

ORDINANCE 2022-40

AN ORDINANCE OF THE CITY OF LAKE WALES, POLK COUNTY, FLORIDA, AMENDING THE LAKE WALES CODE OF ORDINANCES, CHAPTER 21, UTILITIES, AMENDING SECTIONS 21-2 and 21-3, RELATED TO THE CITY'S EXCLUSIVE UTILITY SYSTEM SERVICE AREA; PROVIDING FINDINGS, PURPOSE, & INTENT; PROVIDING FOR LIBERAL CONSTRUCTION, CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the City owns, operates, and manages a water system, a sewer(wastewater) system, and a reclaimed water system both within and without the City limits pursuant to its governmental powers; and,

WHEREAS, as a municipal utility, the City has the exclusive prerogative, authority and duty to own, operate, manage, repair, replace, extend, and control the City's various utility systems; and,

WHEREAS, the City has determined that its various utility systems are interdependent upon each other for financial, legal, and operational security; and,

WHEREAS, the City has determined that to be able to finance, permit, construct, extend, operate, repair, and manage all of its utility systems, as well as to enforce the rules, regulations, and payment of rates to each of its various utility systems, it (the City) must operate these systems in a coordinated, integrated fashion; and,

WHEREAS, if the City fails to insure that all of its utility systems are operated, managed, and controlled in a unified, integrated, and coordinated fashion, then that failure can lead to the creation of public nuisances, financial insolvency, operational inefficiencies, discriminatory cost recovery, and other threats to the public health, safety, and welfare; and,

WHEREAS, towards those ends, the City has determined pursuant to its home rule powers, its charter, various special acts, general laws, and other legal precedent to adopt this ordinance; and,

WHEREAS, the construction, optimal financing, and optimal operation of the City's water and wastewater systems is an essential utility service; and,

WHEREAS, the failure to plan for and delineate future service areas will lead to the proliferation of other competing public and private utility systems and facilities in competition with and to the economic detriment of the City; and,

WHEREAS, if the City does not provide adequate central water and wastewater service within its designated service area to meet increased demand, it will be faced with private sector pressure to allow the continued construction and

installation of substandard, privately financed, and operated water and wastewater treatment plants and septic tanks, and it may lose part of its existing customer base; and,

WHEREAS, the proliferation of privately financed and operated water and wastewater treatment plants and the loss of existing customers will contribute to higher user rates; and,

WHEREAS, In implementing this Ordinance, it is the Commission's intent to conserve and protect water resources within boundaries of the City, in the interest of the public health, safety and welfare, and avoid and eliminate, to the extent permitted by law, the circumstances giving rise to water and wastewater service duplications and resulting uneconomical and wasteful operations; and,

WHEREAS, in implementing this Ordinance, the City shall encourage the efficient utilization of water, wastewater, and reclaimed water facilities and systems, while avoiding, to the greatest extent possible, unreasonable restrictions upon free competition, fixing prices, or in reasonably limiting water, wastewater, or reclaimed water service capacity; and,

WHEREAS, the City has authority pursuant to general and special law to be the exclusive provider of water and wastewater services as further provided in this Ordinance; and,

WHEREAS, to achieve the aforesated goals, the City deems it necessary to establish rules so that water and wastewater service may be made available and extended to new customers on an equitable basis; and,

WHEREAS, the City has provided the required public notice and held the necessary public hearing(s) in order to adopt these rules; and,

WHEREAS, the purpose of this ordinance is to (1) promote the public health, safety and welfare of the citizens of this City by regulating the installation and operation of water and sewer systems; (2) insure that the adopted policies of the City's Comprehensive Plan are implemented; specifically, that land development shall be permitted only where adequate water and sewer facilities exist, or the construction of which is assured; and (3) insure that all developers shall bear a fair proportionate cost of new and/or expanded master water and sewer systems required for such development.

NOW THEREFORE BE IT ENACTED by the City Commission of the City of Lake Wales, Polk County, Florida, as follows:

SECTION 1. RECITALS. The above stated Recitals are hereby adopted and included into this ordinance as findings and as an expression of the City Commission's legislative purpose and intent.

SECTION 2. AMENDMENT TO SECTION 21-2, CODE OF ORDINANCES OF THE CITY OF LAKE WALES, FLORIDA. Section 21-2 of the Code of Ordinances of the City of Lake Wales, Florida (hereafter "Code") is hereby amended to read as follows:

"§ 21-2. Creation of Exclusive Service Area; Extension of services—Generally.

(a) Pursuant to the Charter of the City of Lake Wales ("Charter"), the City's municipal home rule powers under Chapter 166, Florida Statutes, and Chapter 180, Florida Statutes, the City of Lake Wales hereby creates the "Lake Wales Exclusive Utility Service Area" for the purpose of delivering to that area water, wastewater, and reclaimed water services and exercising within that area, the powers provided by law. The area to receive the services set forth above shall be as described in Exhibit "A" and depicted in Exhibit "A" attached to and incorporated in this Ordinance. All of the provisions or benefits of the Charter, and only to the degree necessary, Chapter 180, Florida Statutes, are hereby made available to the City of Lake Wales, Florida, within said zone or area including, but not limited to, the exclusive provision of water, wastewater, alternative water supply, reclaimed water, aquifer storage and recovery, and desalinization systems and services.

~~In accordance with the provisions of F.S. ch. 180, the city utility service area shall encompass the following:~~

- ~~(1) — All property lying within the city's corporate boundaries and as the same may be amended by annexation from time to time; and~~
- ~~(2) — All property lying within or partially within the "Chapter 180 Utility Service Area" as shown on the map of that title, and specifically described as follows: Those portions of sections 3, 4, 5, 6, 7, 8, 9 and 10 of Range 27E, Township 30S lying west of US Highway 27, except for property within the utility service area of the City of Winter Haven by recorded agreement with the City of Lake Wales, such Winter Haven service area generally being west of the Seaboard Coastline Railroad line that runs in a northwest-southeast direction through said sections 6, 7, and 8.~~

(b) The City hereby declares that, subject to a customer's or property owner's compliance with City rate ordinances, and service extension policies, the City has a duty to serve water, wastewater, and reclaimed water service to all property owners and potential customers within the City's Exclusive Service Area, provided the Florida Public Service Commission ("FPSC") or another City has not certified or franchised that area.

(c) No person or entity other than the City and/or its designee shall provide water, wastewater, or reclaimed water service (other than bottled water) to any person, firm, corporation, or government, within the City's Exclusive Service Area without

the City's express written permission which shall not be unreasonably withheld. No person or entity other than the City and/or its designee shall construct or use water, wastewater, and/or reclaimed water transmission lines, pipes, mains, pump stations or the like on or within the established rights-of-way for the purpose of providing water, wastewater, and/or reclaimed water service to land located within the City's Exclusive Service Area without the City's express written permission.

(d) Utility services shall be extended within the utility service area at the sole discretion of the city. Whenever economically feasible and deemed to be in the best interest of the utility system, such extension of services shall be at the expense of the city. A developer or property owner may assume all or part of the expense of service extension when the expense is not economically feasible for the city provided such extension is deemed to be in the best interest of the utility system and provided that all requirements of this chapter are met.

~~(ee)~~ The city shall reserve the right at all times to refuse extension of the utility system when such extension is not economically feasible, for noncompliance with the policies, rules and regulations established by this chapter or with any duly adopted city resolution or ordinance, or for any other cause whereby such extension will not benefit or may be detrimental to the best interest of the utility system.

~~(df)~~ In accordance with ~~F.S. ch.~~ Chapter 180, Fla. Stat., all persons or corporations living or doing business within the city utility service area shall be required to connect, when available, with the city utility system and shall be subject to all rules, regulations and rates provided by this chapter.

(g) Notwithstanding anything to the contrary contained in this ordinance, the City's right and duty to serve shall not be construed to interfere with those properties currently certificated for private utility service by the Florida Public Service Commission ("FPSC") or those properties upon which the owner is currently self-providing central water and/or wastewater service to its own business."

SECTION 3. AMENDMENT TO SECTION 21-3, CODE OF ORDINANCES.

Section 21-3 of the Code is hereby amended to read as follows:

"§ 21-3. Extension of services—Outside the city limits.

~~(a) No a~~ Applications shall be accepted for utility service to a property outside the city limits with the following exceptions so long as:

- (1) The property lies within the City's Exclusive Utility Service Area or
- (2) The state department of environmental protection has requested that the city provide service to the property to address an environmental quality issue; or

(3) An agreement to serve the property was executed by the city and the property owner ~~prior to June 2005~~.

(b) With each application for utility service outside the city limits, an executed annexation agreement must be provided which shall be recorded in the official records of the county if said application for service is accepted. If the property is contiguous to the city limits or is otherwise eligible for annexation, the city shall annex the property within three (3) months of the provision of service.

(c) Service charges and ~~impact fees~~, if any, for outside-city users shall be one hundred twenty-five (125) percent of the applicable charges and fees for inside-city users."

SECTION 4. LIBERAL CONSTRUCTION. In the interpretation and application of this Ordinance, all provisions shall be considered as a minimum requirement, liberally construed in favor of the City, and deemed neither to limit nor repeal any other powers granted under state law. This Ordinance is cumulative and supplemental to existing City laws, ordinances, rules and regulations. Where this Ordinance and the provisions contained herein conflict or overlap with any other City law, ordinance, rule or regulation, whichever imposes the more stringent restriction shall prevail.


SECTION 5. CONFLICTS. Except as expressly amended by this Ordinance, Chapter 21, Code of Ordinances of the City of Lake Wales, Florida, shall remain unchanged, and are hereby ratified and confirmed.

SECTION 6. SEVERABILITY. It is hereby declared to be the intent of the City Commission that if any section, subsection, clause, phrase or provision of this Ordinance is held invalid or unconstitutional, such invalidity or unconstitutionality shall not be construed to render invalid or unconstitutional the remaining provisions of this Ordinance.

SECTION 7. EFFECTIVE DATE. This Ordinance shall take effect upon passage.

CERTIFIED AS TO PASSAGE this 7th day of September, 2022.

CITY OF LAKE WALES, FLORIDA



Jack Hilligoss, Mayor/Commissioner
City of Lake Wales

ATTEST:

Jennifer Nanek, CMC, City Clerk

JULY 27, 2022

CITY OF LAKE WALES CHAPTER 180 SERVICE AREA DESCRIPTION

Sec. 20-9. Utility service area.

(a) Pursuant to Florida Statutes, Chapter 180, the City of Lake Wales hereby creates a zone or area which is specifically described in Exhibit "A" attached hereto and made a part hereof which consists of a reserve area map and legal description entitled "Lake Wales Utility Service Area, Polk County".

(b) All of the provisions or benefits of Florida Statutes, Chapter 180 are hereby made available to the City of Lake Wales, within said zone or area including, but not limited to, the provision that persons or corporations living or doing business in said area to connect, when available, with any sewerage system or alternative water supply system, including, but not limited to, reclaimed water, aquifer storage and recovery, and desalination systems, constructed, erected and/or operated by the city under the provisions of Chapter 180.

City of Lake Wales Service Area Description:

Land situated in portions of Township 29 South, Range 26 East; Township 29 South, Range 27 East; Township 29 South, Range 28 East; Township 30 South, Range 26 East; Township 30 South, Range 27 East; and Township 30 South, Range 28 East; all being in Polk County, Florida and being described as follows:

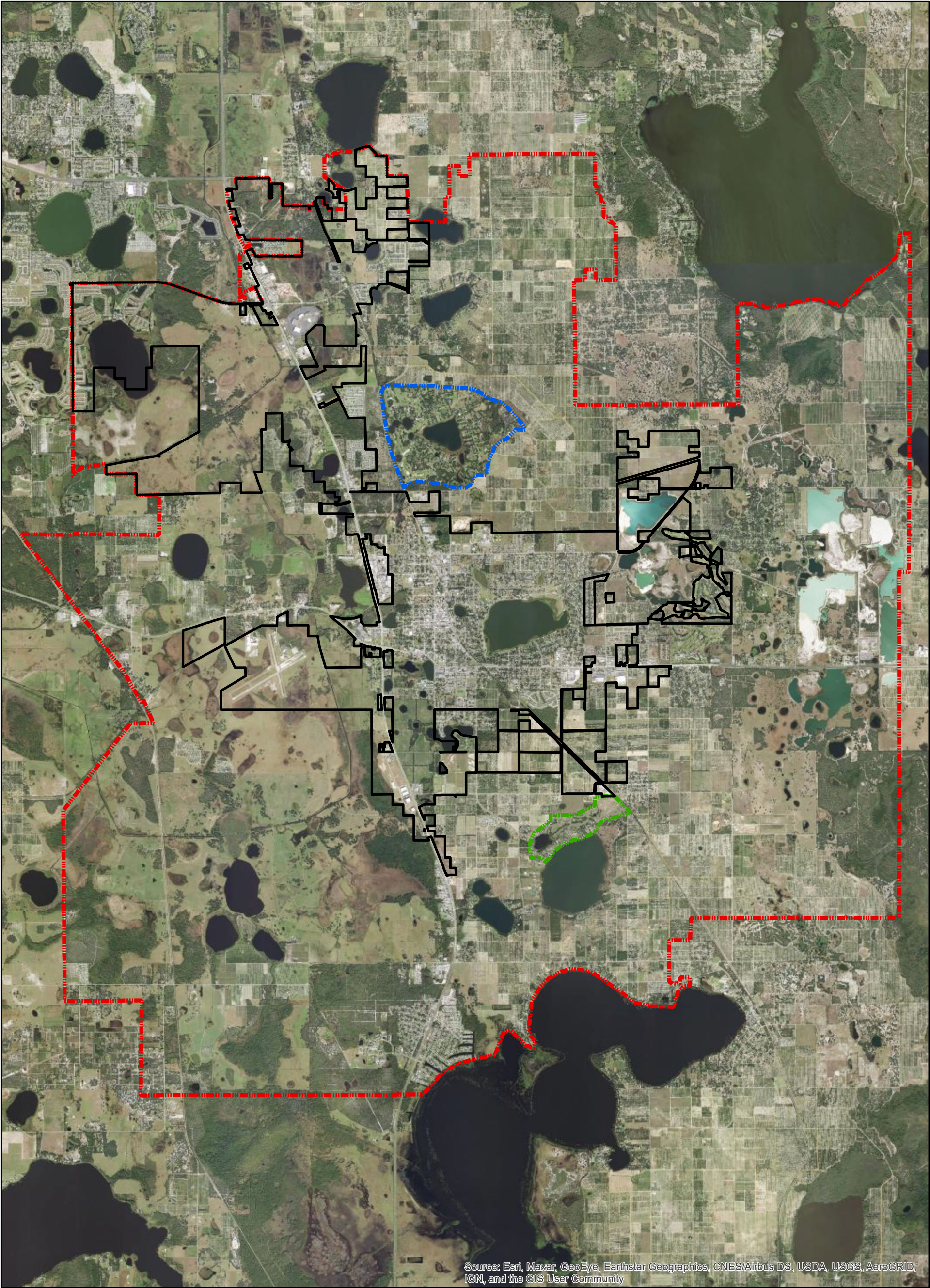
Commence at the northeast corner of Section 15, Township 29 South, Range 28 East for the Point of Beginning; thence southerly along the east line of Sections 15, 22, 27, and 34, of Township 29 South, Range 28 East to the south line of said Section 34; thence westerly along the south line of said Section 34 to the northeast corner of Section 3, Township 30 South, Range 28 East; thence southerly along the east line of Sections 3, 10, 15, and 22, of Township 30 South, Range 28 East to the south line of said Section 22; thence westerly along the south line of Sections 20, 21 and 22, of Township 30 South, Range 28 East to the South 1/4 corner of said Section 20; thence southerly along the east line of the Northeast 1/4 of the Northwest 1/4 of Section 29, Township 30 South, Range 28 East to the southeast corner of the Northeast 1/4 of the Northwest 1/4 of said Section 29, thence westerly to southwest corner of the Northeast 1/4 of the Northwest 1/4 of said Section 29; thence southerly along the east line of the southwest 1/4 of the Northwest 1/4 and the east line of the Northwest 1/4 of the Southwest 1/4 of said Section 29 to the northerly right-of-way line of Crooked Lake Drive North; thence easterly along the northerly right-of-way line of Crooked Lake Drive North to the west line of Block "B" of the REPLAT CALOOSA TERRACE according to the plat thereof as recorded in Plat Book 31, Page 40, public records of Polk County, Florida; thence northerly along the west line of said Block "B" to the northwest corner of said Block "B"; thence easterly along north line of said Block "B" to the east line of the Southwest 1/4 of Section 29, Township 30 South, Range 28 East; thence southerly along the east line of said Southwest 1/4 of Section 29 to the North edge of Crooked Lake; thence meander Westerly, along the Northwest and Western edge of Crooked Lake through Sections 25, 35 and 36 of Township 30 South, Range 27 East, and through Section 29, 30, 31, and 32, Township 30 South, Range 28 East, to the intersection of the Western edge of Crooked Lake and the south line of Section 35, Township 30 South, Range 27 East; thence westerly along the south line of Sections 32, 33, 34, and 35, of Township 30 South, Range 27 East to the southwest corner of said Section 32; thence northerly along the west line of said Section 32 to the southeast corner of Section 30, Township 30 South, Range 27 East; thence westerly along the south line of said Section 30 to the southwest corner of said Section 30; thence northerly along the west line of Sections 18, 19, and 30, of Township 30 South, Range 27 East to the southerly right-of-way line of West

Lake Wales Alturas Road; thence northeasterly and easterly along the easterly and southerly right-of-way line of West Lake Wales Alturas Road to the east line of a strip of land 200.00 feet wide, east of the CSX Railroad right-of-way, per right-of-way Map V5 FLA L27-S-18B; thence northwesterly along the east line of said 200.00 foot wide strip to the northerly right-of-way line of CSX Railroad right-of-way, per right-of-way Map V2 FLA L22-12; thence southwesterly along said northerly right-of-way line to the east right-of-way line of CSX Railroad right-of-way, per right-of-way Map V5 FLA L27-S-18B; thence northwesterly along easterly right-of-way line said CSX Railroad right-of-way through Sections 6 and 7, Township 30 South, Range 27 East, Section 1, Township 30 South, Range 26 East, and Section 36, Township 29 South, Range 26 East to the north line of the south 1/2 of Section 36, Township 29 South, Range 26 East; thence easterly along the north line of the south 1/2 of said Section 36 and the north line of the south 1/2 of Section 31, Township 29 South, Range 27 East to the southwest corner of the Northwest 1/4 of Section 32, Township 29 South, Range 27 East; thence northerly along the west line of said Northwest 1/4 of Section 32 to the southeast corner of Section 30, Township 29 South, Range 27 East; thence westerly along the south line of said Section 30 to the southwest corner of the Southeast 1/4 of the Southeast 1/4 of said Section 30; thence northerly along the west line of the said Southeast 1/4 of the Southeast 1/4 to the northwest corner of the Southeast 1/4 of the Southeast 1/4 of said Section 30; thence westerly along the south line of the Northwest 1/4 of the Southeast 1/4 of said Section 30 to the southeast corner of the Northeast 1/4 of the Southwest 1/4 of said Section 30; thence westerly along the south line of the said Northeast 1/4 of the Southwest 1/4 to the east line of the West 740.00 feet of the said Northeast 1/4 of the Southwest 1/4; thence northerly along the east line of the West 740.00 feet of the said Northeast 1/4 of the Southwest 1/4 to the southerly bank of the Peace Creek Drainage Canal; thence westerly along the southerly bank of the Peace Creek Drainage Canal to the west line of said Section 30; thence northerly along the west line of Sections 18, 19, and 30, of Township 29 South, Range 27 East to the northerly right-of-way line of Thompson Nursery Road; thence easterly along the northerly right-of-way line of Thompson Nursery Road through Sections 16, 17, and 18, Township 29 South, Range 27 East to a line 250.00 foot west and parallel with the westerly right-of-way line U.S. Highway 27 (State Road 25); thence northwesterly parallel with the westerly right-of-way line U.S. Highway 27 (State Road 25) to the southerly line of a parcel recorded in Official Record Book 4547, Page 2167, Public Records of Polk County, Florida; thence southwesterly along the south line of said parcel to the west line of Section 16, Township 29 South, Range 27 East; thence northerly along the west line of said Section 16 to the north line of a parcel recorded in Official Record Book 10963, Page 1789, Public Records of Polk County, Florida; thence easterly along the said north line to the westerly right-of-way line U.S. Highway 27 (State Road 25); thence northwesterly along the said westerly right-of-way line to the westerly projection of the north line of the parcel recorded in Official Record Book 10557, Page 879, Public Records of Polk County, Florida; thence northeasterly along the westerly projection of the north line of the said parcel to easterly line of said parcel; thence southeasterly along the easterly line of said parcel to the southerly line of a parcel recorded in Official Record Book 8944, Page 832, Public Records of Polk County, Florida; thence easterly along the south line said parcel to the southeast corner of said parcel; thence northerly along the east line of said parcel to northeast corner of said parcel and the north line Section 16, Township 29 South, Range 27 East; thence westerly along the north line of said Section 16 to the easterly line of a parcel recorded in Official Record Book 4447, Page 2195, Public Records of Polk County, Florida; thence southeasterly along the easterly line of said parcel to the southeast corner of said parcel; thence southwesterly along the southerly line of said parcel to the easterly right-of-way line U.S. Highway 27 (State Road 25); thence northwesterly along the easterly right-of-way line U.S. Highway 27 (State Road 25) to the south line of a parcel recorded in Official Record Book 11410, Page 2034, Public Records of Polk County, Florida; thence easterly along the southerly line of said parcel to the southeast corner of said parcel; thence northwesterly along the easterly line of said parcel to the southerly right-of-way of Waverly Road; thence easterly along the southerly right-of-way

line of Waverly Road to the west line of Lot 5, COMMERCIAL BANANA PLANTATIONS UNIT 8 according to the plat thereof as recorded in Plat Book 9, Page 26, public records of Polk County, Florida; thence southerly along said west line of Lot 5 to the southwest corner of Lot 5; thence easterly to the southeast corner of Lot 5; thence northerly along the east line of said Lot 5 to the south right-of-way line of Robinson Avenue, according to the plat ROBINSON SUBDIVISION, thereof as recorded in Plat Book 31, Page 14, Public Records of Polk County, Florida; thence easterly along the said south right-of-way line to the west line of a parcel recorded in Official Record Book 5180, Page 752, Public Records of Polk County, Florida; thence southerly along said west line to the southwest corner of said parcel; thence easterly along the south line said parcel to the west line of a parcel recorded in Official Record Book 1908, Page 1671, Public Records of Polk County, Florida; thence southerly along said west line to the southwest corner of said parcel; thence easterly along said parcel to the westerly right-of-way line of Bay Avenue, according to the plat PEDERSEN SUBDIVISION, thereof as recorded in Plat Book 30, Page 46, Public Records of Polk County, Florida; thence southerly along the west right-of-way line of Bay Avenue to the south line of said PEDERSEN SUBDIVISION; thence easterly along said south line to the east right-of-way line of said Bay Avenue; thence northerly along said east right-of-way line to the south right-of-way line of Pine Street; thence easterly along the said south right-of-way line to the east line of said PEDERSEN SUBDIVISION; thence northerly along said east line to the westerly line of a parcel recorded in Official Record Book 1418, Page 1046, Public Records of Polk County, Florida; thence northwesterly along said westerly line to northwest corner of said parcel; thence easterly along the north line of said parcel to the northeast corner of said parcel; thence continue easterly along the projection of the north line of said parcel to west edge of Lake Venus; thence meander Northeasterly along the western edge of Lake Venus to the south line of the Northeast 1/4 of Section 9, Township 29 South, Range 27 East, thence easterly along the said south line to southeast corner of the Northeast 1/4 of said Section 9; thence southerly along the west line of the Northwest 1/4 of the Southwest 1/4 of Section 10, Township 29 South, Range 27 East to the north line of a parcel recorded in Official Record Book 10631, Page 66, Public Records of Polk County, Florida; thence easterly to the northeast corner of said parcel; thence southerly along the east line to the south line of parcel recorded in Official Record Book 11192, Page 479, Public Records of Polk County, Florida; thence easterly along the south line of said parcel to the east line of Northwest 1/4 of the Southwest 1/4 of said Section 10; thence northerly along the said east line and the east line of the Southwest 1/2 of the Northwest 1/4 of said Section 10 to the southerly right-of-way line of Waverly Road; thence northwesterly along the said southerly right-of-way line to the west line of said Section 10; thence northerly along said west line to the northwest corner of said Section 10; thence easterly along the north line of said Section 10 to the west edge of Lake Lee; thence meander Northeasterly along the western edge of Lake Lee to the east line of a parcel recorded in Official Record Book 11595, Page 670, Public Records of Polk County, Florida; thence Northeasterly along the said east line to the south edge of Lake Annie; thence meander Southeasterly along the southern edge of Lake Annie through Sections 3, Township 29 South, Range 27 East, to the intersection of the Southern edge of Lake Annie and the north line of parcel recorded in Official Record Book 8721, Page 288, Public Records of Polk County, Florida; thence along the north line of said parcel and the easterly line of said parcel to the north line of Section 10, Township 29 South, Range 27 East; thence easterly along said north line to the northwest corner of the Northeast 1/4 of the Northeast 1/4 of said Section 10; thence southerly along the west line of said Northeast 1/4 of the Northeast 1/4 to the southwest corner of the said Northeast 1/4 of the Northeast 1/4; thence easterly along the south line of said Northeast 1/4 of the Northeast 1/4 to the southeast corner of said Northeast 1/4 of the Northeast 1/4; thence southerly along the east line of said Section 10 to the southwest corner of the Northwest 1/4 of the Southwest 1/4 of Section 11, Township 29 South, Range 27 East; thence easterly along the south line of said Northwest 1/4 of the Southwest 1/4 to the southwest corner of the Northeast 1/4 of the Southwest 1/4 of said Section 11; thence easterly along the south line said Northeast 1/4 of the Southwest 1/4 to the east line of parcel recorded in Official

Record Book 8798, Page 1412, Public Records of Polk County, Florida; thence northerly along the east line of said parcel to the south right-of-way line of Dekle Road; thence easterly along said south right-of-way line to the east right-of-way line of Helicopter Road; thence northerly along the said east right-of-way line to the north line of the Southwest 1/4 of the Northwest 1/4 of the Northeast 1/4 of said Section 11; thence easterly along the north line of the said Southwest 1/4 of the Northwest 1/4 of the Northeast 1/4 to the northeast corner of said Southwest 1/4 of the Northwest 1/4 of the Northeast 1/4; thence southerly along the east line of Southwest 1/4 of the Northwest 1/4 of the Northeast 1/4 to the southwest corner of the East 1/2 of the Northwest 1/4 of the Northeast 1/4 of said Section 11; thence easterly along the south line of the said East 1/2 of the Northwest 1/4 of the Northeast 1/4 to the east line of the said East 1/2 of the Northwest 1/4 of the Northeast 1/4; thence northerly along the east line of the said East 1/2 of the Northwest 1/4 of the Northeast 1/4 to the North line of said Section 11; thence easterly along the north line of Sections 11 and 12, Township 29 South; Range 27 East, to the northwest corner of Section 7, Township 29 South, Range 28 East; thence easterly along the the north line of the Northwest 1/4 of Northwest 1/4 of said Section 7 to the northeast corner of the said Northwest 1/4 of Northwest 1/4; thence south along the east line of said Northwest 1/4 of Northwest 1/4 to the northwest corner of a parcel recorded in Official Record Book 7971, Page 2207, Public Records of Polk County, Florida; thence easterly along the north line of said parcel to the northeast corner of said parcel; thence southerly along the east line of said parcel to the north line of the Southeast 1/4 of the Southwest 1/4 of said Section 7; thence easterly along the said north line to the east line of a parcel recorded in Official Record Book 7971, Page 2207, Public Records of Polk County, Florida; thence southerly and southeasterly along the said east line to the east line of the said Southeast 1/4 of the Southwest 1/4; thence southerly along said east line of the Southeast 1/4 of the Southwest 1/4 to the northeast corner of Northwest 1/4 of Section 18, Township 29 South, Range 28 East; thence continue southerly along the east line of the Northwest 1/4 of said Section 18 to the southeast corner of the Northwest 1/4 of said Section 18; thence westerly along the south line of the Northwest 1/4 of said Section 18 to the southeast corner of the Southeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of said Section 18; thence northerly along the east line of the said Southeast 1/4 of the Southwest 1/4 of the Northwest 1/4 to the northeast corner of said Southeast 1/4 of the Southwest 1/4 of the Northwest 1/4; thence westerly along the north line of said Southeast 1/4 of the Southwest 1/4 of the Northwest 1/4 to the northwest corner of the said Southeast 1/4 of the Southwest 1/4 of the Northwest 1/4; thence southerly along the west line of the said Southeast 1/4 of the Southwest 1/4 of the Northwest 1/4 to the southwest corner of the of Southeast 1/4 of the Southwest 1/4 of the Northwest 1/4; thence westerly along the south line of the Northwest 1/4 of said Section 18 to the to the northwest corner of the Southwest 1/4 of said Section 18; thence southerly along the west line of Sections 18 and 19, Township 29 South, Range 28 East to the southwest corner of said Section 19; thence easterly along the south line of Sections 19 and 20, Township 29 South, Range 28 East to the southeast corner of said Section 20; thence northerly along the west line of Sections 16 and 21, Township 29 South, Range 28 East to the south edge of Lake Pierce; thence meander easterly and northeasterly along the south and eastern edge of Lake Pierce through Sections 15 and 16 of Township 29 South, Range 28 East, to the intersection of the eastern edge of Lake Pierce and the north line of Section 15, Township 29 South, Range 28 East; thence easterly along the north line of said Section 15 to the Point of Beginning.

Lake Wales Chapter 180 Utility Service Area



Legend

- Lake Wales City Limits 3.1.2022
- Mountain Lake Service Area
- Village of Highland Park Service Area
- Lake Wales Chapter 180 Service Area 4-11-22

**Updated March 1, 2022*