

UNION LAND & TIMBER, CORP.

December 4, 2024

Ryan Mauch, LAMP Staff Liaison
4040 Lewis Speedway
St. Augustine, FL 32084

Re: Transmittal Letter and Willing Owner Statement
Land Acquisition and Management Program Application
Roberts Family Union Land & Timber Project
St. Johns County, FL

Dear Mr. Mauch,

I am writing this letter to transmit the subject application and to confirm our interest in negotiating the fee simple sale of our property to St. Johns County for conservation.

Our property is in the St. Johns County's Greenways/Blueways Master Plan for Equestrian Opportunities and Ecological Opportunities (Plan excerpts enclosed). It is also in the St. Johns Blueway Florida Forever Project, and we have also submitted a Triage application for additional funding that might assist the County.

We look forward to working with the County staff as this application moves through the Land Acquisition and Management Program process and hearing from you on the next steps.

Sincerely,

Sincerely,
Union Land & Timber, Corp.

A handwritten signature in blue ink, appearing to read 'Avery C. Roberts', with a long horizontal flourish extending to the right.

Avery C. Roberts
President



St. Johns County LAMP Property Application

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

1. Applicant Information					
Applicant Name: North Florida Land Trust					
Address: 843 W Monroe St					
City: Jacksonville			State: FL		Zip: 32202
Phone: (904) 479-1967		Fax:		Email: info@nflt.org	
Applicant Signature:			Date:		
2. Owner of Record (Owner is Applicant Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>					
3. Owner's Authorized Representative					
Name: Union Land and Timber Corp			Name: Avery Roberts, President		
Address: P.O. Box 238			Address: Same		
City: Lake Butler		State: FL	Zip: 32054	City: Lake Butler	State: FL
Phone: 386-496-3509		Fax:		Phone: "	Fax:
Email: avery@flaland.com			Email: avery@flaland.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:			Date: 11/6/24		
Owner Signature:			Date:		
5. Property/Project Information – Required Information					
Asking Price: \$17,500 per acre (\$2,607,500 for 149 acres)			Tax Parcel Number(s): 0199000000, 0199300000, 0201200000, 0209000000		
General Location (address, intersection, etc.): N/A South of CR 214 and West of CR 13A in Riverdale Area- Adams/Jefferson Rd					
Acreage: 149		Future Land Use: Agricultural		Zoning: OR	
6. Property Description (Describe Ecology, Natural Resources, History, Archeology, Existing Features, Vision of Uses for the Property):					
Timberland					
Timberland					
Timberland					
7. Encumbrances (Liens, leases, easements, encumbrances, etc):					
Powerline Easement - FPC					

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

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

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

Date Received: 12/5/24 Received By: RMauch Reg. Basin: 8

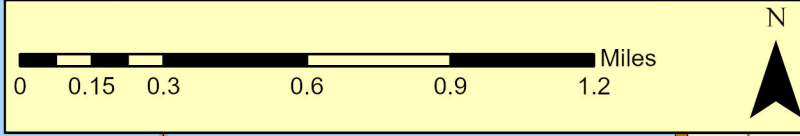
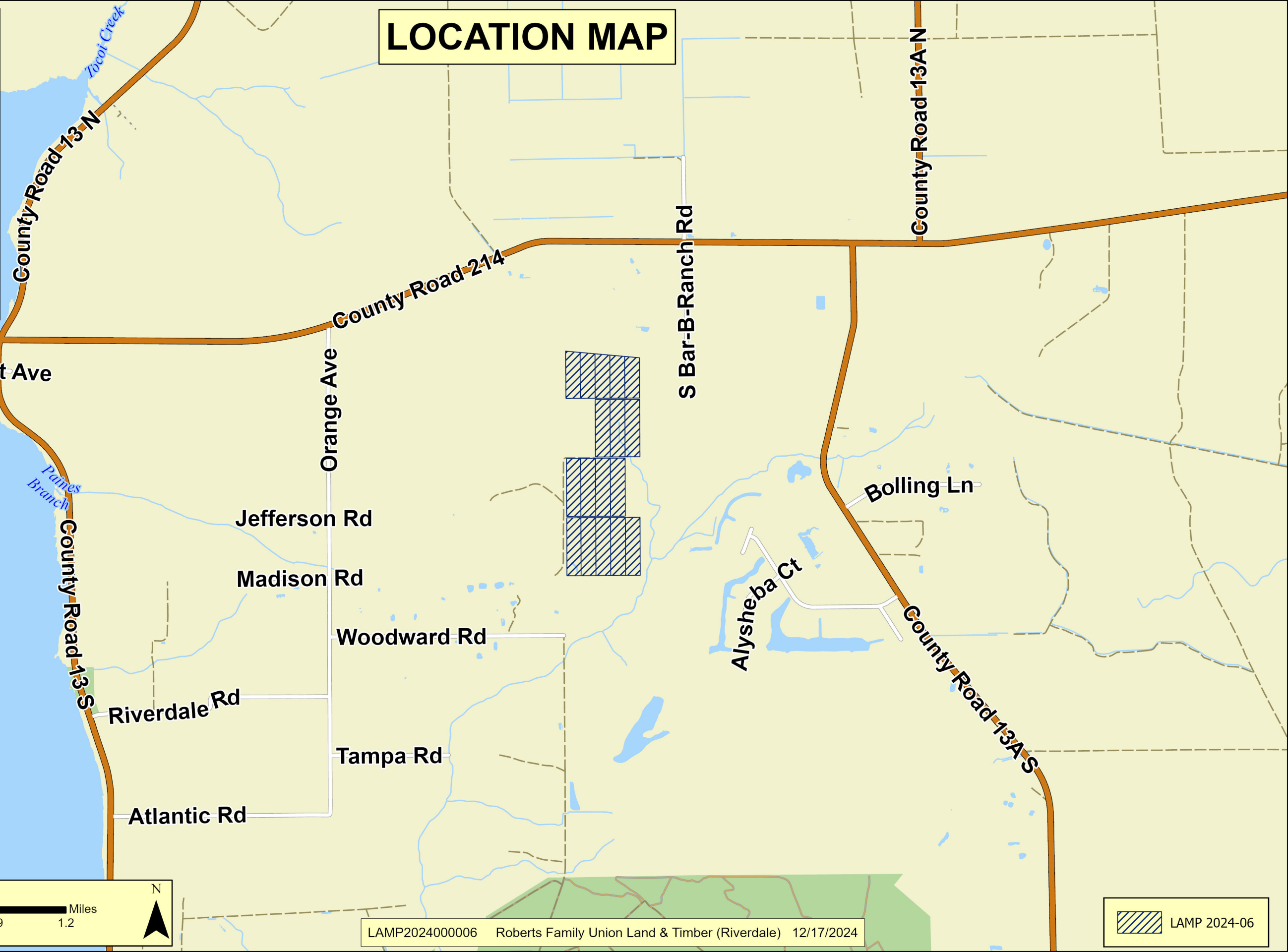
Please continue to Page 2 to acknowledge the Acquisition Process

Land Acquisition and Management Program (LAMP) Conservation Board

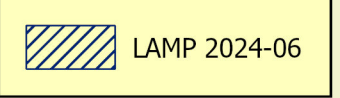
Property Information Sheet

Property Name:	Union Land & Timber Corp (Riverdale)
Parcel Number:	020900-0000, 019900-0000, 019930-0000, 020120-0000
Address:	Jefferson Rd, Adams Rd (Unopened- Riverdale Farm Tracts)
Owner:	Union Land & Timber Corp
INC or LLC Agents:	Union Land & Timber Corp
List Price:	\$17,500 per acre (\$2,607,500 for 149 acres)
Market Value:	\$ 445,920 (2023)
Total Acreage:	149 +/-
Land Use:	Agricultural
Zoning:	Open Rural
Easements: Type/Acres	None
Wetlands: Type/Acres	Mixed Hardwoods/84 acres
Uplands: Type/Acres	Regenerating Pine Plantation/65 acres
Protected Species:	Wood Stork, Black Bear, Bald Eagle
Known Cultural Res.:	None recorded, High Probability within upland areas
Willing Seller:	Yes
Community Support:	Unknown
Proposed By:	North Florida Land Trust and Owner
Development Apps:	CLTR 16-68 (Confirmation letter) Riverdale Farm Tract
Narrative:	<p>Vacant forested parcels within the agricultural area south of County Road 214 and west of County Road 13A. A tributary of McCullough Creek exists within a majority of the parcels, with some upland timberlands in the southwest portion. Located within the St. Johns River Blueway Florida Forever Corridor. There is currently no roadway access to the parcels, other than an adjacent FPL corridor roadway to the west, accessible from CR 214. Any access road to the property for proposed recreational uses would need to be installed consistent with County standards.</p> <p>Parks and Recreation Dept. Comments: "Potential concerns include the lack of access to the property, as there is currently no County road leading to the parcel. If the Riverdale Farm Tract serves as the easement providing access to the property, establishing a Memorandum of Understanding (MOU) for the road's maintenance would be advisable. Typically, the dominant estate—the party benefiting from the easement—bears the responsibility for maintaining and repairing it leading to additional expenses for the use of the land for Recreational purposes. More than half of the property consists of wetlands, which significantly limits the feasibility of adding passive recreational elements. Any recreational components on the upland areas would not be developable until vehicular access to the property is established. If purchased, Recreation would request that the upland areas of the property be designated for future recreational development with minimal to no restrictions. This would allow flexibility to accommodate future growth and the addition of amenities within this area, ensuring the property can meet evolving community needs effectively."</p>

LOCATION MAP



LAMP2024000006 Roberts Family Union Land & Timber (Riverdale) 12/17/2024



AERIAL

County Road 214

S Bar-B-Ranch Rd

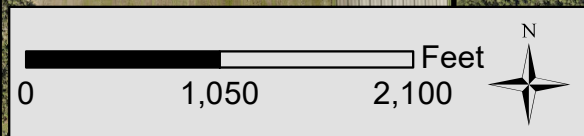
Orange Ave

Madison Rd

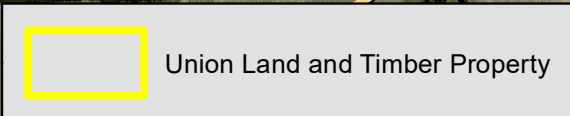
Woodward Rd

Bolling Ln

County Road 13A S
Cannondale



LAMP 24-06 Roberts Family Union Land & Timber Parcels



FLU MAP

County Road 214

S Bar-B-Ranch Rd

County Road 13A S

Bolling Ln

Pleasant Colony Ln

Alysheba Ct

AGRICULTURE

RUR/SYLV

Jefferson Rd

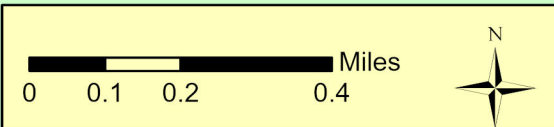
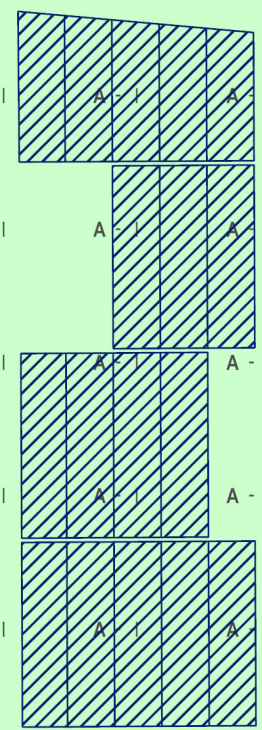
Madison Rd

Orange Ave

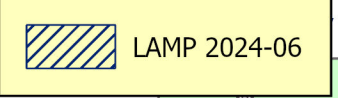
Woodward Rd

Riverdale Rd

Tampa Rd



LAMP2024000006 Roberts Family Union Land & Timber (Riverdale) 12/17/2024



ZONING MAP

County Road 214

PRD

S Bar-B-Ranch R

Bolling Ln

County Road 13A S

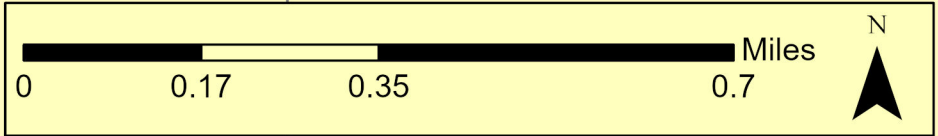
Pleasant Colony Ln

Alysheba Ct

PRD

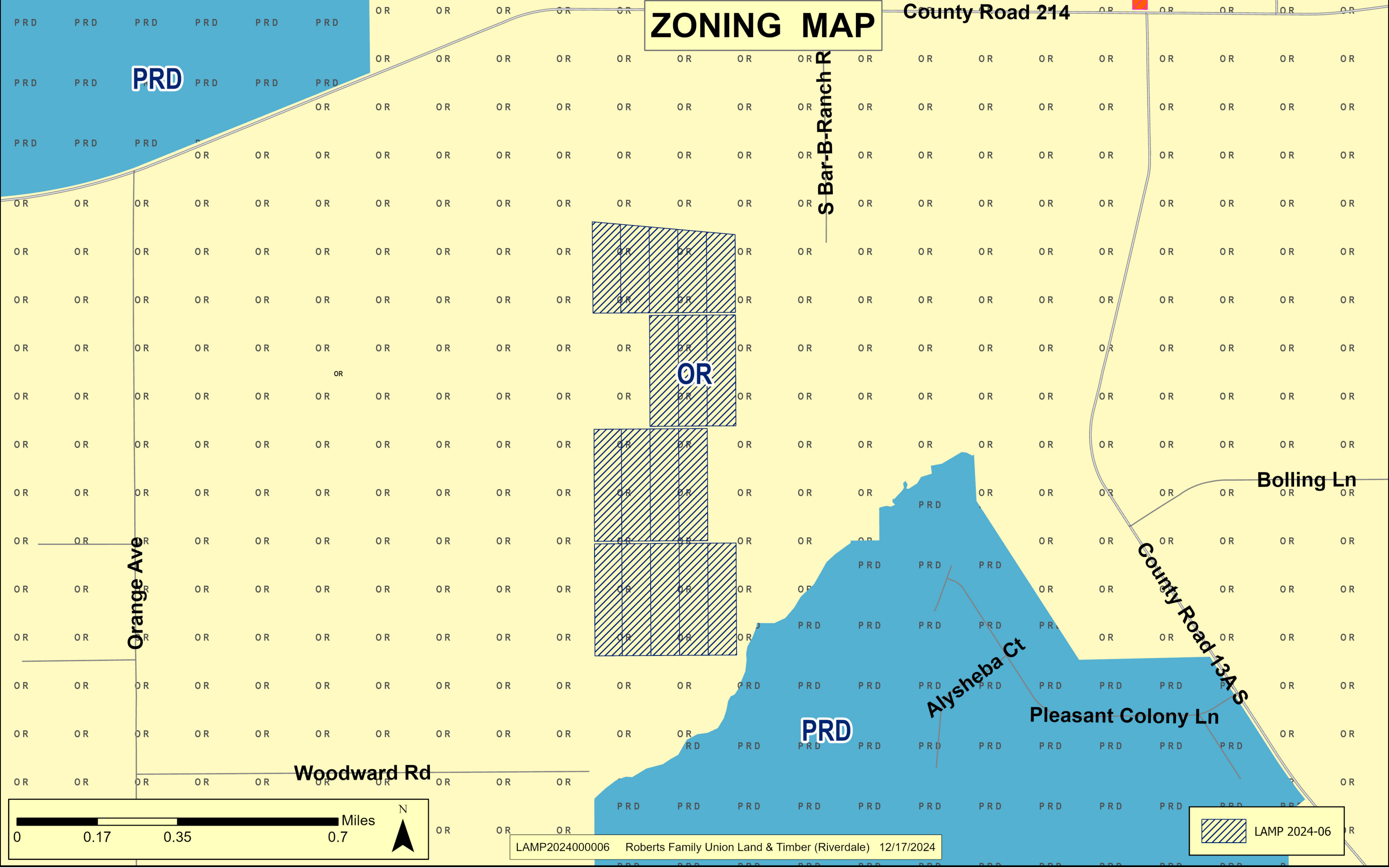
Woodward Rd

Orange Ave



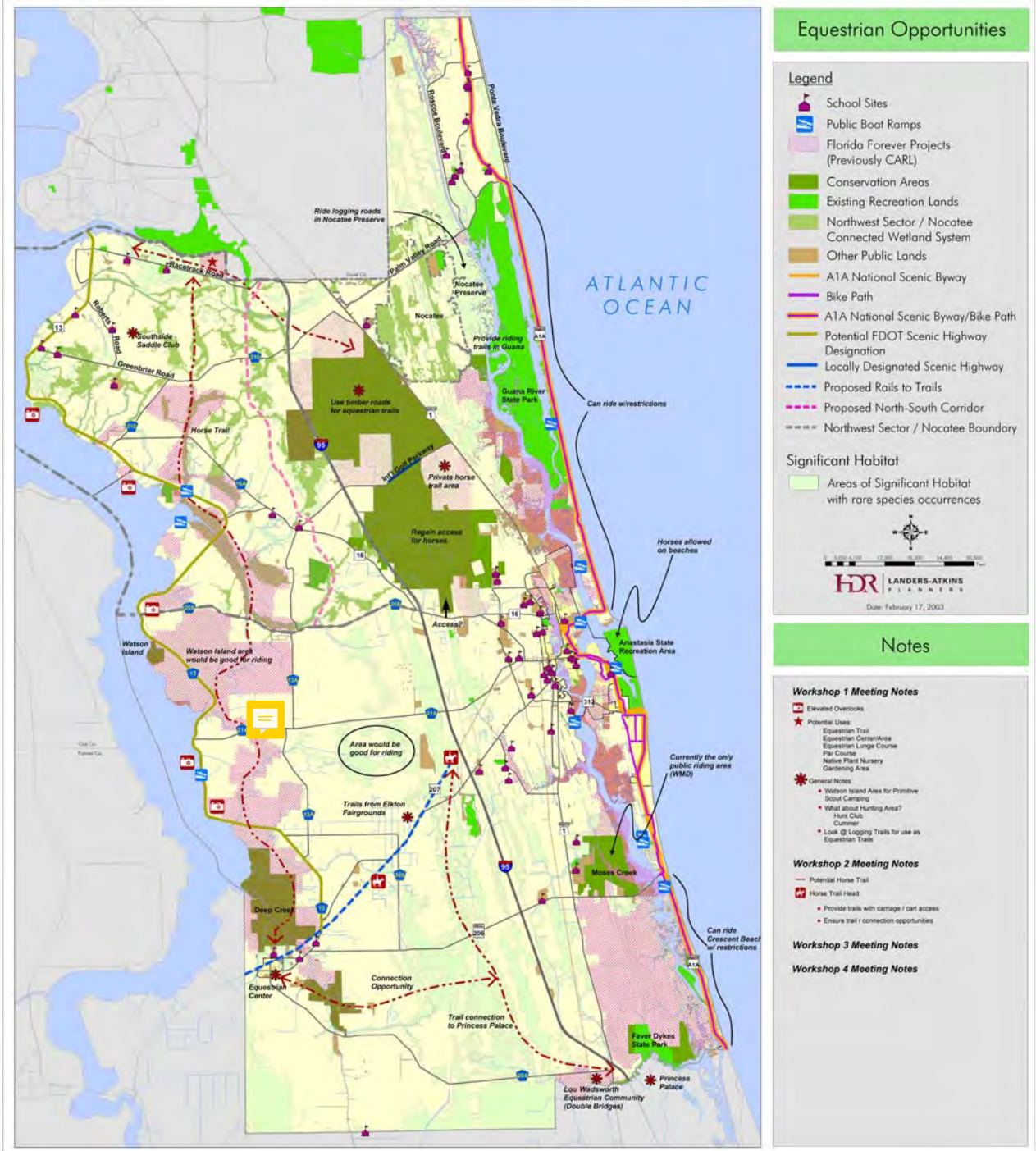
LAMP2024000006 Roberts Family Union Land & Timber (Riverdale) 12/17/2024

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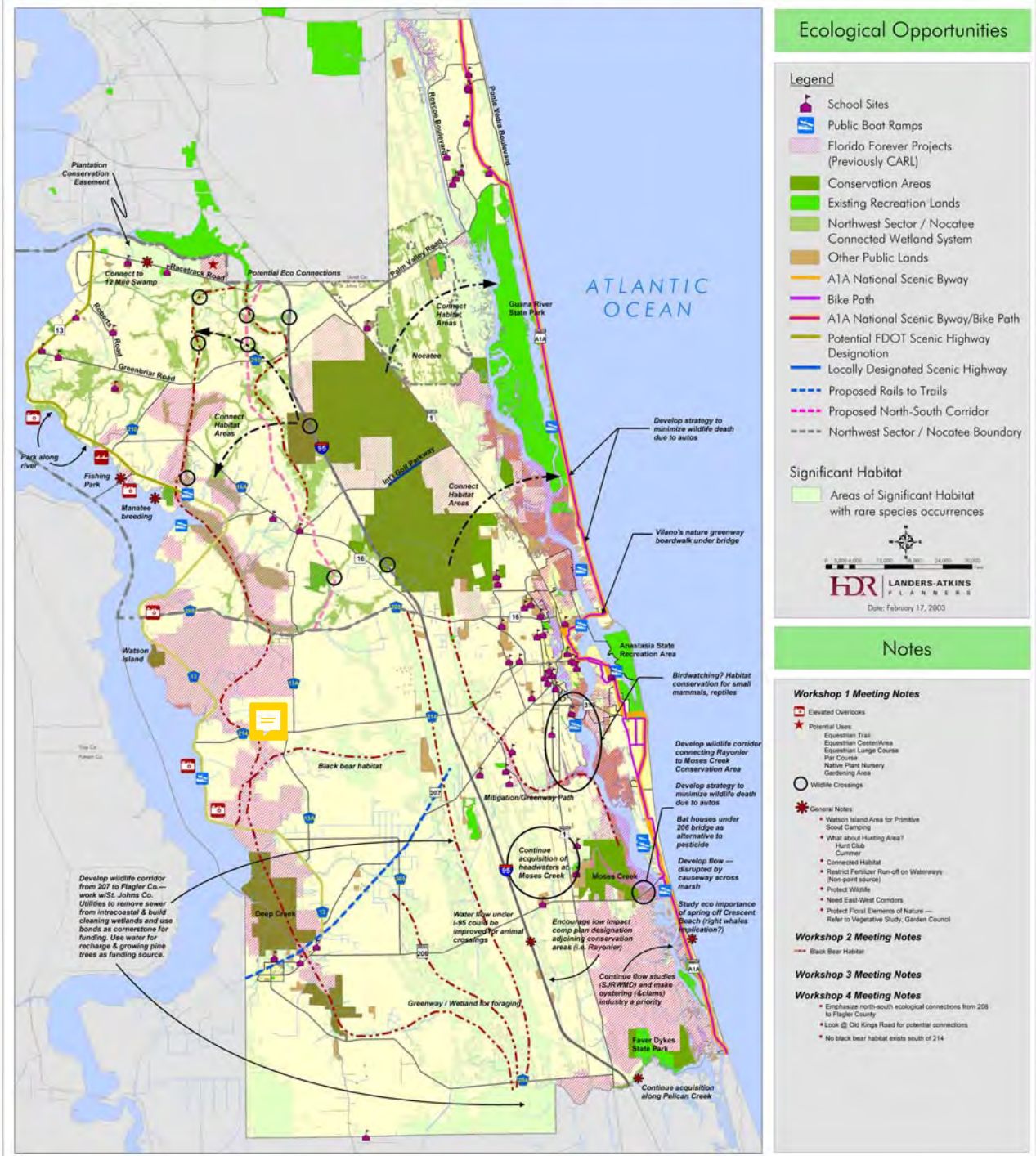
Equestrian Opportunities

ST. JOHNS COUNTY GREENWAYS/BLUEWAYS MASTER PLAN



Ecological Opportunities

ST. JOHNS COUNTY GREENWAYS/BLUEWAYS MASTER PLAN



Multi-Use Opportunities Summary

- Establish southwest and northwest connections from St. Augustine to Putnam County along the FDOT proposed rails-to-trails project.
- Develop a north-south multi-use paved connection parallel to the North-South Corridor, portions of CR 207 or CR 204.
- Establish a south multi-use unpaved connection to Flagler County and a north paved connection to Jacksonville, Neptune and Atlantic Beaches.
- Identify easements to connect Treaty Park, Fort Payton and the Osceola monument.
- Develop a multi-use paved path between the Intracoastal Waterway and Pedro Menendez High School running parallel to SR 206.
- Continue developing connections to existing multi-use paved paths including those located in Vilano Beach and St. Augustine Shores.
- Develop a multi-use paved path along Palm Valley Road between the proposed north-south corridor and Mickler's Landing.

Paddling Opportunities Summary

- Establish a canoe / paddling trail connecting Stokes Landing and Deep Creek Forest
- Designate canoeing trails along Deep Creek, Six Mile Creek, Moultrie Creek, Trout Creek, McCullough Creek and Julington-Durbin Creek.
- Identify and establish canoe launches along the Intracoastal and St. Johns River.
- Continue developing water taxi connections along the Intracoastal Waterway from Ponte Vedra to Marineland.
- Establish boat ride routes along the St. Johns River and the Intracoastal Waterway.

Bicycling Opportunities Summary

- Create separate bike paths running parallel to all major roadways.
- Provide east-west biking connections to the St. Johns County beaches and the City of St. Augustine.
- Develop safer cycling paths along SR A1A.
- Establish biking connections to surrounding counties.
- Establish a biking connection from the terminus of the rails-to-trails corridor to the City of St. Augustine.
- Create separate bike paths along SR 13.

Equestrian Opportunities Summary

- Establish an equestrian trail connection between the Hastings Equestrian Center and Princess Place and the Florida Agricultural Museum off US 1 in Flagler County.
- Provide interior riding trails at Guana River State Park and the Nocatee Preserve.
- Establish a north-south equestrian connection between Princess Palace and the Elkton Fairgrounds.
- Consider creating riding trails in the area south of CR 214 as well as the area surrounding Watson Island.
- Establish a north-south riding trail between the Hastings Equestrian Center and the Julington-Durbin Creek Preserve.
- Consider developing equestrian trails that would allow for carriage/cart access.

Ecological Opportunities Summary

- Consider developing a wildlife corridor between CR 207 and Flagler County.
- Continue land acquisition along Pellicer Creek and at the headwaters of Moses Creek.
- Encourage low impact trail designations for lands adjoining conservation areas.
- Consider establishing linear ecological corridors between Deep Creek and Julington-Durbin Creek, 12 Mile Swamp and Guana River State Park, and 12 Mile Swamp and Trout Creek Park.
- Strategically locate wildlife crossings throughout the county to minimize wildlife deaths.
- Consider creating an ecological corridor parallel to the proposed north-south corridor.



NORTH FLORIDA
LAND TRUST

DESK REVIEW

PROJECT DETAILS	
Project Lead:	Will Wanzenberg
Verified Owner Name:	Roberts - Lake Butler
Alias:	Union Land and Timber Corp
Acres:	149
County:	Saint Johns County
Parcel/Tax ID:	0199000000 0199300000 0201200000 0209000000
Interest to acquire (fee, easement):	Fee Simple Land
How Acquired (purchase, donation, facilitation):	Purchase
Just Market Value:	\$40,148.00
Desk Review By:	willwanz@aol.com
Desk Review Date:	8/26/2024

Has the Desk Review Score been tabulated?

- YES
- NO

If Yes - provide Score and attach / If No: Explain or Add G:\REAL ESTATE\REAL ESTATE TEMPLATES AND FORMS\DESK REVIEW

41%

Is the property in a Florida Forever Project?

- YES
 - NO
- Adjacent to Florida Forever Project Area

Which Florida Forever Project Area?

St Johns River Blueway

What is the land use and zoning?

Timberland

What is the Owner's price/donation expectations?

Unknown

What did the Owner Pay for the property?

\$376,300

Is the property in a Preservation Portfolio Area?

- YES
- NO

Is the property adjacent to other conservation lands?

- YES
- NO

Is the property within the ACUB / Navy REPI buffer area?

- YES ACUB
- YES NAVY
- NO

Is the Property within an RCPP Funding Boundary

RCPP Funding Geography

- O2O RCPP
- C2C RCPP

Does the property contain significant water bodies or hydrologic features?

- YES
- NO

Is it within 5 miles or have a hydrological connection to significant hydrologic features?

- YES
- NO

If Yes describe or name features

St Johns River

Does the property occur in a significant aquifer recharge zone (or springshed)? If so, please identify.

- YES - Aquifer Recharge
- YES - Springshed
- NO
- Unknown

Does the property contain threatened or endangered species, plants or habitats?

- YES
- NO
- Unknown

If yes or unknown confirm known or potential threatened or endangered species, plants or habitats are present.

Property is mostly priority 3/4 biodiversity habitat. ISV needed to assess presence of endangered species

Are there property Improvements?

- YES
- NO

What is the land use and habitat types based on aerial interpretation or the Cooperative Land Cover Layer?

Freshwater Forested Wetlands, Baygall, Tree Plantation

Does the property contain any historic resources?

- YES
- NO
- Unknown

Are there any political or community considerations?

- YES
- NO
- Unknown

Is there a partner with match funding or a willing partner owner or partner manager?

- YES
- NO
- Need to Identify
- N/A

If Yes, who and for what role?

FF DEP and C2C RCPP

Does the Property have Legal / Physical Access?

- YES
- NO

Describe the Property's Legal and Physical Access.

Northern access road via County Rd 214

Does staff recommend Initial Site Visit (ISV)

- YES
- NO

If Yes Explain.

This project represents a large chunk of a FF project area in which NFLT has already conserved significant acreage. Given a willing seller and its FF and C2C connections, an ISV is recommended.

NFLT Leadership Approval Date

Date that Desktop was presented to NFLT Leadership for approval

No Response

NFLT Leadership Decision

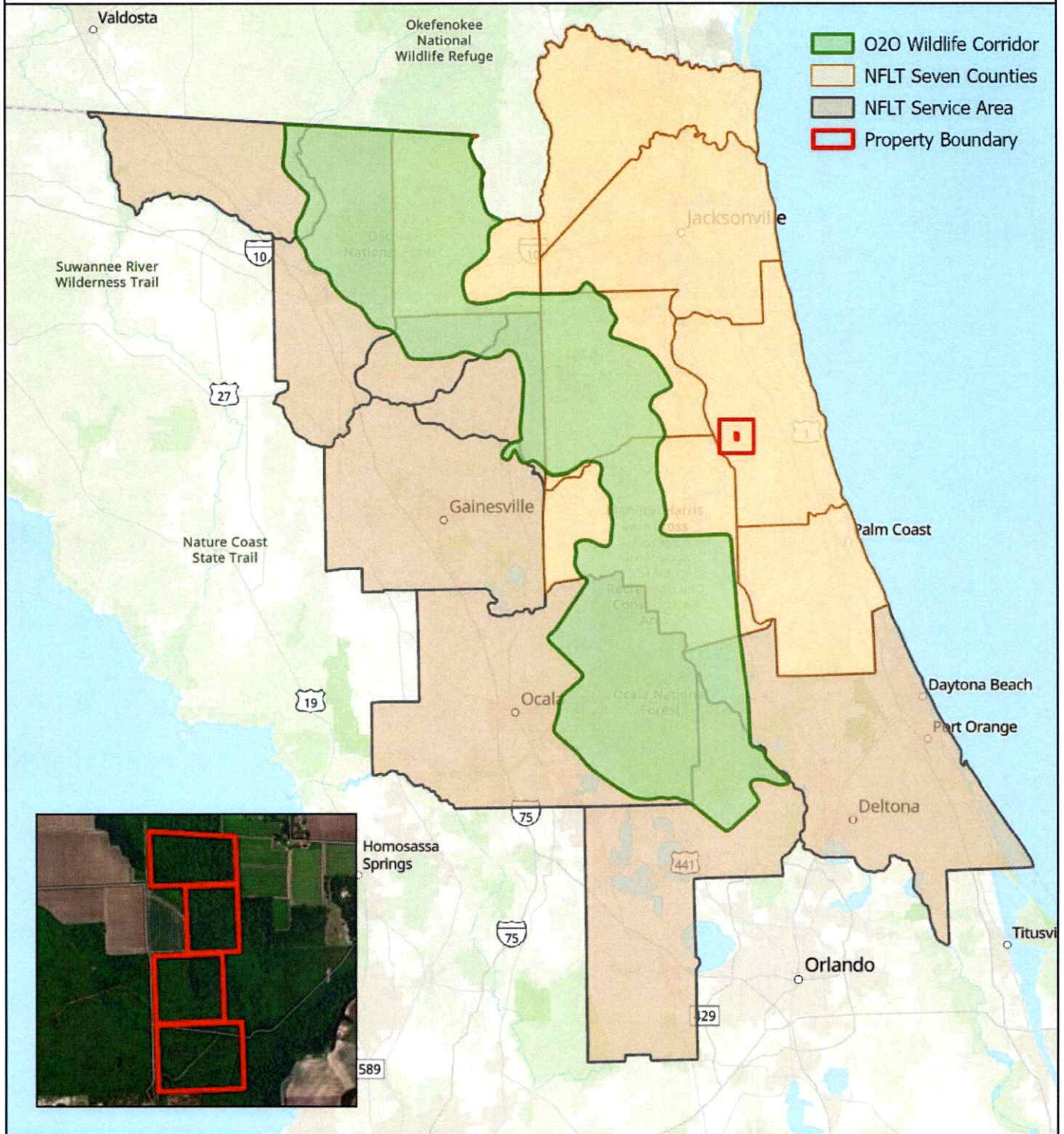
No Response



- 1 Save As [project] in your folder.
- 2 Only edit Column E (highlighted). Do not copy and paste. #16 is a % not a Y/N
- 3 Save.

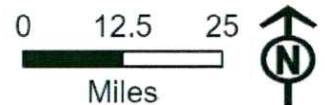
Desk Review Qu #	Criterion (Input answer in Column E)	PUT YOUR DESK REVIEW ANSWER HERE	Desk Review Project Score if Yes	Desk Review Project Score if No	Raw Score	Weighting	Weighted Project Score
1	Florida Forever Project Area	Yes	5	0	5	12%	11.90%
4	NFLT - Preservation Portfolio Area	No	5	0	0	12%	0.00%
5	Adjacent to other conservation lands	No	2	0	0	5%	0.00%
6	ACUB / Navy REPI	No	5	0	0	12%	0.00%
7	O2O	No	4	0	0	10%	0.00%
8	Significant water bodies or hydrologic features	No	3	0	0	7%	0.00%
9	Within 5 miles or connection to significant hydrologic features	Yes	1	0	1	2%	2.38%
10	Aquifer recharge zone	No	3	0	0	7%	0.00%
11	Threatened or endangered species	Unknown	3	0	0	7%	0.00%
12	Property Free of Improvements	Yes	3	-3	3	7%	7.14%
14	Historic resources	No	1	0	0	2%	0.00%
15	Political/Community Considerations	No	1	0	0	2%	0.00%
16	Potential / Willing partner participation (% partnership, includes bargain sale)	100%	5	0	5	12%	11.90%
17	Legal / Physical Access	Yes	1	-2	1	2%	2.38%
Raw Desk Sub-score							
Max Possible Score		42				100%	36%
							100%
Bonus Points							
	Seller is Applicant	Yes	3	0	3	5%	5.00%
	Seller's Expectation is reasonable	Unknown	3	-2	0	5%	0.00%
Bonus Points Sub-score						10%	5%
Max Possible Score		48					110%
FINAL DESK REVIEW SCORE							41%

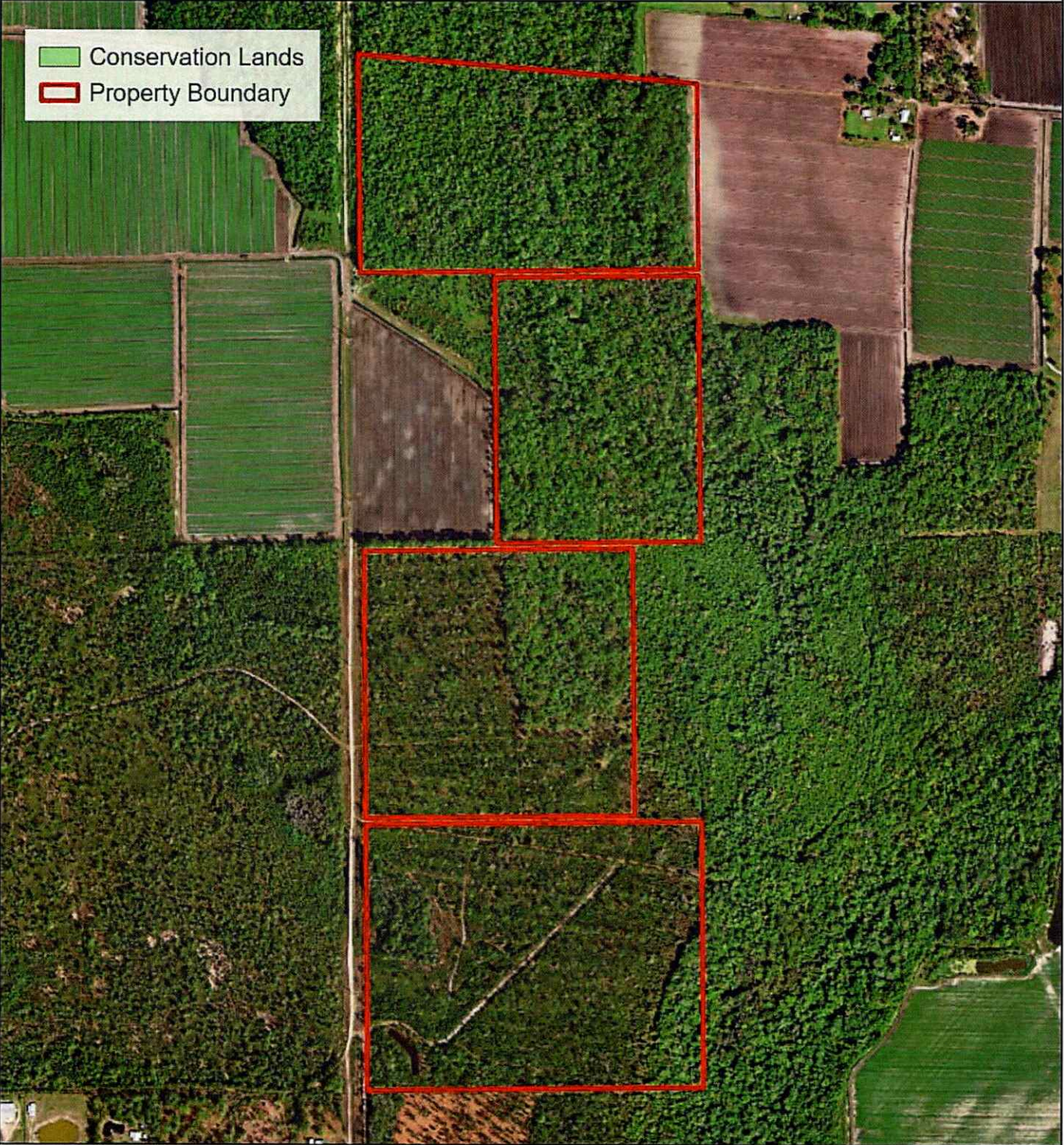
<<- Report this Answer on PSC and Desk Review



149 +/- acres
St Johns County
Fee Simple
JV: \$40,148

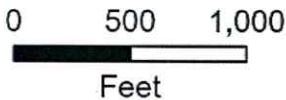
Union Land & Timber Corp

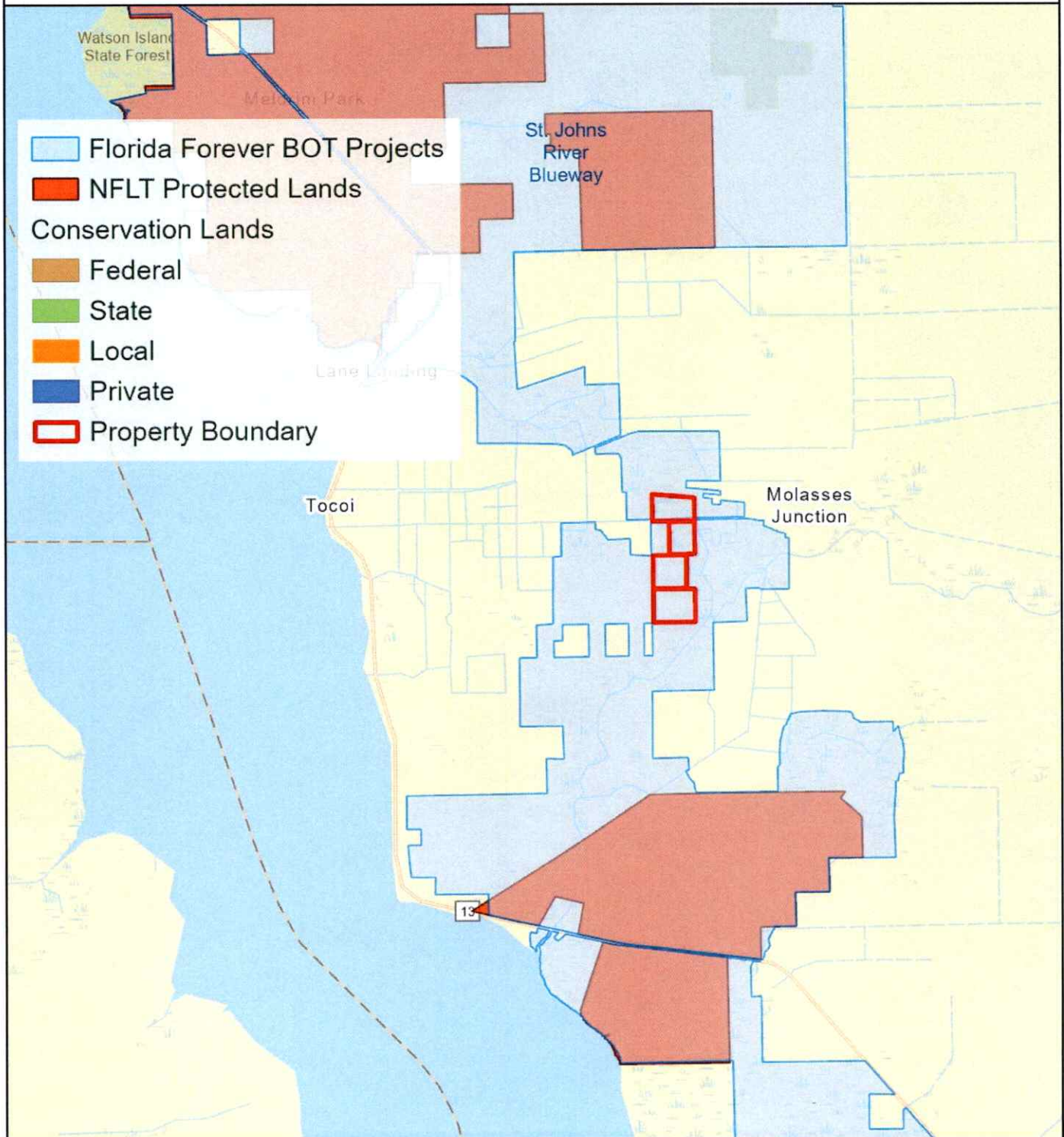




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Union Land & Timber Corp





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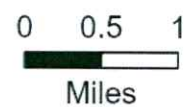


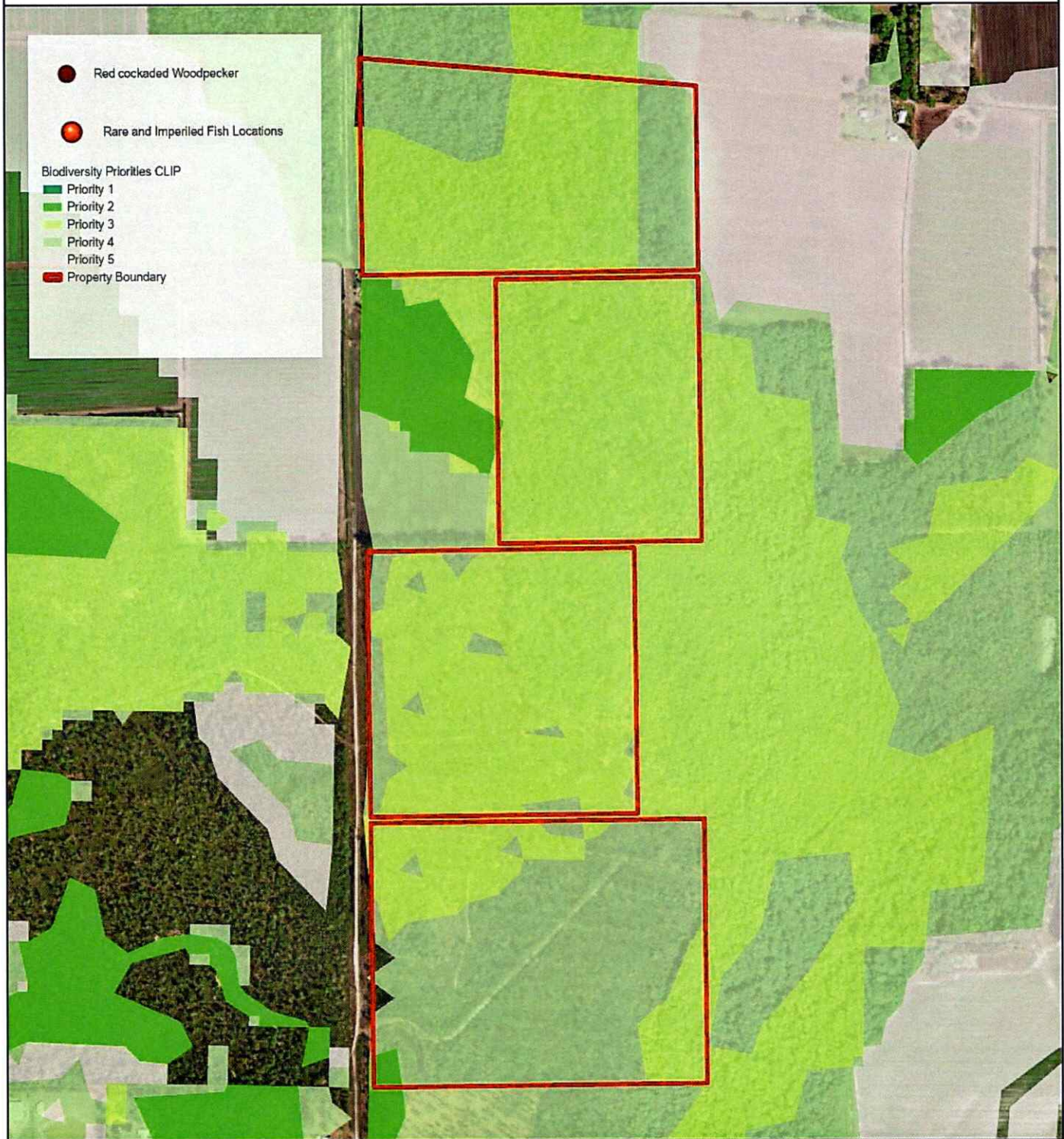
Conservation Boundaries



149 +/- acres
St Johns County
Fee Simple
JV: \$40,148

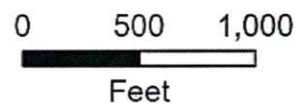
Union Land & Timber Corp



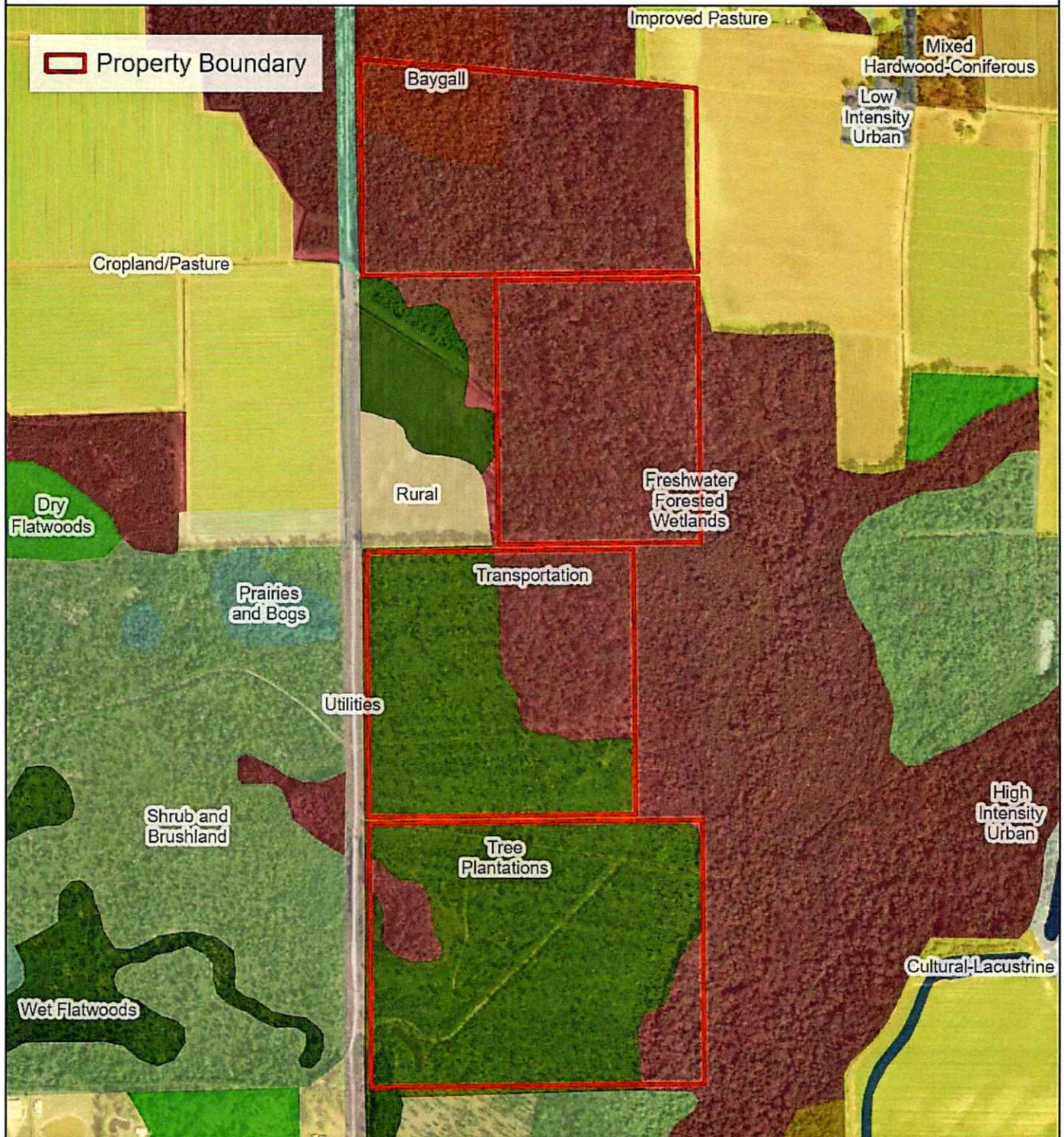


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Union Land & Timber Corp

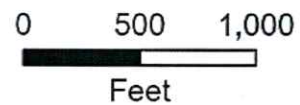


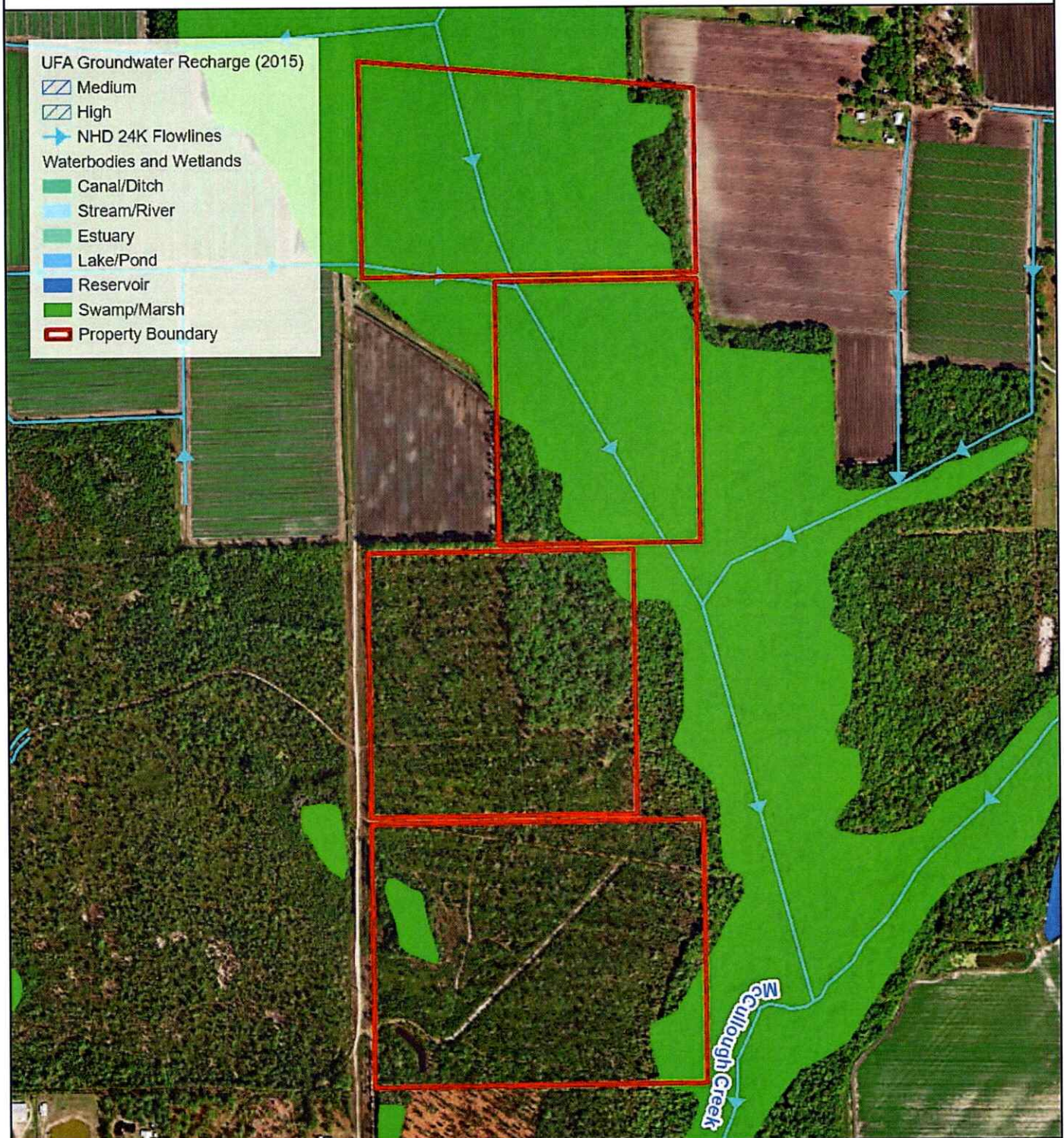
Cooperative Land Cover



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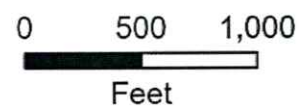
Union Land & Timber Corp





149 +/- acres
St Johns County
Fee Simple
JV: \$40,148

**Union Land &
Timber Corp**



St. Johns County, FL

Apply for Exemptions

[Apply for Exemptions](#)

2024 TRIM Notice

[2024 TRIM Notice \(PDF\)](#)

Summary

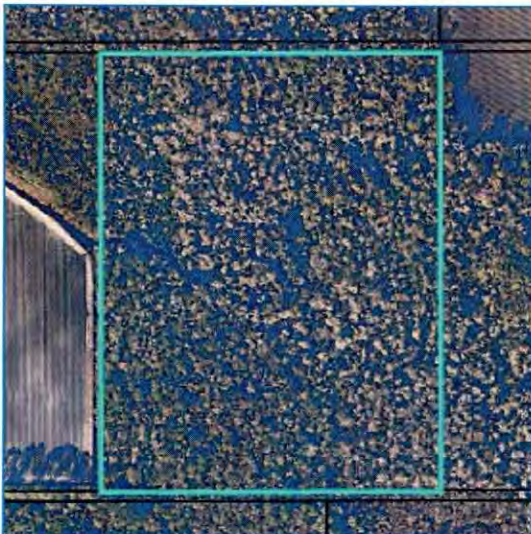
Parcel ID	0199000000
Location Address	ADAMS RD SAINT AUGUSTINE 32092-0000
Neighborhood	Riverdale Land Co. (127)
Tax Description*	1-151 RIVERDALE FARM TRACTS TRACTS 3 4 & 5 BLK 6 OR1405/194 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Timberland Unclassified (5900)
Subdivision	Riverdale Land Co., Map Of
Sec/Twp/Rng	39-8-28
District	County (District 300)
Millage Rate	12.6935
Acreage	30.000
Homestead	N

No Image Available

Owner Information

Owner Name	Union Land & Timber Corp 100%
Mailing Address	PO BOX 238 LAKE BUTLER, FL 32054-0233

Map



Valuation Information

	2024
Building Value	\$0
Extra Features Value	\$0
Total Land Value	\$18,000
Agricultural (Assessed) Value	\$3,900
Agricultural (Market) Value	\$18,000
Just (Market) Value	\$3,900
Total Deferred	\$0
Assessed Value	\$3,900
Total Exemptions	\$0
Taxable Value	\$3,900

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
2023	\$0	\$0	\$18,000	\$18,000	\$3,900	\$3,900	\$3,900	\$0	\$3,900
2022	\$0	\$0	\$18,000	\$18,000	\$3,900	\$3,900	\$3,900	\$0	\$3,900
2021	\$0	\$0	\$18,000	\$18,000	\$3,900	\$3,900	\$3,900	\$0	\$3,900
2020	\$0	\$0	\$18,000	\$18,000	\$3,900	\$3,900	\$3,900	\$0	\$3,900
2019	\$0	\$0	\$7,500	\$7,500	\$3,900	\$3,900	\$3,900	\$0	\$3,900
2018	\$0	\$0	\$7,500	\$7,500	\$3,900	\$3,900	\$3,900	\$0	\$3,900
2017	\$0	\$0	\$7,500	\$7,500	\$3,900	\$3,900	\$3,900	\$0	\$3,900
2016	\$0	\$0	\$7,500	\$7,500	\$3,900	\$3,900	\$3,900	\$0	\$3,900
2015	\$0	\$0	\$7,500	\$7,500	\$3,900	\$3,900	\$3,900	\$0	\$3,900
2014	\$0	\$0	\$7,500	\$7,500	\$4,080	\$4,080	\$4,080	\$0	\$4,080
2013	\$0	\$0	\$7,500	\$7,500	\$4,080	\$4,080	\$4,080	\$0	\$4,080

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Timberlands Wetlands	0	0	30	AC	\$3,900
Market Ag Wetlands	0	0	30	AC	\$18,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	4/26/1999	\$376,300.00	WARRANTY DEED	1405	194	U	V	MAGUIRE GERALDINE R ESTATE	UNION LAND & TIMBER CORPORATION
	12/18/1997	\$0.00	OTHER INSTRUMENT	1285	979	U	V	MAGUIRE GERALDINE R TRUSTEE *(DECD 10/21/97)	MAGUIRE GERALDINE R ESTATE (LETT OF ADMIN)
	10/1/1989	\$0.00		840	10	U	V		MAGUIRE GERALDINE R TRUSTEE *
	9/5/1989	\$0.00	WILL	1285	970	U	V	MAGUIRE GERALDINE R TRUSTEE *	MAGUIRE GERALDINE R TRUSTEE *(WILL)
	1/1/1987	\$0.00		731	1875	U	V		

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

[Use Privacy Policy](#) | [GDPR Privacy Notice](#)
 Last Data Upload: 8/24/2024, 2:15:58 AM

Contact Us



St. Johns County, FL

Apply for Exemptions

[Apply for Exemptions](#)

2024 TRIM Notice

[2024 TRIM Notice \(PDF\)](#)

Summary

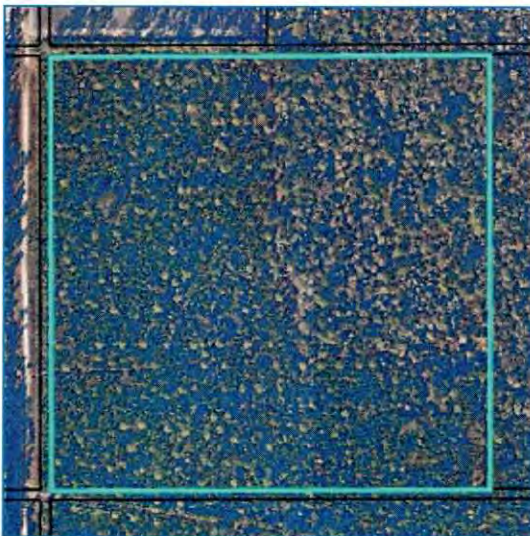
Parcel ID	0199300000
Location Address	ADAMS RD SAINT AUGUSTINE 32092-0000
Neighborhood	Riverdale Land Co. (127)
Tax Description*	1-151 RIVERDALE FARM TRACTS TRACTS 1 2 3 & 4 BLK 7 OR1405/194 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Timberland 80-89 (5500)
Subdivision	Riverdale Land Co., Map Of
Sec/Twp/Rng	39-8-28
District	County (District 300)
Millage Rate	12.6935
Acreage	40.000
Homestead	N

No Image Available

Owner Information

Owner Name	Union Land & Timber Corp 100%
Mailing Address	PO BOX 238 LAKE BUTLER, FL 32054-0233

Map



Valuation Information

	2024
Building Value	\$0
Extra Features Value	\$0
Total Land Value	\$158,400
Agricultural (Assessed) Value	\$13,040
Agricultural (Market) Value	\$158,400
Just (Market) Value	\$13,040
Total Deferred	\$0
Assessed Value	\$13,040
Total Exemptions	\$0
Taxable Value	\$13,040

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
2023	\$0	\$0	\$158,400	\$158,400	\$13,040	\$13,040	\$13,040	\$0	\$13,040
2022	\$0	\$0	\$158,400	\$158,400	\$11,640	\$11,640	\$11,640	\$0	\$11,640
2021	\$0	\$0	\$158,400	\$158,400	\$11,640	\$11,640	\$11,640	\$0	\$11,640
2020	\$0	\$0	\$158,400	\$158,400	\$11,640	\$11,640	\$11,640	\$0	\$11,640
2019	\$0	\$0	\$154,200	\$154,200	\$11,640	\$11,640	\$11,640	\$0	\$11,640
2018	\$0	\$0	\$154,200	\$154,200	\$9,820	\$9,820	\$9,820	\$0	\$9,820
2017	\$0	\$0	\$154,200	\$154,200	\$9,820	\$9,820	\$9,820	\$0	\$9,820
2016	\$0	\$0	\$154,200	\$154,200	\$9,820	\$9,820	\$9,820	\$0	\$9,820
2015	\$0	\$0	\$154,200	\$154,200	\$9,820	\$9,820	\$9,820	\$0	\$9,820
2014	\$0	\$0	\$154,200	\$154,200	\$10,312	\$10,312	\$10,312	\$0	\$10,312
2013	\$0	\$0	\$154,200	\$154,200	\$10,312	\$10,312	\$10,312	\$0	\$10,312

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Timberland 80-89	0	0	28	AC	\$11,480
Timberlands Wetlands	0	0	12	AC	\$1,560
Market Ag Uplands	0	0	28	AC	\$151,200
Market Ag Wetlands	0	0	12	AC	\$7,200

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	4/26/1999	\$376,300.00	WARRANTY DEED	1405	194	U	V	MAGUIRE GERALDINE R ESTATE	UNION LAND & TIMBER CORPORATION
	12/18/1997	\$0.00	OTHER INSTRUMENT	1285	979	U	V	MAGUIRE GERALDINE R TRUSTEE *(DECD 10/21/97)	MAGUIRE GERALDINE R ESTATE
	10/1/1989	\$0.00		840	1010	U	V		MAGUIRE GERALDINE R TRUSTEE *
	9/5/1989	\$0.00	WILL	1285	970	U	V	MAGUIRE GERALDINE R TRUSTEE *	MAGUIRE GERALDINE R TRUSTEE *(WILL)
	1/1/1987	\$0.00		731	1875	U	V		

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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2024 TRIM Notice

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Summary

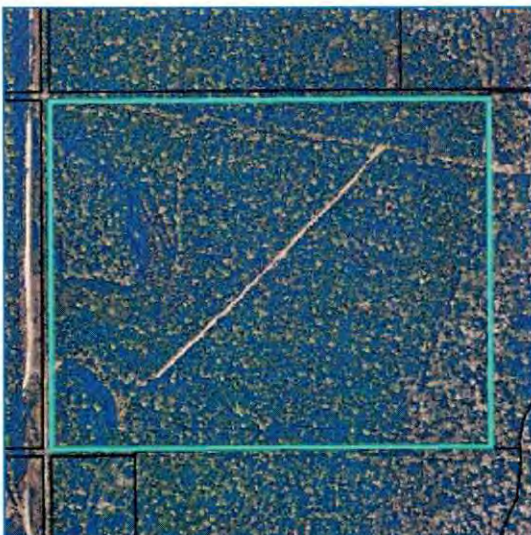
Parcel ID	0201200000
Location Address	JEFFERSON RD SAINT AUGUSTINE 32092-0000
Neighborhood	Riverdale Land Co. (127)
Tax Description*	1-151 RIVERDALE FARM TRACTS TRACTS 1 THRU 5 BLK 17 OR1405/194 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Timberland 80-89 (5500)
Subdivision	Riverdale Land Co., Map Of
Sec/Twp/Rng	39-8-28
District	County (District 300)
Millage Rate	12.6935
Acreage	49.800
Homestead	N

No Image Available

Owner Information

Owner Name	Union Land & Timber Corp 100%
Mailing Address	PO BOX 238 LAKE BUTLER, FL 32054-0233

Map



Valuation Information

	2024
Building Value	\$0
Extra Features Value	\$0
Total Land Value	\$252,120
Agricultural (Assessed) Value	\$19,438
Agricultural (Market) Value	\$252,120
Just (Market) Value	\$19,438
Total Deferred	\$0
Assessed Value	\$19,438
Total Exemptions	\$0
Taxable Value	\$19,438

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
2023	\$0	\$0	\$252,120	\$252,120	\$19,438	\$19,438	\$19,438	\$0	\$19,438
2022	\$0	\$0	\$252,120	\$252,120	\$17,123	\$17,123	\$17,123	\$0	\$17,123
2021	\$0	\$0	\$252,120	\$252,120	\$17,123	\$17,123	\$17,123	\$0	\$17,123
2020	\$0	\$0	\$252,120	\$252,120	\$17,123	\$17,123	\$17,123	\$0	\$17,123
2019	\$0	\$0	\$250,895	\$250,895	\$17,123	\$17,123	\$17,123	\$0	\$17,123
2018	\$0	\$0	\$250,895	\$250,895	\$14,113	\$14,113	\$14,113	\$0	\$14,113
2017	\$0	\$0	\$250,895	\$250,895	\$14,113	\$14,113	\$14,113	\$0	\$14,113
2016	\$0	\$0	\$250,895	\$250,895	\$14,113	\$14,113	\$14,113	\$0	\$14,113
2015	\$0	\$0	\$250,895	\$250,895	\$14,113	\$14,113	\$14,113	\$0	\$14,113
2014	\$0	\$0	\$250,895	\$250,895	\$14,829	\$14,829	\$14,829	\$0	\$14,829
2013	\$0	\$0	\$250,895	\$250,895	\$14,829	\$14,829	\$14,829	\$0	\$14,829

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Timberland 80-89	0	0	46.3	AC	\$18,983
Timberlands Wetlands	0	0	3.5	AC	\$455
Market Ag Uplands	0	0	46.3	AC	\$250,020
Market Ag Wetlands	0	0	3.5	AC	\$2,100

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	4/26/1999	\$376,300.00	WARRANTY DEED	1405	194	U	V	MAGUIRE GERALDINE R ESTATE	UNION LAND & TIMBER CORPORATION
	12/18/1997	\$0.00	OTHER INSTRUMENT	1285	979	U	V	MAGUIRE GERALDINE R TRUSTEE * (DECD 10/21/97)	MAGUIRE GERALDINE R ESTATE
	10/1/1989	\$0.00		840	1010	U	V		MAGUIRE GERALDINE R TRUSTEE *
	9/5/1989	\$0.00	WILL	1285	970	U	V	MAGUIRE GERALDINE R TRUSTEE *	MAGUIRE GERALDINE R TRUSTEE * (WILL)
	1/1/1987	\$0.00		731	1875	U	V		

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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2024 TRIM Notice

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Summary

Parcel ID 0209000000
 Location Address COUNTY ROAD 13 S
 SAINT AUGUSTINE 32092-0000
 Neighborhood Riverdale Land Co. (127)
 Tax Description* 1-151 RIVERDALE FARM TRACTS TRACTS 1 THRU 5 BLK 55
 OR1405/194
 *The Description above is not to be used on legal documents.
 Property Use Code Timberland Unclassified (5900)
 Subdivision Riverdale Land Co., Map Of
 Sec/Twp/Rng 40-7-28
 District County (District 300)
 Millage Rate 12.6935
 Acreage 29.000
 Homestead N

No Image Available

Owner Information

Owner Name [Union Land & Timber Corp](#) 100%
 Mailing Address PO BOX 238
 LAKE BUTLER, FL 32054-0233

Map



Valuation Information

	2024
Building Value	\$0
Extra Features Value	\$0
Total Land Value	\$17,400
Agricultural (Assessed) Value	\$3,770
Agricultural (Market) Value	\$17,400
Just (Market) Value	\$3,770
Total Deferred	\$0
Assessed Value	\$3,770
Total Exemptions	\$0
Taxable Value	\$3,770

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
2023	\$0	\$0	\$17,400	\$17,400	\$3,770	\$3,770	\$3,770	\$0	\$3,770
2022	\$0	\$0	\$17,400	\$17,400	\$3,770	\$3,770	\$3,770	\$0	\$3,770
2021	\$0	\$0	\$17,400	\$17,400	\$3,770	\$3,770	\$3,770	\$0	\$3,770
2020	\$0	\$0	\$17,400	\$17,400	\$3,770	\$3,770	\$3,770	\$0	\$3,770
2019	\$0	\$0	\$7,250	\$7,250	\$3,770	\$3,770	\$3,770	\$0	\$3,770
2018	\$0	\$0	\$7,250	\$7,250	\$3,770	\$3,770	\$3,770	\$0	\$3,770
2017	\$0	\$0	\$7,250	\$7,250	\$3,770	\$3,770	\$3,770	\$0	\$3,770
2016	\$0	\$0	\$7,250	\$7,250	\$3,770	\$3,770	\$3,770	\$0	\$3,770
2015	\$0	\$0	\$7,250	\$7,250	\$3,770	\$3,770	\$3,770	\$0	\$3,770
2014	\$0	\$0	\$7,250	\$7,250	\$3,944	\$3,944	\$3,944	\$0	\$3,944
2013	\$0	\$0	\$7,250	\$7,250	\$3,944	\$3,944	\$3,944	\$0	\$3,944

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Timberlands Wetlands	0	0	29	AC	\$3,770
Market Ag Wetlands	0	0	29	AC	\$17,400

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	6/9/1999	\$100.00	QUIT CLAIM DEED	1442	1779	U	V	PARKER JEFFREY R & COLLETTE L	UNION LAND & TIMBER CORPORATION
	4/26/1999	\$376,300.00	WARRANTY DEED	1405	194	U	V	MAGUIRE GERALDINE R ESTATE	UNION LAND & TIMBER CORPORATION
	12/18/1997	\$0.00	OTHER INSTRUMENT	1285	979	U	V	MAGUIRE GERALDINE R TRUSTEE * (DECD 10/21/97)	MAGUIRE GERALDINE R ESTATE
	10/1/1989	\$0.00		840	1010	U	V		MAGUIRE GERALDINE R TRUSTEE *
	9/5/1989	\$0.00	WILL	1285	970	U	V	MAGUIRE GERALDINE R TRUSTEE *	MAGUIRE GERALDINE R TRUSTEE * (WILL)
	1/1/1987	\$0.00		731	1875	U	V		

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

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Public Records of
St. Johns County, FL
Clerk# 99019984
O.R. 1405 PG 194
02:01PM 04/28/1999
REC \$21.00 SUR \$3.00
Doc Stamps \$2,634.10

epf

This Instrument Prepared By:
John D. Bailey, Jr.
Upchurch, Bailey and Upchurch, P.A.
Post Office Drawer 3007
St. Augustine, Florida 32085-3007
FN. 6-99-006

WARRANTY DEED

THIS INDENTURE, made this 26 day of April, 1999, by DONNA C. SWAN, THERESA C. GRADY, SHARON C. BROWNING AND KATHLEEN A. McKENNA, AS CO-SUCCESSOR TRUSTEES OF THE GERALDINE R. MAGUIRE DECLARATION OF LIVING TRUST DATED SEPTEMBER 5, 1989, conveying non-homestead property ("Grantor") to UNION LAND & TIMBER CORP., a Florida corporation, whose post office address is Post Office Box 233, Lake Butler, Florida 32054 and whose federal taxpayer identification number is: 59-3569506 ("Grantee").

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten and No/100's Dollars (\$10.00), and other good and valuable considerations to it in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, its successors and assigns forever, the following described land in St. Johns County, Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF (THE "PROPERTY").

Parcel Identification Numbers: 019900-0000, 019930-0000, 020070-0000, 020120-0000, 020170-0000, 020180-0000, 020190-0000, 020300-0000, 020310-0000 & 020900-0000

SUBJECT TO: Those matters listed on Exhibit "B" attached hereto and by this reference made a part hereof.

Said Grantor does hereby fully warrant the title to the Property, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused these presents to be duly executed on the day and year first hereinabove written.

Signed, sealed and delivered
in the presence of:

Bruce J. Maguire
Witness Bruce J. Maguire
(type or print name)

Donna C. Swan
DONNA C. SWAN, AS CO-SUCCESSOR
TRUSTEE OF THE GERALDINE R.
MAGUIRE DECLARATION OF LIVING
TRUST DATED SEPTEMBER 5, 1989
Address: 3240 Cross Creek Place
St. Augustine, Fl.
32086

John D. Bailey, Jr.
Witness John D. Bailey, Jr.
(type or print name)

2024 FLORIDA PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# P99000033433

Entity Name: UNION LAND & TIMBER, CORP.

Current Principal Place of Business:

12469 W. SR 100
LAKE BUTLER, FL 32054

Current Mailing Address:

PO BOX 238
LAKE BUTLER, FL 32054 US

FEI Number: 59-3569506

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

ROBERTS, AVERY C
12469 W. SR 100
LAKE BUTLER, FL 32054 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: _____

Electronic Signature of Registered Agent

Date

Officer/Director Detail :

Title P
Name ROBERTS, AVERY C
Address P.O. BOX 233
City-State-Zip: LAKE BUTLER FL 32054

Title D
Name BOLES, LINDA C
Address P.O. BOX 233
City-State-Zip: LAKE BUTLER FL 32054

Title ST
Name HOWARD, DENISE C
Address P.O. BOX 233
City-State-Zip: LAKE BUTLER FL 32054

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: AVERY C ROBERTS

MANAGER

03/13/2024

Electronic Signature of Signing Officer/Director Detail

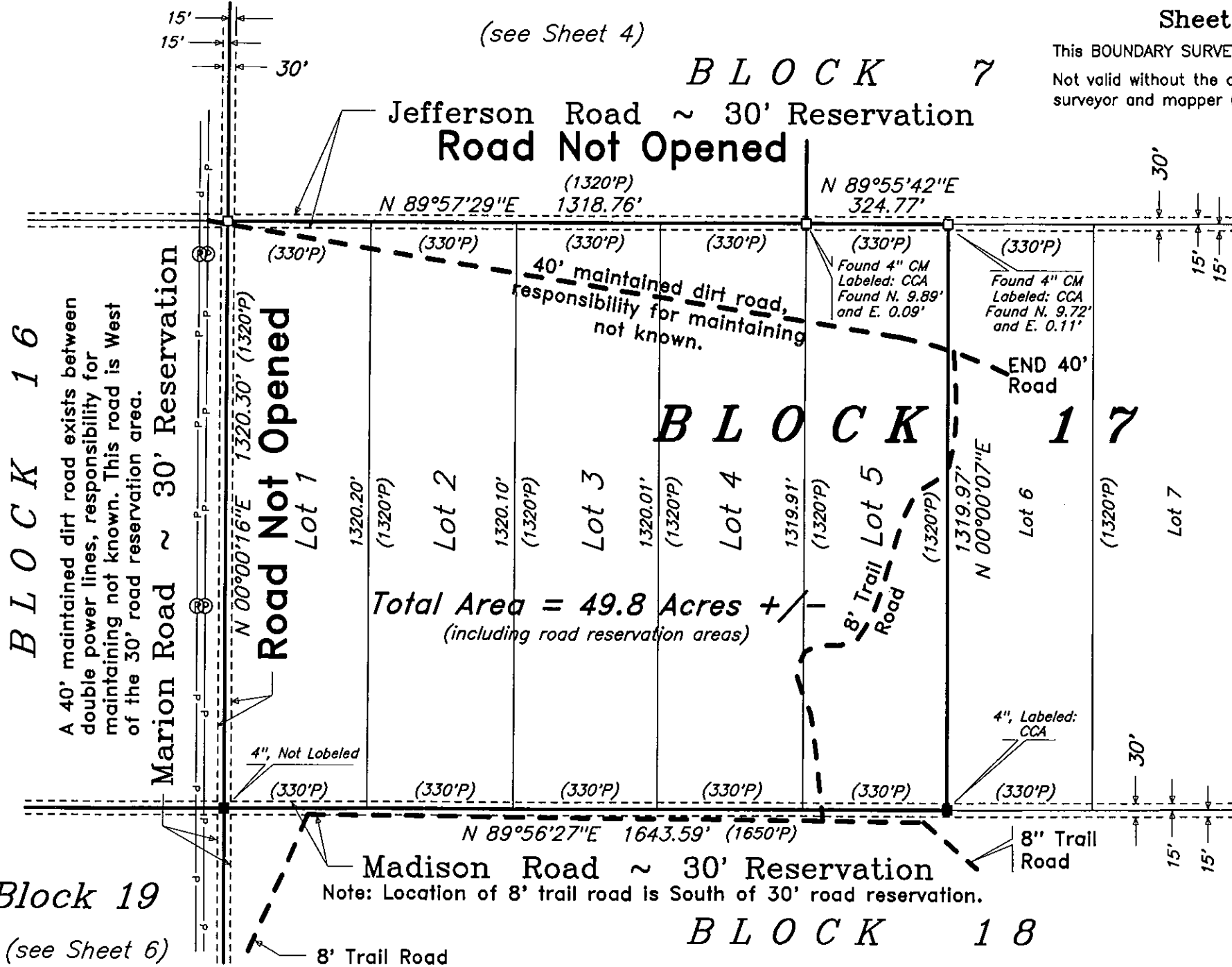
Date

This BOUNDARY SURVEY is not complete without all of sheets 1 through 12.
 Not valid without the original raised seal and signature of a Florida licensed
 surveyor and mapper (if they exist, seal and signature will be on sheet 1).

(see Sheet 4)

BLOCK 7

Jefferson Road ~ 30' Reservation
 Road Not Opened



CAUTION:
 BURIED UTILITIES MAY EXIST
 INTERESTED PARTIES ARE ADVISED TO VERIFY.
 BURIED TELEPHONE CABLE IS BELIEVED TO
 BE LOCATED WITHIN OR ADJACENT TO.

THE SURVEY DEPICTED HERE IS
 NOT COVERED BY PROFESSIONAL
 LIABILITY INSURANCE.

**North Florida Surveying
 & Land Design**
 PROFESSIONAL SURVEYING AND MAPPING
 Certificate of Authorization Number: (LB) 5868
 40 S. Loke Ave., P.O. Box 14, Lake Butler, FL 32054

For: Avery Roberts

Scale: 1" = 300' Sheet 5 of 12 Sheets
 Work Order Number : 99529 Map Number : 1848-A5

BLOCK 16

A 40' maintained dirt road exists between
 double power lines, responsibility for
 maintaining not known. This road is West
 of the 30' road reservation area.

Marion Road ~ 30' Reservation

Road Not Opened
 Lot 1

Total Area = 49.8 Acres +/-
 (including road reservation areas)

BLOCK 17

BLOCK 18

Block 19
 (see Sheet 6)

Madison Road ~ 30' Reservation
 Note: Location of 8' trail road is South of 30' road reservation.

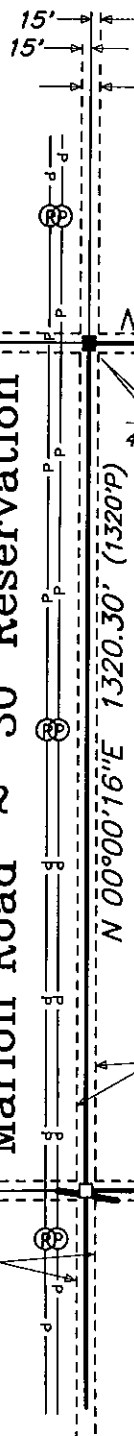
8' Trail Road

This BOUNDARY SURVEY is not complete without all of sheets 1 through 12.
 Not valid without the original raised seal and signature of a Florida licensed
 surveyor and mapper (if they exist, seal and signature will be on sheet 1).

(see sheet 3)

B L O C K 6

Adams Road ~ 30' Reservation



B L O C K 8

A 40' maintained dirt road exists between
 double power lines, responsibility for
 maintaining not known. This road is West
 of the 30' road reservation area.

Marion Road ~ 30' Reservation

Road Not Opened
 Lot 1

Total Area = 40.0 Acres +/-
 (including road reservation areas)

B L O C K 7

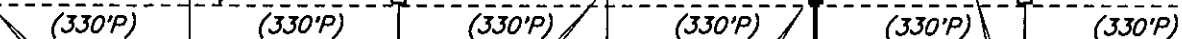
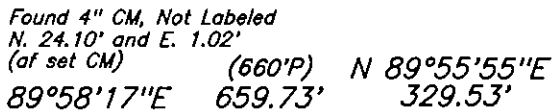
Road Not Opened
 (except as shown)

Jefferson Road ~ 30' Reservation

40' maintained dirt road, responsibility
 for maintaining not known.

B L O C K 17

(see sheet 5)

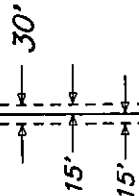
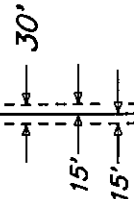
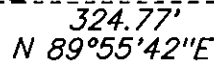
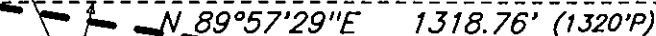
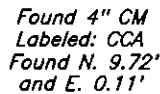
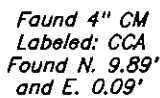
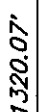
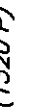
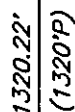


4", Not Labeled

END of
 Trall Road

4", Not Labeled

Road Not Opened
 (except as shown)



CAUTION:
 BURIED UTILITIES MAY EXIST
 INTERESTED PARTIES ARE ADVISED TO VERIFY.
 BURIED TELEPHONE CABLE IS BELIEVED TO
 BE LOCATED WITHIN OR ADJACENT TO.

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 LIABILITY INSURANCE.

**North Florida Surveying
 & Land Design**
 PROFESSIONAL SURVEYING AND MAPPING
 Certificate of Authorization Number: (LB) 5668
 40 S. Lake Ave., P.O. Box 14, Lake Butler, FL 32054

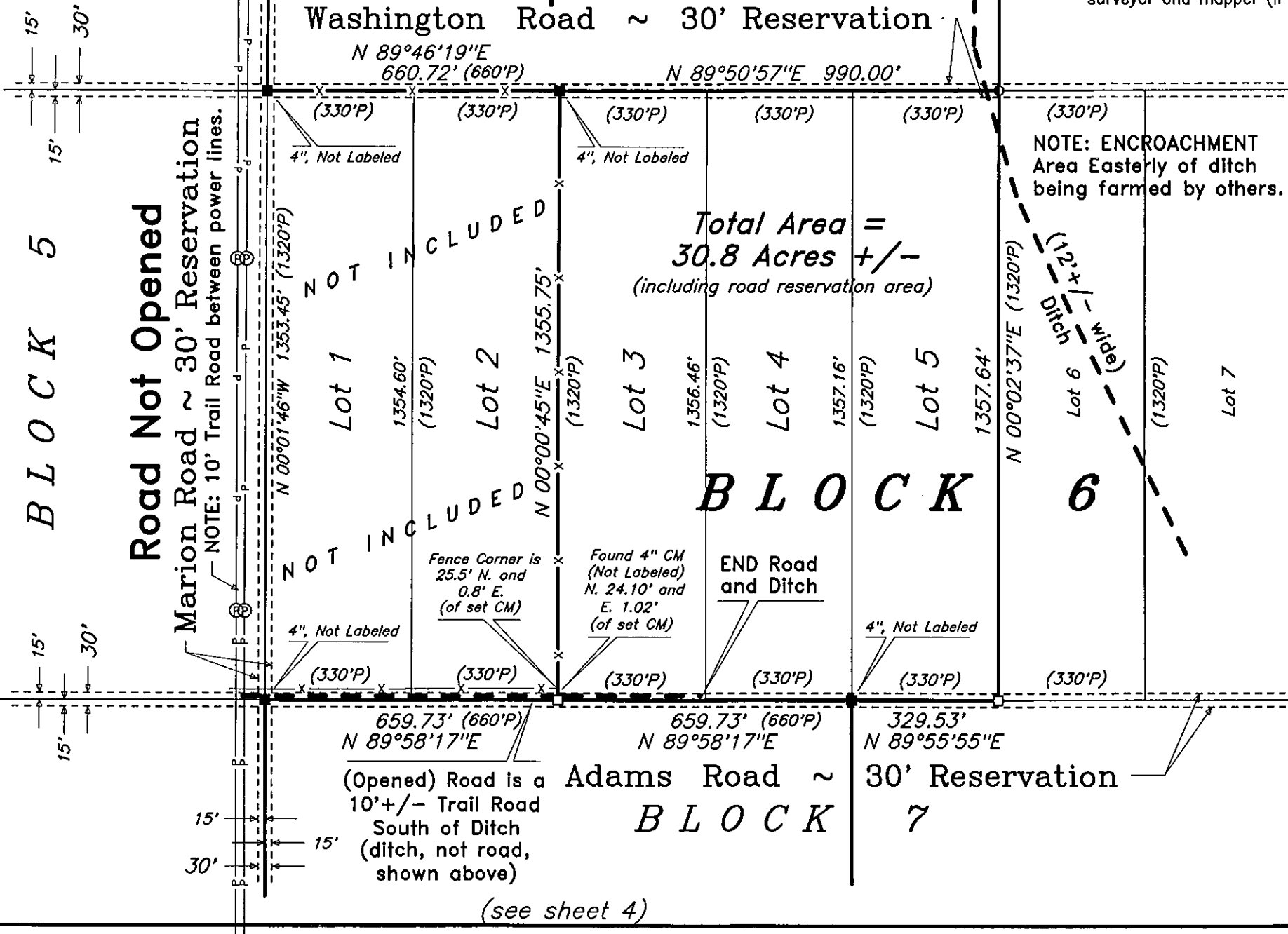
For: **Avery Roberts**

Scale: 1" = 300' Sheet 4 of 12 Sheets
 Work Order Number : 99529 Map Number : 1848-A4

(see sheet 2)

Road Not Opened **B L O C K 5 5** Washington Road ~ 30' Reservation

This BOUNDARY SURVEY is not complete without all of sheets 1 through 12.
Not valid without the original raised seal and signature of a Florida licensed
surveyor and mapper (if they exist, seal and signature will be on sheet 1).



CAUTION:
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INTERESTED PARTIES ARE ADVISED TO VERIFY.
BURIED TELEPHONE CABLE IS BELIEVED TO
BE LOCATED WITHIN OR ADJACENT TO.

THE SURVEY DEPICTED HERE IS
NOT COVERED BY PROFESSIONAL
LIABILITY INSURANCE.

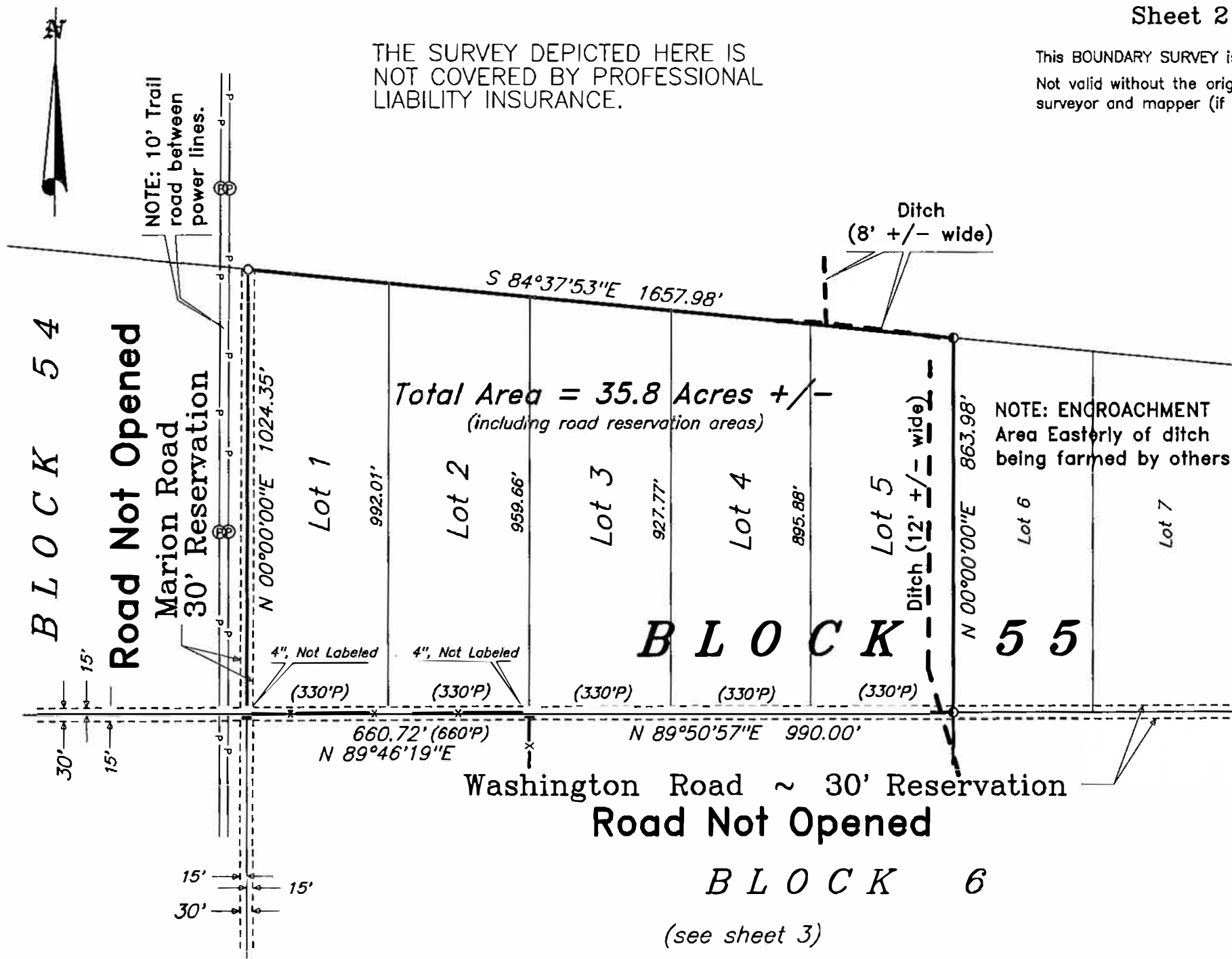
**North Florida Surveying
& Land Design**
PROFESSIONAL SURVEYING AND MAPPING
Certificate of Authorization Number: (LB) 5888
40 S. Lake Ave., P.O. Box 14, Lake Butler, FL 32054

For: **Avery Roberts**
Scale: 1" = 300' Sheet 3 of 12 Sheets
Work Order Number : 99529 Map Number : 1848-A3

(see sheet 4)

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CAUTION:
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 INTERESTED PARTIES ARE ADVISED TO VERIFY
 BURIED TELEPHONE CABLE IS BELIEVED TO
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North Florida Surveying & Land Design
 PROFESSIONAL SURVEYING AND MAPPING
 Certificate of Authorization Number: (LB) 5688
 40 S. Lake Ave., P.O. Box 14, Lake Butler, FL 32054

For: Avery Roberts
 Scale: 1" = 300' Sheet 2 of 12 Sheets
 Work Order Number : 99529 Map Number : 1848-A2

OWNER'S FORM

SCHEDULE A

Policy No: OPM-1664165

Effective Date: April 28, 1999
at 2:01 p.m.

Agent's File Reference: 6-99-006

Amount of Insurance: \$ 376,300.00

1. **Name of Insured:** Union Land & Timber Corp., a Florida corporation

2. The estate or interest in the land described herein and which is covered by this policy is a fee simple (if other, specify same) and is at the effective date hereof vested in the named insured as shown by instrument recorded in Official Records Book 1405, Page 194, of the public records of St. Johns County, Florida.

3. The land referred to in this policy is described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF.

ISSUED BY:

JOHN D. BAILEY, JR.
UPCHURCH, BAILEY & UPCHURCH, P.A.

AGENT'S NUMBER: 2013

POST OFFICE DRAWER 3007

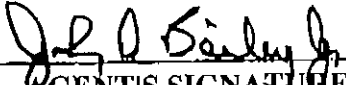

AGENT'S SIGNATURE
ST. AUGUSTINE, FLORIDA 32085-3007

EXHIBIT "A"

LOTS 3, 4 AND 5 OF BLOCK 6; LOTS 1, 2, 3 AND 4 OF BLOCK 7; LOT 1 OF BLOCK 15; LOTS 1, 2, 3, 4 AND 5 OF BLOCK 17; LOTS 1, 2, 3, 4, 5, 6, 7 AND 8 OF BLOCK 19; ALL LOT 1, THE NORTH ½ OF LOTS 2, 3, 4 AND 5, ALL LOTS 6, 7 AND 8 OF BLOCK 20; LOTS 5, 6, 7 AND 8 OF BLOCK 24; LOTS 1, 4 AND 5 OF BLOCK 25; LOTS 1, 2, 3, 4 AND 5 OF BLOCK 55; ALL LYING, SITUATE AND BEING IN "RIVERDALE LAND CO.," ACCORDING TO PLAT THEREOF AS RECORDED IN MAP BOOK 1, PAGES 148 THROUGH 153, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

NOTE: THE ABOVE LOTS AND BLOCKS CONSIST OF THE 10 ACRE FARM TRACTS SHOWN ON THE PLAT OF RIVERDALE LAND CO., AND LOCATED OUTSIDE OF THE TOWN SITE OF RIVERDALE. THESE 10 ACRE FARM TRACTS AND THE PLAT OF RIVERDALE LAND CO., ARE SOMETIMES REFERRED TO IN THE PUBLIC RECORDS AS RIVERDALE FARM TRACTS.

FUND OWNER'S FORM

SCHEDULE B

Policy No: OPM-1664165

Agent's Re: 6-99-006

This policy does not insure against loss or damage by reason of the following exceptions:

1. ~~Taxes for the year of the effective date of this policy and taxes or special assessments which are not shown as existing liens by the public records.~~
2. ~~Rights or claims of parties in possession not shown by the public records.~~
3. ~~Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.~~
4. ~~Easements or claims of easements not shown by the public records.~~
5. ~~Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.~~
6. ~~Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the lands insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands.~~

STANDARD EXCEPTIONS NUMBER 2 THROUGH 6 ARE HEREBY DELETED IN THEIR ENTIRETY.

7. Mortgage executed and delivered by Union Land & Timber Corp., a Florida corporation, in favor of Farm Credit of North Florida, ACA, dated April 26, 1999 and recorded in Official Records Book 1405, Page 208, of the public records of St. Johns County, Florida, securing the original principal sum of \$308,000.00.
8. Easement contained in instrument recorded in Deed Book 187, Page 210, of the public records of St. Johns County, Florida (affects Tract 1 of Block 25).
9. Memorandum of Timber Deed and Lease Agreement recorded in Official Records Book 324, Page 791, and re-recorded in Official Records Book 327, Page 683, of the public records of St. Johns County, Florida (affects Lots 1 and 3 of Block 19).

... continued on Continuation Page

FUND OWNER'S FORM

SCHEDULE B (Continuation Page)

Policy No: OPM-1664165
Agent's Re: 6-99-006

10. Rights of Contained Corporation and others to use forty foot (40') maintained dirt road shown on sheets 5 and 6 of survey prepared by North Florida Surveying and Land Design dated April 8, 1999.
11. Subject to road reservations cited within the map of said "Riverdale Land Co."
12. Subject to all ditch and road rights-of-way whether public or private prescriptive and/or whether of record or not of record.
13. Subject to power lines located on the East 110 feet of Lot 8, Block 19, as shown on sheet 6 of survey prepared by North Florida Surveying and Land Design and the rights of Florida Power and Light Company to maintain such power lines.

ENDORSEMENT
Attorneys' Title Insurance Fund, Inc.
ORLANDO, FLORIDA

Endorsement No. 1 to Policy No.: OPM-1664165

Name of Original Insured: Union Land & Timber Corp., a Florida corporation

Original Effective Date: April 28, 1999 at 2:01 p.m.

Original Amount of Insurance: \$ 376,300.00 Agent's File Reference: 6-99-006

The policy is hereby amended as follows:

Schedule B, item number 9 shall be deleted in its entirety.

All other terms and conditions shall remain in full force and effect.

(Continue text of endorsement on separate continuation sheet if necessary.)

but in all other respects remains unchanged.

John D. Bailey, Jr.

Name of Agent

July 9, 1999

Date

2013

Agent No.

Attorneys' Title Insurance Fund, Inc.

By

Charles J. Kovalski

President 1036465


Attorney-Agent's Signature

Tammy L. Witt
Witness Tammy L. Witt
(type or print name)

Bruce A. Maguire
Witness Bruce A. Maguire
(type or print name)

Michael S. Grady
Witness MICHAEL S. GRADY
(type or print name)

Bruce A. Maguire
Witness Bruce A. Maguire
(type or print name)

Bruce A. Maguire
Witness Bruce A. Maguire
(type or print name)

John D. Bailey Jr.
Witness John D. Bailey Jr.
(type or print name)

Theresa C. Grady
THERESA C. GRADY, AS CO-SUCCESSOR TRUSTEE OF THE GERALDINE R. MAGUIRE DECLARATION OF LIVING TRUST DATED SEPTEMBER 5, 1989
Address: 11360 CR 13N
St. Augustine, FL

Sharon C. Browning
SHARON C. BROWNING, AS CO-SUCCESSOR TRUSTEE OF THE GERALDINE R. MAGUIRE DECLARATION OF LIVING TRUST DATED SEPTEMBER 5, 1989
Address: 11380 CR 13N
St. Augustine, FL 32092

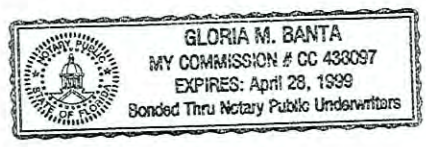
Kathleen A. McKenna
KATHLEEN A. McKENNA, AS CO-SUCCESSOR TRUSTEE OF THE GERALDINE R. MAGUIRE DECLARATION OF LIVING TRUST DATED SEPTEMBER 5, 1989
Address: 3512 Kings Rd S.
St. Aug. FL 32086

STATE OF FLORIDA
COUNTY OF ST. JOHNS

THE FOREGOING instrument was acknowledged before me this 21 day of April, 1999, by Donna C. Swan, as Co-Successor Trustee of the Geraldine R. Maguire Declaration of Living Trust dated September 5, 1989 (✓) who is personally known to me or () has produced Florida driver's license number _____ as identification.

Gloria R. Banta
Notary Public

(Name of notary, typed or printed/stamped)
My commission expires: _____
My commission number: _____



STATE OF FLORIDA
COUNTY OF ST. JOHNS

THE FOREGOING instrument was acknowledged before me this 21 day of April, 1999, by Theresa C. Grady, as Co-Successor Trustee of the Geraldine R. Maguire Declaration of Living Trust dated September 5, 1989 (X) who is personally known to me or () has produced Florida driver's license number _____ n/a as identification.

Bruce A. Maguire
Notary Public

(Name of notary, typed or printed/stamped)
My commission expires: _____
My commission number: _____

BRUCE A. MAGUIRE
Notary Public, State of Florida
My comm. expires March 5, 2002
Comm. No. CC 722069

STATE OF FLORIDA
COUNTY OF ST. JOHNS

THE FOREGOING instrument was acknowledged before me this 21 day of April, 1999, by Sharon C. Browning, as Co-Successor Trustee of the Geraldine R. Maguire Declaration of Living Trust dated September 5, 1989 (X) who is personally known to me or () has produced Florida driver's license number _____ n/a as identification.

Bruce A. Maguire
Notary Public

(Name of notary, typed or printed/stamped)
My commission expires: _____
My commission number: _____

BRUCE A. MAGUIRE
Notary Public, State of Florida
My comm. expires March 5, 2002
Comm. No. CC 722069

STATE OF FLORIDA
COUNTY OF ST. JOHNS

THE FOREGOING instrument was acknowledged before me this 26 day of April, 1999, by Kathleen A. McKenna, as Co-Successor Trustee of the Geraldine R. Maguire Declaration of Living Trust dated September 5, 1989 (V) who is personally known to me or () has produced Florida driver's license number _____ as identification.

Gloria M. Banta
Notary Public

(Name of notary, typed or printed/stamped)
My commission expires: _____
My commission number: _____

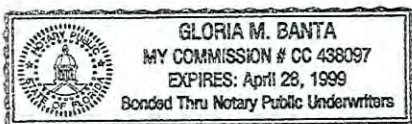


EXHIBIT "A"

LOTS 3, 4 AND 5 OF BLOCK 6; LOTS 1, 2, 3 AND 4 OF BLOCK 7; LOT 1 OF BLOCK 15; LOTS 1, 2, 3, 4 AND 5 OF BLOCK 17; LOTS 1, 2, 3, 4, 5, 6, 7 AND 8 OF BLOCK 19; ALL LOT 1, THE NORTH ½ OF LOTS 2, 3, 4 AND 5, ALL LOTS 6, 7 AND 8 OF BLOCK 20; LOTS 5, 6, 7 AND 8 OF BLOCK 24; LOTS 1, 4 AND 5 OF BLOCK 25; LOTS 1, 2, 3, 4 AND 5 OF BLOCK 55; ALL LYING, SITUATE AND BEING IN "RIVERDALE LAND CO.," ACCORDING TO PLAT THEREOF AS RECORDED IN MAP BOOK 1, PAGES 148 THROUGH 153, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

NOTE: THE ABOVE LOTS AND BLOCKS CONSIST OF THE 10 ACRE FARM TRACTS SHOWN ON THE PLAT OF RIVERDALE LAND CO., AND LOCATED OUTSIDE OF THE TOWN SITE OF RIVERDALE. THESE 10 ACRE FARM TRACTS AND THE PLAT OF RIVERDALE LAND CO., ARE SOMETIMES REFERRED TO IN THE PUBLIC RECORDS AS RIVERDALE FARM TRACTS.

PLEASE NOTE THAT THIS LEGAL DESCRIPTION IS FOR THE ORIGINAL PARENT TRACT AND REFLECTS PORTIONS OF THE PROPERTY THAT HAVE BEEN SOLD.

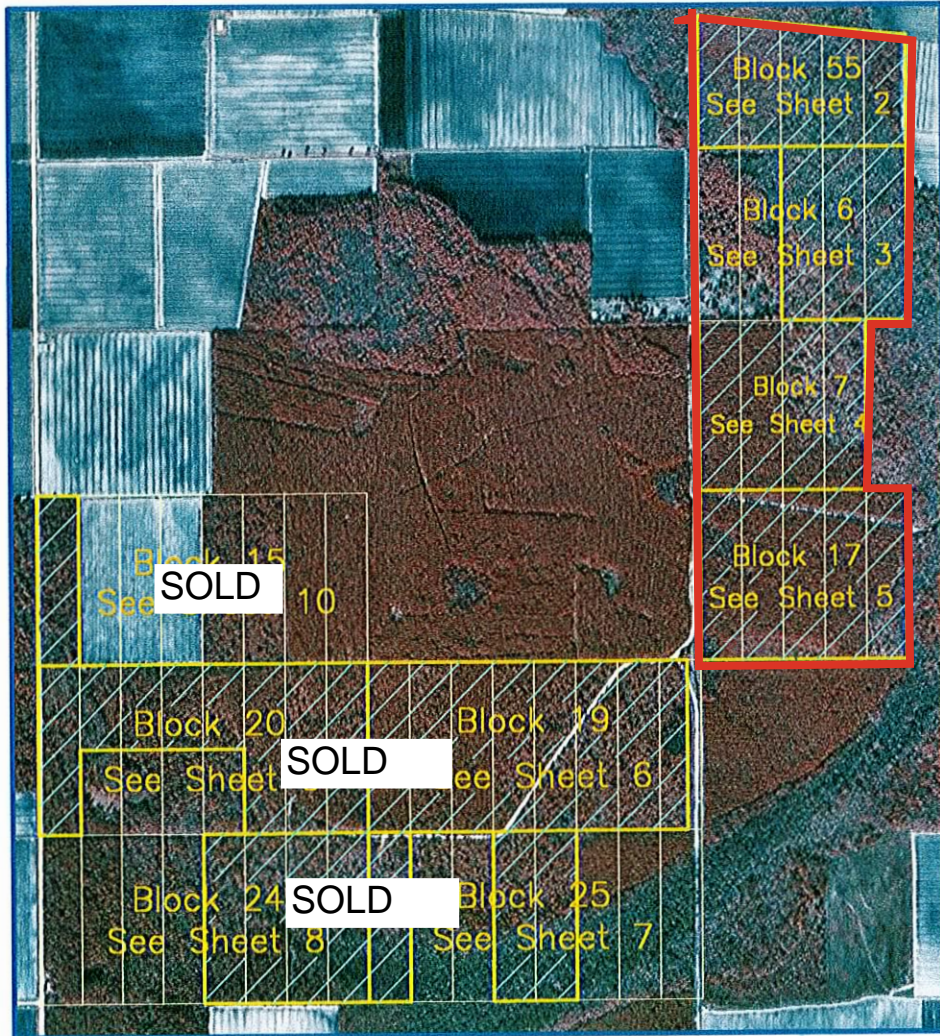
EXHIBIT "B"

1. Taxes for the year 1999 and all subsequent years.
2. Applicable zoning and other governmental regulations.
3. Easement contained in instrument recorded in Deed Book 187, Page 210, of the public records of St. Johns County, Florida (affects Tract 1 of Block 25).
4. Memorandum of Timber Deed and Lease Agreement recorded in Official Records Book 324, Page 791, as re-recorded in Official Records Book 327, Page 683, both of the public records of St. Johns County, Florida (affects Lots 1 and 3 of Block 19).
5. An encroachment of farm on Lot 5 of Block 55, as shown on sheet 2 of survey prepared by North Florida Surveying and Land Design dated April 8, 1999.
6. Rights of Container Corporation and others to use forty foot (40') maintained dirt road on Lots 1 through 5, Block 17 and Lots 4 through 7, Block 16, shown on sheets 5 and 6 of survey prepared by North Florida Surveying and Land Design dated April 8, 1999.

This BOUNDARY SURVEY is not complete without all of sheets 1 through 12.

LOCATION SKETCH — SHEET INDEX

(Date of photo: 1994)
Scale: 1" = 1500'



MAP SHOWING BOUNDARY SURVEY IN:

STATE OF FLORIDA
ST. JOHNS COUNTY
SECTION 38, TOWNSHIP 8 SOUTH, RANGE 27 EAST
and
SECTION 40, TOWNSHIP 7 SOUTH, RANGE 28 EAST
and
SECTION 39, TOWNSHIP 8 SOUTH, RANGE 28 EAST

The map of this BOUNDARY SURVEY is comprised of a total of twelve sheets. This map is not complete without all of the sheets 1 (one) through 12 (twelve). There are no fixed improvements within the boundaries of this survey. Encroachments exist as shown herein.

Sheets 2, 3, 4, 5, 6, 7, 8, 9 and 10 depict the actual boundaries of the subject property. The legend, basis of bearings note and "Professional Surveyor and Mapper's Notes" are shown on sheet 11. The legal description, acreage summary and various additional notes are placed on sheet 12.

CERTIFIED TO:

- 1.) Avery C. Roberts
- 2.) Attorneys' Title Insurance Fund, Inc.
- 3.) Upchurch, Bailey and Upchurch, P.A.

DATES: (including revisions)

Date of "FIELD SURVEY": April 7, 1999
Drawing date: April 7, 1999

Wayne B. Dukes, P.S.M.
Professional Surveyor & Mapper No. 2457
State of Florida

Date of signature: 4-8-99

Note: Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

North Florida Surveying & Land Design

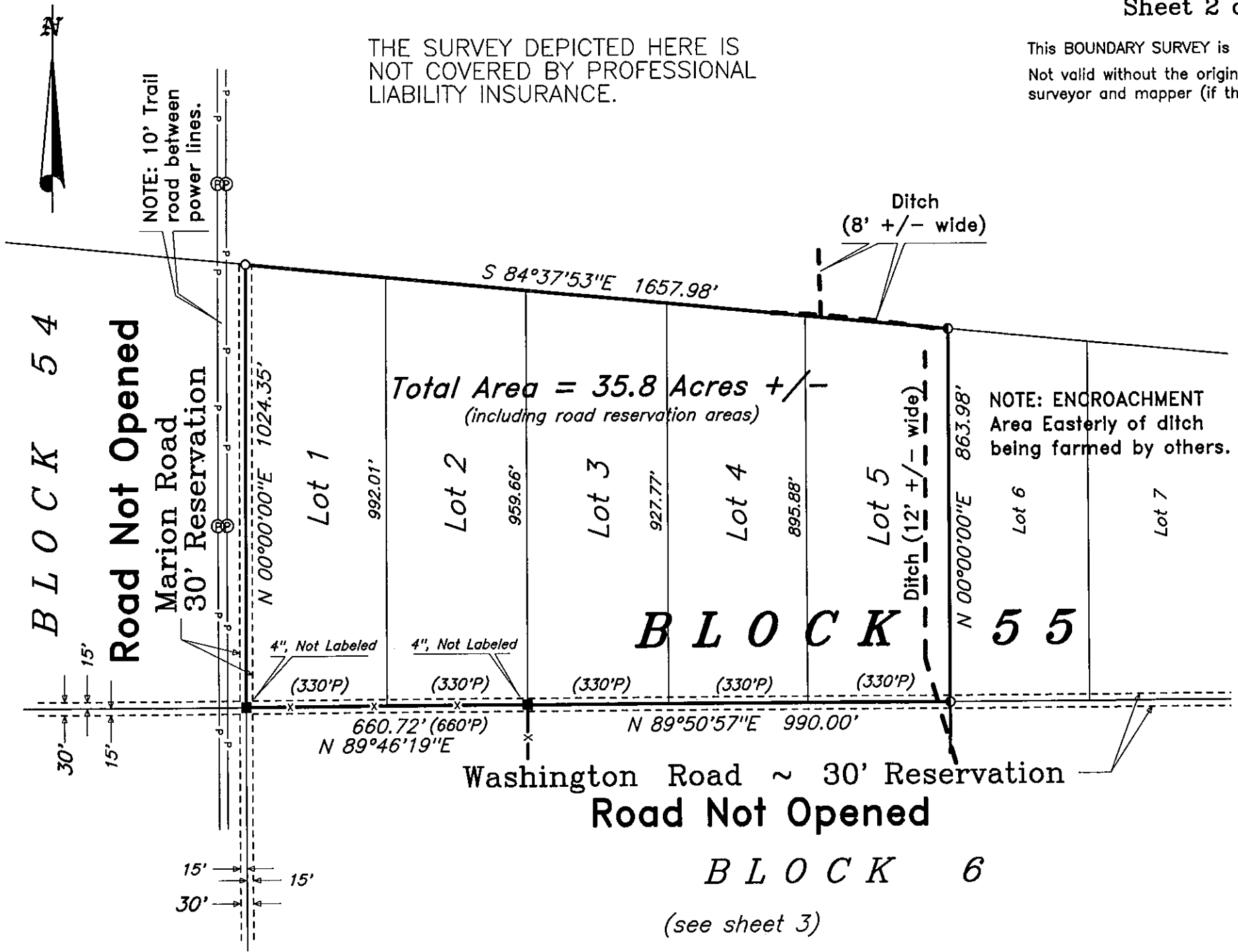
PROFESSIONAL SURVEYING AND MAPPING
Certificate of Authorization Number: (LB) 5668
40 S. Lake Ave., P.O. Box 14, Lake Butler, FL 32054

For: Avery Roberts

Scale: Sheet 1 of 12 Sheets
Work Order Number : 99529 Map Number : 1848-A1

THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.

This BOUNDARY SURVEY is not complete without all of sheets 1 through 12. Not valid without the original raised seal and signature of a Florida licensed surveyor and mapper (if they exist, seal and signature will be on sheet 1).



CAUTION:
BURIED UTILITIES MAY EXIST
INTERESTED PARTIES ARE ADVISED TO VERIFY
BURIED TELEPHONE CABLE IS BELIEVED TO
BE LOCATED WITHIN OR ADJACENT TO.

North Florida Surveying & Land Design
PROFESSIONAL SURVEYING AND MAPPING
Certificate of Authorization Number: (LB) 5668
40 S. Lake Ave., P.O. Box 14, Lake Butler, FL 32054

For: Avery Roberts

Scale: 1" = 300' Sheet 2 of 12 Sheets
Work Order Number : 99529 Map Number : 1848-A2

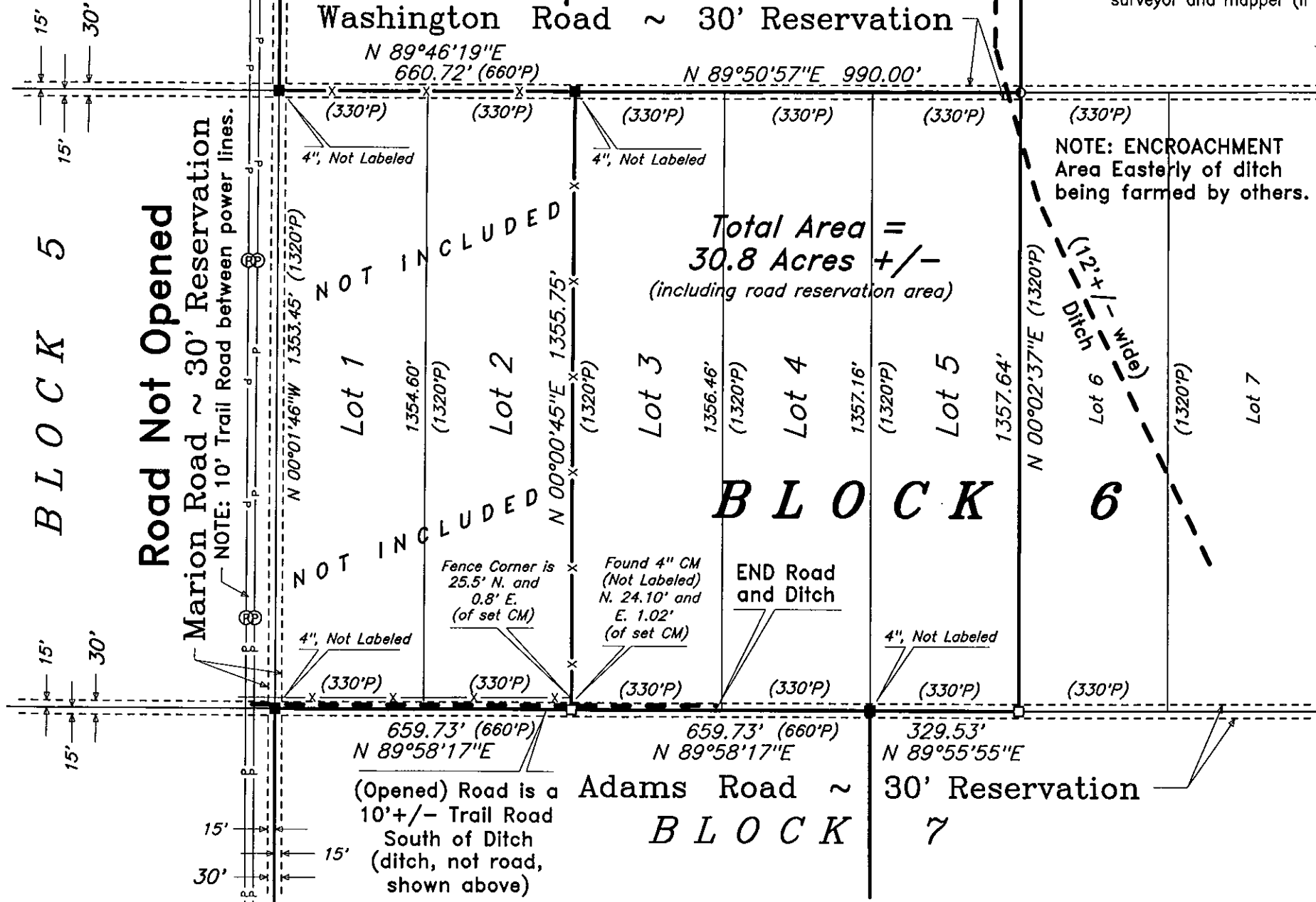
(see sheet 3)

(see sheet 2)

Sheet 3 of 12 Sheets (99529, 1848-A3)

Road Not Opened **B L O C K 5 5** Washington Road ~ 30' Reservation

This BOUNDARY SURVEY is not complete without all of sheets 1 through 12.
Not valid without the original raised seal and signature of a Florida licensed
surveyor and mapper (if they exist, seal and signature will be on sheet 1).



CAUTION:
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INTERESTED PARTIES ARE ADVISED TO VERIFY.
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BE LOCATED WITHIN OR ADJACENT TO.

THE SURVEY DEPICTED HERE IS
NOT COVERED BY PROFESSIONAL
LIABILITY INSURANCE.

**North Florida Surveying
& Land Design**
PROFESSIONAL SURVEYING AND MAPPING
Certificate of Authorization Number: (LB) 5668
40 S. Lake Ave., P.O. Box 14, Lake Butler, FL 32054

For: **Avery Roberts**
Scale: 1" = 300' Sheet 3 of 12 Sheets
Work Order Number: 99529 Map Number: 1848-A3

(see sheet 4)

(see sheet 3)

This BOUNDARY SURVEY is not complete without all of sheets 1 through 12.
Not valid without the original raised seal and signature of a Florida licensed surveyor and mapper (if they exist, seal and signature will be on sheet 1).

B L O C K 6

Adams Road ~ 30' Reservation

Marion Road ~ 30' Reservation

B L O C K 8

A 40' maintained dirt road exists between double power lines, responsibility for maintaining not known. This road is West of the 30' road reservation area.

Road Not Opened

B L O C K 7

Road Not Opened (except as shown)

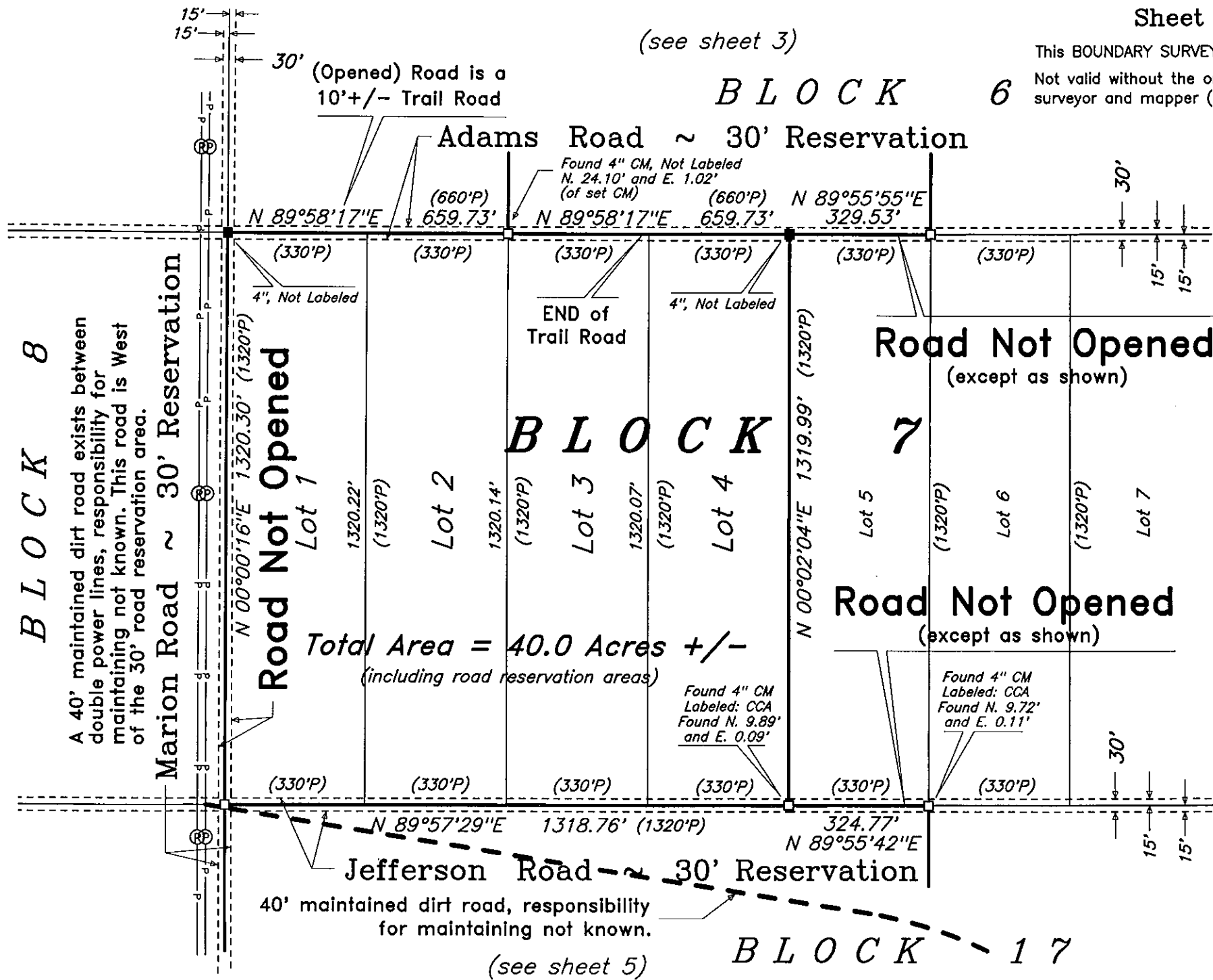
Total Area = 40.0 Acres +/-
(including road reservation areas)

Jefferson Road ~ 30' Reservation

40' maintained dirt road, responsibility for maintaining not known.

B L O C K 17

(see sheet 5)



CAUTION:
 BURIED UTILITIES MAY EXIST
 INTERESTED PARTIES ARE ADVISED TO VERIFY.
 BURIED TELEPHONE CABLE IS BELIEVED TO
 BE LOCATED WITHIN OR ADJACENT TO.

THE SURVEY DEPICTED HERE IS
 NOT COVERED BY PROFESSIONAL
 LIABILITY INSURANCE.

North Florida Surveying & Land Design
 PROFESSIONAL SURVEYING AND MAPPING
 Certificate of Authorization Number: (LB) 5668
 40 S. Lake Ave., P.O. Box 14, Lake Butler, FL 32054

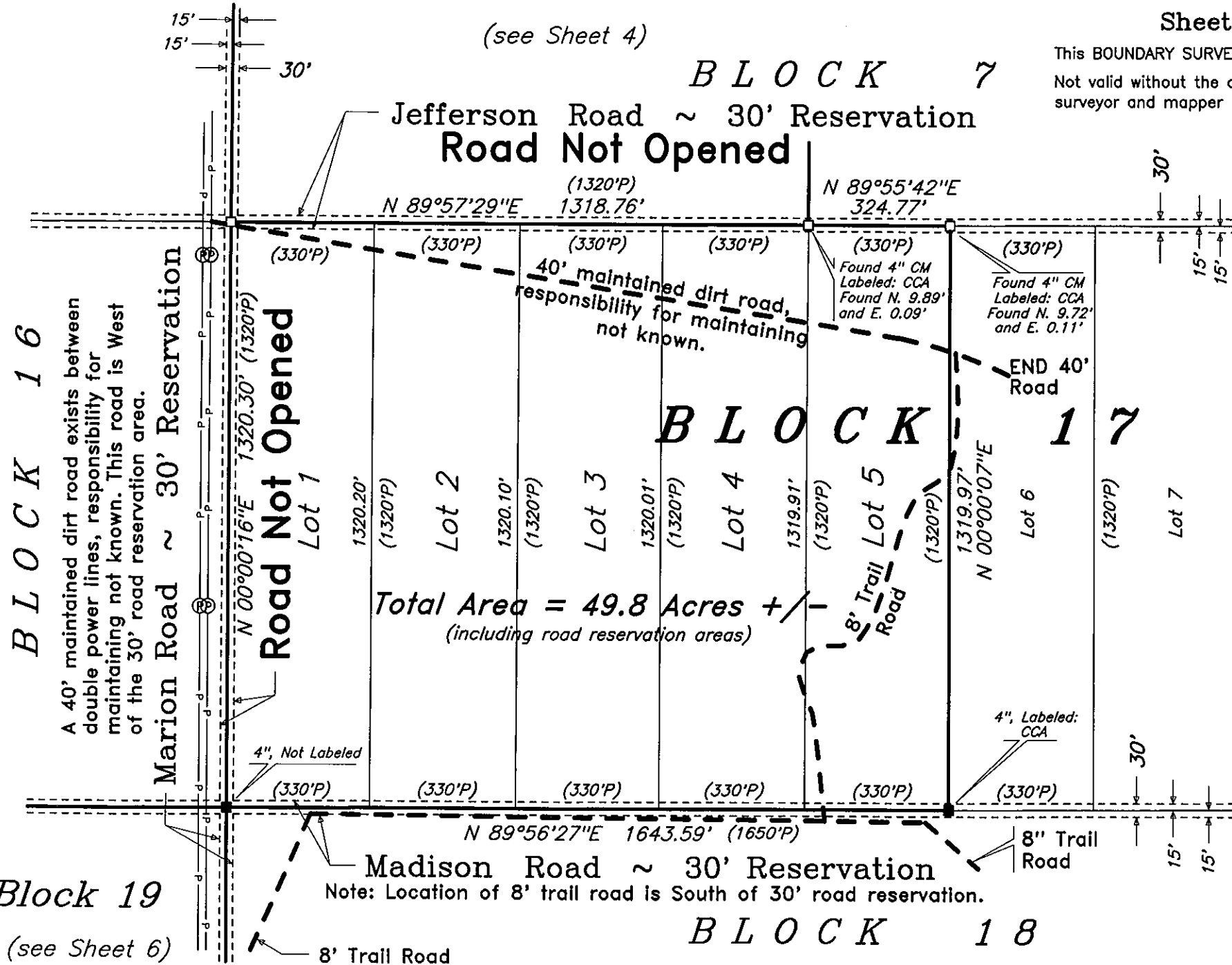
For: **Avery Roberts**

Scale: 1" = 300' Sheet 4 of 12 Sheets
 Work Order Number : 99529 Map Number : 1848-A4

This BOUNDARY SURVEY is not complete without all of sheets 1 through 12.
 Not valid without the original raised seal and signature of a Florida licensed
 surveyor and mapper (if they exist, seal and signature will be on sheet 1).

B L O C K 7

Jefferson Road ~ 30' Reservation
Road Not Opened



B L O C K 16

A 40' maintained dirt road exists between
 double power lines, responsibility for
 maintaining not known. This road is West
 of the 30' road reservation area.

Marion Road ~ 30' Reservation

Road Not Opened

Total Area = 49.8 Acres +/-
 (including road reservation areas)

B L O C K 17

Madison Road ~ 30' Reservation
 Note: Location of 8' trail road is South of 30' road reservation.

B L O C K 18



CAUTION:
 BURIED UTILITIES MAY EXIST
 INTERESTED PARTIES ARE ADVISED TO VERIFY.
 BURIED TELEPHONE CABLE IS BELIEVED TO
 BE LOCATED WITHIN OR ADJACENT TO.

THE SURVEY DEPICTED HERE IS
 NOT COVERED BY PROFESSIONAL
 LIABILITY INSURANCE.

**North Florida Surveying
 & Land Design**
 PROFESSIONAL SURVEYING AND MAPPING
 Certificate of Authorization Number: (LB) 5668
 40 S. Lake Ave., P.O. Box 14, Lake Butler, FL 32054

For: **Avery Roberts**

Scale: 1" = 300' Sheet 5 of 12 Sheets
 Work Order Number : 99529 Map Number : 1848-A5

Block 19
 (see Sheet 6)

CAUTION:

BURIED UTILITIES MAY EXIST
INTERESTED PARTIES ARE ADVISED TO VERIFY.
BURIED TELEPHONE CABLE IS BELIEVED TO
BE LOCATED WITHIN OR ADJACENT TO.

B L O C K 1 6

NOTE: 10' Trail Road (lies mostly within 30' reservation).
Madison Road ~ 30' Reservation

This BOUNDARY SURVEY is not complete without all of sheets 1 through 12.
Not valid without the original raised seal and signature of a Florida licensed
surveyor and mapper (if they exist, seal and signature will be on sheet 1).

Block 17 (see sheet 5)

B L O C K 2 0
(see sheet 9)

Hastings Road ~ 30' Reservation

Road Not Opened

Lot 1

Lot 2

Lot 3

Lot 4

Lot 5

SOLD

Lot 6

Lot 7

Lot 8

Total Area = 80.0 Acres +/-
(including road reservation areas)

B L O C K 1 9

40' Maintained
Dirt Road.
Responsibility for
maintaining not known.

40' Maintained
Dirt Road

8' Trail Road

Block 24
(see sheet 8)

(see sheet 7)

Woodward Road ~ 30' Reservation (portions NOT OPENED)

8' Trail Road

B L O C K 2 5

NOTE: 40' maintained dirt road lies South
of 30' reservation area. Responsibility
for maintaining not known.

(see sheet 1)

Point 2 = 1/2" iron pipe found, not labeled
Point 5 = 4" CM, not labeled

- Line 1 to 2 = N 89°54'41"E, 220.22' (220'P)
- Line 2 to 3 = N 89°54'41"E, 110.00' (110'P)
- Line 1 to 3 = N 89°54'41"E, 330.22' (330'P)
- Line 4 to 5 = N 89°52'43"E, 219.53' (220'P)
- Line 5 to 6 = N 89°52'43"E, 110.00' (110'P)
- Line 4 to 6 = N 89°52'43"E, 329.53' (330'P)

15'
15'
30'

**North Florida Surveying
& Land Design**
PROFESSIONAL SURVEYING AND MAPPING
Certificate of Authorization Number: (LB) 5668
40 S. Lake Ave., P.O. Box 14, Lake Butler, FL 32054

For: Avery Roberts
Scale: 1" = 300' Sheet 6 of 12 Sheets
Work Order Number : 99529 Map Number : 1848-A6

B L O C K 1 8

Marion Road NOT OPENED
Marion Road ~ 30' Reservation

A 40' maintained dirt road exists between
double power lines, responsibility for
maintaining not known. This road is West
of the 30' road reservation area.

THE SURVEY DEPICTED HERE IS
NOT COVERED BY PROFESSIONAL
LIABILITY INSURANCE.



(see sheet 9)

Block 20

BLOCK 24

(see sheet 8)

Hastings Road ~ 30' Reservation

NOTE: 40' maintained dirt road lies South of 30' reservation area. Responsibility for maintaining not known.

(see sheet 6)

BLOCK 19

Woodward Road ~ 30' Reservation
(Some portions of Woodward Road NOT OPENED.)

Sheet 7 of 12 Sheets (99529, 1848-A7)

This BOUNDARY SURVEY is not complete without all of sheets 1 through 12.
Not valid without the original raised seal and signature of a Florida licensed surveyor and mapper (if they exist, seal and signature will be on sheet 1).

CAUTION:

BURIED UTILITIES MAY EXIST
INTERESTED PARTIES ARE ADVISED TO VERIFY.
BURIED TELEPHONE CABLE IS BELIEVED TO BE LOCATED WITHIN OR ADJACENT TO.



THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.

N 89°51'45"E
330.07'

N 89°53'04"E
660.19' (660'P)

N 89°49'55"E
659.74' (660'P)

(330'P)
4", Not Labeled

(330'P)
4", Not Labeled

(330'P)

(330'P)

(330'P)

(330'P)
4", Labeled: CCA

(330'P)

(330'P)

N 00°00'35"W 1318.87' (1320'P)
Road Not Opened
Lot 1
Total Area = 10.0 Acres +/-
(including road reservation areas)

N 00°00'24"W 1319.28' (1320'P)
Lot 2

(1320'P)
Lot 3

(1320'P)
Lot 4

(1320'P)
Lot 5

(1320'P)
Lot 6

(1320'P)
Lot 7

(1320'P)
Lot 8

(1320'P)

(330'P)
4", Not Labeled

(330'P)

(330'P)

(330'P)
4", Not Labeled

(330'P)

(330'P)
4", Labeled: CCA

(330'P)

(330'P)

14" Ditch

30'
15'
15'

330.00'
N 89°55'59"E

660.75' (660'P)
N 89°53'34"E

658.75' (660'P)
N 89°54'14"E

Road Not Opened
St. Augustine Road ~ 50' Reservation
(also known as Riverdale Road)

BLOCK 28

8" Trail Road

15'

8" Trail Road

Trail road runs along power line.

Marion Road ~ 30' Reservation
Road Not Opened

BLOCK 26

North Florida Surveying & Land Design

PROFESSIONAL SURVEYING AND MAPPING
Certificate of Authorization Number: (LB) 5668
40 S. Lake Ave., P.O. Box 14, Lake Butler, FL 32054

For: Avery Roberts

Scale: 1" = 300' Sheet 7 of 12 Sheets
Work Order Number: 99529 Map Number: 1848-A7

This BOUNDARY SURVEY is not complete without all of sheets 1 through 12. Not valid without the original raised seal and signature of a Florida licensed surveyor and mapper (if they exist, seal and signature will be on sheet 1).

CAUTION:
BURIED UTILITIES MAY EXIST
INTERESTED PARTIES ARE ADVISED TO VERIFY.
BURIED TELEPHONE CABLE IS BELIEVED TO
BE LOCATED WITHIN OR ADJACENT TO.

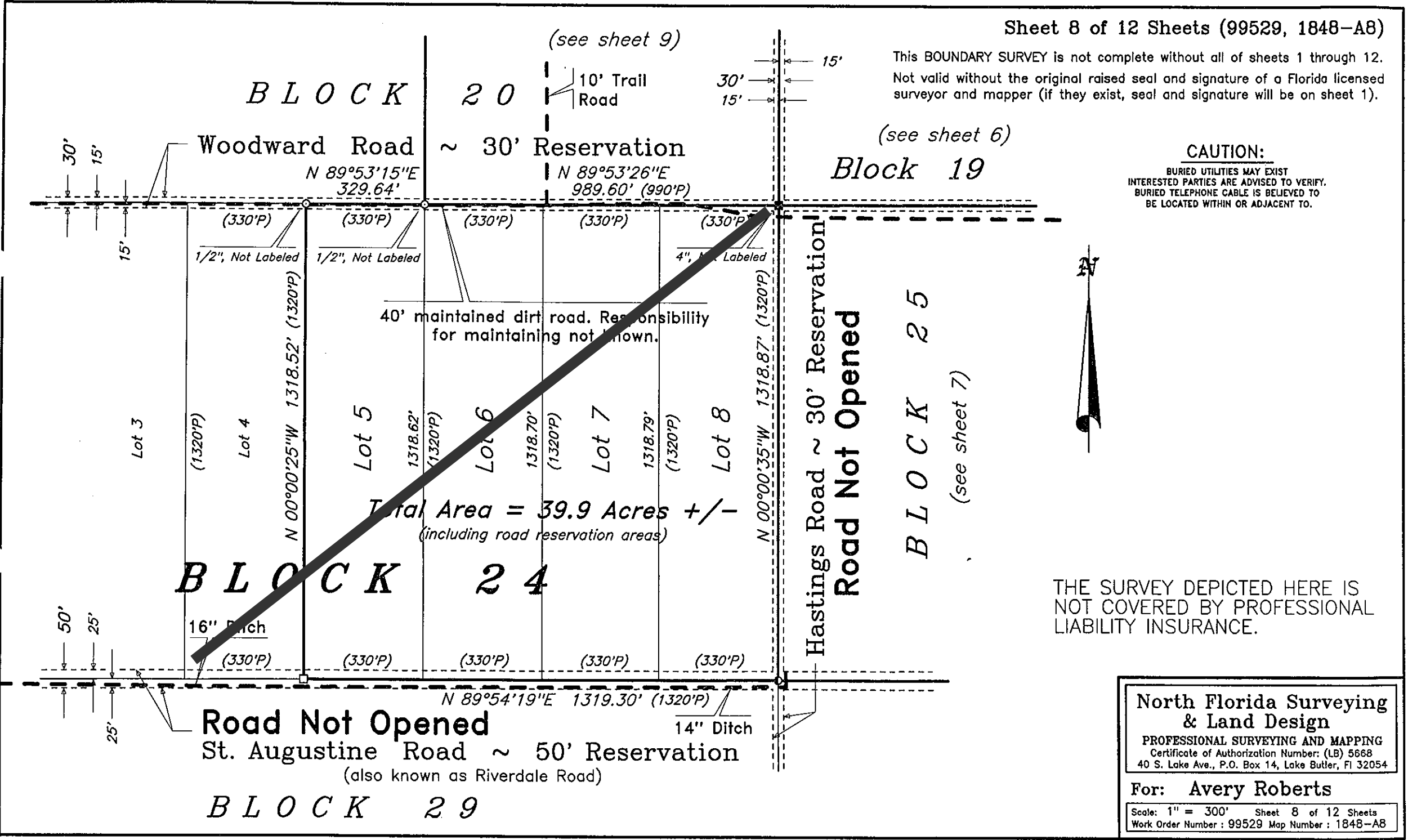


THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.

North Florida Surveying & Land Design
 PROFESSIONAL SURVEYING AND MAPPING
 Certificate of Authorization Number: (LB) 5668
 40 S. Lake Ave., P.O. Box 14, Lake Butler, FL 32054

For: Avery Roberts

Scale: 1" = 300' Sheet 8 of 12 Sheets
 Work Order Number : 99529 Map Number : 1848-A8



This BOUNDARY SURVEY is not complete without all of sheets 1 through 12). Not valid without the original raised seal and signature of a Florida licensed surveyor and mapper (if they exist, seal and signature will be on sheet 1).

BLOCK 15

Madison Road ~ 30' Reservation (Most of Madison Road reservation area NOT OPENED.)

N 89°53'20"E 2309.15'

12' Ditch

8' Ditch

10' Trail Road

Total Area = 60.0 Acres +/-
(including road reservation areas)

BLOCK 21
(also known as Orange Avenue)
Ohio Road ~ 30' Reservation

**Hastings Road ~ 30' Reservation
Road Not Opened**

BLOCK 19
(see sheet 6)



CAUTION:
BURIED UTILITIES MAY EXIST
INTERESTED PARTIES ARE ADVISED TO VERIFY.
BURIED TELEPHONE CABLE IS BELIEVED TO
BE LOCATED WITHIN OR ADJACENT TO.

15'
30'
30'
15'

Found 1/2" iron pipe (not labeled) Found 2.62' North, 0.45' East of set iron rod

Lot 1

North 1/2 Lot 2

North 1/2 Lot 3

North 1/2 Lot 4

North 1/2 Lot 5

Lot 6

Lot 7

Lot 8

NOTE Line 3 to 4: boundary monumentation "ENCROACHMENT"

SOLD

BLOCK 20

THIS AREA NOT INCLUDED

Woodward Road ~ 30' Reservation

BLOCK 24

(see sheet 8)

Block 25

(see sheet 7)

THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.

Found 1/2" iron rod, Labeled: PLS 1946, 0.09' N., 1.01' W., of Point 2
Found 1/2" iron pipe, (not labeled), 3.08' N., 0.07' W., of Point 1

North Florida Surveying & Land Design
PROFESSIONAL SURVEYING AND MAPPING
Certificate of Authorization Number: (LB) 5668
40 S. Lake Ave., P.O. Box 14, Lake Butler, FL 32054

For: Avery Roberts

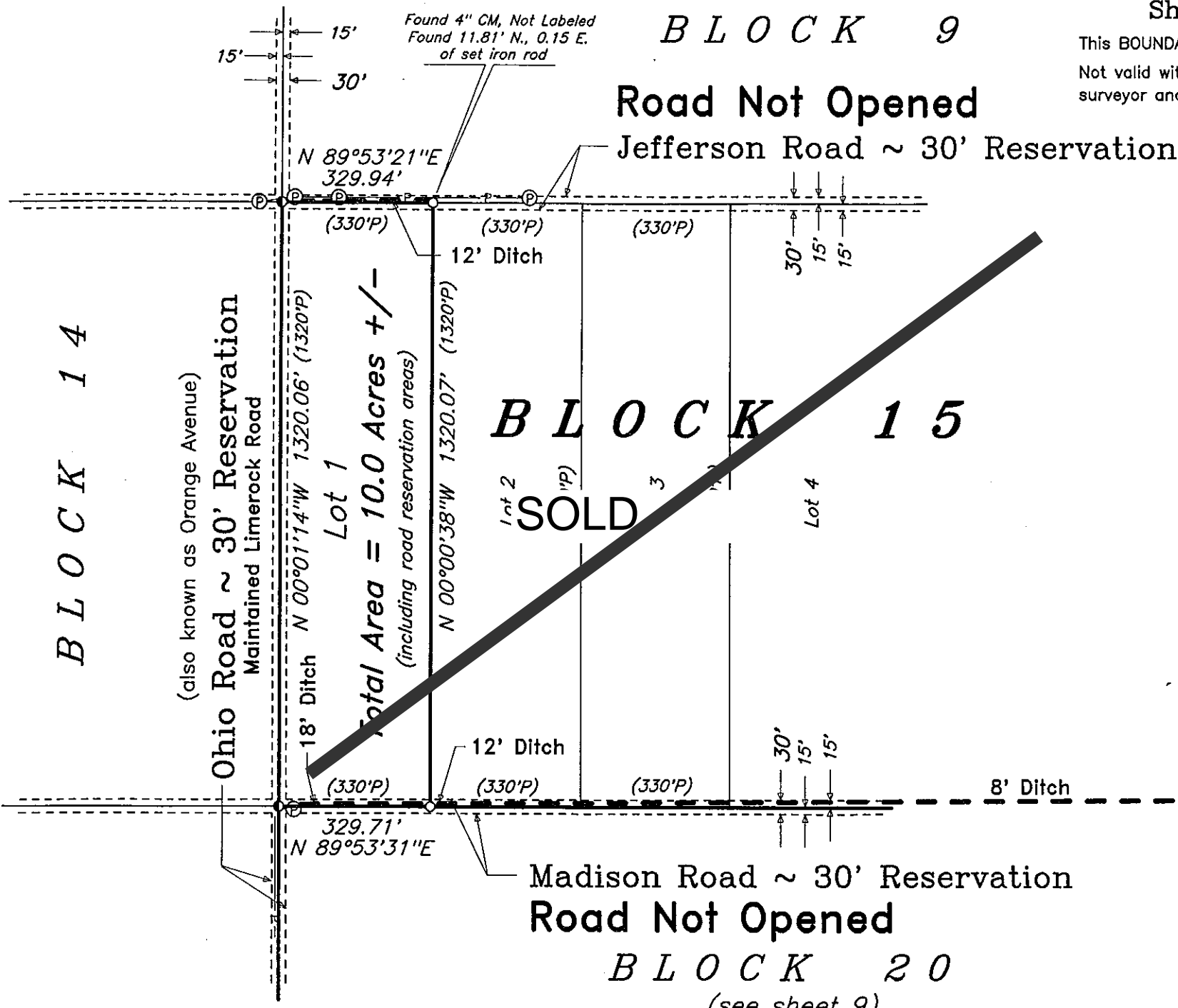
Scale: 1" = 300' Sheet 9 of 12 Sheets
Work Order Number : 99529 Map Number : 1848-A9

This BOUNDARY SURVEY is not complete without all of sheets 1 through 12.
Not valid without the original raised seal and signature of a Florida licensed
surveyor and mapper (if they exist, seal and signature will be on sheet 1).

B L O C K 9

Road Not Opened

Jefferson Road ~ 30' Reservation



CAUTION:

BURIED UTILITIES MAY EXIST
INTERESTED PARTIES ARE ADVISED TO VERIFY.
BURIED TELEPHONE CABLE IS BELIEVED TO
BE LOCATED WITHIN OR ADJACENT TO.

THE SURVEY DEPICTED HERE IS
NOT COVERED BY PROFESSIONAL
LIABILITY INSURANCE.

**North Florida Surveying
& Land Design**

PROFESSIONAL SURVEYING AND MAPPING
Certificate of Authorization Number: (LB) 5668
40 S. Lake Ave., P.O. Box 14, Lake Butler, FL 32054

For: **Avery Roberts**

Scale: 1" = 300' Sheet 10 of 12 Sheets
Work Order Number: 99529 Map Number: 1848-A10

Madison Road ~ 30' Reservation

Road Not Opened

B L O C K 20

(see sheet 9)

B L O C K 14

Ohio Road ~ 30' Reservation
Maintained Limerock Road
(also known as Orange Avenue)

Lot 1
Total Area = 10.0 Acres +/-
(including road reservation areas)

B L O C K 15

Lot 2
SOLD
Lot 3

Lot 4

This BOUNDARY SURVEY is not complete without all of sheets 1 through 12. Not valid without the original raised seal and signature of a Florida licensed surveyor and mapper (if they exist, seal and signature will be on sheet 1).

PROFESSIONAL SURVEYOR AND MAPPER'S NOTES:

- 1.) Unless stated otherwise, this survey prepared without benefit of abstract of title.
- 2.) The lands described herein or hereon are subject to existing Easements, Rights-of-way, Restrictions and Setbacks, whether or not disclosed of record.
- 3.) Unless stated otherwise, jurisdictional areas, if any, are not located.
- 4.) Unless shown or stated otherwise buried objects have not been located.
- 5.) Unless shown or stated otherwise foundations beneath the surface have not been located, thereby precluding the extent of violations caused by encroachments of such foundations, if any exists, of a deed, easement, setback, or right-of-way line, from being stated or shown herein or hereon. (RE: Florida Administrative Code Chapter 61G17-6.0031(3)(e))
- 6.) Unless shown or stated otherwise the determination of boundaries by this survey is based strictly and solely on the legal description shown herein or hereon, and the representation of such boundaries (or boundary) herein or hereon is not in any way intended to represent any boundary of any other lot, block, parcel or tract of land, unless or except such other boundaries (or boundary) in fact coincide and are the same. (RE: Florida Administrative Code Chapter 61G17-6.0031(3)(b))
- 7.) Unless shown or stated otherwise this survey does not purport to show conflicting boundary lines or boundaries of adjoining which could or would be produced on the ground by reference to any adjoining property record legal description. (RE: Florida Administrative Code Chapter 61G17-6.0031(3)(b))
- 8.) This office has not caused to be researched chain of title or deeds of adjoining and has no opinion as to overlapping descriptions, hiatuses, excess or deficiency, junior or senior rights, or any other title matter, fact or inconsistency which an accurate and thorough search of the title record of adjoining may reveal. Facts may exist in the record, or which may otherwise be affirmed through other valid basis for establishing any real and actual ownership right, which this office is not aware of, has not attempted to discover and does not make any claim to have attempted to discover, but which if otherwise known, discovered, revealed or established would constitute or disclose a boundary inconsistency. (RE: Florida Administrative Code Chapter 61G17-6.0031(3)(b))
- 9.) Unless shown or stated otherwise underground utilities have not been located.
- 10.) This survey does not reflect or determine ownership. (i.e. For questions regarding title, a title opinion of an attorney at law licensed in Florida or a certification by an abstractor or a title company, should be sought.)
- 11.) Unless depicted herein or hereon information, pertaining to easements or rights-of-way of record, has not been furnished to this office.

LEGEND

A	Arc length
Br.	Bearing
CM	Concrete Monument
Ch.	Chord
(D)	Deed based measurement
D.B.	Deed Book
DOT	Department Of Transportation (Florida)
Dist.	Distance
(F)	Field based measurement
LB	Licensed Business
NFS & LD	North Florida Surveying & Land Design
O.R.	Official Records book
(P)	Plat based measurement
POB	Point Of Beginning
POC	Point Of Commencement
PC	Point of Curvature
PRC	Point of Reverse Curvature
PT	Point of Tangency
R	Radius length
R/W	Right-of-Way line
TJB	Telephone Junction Box
P	Power line (overhead unless shown to be different)
X-X	Fence line
5668	LB number for North Florida Surveying & Land Design
☒	Found square DOT concrete R/W monument
■	Found CM (square unless stated otherwise)
□	Set 3 inch square CM, labeled: NFS, LB 5668
●	Found iron rod
⦿	Set 1/2 inch iron rod, labeled: NFS&LD, LB5668
○	Found iron pipe
○	Set 1/2 inch iron pipe, labeled: PLS 2457
•	Survey point (identified as labeled)
⊖	Power pole anchor and guy wire
Ⓟ	Power pole

BASIS OF BEARINGS:

Assumed N 00°00'00"E from Southeast corner Block 19 to Southwest corner Block 55.

North Florida Surveying & Land Design

PROFESSIONAL SURVEYING AND MAPPING
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 40 S. Lake Ave., P.O. Box 14, Lake Butler, Fl 32054

For: **Avery Roberts**

Scale: Sheet 11 of 12 Sheets
 Work Order Number : 99529 Map Number : 1848-A11

Legal Description:

Lots 3, 4 and 5 of Block 6; Lots 1, 2, 3 and 4 of Block 7; Lot 1 of Block 15; Lots 1, 2, 3, 4 and 5 of Block 17; Lots 1, 2, 3, 4, 5, 6, 7 and 8 of Block 19; all Lot 1, the North 1/2 of Lots 2, 3, 4 and 5, all Lots 6, 7 and 8 of Block 20; Lots 5, 6, 7 and 8 of Block 24; Lots 1, 4 and 5 of Block 25; Lots 1, 2, 3, 4 and 5 of Block 55; all lying, situate and being in "RIVERDALE LAND CO.", according to plat thereof as recorded in Map Book 1, Pages 148-153, Public Records of St. Johns County, Florida;

SUBJECT TO road reservations cited within the map of said "RIVERDALE LAND CO.";

SUBJECT TO a Florida Power & Light Company easement over, across and along the East 110 feet of said Lot 8 of Block 19.

ALSO, SUBJECT TO all ditch and road rights-of-way whether public or private prescriptive and/or whether of record or not of record.

NOTE FROM RECORD MAP OF "RIVERDALE LAND CO.":

"The streets are included in and are a part of the ten acre tracts with a reservation of 15 feet as roadway making a 30 foot roadway, except where otherwise designated."

NOTES:

- 1.) Fixed improvements do not exist.
- 2.) Record plat (or map) gives no bearing data.
- 3.) Plat (or map) based distances denoted with a (P) descriptor.
- 4.) Ohio Road (Orange Avenue) is a maintained limerock road. Responsibility for maintaining not known. The East road ditch encroaches onto Lot 1 of Blocks 15 and 20 beyond the (15') road reservation boundary.
- 7.) NOTE TO ABTRACTOR: Ohio Road (Orange Avenue), as affecting Lot 1 of Blocks 15 and 20, may now be a 50 foot right-of-way. Verification is recommended.
- 9.) NOTE TO ABSTRACTOR: Verify status of power transmission line easement (Florida Power & Light Company) across East 110 feet of Lot 8 of Block 19. Poles and wires are existing.
- 10.) "Maintained Dirt Road" includes parallel road system ditches.
- 11.) Centerlines of roads or ditches shown. Width not depicted to scale.
- 12.) Ditches and roads exist within and across portions of lands shown and described herein which constitute encroachments of said lands, and which may have already ripened into valid prescriptive title claims against said lands.

This BOUNDARY SURVEY is not complete without all of sheets 1 through 12. Not valid without the original raised seal and signature of a Florida licensed surveyor and mapper (if they exist, seal and signature will be on sheet 1).

Acreage Summary:

Remaining Property

- 1.) **Block 55** (see sheet 2): 35.8 acres, more or less.
- 2.) **Block 6** (see sheet 3): 30.8 acres, more or less.
- 3.) **Block 7** (see sheet 4): 40.0 acres, more or less.
- 4.) **Block 17** (see sheet 5): 49.8 acres, more or less.

SOLD

- 5.) Block 19 (see sheet 6): 80.0 acres, more or less.
- 6.) Block 25 (see sheet 7): 30.0 acres, more or less.
- 7.) Block 24 (see sheet 8): 39.9 acres, more or less.
- 8.) Block 20 (see sheet 9): 60.0 acres, more or less.
- 9.) Block 15 (see sheet 10): 10.0 acres, more or less.

Total Area = ~~576.5~~ acres, more or less.

North Florida Surveying & Land Design

PROFESSIONAL SURVEYING AND MAPPING
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 40 S. Lake Ave., P.O. Box 14, Lake Butler, FL 32054

For: **Avery Roberts**

Scale: _____ Sheet 12 of 12 Sheets
 Work Order Number : 99529 Map Number : 1848-A12

- Location Map -

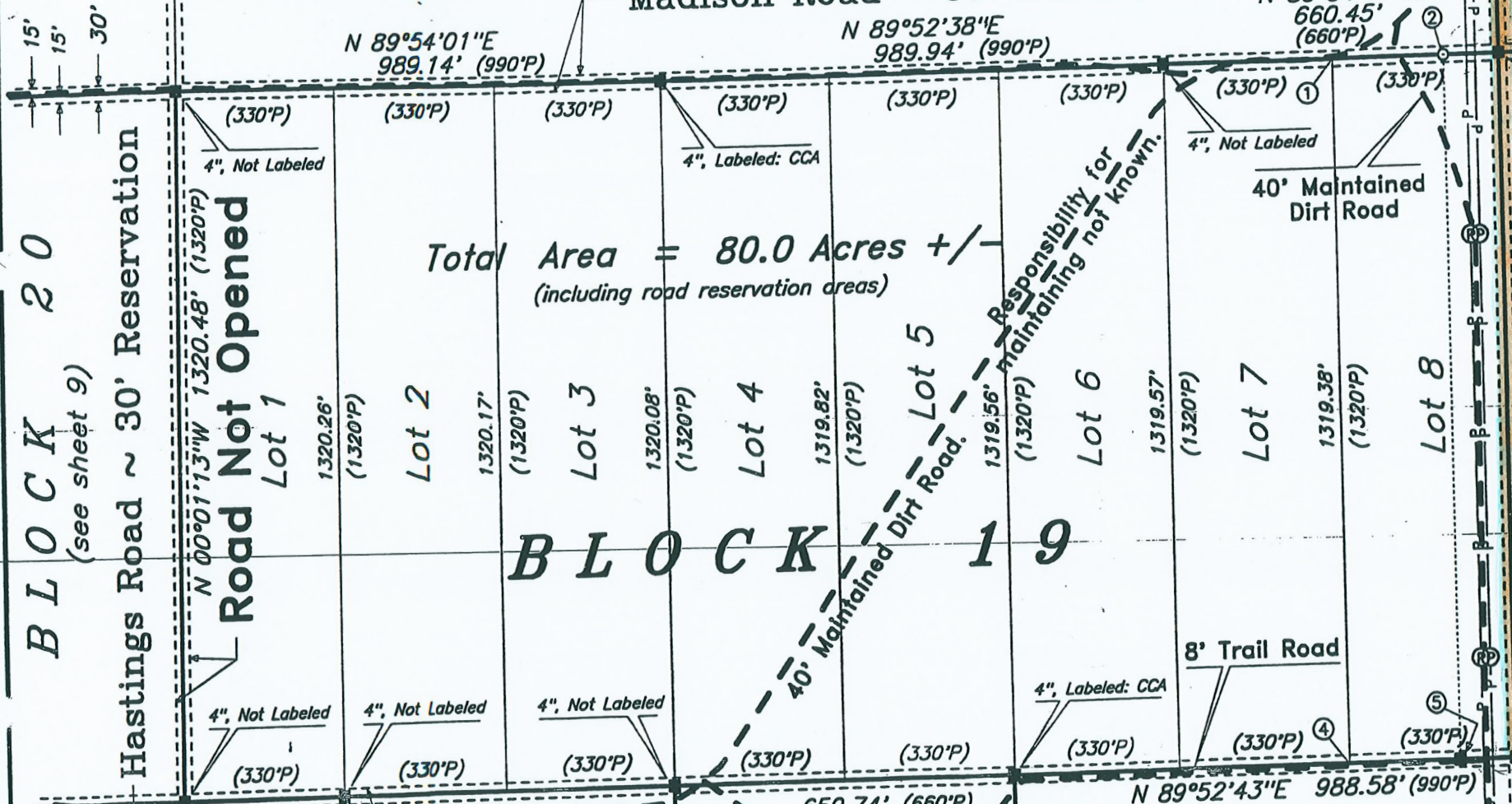
CAUTION:
BURIED UTILITIES MAY EXIST
INTERESTED PARTIES ARE ADVISED TO VERIFY.
BURIED TELEPHONE CABLE IS BELIEVED TO
BE LOCATED WITHIN OR ADJACENT TO.

B L O C K 1 6

NOTE: 10' Trail Road (lies mostly within 30' reservation).
Madison Road ~ 30' Reservation

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Not valid without the original raised seal and signature of a Florida licensed
surveyor and mapper (if they exist, seal and signature will be on sheet 1).

Block 17 (see sheet 5)



Total Area = 80.0 Acres +/-
(including road reservation areas)

Marion Road NOT OPENED
(Marion Road ~ 30' Reservation)
A 40' maintained dirt road exists between
double power lines, responsibility for
maintaining not known. This road is West
of the 30' road reservation area.

THE SURVEY DEPICTED HERE IS
NOT COVERED BY PROFESSIONAL
LIABILITY INSURANCE.



- Point 2 = 1/2" iron pipe found, not labeled
- Point 5 = 4" CM, not labeled
- Line 1 to 2 = N 89°54'41"E, 220.22' (220'P)
- Line 2 to 3 = N 89°54'41"E, 110.00' (110'P)
- Line 1 to 3 = N 89°54'41"E, 330.22' (330'P)
- Line 4 to 5 = N 89°52'43"E, 219.53' (220'P)
- Line 5 to 6 = N 89°52'43"E, 110.00' (110'P)
- Line 4 to 6 = N 89°52'43"E, 329.53' (330'P)

NOTE: 40' maintained dirt road lies South
of 30' reservation area. Responsibility
for maintaining not known.

**North Florida Surveying
& Land Design**
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40 S. Lake Ave., P.O. Box 14, Lake Butler, FL 32054

For: **Avery Roberts**
Scale: 1" = 300' Sheet 6 of 12 Sheets
Work Order Number: 99529 Map Number: 1848-A6

Block 20 (see sheet 9)
Block 24 (see sheet 8)
Block 25 (see sheet 7)

Road Not Opened
Lot 1

B L O C K 1 9

B L O C K 2 5

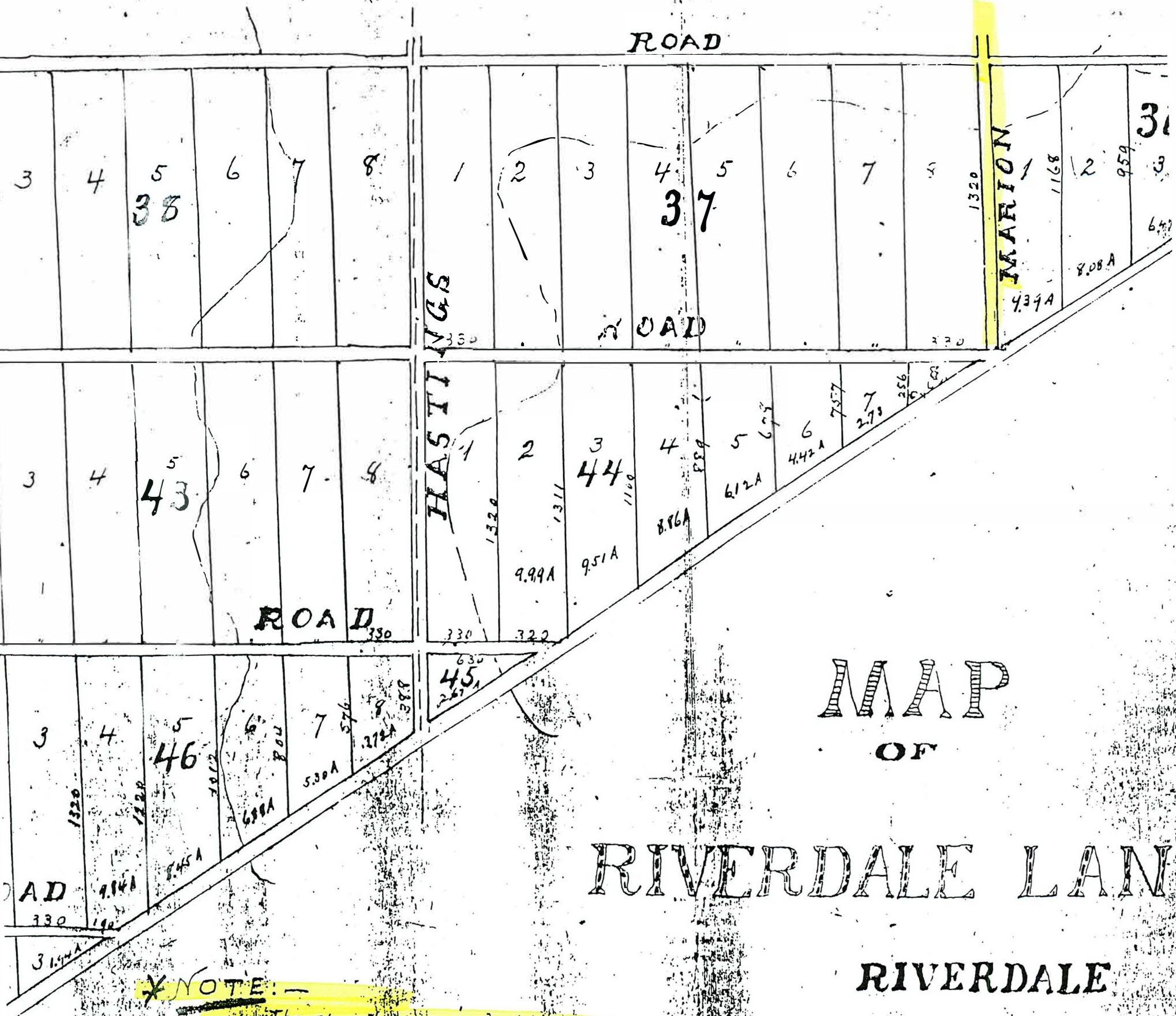
Hastings Road ~ 30' Reservation

Woodward Road ~ 30' Reservation (portions NOT OPENED)

Marion Road ~ 30' Reservation

B L O C K 1 8

(See page 149)



MAP OF

RIVERDALE LAND

RIVERDALE

FLORIDA

Scale - 1" = 500'

ELLIS, C.
CIVIL ENGINEER
Rooms 210, 211, 4
JACKSONVILLE

***NOTE:** -
 The streets are included in and area part of the ten acre tract with a reservation of 15 feet as roadway making a 30 foot roadway, except where otherwise designated.

FILED August 9th, A.D. 1909

true copy

J. Wallace Green
Clerk Circuit Court

66

1	2	3	4	5	6	7	8
				5			

ROAD

1	2	3	4	5	6	7	8
				8			

ROAD

HASTINGS ROAD	1	2	3	4	5	6	7	8
					16			

ROAD

1	2	3	4	5	6	7	8	9
				19				

MARION ROAD

(See opposite page)

1	2	3	4	5	6	7	8
				25			

ST. AUGUSTINE

1	2	3	4	5	6	7	8
				28			

1	2	3	4	5	6	7	8
				34			



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

FLORIDA
Natural Areas
 INVENTORY

Florida Natural Areas Inventory

Biodiversity Matrix Query Results

UNOFFICIAL REPORT

Created 12/10/2024

(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 2 Matrix Units: 43390 , 43391

	<p>Descriptions</p> <p>DOCUMENTED - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit.</p> <p>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.</p> <p>LIKELY - The species or community is <i>known</i> to occur in this vicinity, and is considered likely within this Matrix Unit because:</p> <div style="border: 1px solid black; padding: 5px;"> <ol style="list-style-type: none"> 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; <i>or</i> 2. there is a documented occurrence in the vicinity and there is suitable habitat for that species or community within this Matrix Unit. </div> <p>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.</p>
--	--

Matrix Unit ID: 43390

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: 43391

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
<u>Mycteria americana</u> Wood Stork	G4	S2	T	FT
<u>Ursus americanus floridanus</u> Florida Black Bear	G5T4	S4	N	N

Matrix Unit IDs: 43390 , 43391

29 **Potential** Elements Common to Any of the 2 Matrix Units

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<u>Arnoglossum diversifolium</u> variable-leaved Indian-plantain	G2	S2	N	T
<u>Asclepias viridula</u> southern milkweed	G2	S2	N	T
<i>Asplenium x heteroresiliens</i> Morzenti's spleenwort	G2	S1	N	N
<u>Balduina atropurpurea</u> purple honeycomb-head	G2	S1	N	E
<i>Baptisia calycosa var. calycosa</i> Canby's wild indigo	G3T1	S1	N	E
<u>Calopogon multiflorus</u> many-flowered grass-pink	G2G3	S2S3	N	T
<u>Calydorea coelestina</u> Bartram's ixia	G2G3	S2S3	N	E
<i>Carex chapmannii</i> Chapman's sedge	G3	S3	N	T
<u>Centrosema arenicola</u> sand butterfly pea	G2Q	S2	N	E
<u>Corynorhinus rafinesquii</u> Rafinesque's Big-eared Bat	G3G4	S1	N	N
<u>Ctenium floridanum</u> Florida toothache grass	G2	S2	N	E
<u>Drymarchon couperi</u> Eastern Indigo Snake	G3	S2?	T	FT
<u>Gopherus polyphemus</u> Gopher Tortoise	G3	S3	C	ST
<u>Gymnopogon chapmanianus</u> Chapman's skeletongrass	G3	S3	N	N
<u>Lechea cernua</u> nodding pinweed	G3	S3	N	T
<i>Lithobates capito</i> Gopher Frog	G2G3	S3	N	N
<u>Litsea aestivalis</u> pondspice	G3?	S2	N	E
<u>Lythrum curtissii</u> Curtiss' loosestrife	G1	S2	N	E
<u>Matelea floridana</u> Florida spiny-pod	G2	S2	N	E
<u>Nemastylis floridana</u> celestial lily	G2	S2	N	E
<u>Neofiber alleni</u> Round-tailed Muskrat	G2	S2	N	N
<u>Neovison vison lutensis</u> Atlantic Salt Marsh Mink	G5T3	S3	N	N
<u>Nolina atopocarpa</u> Florida beargrass	G3	S3	N	T

<i>Orbexilum virgatum</i> pineland scurfpea	G1	S1	N	E
<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
<i>Verbesina heterophylla</i> 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.

CONFIRMATION LETTERS

COMMENTS

Application Number: CLTR 2016000068

Submittal #: ALL

Project Name: Riverdale Farm Tract

Applicant: Rick Paraiani

Project Description: RIVERDALE CONFIRMATION LETTER

When design changes are made to subsequent submittals that are not the result of comments from a previous review, they must be brought to the attention of county staff. Failure to do so may result in additional submittals or possible delays during construction.

Notice: Please read staff comments carefully as they may individually cite to specific provisions in the law or local regulations denying your development permit as defined in Chapter 163.3164 and pursuant to Chapter 125.022, Florida Statutes.

Submittal #: 1

DEPARTMENTS

APPLICATION REVIEW SUPERVISOR

Information Only:

Q1. Is the underlying Riverdale Plat (8/9/1909) still in effect for the ULTC land holding? Yes, it appears that the plat is still in effect given that no plat vacations intersecting the Property were identified.

Information Only:

Q2. Resolution 2007-234 (VACPLA 2007-05 Riverdale Farm Tracts) does not appear to affect the Property in question.

Information Only:

Q4: The road reservations appear to be in tact as shown on the plat per Map Book 1 Pages 151-153.

Information Only:

Q7: In order to move forward with the proposed land configuration, please consider the following applications and processes that will be required:

<http://www.sjcfl.us/DevelopmentReview/DRManual.aspx>

While this is a platted area, there are no approved construction plans for the roadway work. In order to move forward with construction, a Roadway Construction plan will need to be approved. This can be found within Section 13 of the Development Review Manual whose link is above.

Please note that this Roadway Construction plan set must include the proposed roads as well as improvements to Woodward Road since this will be the main connector to the proposed development. Roadway construction must be bonded at 115% of the total cost to construct. These provisions are outlined in the Land Development Code per Section 6.04.08.

PLANNING AND ZONING

Information Only:

Q 8 - Due to the Future Land Use Map (FLUM) designation of Agricultural (A-I) along with the current zoning designation of Open Rural (OR) the allowable Uses of the property would be those found under the following link regarding Goals, Objectives and Policies of the Comprehensive Plan:

http://www.sjcfl.us/LongRangePlanning/media/CPA2025/2025GOP/A_Landuse.pdf (specifically Policy A.1.6 pages 13 - 19 along with A.1.11.1 pages 27 - 28)

Information Only:

Q 9 - With regard to the type of permits required, it would be determined by the type of development intended. At the least, roadway construction, utilities, any other applicable site permits, Family Farm Affidavit, clearance sheet, building permits (including all sub-permits).

Information Only:

Planning and Zoning Division Reviewer: Marie Colee, Assistant Program Manager, (904)209-0662
mcolee@sjcfl.us

TECHNICAL/TRANSPORTATION DEVELOPMENT

Information Only:

Response to question 12:

Either the current owner (ULTC), or the future individual tract buyers has the ability to seek permitting and implement improvements for access along the roadway corridors.

Information Only:

Response to question 13:

The standard right-of-way width in St. Johns County is prescribed in Section 6.04.07.C of the Land Development Code (LDC). It appears that these roadways would be classified as local roadways. According to information available to staff, the existing thirty (30) foot right-of-way corridor does not meet current County standard.

Information Only:**Response to question 14:**

The improved access shall be done in accordance with St. Johns County local roadway standards at the time of permitting. These design standards are found in Section 6.04.07.F of the St. Johns County Land Development Code (LDC), and within the St. Johns County Standards and Details Manual. Stabilized or pervious surfaced roadways does not meet the current County standard.

Information Only:**Response to question 15:**

Access improvements shall comply with the LDC, Section 6.04.07.F, as well as with the local roadway standards of the St. Johns County Standards and Details Manual. Generally speaking, the roadway shall consist of a stabilized subgrade, base layer, and asphalt layer; along with engineered drainage facilities to be designed and constructed. Improvement of the roadway corridor is necessary all the way to a point of connection with a roadway that does meet County standard. This may or may not involve the need to upgrade existing roadways.

Information Only:**Response to question 16:**

Access improvements are permitted through the County by application for roadway construction plans, as well as permitting through the St. Johns River Water Management District (SJRWMD) by Environmental Resource Permit (ERP).

Information Only:**Response to question 17:**

The existing thirty (30) foot roadway right-of-way may not be sufficient to accommodate the required improvements. It is incumbent upon the applicant's design engineer to coordinate with County staff as to the proposed design. Also, it is the applicant's responsibility to acquire any additional lands for right-of-way that may be necessary. Once a roadway is constructed to County standard, and as-builts survey approved, the roadway becomes under County maintenance.

Information Only:

Reviewed by Ben Powelson, E.I. Phone: 904-209-0666, email: bpowelson@sjcfl.us

ENVIRONMENTAL HEALTH DEPARTMENT**Information Only:**

Application reviewed by Andrew Robillard, Department of Health in St. Johns County.
Andrew.robillard@flhealth.gov.

ENVIRONMENTAL DIVISION

Information Only:

1. Informational - The St. Johns County Land Development Code states that a minimum 25-foot undisturbed upland buffer plus a 25-foot building setback is required between developed areas and contiguous wetlands. This buffer is to be measured landward from the State jurisdictional wetland line and is to remain in a natural, undisturbed, vegetative state. Removal or alteration of native vegetation and soils within the upland buffer is prohibited. Accessory Uses per Section 2.02.04 are allowed in the setback except for buildings with a permanent foundation. This provision will be applied upon submittal of a development application. (Section 4.01.06, Land Development Code)

Information Only:

2. Informational - The Gopher Tortoise is a threatened species designated by the Florida Fish and Wildlife Conservation Commission. Upon submittal of a development application a review will be made for the presence of this species. If confirmed on-site a map depicting the specific gopher tortoise burrow locations with the protection areas or a Relocation Permit from the Florida Fish and Wildlife Conservation Commission will be required prior to development approval. (Section 4.01.08, Land Development Code)

Information Only:

Application reviewed by Jan Brewer, Growth Management- Environmental, (904) 209-0617
jbrewer@sjcfl.us

OFFICE OF COUNTY ATTORNEY**Information Only:**

Q3: Each platted lot of record is considered an Exempt Parcel pursuant to comprehensive plan policy A.1.6.3:

Parcels of land designated as R/S or A-I on the Future Land Use Map recorded as of September 14, 1990 that do not meet the acreage requirement for R/S or A-I, shall be considered Exempt Parcels. Each Exempt Parcel shall be permitted one dwelling unit.

Each exempt parcel may be combined with another exempt parcel to provide greater lot area, and the resulting combination may receive a building permit.

However, please be advised that any divisions of exempt parcel property that would be inconsistent with the lot as recorded as of September 14, 1990, may render the lot as no longer exempt and subject to the minimum 39 acre requirement.

Information Only:

Paolo S. Soria, Assistant County Attorney
500 San Sebastian View, St. Augustine, FL 32084
904) 209-0805 Office / (904) 209-0806 Fax / psoria@sjcfl.us

FL FOREVER CORRIDOR, PARKS AND EASEMENTS MAP

Meldrim

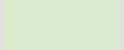


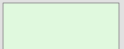
St. Johns Mit Bank

St. Johns River Blueway Florida Forever BOT Project

St. Johns River Blueway Florida Forever BOT Project

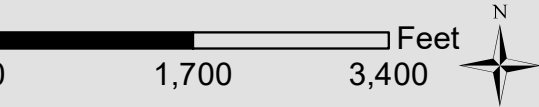
St. Johns River Blueway Florida Forever BOT Project

St. Johns River Blueway Florida Forever BOT Project

	Park
	Conservation Easements
	Union Land & Timber Parcels
	FLORIDA FOREVER BOT PROJECTS







Riverdale Park

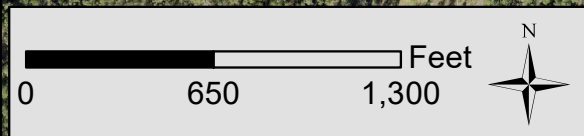
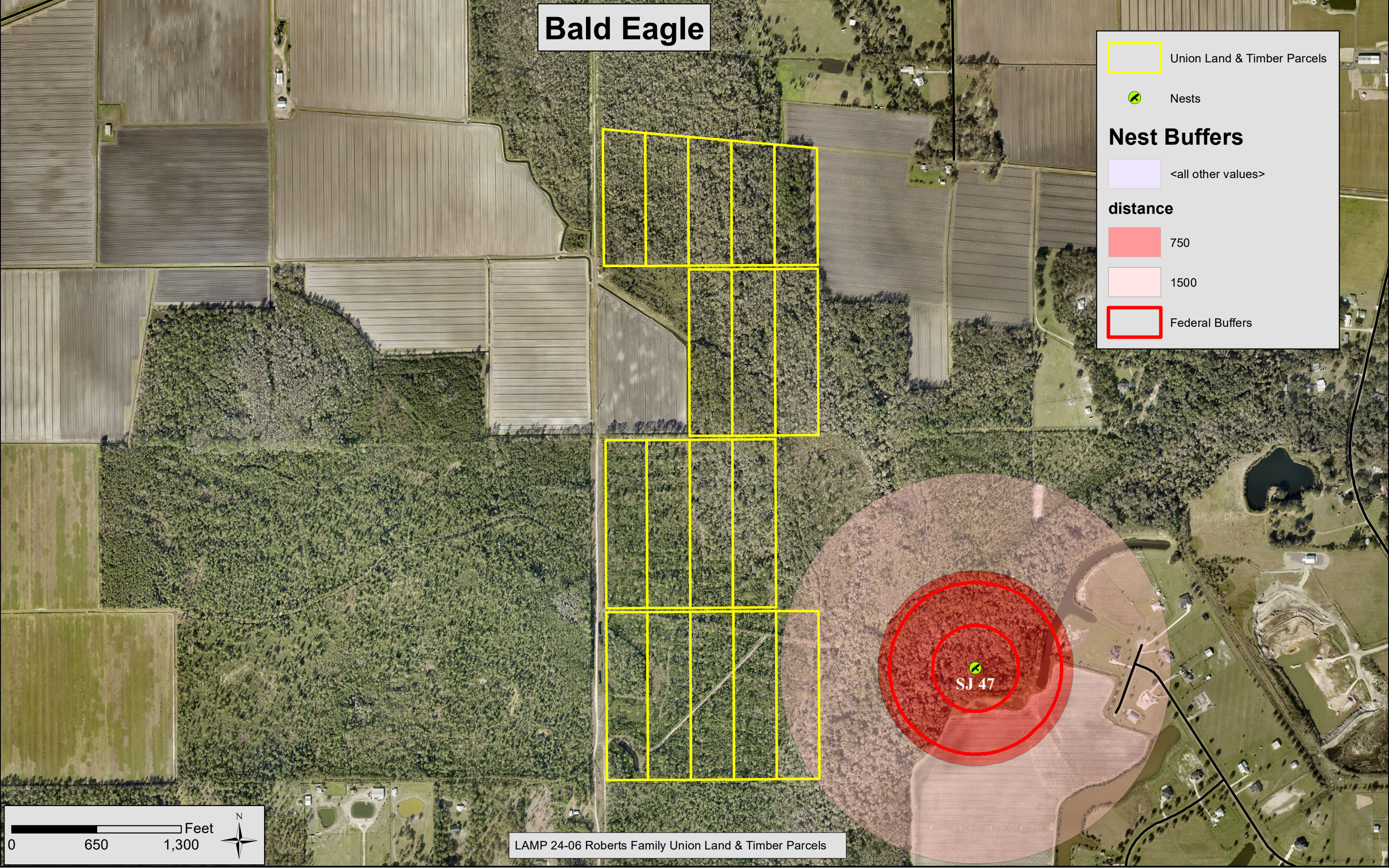
0 1,700 3,400 Feet



LAMP 24-06 Roberts Family Union Land & Timber Parcels

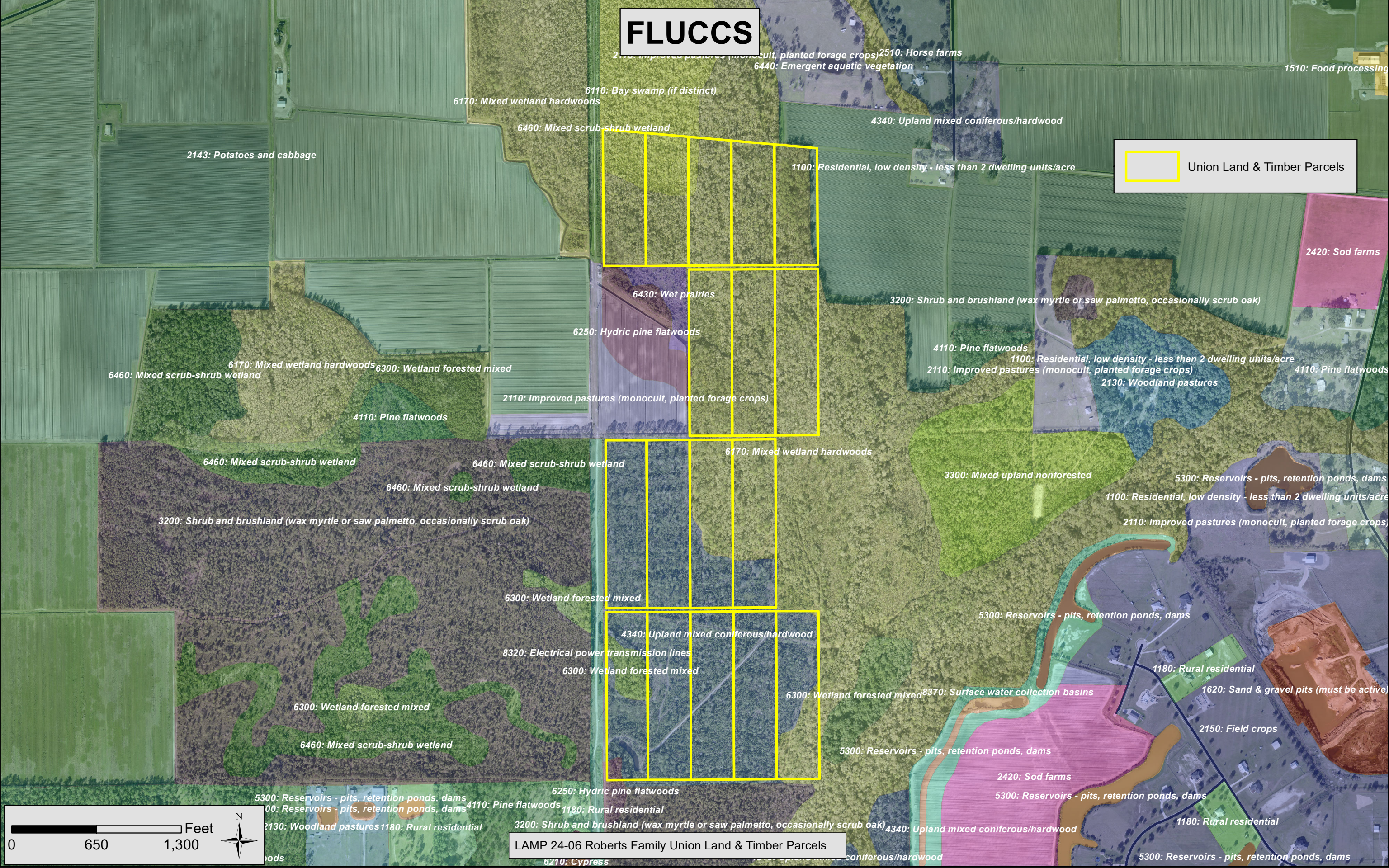
Bald Eagle

-  Union Land & Timber Parcels
-  Nests
- Nest Buffers**
 -  <all other values>
 - distance**
 -  750
 -  1500
 -  Federal Buffers



LAMP 24-06 Roberts Family Union Land & Timber Parcels

FLUCCS



 Union Land & Timber Parcels

2143: Potatoes and cabbage

2110: Improved pastures (monocult, planted forage crops) 2510: Horse farms
6440: Emergent aquatic vegetation

6110: Bay swamp (if distinct)
6170: Mixed wetland hardwoods

6460: Mixed scrub-shrub wetland

4340: Upland mixed coniferous/hardwood

1510: Food processing

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

2420: Sod farms

6430: Wet prairies

3200: Shrub and brushland (wax myrtle or saw palmetto, occasionally scrub oak)

6250: Hydric pine flatwoods

4110: Pine flatwoods

6170: Mixed wetland hardwoods
6460: Mixed scrub-shrub wetland
6300: Wetland forested mixed

1100: Residential, low density - less than 2 dwelling units/acre
2110: Improved pastures (monocult, planted forage crops)
2130: Woodland pastures

4110: Pine flatwoods

2110: Improved pastures (monocult, planted forage crops)

4110: Pine flatwoods

6460: Mixed scrub-shrub wetland

6460: Mixed scrub-shrub wetland

6170: Mixed wetland hardwoods

3300: Mixed upland nonforested

5300: Reservoirs - pits, retention ponds, dams

3200: Shrub and brushland (wax myrtle or saw palmetto, occasionally scrub oak)

6460: Mixed scrub-shrub wetland

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

2110: Improved pastures (monocult, planted forage crops)

6300: Wetland forested mixed

4340: Upland mixed coniferous/hardwood

5300: Reservoirs - pits, retention ponds, dams

1180: Rural residential

8320: Electrical power transmission lines

6300: Wetland forested mixed

6300: Wetland forested mixed

8370: Surface water collection basins

1620: Sand & gravel pits (must be active)

6300: Wetland forested mixed

6460: Mixed scrub-shrub wetland

2150: Field crops

5300: Reservoirs - pits, retention ponds, dams

2420: Sod farms

5300: Reservoirs - pits, retention ponds, dams

5300: Reservoirs - pits, retention ponds, dams
6300: Wetland forested mixed

6250: Hydric pine flatwoods

4110: Pine flatwoods

1180: Rural residential

2130: Woodland pastures
1180: Rural residential

3200: Shrub and brushland (wax myrtle or saw palmetto, occasionally scrub oak)

4340: Upland mixed coniferous/hardwood

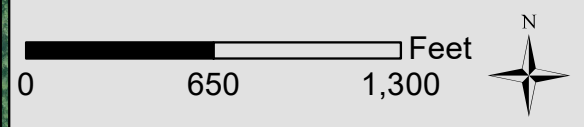
1180: Rural residential

LAMP 24-06 Roberts Family Union Land & Timber Parcels

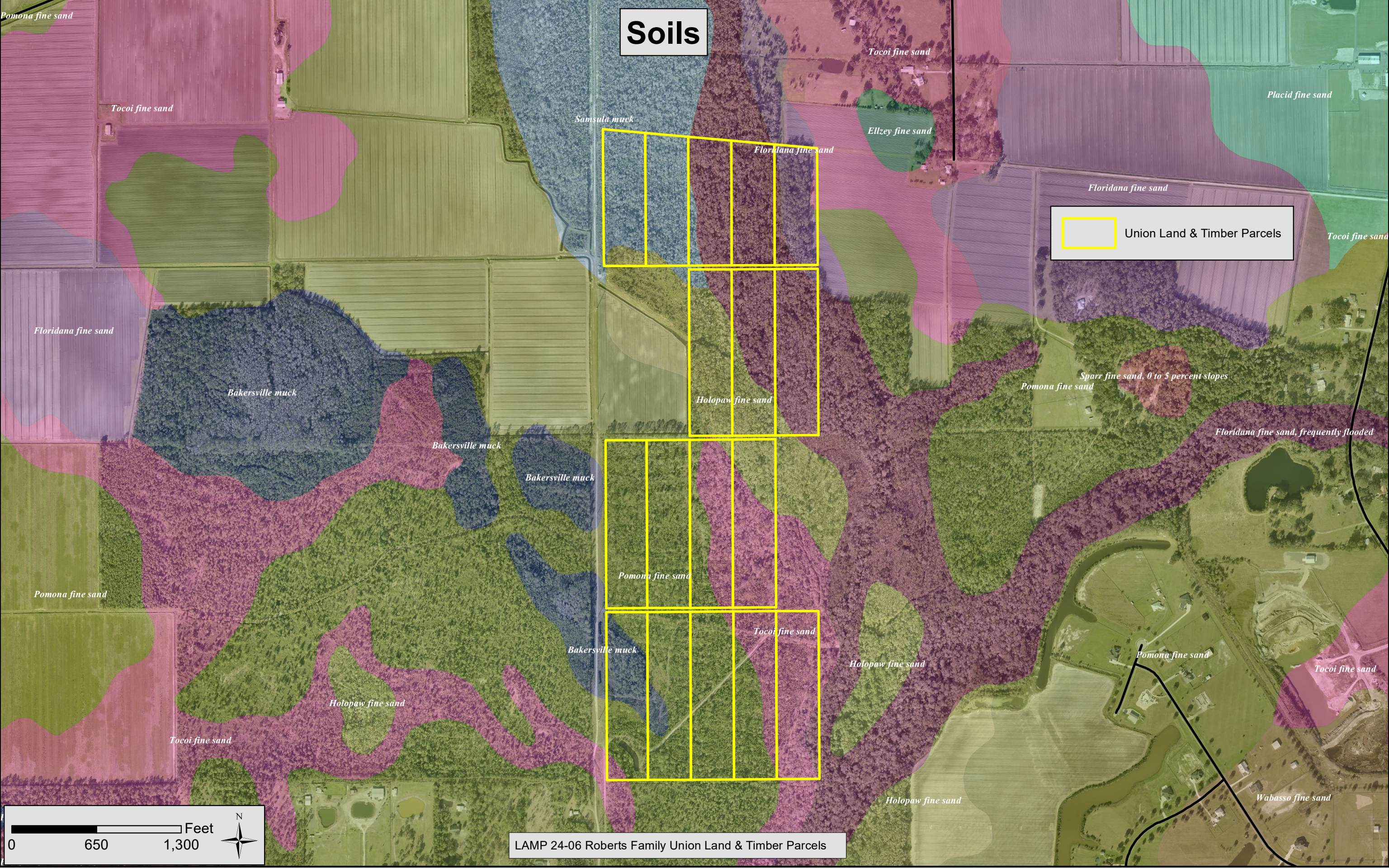
6210: Cypress


4340: Upland mixed coniferous/hardwood

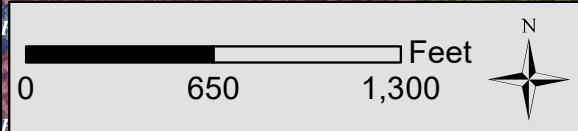
5300: Reservoirs - pits, retention ponds, dams



Soils



 Union Land & Timber Parcels



LAMP 24-06 Roberts Family Union Land & Timber Parcels

Topography

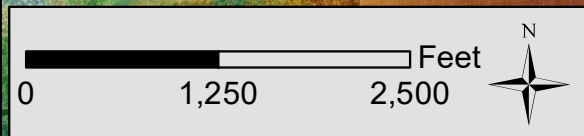
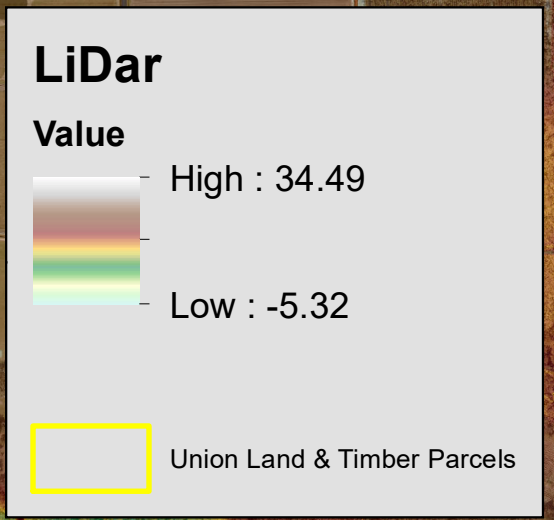
LiDar

Value

High : 34.49

Low : -5.32

Union Land & Timber Parcels



LAMP 24-06 Roberts Family Union Land & Timber Parcels

FLOOD ZONES

County Road 214

S Bar-B-Ranch Rd

Orange Ave

Madison Rd

Woodward Rd

Bolling Ln

County Road 13A S
Cannondale Ln

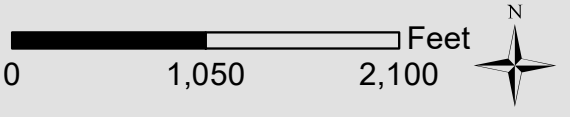
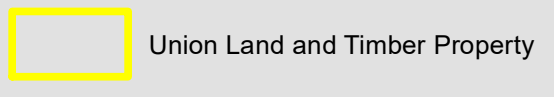


X

A

AE

LAMP 24-06 Roberts Family Union Land & Timber Parcels



Archaeological Model

Union Land & Timber Parcels

Archaeological Model

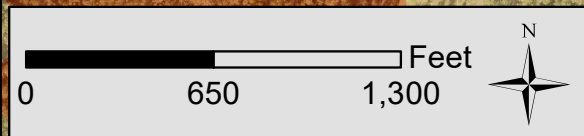
PRBLTY

- High Probability
- Medium Probability
- Low Probability

StJohns_Structures

SJ04055
SJ02898
SJ02897

SJ03050
SJ04056



LAMP 24-06 Roberts Family Union Land & Timber Parcels