

RESOLUTION NO. 2001-115

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, DIRECTING AND AUTHORIZING THE ACQUISITION OF THE REAL AND PERSONAL PROPERTY OWNED OR UTILIZED BY INTERCOASTAL UTILITIES, INC., TO CONTINUE TO PROVIDE WATER AND/OR WASTEWATER SERVICE IN ST. JOHNS COUNTY, FLORIDA, THROUGH THE RESPECTIVE WATER AND WASTEWATER UTILITY SYSTEM ASSETS TO BE TRANSFERRED TO ST. JOHNS COUNTY; FINDING THAT THE ACQUISITION IS IN THE PUBLIC INTEREST AND SERVES A PARAMOUNT PUBLIC PURPOSE IN CONFORMANCE WITH SECTION 125.3401, FLORIDA STATUTES; PROVIDING FOR FINDING OF PUBLIC PURPOSE AND NECESSITY; PROVIDING AUTHORITY TO COMPLETE SUCH TRANSACTIONS; PROVIDING FOR ESTABLISHMENT OF RATES, FEES AND CHARGES TO BE EFFECTIVE UPON CLOSING AND FINDING SUCH RATES, FEES AND CHARGES TO BE JUST AND REASONABLE; AND PROVIDING FOR APPLICABILITY AND AN EFFECTIVE DATE.

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA:

SECTION 1. AUTHORITY. Pursuant to the provisions of Article VIII, section 1, Florida Constitution, and Chapter 125, Florida Statutes, the Board of County Commissioners (the "Board") of St. Johns County (the "County") has all the powers of a local self-government to perform County functions and render services for County purposes in a manner not inconsistent with general or special law. Such power includes the authority to acquire, construct, own, manage and operate, contract for management and operational services, dispose of, improve, expand and to have exclusive control and jurisdiction over water and wastewater utility production, treatment, collection, distribution and disposal facilities and systems that are located entirely within the County.

SECTION 2. INCORPORATION BY REFERENCE. The public briefing documents including an engineering technical memorandum and plan of finance and reports

of the County Utility Department staff and retained consultants which include all of the information required pursuant to section 125.3401, Florida Statutes (hereinafter referred to collectively as the "Report"), presented at this public hearing and filed with the Clerk are hereby incorporated herein by reference and made a part hereof.

SECTION 3. FINDINGS. It is hereby ascertained, determined and declared:

(A) Intercoastal Utilities, Inc. owns and operates water production and treatment systems and wastewater collection, treatment, and disposal systems within the County commonly referred to as the Intercoastal Utility System. The Intercoastal Utility System is operated under Franchise Certificate Nos. 13 and 14 granted by the County pursuant to Order No. 90-00031. Representatives of Intercoastal Utilities, Inc. and the County have identified generally all or substantially all of the assets of the Intercoastal Utility System and have recommended the purchase and sale thereof.

(B) To provide for the public interest and welfare, the Board is required to address and balance the impacts of growth within the County, with the need to provide and plan for quality water production and treatment and wastewater collection, treatment and disposal facilities necessary to accommodate existing development and anticipated future growth in a manner concurrent with the demand for such facilities; the requirements of state and federal mandates, and the demands of new development and the County's statutory responsibility to implement financially feasible comprehensive plans.

(C) The provision of water and wastewater services through private providers does not adequately serve the public interest and operates as an impediment to the implementation of a financially feasible local comprehensive plan. Governmental ownership of the Intercoastal Utility System is expected to be more responsive to public demand for better utility service and for consistent protection of the environment through a more coordinated and responsible approach to water production as well as a higher sensitivity to wastewater treatment and operation, both now and in the future.

(D) Public ownership and control of the Intercoastal Utility System will provide an opportunity for the County to:

(1) further develop a countywide approach to the comprehensive supply, distribution, and treatment of water and the collection, treatment and disposal of wastewater;

(2) seek economies of scale relative to operations, maintenance, customer service and management;

(3) provide current and future users of the Intercoastal Utility System with cost efficient services at reasonable rates by a governmental entity;

(4) provide that the operation and maintenance of water and wastewater facilities is done in a proactive and environmentally responsible manner;

(5) immediately reduce the water and wastewater rates from levels currently being paid by customers of the Intercoastal Utility System and stabilize rates over the long term, reduce inefficient expansion and extension of service capacities and avoid the proliferation of smaller treatment facilities and sites;

(6) focus upon the appropriate expansion and interconnection of existing facilities and the construction of future facilities in a coordinated, uniform and cooperative manner which avoids special or disproportionate benefit to investor-owned utility operators or special interests at the expense of present or future customers;

(7) offer an opportunity for local government to not only coordinate the expansion and extension of facilities, but operate the affected utility system as part of a larger community system; and

(8) accomplish a greater public use and increased public benefit which result from the ownership, operation and control of the Intercoastal Utility System by the County.

(E) Pursuant to Chapter 163, Florida Statutes, the County must coordinate its plans for future growth within available sources of funding and the availability of infrastructure. The provision of water and wastewater services is a major component of this infrastructure coordination. The public ownership and control of the Intercoastal Utility System will enable the County to more effectively and efficiently plan and fulfill its comprehensive planning responsibilities as required by law and assure that high quality, cost efficient water and wastewater utility services needed to support both existing and new development are available concurrent with the impact of such development. The acquisition of ownership and control of the Intercoastal Utility System by the County is consistent with each of the applicable elements, goals and objectives of the County's comprehensive plan.

SECTION 4. DETERMINATION OF GREATER PUBLIC USE AND BENEFIT. Based upon legislative findings incorporated in Section 3, the Board expressly determines that the provision of water and wastewater services through facilities owned by the County constitutes a paramount public purpose and is in the best interests of the health, safety, and welfare of the County and its inhabitants and affected ratepayers. The acquisition

of the Intercoastal Utility System will provide a greater public use and increased public benefit from the Intercoastal Utility System than will be provided under its existing use.

SECTION 5. PUBLIC INTEREST DETERMINATION OF PURCHASE.

In making the public interest determination concerning the transactions contemplated by the County relating to the acquisition of the Intercoastal Utility System, the Board has considered numerous factors, including but not limited to the following matters required by section 125.3401, Florida Statutes:

(A) The most recently available income and expense statement(s) of the Intercoastal Utility System;

(B) The most recently available balance sheet(s) for the Intercoastal Utility System listing the assets and liabilities and showing the amount of contributions-in-aid-of-construction and the accumulated depreciation thereon;

(C) A statement of the existing rate base of the Intercoastal Utility System for regulatory purposes;

(D) The general physical condition of the Intercoastal Utility System;

(E) The reasonableness of the amounts to be paid and the terms of the purchase and sale agreement incorporated in Section 6 of this Resolution and all agreements associated therewith;

(F) The impacts of the contemplated acquisition on utility customers served by the Intercoastal Utility System, both positive and negative;

(G) Any additional investment required and the ability and willingness of the County to make that investment;

(H) The alternatives to the contemplated acquisition and the potential impact on utility customers if the Intercoastal Utility System is not acquired by the County;

(I) The ability of the County to provide and maintain high quality and cost effective utility service; and

(J) The Report, prepared by the County's Utility Department and consulting experts, which: (1) reflects that the acquisition of the Intercoastal Utility System is in the paramount public interest; (2) summarizes the results of the analysis performed regarding the factors indicated above including the experience of the County in water, wastewater and wastewater reuse utility operations; and (3) shows the financial

ability of the County to provide, now and in the future, high quality and cost effective utility services.

SECTION 6. AUTHORITY TO COMPLETE TRANSACTIONS CONTEMPLATED BY PURCHASE AND SALE AGREEMENT.

(A) The Agreement for Purchase and Sale of Water and Wastewater Assets By and Between Intercoastal Utilities, Inc. and St. Johns County, Florida, presented at this public hearing and filed with the Clerk (the "Agreement") is incorporated by reference herein. The Agreement, which sets forth the purchase price of \$20,000,000 payable in immediately available funds, plus the payment of Futures Payments under the conditions provided in the Agreement and subject to the terms, provisions, adjustments and other matters contained therein, is hereby approved.

(B) Immediately after or simultaneously with execution by Intercoastal Utilities, Inc., which shall occur before August 1, 2001, the Board hereby authorizes and directs the Chairperson or Vice Chairperson to execute the Agreement on behalf of the County and to deliver any and all papers and instruments and to do and cause to be done any and all acts and things necessary or proper for carrying out the transactions contemplated herein and under the Agreement. ✓

(C) Execution by the Chairperson or Vice Chairperson of the Board of the Agreement shall be deemed approval of the Exhibits attached thereto.

SECTION 7. ESTABLISHMENT OF RATES TO BE CHARGED UPON ACQUISITION.

(A) Upon closing of the transaction contemplated in the Agreement, and pursuant to Ordinance 2001-25, the County Utility Department is authorized to charge the rates, fees and charges provided in Exhibit A hereto to existing and future customers to be served in the service area identified in Exhibit B hereto. The County Utility Department is further authorized to charge existing and future customers in the service area identified in Exhibit B all of the rates, fees and charges currently authorized and in effect for customers of the Utility Department being served on the date hereof and as they may be adjusted in the future, to the extent such rates, fees and charges are not of the type or otherwise in conflict with the rates, fees and charges reflected in Exhibit A hereto.

(B) The County Utility Department is authorized to adjust the rates, fees and charges reflected in Exhibit A annually to reflect an inflation adjustment in the same manner and to the same extent which the County Utility Department is authorized to adjust the rates, fees and charges of its customers existing on the date hereof pursuant to section 35 of Ordinance 2001-25.

(C) The rates, fees and charges authorized in this Resolution also may be adjusted in the manner set forth in County ordinance 2001-25 and as otherwise provided by law.

(D) Pursuant to Ordinance 2001-25, the rates, fees and charges set forth in Exhibit A are hereby found to be just and equitable rates, fees and charges which shall remain in effect until lawfully changed in the manner contemplated herein.

SECTION 8. APPLICABILITY AND EFFECTIVE DATE. This Resolution shall be liberally construed to effect the purposes hereof and shall take effect immediately upon its adoption.

PASSED AND DULY ADOPTED at the meeting of the Board of County Commissioners of St. Johns County on the 6th day of June, 2001.

**BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA**

ATTEST: Cheryl Strickland, Clerk


Deputy Clerk

BY: 
Chairperson/Vice Chairperson



ST. JOHNS COUNTY, FLORIDA
QUARTERLY WATER RATES EFFECTIVE UPON ACQUISITION
OF INTERCOASTAL UTILITIES INC.

Customer Class	Effective Upon Acquisition		
	Meter Size	Base Facility Charge	Vol. Charge per 1,000 Gal.
<u>Single Family:</u>	5/8" x 3/4"	\$20.73	\$0.89
	1"	\$46.87	\$0.89
	1-1/2"	\$90.41	\$0.89
	2"	\$142.69	\$0.89
<u>Multi-Family/Master-Metered:</u>	All - Per Meter	\$3.30	
	All - Per Unit	\$17.42	\$0.89
<u>General Service:</u>	5/8" x 3/4"	\$20.73	\$0.89
	1"	\$46.87	\$0.89
	1-1/2"	\$90.41	\$0.89
	2"	\$142.69	\$0.89
	3" Displacement	\$264.65	\$0.89
	3" Compound	\$282.08	\$0.89
	3" Turbine	\$308.21	\$0.89
	4"	\$433.88	\$0.89
	4" Turbine	\$526.00	\$0.89
	6"	\$874.47	\$0.89
	6" Turbine	\$1,092.28	\$0.89
	8"	\$1,397.16	\$0.89
	8" Turbine	\$1,571.37	\$0.89
	10"	\$2,006.96	\$0.89
10" Turbine	\$2,529.85	\$0.89	
12"	\$3,749.26	\$0.89	

ST. JOHNS COUNTY, FLORIDA
QUARTERLY WASTEWATER RATES EFFECTIVE UPON ACQUISITION
OF INTERCOASTAL UTILITIES INC.

Customer Class	Effective Upon Acquisition		
	Meter Size	Base Facility Charge	Volume Charge per 1,000 Gal.
<u>Single Family:</u>	All	\$39.05	\$3.26
<u>Multi-Family/Master-Metered:</u>			
With Separate Irrigation Meter	All - Per Meter	\$3.74	
	All - Per Unit	\$35.29	\$3.26
Without Separate Irrigation Meter	All - Per Meter	\$3.74	
	All - Per Unit	\$35.29	\$3.26
<u>General Service:</u>			
	5/8" x 3/4"	\$39.05	\$3.26
	1"	\$91.99	\$3.26
	1-1/2"	\$180.24	\$3.26
	2"	\$286.14	\$3.26
	3" Displacement	\$533.23	\$3.26
	3" Compound	\$568.54	\$3.26
	3" Turbine	\$621.49	\$3.26
	4"	\$886.25	\$3.26
	4" Turbine	\$1,062.76	\$3.26
	6"	\$1,768.75	\$3.26
	6" Turbine	\$2,209.99	\$3.26
	8"	\$2,827.76	\$3.26
	8" Turbine	\$3,180.75	\$3.26
	10"	\$4,063.25	\$3.26
	10" Turbine	\$5,122.25	\$3.26
	12"	\$7,593.28	\$3.26

There will be no 10,000 gallon per month cap on wastewater gallonage charges assessed.

THE CERTIFICATED SERVICE AREA
OF INTERCOASTAL UTILITIES COMPANY

Parcel "A-1"

This boundary description contains lands in the following Sections: 34, 42, 46, 47, 51, and 52, Township 3 South, Range 29 East and Sections 2, 3, 10, 11, 14, 23, 24, 25, 26, 45, 46, 71, and 72, Township 4 South, Range 29 East, all in St. Johns County, Florida, and being more particularly described as follows:

All those lands bounded on the West by the Easterly right-of-way line of State Road A-1-A as now established, bounded on the East by the Atlantic Ocean, bounded on the South by the South lot line of Lot 7, Block 3, of Ponte Vedra Ocean Front Estates as recorded in Map Book 15, Pages 98 and 99 of the current records of St. Johns County, Florida, and bounded on the North by the following line: Commence at the point common to Section 34, 42, 46, 47, 51, and 52; thence run South $83^{\circ}30'30''$ West, a distance of 23.25 feet to a point of intersection with the Southerly right-of-way line of State Road A-1-A as now established for a width of 200 feet, said point lying on a curve concave to the Northwest; thence run Northeasterly along the Easterly right-of-way line of said road along a curve to the left, said curve having a radius of 3,919.83 feet, a central angle of $6^{\circ}29'44''$, and an arc distance of 444.39 feet to the point of tangency of said curve; thence continuing along the Easterly right-of-way line of said State Road A-1-A, run North $00^{\circ}40'10''$ East, a distance of 882.60 feet to the point of curvature of a curve to the left, said curve having a radius of 7,739.49 feet, a central angle of $0^{\circ}44'25''$; thence along the arc of said curve a distance of 188.06 feet to the point of beginning.

From the point of beginning run South $83^{\circ}30'30''$ East, a distance of 1,239.26 feet to a point; thence run South $15^{\circ}37'30''$ East, a distance of 1,246.71 feet to a point; thence run North $83^{\circ}30'30''$ East, a distance of 377.43 feet to the Southwest corner of Section 43, Township 3 South, Range 29 East, St. Johns County, Florida; thence continue along the Southerly boundary of Section 43, a distance of 1,277 feet, more or less, to the Southeast corner of said Section 43; thence South $5^{\circ}04'37''$ East, along the Southerly projection of the Easterly boundary of Section 43, a distance of 91.18 feet to a point in the Westerly prolongation of the Northerly boundary of Lot 8, Block 2-S, as shown on the map of Ponte Vedra as recorded in Map Book 10, Page 1 of the current records of St. Johns County, Florida; thence run North $76^{\circ}13'23''$ East, along said Westerly prolongation, a distance of 721.98 feet to an intersection with the Westerly right-of-way line of County Road 203 as now established for a width of 66 feet; thence run South $13^{\circ}47'37''$ East, along said Westerly right-of-way line, a distance of 149.67; thence continue along said Westerly right-of-way and the prolongation thereof South $12^{\circ}25'19''$ East, a distance of 1,465 feet, more or less, to a point on the Westerly prolongation of the Southerly boundary of Lot 1, Block 2-

S, as shown on the map of Ponte Vedra, as recorded in Map Book 10, Page 1, of the current records of St. Johns County, Florida; thence Easterly along the Southerly boundary of said Lot 1, a distance of 400 feet, more or less, to the Atlantic Ocean and the point of ending.

Containing 1,846 acres more or less.

Less and except the following described parcel:

That certain tract or parcel of land being a part of Sections 34 and 35, Township 3 South, Range 29 East, St. Johns County, Florida, and being more particularly described as commencing at the Southeast corner of Ponte Vedra Place replat, as recorded in Map Book 18, Pages 63 and 64 of the Public Records of said County, said point lying on the Westerly right of way line of Ponte Vedra Boulevard (County Road No. 203, a 66 foot right of way); thence South $13^{\circ}47'37''$ East, along the Westerly right of way line of said Ponte Vedra Boulevard, 200 feet to a point for the point of beginning; thence continue South $13^{\circ}47'37''$ East along said Westerly right of way line, 149.67 feet to an angle point in said right of way line; thence continue along said Westerly right of way line, South $12^{\circ}25'19''$ East, 721.67 feet, more or less; thence South $76^{\circ}13'23''$ West, 411.15 feet, more or less; thence North $12^{\circ}25'19''$ West, and parallel with said Ponte Vedra Boulevard, 776.81 feet, more or less; thence North $11^{\circ}12'23''$ East, 104.29 feet; thence North $76^{\circ}13'23''$ East, 367.10 feet to the point of beginning.

Parcel "A-2"

That certain tract or parcel of land being a part of Sections 34, 43, 44, and 46, all lying in Township 3 South, Range 29 East, St. Johns County, Florida, being more particularly described as commencing at the corner common to Sections 27, 43, 44, and 46 of said Township and Range; thence South $15^{\circ}37'30''$ East, along the line dividing said Sections 44 and 46, a distance of 2,303.28 feet to a point for the point of beginning; thence continue South $15^{\circ}37'30''$ East, along said line dividing Sections 44 and 46, a distance of 2.96 feet; thence North $84^{\circ}22'30''$ East, 142.16 feet; thence South $15^{\circ}37'30''$ East, and parallel with said line dividing Sections 44 and 46, a distance of 1,244.04 feet to a point in the Southerly line of that portion of said Section 43, lying Southerly of said Section 44; thence South $84^{\circ}22'55''$ West, 142.16 feet to the Southwest corner of said portion of Section 43, aforementioned; thence South $83^{\circ}30'30''$ West, 377.43 feet; thence North $15^{\circ}37'30''$ West, and parallel with said line dividing Sections 34 and 43, and Sections 44 and 46, a distance of 1,246.71 feet; thence North $83^{\circ}30'30''$ East, 377.43 feet to the point of beginning.

Parcel "B"

This boundary description contains lands in the following Sections: 14, 23, 24, 25, and 26, Township 4 South, Range 29 East, St. Johns County, Florida, and being more particularly described as follows:

All those lands bounded on the East by the Westerly right-of-way line of State Road A-1-A as now established, bounded on the North by the Southerly right-of-way line of Mickler Road as now established, and bounded on the South and West by the following line: For a point of beginning begin at the intersection of the Westerly right-of-way line of State Road A-1-A with the Westerly prolongation of the Southern boundary of Lot 7, Block 3, of the map of Ponte Vedra Ocean Front Estates, as recorded in Map Book 15, Pages 98 and 99 of the current records of St. Johns County, Florida; thence run Southwesterly along a line perpendicular to the Westerly right-of-way line of said State Road A-1-A, a distance of 688 feet, more or less, to a point; thence run Northwesterly, a distance of 8,573 feet, more or less, to the Southeast corner of Section 72; thence continue along the Easterly boundary of Section 72 to a point of intersection with the Southerly right-of-way line of Mickler Road and the point of ending.

Containing 229 acres more or less.

Parcel "C"

This boundary description contains lands in the following Sections: Section 34, Township 3 South, Range 29 East and Sections 3, 4, 9, 10, 15, 16, 42, 43, 44, 46, 71, 72, and 73, Township 4 South, Range 29 East, all in St. Johns County, Florida, and being more particularly described as follows:

All those lands bounded on the East by the Easterly right-of-way line of State Road A-1-A as now established, bounded on the South by the Northerly right-of-way line of Mickler Road as now established, and bounded on the West and North by the Easterly and Southerly right-of-way line of County Road No. 210 (also known as Old Palm Valley Road) as now established.

Containing 1,110 acres more or less.

Parcel "D"

This boundary description contains lands in the following Sections: 9, 15, 16, 22, 41, 42, 43, 48, and 54, all in Township 4 South, Range 29 East, St. Johns County, Florida, and being more particularly described as follows:

All those lands bounded on the East and South by the Westerly and Northerly right-of-way line of County Road No. 210 (also known as Old Palm Valley Road) as now established, bounded on the North by

the Southerly right-of-way line of Canal Boulevard, as now established, and bounded on the West by the following line: For a point of beginning start at the intersection of the Northerly right-of-way line of County Road No. 210 (also known as Old Palm Valley Road), as now established, with the intersection of the Easterly right-of-way line of County Road No. 210 A (also known as Roscoe Boulevard); thence run Northwesterly along said Easterly right-of-way line of Roscoe Boulevard, a distance of 2,000 feet, more or less, to the West line of Section 54; thence Northerly along said West line of Section 54, a distance of 1,400 feet, more or less, to the corner common to Sections 49, 51, and 54; thence Easterly along the North line of said Section 54, a distance of 1,360 feet, more or less, to the corner common to Sections 22, 49, and 54; thence Northerly along the Easterly line of Section 22, a distance of 1,335 feet, more or less, to a corner common to Sections 22, 41, and 49; thence Westerly along the South line of Section 41, a distance of 1,500 feet, more or less, to the Southeasterly corner of Palm Valley Gardens, Unit Two, as recorded in Map Book 5, Page 65, of the public records of St. Johns County, Florida; thence Northwesterly and Northerly along the Easterly boundary of said Palm Valley Gardens, Unit Two, a distance of 6,450 feet, more or less, to the Northeast corner of Tract 1, of said Palm Valley Gardens, Unit Two; thence Easterly along the Southerly line of those lands described in Deed Book 149, Page 23, of said public records, a distance of 776 feet, more or less, to the Southeasterly corner of those lands described and recorded in Deed Book 149, Page 23; thence Northerly along the Easterly line of said lands, 2,040 feet, more or less, to the Southerly line of Palm Valley Gardens, Unit Five, as recorded in Map Book 5, Page 72, of said public records; thence Easterly along said Southerly line of Palm Valley Gardens, Unit Five, a distance of 810 feet, more or less, to the Southeasterly corner of said Palm Valley Gardens, Unit Five, and the corner common to Sections 40 and 42; thence continue Northerly along the Easterly line of said Palm Valley Gardens, a distance of 3,020 feet, more or less, to a point on the Southerly right-of-way of Canal Boulevard and the point of ending.

Containing 858 acres more or less.

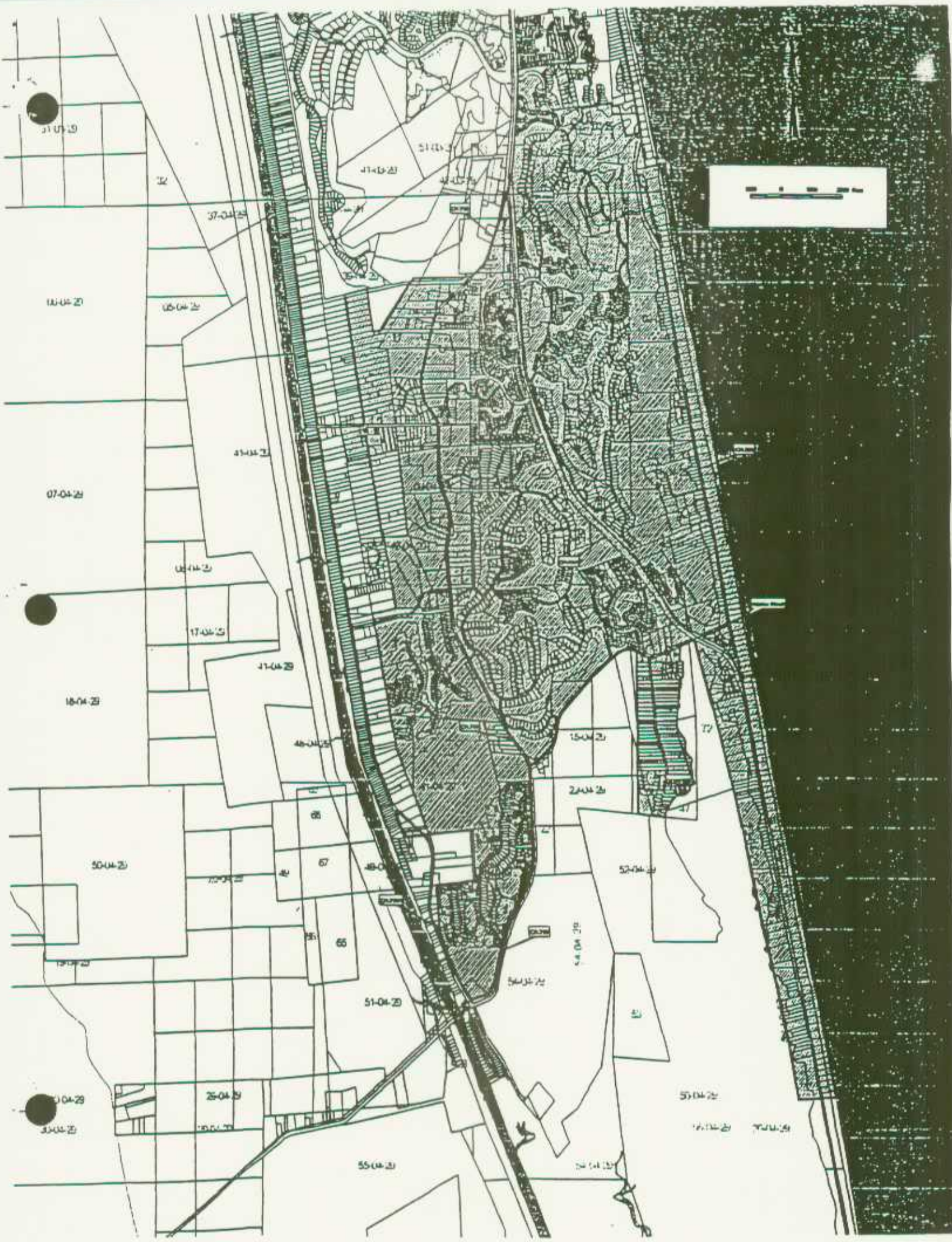
Parcel "E"

A portion of Sections 4, 6, 39, and 40, Township 4 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

For a point of reference, commence at the Northeasterly corner of Government Lot 1, Section 28; thence run Southerly along the Easterly line of said Section 28, a distance of 2,638.82 feet to a point in the centerline of Sun Valley Drive, as platted by Sun Valley, as recorded in Map Book 6, Page 11 of the public records of said county; thence run due South, a distance of 30 feet; thence run South 2°42'15" East, a distance of 822.22 feet; thence run due West,

a distance of 300 feet; thence run South $2^{\circ}42'15''$ East, a distance of 500 feet; thence run due East along the Southerly line of a 60 foot right of way known as Mosquito Control Road and its Westerly projection, a distance of 1,472.67 feet; thence run South $2^{\circ}48'00''$ East along the Westerly right of way of a State Road known as Ponte Vedra By-Pass Road (established as a 200 foot right of way), State Road A-1-A and/or State Road No. 203, a distance of 983.53 feet to an angle point in said right of way; thence continue Southerly and Southwesterly along said Westerly right-of-way line of Ponte Vedra By-Pass Road, a distance of 5,300 feet, more or less, to the Westerly right-of-way of Palm Valley Road, County Road No. 210; thence run Southwesterly along said Westerly right-of-way of Palm Valley Road, a distance of 3,000 feet, more or less, to a point of beginning; thence run South $88^{\circ}43'$ West, a distance of 265.00 feet more or less; thence run South $01^{\circ}51'55''$ East, a distance of 100.00 feet; thence run South $88^{\circ}43'$ West, a distance of 1,756 feet, more or less, to the Southeasterly line of said Section 39; thence continue along the Southeasterly line of Section 39, a distance of 1,700 feet, more or less, to the Northeast corner of Lot 39 of Palm Valley Gardens, Unit Six; thence $77^{\circ}54'49''$ West, along said Northerly line of Lot 39, a distance of 300 feet, more or less, to the Southeast corner of Lot 40 of said Palm Valley Gardens, Unit Six; thence North $12^{\circ}10'09''$ West along the Easterly line of said Palm Valley Gardens, Unit Six, a distance of 1,200.68 feet, more or less, to the Northeast corner of Palm Valley Gardens, Unit Six; thence run Southwesterly along the Northerly line of said Palm Valley Gardens, Unit Six, a distance of 750 feet; more or less, to the Easterly right-of-way of Wilderness Road, thence run Southeasterly along said Wilderness Road a distance of 3,525 feet, more or less, to the Northerly right-of-way Canal Boulevard; thence run Easterly along said Canal Boulevard to the Westerly right-of-way of said Palm Valley Road; thence Northwesterly, Northerly, and Northeastly along said Palm Valley Road, a distance of 4,600 feet, more or less, to the point of beginning.

Containing 161 acres more or less.



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PLEASE CONTACT THE
CLERK OF COURTS OFFICE

MINUTES AND RECORDS
DIVISION

FOR ADDITIONAL
DOCUMENTATION
REGARDING RESOLUTION
2001-115