

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

In Re: Application by ) DOCKET NO. 921111-WS  
Jacksonville Suburban Utilities ) ORDER NO. PSC-93-0399-FOF-WS  
Corporation for Amendment and ) ISSUED: 03/15/93  
Modification of Certificate No. )  
236-W and Modification of )  
Certificate No. 179-S in Duval )  
County, Florida. )

ORDER AMENDING AND MODIFYING CERTIFICATES TO INCLUDE ADDITIONAL  
TERRITORY AND ACKNOWLEDGING UTILITY'S COMPLIANCE  
WITH RULE 25-30.030(5), FLORIDA ADMINISTRATIVE CODE

BY THE COMMISSION:

By Order No. PSC-92-0895-FOF-WS, issued August 27, 1992, this Commission approved the transfer of Atlantic Utilities of Jacksonville, Inc., to Jacksonville Suburban Utilities Corporation (JSUC or utility). After that transfer application was approved, JSUC informed us that it had discovered that the legal descriptions in that application had failed to contain an area involving 56 water customers being served by Atlantic Utilities. No wastewater customers were affected by the erroneous legal descriptions. In addition, upon review, we discovered that Atlantic Utilities' legal description had failed to meet the requirements of Rule 25-30.036(1)(e), Florida Administrative Code, as well as Commission policy. Specifically, our rules require that sections, townships, and ranges be used along with metes and bounds where necessary. The utility's legal descriptions contained references to plat books and other references contained only in local or county records.

Thus, on October 28, 1992, JSUC filed an application seeking to amend its territory for the water system and to bring all legal descriptions for the Atlantic Utilities service area into compliance with Commission rules. The utility also requested that all provisions of Rule 25-30.030, Florida Administrative Code, be waived and the following portions of Rule 25-30.036(1), Florida Administrative Code, be waived including subsections (1)(b), (1)(d), (1)(f), (1)(j), (1)(k), (1)(l), and (1)(n). The utility asserted that these rules were inapplicable in this proceeding and unduly burdensome because of the fact that the utility had complied with all of these requirements in the proceeding immediately prior to this application. That proceeding resulted in Order No. PSC-92-0895-FOF-WS approving the transfer of Atlantic Utilities to JSUC.

DOCUMENT NUMBER-DATE

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ORDER NO. PSC-93-0399-FOF-WS  
DOCKET NO. 921111-WS  
PAGE 2

Order No. PSC-93-0017-FOF-WS, issued January 5, 1993, granted in part the utility's request for waiver of certain Commission Rules. In that Order, the utility was required to notice those entities named in Rule 25-30.030(5), Florida Administrative Code. The noticing of those entities named in the aforementioned rule was completed on December 28, 1992, according to a letter sent by the utility on that date.

Therefore, the application is now in compliance with the governing statute, Section 367.045, Florida Statutes, and other pertinent statutes and administrative rules concerning an application for amendment of certificate. The application contained a check in the amount of \$150, which is the correct filing fee pursuant to Rule 25-30.020, Florida Administrative Code. The utility is not required to provide evidence that it owns the land upon which the utility's facilities are located pursuant to Order No. PSC-93-0017-FOF-WS, in which the Commission found it appropriate to waive Rule 25-30.036(1)(d), Florida Administrative Code.

Adequate service territory and system maps and a territory description have been provided as prescribed by Rule 25-30.036(1)(e), (f), and (i), Florida Administrative Code. A description of the territory requested by the utility is appended to this Order as Attachment A. The utility has submitted an affidavit consistent with Section 367.045(2)(d), Florida Statutes, stating that it has tariffs and annual reports on file with the Commission.

In addition, the application contains proof of compliance with the noticing provisions set forth in Rule 25-30.030, Florida Administrative Code, except for the portions of that Rule that were waived in the aforementioned Order. No objections to the notice of application have been received and the time for filing such has expired.

Any discussion of the utility's ability to provide adequate technical and financial resources, utility experience, consistency with local governmental comprehensive plans, need for service, other potential providers of the service, and compliance with regulatory agencies is not needed due to the Commission's approval to waive such requirements in Order No. PSC-93-0017-FOF-WS.

ORDER NO. PSC-93-0399-FOF-WS  
DOCKET NO. 921111-WS  
PAGE 3

Based on the foregoing, we find that it is in the public interest to grant JSUC's request to modify and amend Water Certificate No. 236-W and modify Wastewater Certificate No. 179-S for the territory described in Attachment A.

The utility's approved rates and charges were effective July 3, 1992, pursuant to a 1992 price index/pass-through proceeding. The utility indicated that the proposed amendment will have no significant impact on its existing rates and charges. Therefore, these rates and charges shall be applied to customers in the new service territory.

The utility has filed revised tariff sheets incorporating the additional territory and has returned its certificates for entry reflecting the additional territory.

Based on the foregoing, it is, therefore,

ORDERED by the Florida Public Commission that the application by Jacksonville Suburban Utilities Corporation for modification and amendment of Water Certificate No. 236-W and the modification of Wastewater Certificate No. 179-S is hereby approved to include certain territory as described in Attachment A of this Order. It is further

ORDERED that Docket No. 921111-WS is hereby closed.

By ORDER of the Florida Public Service Commission this 15th day of March, 1993.

  
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STEVE TRIBBLE, Director  
Division of Records and Reporting

( S E A L )

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ORDER NO. PSC-93-0399-FOF-WS  
DOCKET NO. 921111-WS  
PAGE 4

NOTICE OF FURTHER PROCEEDINGS OR JUDICIAL REVIEW

The Florida Public Service Commission is required by Section 120.59(4), Florida Statutes, to notify parties of any administrative hearing or judicial review of Commission orders that is available under Sections 120.57 or 120.68, Florida Statutes, as well as the procedures and time limits that apply. This notice should not be construed to mean all requests for an administrative hearing or judicial review will be granted or result in the relief sought.

Any party adversely affected by the Commission's final action in this matter may request: 1) reconsideration of the decision by filing a motion for reconsideration with the Director, Division of Records and Reporting within fifteen (15) days of the issuance of this order in the form prescribed by Rule 25-22.060, Florida Administrative Code; or 2) judicial review by the Florida Supreme Court in the case of an electric, gas or telephone utility or the First District Court of Appeal in the case of a water or sewer utility by filing a notice of appeal with the Director, Division of Records and Reporting and filing a copy of the notice of appeal and the filing fee with the appropriate court. This filing must be completed within thirty (30) days after the issuance of this order, pursuant to Rule 9.110, Florida Rules of Civil Procedure. The notice of appeal must be in the form specified in Rule 9.900 (a), Florida Rules of Appellate Procedure.

ATTACHMENT A

JACKSONVILLE SUBURBAN UTILITIES CORPORATION  
TERRITORY DESCRIPTION

The following described lands located in portions of Sections, Townships and Ranges in Duval County, Florida as described below.  
Brackridge Subdivision, Parcel 1

A PART OF SECTION 56, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF BELFORT ROAD (A 66 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF NEWTON ROAD (A 40 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 89°58'20" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF NEWTON ROAD, A DISTANCE OF 220.00 FEET; THENCE SOUTH 01°19'10" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF NEWTON ROAD, A DISTANCE OF 10.00 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF NEWTON ROAD (A 50 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) AND THE POINT OF BEGINNING; THENCE SOUTH 89°58'20" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF NEWTON ROAD, A DISTANCE OF 172.14 FEET TO A POINT ON SAID RIGHT-OF-WAY LINE; THENCE NORTH 01°40' EAST CROSSING SAID NEWTON ROAD, A DISTANCE OF 260.00 FEET; THENCE SOUTH 89°58'20" EAST, A DISTANCE OF 210.00 FEET; THENCE SOUTH 01°40' WEST, A DISTANCE OF 500.00 FEET; THENCE SOUTH 89°55' EAST, A DISTANCE OF 165.00 FEET; THENCE NORTHERLY, A DISTANCE OF 250.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID NEWTON ROAD (A 40 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF NEWTON ROAD, A DISTANCE OF 250.00 FEET; THENCE SOUTHERLY, A DISTANCE OF 250.00; THENCE SOUTH 89°15' EAST, A DISTANCE OF 188.22 FEET; THENCE NORTH 00°05' EAST, A DISTANCE OF 60.00 FEET; THENCE SOUTH 89°55' EAST, A DISTANCE OF 145.00 FEET; THENCE NORTH 02°36' WEST, A DISTANCE OF 190.05 FEET; THENCE SOUTH 89°55' EAST, A DISTANCE OF 130 FEET MORE OR LESS; THENCE SOUTH 01°19'40" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF NEWTON ROAD, A DISTANCE OF 10.00 FEET; THENCE SOUTH 89°55' EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF NEWTON ROAD (A 50 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), A DISTANCE OF 560.12 FEET; THENCE SOUTH 01°19'40" EAST, A DISTANCE OF 1309.42 FEET; THENCE SOUTH 89°43'30" WEST, A DISTANCE OF 1319.22 FEET; THENCE SOUTH 89°15' WEST, A DISTANCE OF 641.70 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE OF BELFORT ROAD; THENCE NORTH 01°01'20" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1090.71 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 889.31 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A CHORD BEARING OF NORTH 00°12'15" EAST AND A CHORD DISTANCE OF 39.48 FEET TO A POINT ON SAID CURVE; THENCE CONTINUE NORTHERLY ALONG THE ARC OF SAID CURVE A CHORD BEARING OF NORTH 04°15'30" WEST AND A CHORD DISTANCE OF 91.00 FEET TO A POINT ON SAID CURVE; THENCE SOUTH 89°58'20" EAST LEAVING SAID EASTERLY RIGHT-OF-WAY LINE OF BELFORT ROAD, A DISTANCE OF 244.27 FEET; THENCE NORTH 01°19'10" WEST; A DISTANCE OF 99.00 FEET TO THE POINT OF BEGINNING.

Brackridge Subdivision, Parcel 2

A PART OF SECTION 56, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF NEWTON ROAD (A 40 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF BELFORT ROAD (A 66 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 89°47'50" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF NEWTON ROAD, A DISTANCE OF 215.53 FEET; THENCE NORTH 26°54'50" EAST LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 171.59 FEET; THENCE SOUTH 63°05'10" EAST, A DISTANCE OF 180.96 FEET TO A POINT ON SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF BELFORT ROAD; THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF BELFORT ROAD AND ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 955.31 FEET, A CHORD BEARING OF SOUTH 18°28'27" WEST, AND A CHORD DISTANCE OF 74.16 FEET TO THE POINT OF BEGINNING.

Bon-Air Subdivision

A PART OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 19; THENCE SOUTH 01°07'50" EAST ALONG THE WEST LINE OF SAID SECTION 19, A DISTANCE OF 673.09 FEET; THENCE NORTH 85°52'10" EAST, A DISTANCE OF 30.00 FEET TO THE POINT OF INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF PARKER AVENUE (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SEABOARD COASTLINE RAILROAD (A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) AND THE POINT OF BEGINNING; THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF SEABOARD COASTLINE RAILROAD AND ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1382.69 FEET, AN ARC DISTANCE OF 1403.73 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 72°41'51" EAST AND A CHORD DISTANCE OF 1344.22 FEET TO THE CENTERLINE OF HAYDON ROAD (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 00°57'02" EAST ALONG SAID CENTERLINE OF HAYDON ROAD, A DISTANCE OF 700.53 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF HECKSCHER DRIVE (A RIGHT-OF-WAY OF VARYING WIDTH); THENCE SOUTH 83°51'58" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF HECKSCHER DRIVE, A DISTANCE OF 872.86 FEET; THENCE SOUTH 16°45'20" EAST LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 74.94 FEET; THENCE SOUTH 64°09'40" WEST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 56°33'40" WEST, A DISTANCE OF 12.90 FEET; THENCE SOUTH 52°58'40" WEST, A DISTANCE OF 38.17 FEET; THENCE SOUTH 50°25'15" WEST ALONG A LINE TO ITS INTERSECTION WITH SAID EASTERLY RIGHT-OF-WAY LINE OF PARKER AVENUE AND ITS SOUTHERLY PROJECTION THEREOF, A DISTANCE OF 338.35 FEET; THENCE NORTH 01°05'56" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF PARKER AVENUE AND ITS SOUTHERLY PROJECTION THEREOF, A DISTANCE OF 782.62 FEET TO THE POINT OF BEGINNING.



Greenfield Estates Subdivision, Parcel 1

A PART OF THE FRANCIS RICHARD GRANT, SECTION 56, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF BARNES ROAD (AN 80 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) FORMERLY KNIGHTS LANE, WITH THE EASTERLY RIGHT-OF-WAY LINE OF PARENTAL HOME ROAD (A 66 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 08°14' WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF PARENTAL HOME ROAD, A DISTANCE OF 2100 FEET MORE OR LESS TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BOWDEN ROAD (A 66 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) FORMERLY PARENTAL HOME ROAD; THENCE NORTH 87°24' WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF BOWDEN ROAD, A DISTANCE OF 1310 FEET MORE OR LESS TO A POINT LYING 6612.90 FEET EAST FROM THE EASTERLY RIGHT-OF-WAY LINE OF PHILLIPS HIGHWAY, STATE ROAD NO. 5 (FORMERLY 125 FOOT RIGHT-OF-WAY); THENCE NORTH 03°51' EAST, A DISTANCE OF 1350.6 FEET; THENCE NORTH 79°46' WEST, A DISTANCE OF 397.4 FEET; THENCE NORTH 07°33' EAST, A DISTANCE OF 634.9 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF BARNES ROAD; THENCE SOUTH 87°24' EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF BARNES ROAD, A DISTANCE OF 1828 FEET MORE OR LESS TO THE POINT OF BEGINNING.

Greenfield Estates Subdivision, Parcel 2

A PART OF THE FRANCIS RICHARD GRANT, SECTION 56, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF BOWDEN ROAD (A 66 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) FORMERLY PARENTAL HOME ROAD, WITH THE EASTERLY RIGHT-OF-WAY LINE OF PARENTAL HOME ROAD (A 66 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 08°14' EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF PARENTAL HOME ROAD, A DISTANCE OF 1787.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 08°14' EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF PARENTAL HOME ROAD, A DISTANCE OF 334.00 FEET TO A POINT ON THE SOUTHERLY LINE OF A COUNTY CANAL; THENCE SOUTH 88°04' EAST ALONG SAID SOUTH LINE OF A COUNTY CANAL, A DISTANCE OF 676.18 FEET; THENCE SOUTH 01°56' WEST LEAVING SAID SOUTHERLY LINE OF A COUNTY CANAL, A DISTANCE OF 39.71 FEET; THENCE SOUTH 18°23' WEST, A DISTANCE OF 128.56; THENCE SOUTH 26°29'20" WEST, A DISTANCE OF 147.72 FEET; THENCE SOUTH 40°10'20" WEST, A DISTANCE OF 121.93 FEET; THENCE NORTH 81°36' WEST, A DISTANCE OF 543.02 FEET TO THE POINT OF BEGINNING.

Milmar Manor Subdivision

A PART OF THE PETER BAGLEYS GRANT, SECTION 48, TOGETHER WITH A PART OF THE FRANCIS RICHARD GRANT, SECTION 52, ALL LYING IN TOWNSHIP 2 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE NORTHERLY LINE OF LOT 7 OF THE LANDS BELONGING TO THE HEIRS OF FRANCIS RICHARD, AS RECORDED IN PLAT BOOK "AB", PAGE 304 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, WITH THE EASTERLY RIGHT-OF-WAY LINE OF BARTRAM ROAD (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 02°00'00" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF BARTRAM ROAD, A DISTANCE OF 1873.70 FEET; THENCE NORTH 63°38'20" EAST LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 430.86 FEET; THENCE SOUTH 06°13'24" WEST, A DISTANCE OF 292.32 FEET; THENCE SOUTH 63°38'20" WEST ALONG A LINE TO ITS INTERSECTION WITH SAID EASTERLY RIGHT-OF-WAY LINE OF BARTRAM ROAD, A DISTANCE OF 406.40 FEET; THENCE SOUTH 02°00'00" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF BARTRAM ROAD, A DISTANCE OF 82.44 FEET; THENCE NORTH 84°08'10" WEST LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1437 FEET MORE OR LESS TO THE NORTHEASTERLY BANK OF LITTLE POTTSBURG CREEK; THENCE NORTHWESTERLY AND NORTHEASTERLY ALONG THE MEANDERS OF SAID LITTLE POTTSBURG CREEK, A DISTANCE OF 1140 FEET MORE OR LESS; THENCE NORTH 64°27'40" EAST, A DISTANCE OF 664 FEET MORE OR LESS TO THE SOUTHEAST CORNER OF LOT 9, BLOCK 3, EMBASSY PLACE AS RECORDED IN PLAT BOOK 22, PAGE 39 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 02°00'00" EAST, A DISTANCE OF 224.18 FEET; THENCE NORTH 64°27'40" EAST, A DISTANCE OF 468.88 FEET; THENCE NORTH 11°04'25" WEST, A DISTANCE OF 159.76 FEET; THENCE SOUTH 63°51'25" WEST, A DISTANCE OF 90.62 FEET; THENCE NORTH 13°32'15" WEST, A DISTANCE OF 232.44 FEET TO A POINT ON THE SAID NORTHERLY LINE OF LOT 7 OF THE LANDS BELONGING TO THE HEIRS OF FRANCIS RICHARD; THENCE NORTH 63°47'05" EAST, ALONG SAID NORTH LINE OF LOT 7, A DISTANCE OF 765.00 FEET TO THE POINT OF BEGINNING.



Ortega Hills Subdivision

A PART OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 28; THENCE SOUTH 89°55'30" EAST ALONG THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 3510 FEET MORE OR LESS TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE ATLANTIC COASTLINE RAILROAD (A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 15°21'52" WEST ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF THE ATLANTIC COASTLINE RAILROAD, A DISTANCE OF 822.22 FEET; THENCE NORTH 84°31'48" WEST, LEAVING SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 385.9 FEET; THENCE SOUTH 06°07'52" WEST, A DISTANCE OF 308.04 FEET; THENCE NORTH 88°52'08" WEST, A DISTANCE OF 280.00 FEET TO A POINT; THENCE CONTINUE NORTH 88°52'08" WEST, A DISTANCE OF 75 FEET MORE OR LESS TO THE CENTERLINE OF AN 8.00 FOOT WIDE BRANCH; THENCE SOUTHERLY ALONG THE MEANDERS OF THE CENTERLINE OF SAID BRANCH, A DISTANCE OF 1350 FEET MORE OR LESS; THENCE SOUTH 09°31'20" EAST, A DISTANCE OF 465 FEET MORE OR LESS TO A POINT LYING 30.00 FEET NORTHERLY OF WHEN MEASURED AT RIGHT ANGLES TO THE SOUTHERLY LINE OF SAID SECTION 28; THENCE NORTH 85°04'33" WEST ALONG A LINE PARALLEL TO AND LYING 30.00 FEET NORTHERLY OF WHEN MEASURED AT RIGHT ANGLES TO SAID SOUTHERLY LINE OF SECTION 28, A DISTANCE OF 30 FEET MORE OR LESS TO A POINT ON THE CENTERLINE OF AFOREMENTIONED 8.00 FOOT WIDE BRANCH; THENCE SOUTHERLY ALONG THE MEANDERS OF SAID CENTERLINE, A DISTANCE OF 30 FEET MORE OR LESS TO SAID SOUTH LINE OF SECTION 28; THENCE NORTH 85°04'33" WEST ALONG SAID SOUTH LINE OF SECTION 28, A DISTANCE OF 1700 FEET MORE OR LESS TO THE NORTHWESTERLY CORNER OF SECTION 44 OF SAID TOWNSHIP 3 SOUTH, RANGE 26 EAST; THENCE NORTH 89°37'13" WEST CONTINUING ALONG THE SOUTH LINE OF SAID SECTION 28, A DISTANCE OF 883.77 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 28; THENCE NORTH 00°28'40" EAST ALONG SAID WEST LINE OF SECTION 28, A DISTANCE OF 2738.41 FEET TO THE POINT OF BEGINNING.

Ridgeland Gardens Subdivision, Parcel 1

A PART OF THE I. HENDRICKS GRANT, SECTION 51, TOGETHER WITH A PART OF THE FRANCIS RICHARD GRANT, SECTION 52, ALL IN TOWNSHIP 2 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF BEACH BOULEVARD, U.S. HIGHWAY 90 (A RIGHT-OF-WAY OF VARYING WIDTH) WITH THE EASTERLY RIGHT-OF-WAY LINE OF HAZELHURST DRIVE (A 60 FOOT RIGHT-OF-WAY BY PLAT); THENCE SOUTH 81°12'30" EAST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF BEACH BOULEVARD, A DISTANCE OF 105.61 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 68°15'51" WEST LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE OF BEACH BOULEVARD, A DISTANCE OF 297.72 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID BEACH BOULEVARD; THENCE SOUTH 04°02'00" WEST LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1489.63 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SOUTH ROAD (A 50 FOOT RIGHT-OF-WAY BY PLAT); THENCE NORTH 85°34'00" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF SOUTH ROAD, A DISTANCE OF 1694.40 FEET; THENCE NORTH 03°54'00" EAST, A DISTANCE OF 1251.85 FEET; THENCE NORTH 81°58'00" WEST, A DISTANCE OF 165.00 FEET; THENCE NORTH 03°56'00" EAST, A DISTANCE OF 485.52 FEET TO A POINT LYING ON AFOREMENTIONED NORTHERLY RIGHT-OF-WAY LINE OF BEACH BOULEVARD; THENCE NORTH 81°58'00" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF BEACH BOULEVARD, A DISTANCE OF 809.00 FEET; THENCE NORTH 02°47'00" EAST LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1562 FEET MORE OR LESS TO THE SOUTHERLY BANK OF BIG POTTSBURG CREEK; THENCE EASTERLY ALONG SAID SOUTHERLY BANK OF BIG POTTSBURG CREEK, 3100 FEET MORE OR LESS TO A POINT WHICH BEARS NORTH 07°46'30" EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 07°46'30" WEST, A DISTANCE OF 1733 FEET MORE OR LESS TO THE POINT OF BEGINNING.

Parcel 2

A PART OF THE FRANCIS RICHARD GRANT, SECTION 52, TOWNSHIP 2 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF PARENTAL HOME ROAD (A 60 FOOT RIGHT-OF-WAY) WITH THE NORTHERLY RIGHT-OF-WAY LINE OF BEACH BOULEVARD, U.S. HIGHWAY 90 (A 300 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 81°42'30" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF BEACH BOULEVARD, A DISTANCE OF 231.12 FEET; THENCE NORTH 19°15'30" EAST LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 175.00 FEET; THENCE SOUTH 81°42'30" EAST, A DISTANCE OF 170.00 FEET TO A POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID PARENTAL HOME ROAD; THENCE SOUTH 19°15'30" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF PARENTAL HOME ROAD, A DISTANCE OF 64.99 FEET; THENCE SOUTH 81°42'30" EAST LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 241.49 FEET; THENCE SOUTH 08°58'49" WEST, A DISTANCE OF 308.02 FEET TO A POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BEACH BOULEVARD; THENCE SOUTH 81°42'30" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF BEACH BOULEVARD, A DISTANCE OF 207.95 FEET; THENCE SOUTH 15°46'30" WEST LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 100.00 FEET; THENCE SOUTH 69°40'30" WEST, A DISTANCE OF 191.9 FEET; THENCE SOUTH 08°17'30" WEST, A DISTANCE OF 89.78 FEET; THENCE NORTH 67°34'30" WEST, A DISTANCE OF 311.92 FEET TO A POINT LYING ON SAID EASTERLY RIGHT-OF-WAY LINE OF PARENTAL HOME ROAD; THENCE NORTH 19°15'30" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF PARENTAL HOME ROAD, A DISTANCE OF 412.20 FEET TO THE POINT OF BEGINNING.

Riverview Subdivision

A PART OF THE CHARLES P. SIBBALD GRANT, SECTION 39, TOGETHER WITH A PART OF THE J. WATSON GRANT, SECTION 40, ALL IN TOWNSHIP 1 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF LEM TURNER ROAD, STATE ROAD NO. 115 (AN 80 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) WITH THE LINE DIVIDING SAID SECTIONS 39 AND 40; THENCE EAST ALONG SAID DIVIDING LINE, A DISTANCE OF 295.31 FEET; THENCE SOUTH 25°12'00" EAST LEAVING SAID DIVIDING LINE, A DISTANCE OF 260.64 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF WASHINGTON AVENUE (A 50 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 25°12'00" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF WASHINGTON AVENUE, A DISTANCE OF 50.00 FEET; THENCE NORTH 64°48'00" EAST, A DISTANCE OF 200.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF ADAMS AVENUE (A 50 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 25°12'00" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF ADAMS AVENUE, A DISTANCE OF 350.00 FEET TO THE POINT OF INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF BELVEDERE STREET (A 50 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) AND SAID WESTERLY RIGHT-OF-WAY LINE OF ADAMS AVENUE; THENCE NORTH 64°48'00" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF BELVEDERE STREET, A DISTANCE OF 1203.93 FEET TO A POINT LYING ON AFOREMENTIONED LINE DIVIDING SECTIONS 39 AND 40; THENCE NORTH 89°59'37" EAST ALONG SAID DIVIDING LINE, A DISTANCE OF 1205.24 FEET; THENCE NORTH A DISTANCE OF 190.00 FEET TO A POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BASSETT ROAD (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF BASSETT ROAD, A DISTANCE OF 373.36 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF CARBONDALE DRIVE (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 17°01'00" EAST ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF CARBONDALE DRIVE, A DISTANCE OF 83.82 FEET; THENCE SOUTH 57°34'06" EAST, A DISTANCE OF 76.40 FEET TO THE POINT OF INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF CLYDE STREET (A 50 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) AND THE EASTERLY RIGHT-OF-WAY LINE OF SAID CARBONDALE DRIVE; THENCE SOUTH 80°00'00" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF CLYDE STREET TO ITS INTERSECTION WITH THE WESTERLY BANK OF THE ST. JOHNS RIVER, A DISTANCE OF 355 FEET MORE OR LESS; THENCE SOUTHWESTERLY ALONG SAID WESTERLY BANK OF THE ST. JOHNS RIVER, A DISTANCE OF 1350 FEET MORE OR LESS TO A POINT, SAID POINT LYING SOUTH 11°21'05" WEST AND 1301.61 FEET DISTANT FROM AFORESAID INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF CLYDE STREET AND THE WESTERLY BANK OF THE ST. JOHNS RIVER; THENCE NORTH 79°30'00" WEST, A DISTANCE OF 382 FEET MORE OR LESS; THENCE NORTH 10°10'00" EAST, A DISTANCE OF 96.10 FEET; THENCE SOUTH 64°48'00" WEST, A DISTANCE OF 475.10 FEET TO A POINT LYING ON THE CENTERLINE OF HARRISON AVENUE (A 50 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 25°12'00" EAST ALONG SAID CENTERLINE OF HARRISON AVENUE, A DISTANCE OF 300.00 FEET TO ITS INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF BROOM STREET (A 50 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 64°48'00" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF BROOM STREET, A DISTANCE OF 1972.00 FEET TO A POINT LYING ON AFORESAID NORTHEASTERLY RIGHT-OF-WAY LINE OF LEM TURNER ROAD; THENCE NORTH 25°12'00" WEST ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1950.00 FEET TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; THENCE NORTH 26°05'49" WEST CONTINUING ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF LEM TURNER ROAD, A DISTANCE OF 350.04 FEET; THENCE NORTH 64°48'00" EAST, A DISTANCE OF 252.48 FEET TO THE POINT OF BEGINNING.

Westwood Estates Subdivision, Parcel 1

A PART OF SECTIONS 13 AND 24, TOWNSHIP 2 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF LANE AVENUE SOUTH, STATE ROAD NO. 103 (A 66 FOOT RIGHT-OF-WAY BY PLAT) WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF HIGHWAY AVENUE (A 50 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 89°10'00" WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF HIGHWAY AVENUE, A DISTANCE OF 418.53 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°10'00" WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 799.77 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF ST. ANDREWS STREET (A 50 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) AND ITS SOUTHERLY PROJECTION THEREOF; THENCE NORTH 01°15'00" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF ST. ANDREWS STREET, A DISTANCE OF 770.00 FEET; THENCE SOUTH 89°10'00" EAST LEAVING SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 447.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SANTA BARBARA (A 50 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 01°15'00" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 60.00 FEET; THENCE SOUTH 89°10'00" EAST LEAVING SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 173.00 FEET; THENCE NORTH 01°15'00" EAST, A DISTANCE OF 480.00 FEET; THENCE SOUTH 89°10'00" EAST, A DISTANCE OF 220.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF ANNE AVENUE (A 50 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 01°15'00" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 150.00 FEET; THENCE SOUTH 89°10'00" EAST LEAVING SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 151.12 FEET; THENCE NORTH 01°15'00" EAST, A DISTANCE OF 147.67 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CANADIAN AVENUE (A 50 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 84°42'00" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 563.21 FEET; THENCE SOUTH 01°34'00" WEST LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1332.92 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF AFORESAID HIGHWAY AVENUE; THENCE SOUTH 89°10'00" EAST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 300.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF CHATHAM STREET (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 01°15'00" WEST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 400.00 FEET; THENCE NORTH 89°10'00" WEST LEAVING SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 150.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF BEVERLY LANE (A 42 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 01°15'00" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 12.50 FEET; THENCE NORTH 89°10'00" WEST LEAVING SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 242.00 FEET; THENCE NORTH 01°15'00" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 89°10'00" WEST, A DISTANCE OF 200.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID LANE AVENUE SOUTH; THENCE NORTH 01°15'00" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 147.50 FEET; THENCE NORTH 89°10'00" WEST LEAVING SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 451.53 FEET; THENCE NORTH 01°15'00" EAST, A DISTANCE OF 115.00 FEET TO THE POINT OF BEGINNING.

ORDER NO. PSC-93-0399-FOF-WS  
DOCKET NO. 921111-WS  
PAGE 13

Westwood Estates Subdivision, Parcel 2

A PART OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF LANE AVENUE SOUTH, STATE ROAD NO. 103 (A 66 FOOT RIGHT-OF-WAY BY PLAT) WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF HIGHWAY AVENUE (A 50 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 01°15'00" WEST ALONG SAID CENTERLINE OF LANE AVENUE SOUTH, A DISTANCE OF 925.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF STUART AVENUE (A 50 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 89°10'00" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°10'00" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 172.00 FEET; THENCE SOUTH 01°15'00" WEST LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 101.67 FEET; THENCE NORTH 89°10'00" WEST, A DISTANCE OF 172.00 FEET TO A POINT ON SAID EAST RIGHT-OF-WAY LINE OF LANE AVENUE SOUTH; THENCE NORTH 01°15'00" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 101.67 FEET TO THE POINT OF BEGINNING.