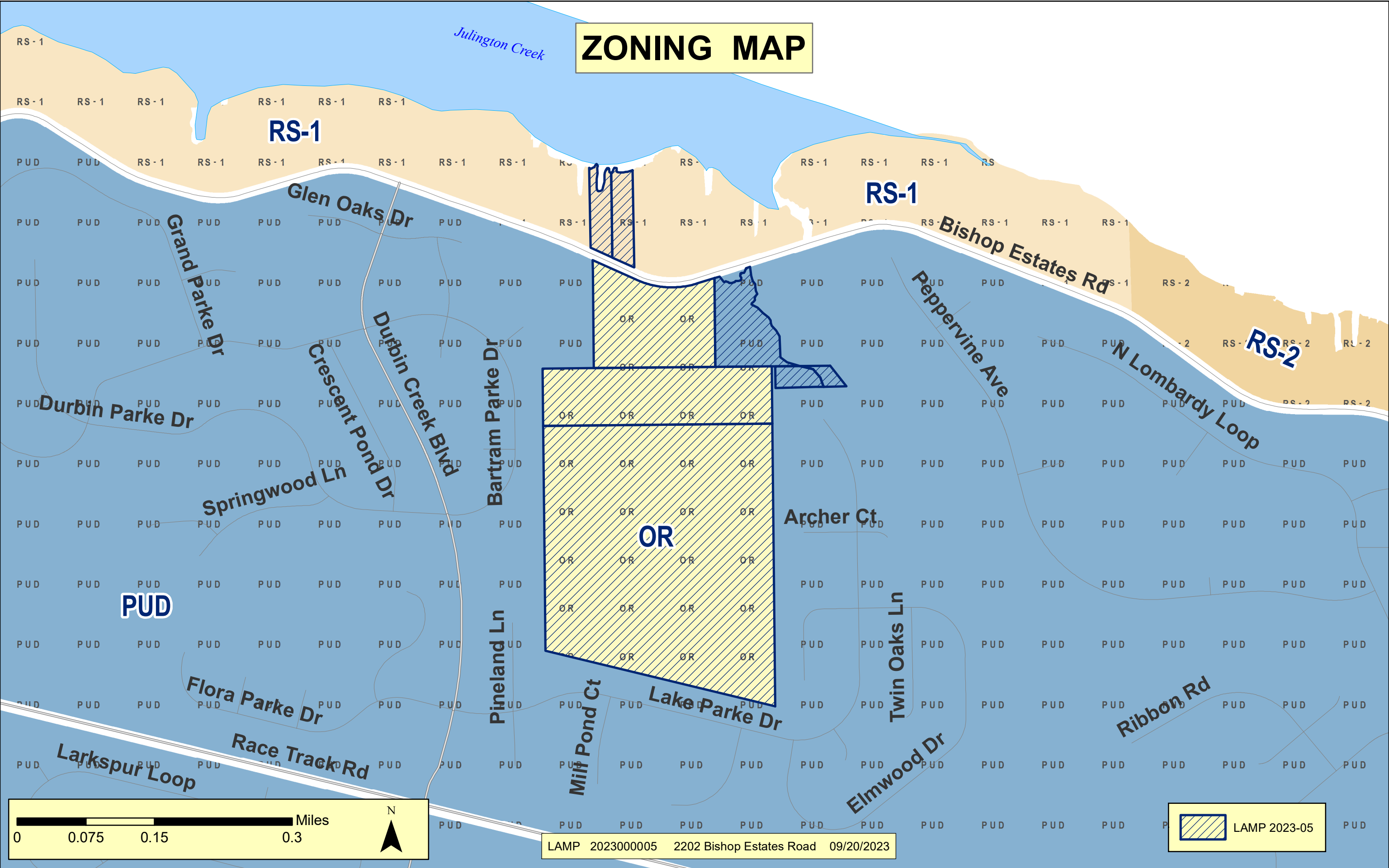
Julington Creek



LAMP 202300005 2202 Bishop Estates Road 09/20/2023

 LAMP 2023-05

ZONING MAP



RS-1

RS-1

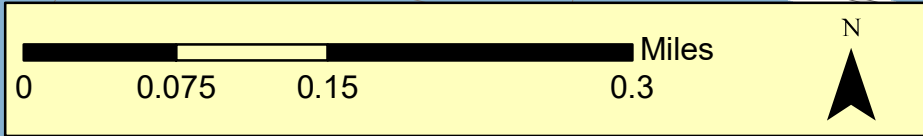
RS-2

OR

PUD

 LAMP 2023-05

LAMP 202300005 2202 Bishop Estates Road 09/20/2023



Julington Creek

RS-1

RS-1

RS-1

RS-1

RS-1

RS-1

RS-1

PUD

PUD

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AERIAL MAP



Julington Creek

Durbin Creek

Grand Parke Dr

Durbin Creek Blvd

Bishop Estates Rd

Peppervine Ave

N Lombardy Loop

Archer Ct

Ivy Ct

Pineland Ln

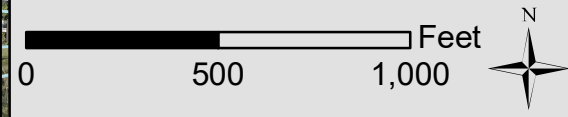
Lake Parke Dr

Twin Oaks Ln

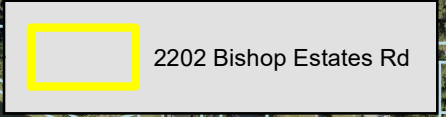
Race Track Rd

Ribbon Rd

Elmwood Dr

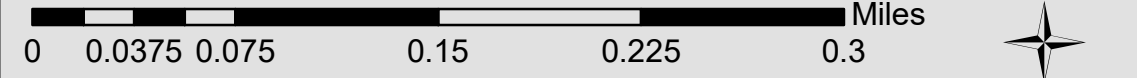
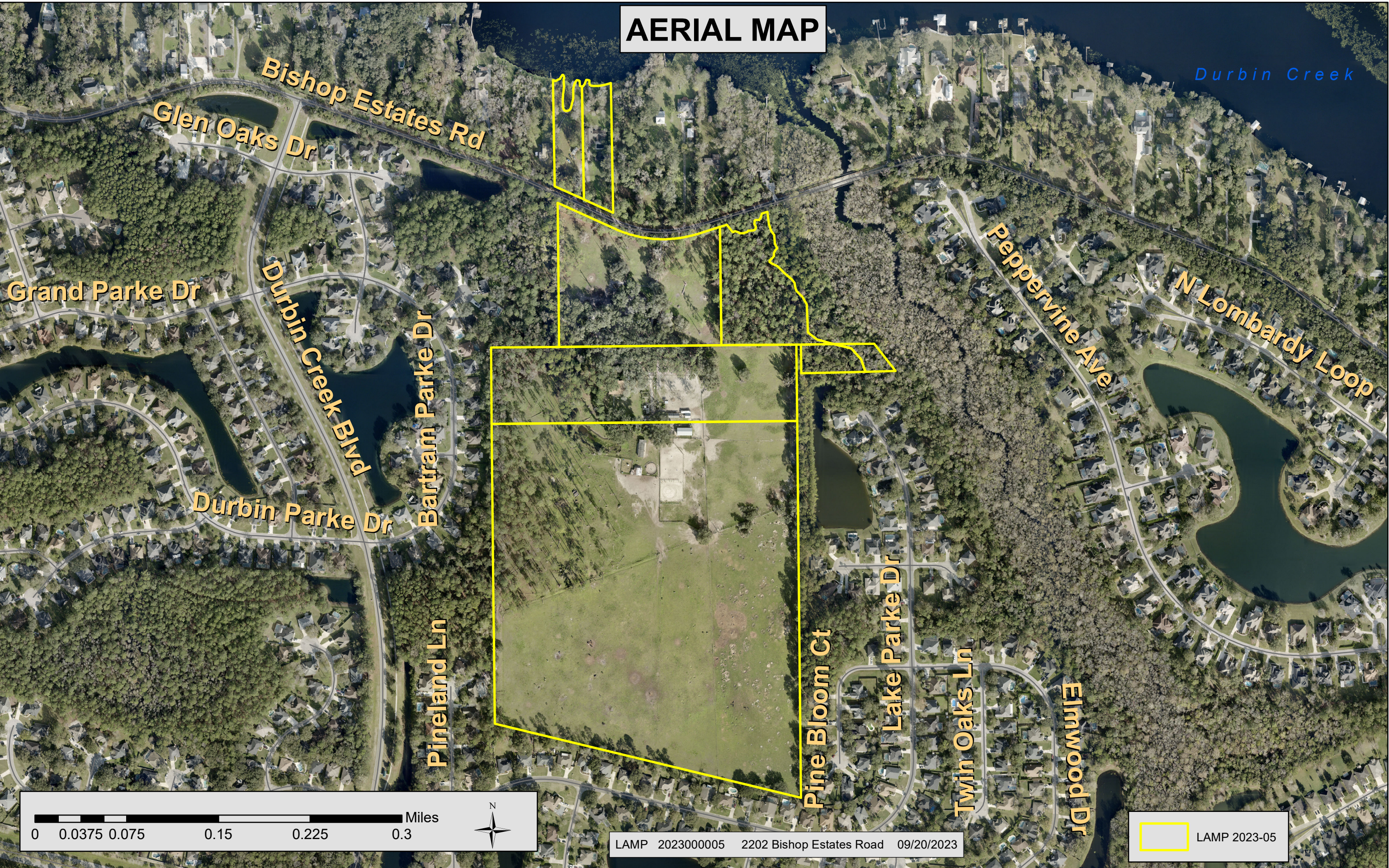


2202 Bishop Estates Road 09/13/2023



AERIAL MAP

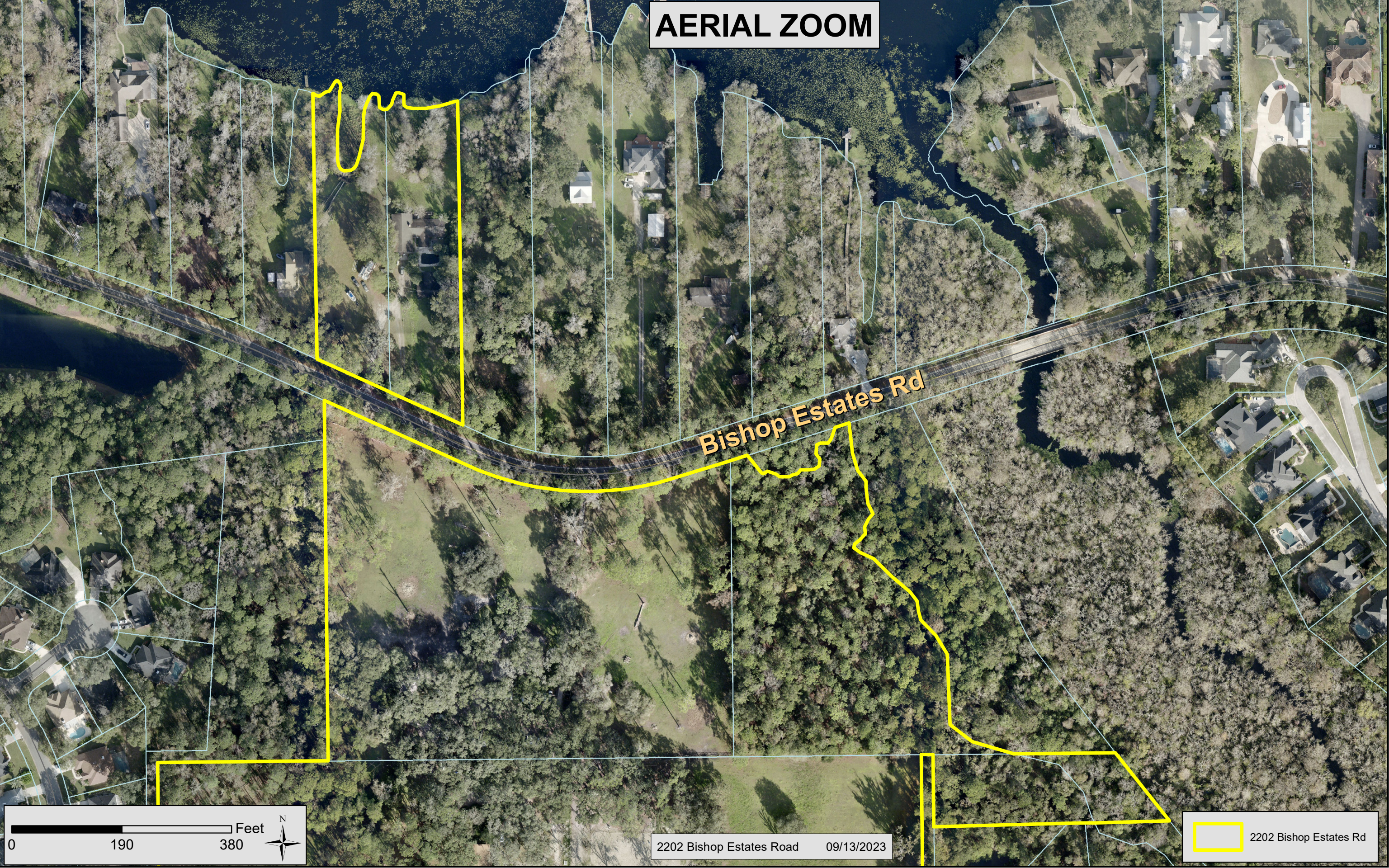
Durbin Creek



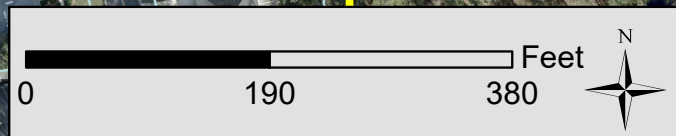
LAMP 202300005 2202 Bishop Estates Road 09/20/2023

 LAMP 2023-05

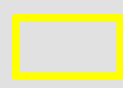
AERIAL ZOOM



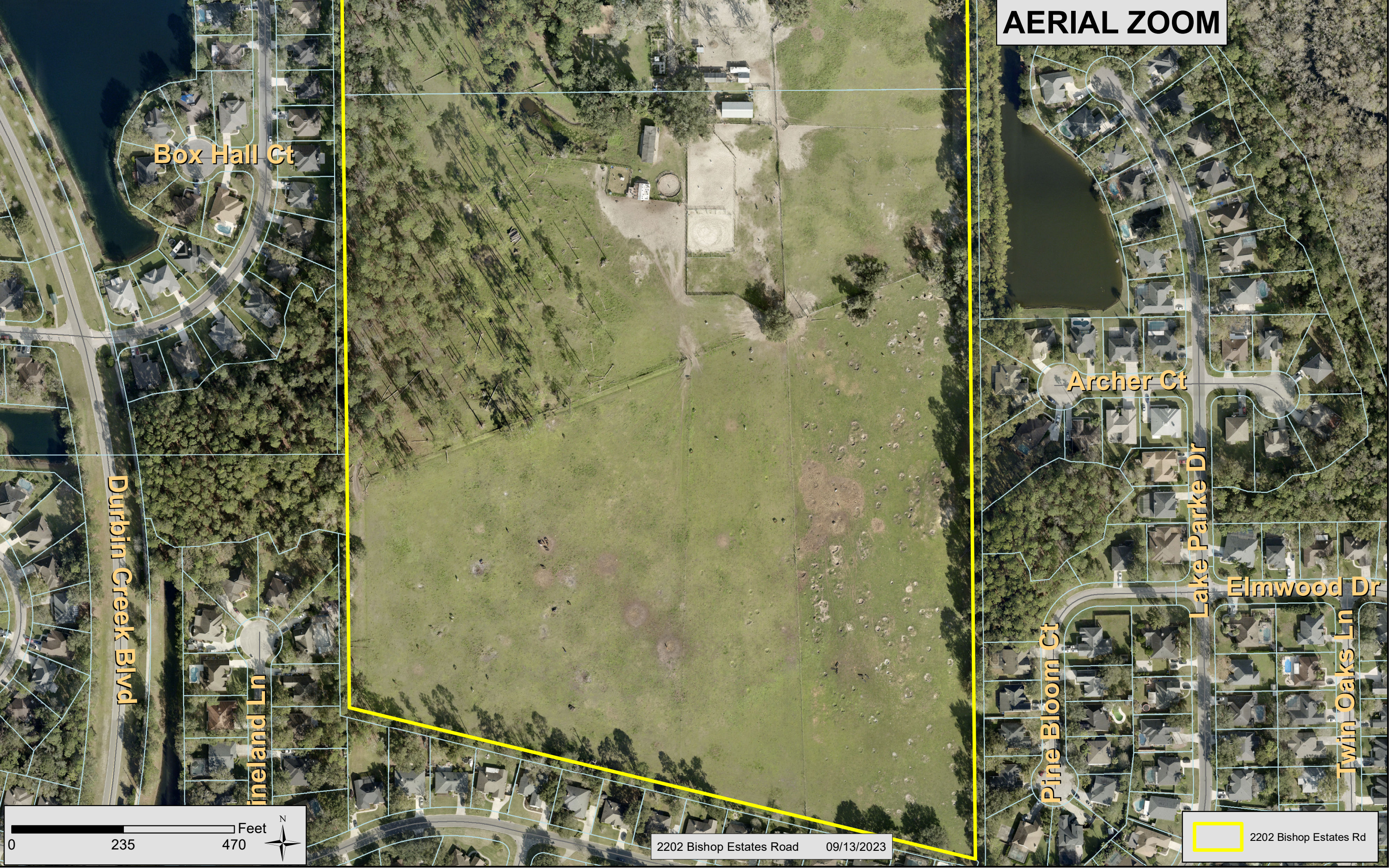
Bishop Estates Rd



2202 Bishop Estates Road 09/13/2023

 2202 Bishop Estates Rd

AERIAL ZOOM



Box Hall Ct

Archer Ct

Elmwood Dr

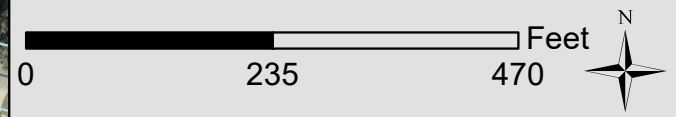
Durbin Creek Blvd

Inland Ln

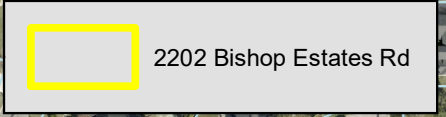
Pine Bloom Ct

Lake Parke Dr

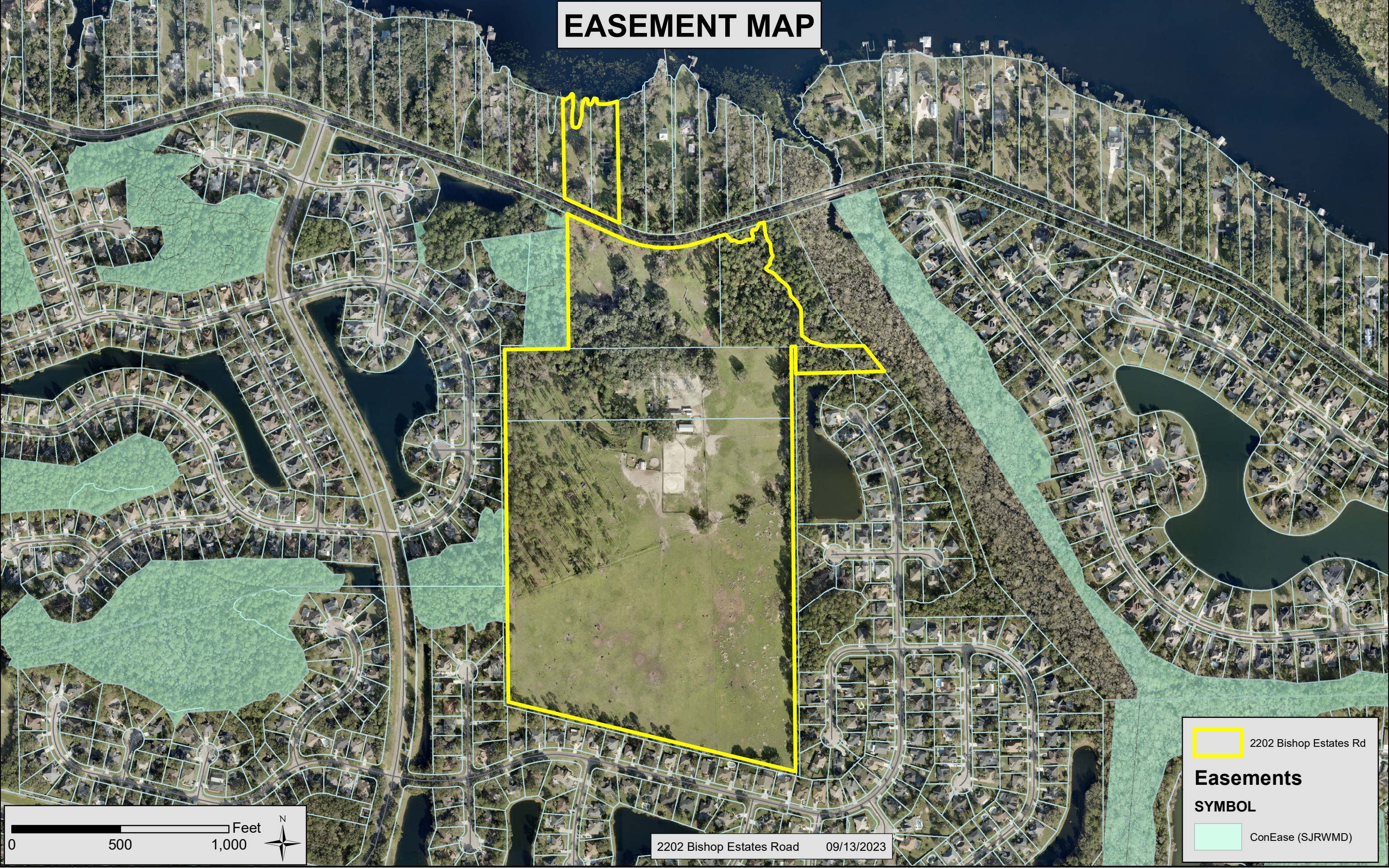
Twin Oaks Ln




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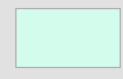
EASEMENT MAP




 2202 Bishop Estates Rd

Easements

SYMBOL

 ConEase (SJRWMD)

0 500 1,000 Feet



2202 Bishop Estates Road 09/13/2023

PARKS



Orange Ave

Grand Parke Dr

Bishop Estates Rd

Estate Way

Peppervine Ave

Mills Field

Ivy Ct

Pineland Ln

Lake Parke Dr

Ribbon Rd

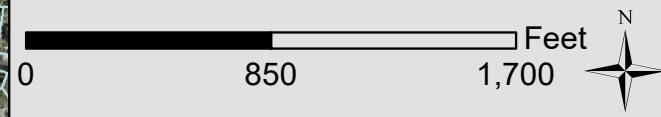
Clover Ct
Honeysuckle Way

Larkspur Loop

Durbin Creek Blvd

Elmwood Dr

Race Track Rd
Linwood Loop

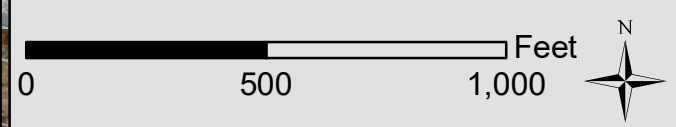
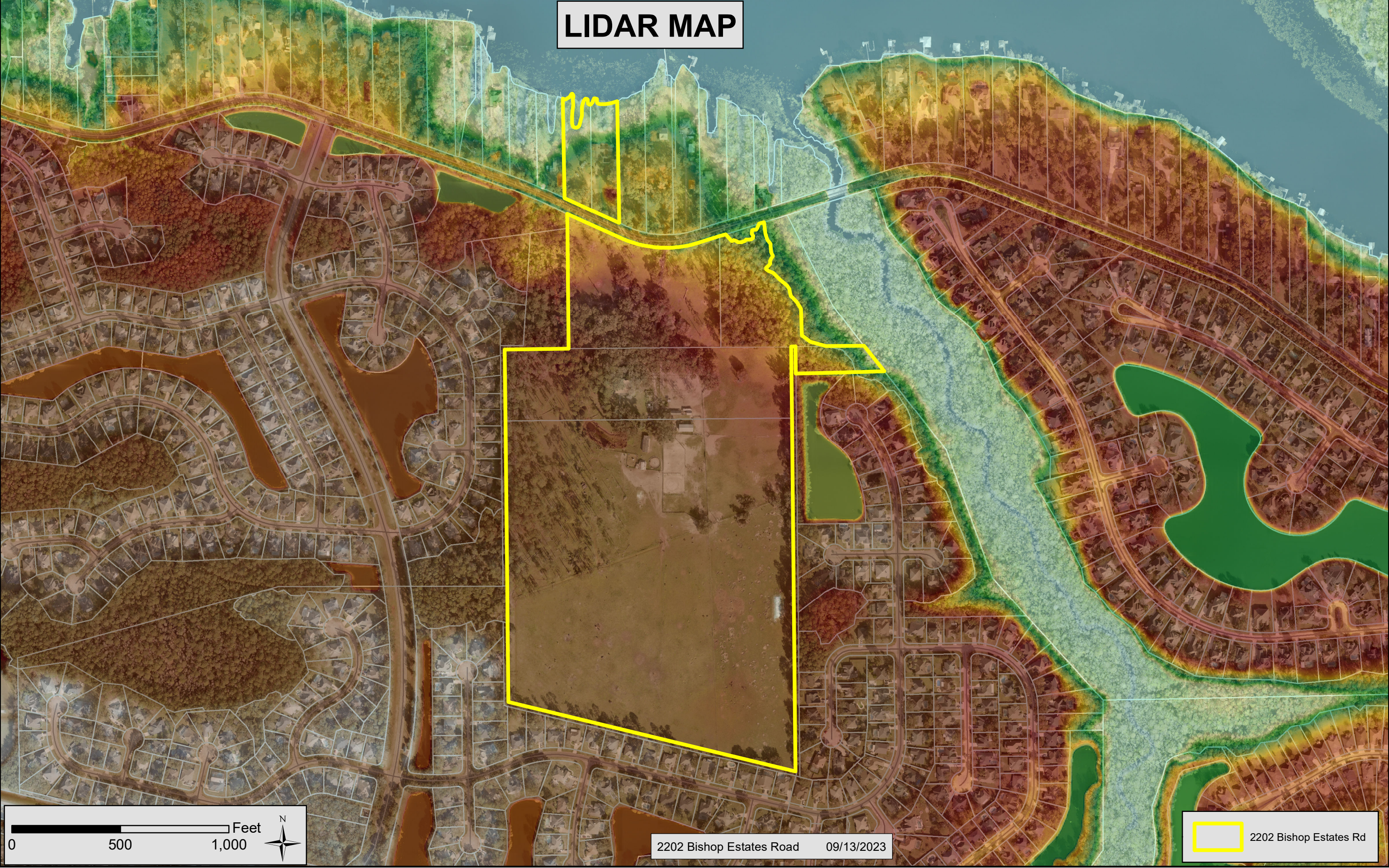


2202 Bishop Estates Road 09/13/2023

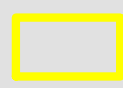
2202 Bishop Estates Rd

A yellow rectangle legend corresponding to the highlighted area on the map.

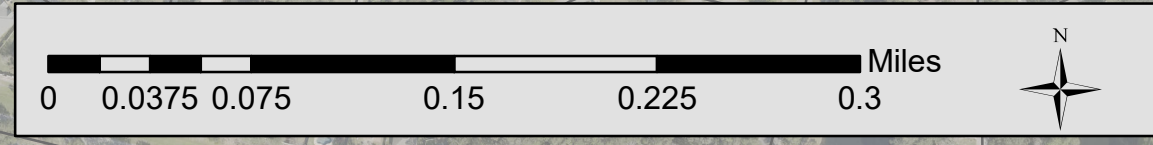
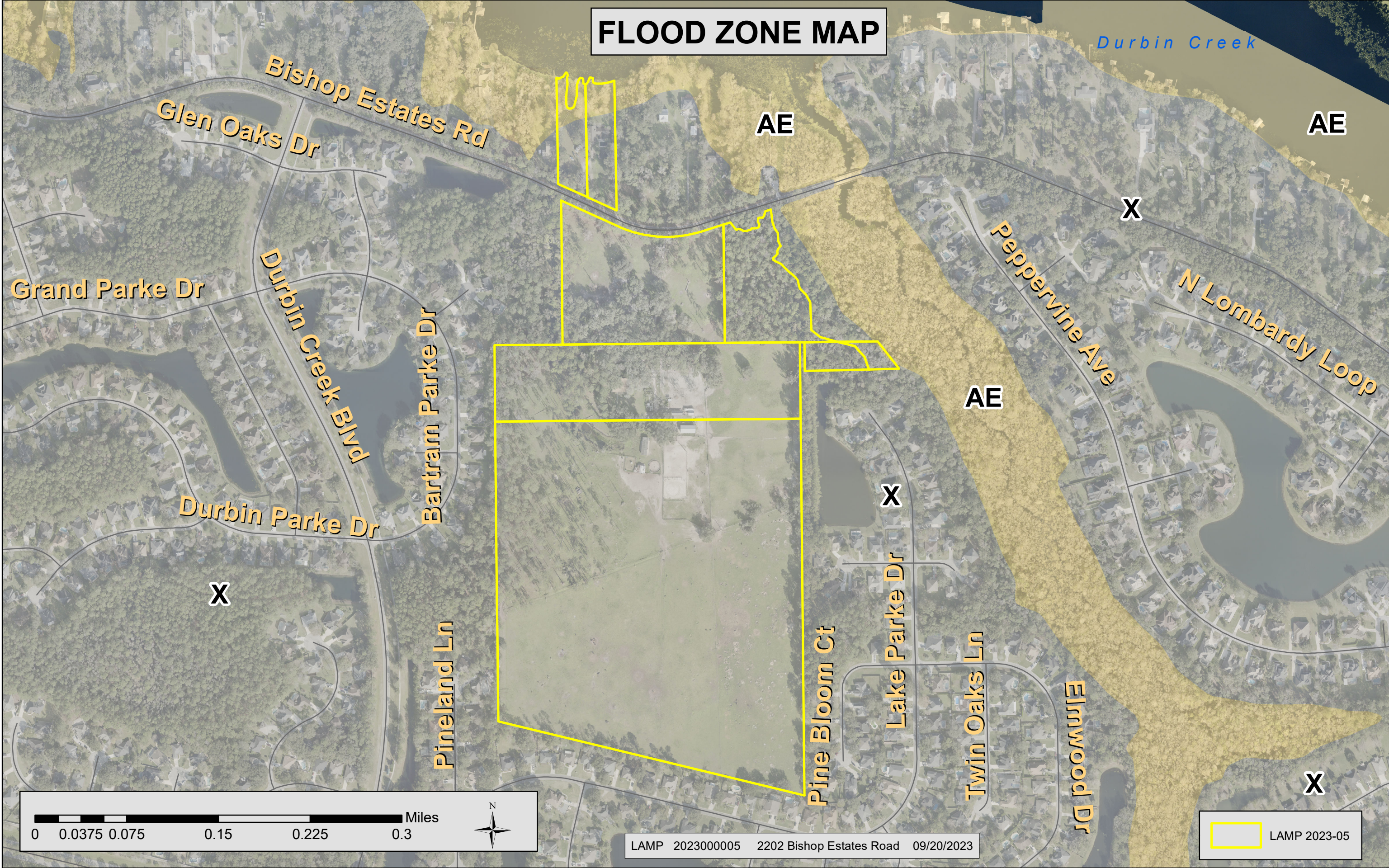
LIDAR MAP



2202 Bishop Estates Road 09/13/2023

 2202 Bishop Estates Rd

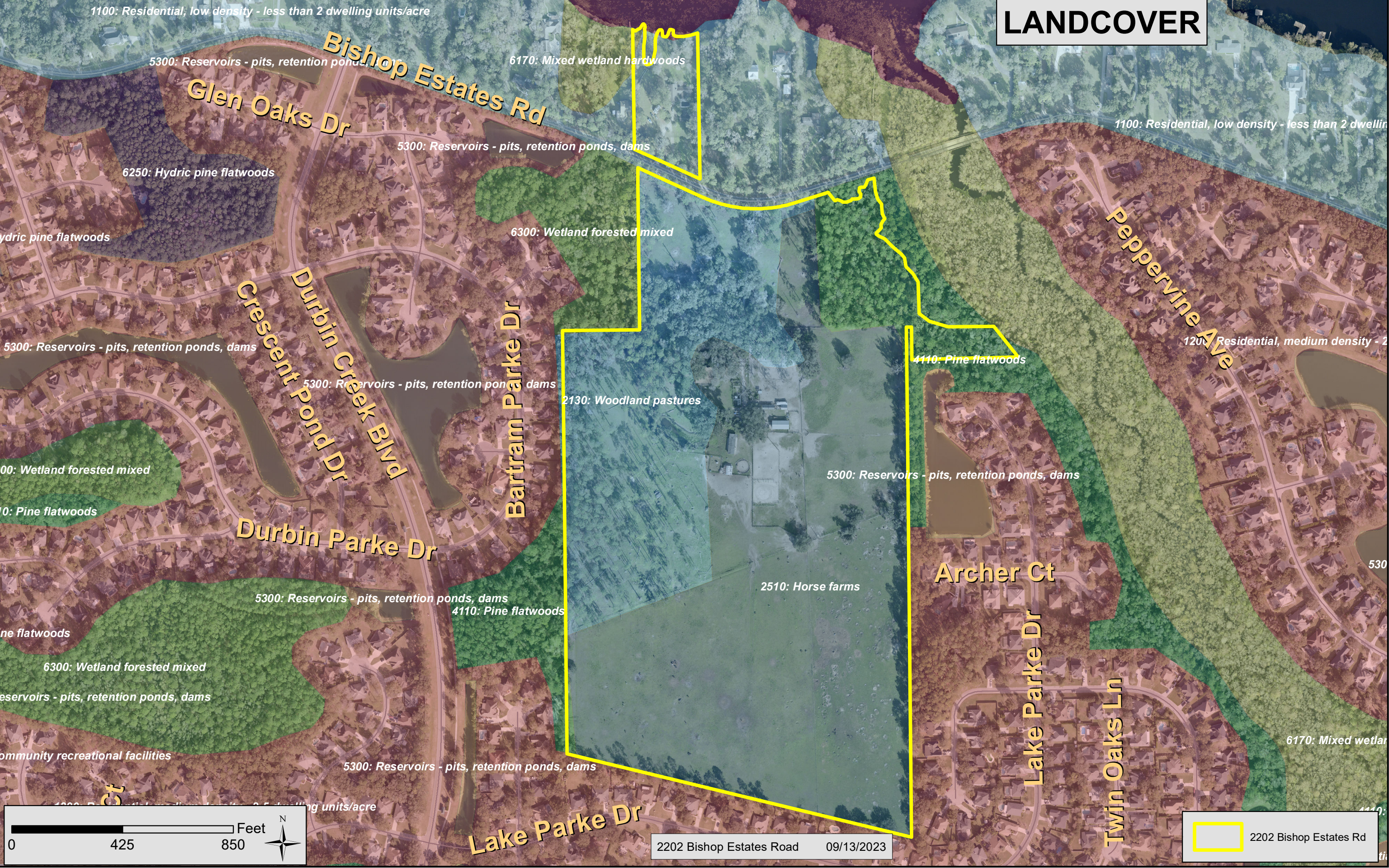
FLOOD ZONE MAP



LAMP 202300005 2202 Bishop Estates Road 09/20/2023

 LAMP 2023-05

LANDCOVER



1100: Residential, low density - less than 2 dwelling units/acre

5300: Reservoirs - pits, retention ponds, dams

6170: Mixed wetland hardwoods

Bishop Estates Rd
Glen Oaks Dr

1100: Residential, low density - less than 2 dwelling units/acre

5300: Reservoirs - pits, retention ponds, dams

6250: Hydric pine flatwoods

Hydric pine flatwoods

6300: Wetland forested mixed

Crescent Pond Dr
Durbin Creek Blvd

5300: Reservoirs - pits, retention ponds, dams

5300: Reservoirs - pits, retention ponds, dams

2130: Woodland pastures

4110: Pine flatwoods

1200: Residential, medium density - 2 dwelling units/acre

6300: Wetland forested mixed

4110: Pine flatwoods

Durbin Parke Dr

5300: Reservoirs - pits, retention ponds, dams

4110: Pine flatwoods

6300: Wetland forested mixed

5300: Reservoirs - pits, retention ponds, dams

4110: Pine flatwoods

2510: Horse farms

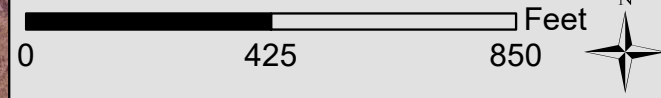
Archer Ct

Community recreational facilities

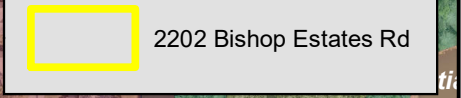
5300: Reservoirs - pits, retention ponds, dams

6170: Mixed wetland

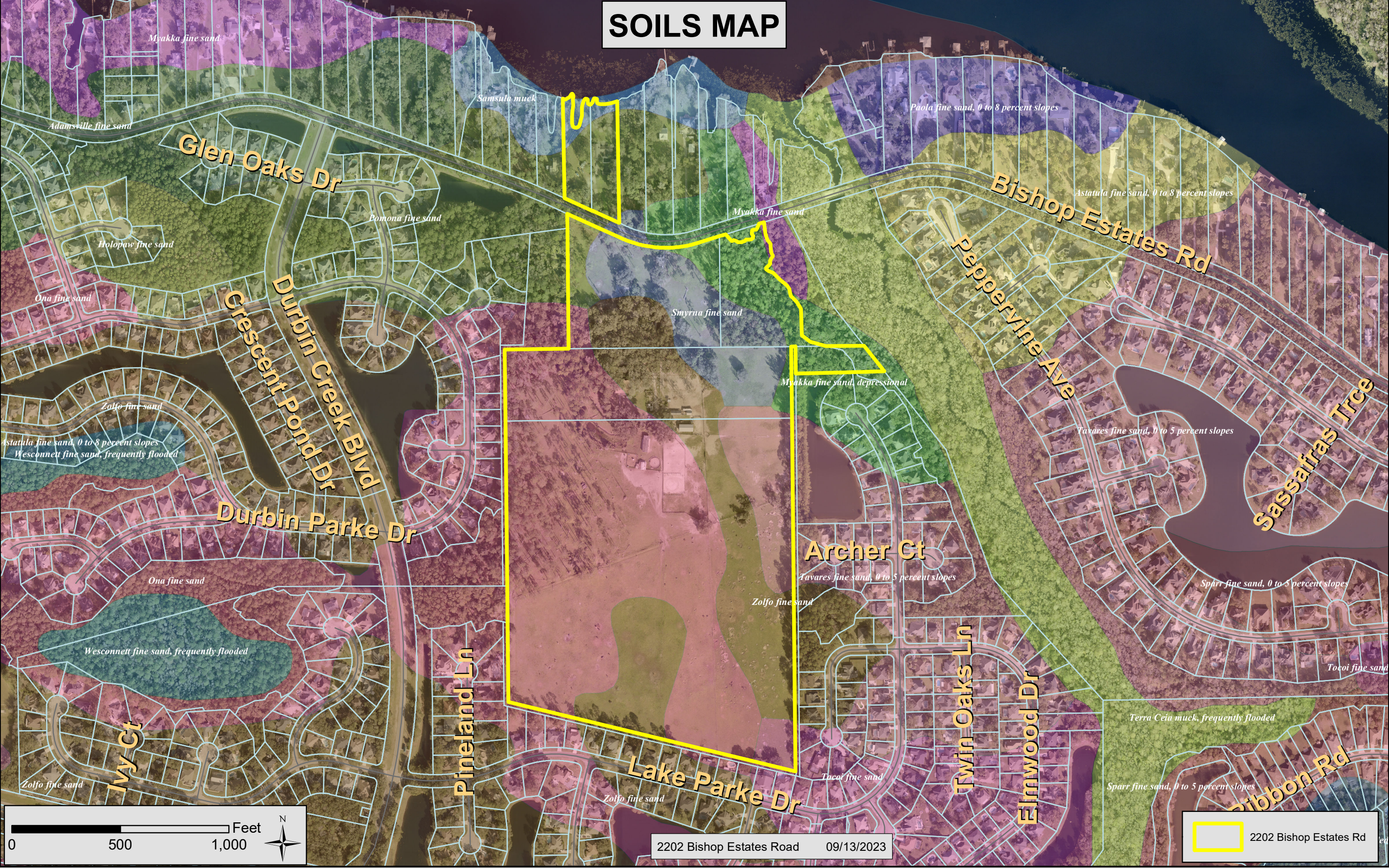
1100: Residential, low density - less than 2 dwelling units/acre



2202 Bishop Estates Road 09/13/2023



SOILS MAP



Myakka fine sand

Samsula muck

Paola fine sand, 0 to 8 percent slopes

Asiatula fine sand, 0 to 8 percent slopes

Pomona fine sand

Myakka fine sand

Smyrna fine sand

Myakka fine sand, depressional

Tavares fine sand, 0 to 5 percent slopes

Adamsville fine sand

Holopaw fine sand

Ona fine sand

Zolfo fine sand

Asiatula fine sand, 0 to 8 percent slopes

Wesconnott fine sand, frequently flooded

Ona fine sand

Wesconnott fine sand, frequently flooded

Zolfo fine sand

Tavares fine sand, 0 to 5 percent slopes

Sparr fine sand, 0 to 5 percent slopes

Tocoi fine sand

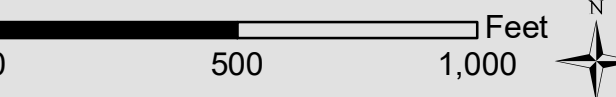
Zolfo fine sand

Terra Ceia muck, frequently flooded

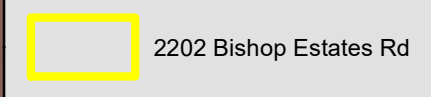
Sparr fine sand, 0 to 5 percent slopes

Zolfo fine sand

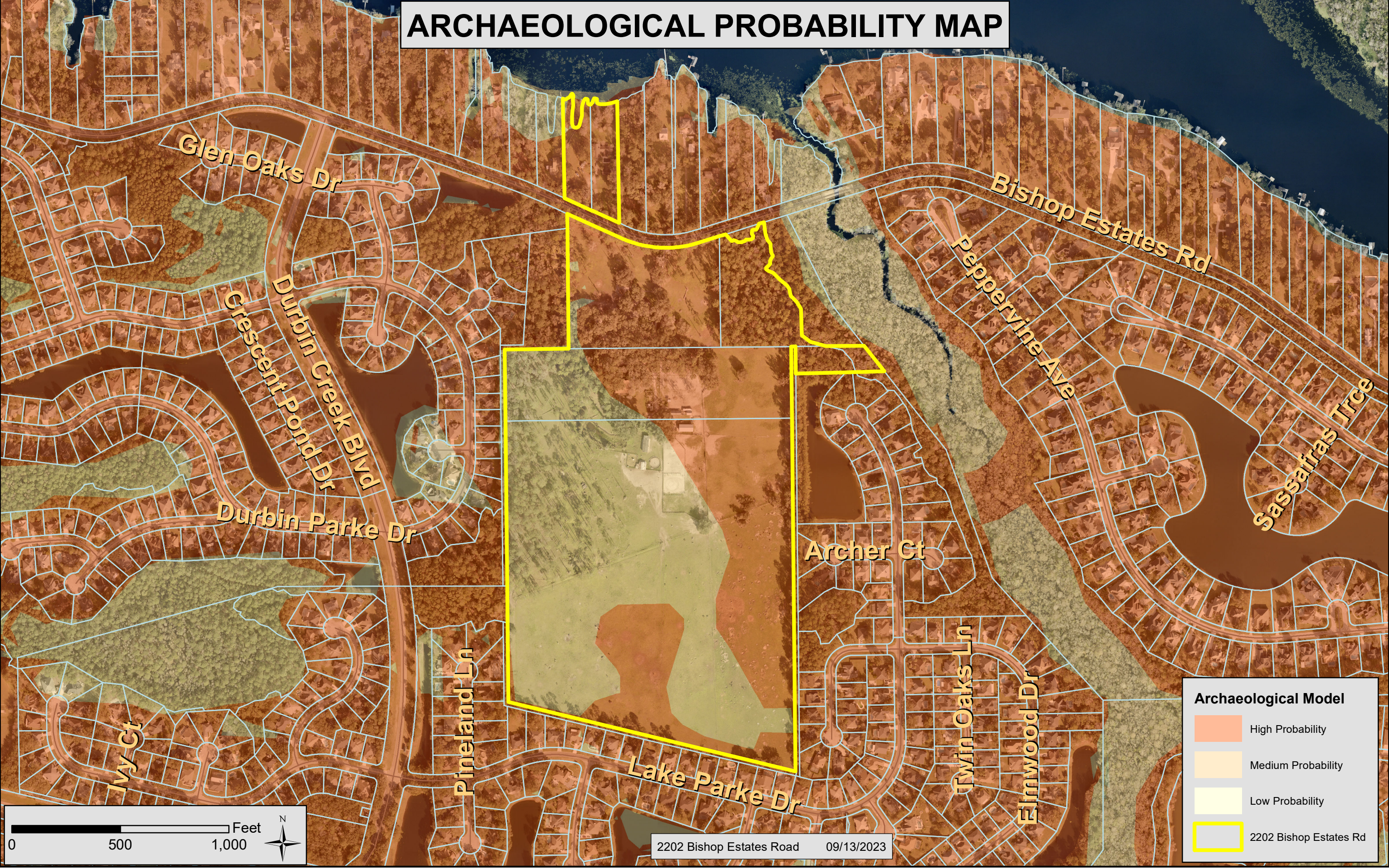
Tocoi fine sand



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ARCHAEOLOGICAL PROBABILITY MAP



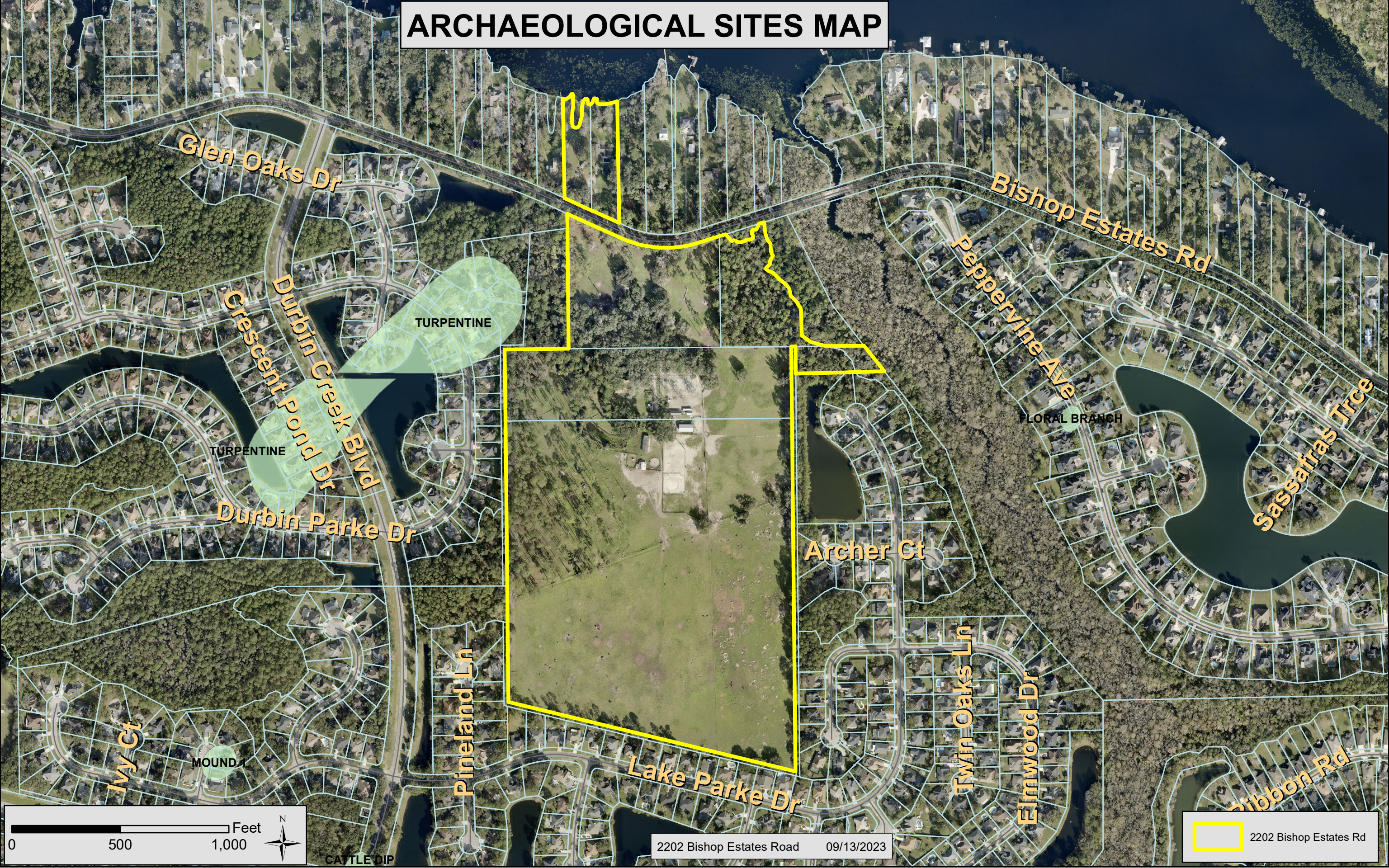
Archaeological Model

- High Probability
- Medium Probability
- Low Probability
- 2202 Bishop Estates Rd

0 500 1,000 Feet

2202 Bishop Estates Road 09/13/2023

ARCHAEOLOGICAL SITES MAP



Glen Oaks Dr

Bishop Estates Rd

Crescent Pond Dr
Durbin Creek Blvd

TURPENTINE

Peppervine Ave

FLORAL BRANCH

Durbin Parke Dr

Archer Ct

Sassafras Trce

Ivy Ct

MOUND 1

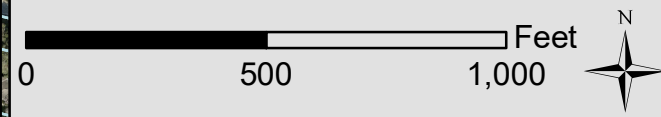
Pineland Ln

Twin Oaks Ln

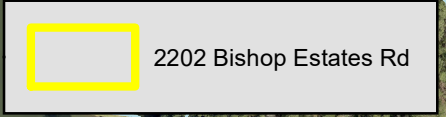
Elmwood Dr

Lake Parke Dr

Ribbon Rd



2202 Bishop Estates Road 09/13/2023



CATTLE DIP