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FPSC - COMMISSION CLERK

June 3, 2020

VIA HAND DELIVERY

Mr. Adam Teitzman
Commission Clerk
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, FL 32399-0850

**Re: Docket No. 2020 _____
Joint Petition for Approval of Amendment to Territorial Agreement**

Dear Mr. Teitzman:

Enclosed for filing on behalf of Florida Power Power & Light Company and JEA is their Joint Petition for Approval of Amendment to Territorial Agreement, along with exhibits, in PDF format.

Please contact me at (561) 691-7108 if you or your Staff has any questions regarding this filing.

Sincerely,

/s/ Jason A. Higginbotham

Jason A. Higginbotham

Enclosures

cc: Jody L. Brooks

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

In re: Joint Petition for Approval of Amendment to Territorial Agreement between Florida Power & Light Company, a Florida Corporation, and JEA, a body politic and corporate organized and existing under the laws of the State of Florida

Docket No. 2020_____

Filed: June 3, 2020

**JOINT PETITION FOR APPROVAL OF
AMENDMENT TO TERRITORIAL AGREEMENT**

Florida Power & Light Company (“FPL”) and JEA jointly petition the Florida Public Service Commission (“Commission”) for approval of an agreement, entered into by and between FPL and JEA (hereinafter referred to as “Joint Petitioners” or “Parties”) on June 3, 2020, amending their existing territorial agreement (the “2020 Amendment”). A copy of the 2020 Amendment, attached hereto as Appendix “A,” is hereby submitted for approval.

1. The Joint Petitioners’ names and addresses are:

Florida Power & Light Company
700 Universe Boulevard
Juno Beach, FL 33408-0420
Attention: Manuel B. Miranda, Senior Vice President, Power Delivery

and

JEA
21 W. Church Street
Jacksonville, FL 32202-3155
Attention: Caren Anders, VP and General Manager, Energy

2. The Joint Petitioners request that any pleading, motion, notice, order or other document filed or submitted in this proceeding be served upon the following individuals:

For Florida Power & Light Company

Kenneth A. Hoffman
Vice President, Regulatory Affairs
Florida Power & Light Company
134 West Jefferson Street
Tallahassee, FL 32301-1713
Phone: 850-521-3919
Fax: 850-521-3939
Email: ken.hoffman@fpl.com

Jason A. Higginbotham
Senior Attorney
Florida Power & Light Company
700 Universe Boulevard
Juno Beach, Florida 33408-0420
Phone: 561-691-7108
Fax: 561-691-7135
Email: jason.higginbotham@fpl.com

For JEA

Caren Anders
VP and General Manager, Energy
JEA
21 W. Church Street
Jacksonville, FL 32202-3155
Phone: 904-665-7547
Fax: 904-665-4238
Email: andecb@jea.com

Jody Brooks
Chief Legal Officer
Office of General Counsel
117 W. Duval Street
Suite 480
Jacksonville, FL 32202
Phone: 904-665-6383
Fax: 904-665-4238
Email: broojl@jea.com

3. The Commission has jurisdiction pursuant to Section 366.04(2)(d), Florida Statutes, to approve territorial agreements between electric utilities. This Petition is filed pursuant to Rules 25-6.0439 and 25-6.0440, Florida Administrative Code (“F.A.C.”).

4. FPL is a corporation organized and existing under the laws of the State of Florida and is an electric utility as defined in Section 366.02(2), Florida Statutes.

5. JEA is a body politic and corporate organized and existing under the laws of the State of Florida that owns and operates its own electric utility system. JEA is an electric utility as defined in Section 366.02(2), Florida Statutes.

6. FPL and JEA have previously entered into a number of territorial agreements and amendments thereto.

- 1965 – The territorial boundary between the two utilities was first approved by the Commission.

- 1980 – The territorial boundary was re-affirmed by the Commission.¹
- 1996 – As a result of a territorial dispute, FPL and JEA entered into a new territorial agreement that replaced the prior agreement in its entirety.²
- 1998 – FPL and JEA entered into a new territorial agreement after discovering an inconsistency between the 1996 agreement and a territorial agreement between JEA and Clay Electric Cooperative. The 1998 agreement between FPL and JEA replaced the 1996 agreement.³

7. The current territorial boundary between FPL and JEA traverses an area where an expanding private development is planned in northeast St. Johns County, Florida. The expanding development lies just northwest of, and is contiguous with, the current territorial boundary between FPL and JEA. Beginning in 2012, FPL and JEA entered into various amendments to their territorial agreement to accommodate the expanding development.

- 2012 – FPL and JEA entered into an amendment of their existing territorial agreement that altered a segment of the territorial boundaries between the parties so that a single utility could serve the electric needs of a new private development planned for in an undeveloped area (“2012 Amendment”). The 2012 Amendment was the first modification of the Territorial Agreement to allow a single electric utility to serve in this then undeveloped area.⁴

¹ Order No. 9363, issued May 9, 1980, in Docket No. 790886-EU, In re: Petition of Jacksonville Electric Authority for approval of a territorial agreement between JEA and Florida Power and Light Company.

² Order No. PSC-96-0212-FOF-EU, issued February 14, 1996 and finalized by Order No. PSC-96-0755-FOF-EU, issued June 10, 1996, in Docket No. 950307-EU, In re: Petition of Jacksonville Electric Authority to Resolve a Territorial Dispute With Florida Power & Light Company in St. Johns County.

³ Order No. PSC-98-1687-FOF-EU, issued December 14, 1998, in Docket No. 980755-EU, In re: Joint petition for approval of new territorial agreement between Florida Power & Light Company and Jacksonville Electric Authority.

⁴ Order No. PSC-12-0561-PAA-EU, issued October 22, 2012, in Docket No. 120171-EU, In re: Joint petition for approval of amendment to territorial agreement in St. Johns County between Florida Power & Light Company, a Florida corporation, and JEA, a Florida municipal corporation.

- 2014 – FPL and JEA entered into a second amendment of their existing territorial agreement that altered the territory between the parties in a manner designed to align territorial boundaries more closely with planned road ways and accommodate new development (“2014 Amendment”). The 2014 Amendment was the second modification of the territorial agreement to allow a single electric utility to serve in this expanding area.⁵

8. The 2012 Amendment and 2014 Amendment aligned the territorial boundaries between FPL and JEA over certain parcels that will be included in the expanding development. The proposed 2020 Amendment finalizes the territorial boundary adjustments between FPL and JEA that are necessary to accommodate the development.

9. Under the proposed 2020 Amendment, FPL and JEA have agreed to swap certain parcels within their respective territories with respect to the right and obligation to serve customers located or to be located within those parcels.

10. The first parcel is located within FPL’s bounded service territory northwest of the intersection of Preservation Trail and Crestview Drive and is approximately 13.43 acres (“Swap Parcel 4”).⁶ A legal description and sketch of Swap Parcel 4 is attached to the 2020 Amendment as Exhibit “A.”

11. The second parcel is located within JEA’s bounded service territory south of the intersection of Palm Valley Road and Preservation Trail and is approximately 0.50 acres (“Swap

⁵ Order No. PSC-14-0469-PAA-EU, issued August 29, 2014, in Docket No. 140130-EU, In re: Joint petition for approval of amendment to territorial agreement between Florida Power & Light Company and JEA.

⁶ Under prior amendments to their territorial agreement, FPL and JEA exchanged a total of three parcels. Accordingly, the first parcel to be exchanged under this proposed transaction is labelled “Swap Parcel 4.” The other parcels described herein adopt the same numbering convention.

Parcel 5”). A legal description and sketch of Swap Parcel 5 is attached to the 2020 Amendment as Exhibit “B.”

12. The third parcel is located within JEA’s bounded service territory north of Park Lake Drive and Tavernier Drive and is approximately 0.55 acres (“Swap Parcel 6”). A legal description and sketch of Swap Parcel 6 is attached to the 2020 Amendment as Exhibit “C.”

13. The fourth parcel is located within JEA’s bounded service territory north of Nocatee Parkway, south of Palm Valley Road, and is bordered on the west by Crosswater Parkway, and is approximately 7.82 acres (“Swap Parcel 7”). A legal description and sketch of Swap Parcel 7 is attached to the 2020 Amendment as Exhibit “D.”

14. In order to better align territorial boundaries more closely with planned roadways and facilitate the provision of electric service for the expanding development by one utility, the parties have agreed to modify the territorial boundary to place Swap Parcel 4 such that customers located and to be located within Swap Parcel 4 shall receive electric service from JEA.

15. The Parties have further agreed to modify the territorial boundary to place Swap Parcel 5, Swap Parcel 6, and Swap Parcel 7 such that customers located and to be located within Swap Parcels 5, 6, and 7 shall receive electric service from FPL. Although there is no current development plan for the areas within those parcels (i.e., Swap Parcels 5, 6, and 7), the Parties agree that FPL will be in a better position to provide electric service in the future to any development within this area.

16. The Parties entered into the 2020 Amendment after consideration of the best interests of electric consumers and the residents of the areas served by both Parties. The 2020 Amendment is intended to avoid unnecessary duplication of services in the area covered by the

2020 Amendment. Accordingly, it is the Parties' position that the 2020 Amendment is in the best interest of the public.

17. Pursuant to Rule 25-6.0440(1)(f), F.A.C., attached hereto as Appendix "B" is an official Florida Department of Transportation ("DOT") General Highway County map, as well as two more detailed maps, for each affected county depicting the boundary lines established by the territorial agreement, as amended by the 2020 Amendment.

18. Because the areas covered by the 2020 Amendment are currently undeveloped, no customer accounts will be transferred between the Parties and no written notice to customers is required.

19. The Parties recognize that upon approval of the 2020 Amendment, any additional modifications, changes or amendments must be approved by the Commission.

20. The Parties represent that approval of this 2020 Amendment will not cause a decrease in the reliability of electrical service to the existing or future members of either utility, and there is a reasonable likelihood that this Amendment will eliminate the uneconomic duplication of facilities and will promote the Commission's stated policy of encouraging territorial agreements between and among Florida's electric utilities.

WHEREFORE, FPL and JEA respectfully request that the Commission enter an order approving the 2020 Amendment to the territorial agreement between the Parties.

Respectfully submitted this 3rd day of June, 2020.

Florida Power & Light Company



Jason A. Higginbotham

Senior Attorney

Florida Power & Light Company

700 Universe Boulevard

Juno Beach, Florida 33408-0420

Phone: 561-691-7108

Fax: 561-691-7135

Email: jason.higginbotham@fpl.com

JEA



Jody Brooks

Chief Legal Officer

Office of General Counsel

117 W. Duval Street

Suite 480

Jacksonville, FL 32202

Phone: 904-665-6383

Fax: 904-665-4238

Email: broojl@jea.com

Appendix “A”

Amendment to Territorial Agreement between Florida Power & Light Company and JEA

**THIRD AMENDMENT TO TERRITORIAL AGREEMENT
BETWEEN
FLORIDA POWER & LIGHT COMPANY
AND
JEA**

This Third Amendment to the Territorial Agreement, dated June 3, 2020, (“2020 Amendment”) is entered into by Florida Power & Light Company a corporation organized and existing under the laws of the State of Florida (“FPL”) and JEA, a body politic and corporate created by Charter (collectively, the “Parties”), and each of which is an electric utility as defined in Section 366.02(2), Florida Statutes.

W I T N E S S E T H

1. **WHEREAS**, FPL and JEA have an existing Territorial Agreement entered into in 1998, as amended by that certain Amendment to Territorial Agreement between FPL and JEA, dated May 25, 2012 (“2012 Amendment”), and by that certain Second Amendment to Territorial Agreement between FPL and JEA, dated March 13, 2014 (“2014 Amendment”) (such agreement and amendments are collectively referred to as the “Territorial Agreement”);
2. **WHEREAS**, the current territorial boundary between FPL and JEA traverses an area where an expanding private development is planned in northeast St. Johns County, Florida;
3. **WHEREAS**, the 2012 Amendment and 2014 Amendment aligned the territorial boundaries between FPL and JEA over certain parcels that will be included in the development, and the Parties now desire to amend the Territorial Agreement to finalize the territorial boundary adjustments between FPL and JEA that are necessary to accommodate the development; and

4. **WHEREAS**, amending the territorial boundary in the Territorial Agreement will avoid uneconomic duplication of services and provide for the cost effective provision of service to utility customers;

5. **NOW THEREFORE**, in consideration of the following mutual covenants and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto, subject to and upon the terms and conditions herein set forth, do hereby agree to amend the Territorial Agreement as follows:

1. Territorial Exchange. The Parties agree to amend the boundaries in the Territorial Agreement in order to exchange four parcels within their respective retail service territories.

a) The first parcel is located within FPL's bounded service territory northwest of the intersection of Preservation Trail and Crestview Drive and is approximately 13.43 acres ("Swap Parcel 4"). A legal description and sketch of Swap Parcel 4 is attached as Exhibit "A." Upon approval of this 2020 Amendment by the Florida Public Service Commission ("FPSC"), Swap Parcel 4 will be transferred from FPL to JEA.

b) The second parcel is located within JEA's bounded service territory south of the intersection of Palm Valley Road and Preservation Trail and is approximately 0.50 acres ("Swap Parcel 5"). A legal description and sketch of Swap Parcel 5 is attached as Exhibit "B." Upon approval of this 2020 Amendment by the FPSC, Swap Parcel 5 will be transferred from JEA to FPL.

- c) The third parcel is located within JEA's bounded service territory north of Park Lake Drive and Tavernier Drive and is approximately 0.55 acres ("Swap Parcel 6"). A legal description and sketch of Swap Parcel 6 is attached as Exhibit "C." Upon approval of this 2020 Amendment by the FPSC, Swap Parcel 6 will be transferred from JEA to FPL.
- d) The fourth parcel is located within JEA's bounded service territory north of Nocatee Parkway, south of Palm Valley Road, and is bordered on the west by Crosswater Parkway, and is approximately 7.82 acres ("Swap Parcel 7"). A legal description and sketch of Swap Parcel 7 is attached as Exhibit "D." Upon approval of this 2020 Amendment by the FPSC, Swap Parcel 7 will be transferred from JEA to FPL.

2. Transition. There are currently no existing customers or electric facilities within Swap Parcel 4, Swap Parcel 5, Swap Parcel 6, or Swap Parcel 7. Thus, no transition of electric service is required.

3. Condition Precedent. The approval of this 2020 Amendment by the FPSC without modification, unless otherwise agreed to by the Parties, shall be an absolute condition precedent to the validity, enforceability and applicability hereof. This 2020 Amendment shall have no effect whatsoever until such approval has been granted by the FPSC, and the date of the FPSC's order, if any, granting such approval shall be deemed to be the effective date of the 2020 Amendment.

4. Existing Territorial Agreement. All other parts of the Territorial Agreement shall remain in effect.

IN WITNESS WHEREOF, this 2020 Amendment has been caused to be executed by FPL in its name by its Senior Vice President, and by JEA in its name by its Chief Executive Officer, on the day and year first written above.

FLORIDA POWER & LIGHT COMPANY

By:  _____

Date: June 3, 2020

Name: Manuel B. Miranda

Title: Senior Vice President, Power Delivery

JEA

By: _____

Date: _____

Name: Paul McElroy

Title: Interim Chief Executive Officer

IN WITNESS WHEREOF, this 2020 Amendment has been caused to be executed by FPL in its name by its Senior Vice President, and by JEA in its name by its interim Chief Executive Officer, on the day and year first written above.

FLORIDA POWER & LIGHT COMPANY

By: _____

Date: _____

Name: Manuel B. Miranda

Title: Senior Vice President, Power Delivery

JEA

By: Paul E. McElroy

Date: June 3, 2020

Name: Paul McElroy

Title: Interim Chief Executive Officer

Exhibit "A"

Legal description and sketch of Swap Parcel 4 in accordance with Rule 25-6.0440, F.A.C.

January 7, 2020

Work Order No. 19-316.00
File No. 126A-30.00A

Territory Exchange 4

A portion of Section 31, Township 4 South, Range 29 East, together with a portion of Section 6, Township 5 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

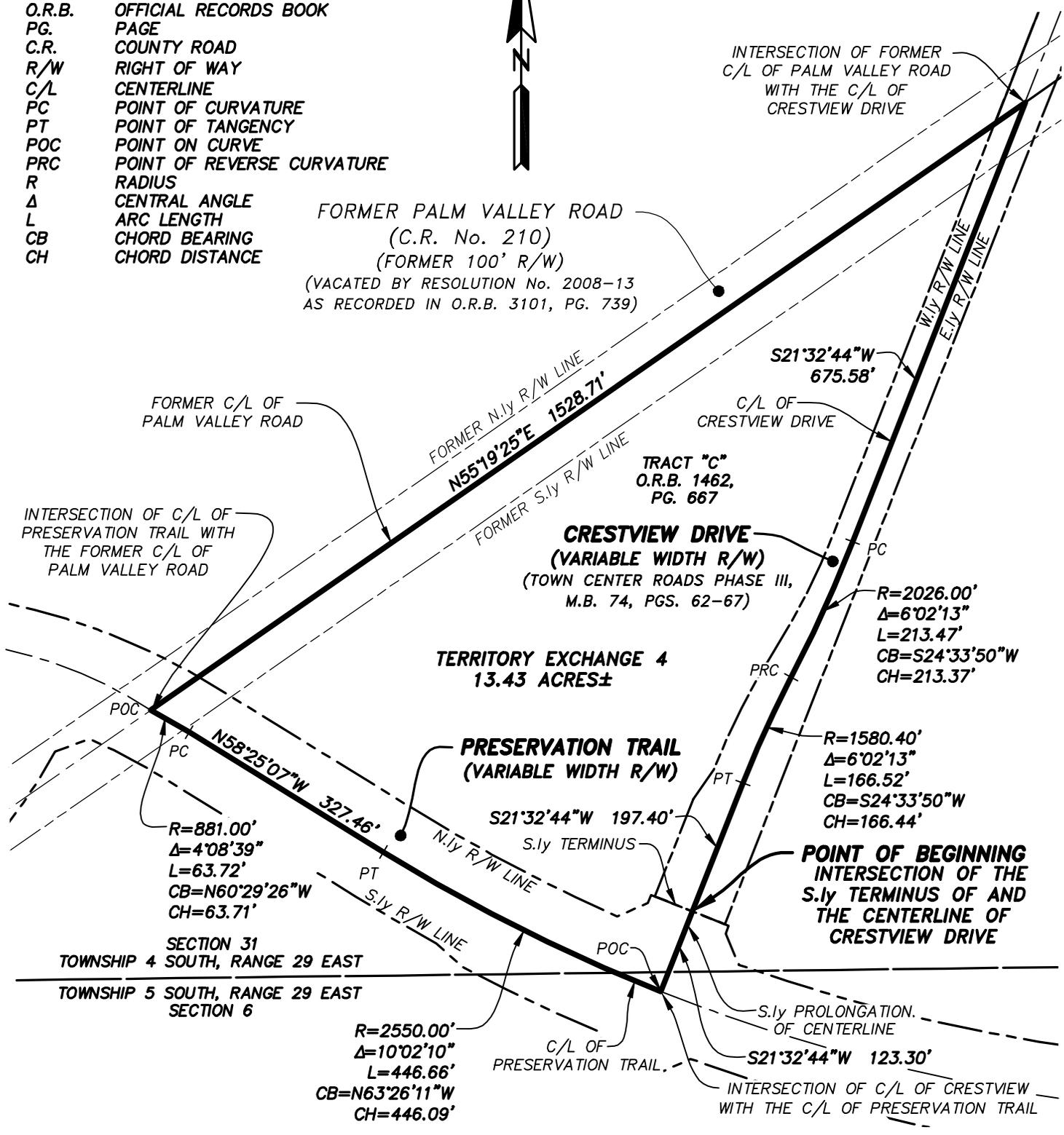
For a Point of Beginning, commence at the intersection of the Southerly terminus of and the centerline of Crestview Drive, a variable width right of way, as depicted on Town Center Roads Phase III, recorded in Map Book 74, pages 62 through 67, of the Public Records of said county; thence South $21^{\circ}32'44''$ West, along the Southerly prolongation of said centerline of Crestview Drive, 123.30 feet to its intersection with the centerline of Preservation Trail, a variable width right of way as presently established; thence Northwesterly along said centerline of Preservation Trail the following 3 courses: Course 1, thence Northwesterly along the arc of curve concave Northeasterly having a radius of 2550.00 feet, through a central angle of $10^{\circ}02'10''$, an arc length of 446.66 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $63^{\circ}26'11''$ West, 446.09 feet; Course 2, thence North $58^{\circ}25'07''$ West, 327.46 feet to the point of curvature of a curve concave Southwesterly having a radius of 881.00 feet; Course 3, thence Northwesterly along the arc of said curve, through a central angle of $04^{\circ}08'39''$, an arc length of 63.72 feet to its intersection with the former centerline of Palm Valley Road, a former 100 foot right of way as vacated by Resolution No. 2008-13, recorded in Official Records Book 3101, page 739, of said Public Records, said arc being subtended by a chord bearing and distance of North $60^{\circ}29'26''$ West, 63.71 feet; thence North $55^{\circ}19'25''$ East, departing said centerline of Preservation Trail and along said former centerline of Palm Valley Road, 1528.71 feet to its intersection with said centerline of Crestview Drive; thence Southerly along said centerline of Crestview Drive the following 4 courses: Course 1, thence South $21^{\circ}32'44''$ West, departing said former centerline, 675.58 feet to the point of curvature of a curve concave Northwesterly having a radius of 2026.00 feet; Course 2, thence Southwesterly along the arc of said curve, through a central angle of $06^{\circ}02'13''$, an arc length of 213.47 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South $24^{\circ}33'50''$ West, 213.37 feet; Course 3, thence Southwesterly along the arc of a curve concave Southeasterly having a radius of 1580.40 feet, through a central angle of $06^{\circ}02'13''$, an arc length of 166.52 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $24^{\circ}33'50''$ West, 166.44 feet; Course 4, thence South $21^{\circ}32'44''$ West, 197.40 feet to the Point of Beginning.

Containing 13.43 acres, more or less.

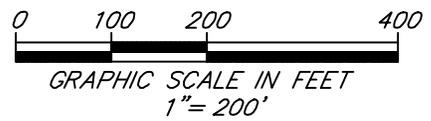
**SKETCH TO ACCOMPANY DESCRIPTION OF
A PORTION OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 29 EAST,
TOGETHER WITH A PORTION OF SECTION 6, TOWNSHIP 5 SOUTH,
RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA,
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.**

LEGEND:

M.B.	MAP BOOK
O.R.B.	OFFICIAL RECORDS BOOK
PG.	PAGE
C.R.	COUNTY ROAD
R/W	RIGHT OF WAY
C/L	CENTERLINE
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
POC	POINT ON CURVE
PRC	POINT OF REVERSE CURVATURE
R	RADIUS
Δ	CENTRAL ANGLE
L	ARC LENGTH
CB	CHORD BEARING
CH	CHORD DISTANCE



GENERAL NOTES:
 1) THIS IS NOT A SURVEY.
 2) BEARINGS BASED ON THE CENTERLINE OF CRESTVIEW DRIVE AS BEING SOUTH 21°32'44\"/>



THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



14775 Old St. Augustine Road, Jacksonville, FL. 32258
 Tel: (904) 642-8550 Fax: (904) 642-4165
 Certificate of Authorization No.: LB 3624

SCALE: 1"=200'
 DATE: JANUARY 7, 2020

DAMON J. KELLY
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA LS No. 6284

Exhibit “B”

Legal description and sketch of Swap Parcel 5 in accordance with Rule 25-6.0440, F.A.C.

January 7, 2020

Work Order No. 19-316.00
File No. 126A-30.00B

Territory Exchange 5

A portion of Section 31, Township 4 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

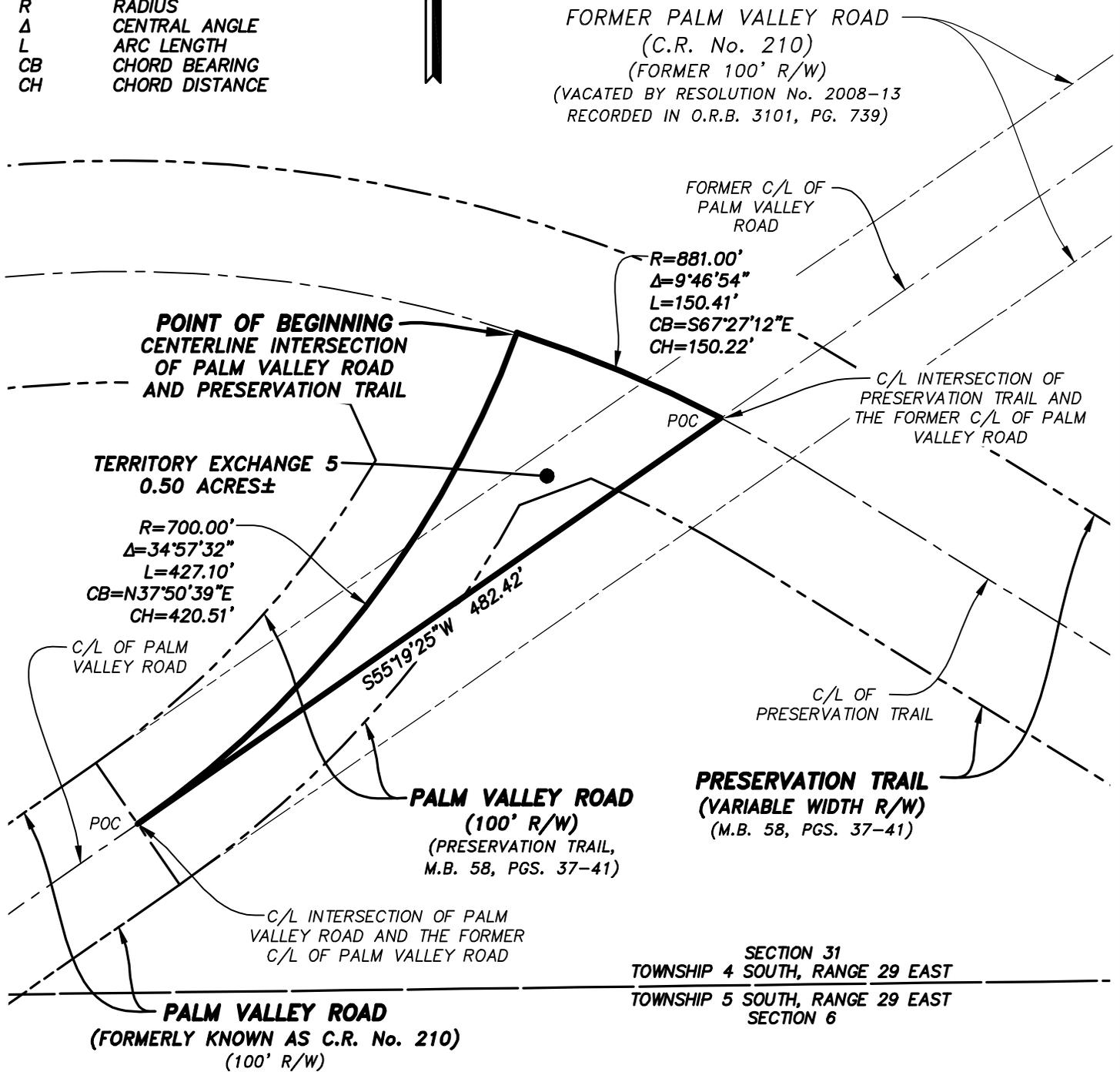
For a Point of Beginning, commence at the centerline intersection of Palm Valley Road, a 100 foot right of way, and Preservation Trail, a variable width right of way, both as depicted on Preservation Trail, recorded in Map Book 58, pages 37 through 41, of the Public Records of said county; thence Southeasterly along said centerline of Preservation Trail and along the arc of a curve concave Southwesterly having a radius of 881.00 feet, through a central angle of $09^{\circ}46'54''$, an arc length of 150.41 feet to its intersection with the former centerline of former Palm Valley Road, a former 100 foot right of way vacated by Resolution No. 2008-13, recorded in Official Records Book 3101, page 739, of said Public Records, said arc being subtended by a chord bearing and distance of South $67^{\circ}27'12''$ East, 150.22 feet; thence South $55^{\circ}19'25''$ West, departing said centerline of Preservation Trail and along said former centerline, 482.42 feet to its intersection with said centerline of Palm Valley Road; thence Northeasterly, departing said former centerline, along said centerline of Palm Valley Road and along the arc of a curve concave Northwesterly having a radius of 700.00 feet, through a central angle of $34^{\circ}57'32''$, an arc length of 427.10 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of North $37^{\circ}50'39''$ East, 420.51 feet.

Containing 0.50 acres, more or less.

**SKETCH TO ACCOMPANY DESCRIPTION OF
A PORTION OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 29 EAST,
ST. JOHNS COUNTY, FLORIDA,
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.**

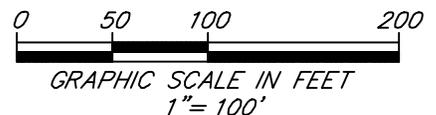
LEGEND:

M.B. MAP BOOK
O.R.B. OFFICIAL RECORDS BOOK
PG. PAGE
C.R. COUNTY ROAD
R/W RIGHT OF WAY
C/L CENTERLINE
POC POINT ON CURVE
R RADIUS
 Δ CENTRAL ANGLE
L ARC LENGTH
CB CHORD BEARING
CH CHORD DISTANCE



GENERAL NOTES:

- 1) THIS IS NOT A SURVEY.
- 2) BEARINGS BASED ON THE FORMER CENTERLINE OF PALM VALLEY ROAD AS BEING SOUTH 55°19'25" WEST.



ETM
Surveying & Mapping, Inc.
VISION • EXPERIENCE • RESULTS

14775 Old St. Augustine Road, Jacksonville, FL. 32258
Tel: (904) 642-8550 Fax: (904) 642-4165
Certificate of Authorization No.: LB 3624

SCALE: 1"=100'
DATE: JANUARY 7, 2020

DAMON J. KELLY
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LS No. 6284

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Exhibit “C”

Legal description and sketch of Swap Parcel 6 in accordance with Rule 25-6.0440, F.A.C.

January 7, 2020

Work Order No. 19-316.00
File No. 126A-30.00C

Territory Exchange 6

A portion of Section 31, Township 4 South, Range 29 East, St. Johns County, Florida, being a portion of those lands described and recorded in Official Records Book 3422, page 1351, of the Public Records of said county, being more particularly described as follows:

For a Point of Beginning, commence at the Northeasterly corner of Lakeside at Town Center Phase 1, a plat recorded in Map Book 68, pages 35 through 39, of said Public Records, said corner lying on the Northerly line of said Official Records Book 3422, page 1351; thence Easterly along said Northerly line and along the arc of a curve concave Northerly having a radius of 150.00 feet, through a central angle of $37^{\circ}40'21''$, an arc length of 98.63 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $74^{\circ}09'45''$ East, 96.86 feet; thence North $55^{\circ}19'34''$ East, continuing along said Northerly line, 217.02 feet to a point lying on the Westerly right of way line of Town Plaza Avenue, a variable width right of way as described and recorded in Official Records Book 3580, page 1905, of said Public Records; thence Southerly, departing said Northerly line, along said Westerly right of way line and along the arc of a curve concave Westerly having a radius of 448.00 feet, through a central angle of $09^{\circ}18'20''$, an arc length of 72.76 feet to its intersection with the former centerline of Palm Valley Road, a former 100 foot right of way vacated by Resolution No. 2008-13, recorded in Official Records Book 3101, page 739, of said Public Records, said arc being subtended by a chord bearing and distance of South $18^{\circ}58'14''$ East, 72.68 feet; thence South $55^{\circ}19'25''$ West, departing said Westerly right of way line and along said former centerline, 333.01 feet to a point lying on the Easterly line of said Lakeside at Town Center Phase 1; thence North $11^{\circ}11'18''$ West, departing said former centerline and along said Easterly line, 110.40 feet to the Point of Beginning.

Containing 0.55 acres, more or less.

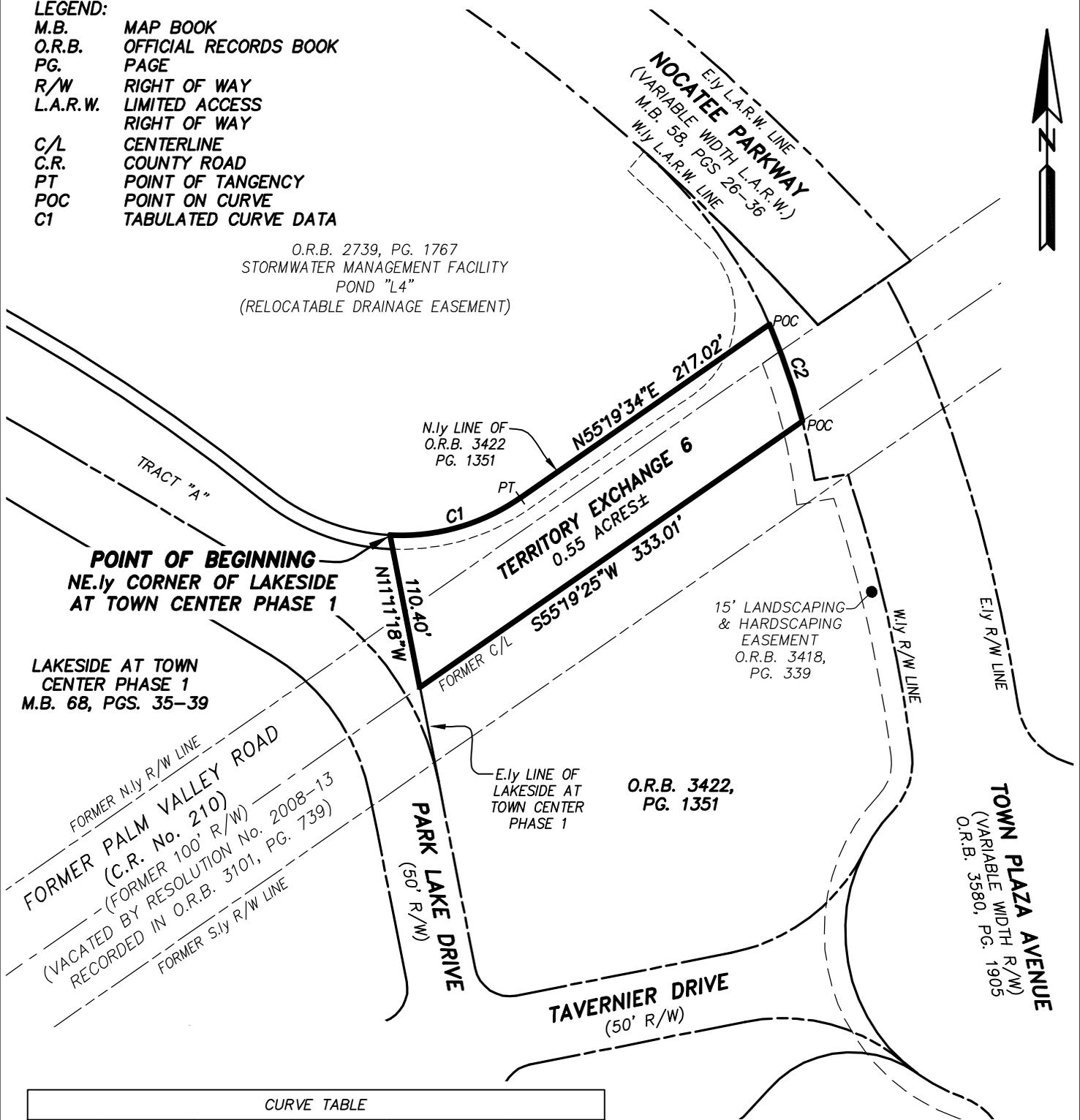
SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 29 EAST,
ST. JOHNS COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS
DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3422,
PAGE 1351, OF THE PUBLIC RECORDS OF SAID COUNTY,
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.

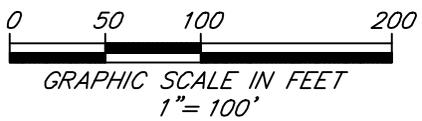
LEGEND:

- M.B. MAP BOOK
- O.R.B. OFFICIAL RECORDS BOOK
- PG. PAGE
- R/W RIGHT OF WAY
- L.A.R.W. LIMITED ACCESS RIGHT OF WAY
- C/L CENTERLINE
- C.R. COUNTY ROAD
- PT POINT OF TANGENCY
- POC POINT ON CURVE
- C1 TABULATED CURVE DATA

O.R.B. 2739, PG. 1767
STORMWATER MANAGEMENT FACILITY
POND "L4"
(RELOCATABLE DRAINAGE EASEMENT)



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	150.00'	37°40'21"	98.63'	N74°09'45"E	96.86'
C2	448.00'	9°18'20"	72.76'	S18°58'14"E	72.68'



- GENERAL NOTES:**
- 1) THIS IS NOT A SURVEY.
 - 2) BEARINGS BASED ON THE EASTERLY LINE OF LAKESIDE AT TOWN CENTER PHASE 1 AS BEING NORTH 11°11'18" WEST.

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



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SCALE: 1"=100'
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DAMON J. KELLY
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LS No. 6284

Exhibit “D”

Legal description and sketch of Swap Parcel 7 in accordance with Rule 25-6.0440, F.A.C.

January 7, 2020

Work Order No. 19-316.00
File No. 126A-30.00D

Territory Exchange 7

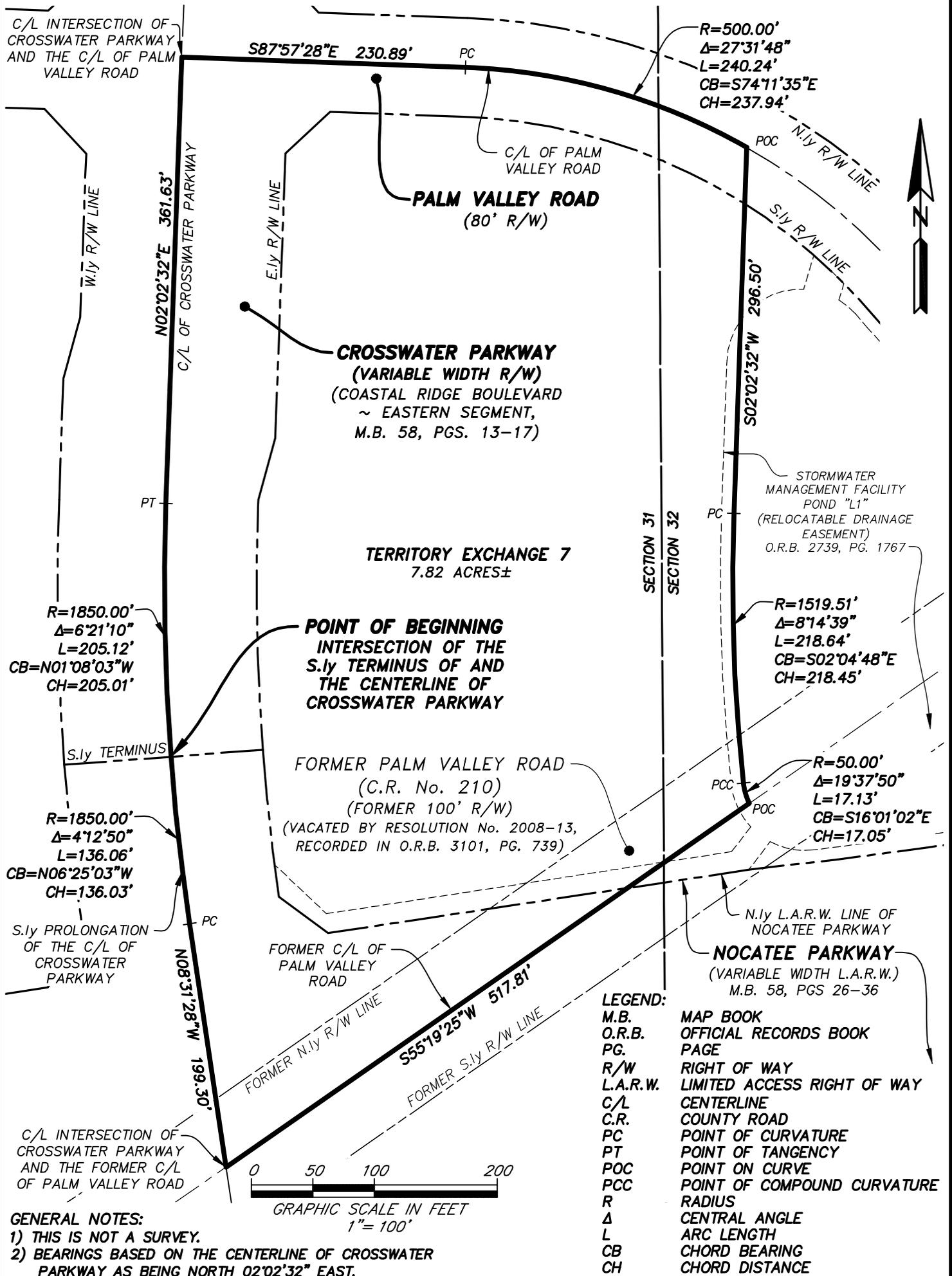
A portion of Sections 31 and 32, Township 4 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the intersection of the Southerly terminus of and the centerline of Crosswater Parkway, a variable width right of way, as depicted on Coastal Ridge Boulevard ~ Eastern Segment, recorded in Map Book 58, pages 13 through 17 of the Public Records of said county; thence Northerly, along said centerline of Crosswater Parkway and along the arc of a curve concave Easterly having a radius of 1850.00 feet, through a central angle of $06^{\circ}21'10''$, an arc length of 205.12 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $01^{\circ}08'03''$ West, 205.01 feet; thence North $02^{\circ}02'32''$ East, continuing along said centerline, 361.63 feet to its intersection with the centerline of Palm Valley Road, an 80 foot right of way as presently established; thence South $87^{\circ}57'28''$ East, departing said centerline of Crosswater Parkway and along said centerline of Palm Valley Road, 230.89 feet to the point of curvature of a curve concave Southerly having a radius of 500.00 feet; thence Easterly continuing along said centerline and along the arc of said curve, through a central angle of $27^{\circ}31'48''$, an arc length of 240.24 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $74^{\circ}11'35''$ East, 237.94 feet; thence South $02^{\circ}02'32''$ West, departing said centerline, 296.50 feet to the point of curvature of a curve concave Easterly having a radius of 1519.51 feet; thence Southerly along the arc of said curve, through a central angle of $08^{\circ}14'39''$, an arc length of 218.64 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of South $02^{\circ}04'48''$ East, 218.45 feet; thence Southerly along the arc of a curve concave Easterly having a radius of 50.00 feet, through a central angle of $19^{\circ}37'50''$, an arc length of 17.13 feet to a point lying on the former centerline of Palm Valley Road (County Road No. 210), a former 100 foot right of way vacated by Resolution No. 2008-13, recorded in Official Records Book 3101, page 739, of said Public Records, said arc being subtended by a chord bearing and distance of South $16^{\circ}01'02''$ East, 17.05 feet; thence South $55^{\circ}19'25''$ West, along said former centerline, 517.81 feet; thence North $08^{\circ}31'28''$ West, departing said former centerline of Palm Valley Road, 199.30 feet to the point of curvature of a curve concave Easterly having a radius of 1850.00 feet, lying on the Southerly prolongation of said centerline of Crosswater Parkway; thence Northerly, along said Southerly prolongation and along the arc of said curve, through a central angle of $04^{\circ}12'50''$, an arc length of 136.06 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of North $06^{\circ}25'03''$ West, 136.03 feet.

Containing 7.82 acres, more or less.

SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF SECTIONS 31 AND 32, TOWNSHIP 4 SOUTH,
RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA,
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED
USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS
DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE
SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

ETM

Surveying & Mapping, Inc.
VISION • EXPERIENCE • RESULTS

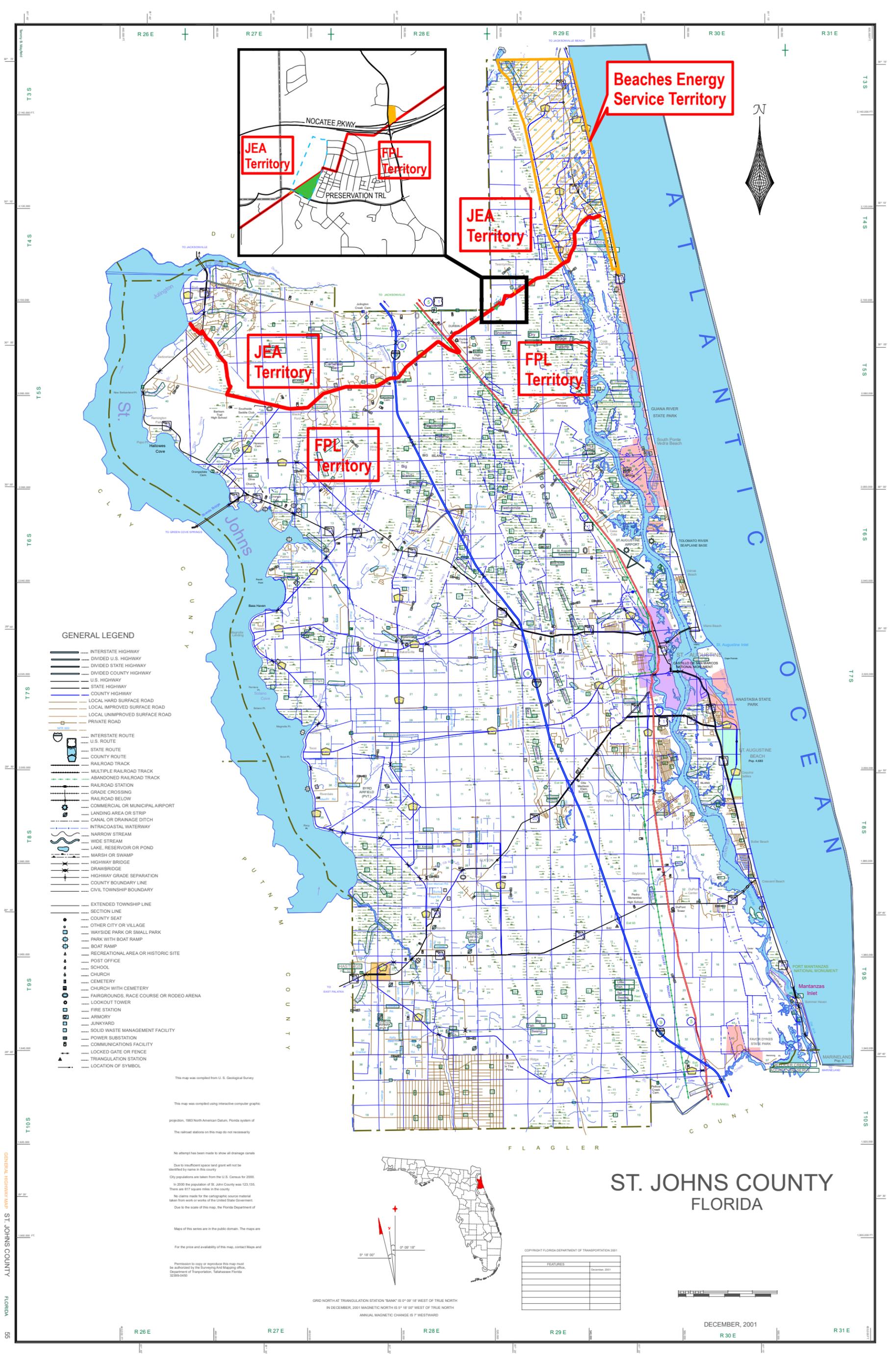
14775 Old St. Augustine Road, Jacksonville, FL. 32258
Tel: (904) 642-8550 Fax: (904) 642-4165
Certificate of Authorization No.: LB 3624

SCALE: 1"=100'
DATE: JANUARY 7, 2020

DAMON J. KELLY
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LS No. 6284

Appendix “B”

Official Florida Department of Transportation (“DOT”) General Highway County map, as well as two more detailed maps, for each affected county depicting the boundary lines established by the territorial agreement, in accordance with Rule 25-6.0440, F.A.C.



GENERAL LEGEND

- INTERSTATE HIGHWAY
- DIVIDED U.S. HIGHWAY
- DIVIDED STATE HIGHWAY
- DIVIDED COUNTY HIGHWAY
- U.S. HIGHWAY
- STATE HIGHWAY
- COUNTY HIGHWAY
- LOCAL HARD SURFACE ROAD
- LOCAL IMPROVED SURFACE ROAD
- LOCAL UNIMPROVED SURFACE ROAD
- PRIVATE ROAD
- INTERSTATE ROUTE
- U.S. ROUTE
- STATE ROUTE
- COUNTY ROUTE
- RAILROAD TRACK
- MULTIPLE RAILROAD TRACK
- ABANDONED RAILROAD TRACK
- RAILROAD STATION
- GRADE CROSSING
- RAILROAD BELOW
- COMMERCIAL OR MUNICIPAL AIRPORT
- LANDING AREA OR STRIP
- CANAL OR DRAINAGE DITCH
- INTRACASTAL WATERWAY
- NARROW STREAM
- WIDE STREAM
- LAKE, RESERVOIR OR POND
- MARSH OR SWAMP
- HIGHWAY BRIDGE
- DRAWBRIDGE
- HIGHWAY GRADE SEPARATION
- COUNTY BOUNDARY LINE
- CIVIL TOWNSHIP BOUNDARY
- EXTENDED TOWNSHIP LINE
- SECTION LINE
- COUNTY SEAT
- OTHER CITY OR VILLAGE
- WAYSIDE PARK OR SMALL PARK
- PARK WITH BOAT RAMP
- BOAT RAMP
- RECREATIONAL AREA OR HISTORIC SITE
- POST OFFICE
- SCHOOL
- CHURCH
- CEMETERY
- CHURCH WITH CEMETERY
- FAIRGROUNDS, RACE COURSE OR RODEO ARENA
- LOOKOUT TOWER
- FIRE STATION
- ARMORY
- JUNKYARD
- SOLID WASTE MANAGEMENT FACILITY
- POWER SUBSTATION
- COMMUNICATIONS FACILITY
- LOCKED GATE OR FENCE
- TRIANGULATION STATION
- LOCATION OF SYMBOL

This map was compiled from U. S. Geological Survey

This map was compiled using interactive computer graphics

projection, 1983 North American Datum, Florida system of

The railroad stations on this map do not necessarily

No attempt has been made to show all drainage canals

Due to insufficient space land grant will not be identified by name in this county.

City populations are taken from the U.S. Census for 2000.

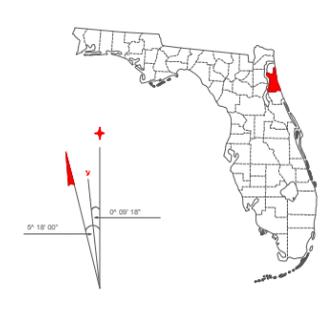
In 2000 the population of St. Johns County was 123,135. There are 817 square miles in the county.

No claims made for the cartographic source material taken from work or works of the United States Government.

Due to the scale of this map, the Florida Department of

Maps of this series are in the public domain. The maps are

For the price and availability of this map, contact Maps and



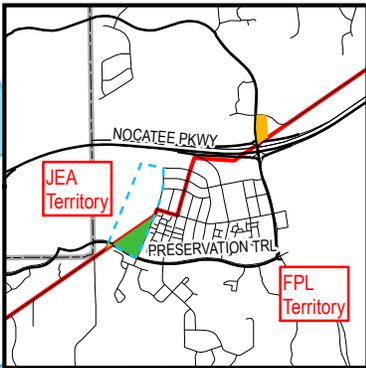
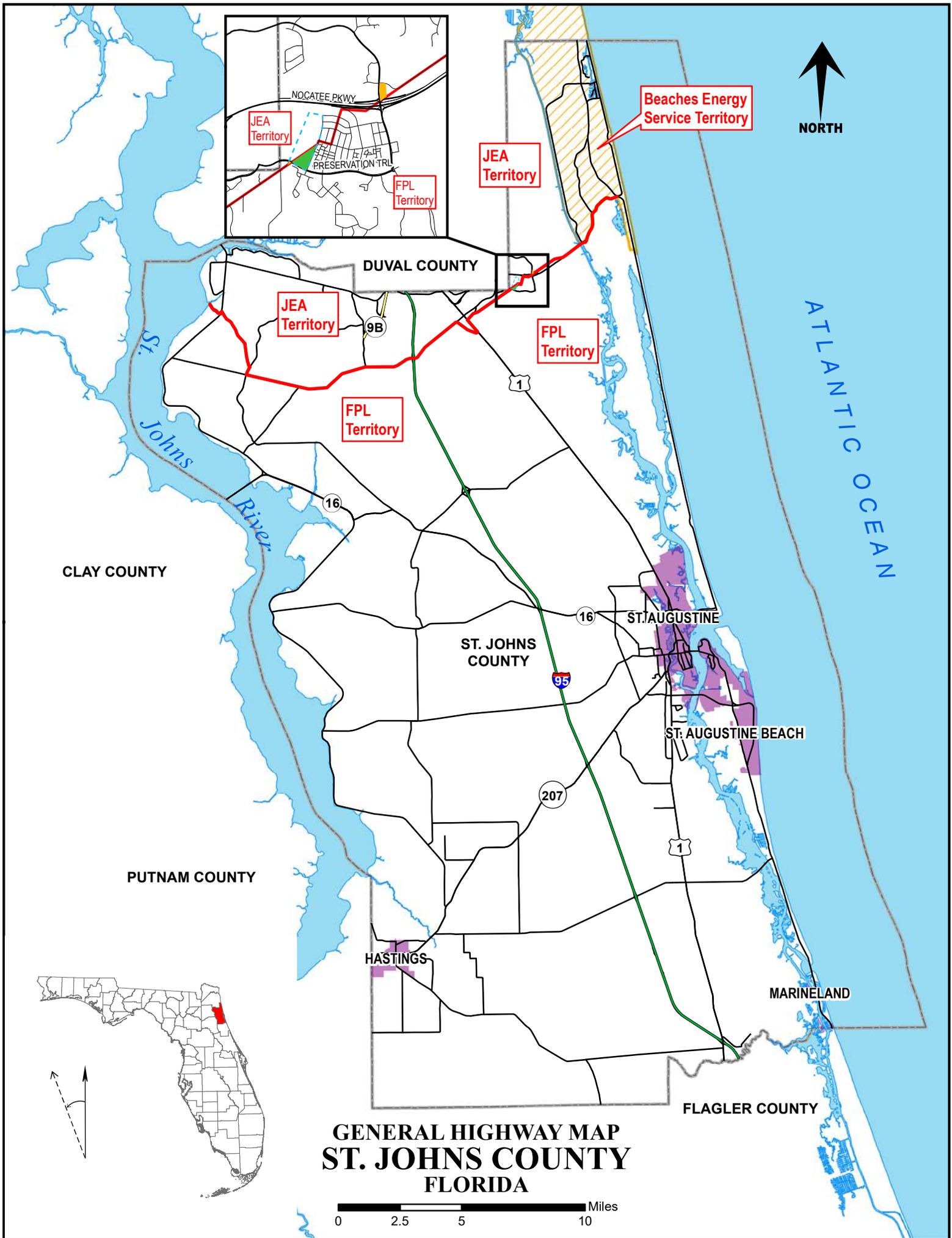
**ST. JOHNS COUNTY
FLORIDA**

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FEATURES	DATE
	December, 2001

GRID NORTH AT TRIANGULATION STATION "BANK" IS 0° 09' 18" WEST OF TRUE NORTH
IN DECEMBER 2001 MAGNETIC NORTH IS 0° 18' 00" WEST OF TRUE NORTH
ANNUAL MAGNETIC CHANGE IS 7" WESTWARD

DECEMBER, 2001



Beaches Energy Service Territory

JEA Territory

FPL Territory

JEA Territory

DUVAL COUNTY

JEA Territory

FPL Territory

FPL Territory

CLAY COUNTY

ST. JOHNS COUNTY

ST. AUGUSTINE

ST. AUGUSTINE BEACH

PUTNAM COUNTY

HASTINGS

MARINELAND

FLAGLER COUNTY

GENERAL HIGHWAY MAP ST. JOHNS COUNTY FLORIDA



Legend

- Existing FPL/JEA Territorial Boundary
- Future Residential Project
- Proposed Land Swap from JEA to FPL
- Proposed Land Swap from FPL to JEA

JEA Territory

FPL Territory

