

ORIGINAL
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August 30, 1996

Florida Public Service Commission
Division of Legal Services
Attn: Ms. Alice Crosby
2540 Shumard Oak Blvd.
Tallahassee, FL 32399-0850

Re: Docket Nos. 960235-WS and 96-283-WS, Application for approval of the transfer of assets and certificate Nos. 404-W and 341-S from Econ Utilities Corporation to Wedgefield Utilities, Inc. in Orange County, Florida, and Application for Extension of Service Territory.

Dear Ms. Crosby:

The following materials are enclosed in response to your request in the above referenced dockets relating to Item 31 on the Commission Agenda for September 3, 1996. The revisions to the legal descriptions were provided by the seller, Mr. John Forrer, and his employees, to whom we are indebted for their assistance.

1. Hard copy of the revised legal descriptions, amending pages 16-21 of the Staff recommendation.
2. Computer disk in WordPerfect 5.1 containing the revised legal descriptions.
3. Draft showing where changes have been made.

If I can be of any further assistance please let me know.

Sincerely yours,


Ben E. Girtman

ACK _____
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 WAS _____
 OTH _____

BEG/jc
Encls.

cc w/encls.: Mr. Carl Wenz
Mr. John Forrer

RECEIVED & FILED

EPSC-BUREAU OF RECORDS

DOCUMENT NUMBER-DATE

09232 AUG 30 1996

FPSC-RECORDS/REPORTING

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ATTACHMENT B

WEDGEFIELD UTILITIES, INC.

TERRITORY DESCRIPTION

The following described lands located in portions of Sections 2 and 11, Township 23 South, Range 32 East, Orange County, Florida:

SHOPPING CENTER

All that portion of the southeast quarter of Section 1, Township 23 South, Range 32 East, lying northeasterly of State Road 520 in Orange County, Florida.

BANCROFT BOULEVARD PROPERTY

In Sections 2 and 11, Township 23 South, Range 32 East.

The row of lots located immediately west of Bancroft Boulevard, beginning at the north boundary of Section 2, Township 23 South, Range 32 East, and running south to where the north boundary of the Florida Power and Light 160 foot power line easement crosses Bancroft Boulevard in Section 11, Township 23 South, Range 32 East.

More particularly described as follows:

Lots 1 through 6, Block 19A, Cape Orlando Estates, Unit 1, Orange County, Florida, being more particularly described as follows: Commence at the west quarter corner of Section 1, Township 23 South, Range 32 East, Orange County, Florida; thence run south 89° 48' 20" west a distance of 53 feet to the northeast corner of Lot 6, Block 19A, Rocket City, Unit 1 according to the plat thereof, as recorded in Plat Book Z, pages 29 through 31, of the public records of Orange County, Florida, said point being the point of beginning; thence run south 00° 02' 32" east along the east line of said Block 19A, said line also being the west right-of-way line of Bancroft Boulevard, said line also being parallel to the west line of the southwest quarter of said Section 1, a distance of 501 feet to the southeast corner of Lot 1, said Block 19A; thence run south 89° 48' 20" west along the south line of said Block 19A, said line also being the north right-of-way line of Majestic Street, a distance of 125 feet; thence run north 00° 02' 32" west, 501 feet to the northwest corner of said Lot 6; thence run north 89° 48' 20" east, along the north line of said Lot 6, a distance of 125 feet to the point of beginning.

Lots 1 through 9, Block 29A, Cape Orlando Estates, Unit 1, Orange

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County, Florida, being more particularly described as follows: commence at the west quarter corner of Section 1, Township 23 South, Range 32 East, Orange County, Florida, according to the plat of Rocket City, Unit 1, as recorded in Plat Book Z, pages 29 through 31, of the public records of Orange County, Florida; thence run south $00^{\circ} 02' 32''$ east, along the west line of the southwest quarter of said section 1, said line also being the centerline of Bancroft Boulevard, a distance of 561 feet; thence run south $89^{\circ} 48' 20''$ west, 53 feet to the northeast corner of Lot 1, said Block 29A, said point also being the point of beginning; thence run south $00^{\circ} 02' 32''$ east, along the east line of said Block 29A, said line also being the west right-of-way line of Bancroft Boulevard, a distance of 730 feet to the southeast corner of Lot 9, said Block 29A; thence run south $89^{\circ} 48' 20''$ west, along the south line of said Lot 9, Block 29A, a distance of 125 feet; thence run north $00^{\circ} 02' 32''$ west, 730 feet to the northwest corner of said Lot 1, Block 29A; thence run north $89^{\circ} 48' 20''$ east, along the north line of said Lot 1, a distance of 125 feet to the point of beginning.

Lots 10 through 15, Block 29A, Cape Orlando Estates, Unit 1A, Orange County, Florida, being more particularly described as follows: commence at the west quarter corner of Section 1, Township 23 South, Range 32 East, Orange County, Florida, according to the plat of Rocket City, Unit 1,

as recorded in Plat Book Z, pages 29 through 31, of the public records of Orange County, Florida, thence run south $00^{\circ} 02' 32''$ east along the west line of the southwest quarter of said Section 1, said line also being the centerline of Bancroft Boulevard, a distance of 1291 feet; thence run south $89^{\circ} 48' 20''$ west, 53 feet to the northeast corner of Lot 10, Block 29A, Cape Orlando Estates, Unit 1A, as recorded in Plat Book Z, pages 71 through 73, of the public records of Orange County, Florida, said point also being the point of beginning; thence run south $00^{\circ} 02' 32''$ east along the east line of said Block 29A, said line also being the west right-of-way line of Bancroft Boulevard, a distance of 530.42 feet to the southeast corner of Lot 15, said Block 29A; thence run west along the south line of said Lot 15, block 29A, a distance of 125 feet; thence run north $00^{\circ} 02' 32''$ west, 530 feet to the northwest corner of said Lot 10, Block 29A; thence run south $89^{\circ} 48' 20''$ east, along the north line of said Lot 10, Block 29A, a distance of 125 feet to the point of beginning.

Lots 1 through 15, Block 68, Cape Orlando Estates, Unit 1A, Orange County, Florida, being more particularly described as follows: commence at the west quarter corner of Section 1, Township 23 South, Range 32 East, Orange County, Florida,

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according to the plat of Rocket City, Unit 1A, as recorded in Plat Book Z, pages 71 through 73, of the public records of Orange County, Florida; thence run south $00^{\circ} 02' 32''$ east, along the west line of the southwest quarter of said section 1, said line also being the centerline of Bancroft Boulevard, a distance of 1881.60 feet; thence run south $89^{\circ} 48' 20''$ west, 53 feet to the northeast corner of Lot 1, said Block 68, said point also being the point of beginning; thence run south $00^{\circ} 02' 32''$ east, along the east line of said Block 68, said line also being the west right-of-way line of Bancroft Boulevard, a distance of 760.63 feet; thence run south $00^{\circ} 02' 03''$ east, along said west right-of-way line, a distance of 499.39 feet to the southeast corner of Lot 15, said Block 68; thence run west along the south line of said Lot 15, Block 68, a distance of 125 feet; thence run north $00^{\circ} 02' 03''$ west 498.98 feet; thence run north $00^{\circ} 02' 03''$ west 761.04 feet to the northwest corner of said Lot 1, Block 68; thence run east along the north line of said Lot 1, Block 68, a distance of 125 feet to the point of beginning.

Lots 1 through 6, Block 74, Cape Orlando Estates, Unit 1A, Orange County, Florida, being more particularly described as follows: commence at the northeast corner of Section 11, Township 23 South, Range 32 East, Orange County, Florida, according to the plat of Rocket City, Unit 1A, as recorded in Plat Book Z, pages 71 through 73, of the public records of Orange County, Florida; thence run south $89^{\circ} 46' 34''$ west, along the north line of the northeast quarter of said Section 11, a distance of 53 feet to a point of the west right-of-way line of Bancroft Boulevard; thence run south $00^{\circ} 20' 03''$ east along said west right-of-way line, a distance of 605.39 feet to the northeast corner of Lot 1, Block 74, said Rocket City, Unit 1A; said point also being the point of beginning; thence continue south $00^{\circ} 20' 03''$ east along said west right-of-way line, a distance of 560.01 feet to the southeast corner of Lot 6, said Block 74; thence run west along the south line of said Lot 6, a distance of 125 feet; thence run north $00^{\circ} 20' 03''$ west, along the west line of said Block 74, a distance of 560.01 feet; thence run east 125 feet to the point of beginning.

Lots 1 through 14, Block 70, Cape Orlando Estates, Unit 1A, Orange County, Florida, being more particularly described as follows: commence at the northeast corner of Section 11, Township 23 South, Range 32 East, Orange County, Florida, according to the plat of Rocket City, Unit 1A, as recorded in Plat Book Z, pages 71 through 73, of the public records of Orange County, Florida; thence run south $89^{\circ} 46' 34''$ west along the north line of the northeast quarter of said Section 11, a distance of 53 feet to a point on the west right-of-way line of Bancroft Boulevard; thence run south $00^{\circ} 20' 03''$ east along said

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west right-of-way line, a distance of 1225.40 feet to the northeast corner of Lot 1, Block 70, said Rocket City, Unit 1A, said point also being the point of beginning; thence continue south 00° 20' 03" east along said west right-of-way line, a distance of 1131.57 feet to the southeast corner of Lot 14, said Block 70; thence run south 89° 52' 12" west, along the south line of said Lot 14, a distance of 125 feet; thence run north 00° 20' 03" west, along the west line of said Block 70, a distance of 1131.85 feet; thence run east 125 feet to the point of beginning.

Lot 1 and Tract A, Block 72, Cape Orlando Estates, Unit 1A, Orange County, Florida, being more particularly described as follows: commence at the northeast corner of Section 11, Township 23 South, Range 32 East, Orange County, Florida, according to the plat of Rocket City, Unit 1A, as recorded in Plat Book Z, pages 71 through 73, of the public records of Orange County, Florida; thence run south 89° 46' 34" west along the north line of the northeast quarter of said Section 11, a distance of 53 feet to a point on the west right-of-way line of Bancroft Boulevard; thence run south 00° 20' 03" east, along said west right-of-way line, a distance of 2416.97 feet to the northeast corner of Lot 1, Block 72, said Rocket City, Unit 1A, said point also being the point of beginning; thence continue south 00° 20' 03" east, along said west right-of-way line, a distance of 125 feet to the southeast corner of said Lot 1, Block 72; thence run south 89° 52' 12" west, along the south line of said Block 72, a distance of 125 feet; thence run north 00° 20' 03" west, along the west line of said Block 72, a distance of 125 feet; thence run north 89° 52' 12" east, along the north line of said Block 72, a distance of 125 feet to the point of beginning.

Lot 1 and Tract A, Block 92, Cape Orlando Estates, Unit 1A, Orange County, Florida, being more particularly described as follows: commence at the east quarter corner of Section 11, Township 23 South, Range 32 East, Orange County, Florida, according to the plat of Rocket City, Unit 1A, as recorded in Plat Book Z, pages 71 through 73, of the public records of Orange County, Florida; thence run south 00° 24' 40" west along the east line of the southeast quarter of said Section 11, said line also being the center line of Bancroft Boulevard, a distance of 1,689.84 feet; thence run north 89° 35' 20" west a distance of 53 feet to the northeast corner of said Lot 1, Block 92 of Rocket City Unit 1A, said point also being on the west line of Bancroft Boulevard, said point also being the point of beginning; thence run south 00° 24' 40" along said right-of-way line a distance of 228.33 feet to the southeast corner of said Lot 1; thence run north 52° 32' 16" west a distance of 156.62 feet to the southwest

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corner of said Lot 1, said point also being the southernmost point of said Tract A of Block 92; thence run north $00^{\circ} 24' 40''$ east a distance of 187.95 feet to the northwest corner of said Tract A, said point also being on the south right-of-way of Nugent Street; then run south $52^{\circ} 32' 16''$ east to the PC of a curve concave northeasterly and having a radius of 85 feet; thence run southeasterly along said curve through a central angle of $37^{\circ} 03' 04''$, an ARC distance of 54.97 feet to the point of said curve; thence run south $89^{\circ} 35' 20''$ east, a distance of 25 feet to the point of beginning.

Lot 39 and Tracts B and C, Block 92, Cape Orlando Estates, Unit 1A, Orange County, Florida, being more particularly described as follows: commence at the east quarter corner of Section 11, Township 23 South, Range 32 East, Orange County, Florida, according to the plat of Rocket City, Unit 1A, as recorded in Plat Book Z, pages 71 through 73, of the public records of Orange County, Florida; thence run north $00^{\circ} 20' 03''$ west, 16.69 feet; thence run south $89^{\circ} 52' 12''$ west, 53 feet to the northeast corner of Tract C, Block 92, said Rocket City Unit 1A, said point also being on the west line of Bancroft Boulevard, said point also being the point of beginning; thence run south $00^{\circ} 20' 03''$ east, along said west right-of-way line, a distance of 16.53 feet; thence run south $00^{\circ} 24' 40''$ west along said west right-of-way line, a distance of 353.50 feet to the southeast corner of Lot 39, said Block 92; thence run south $89^{\circ} 52' 12''$ west, 125 feet; thence run north $00^{\circ} 24' 40''$ east, a distance of 353.89 feet; thence run north $00^{\circ} 20' 03''$ west, 16.13 feet to the northwest corner of said Tract C; thence run north $89^{\circ} 52' 12''$ east, along the north line of said Tract C, a distance of 125 feet to the point of beginning.

Lots 1 through 14, Block 93, Cape Orlando Estates, Unit 1A, Orange County, Florida, being more particularly described as follows: commence at the east quarter corner of Section 11, Township 23 South, Range 32 East, Orange County, Florida, according to the plat of Rocket City, Unit 1A, as recorded in Plat Book Z, pages 71 through 73, of the public records of Orange County, Florida; thence run south $00^{\circ} 24' 40''$ west, along the east line of the southeast quarter of said Section 11, a distance of 413.33 feet; thence run south $89^{\circ} 52' 12''$ west, 53 feet to the northeast corner of Lot 1, Block 93, said Rocket City, Unit 1A, said point also being on the west line of Bancroft Boulevard, said point also being the point of beginning; thence run south $00^{\circ} 24' 40''$ west, along said west right-of-way line, a distance of 1210.01 feet to the southeast corner of Lot 14, said Block 93, said point also being on the north right-of-way of Nugent Street; thence north $89^{\circ} 35' 20''$ west, 25.00 feet to the PC of a curve

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concave northeasterly and having a radius of 25 feet; thence run northeasterly along said curve through a central angle of 37° 03' 04", an ARC distance of 16.17 feet to the point of said curve; thence run north 52° 32' 16" west, 106.42 feet to a point on the west line of said Block 93; thence run north 00° 24' 40" east, 1145.66 feet to the northwest corner of said Block 93; thence run north 89° 52' 12" east, 125 feet to the point of beginning.

THE COMMONS

All that tract or parcel of land lying in a portion of the north half of Section 11, Township 23 South, Range 32 East, Orange County, Florida, and being more particularly described as follows: beginning at the intersection of the easterly right-of-way line of Dallas Boulevard, as shown on Cape/Orlando Estates Unit 12A, according to the plat thereof, as recorded in Plat Book 4, pages 66 through 70, of the public records of Orange County, Florida, and having a right-of-way width of 106 feet; and the southerly right-of-way line of Meredith Parkway, as shown on Cape/Orlando Estates, Unit 31A, according to the plat thereof, as recorded in Plat Book 3, pages 110 and 111, of the public records of Orange County, Florida, having a right-of-way width of 106 feet; thence south 89° 59' 38" east along said southerly right-of-way line, a distance of 5037.42 feet to the westerly line of Rocket City, Unit 1A, according to the plat thereof, as recorded in Plat Book 2, pages 71 through 73, of the public records of Orange County, Florida; thence south 00° 19' 51" east along said westerly line, a distance of 1936.80 feet; thence south 89° 59' 18" west, a distance of 2218.74 feet; thence north 52° 32' 16" west, a distance of 521.34 feet; thence south 37° 28' 01" west, a distance of 373.47 feet to the northeasterly line of said Cape/Orlando Estates, Unit 12A, said northeasterly line being coincident with the southwesterly line of a 160 foot wide Florida Power and Light Company easement; thence north 52° 32' 15" west along said northeasterly line, a distance of 2756.82 feet to said easterly right-of-way line of Dallas Boulevard; thence north 00° 09' 08" west along said easterly right-of-way line, a distance of 240.27 feet to the point of beginning.

Containing 178.725 acres, more or less.