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FPSC - COMMISSION CLERK

June 4, 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 & Light Company and Lee County Electric Cooperative 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: D. Bruce May

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

In re: Joint Petition for Approval of Amendment
to Territorial Agreement between Florida Power
& Light Company and Lee County Electric
Cooperative

Docket No. 2020_____

Filed: June 4, 2020

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

Florida Power & Light Company (“FPL”) and Lee County Electric Cooperative (“LCEC”) jointly petition the Florida Public Service Commission (“Commission”) for approval of an agreement, entered into by and between FPL and LCEC (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

Lee County Electric Cooperative
4980 North Bayline Drive
North Fort Myers, FL 33917
Attention: Denise Vidal, CEO

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 Lee County Electric Cooperative

D. Bruce May
Holland & Knight LLP
315 South Calhoun Street
Suite 600
Tallahassee, FL 32301
Phone: 850-425-5607
Fax: 850-224-8832
Email: bruce.may@hklaw.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. LCEC is a not-for-profit corporation organized and existing under the laws of the State of Florida that owns and operates its own electric utility system. LCEC is an electric utility as defined in Section 366.02(2), Florida Statutes.

6. By Order No. 3799, issued on April 28, 1965, in Docket No. 7424-EU, the Commission approved the original territorial agreement between FPL and LCEC. An amendment to this original territorial agreement was approved by Order No. 20817, issued on February 28, 1989, in Docket No. 850129-EU. Subsequently, on May 10, 1993, in Docket No. 930092-EU, the Commission issued Order No. PSC-93-0705-FOF-EU approving a new territorial agreement

between FPL and LCEC relating to the service areas in Charlotte, Collier, Hendry and Lee Counties.¹ By Order No. PSC-97-0527-FOF-EU, issued on May 7, 1997, in Docket No. 97-0105-EU, the Commission approved a Territorial Variance Agreement relating to areas in Lee County which had been agreed to between FPL and LCEC.² By Order No. PSC-15-0021-PAA-EU, issued on January 5, 2015, in Docket No. 140210-EU, the Commission approved an amendment to the existing territorial agreement between FPL and LCEC, which was the result of a settlement agreement between FPL, LCEC, and Babcock Ranch Community Independent Special District.³

7. The current territorial boundary between FPL and LCEC crosses an area where a private development is planned in Lee County, Florida. The proposed 2020 Amendment alters that territorial boundary in a manner designed to allow both utilities to more efficiently serve the planned development and to avoid the unnecessary duplication of facilities. Under the proposed 2020 Amendment, FPL and LCEC have agreed to exchange two parcels within their respective territories with respect to the right and obligation to serve customers that will be located within those parcels. The first parcel currently is within LCEC's bounded service territory and includes an area planned for approximately 132 residential lots located on the southwestern part of the planned development ("Exchange Parcel A"). A legal description and sketch of Exchange Parcel A is attached to the 2020 Amendment as Exhibit "A".

8. The second parcel currently is within FPL's bounded service territory on the northwestern part of the planned development and consists of approximately 26 acres of vacant

¹ Order No. PSC-93-0705-FOF-EU, issued May 10, 1993, in Docket No. 930092-EU, In re: Joint application for approval of territorial agreement between Florida Power & Light Company and Lee County Electric Cooperative, Inc.

² Order No. PSC-97-0527-FOF-EU, issued May 7, 1997, in Docket No. 970105-EU, In re: Petition for approval of change in territorial boundary under territorial agreement with Lee County Electric Cooperative, Inc., by Florida Power & Light Company.

³ Order No. PSC-15-0021-PAA-EU, issued January 5, 2015, in Docket No. 140210-EU, In re: Joint petition for approval of amendment to territorial agreement in Charlotte, Lee, and Collier Counties, by Florida Power & Light Company and Lee County Electric Cooperative.

commercial land upon which an Amenity Center for the development will be constructed (“Exchange Parcel B”). A legal description and sketch of Exchange Parcel B is attached to the 2020 Amendment as Exhibit “B”.

9. The parties have agreed to modify the territorial boundary so customers that will be located within Exchange Parcel A shall receive electric service from FPL. The Parties have further agreed to modify the territorial boundary so customers that will be located within Exchange Parcel B shall receive electric service from LCEC.

10. 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 the unnecessary duplication of services in the area covered by the 2020 Amendment. Accordingly, the Parties respectfully submit the 2020 Amendment is in the public interest.

11. 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 for each affected county depicting the boundary lines established by the territorial agreement, as amended by the 2020 Amendment.

12. 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.

13. The 2020 Amendment is conditioned upon the Commission’s approval thereof without modification. The Parties recognize that upon approval of the 2020 Amendment, any additional modifications, changes or amendments must be approved by the Commission.

14. 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 LCEC respectfully request that the Commission enter an order approving without modification the 2020 Amendment to the territorial agreement between the Parties.

Respectfully submitted this 4th day of June, 2020.

Florida Power & Light Company

Lee County Electric Cooperative

/s/ Jason A. Higginbotham
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

/s/ D. Bruce May
D. Bruce May
Holland & Knight LLP
315 South Calhoun Street
Suite 600
Tallahassee, FL 32301
Phone: 850-425-5607
Fax: 850-224-8832
Email: bruce.may@hklaw.com

Appendix “A”

**Amendment to Territorial Agreement between
Florida Power & Light Company and Lee County Electric Cooperative**

**AMENDMENT TO TERRITORIAL AGREEMENT
BETWEEN
FLORIDA POWER AND LIGHT COMPANY
AND
LEE COUNTY ELECTRIC COOPERATIVE**

This Amendment to the Territorial Agreement, dated June 3, 2020, ("2020 Amendment") is entered into by Florida Power & Light Company ("FPL") and Lee County Electric Cooperative (collectively, the "Parties"), each of which is a corporation organized and existing under the laws of the State of Florida and an electric utility as defined in Section 366.02(2), Florida Statutes.

W I T N E S S E T H

WHEREAS, the Parties have an existing Territorial Agreement relating to their respective retail service areas in Charlotte, Collier, Hendry and Lee Counties, Florida, which was approved by the Florida Public Service Commission (the "PSC") by Order No. PSC-93-0705-FOF-EU, and which was amended in 1997 and approved by the PSC by Order No. PSC-97-0527-FOF-EU, and which was further amended in 2014 and approved by the PSC by Order No. PSC-15-0021-PAA-EU (such agreement and amendments are collectively referred to as the "Territorial Agreement"); and

WHEREAS, the Parties now desire to amend the territorial boundary in the existing Territorial Agreement as it relates to a specified area where a private development is planned in Lee County, Florida; and

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

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. **Recitals.** The above recitals are true and correct and are incorporated herein.

2. **Territorial Exchange.** In order to avoid unnecessary duplication of facilities and to serve anticipated development, the Parties agree to amend the boundaries in the Territorial Agreement in order to exchange two undeveloped parcels within their respective retail service territories where both utilities currently have minimal infrastructure in place.

a) The first parcel is within the territory boundary of LCEC and includes an area planned for 132 residential lots that are located on the southwestern part of the planned development (“Exchange Parcel A”). A legal description and sketch of Exchange Parcel A is attached as Exhibit "A". Upon approval of this 2020 Amendment by the PSC, Exchange Parcel A will be transferred from LCEC to FPL.

b) The second parcel is within the territory boundary of FPL on the northwestern part of the planned development and includes approximately 26 acres of commercial land that is to be utilized for the development’s Amenity Center (“Exchange Parcel B”). A legal description and sketch of Exchange Parcel B is attached as Exhibit "B". Upon approval of this 2020

Amendment by the PSC, Exchange Parcel B will be transferred from FPL to LCEC.

3. **Transition.** There are currently no existing customers or electric facilities within Exchange Parcel A or Exchange Parcel A. Thus, no transition of electric service is required.


4. **Condition Precedent and Effective Date.** The approval of this 2020 Amendment by the PSC without modification, shall be an absolute condition precedent to the validity, enforceability and applicability hereof. The effective date of this 2020 Amendment shall be the date on which the final order of the PSC granting approval of this amendment in its entirety becomes no longer subject to judicial review.

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

(Remainder of page intentionally left blank)

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

FLORIDA POWER & LIGHT COMPANY

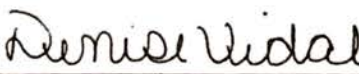
By: 

Date: 6/3/20

Name: Manuel B. Miranda

Title: Senior Vice President, Power Delivery

LEE COUNTY ELECTRIC COOPERATIVE

By: 

Date: 6-2-20

Name: Denise Vidal

Title: Chief Executive Officer

Exhibit “A”

Legal Description and Sketch of Exchange Parcel A

LEGAL DESCRIPTION

OF A PARCEL LYING IN

SECTION 31, TOWNSHIP 46 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA

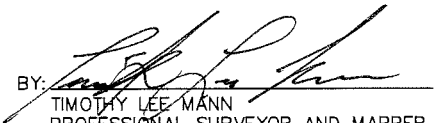
PARCEL "A"

A PARCEL OF LAND BEING ALL THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 46 SOUTH, RANGE 27 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 31; THENCE S.00°50'31"E. ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 31 FOR A DISTANCE OF 2635.19 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 31; THENCE S.86°01'18"W. ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 31 FOR A DISTANCE OF 2636.16 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 31; THENCE N.00°55'01"W., ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 31 FOR A DISTANCE OF 2639.49 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 31; THENCE N.89°06'55"E. ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 31 FOR A DISTANCE OF 2639.61 FEET TO THE NORTHEAST CORNER OF SAID SECTION 31, AND POINT OF BEGINNING.

PARCEL CONTAINS 160 ACRES, MORE OR LESS

THIS IS NOT A SURVEY

BY: 
 TIMOTHY LEE MANN
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA CERTIFICATE NO. LS# 5838


DATE SIGNED: 3-9-2020

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

NOTES:

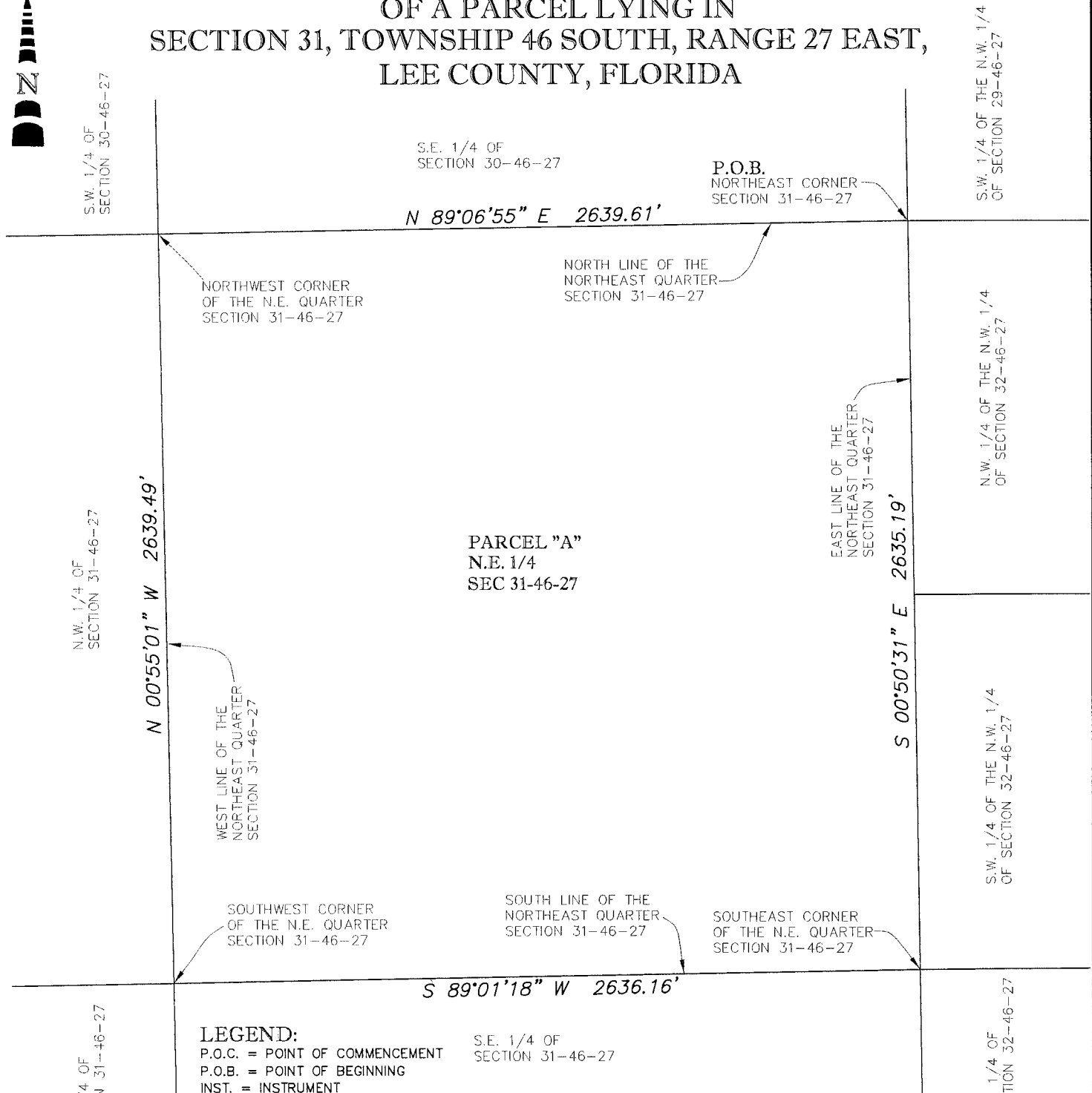
1. BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER AS BEARING S.00°50'31"E.
2. DISTANCES ARE IN FEET AND DECIMALS THEREOF.
3. PARCEL IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS AND RIGHT-OF-WAYS (RECORDED AND UNRECORDED, WRITTEN AND UNWRITTEN).

PARCEL "A"

TITLE:		SKETCH OF DESCRIPTION	
	<h2 style="margin: 0;">METRON</h2> <h3 style="margin: 0;">SURVEYING & MAPPING, LLC</h3> <p style="margin: 0;">LAND SURVEYORS · PLANNERS</p> <p style="margin: 0;">LB# 7071</p>		10970 S. CLEVELAND AVE. SUITE #605 FORT MYERS, FLORIDA 33907 PHONE: (239) 275-8575 FAX: (239) 275-8457 www.metronfl.com
	FILE NAME:	PROJECT NO.:	SHEET:
2150-8148 Parcel A.dwg	2150-8148	1 OF 2	
EXHIBIT DATE:	DRAWN BY:	SCALE:	CHECKED BY:
3-9-2020	JDF	N/A	DJO
		FILE NO. (S-T-R)	
		31-46-27	

SKETCH OF DESCRIPTION

OF A PARCEL LYING IN
SECTION 31, TOWNSHIP 46 SOUTH, RANGE 27 EAST,
LEE COUNTY, FLORIDA



PARCEL "A"
N.E. 1/4
SEC 31-46-27

LEGEND:

- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- INST. = INSTRUMENT
- A.E. = ACCESS EASEMENT
- U.E. = UTILITY EASEMENT
- O.R. = OFFICIAL RECORDS BOOK
- PG. = PAGE
- R/W = RIGHT OF WAY

S.E. 1/4 OF SECTION 31-46-27

THIS IS NOT A SURVEY

NOTES:

1. BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER AS BEARING S.00°50'31"E.
2. DISTANCES ARE IN FEET AND DECIMALS THEREOF.
3. PARCEL IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS AND RIGHT-OF-WAYS (RECORDED AND UNRECORDED, WRITTEN AND UNWRITTEN).

PARCEL "A"


TITLE: SKETCH OF DESCRIPTION	
 <p>METRON SURVEYING & MAPPING, LLC LAND SURVEYORS - PLANNERS LB# 7071</p>	10970 S. CLEVELAND AVE. SUITE #605 FORT MYERS, FLORIDA 33907 PHONE: (239) 275-8575 FAX: (239) 275-8457 www.metronfl.com
FILE NAME: 2150-8148 Parcel A.dwg	PROJECT NO: 2150-8148
EXHIBIT DATE: 3-9-2020	DRAWN BY: JDF
SCALE: N/A	CHECKED BY: DJO
SHEET: 2 OF 2	
FILE NO. (S-R) 31-46-27	

Exhibit “B”

Legal Description and Sketch of Exchange Parcel B

LEGAL DESCRIPTION OF A PARCEL LYING IN SECTION 30, TOWNSHIP 46 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA

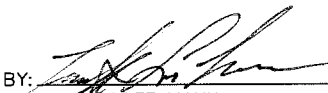
PARCEL "B"

A PARCEL OF LAND BEING PART OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 46 SOUTH, RANGE 27 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 30; THENCE N.00°47'51"W. ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 30 FOR A DISTANCE OF 2647.70 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 30; THENCE N.00°55'29"W. ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30 FOR A DISTANCE OF 964.08 FEET TO THE POINT OF BEGINNING AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 312.00 FEET; THENCE ALONG SAID CURVE AND LEAVING SAID EAST LINE THROUGH A CENTRAL ANGLE OF 09°07'21", A CHORD BEARING OF N.87°31'43"W., A CHORD LENGTH OF 49.62 FEET AND AN ARC LENGTH OF 49.68 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 888.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°29'25", A CHORD BEARING OF S.86°47'15"W., A CHORD LENGTH OF 315.88 FEET AND AN ARC LENGTH OF 317.57 FEET; THENCE S.77°14'38"W. FOR A DISTANCE OF 62.11 FEET; THENCE N.12°03'17"W. FOR A DISTANCE OF 94.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2443.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°30'35", A CHORD BEARING OF N.74°11'25"E., A CHORD LENGTH OF 319.97 FEET AND AN ARC LENGTH OF 320.20 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 63.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 71°21'37", A CHORD BEARING OF N.34°45'19"E., A CHORD LENGTH OF 73.49 FEET AND AN ARC LENGTH OF 78.46 FEET; THENCE N.00°55'29"W. FOR A DISTANCE OF 103.26 FEET; THENCE S.89°04'31"W. FOR A DISTANCE OF 139.34 FEET; THENCE N.51°47'35"W. FOR A DISTANCE OF 146.48 FEET; THENCE S.87°13'04"W. FOR A DISTANCE OF 160.70 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 2105.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°07'41", A CHORD BEARING OF S.84°24'17"W., A CHORD LENGTH OF 481.26 FEET AND AN ARC LENGTH OF 482.32 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 85°35'13", A CHORD BEARING OF N.46°14'16"W., A CHORD LENGTH OF 271.74 FEET AND AN ARC LENGTH OF 298.76 FEET; THENCE N.03°26'39"W. FOR A DISTANCE OF 852.69 FEET; THENCE N.89°30'04"E. FOR A DISTANCE OF 1123.96 FEET; THENCE N.00°55'29"W. FOR A DISTANCE OF 238.25 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF CORKSCREW ROAD; THENCE N.89°32'30"E. ALONG SAID RIGHT-OF-WAY FOR A DISTANCE OF 92.00 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30; THENCE S.00°55'29"E. LEAVING SAID RIGHT-OF-WAY AND ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30 FOR A DISTANCE OF 1635.14 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 30.3 ACRES, MORE OR LESS.

THIS IS NOT A SURVEY

BY: 
TIMOTHY LEE MANN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. LS# 5838


DATE SIGNED: 3-9-2020

NOT VALID WITHOUT THE SIGNATURE
AND THE ORIGINAL RAISED SEAL OF A
FLORIDA LICENSED SURVEYOR AND
MAPPER.

NOTES:

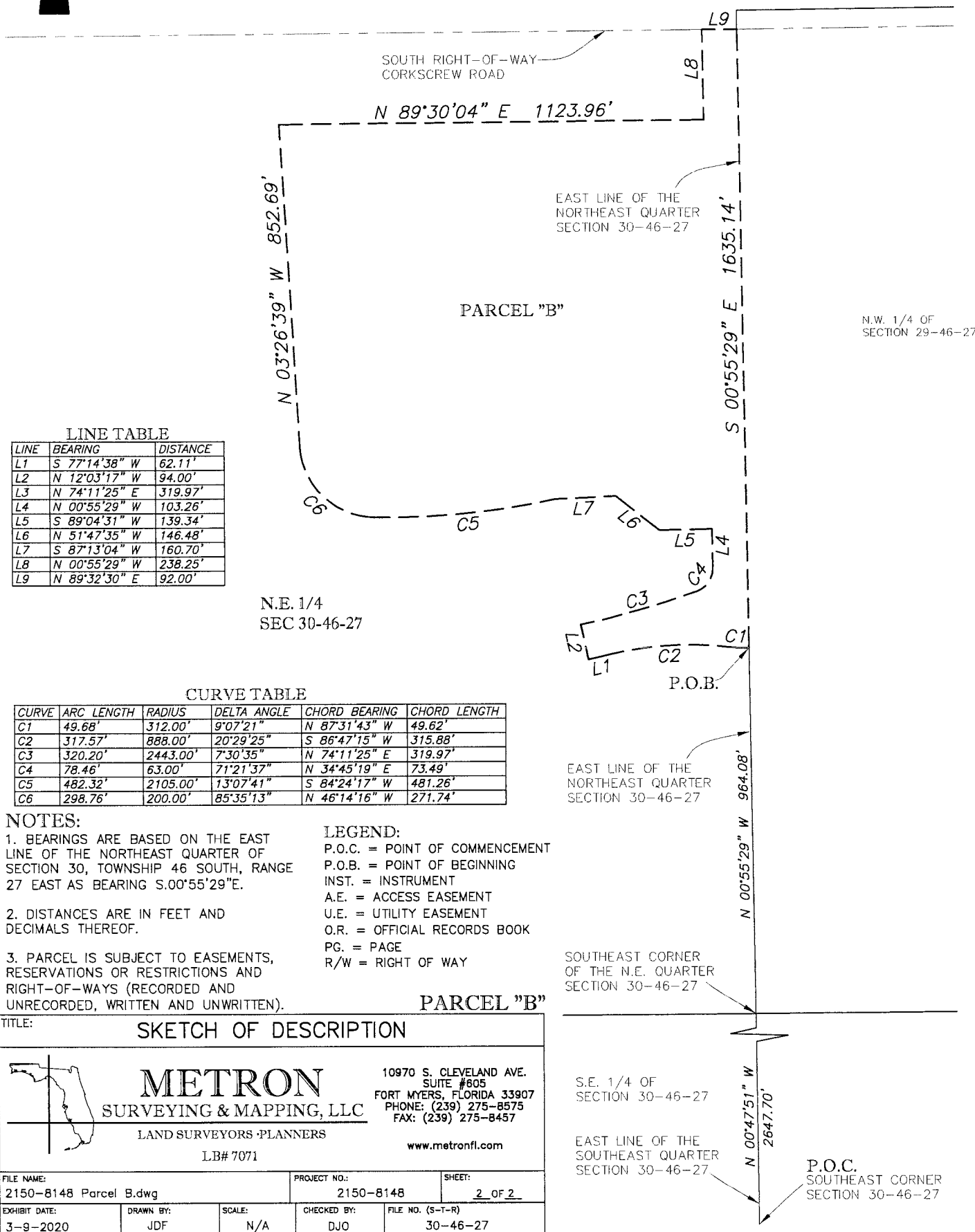
1. BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 46 SOUTH, RANGE 27 EAST AS BEARING S.00°55'29"E.
2. DISTANCES ARE IN FEET AND DECIMALS THEREOF.
3. PARCEL IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS AND RIGHT-OF-WAYS (RECORDED AND UNRECORDED, WRITTEN AND UNWRITTEN).

PARCEL "B"

TITLE:		SKETCH OF DESCRIPTION	
	<h2 style="margin: 0;">METRON</h2> <h3 style="margin: 0;">SURVEYING & MAPPING, LLC</h3> <p style="margin: 0; font-size: small;">LAND SURVEYORS · PLANNERS</p> <p style="margin: 0; font-size: x-small;">LB# 7071</p>	10970 S. CLEVELAND AVE. SUITE #605 FORT MYERS, FLORIDA 33907 PHONE: (239) 275-8575 FAX: (239) 275-8457 www.metronfl.com	
FILE NAME:	2150-8148 Parcel B.dwg	PROJECT NO.:	2150-8148
EXHIBIT DATE:	3-9-2020	DRAWN BY:	JDF
SCALE:	N/A	CHECKED BY:	DJO
FILE NO. (S-T-R)	30-46-27		
SHEET:	1 OF 2		

SKETCH OF DESCRIPTION

OF A PARCEL LYING IN
SECTION 30, TOWNSHIP 46 SOUTH, RANGE 27 EAST,
LEE COUNTY, FLORIDA



SOUTH RIGHT-OF-WAY
CORKSCREW ROAD

N 89°30'04" E 1123.96'

EAST LINE OF THE
NORTHEAST QUARTER
SECTION 30-46-27

PARCEL "B"

N.W. 1/4 OF
SECTION 29-46-27

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 77°14'38" W	62.11'
L2	N 12°03'17" W	94.00'
L3	N 74°11'25" E	319.97'
L4	N 00°55'29" W	103.26'
L5	S 89°04'31" W	139.34'
L6	N 51°47'35" W	146.48'
L7	S 87°13'04" W	160.70'
L8	N 00°55'29" W	238.25'
L9	N 89°32'30" E	92.00'

N.E. 1/4
SEC 30-46-27

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	49.68'	312.00'	9°07'21"	N 87°31'43" W	49.62'
C2	317.57'	888.00'	20°29'25"	S 86°47'15" W	315.88'
C3	320.20'	2443.00'	7°30'35"	N 74°11'25" E	319.97'
C4	78.46'	63.00'	71°21'37"	N 34°45'19" E	73.49'
C5	482.32'	2105.00'	13°07'41"	S 84°24'17" W	481.26'
C6	298.76'	200.00'	85°35'13"	N 46°14'16" W	271.74'

P.O.B.

EAST LINE OF THE
NORTHEAST QUARTER
SECTION 30-46-27

NOTES:

1. BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 46 SOUTH, RANGE 27 EAST AS BEARING S.00°55'29"E.

2. DISTANCES ARE IN FEET AND DECIMALS THEREOF.

3. PARCEL IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS AND RIGHT-OF-WAYS (RECORDED AND UNRECORDED, WRITTEN AND UNWRITTEN).

LEGEND:

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- PG. = PAGE
- R/W = RIGHT OF WAY

SOUTHEAST CORNER
OF THE N.E. QUARTER
SECTION 30-46-27

PARCEL "B"

TITLE:

SKETCH OF DESCRIPTION



METRON
SURVEYING & MAPPING, LLC

LAND SURVEYORS-PLANNERS

LB# 7071

10970 S. CLEVELAND AVE.
SUITE #805
FORT MYERS, FLORIDA 33907
PHONE: (239) 275-8575
FAX: (239) 275-8457

www.metronfl.com

S.E. 1/4 OF
SECTION 30-46-27

EAST LINE OF THE
SOUTHEAST QUARTER
SECTION 30-46-27

P.O.C.
SOUTHEAST CORNER
SECTION 30-46-27

FILE NAME: 2150-8148 Parcel B.dwg	PROJECT NO.: 2150-8148	SHEET: 2 OF 2
EXHIBIT DATE: 3-9-2020	DRAWN BY: JDF	SCALE: N/A
CHECKED BY: DJO	FILE NO. (S-T-R) 30-46-27	

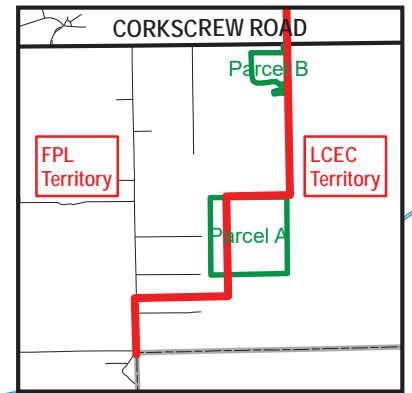
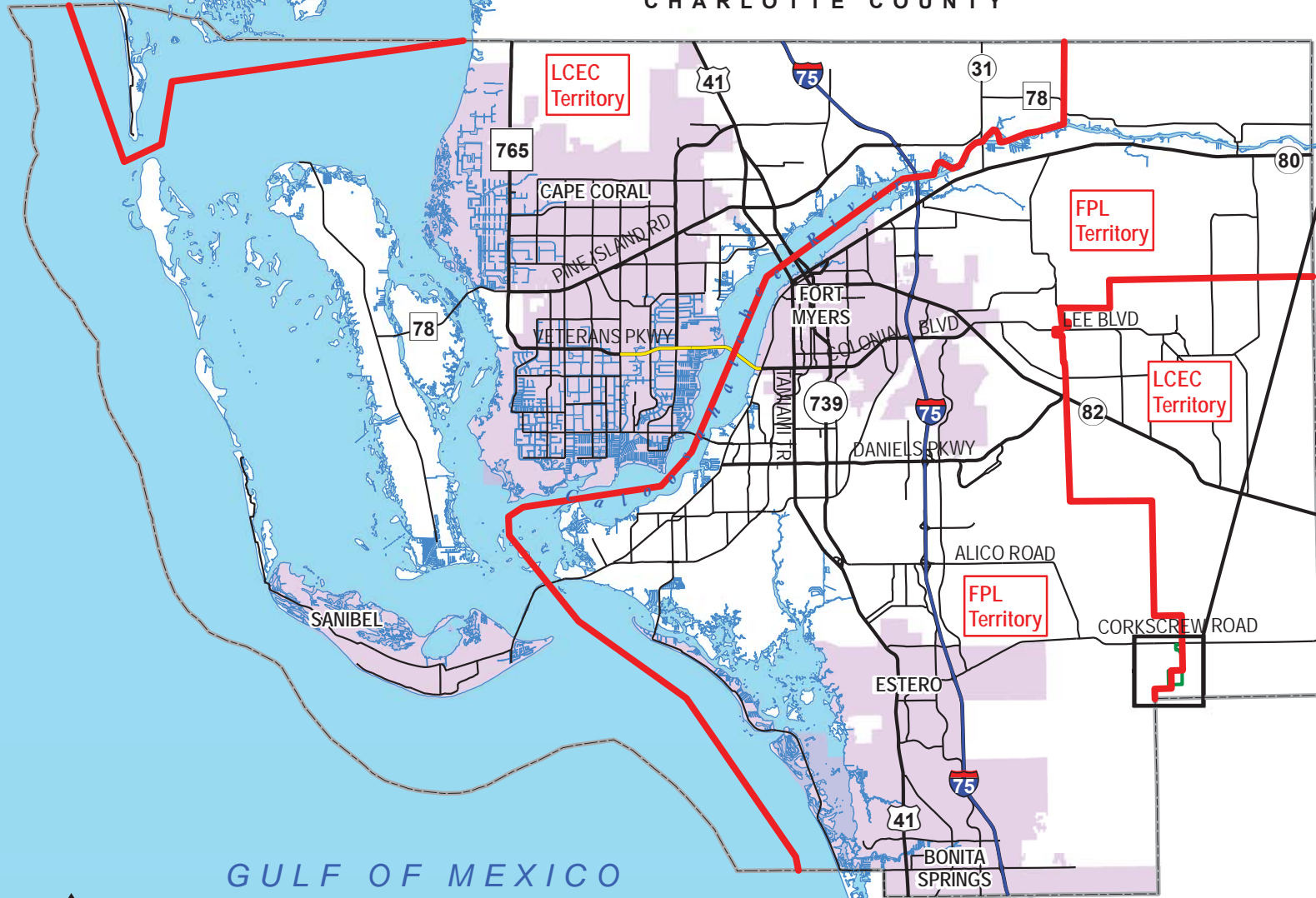
Appendix “B”

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 HIGHWAY MAP LEE COUNTY FLORIDA



CHARLOTTE COUNTY

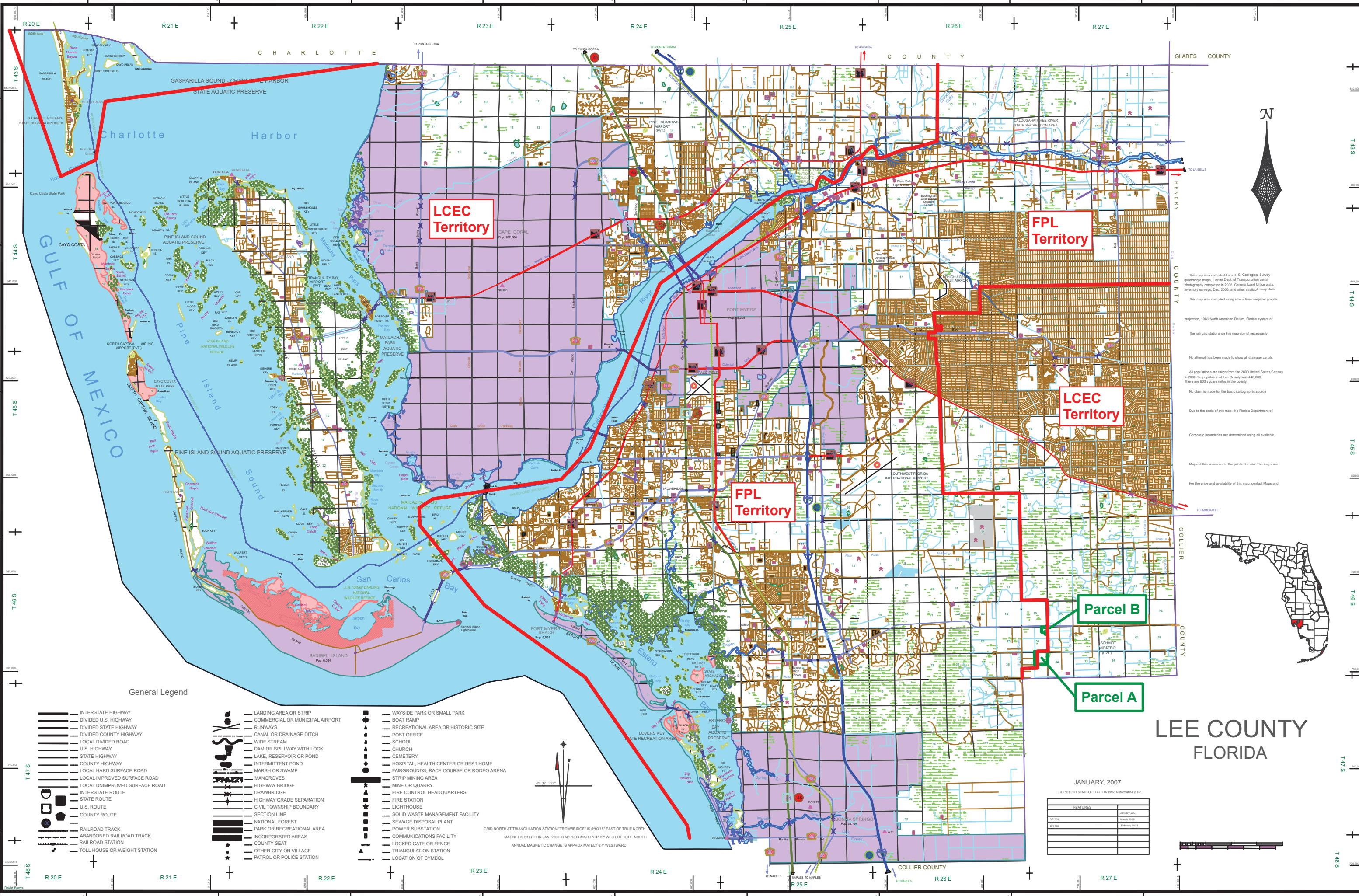


HENDRY COUNTY

GULF OF MEXICO

COLLIER COUNTY





LCEC Territory

FPL Territory

LCEC Territory

FPL Territory

Parcel B

Parcel A

General Legend

- INTERSTATE HIGHWAY
- DIVIDED U.S. HIGHWAY
- DIVIDED STATE HIGHWAY
- DIVIDED COUNTY HIGHWAY
- LOCAL DIVIDED ROAD
- U.S. HIGHWAY
- STATE HIGHWAY
- COUNTY HIGHWAY
- LOCAL HARD SURFACE ROAD
- LOCAL IMPROVED SURFACE ROAD
- LOCAL UNIMPROVED SURFACE ROAD
- INTERSTATE ROUTE
- STATE ROUTE
- U.S. ROUTE
- COUNTY ROUTE
- RAILROAD TRACK
- ABANDONED RAILROAD TRACK
- RAILROAD STATION
- TOLL HOUSE OR WEIGHT STATION
- LANDING AREA OR STRIP
- COMMERCIAL OR MUNICIPAL AIRPORT
- RUNWAYS
- CANAL OR DRAINAGE DITCH
- WIDE STREAM
- DAM OR SPILLWAY WITH LOCK
- LAKE, RESERVOIR OR POND
- INTERMITTENT POND
- MARSH OR SWAMP
- MANGROVES
- HIGHWAY BRIDGE
- DRAWBRIDGE
- HIGHWAY GRADE SEPARATION
- INTERSTATE BOUNDARY
- SECTION LINE
- NATIONAL FOREST
- PARK OR RECREATIONAL AREA
- INCORPORATED AREAS
- COUNTY SEAT
- OTHER CITY OR VILLAGE
- PATROL OR POLICE STATION
- WAYSIDE PARK OR SMALL PARK
- BOAT RAMP
- RECREATIONAL AREA OR HISTORIC SITE
- POST OFFICE
- SCHOOL
- CHURCH
- CEMETERY
- HOSPITAL, HEALTH CENTER OR REST HOME
- FAIRGROUNDS, RACE COURSE OR RODEO ARENA
- STRIP MINING AREA
- MINE OR QUARRY
- FIRE CONTROL HEADQUARTERS
- FIRE STATION
- CIVIL TOWNSHIP BOUNDARY
- LIGHTHOUSE
- SOLID WASTE MANAGEMENT FACILITY
- SEWAGE DISPOSAL PLANT
- POWER SUBSTATION
- COMMUNICATIONS FACILITY
- LOCKED GATE OR FENCE
- TRIANGULATION STATION
- LOCATION OF SYMBOL

GRID NORTH AT TRIANGULATION STATION "TROWBRIDGE" IS 0°13'18" EAST OF TRUE NORTH
 MAGNETIC NORTH IN JAN. 2007 IS APPROXIMATELY 4° 37' WEST OF TRUE NORTH
 ANNUAL MAGNETIC CHANGE IS APPROXIMATELY 8.4' WESTWARD

JANUARY, 2007
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FEATURES	January 2007
SR 750	March 2005
SR 750	February 2011

**LEE COUNTY
FLORIDA**

Legend

- Existing FPL/LCEC Boundary
- Area To LCEC
- Area To FPL

CORKSCREW ROAD

Parcel B

FPL Territory

LCEC Territory

LEE COUNTY

Parcel A

Caper Ln

Happy Dale Ln

Capper Ln

6 Ls Farm Rd

Glades Farm Rd

Dykes Rd

Three B Farm Rd

