



# Public Service Commission

CAPITAL CIRCLE OFFICE CENTER • 2540 SHUMARD OAK BOULEVARD  
TALLAHASSEE, FLORIDA 32399-0850

## -M-E-M-O-R-A-N-D-U-M-

**DATE:** OCTOBER 22, 1998

**TO:** DIRECTOR, DIVISION OF RECORDS AND REPORTING (BAYO)

**FROM:** DIVISION OF WATER AND WASTEWATER (T. DAVIS)  
DIVISION OF LEGAL SERVICES (McRAE, CROSBY)

**RE:** DOCKET NO. 980776-WS - APPLICATION FOR AMENDMENT OF  
CERTIFICATES NOS. 236-W AND 179-S TO EXTEND, DELETE, AND  
CORRECT THE SERVICE AREA IN NASSAU COUNTY BY UNITED WATER  
FLORIDA, INC.

**AGENDA:** NOVEMBER 3, 1998 - REGULAR AGENDA - INTERESTED PERSONS MAY  
PARTICIPATE

**CRITICAL DATES:** NONE

**SPECIAL INSTRUCTIONS:** NONE

**FILE NAME AND LOCATION:** S:\PSC\WAW\WP\980776.RTD

*Handwritten notes and signatures:*  
- "BAYO" written above the TO field.  
- "T. DAVIS" written above the FROM field.  
- "McRAE, CROSBY" written above the FROM field.  
- A large signature, possibly "S. McV", written over the FROM and RE fields.  
- A vertical stamp on the right side: "OCT 22 4:11 PM '98".

### CASE BACKGROUND

United Water Florida, Inc. (United Water, United, UWF, or utility) is a Class "A" utility which provides water and wastewater service in Duval, Nassau, and St. Johns Counties. United Water Florida, was formed as a Florida corporation on June 5, 1937, and has local offices in Jacksonville, Duval County, Florida. United Water Florida is a wholly owned subsidiary of United Waterworks, Inc. which is a Delaware corporation, formed on June 1, 1970, with its principal office located in New Jersey. In 1997, United Water Florida had annual operating revenues of \$25,455,519 and a net operating income of \$5,479,074 for its water and wastewater systems. The Commission has previously found that United Water Florida's facilities are functionally related and comprise a single utility system whose service transverse county boundaries.



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The limits of this filing are confined to Nassau County which, according to utility records, serves 386 water customers and 367 wastewater customers. The utility's facilities in Nassau County consist of five (5) water treatment plants, five water transmission and distribution systems, three (3) wastewater treatment plants, and three wastewater collection systems. The Commission granted United Water Florida its original service area for Nassau County in 1990 by Order Nos. 23708 and 23834 under Docket No. 881584-WS.

On February 19, 1997, United Waterworks Inc. (United Waterworks), United Water Florida, Inc. (UWF), a Florida corporation formerly known as Jacksonville Suburban Utilities Corporation, and Sunray Utilities-Nassau, Inc. (Sunray) filed a joint application to transfer Certificates Nos. 502-W and 436-S from Sunray to United Water Florida, Inc. The utility's certification was amended by Order No. PSC-97-0928-FOF-WS, when the Commission approved the transfer of the utility's certificates and utility facilities from Sunray Utilities-Nassau, Inc., to United Water Florida, Inc.; cancellation of Certificate Numbers 502-W and 436-S; amendment of Certificate Numbers 179-S and 236-W for additional territory; and for limited proceeding to adjust rates in Nassau County. By this action, the utility combined Yulee-North with Yulee-South in Nassau County.

The approval of this transfer resulted in the duplication of UWF service areas and gaps within the UWF boundaries. In addition, United Water Florida has received requests for utility service within areas of close proximity to its existing service area, and the utility desires to include these areas in order to serve new customers.

In order to correct the above mentioned deficiencies, and to restructure the legal description to conform with Rule 25-30.030(2), Florida Administrative Code (F.A.C.), the utility has submitted this request to amend its certificate. Pursuant to a Memorandum of Understanding between the Department of Community Affairs (DCA) and the Public Service Commission (PSC), DCA was sent a copy of the utility's filing on June 6, 1998. On September 16, 1998, the Commission received a letter of concern from the DCA that the proposed amendment would promote urban sprawl. The Staff requested a utility response, and that response was received on October 8, 1998.

The purpose of this recommendation is to address the utility's filing as well as the comments by the DCA.

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**ISSUE 1:** Should the application of United Water Florida, Inc. for amendment of Water Certificate No. 236-W and Wastewater Certificate No. 179-S be granted?

**RECOMMENDATION:** Yes, United Water Florida, Inc.'s application to amend its certificates to eliminate duplications of territory descriptions, close territorial gaps in the service area, extend the service area to serve new applicants, and restructure its legal description to conform with Rule 25-30.030(2), Florida Administrative Code (F.A.C.) should be approved. (DAVIS)

**STAFF ANALYSIS:** As stated earlier, the approval of the transfer in 1997 resulted in duplications and gaps between the Yulee-North area and the Yulee-South area of the defined service territory. The utility filed its application for amendment to correct these deficiencies in Nassau County. The application contains a check in the amount of \$3,500, which is the correct filing fee pursuant to Rule 25-30.020, Florida Administrative Code. The utility has provided a copy of a warranty deed which provides for the continued use of the land as required by Rule 25-30.036(3)(d), Florida Administrative Code.

Adequate service territory and system maps and a territory description have been provided as prescribed by Rule 25-30.036(3) (e), (f) and (I), Florida Administrative Code. A composite water and wastewater territory description is appended to this recommendation as Attachments A, B, & C. Attachment A is the description of the combined territory considered in this filing. Attachments B & C are the separate descriptions of Yulee-South and Yulee-North granted to the utility by Order No. PSC-97-0928-FOF-WS plus the new service area descriptions included in this docket.

Due to rate differences between Yulee-North and Yulee-South, the utility requests that the separate descriptions be included in this amendment. The utility has filed for a rate case which has been issued Docket Number 980214-WS. It is anticipated that the rates between North and South Yulee will be normalized during this file and suspend case.

The application requests a deletion in service area; however, the deletion of service area will only result in the elimination of duplications in legal descriptions of service area and not an actual reduction in territory served. There will not be a deletion of any area with current active connections or an adverse effect on

the ability of any customer or potential customer in the service area to receive water and wastewater service.

In addition, the application contains proof of compliance with the noticing provisions set forth in Rule 25-30.030, Florida Administrative Code. The only written concern received was by the Department of Community Affairs (DCA). The DCA is concerned with the expansion of water and wastewater services into four (4) areas of Nassau County:

- Area 1, the area west of Plummers Creek;
- Area 2, the area immediately north of the Nassau River which is bordered on the west by the CSX Railroad line and on the east by Lofton Creek;
- Area 3, the eastern expansion of the areas in Township 2 North, Range 28 East; and
- Area 4, Township 3 North, Range 28 East.

The DCA believes that our approval of water and wastewater certification in these areas will not be consistent with the Nassau County Future Land Use Map which currently designates these areas as Agricultural, Rural, and Wetlands. The DCA stated that the expansion of these four areas "would promote urban sprawl."

In Area 1, the utility has received an application requesting service for approximately 800 acres, which 600 acres is considered suitable for residential homes at a density rate of two dwellings per acre. In Area 2, the utility squared off its service area at the Nassau River with the knowledge that the territory is nondevelopable wetlands. The use of the river was found to be a helpful landmark for defining the service boundary. In Area 3, the utility has received an application for service from an existing restaurant that is currently using a septic tank. In Area 4, the utility has received an application for service to serve 272 single family homes. According to the utility, "it is United Water Florida's understanding that the subdivision has been through the Nassau County planning process and construction of 49 home sites already has commenced."

United Water contends that the proposed amendment is clearly in the public's interest because it allows existing septic tank users to connect to United Water Florida's centralized wastewater system. The amended description "squares off" the utility's service area without eliminating customers, and results in a legal description "which is simpler, easier to understand, and easier to plot on a map than a legal description using plats and

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recorded references or based primarily on metes and bounds descriptions."

According to the application, the water and wastewater facilities are in place to serve the existing areas currently in need of service and those anticipated being in need of service in the near future. To the extent additional capacity is needed, the utility will undertake those expansions when needed. Based on the above information, staff believes that the utility has the capacity and the technical expertise to serve these customers now and in the future.

Based on the above information, it is staff's position to go forward with the approval of the utility's amendment request, and defer the specifics of the DCA's concerns for land development to the local planning board. Staff believes that the application of United Water Florida, Inc. for amendment of Water Certificate No. 236-W, and Wastewater Certificate No. 179-S to eliminate duplications of territory descriptions, territorial gaps in the service area, extension of the service area to serve new applicants, and to restructure the legal description to conform with Rule 25-30.030(2), Florida Administrative Code as described in Attachment A, B, and C should be approved. The utility has submitted an affidavit consistent with Section 367.045(2)(d), Florida Statutes, that it has tariffs and annual reports on file with the Commission, and has returned the certificates for entry of the additional territory and filed revised tariff sheets which reflect the amended territory description.

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**ISSUE 2:** Should this docket be closed?

**RECOMMENDATION:** Yes, this docket should be closed. (McRAE)

**STAFF ANALYSIS:** No further action will be required, and the docket should be closed.

DESCRIPTION OF COMBINED TERRITORY SERVED  
NASSAU COUNTY

TOWNSHIP 3 NORTH, RANGE 26 EAST:

All of Sections 39, 40 and 42.

That portion of Section 1, lying South and West of U.S. Highway No. 17 (State Road No. 5).

That portion of Section 2, lying East of U.S. Interstate Highway 95 and lying Southwest of U.S. Highway No. 17 (State Road No. 5).

All of Section 11, less and except that portion lying South of Nassau County Road 108 and lying West of U.S. Interstate Highway 95.

That portion of Section 14, lying East of U.S. Interstate Highway 95.

The Northeast 1/4 of Section 23.

All of Section 41, lying East of U.S. Interstate Highway 95 and West of U.S. Highway No. 17 (State Road No. 5), together with that portion of Section 41, lying West of U.S. Interstate Highway 95 and Southerly of a line lying one (1) mile North of and that runs parallel to State Road 200.

TOWNSHIP 3 NORTH, RANGE 27 EAST:

All of Sections 51, 52, 53, 54, 55, 56 and 57.

All of Section 50 lying south of a line drawn from the Southeast corner of Section 39 running Westerly to the centerline intersections of U.S. Highway No. 17 (State Road No. 5) and Nassau County Road 108.

TOWNSHIP 3 NORTH, RANGE 28 EAST:

All of Sections 37, 38, 44, 45 and 50.

All of Section 46 less and except that portion of land lying North of a line that intersects where the east sides of Sections 38 and 62 meet and where the west sides of Sections 61 and 63 meet.

**TOWNSHIP 2 NORTH, RANGE 26 EAST:**

All of Section 1, 12, 13, and 24.

That portion of Section 2, lying east of Plummers Creek and southerly of a line lying one (1) mile north of and that runs parallel to State Road 200.

The East  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 11, lying southerly of the right-of-way of State Road 200.

The East  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 11.

The East  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  and the East  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 11.

The Northeast  $\frac{1}{4}$  of Section 11 lying southerly of the right-of-way of State Road 200 and the Northeast  $\frac{1}{4}$  of Section 11 lying northerly of the right-of-way of State Road 200 and easterly of Plummers Creek.

The Southeast  $\frac{1}{4}$  of Section 11.

The Northeast  $\frac{1}{4}$  and the South  $\frac{1}{2}$  of Section 14.

All of Section 39, lying southerly of a line lying one (1) mile north of and that runs parallel to State Road 200.

**TOWNSHIP 2 NORTH, RANGE 27 EAST:**

All of Sections 1, 4, 5, 6, 7, 8, 9, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 24, 27, 28, 33, 34, 37, 38, 39, 40, 42, 43, 44, and 45.

All of Section 23, except that portion lying Easterly and Southerly of Lofton Creek.

All of Section 26, except that portion lying Easterly and Southerly of Lofton Creek.

All land in Sections 35 and 36 lying Westerly and Southerly of Lofton Creek.

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ATTACHMENT "A", Sheet 3 of 3

**TOWNSHIP 2 NORTH, RANGE 28 EAST:**

All of Sections 24, 25, 26, 27, 29, 30, 39, 40, 41, and 48.

Section 32 - The Northerly 1/4 of the Section.

Section 37 - All land lying Southerly of the Right-of-Way of State Road 200.

Section 46 - The Northerly 1/2 of the Section, lying Westerly of the Amelia River (Intercoastal Waterway).

**TOWNSHIP 1 NORTH, RANGE 27 EAST:**

All of Sections 2 and 3.

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ATTACHMENT "B", Sheet 1 of 2

DESCRIPTION OF TERRITORY SERVED  
YULEE SOUTH  
(Nassau County)

TOWNSHIP 3 NORTH, RANGE 26 EAST:

That portion of Section 41, lying West of U.S. Interstate Highway 95 and Southerly of a line lying one (1) mile North of and that runs parallel to State Road 200.

TOWNSHIP 3 NORTH, RANGE 27 EAST:

Those portions of Sections 50, 51 and 53 lying Easterly of the centerline of CSX Railroad (North/South Line) Right-of-Way, Southerly of a line lying one (1) mile North of and that runs parallel to State Road 200, and Westerly of Lofton Creek.

That portion of Section 52 lying Westerly of Lofton Creek.

TOWNSHIP 2 NORTH, RANGE 26 EAST:

All of Section 1, 12, 13, and 24.

That portion of Section 2, lying east of Plummers Creek and southerly of a line lying one (1) mile north of and that runs parallel to State Road 200.

The East  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 11, lying southerly of the right-of-way of State Road 200.

The East  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 11.

The East  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  and the East  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 11.

The Northeast  $\frac{1}{4}$  of Section 11 lying southerly of the right-of-way of State Road 200 and the Northeast  $\frac{1}{4}$  of Section 11 lying northerly of the right-of-way of State Road 200 and easterly of Plummers Creek.

The Southeast  $\frac{1}{4}$  of Section 11.

ATTACHMENT "B", Sheet 2 of 2

The Northeast 1/4 and the South ¼ of Section 14.

All of Section 39, lying southerly of a line lying one (1) mile north of and that runs parallel to State Road 200.

**TOWNSHIP 2 NORTH, RANGE 27 EAST:**

All of Sections 4, 5, 6, 7, 8, 9, 15, 16, 17, 18, 19, 20, 21, 22, 27, 28, 33, 34, 42, 43, and 45.

All land contained in Section 44, lying South of the centerline of the Right-of-Way of State Road 200 and all land lying Westerly of ITT Rayonier Private Forest Road No. 21 and lying North of State Road 200.

Those portions of Sections 13, 14, 24, and 38 lying Westerly of Lofton Creek.

All of Section 23, except that portion lying Easterly and Southerly of Lofton Creek.

All of Section 26, except that portion lying Easterly and Southerly of Lofton Creek.

Those portions of Sections 35 and 36 lying Westerly and Southerly of Lofton Creek.

**TOWNSHIP 1 NORTH, RANGE 27 EAST:**

All of Sections 2 and 3.

**DESCRIPTION OF TERRITORY SERVED**  
**YULEE NORTH**  
(Nassau County)

**TOWNSHIP 3 NORTH, RANGE 26 EAST:**

All of Sections 39, 40 and 42

That portion of Section 1, lying South and West of U.S. Highway No. 17 (State Road No. 5).

That portion of Section 2, lying East of U.S. Interstate Highway 95 and lying Southwest of U.S. Highway No. 17 (State Road No. 5).

All of Section 11, less and except that portion lying South of Nassau County Road 108 and lying West of U.S. Interstate Highway 95.

That portion of Section 14, lying East of U.S. Interstate Highway 95.

The Northeast 1/4 of Section 23.

All of Section 41, lying East of U.S. Interstate Highway 95 and West of U.S. Highway No. 17 (State Road No. 5).

**TOWNSHIP 3 NORTH, RANGE 27 EAST:**

All of Sections 54, 55, 56 and 57.

All of Section 50 lying South of a line drawn from the Southeast corner of Section 39 running Westerly to the centerline intersections of U.S. Highway No. 17 (State Road No. 5) and Nassau County Road 108. Less and except all lands lying Easterly of the centerline of the CSX Railroad (North/South Line) Right-of-Way, Southerly of a line lying one (1) mile North of and that runs parallel to State Road 200, and Westerly of Lofton Creek.

All of Section 51, less and except all lands lying West of Lofton Creek, and lying Southerly of a line lying one (1) mile North of and that runs parallel to State Road 200.

All of Section 52, lying East of Lofton Creek.

All of Section 53, less and except all lands lying Southerly of a line lying one (1) mile North of and that runs parallel to State Road 200.

TOWNSHIP 3 NORTH, RANGE 28 EAST:

All of Sections 37, 38, 44, 45 and 50.

All of Section 46, less and except that portion of land lying North of a line that intersects where the east sides of Sections 38 and 62 meet and where the west sides of Sections 61 and 63 meet.

TOWNSHIP 2 NORTH, RANGE 27 EAST:

All of Sections 1, 11, 12, 37, 39 and 40.

All land in Sections 13, 14, 23, 24 and 38 lying East of Lofton Creek.

All land contained in Section 44, North of the centerline of the Right-Of-Way of State Road 200 and Easterly of the ITT Rayonier Private Forest Road No. 21 and Westerly of the CSX Railroad (North/South Line) Right-Of-Way.

TOWNSHIP 2 NORTH, RANGE 28 EAST:

All of Sections 24, 25, 26, 27, 29, 30, 39, 40, 41, and 48.

Section 32 - The Northerly 1/4 of the Section.

Section 37 - All land lying Southerly of the Right-Of-Way of State Road 200.

Section 46 - The Northerly 1/4 of the Section, lying Westerly of the Amelia River (Intercoastal Waterway).

ITT Rayonier Private Forest Road No. 21 a/k/a  
"The Road" is described as follows:

Begin at the intersection of the West line of Section 44, Township 2 North, Range 27 East, Nassau County, and the Northerly right-of-way of State Road 200. Thence run northeasterly along the Northerly right-of-way line a distance of 2,400 feet, more or less, to a point of intersection of The Road with the Northerly right-of-way of State Road 200. Thence meander Northwesterly along The Road to a point of intersection with the North line of Section 44 which point of intersection is 600 feet, more or less, East of the Northwest corner of Section 44.

FLORIDA DEPARTMENT OF TRANSPORTATION  
STATE OF FLORIDA I-95 WELCOME CENTER  
(NASSAU COUNTY)  
SECTION 74160-2412 STATE ROAD NO. 9 (I-95)

**A PARCEL OF LAND IN SECTION 11, TOWNSHIP 3 NORTH, RANGE 26 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

Commence at the Southwest corner of Section 11, Township 3 North, Range 26 East, Nassau County, Florida; thence North  $89^{\circ}54'01''$  East, a distance of 3,022.28 feet to a point on the centerline of State Road No. 9 (I-95); thence North  $16^{\circ}36'59''$  West along said centerline of survey of State Road No. 9 (I-95), a distance of 1,583.63 feet; thence North  $72^{\circ}12'59''$  West, a distance of 181.79 feet to the existing limited access right-of-way line and the point of beginning; thence continue North  $72^{\circ}12'59''$  West, a distance of 835.74 feet; thence South  $17^{\circ}47'01''$  West, a distance of 590.44 feet; thence North  $72^{\circ}26'59''$  West, a distance of 437.34 feet; thence North  $10^{\circ}45'38''$  East, a distance of 757.91 feet; thence North  $72^{\circ}12'59''$  West, a distance of 72.00 feet; thence North  $15^{\circ}56'29''$  West, a distance of 989.24 feet; thence North  $57^{\circ}13'57''$  East, a distance of 1,525.17 feet; thence North  $13^{\circ}55'45''$  East, a distance of 526.41 feet to a non-tangent curve concave easterly having a radius of 5,879.58 feet; thence southwesterly, southerly, and southeasterly along the arc of said curve through an angle of  $27^{\circ}09'32''$ , a distance of 2,786.99 feet, said arc being subtended by a chord bearing and distance of South  $03^{\circ}02'13''$  East, a distance of 2,670.97 feet; thence South  $16^{\circ}36'59''$  East, a distance of 127.29 feet of the point of beginning. (Containing 56.4815 acres, more or less).

ATTACHMENT "C", Sheet 5 of 6

STATE OF FLORIDA I-95 WIM FACILITIES  
SECTION 74160-2415 STATE ROAD NO. 9 (I-95)  
(NASSAU COUNTY)  
PARCEL NUMBERS 100A AND 100B AND 101A COMBINED

A PARCEL OF LAND IN SECTION 41, THE HEIRS OF E. WATERMAN MILL GRANT, AND SECTION 40 HENRY YOUNG GRANT, AND GOVERNMENT LOT 1 OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 26 EAST, NASSAU COUNTY, FLORIDA, BEING DESCRIBED AS:

Commence at the Southeast corner of Section 40, of the Henry Young Grant, being also the northeast corner of section 41, of the Heirs of E. Waterman Mill Grant, Township 3 North, Range 26 East, Nassau County, Florida; thence run along the Southerly boundary of said Section 40, and along the Northerly boundary of said Section 41, North  $85^{\circ}14'18''$  West, a distance of 613.234 meters (2,011.92 feet) to the point of beginning; thence South  $16^{\circ}36'59''$  East, a distance of 158.092 meters (518.67 feet); thence South  $73^{\circ}23'01''$  West, a distance of 7.620 meters (25.00 feet) to the easterly limited access right-of-way line of SR-9 (I-95); thence North  $16^{\circ}36'59''$  West along said right-of-way line, a distance of 1344.415 meters (4,410.80 feet); thence South  $31^{\circ}39'00''$  East, a distance of 190.951 meters (626.48 feet); thence North  $73^{\circ}23'01''$  East, a distance of 79.750 meters (261.65 feet); thence South  $16^{\circ}36'59''$  East, a distance of 438.000 meters (1,437.010 feet); thence South  $73^{\circ}23'01''$  West, a distance of 114.040 meters (374.15 feet); thence south  $16^{\circ}36'59''$  East, a distance of 107.000 meters (351.05 feet); thence South  $13^{\circ}42'30''$  East, a distance of 150.194 meters (492.76 feet); thence South  $16^{\circ}36'59''$  East, a distance of 306.908 meters (1,006.91 feet) to the point of beginning. (Containing 6.8080 hectares (15.024 acres), more or less.

ATTACHMENT "C", Sheet 6 of 6

STATE OF FLORIDA I-95 WIM FACILITIES  
SECTION 74160-2415 STATE ROAD NO. 9 (I-95)  
NASSAU COUNTY  
PARCELS 100C AND 101B COMBINED

**A PARCEL OF LAND IN SECTION 14, GOVERNMENT LOT 1 OF SECTION 23, AND SECTION 42 HENRY YOUNG GRANT, TOWNSHIP 3 NORTH, RANGE 26 EAST, NASSAU COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:**

Commence at the Northwest corner of Section 42 of the Henry Young Grant, Township 3 North, Range 26 East, Nassau County, Florida; thence run along the Northerly boundary of said Section 42, South  $86^{\circ}05'37''$  East, a distance of 189.054 meters (620.26 feet) to the point of beginning; thence North  $16^{\circ}36'59''$  West, a distance of 341.132 meters (1119.20 feet); thence North  $73^{\circ}23'01''$  East, a distance of 111.251 meters (365.00 feet); thence North  $13^{\circ}07'39''$  West, a distance of 50.093 meters (164.35 feet); thence North  $16^{\circ}36'59''$  West, a distance of 65.000 meters (213.25 feet); thence North  $13^{\circ}36'29''$  West, a distance of 145.201 meters (476.38 feet); thence North  $16^{\circ}36'59''$  West, a distance of 465.000 meters (1,525.59 feet); thence North  $73^{\circ}23'01''$  East, a distance of 7.620 meters (25.00 feet) to the Westerly limited access right-of-way line of SR-9 (I-95); thence South  $16^{\circ}36'59''$  East along said right-of-way line, a distance of 1354.999 meters (4445.53 feet); thence North  $31^{\circ}13'38''$  West, a distance of 196.349 meters (644.19 feet); thence South  $73^{\circ}23'01''$  West a distance of 80.009 meters (262.50 feet); thence North  $16^{\circ}36'59''$  West, a distance of 98.868 meters (324.37 feet) to the point of beginning. (Containing 6.8737 hectares (16.985 acres), more or less.