

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

In Re: Application for) DOCKET NO. 960909-WS
Grandfather Certificates to) ORDER NO. PSC-97-0376-FOF-WS
Provide Water and Wastewater) ISSUED: April 7, 1997
Service in Polk County by)
Southern States Utilities, Inc.)
_____)

The following Commissioners participated in the disposition of this matter:

JULIA L. JOHNSON, Chairman
SUSAN F. CLARK
J. TERRY DEASON
JOE GARCIA
DIANE K. KIESLING

ORDER GRANTING GRANDFATHER CERTIFICATES, AND REQUIRING
PAYMENT OF REGULATORY ASSESSMENT FEES AND FILING OF AN ANNUAL
REPORT FROM THE JURISDICTIONAL DATE, MAY 14, 1996

AND

NOTICE OF PROPOSED AGENCY ACTION
ORDER APPROVING IMPLEMENTATION OF UNIFORM SERVICE
AVAILABILITY CHARGES FOR THE POLK COUNTY SYSTEMS

BY THE COMMISSION:

NOTICE IS HEREBY GIVEN by the Florida Public Service Commission that the action discussed herein, regarding approval of implementation of uniform service availability charges for the Polk County facilities is preliminary in nature and will become final unless a person whose interests are substantially affected files a petition for a formal proceeding, pursuant to Rule 25-22.029, Florida Administrative Code.

Background

On August 12, 1996, Southern States Utilities, Inc. (SSU or utility) filed an application for certificates to provide water and wastewater service in Polk County. The application was filed after the Board of County Commissioners of Polk County adopted a resolution on May 14, 1996, which made the utilities in the County subject to the provisions of Chapter 367, Florida Statutes.

DOCUMENT NUMBER-DATE

03543 APR-76

FPSC-RECORDS/REPORTING

SSU is a Class A utility, which provides service to residential and general service customers in Gibsonia Estates, Lake Gibson Estates and Orange Hill/Sugar Creek through three separate systems. The Gibsonia Estates system provides water service to 140 residential and 22 general service customers. The Lake Gibson Estates system provides water service to 761 residential and 12 general service customers and wastewater service to 265 residential and 3 general service customers. The Orange Hill/Sugar Creek system water service to 232 residential customers.

Application

The application is in compliance with Section 367.171, Florida Statutes, and other pertinent statutes and provisions of the Florida Administrative Code. In particular the application contains a filing fee in the amount of \$1,500 (\$1,000 for water and \$500 for wastewater), pursuant to Rule 25-30.020, Florida Administrative Code. SSU provided warranty deeds for all three facilities as evidence that it owns the land upon which the facilities are located, as required by Rule 25-30.035(6), Florida Administrative Code.

Adequate service territory and system maps and a territory description have been provided, as required by Rules 25-30.035(9), (10), and (11), Florida Administrative Code. A description of the territory requested by SSU is shown in Attachment A of this Order, which by reference is incorporated herein.

SSU has owned and operated the Orange Hill and Sugar Creek water facilities since they were acquired from Sugar Hill Utilities, Inc. in 1980. SSU acquired the Gibsonia Estates facilities from Aqua Water System in 1988. SSU has owned and operated the Lake Gibson Estates water and wastewater facilities since their inception in 1969. According to the Department of Environmental Protection, there are no outstanding notices of violation against these facilities.

Based on the foregoing, we find it appropriate to grant SSU Certificates Nos. 587-W and 506-S to serve the territory described in Attachment A of this Order.

Rates and Charges

The rates and charges for Gibsonia Estates and Lake Gibson Estates were set by resolution of the Polk County Utilities Commission, effective May 16, 1989. The rates and charges for Orange Hill and Sugar Creek were set by resolution, effective January 23, 1990. The utility's rates and charges are as follows:

WATER

Gibsonia Estates
Residential and General Service
(Monthly Rates)

Base Facility Charge

5/8" x 3/4" meter \$ 4.59

Gallonage Charge
(per 1,000 Gallons) \$.55

Lake Gibson Estates
Residential and General Service
(Monthly Rates)

Base Facility Charge

5/8" x 3/4" meter \$ 6.04

Gallonage Charge
(per 1,000 Gallons) \$.87

Orange Hill/Sugar Creek
Residential and General Service
(Monthly Rates)

Base Facility Charge

5/8" x 3/4" meter \$ 8.35
3/4" meter \$ 8.35
1" meter \$ 21.16
1-1/2" meter \$ 42.31
2" meter \$ 67.69

Gallonage Charge
(per 1,000 Gallons) \$ 1.23

WASTEWATER

Lake Gibson Estates
Residential and General Service
(Monthly Rates)

Base Facility Charge	\$ 23.06
Gallonge Charge	N/A

Gibsonia Estates and Orange Hill/Sugar Creek
Residential and General Service
(Monthly Rates)

Base Facility Charge	N/A
Gallonge Charge	N/A

Customer Deposits

Water

Gibsonia Estates	\$ 20.00
Lake Gibson Estates	\$ 25.00
Orange Hill/Sugar Creek	\$ 40.00

Wastewater

	N/A
Gibsonia Estates	\$ 35.00
Lake Gibson Estates	N/A
Orange Hill/Sugar Creek	

Miscellaneous Service Charges

Initial Connection Fee	\$ 15.00
Normal Reconnection Fee	\$ 15.00
Violation Reconnection Fee	\$ 15.00
Premises Visit Fee	\$ 10.00

We find these rates and charges to be reasonable and they are approved. SSU shall continue to charge these rates and charges until authorized to change by this Commission in a subsequent proceeding.

SSU requested to incorporate the Polk County service areas into its existing water and wastewater tariff for all other classifications, charges, rules, regulations and service availability policies. According to SSU such incorporation would have a "minor impact because the Polk County service areas already had a variety of charges, such as miscellaneous service and meter installation charges, and because SSU has followed the same basic regulations, policies, etc. for its Polk County service areas as it follows for those service areas covered in its consolidated tariffs on file with the Commission." It should also be noted that the Commission incorporated prior SSU grandfather service areas into its uniform tariff in St. Johns County. SSU's uniform service availability charges and policy will be discussed later in this order.

SSU has filed a tariff which reflects the above rates and charges, and incorporates the Polk County service areas into its existing water and wastewater tariff. The tariff shall be effective for service rendered or connections made on or after the stamped approval date on the tariff sheets.

Uniform Service Availability Charges

SSU's service availability charges for Gibsonia Estates and Lake Gibson Estates were set by resolution of the Polk County Utilities Commission, effective May 16, 1989. The service availability charges for Orange Hill and Sugar Creek were set by resolution, effective January 23, 1990.

In its application and subsequent correspondence, SSU requested that the service availability charges approved in Docket No. 950495-WS be approved for the Polk County facilities. The Commission had specifically excluded Polk County from the decision in Docket No. 950495-WS because Polk County was not under the jurisdiction of the Commission at the time.

The circumstances in this docket are similar to those in existence when the Commission granted SSU's request in Order No. PSC-94-0519-FOF-WU, issued April 29, 1994, in Docket No. 931113-WU (St. Johns County). In addition to authorizing the utility to incorporate the St. Johns County service areas into its existing water and wastewater tariffs for all other classifications, charges, rules and regulations, it also authorized the implementation of currently approved service availability charges and policies.

Order No. PSC-96-1320-FOF-WS, issued on October 30, 1996, in Docket No. 950495-WS, revised the authorized service availability charges for SSU systems. SSU's service availability charges are as follows:

Service Availability Charges

<u>Water Main Extension Charge</u>	
Per ERC*	\$ 446.00
<u>Wastewater Main Extension Charge</u>	
(For Lake Gibson Estates Only)	
Per ERC*	\$ 480.00
<u>Water Meter Installation Fee</u>	
<u>Meter Size:</u>	
5/8" x 3/4"	\$ 90.00
3/4"	\$ 110.00
1"	\$ 140.00
1-1/2"	\$ 300.00
2"	\$ 385.00
Greater than 2"	Actual Cost
<u>Water Service Installation Fee</u>	
<u>Meter Size:</u>	
5/8" x 3/4"	\$ 143.00
3/4"	\$ 143.00
1"	\$ 154.00
1-1/2"	\$ 202.50
2"	\$ 245.00
Greater than 2"	Actual Cost
<u>Wastewater Service Installation Fee</u>	
(For Lake Gibson Estates Only)	
Per Connection (unpaved) 4"	\$ 170.00
Per Connection (unpaved) 6"	\$ 227.00
Per Connection (paved) 4"	\$ 548.00
Per Connection (paved) 6"	\$ 605.00
<u>Plant Capacity Charge (Water)</u>	
Per ERC*	\$ 700.00
<u>Plant Capacity Charge (Wastewater)</u>	
(For Lake Gibson Estates Only)	
Per ERC*	\$1,300.00

*ERC - Equivalent Residential Connection

We find these service availability charges to be just and reasonable and they are approved. SSU shall continue to charge these charges until authorized to change by this Commission in a subsequent proceeding. SSU has filed a tariff which reflects the service availability charges set forth above. The tariff shall be effective for service rendered or connections made on or after the stamped approval date on the tariff sheets.

Regulatory Assessment Fees and Annual Report

Pursuant to Rule 25-30.120(2), Florida Administrative Code, "any utility which is subject to this Commission's jurisdiction on or before December 31 of that year or for any part of that year, whether or not the utility has actually applied for or been issued a certificate" is required to pay regulatory assessment fees. Additionally, Rule 25-30.110(3), Florida Administrative Code, states that "(t)he obligation to file an annual report for any year shall apply to any utility which is subject to this Commission's jurisdiction as of December 31 of that year, whether or not the utility has actually applied for or been issued a certificate."

Therefore, we find it appropriate to require SSU to remit regulatory assessment fees for 1996 and file a 1996 annual report from the jurisdictional date, May 14, 1996, by March 31, 1997.

Based on the foregoing, it is

ORDERED by the Florida Public Service Commission that Southern States Utilities, Inc., 1000 Color Place, Apopka, Florida 32703, is hereby granted Certificates Nos. 587-W and 506-S in Polk County to provide water and wastewater service to the territory described in Attachment A of this Order. It is further

ORDERED that the rates and charges set forth in the body of this Order are hereby approved. Southern States Utilities, Inc. shall charge these rates and charges until authorized to change by this Commission in a subsequent proceeding. It is further

ORDERED that Southern States Utilities, Inc.'s request to implement its uniform service availability charges, as set forth in the body of this Order, for the Polk County facilities is hereby approved. Southern States Utilities, Inc. shall charge these service availability charges until authorized to change by this Commission in a subsequent proceeding. It is further

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ORDERED that Southern States Utilities, Inc.'s tariff, which reflects the rates and charges approved herein, shall be effective for service rendered or connections made on or after the stamped approval date on the tariff sheets. It is further

ORDERED that Southern States Utilities, Inc. shall file a 1996 annual report from the jurisdictional date, May 14, 1996, by March 31, 1997. It is further

ORDERED that Southern States Utilities, Inc. shall pay regulatory assessment fees for 1996 from the jurisdictional date, May 14, 1996, by March 31, 1997. It is further

ORDERED that the provisions of this Order, issued as proposed agency action, shall become final and effective unless an appropriate petition, in the form provided by Rule 25-22.036, Florida Administrative Code, is received by the Director, Division of Records and Reporting, 2540 Shumard Oak Boulevard, Tallahassee, Florida 32399-0850, by the close of business on the date set forth in the "Notice of Further Proceedings or Judicial Review" attached hereto. It is further

ORDERED that in the event this Order becomes final, this Docket shall be closed.

By ORDER of the Florida Public Service Commission, this 7th day of April, 1997.

BLANCA S. BAYÓ, Director
Division of Records and Reporting

by: Kay Flynn
Chief, Bureau of Records

(S E A L)

ALC

NOTICE OF FURTHER PROCEEDINGS OR JUDICIAL REVIEW

The Florida Public Service Commission is required by Section 120.569(1), Florida Statutes, to notify parties of any administrative hearing or judicial review of Commission orders that is available under Sections 120.57 or 120.68, Florida Statutes, as well as the procedures and time limits that apply. This notice should not be construed to mean all requests for an administrative hearing or judicial review will be granted or result in the relief sought.

As identified in the body of this order, our action approving implementation of uniform service availability charges for Southern States Utilities, Inc.'s Polk County facilities is preliminary in nature and will not become effective or final, except as provided by Rule 25-22.029, Florida Administrative Code. Any person whose substantial interests are affected by the action proposed by this order may file a petition for a formal proceeding, as provided by Rule 25-22.029(4), Florida Administrative Code, in the form provided by Rule 25-22.036(7)(a) and (f), Florida Administrative Code. This petition must be received by the Director, Division of Records and Reporting, at 2540 Shumard Oak Boulevard, Tallahassee, Florida 32399-0850, by the close of business on April 28, 1997. If such a petition is filed, mediation may be available on a case-by-case basis. If mediation is conducted, it does not affect a substantially interested person's right to a hearing. In the absence of such a petition, this order shall become effective on the date subsequent to the above date as provided by Rule 25-22.029(6), Florida Administrative Code.

Any objection or protest filed in this docket before the issuance date of this order is considered abandoned unless it satisfies the foregoing conditions and is renewed within the specified protest period.

If the relevant portion of this order becomes final and effective on the date described above, any party adversely affected may request judicial review by the Florida Supreme Court in the case of an electric, gas or telephone utility or by the First District Court of Appeal in the case of a water or wastewater utility by filing a notice of appeal with the Director, Division of Records and Reporting and filing a copy of the notice of appeal and the filing fee with the appropriate court. This filing must be completed within thirty (30) days of the effective date of this order, pursuant to Rule 9.110, Florida Rules of Appellate Procedure. The notice of appeal must be in the form specified in Rule 9.900(a), Florida Rules of Appellate Procedure.

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Any party adversely affected by the Commission's final action in this matter may request: (1) reconsideration of the decision by filing a motion for reconsideration with the Director, Division of Records and Reporting within fifteen (15) days of the issuance of this order in the form prescribed by Rule 25-22.060, Florida Administrative Code; or (2) judicial review by the Florida Supreme Court in the case of an electric, gas or telephone utility or the First District Court of Appeal in the case of a water or wastewater utility by filing a notice of appeal with the Director, Division of Records and Reporting and filing a copy of the notice of appeal and the filing fee with the appropriate court. This filing must be completed within thirty (30) days after the issuance of this order, pursuant to Rule 9.110, Florida Rules of Appellate Procedure. The notice of appeal must be in the form specified in Rule 9.900(a), Florida Rules of Appellate Procedure.

SOUTHERN STATES UTILITIES
(Polk County - Territory Description)

Gibsonia Estates (Water)

In portions of the Southeast quarter of the Southeast quarter of Section 23, portions of the Southwest quarter of the Southwest quarter of Section 24, portions of the Northwest quarter of the Northwest quarter of Section 25 and portions of the Northeast quarter of the Northeast quarter of Section 26 all in Township 27 South and Range 23 East in Polk County, Florida

Point of Commencement at the Southwest corner of the Southwest quarter of the Southwest quarter of Section 24 of Township 27 South and Range 23 East; thence South $00^{\circ} 10' 29''$ West 660.01 feet North along the West line of the Southwest quarter of the Southwest quarter of the Southwest quarter of Section 24, Township 27 South, Range 23 East in Polk County to the Northwest corner of the Southwest quarter of the Southwest quarter of the Southwest quarter of Section 24 and the Southwest corner of the Northwest quarter of the Southwest quarter of the Southwest quarter of Section 24 and the Point of Beginning; thence North $00^{\circ} 10' 31''$ East 669.54 feet North along the West line of the Northwest quarter of the Southwest quarter of the Southwest quarter of Section 24 to the Northwest corner of the Northwest quarter of the Southwest quarter of the Southwest quarter of the Southwest quarter of Section 24; thence North $89^{\circ} 26' 30''$ East 1,690± feet East along the North line of the Southwest quarter of the Southwest quarter of Section 24 to the point of intersection with the Western shoreline of Lake Gibson; thence Meandering Southerly 2,711± feet Meandering Southerly along the Western shoreline of Lake Gibson through the Southwest quarter of the Southwest quarter of Section 24 and the Northwest quarter of the Northwest quarter of Section 25 to a point on a line approximately 1,100 feet South of the North line of the Northwest quarter of the Northwest quarter of Section 25; thence South $89^{\circ} 24' 09''$ West 1,896± feet West along a line approximately 1,100 feet South of the North line of the Northwest quarter of the Northwest quarter of Section 25 to the point of intersection with the West line of the Southwest quarter of the Northwest quarter of the Northwest quarter of Section 25 approximately 1,100 feet South of the Northwest corner of the Northwest quarter of the Northwest quarter of Section 25; thence North $00^{\circ} 07' 15''$ West 450.04 feet North along the West line of the Southwest quarter of the Northwest quarter of the Northwest quarter of Section 25 to the Northwest corner of the Southwest quarter of the Northwest quarter of the Northwest quarter

of Section 25 and the Southeast corner of the North half of the Northeast quarter of the Northeast quarter of Section 26; thence South $89^{\circ} 48' 00''$ West 1,320.00 feet West along the South line of the North half of the Northeast quarter of the Northeast quarter of Section 26 to the Southwest corner of the North half of the Northeast quarter of the Northeast quarter of Section 26; thence North $00^{\circ} 07' 15''$ West 660.00 feet North along the West line of the North half of the Northeast quarter of the Northeast quarter of Section 26 to the Northwest corner of the North half of the Northeast quarter of the Northeast quarter of Section 26; thence North $89^{\circ} 48' 00''$ East 599.99 feet East along the North line of the North half of the Northeast quarter of the Northeast quarter of Section 26 to a point approximately 600 feet East of the Northwest corner of the North half of the Northeast quarter of the Northeast quarter of Section 26 and a point approximately 60 feet West of the Southeast corner of the Southwest quarter of the Southeast quarter of the Southeast quarter of Section 23; thence North $00^{\circ} 10' 30''$ East 660.01 feet North along a line approximately 60 feet West of the East line of the Southwest quarter of the Southeast quarter of the Southeast quarter of Section 23 to a point on the North line of the Southwest quarter of the Southeast quarter of the Southeast quarter of Section 23; thence North $89^{\circ} 48' 00''$ East 720.01 feet East along the North line of the Southwest quarter of the Southeast quarter of the Southeast quarter of Section 23 and the North line of the Southeast quarter of the Southeast quarter of the Southeast quarter of Section 23 to the Northeast corner Southeast quarter of the Southeast quarter of the Southeast quarter of Section 23 and the Northwest corner of the Southwest quarter of the Southwest quarter of the Southwest quarter of Section 24 and the Point of Beginning.

Lake Gibson Estates (Water)

In portions of Section 24 of Township 27 South and Range 23 East and in portions of the Northwest and Southwest quarters of the Southwest quarter of Section 19 of Township 27 South and Range 24 East in Polk County, Florida

Point of Commencement at the Northwest corner of Section 24 of Township 27 South and Range 23 East thence POC North $90^{\circ} 00' 00''$ East 2,225.39 feet East along the North line of the Northwest quarter of Section 24, Township 27 South, Range 23 East in Polk County to a point approximately 450 feet West of the Northeast corner of the Northeast quarter of the Northwest quarter of Section 24 and the Point of Beginning; thence 1. South $90^{\circ} 00' 00''$ East 450.00 feet East along the North line of the East 450 feet of the Northeast quarter of the Northwest quarter of Section 24 to the Northeast corner of the Northeast quarter of the Northwest quarter of Section 24 and the North quarter corner of Section 24; thence 2. South $00^{\circ} 41' 05''$ West 1,328.55 feet South along the East line of the Northeast quarter of the Northwest quarter of Section 24 to the Southeast corner of the Northeast quarter of the Northwest quarter of Section 24 and the Northwest corner of the Southwest quarter of the Northeast quarter of Section 24; thence 3. North $89^{\circ} 57' 00''$ East 1,302.48 feet East along the North line of the Southwest quarter of the Northeast quarter of Section 24 to the Northeast corner of the Southwest quarter of the Northeast quarter of Section 24 and the Northwest corner of the Southeast quarter of the Northeast quarter of Section 24; thence 4. North $89^{\circ} 55' 25''$ East 1,538.00 feet East along the North line of the Southeast quarter of the Northeast quarter of Section 24 to the Northeast corner of the Southeast quarter of the Northeast quarter of Section 24; thence 5. South $00^{\circ} 08' 30''$ East 1,327.68 feet South along the East line of the Southeast quarter of the Northeast quarter of Section 24 to the Southeast corner of the Southeast quarter of the Northeast quarter of Section 24 and the Northwest corner of the Northwest quarter of the Southwest quarter of Section 19, Township 27 South, Range 24 East; thence 6. North $88^{\circ} 54' 41''$ East 274.98 feet East along the North line of the Northwest quarter of the Southwest quarter of Section 19 to a point approximately 275 feet East of the Northwest corner of the Northwest quarter of the Southwest quarter of Section 19; thence 7. South $00^{\circ} 03' 54''$ East 264.13 feet South along a line approximately 275' East of the West line of the Northwest quarter of the Southwest quarter of Section 19 to a point approximately 264 feet South of the North line of the Northwest quarter of the Southwest quarter of Section 19; thence 8. North

89° 03' 04" East 734.97 feet East along a line approximately 264 feet South of the North line of the Northwest quarter of the Southwest quarter of Section 19 to a point approximately 1,010 feet East of the West line of the Northwest quarter of the Southwest quarter of Section 19; thence 9. South 00° 03' 54" East 530.66 feet South along a line approximately 1,010 feet East of the West line of the Northwest quarter of the Southwest quarter of Section 19 to a point approximately 795 feet South of the North line of the Northwest quarter of the Southwest quarter of Section 19; thence 10. South 88° 53' 20" West 977.00 feet West along a line approximately 795 feet South of the North line of the Northwest quarter of the Southwest quarter of Section 19 to a point on the Eastern right of way line of Daughtery Road and approximately 30 feet East of the West line of the Northwest quarter of the Southwest quarter of Section 19; thence 11. South 00° 03' 50" East 530.08 feet South along the Eastern right of way line of Daughtery Road and a line 30 feet to the East of the West line of the Northwest quarter of the Southwest quarter of Section 19 to a point 30 feet East of the Southwest corner of the Northwest quarter of the Southwest quarter of Section 19 and the Northwest corner of the Southwest quarter of the Southwest quarter of Section 19; thence 12. North 88° 54' 41" East 750.12 feet East along the North line of the Southwest quarter of the Southwest quarter of Section 19 to a point approximately 780 feet East of the Northwest corner of the Southwest quarter of the Southwest quarter of Section 19; thence 13. South 00° 03' 50" East 330.05 feet South along a line approximately 780 feet East of the West line of the Southwest quarter of the Southwest quarter of Section 19 to a point approximately 330 feet South of the North line of the Southwest quarter of the Southwest quarter of Section 19; thence 14. South 88° 54' 41" West 750.12 feet West along a line approximately 330 feet South of the North line of the Southwest quarter of the Southwest quarter of Section 19 to a point on the Eastern right of way line of Daughtery Road and approximately 30' East of the West line of the Southwest quarter of the Southwest quarter of Section 19; thence 15. South 00° 03' 50" East 654.76 feet South along the Eastern right of way line of Daughtery Road and a line approximately 30 feet East of the West line of the Southwest quarter of the Southwest quarter of Section 19 to a point approximately 330 feet North of the South line of the Southwest quarter of the Southwest quarter of Section 19; thence 16. North 89° 24' 10" East 130.01 feet East along a line approximately 330 feet North of the South line of the Southwest quarter of the Southwest quarter of Section 19 to a point approximately 160 feet East of the West line of the Southwest quarter of the Southwest

quarter of Section 19; thence 17. South $00^{\circ} 03' 50''$ East 330.01 feet South along a line approximately 160 feet East of the West line of the Southwest quarter of the Southwest quarter of Section 19 to a point on the South line of the Southwest quarter of the Southwest quarter of Section 19; thence 18. South $89^{\circ} 24' 10''$ West 1,311± feet West along the South line of the Southwest quarter of the Southwest quarter of Section 19 and the South line of the Southeast quarter of the Southeast quarter of Section 24, Township 27 South, Range 23 East to the point of intersection with the Eastern shoreline of Lake Gibson; thence 19. Meandering Northwesterly 3,691± feet Meandering Northwesterly along the Eastern and Northern shoreline of Lake Gibson through the South half of the Southeast quarter of Section 24 and into the North half of the Southeast quarter of the Southwest quarter of Section 24 and slightly into the Southern part of the Northeast quarter of the Southwest quarter of Section 24 and then along the South line of the Northeast quarter of the Southwest quarter of Section 24 to the Southwest corner of the Northeast quarter of the Southwest quarter of Section 24; thence 20. North $00^{\circ} 40' 30''$ East 664.70 feet North along the West line of the Northeast quarter of the Southwest quarter of Section 24 and the East line of the Northwest quarter of the Southwest quarter of Section 24 to the Southeast corner of the North half of the Northwest quarter of the Southwest quarter of Section 24; thence 21. North $89^{\circ} 59' 35''$ West 242.52 feet West along the South line of the North half of the Northwest quarter of the Southwest quarter of Section 24 to a point 242.52 feet West of the East line of the North half of the Northwest quarter of the Southwest quarter of Section 24; thence 22. North $89^{\circ} 08' 51''$ West 576.46 feet West along the South line of the North half of the Northwest quarter of the Southwest quarter of Section 24 to a point 818.96 feet West of the East line of the North half of the Northwest quarter of the Southwest quarter of Section 24; thence 23. North $00^{\circ} 32' 05''$ East 655.80 feet North along a line approximately 820 feet West of the East line of the North half of the Northwest quarter of the Southwest quarter of Section 24 to a point on the North line of the Northwest quarter of the Southwest quarter of Section 24 and the South line of the Southwest quarter of the Northwest quarter of Section 24 approximately 820 feet West of the Southeast corner of the Southwest quarter of the Northwest quarter of Section 24; thence 24. North $89^{\circ} 42' 23''$ West 518.50 feet West along the South line of the Southwest quarter of the Northwest quarter of Section 24 to the Southwest corner of the Southwest quarter of the Northwest quarter of Section 24 and the West quarter corner of Section 24; thence 25. North $00^{\circ} 44' 25''$ East 1,326.96 feet North along the West line of the Southwest

quarter of the Northwest quarter of Section 24 to the Northwest corner of the Southwest quarter of the Northwest quarter of Section 24; thence 26. South $89^{\circ} 59' 35''$ East 1,338.41 feet East along the North line of the Southwest quarter of the Northwest quarter of Section 24 to the Northeast corner of the Southwest quarter of the Northwest quarter of Section 24 and the Northwest corner of the Southeast quarter of the Northwest quarter of Section 24; thence 27. South $89^{\circ} 59' 59''$ East 888.27 feet East along the North line of the Southeast quarter of the Northwest quarter of Section 24 and the South line of the Northeast quarter of the Northwest quarter of Section 24 to a point approximately 450 feet West of the Southeast corner of the Northeast quarter of the Northwest quarter of Section 24; thence 28. North $00^{\circ} 41' 05''$ East 1,329.15 feet North along a line approximately 450 feet West of the East line of the Northeast quarter of the Northwest quarter of Section 24 to a point on the North line of the Northeast quarter of the Northwest quarter of Section 24 and the Point of Beginning this point being approximately 450 feet West of the Northeast corner of the Northeast quarter of the Northwest quarter of Section 24 and the North quarter corner of Section 24.

Lake Gibson Estates (Wastewater)

In portions of Section 24 of Township 27 South and Range 23 East and in a portion of the Northwest quarter of the Southwest quarter of Section 19 of Township 27 South and Range 24 East in Polk County, Florida

Point of Commencement at the Northwest corner of Section 24 of Township 27 South and Range 23 East; thence North $90^{\circ} 00' 00''$ East 2,225.39 feet East along the North line of the Northwest quarter of Section 24, Township 27 South, Range 23 East in Polk County to a point approximately 450 feet West of the Northeast corner of the Northwest quarter of Section 24 and the Point of Beginning; thence South $90^{\circ} 00' 00''$ East 450.00 feet East along the North line of the North half of the Northwest quarter of Section 24 to the Northeast corner of the North half of the Northwest quarter of Section 24; thence South $00^{\circ} 41' 05''$ West 1,328.55 feet South along the East line of the North half of the Northwest quarter of Section 24 to the Southeast corner of the North half of the Northwest quarter of Section 24 and the Northwest corner of the Southwest quarter of the Northeast quarter of Section 24; thence North $89^{\circ} 57' 00''$ East 1,302.48 feet East along the North line of the Southwest quarter of the Northeast quarter of Section 24 to the Northeast corner of the Southwest quarter of the Northeast quarter of Section and the Northwest corner of the Southeast quarter of the Northeast quarter of Section 24; thence North $89^{\circ} 55' 25''$ East 1,538.00 feet East along the North line of the Southeast quarter of the Northeast quarter of Section 24 to the Northeast corner of the Southeast quarter of the Northeast quarter of Section 24; thence South $00^{\circ} 08' 30''$ East 1,591.13 feet South along the East line of the Southeast quarter of the Northeast quarter of Section 24 and the East line of the Northeast quarter of the Southeast quarter of Section 24 to a point approximately 280 feet South of the Northeast corner of the Northeast quarter of the Southeast quarter of Section 24 and approximately 280 feet South of the Northwest corner of the Southwest quarter of Section 19, Township 27 South, Range 24 East; thence North $89^{\circ} 03' 04''$ East 1,007.79 feet East along a line approximately 280 feet South of the North line of the Northwest quarter of the Southwest quarter of Section 19 to a point 1,007.79 feet East of the West line of the Northwest quarter of the Southwest quarter of Section 19; thence South $00^{\circ} 03' 54''$ East 530.66 feet South along a line approximately 1,010 feet East of the West line of the Northwest quarter of the Southwest quarter of Section 19 to a point approximately 811 feet South of the North line of the Northwest quarter of the Southwest quarter of Section

19; thence South $88^{\circ} 52' 47''$ West 1,010.01 feet West along a line approximately 811 feet South of the North line of the Northwest quarter of the Southwest quarter of Section 19 to a point on the West line of the Northwest quarter of the Southwest quarter of Section 19 and the East line of the Northeast quarter of the Southeast quarter of Section 24 approximately 811 feet South of the Northeast corner of the Northeast quarter of the Southeast quarter of Section 24; thence South $00^{\circ} 03' 50''$ East 514.75 feet South along the East line of the Northeast quarter of the Southeast quarter of Section 24 to the Southeast corner of the Northeast quarter of the Southeast quarter of Section 24 and the Northeast corner of the Southeast quarter of the Southeast quarter of Section 24; thence South $00^{\circ} 03' 50''$ East 1,329.70 feet South along the East line of the Southeast quarter of the Southeast quarter of Section 24 to the Southeast corner of the Southeast quarter of the Southeast quarter of Section 24; thence South $89^{\circ} 24' 10''$ West 1,147± feet West along the South line of the Southeast quarter of the Southeast quarter of Section 24 to the point of intersection with the Eastern shoreline Lake Gibson; thence Meandering Northwesterly 3,691± feet Meandering Northwesterly along the Eastern shoreline of Lake Gibson through South half of the Southeast quarter and North half of the Southeast quarter of the Southwest quarter and slightly into the Southern part of the Northeast quarter of the Southwest quarter of Section 24 and then along the South line of the Northeast quarter of the Southwest quarter of Section 24 to the Southwest corner of the Northeast quarter of the Southwest quarter of Section 24; thence North $00^{\circ} 40' 30''$ East 664.70 feet North along the West line of the Northeast quarter of the Southwest quarter and the East line of the Northwest quarter of the Southwest quarter of Section 24 to the point of intersection with the South line of the North half of the Northwest quarter of the Southwest quarter of Section 24; thence North $89^{\circ} 59' 35''$ West 242.52 feet West along the South line of the North half of the Northwest quarter of the Southwest quarter of Section 24 to a point 242.52 feet West of the East line of the Northwest quarter of the Southwest quarter of Section 24; thence North $89^{\circ} 08' 51''$ West 576.46 feet West along the South line of the North half of the Northwest quarter of the Southwest quarter of Section 24 to a point 818.96 feet West of the East line of the Northwest quarter of the Southwest quarter of Section 24; thence North $00^{\circ} 32' 05''$ East 655.80 feet North along a line approximately 820 feet West of the East line of the North half of the Northwest quarter of the Southwest quarter of Section 24 to a point on the North line of the Northwest quarter of the Southwest quarter of Section 24 and the South line of the Southwest quarter of the Northwest quarter of

Section 24 approximately 820 feet West of the Southeast corner of the Southwest quarter of the Northwest quarter of Section 24; thence North $89^{\circ} 42' 23''$ West 518.50 feet West along the South line of the Southwest quarter of the Northwest quarter of Section 24 to the Southwest corner of the Southwest quarter of the Northwest quarter of Section 24; thence North $00^{\circ} 44' 25''$ East 1,326.96 feet North along the West line of the Southwest quarter of the Northwest quarter of Section 24 to the Northwest corner of the Southwest quarter of the Northwest quarter of Section 24; thence South $89^{\circ} 59' 35''$ East 1,338.41 feet East along the North line of the Southwest quarter of the Northwest quarter of Section 24 to the Northeast corner of the Southwest quarter of the Northwest quarter of Section 24 and the Northwest corner of the Southeast quarter of the Northwest quarter of Section 24; thence South $89^{\circ} 59' 59''$ East 888.27 feet East along the North line of the Southeast quarter of the Northwest quarter of Section 24 and the South line of the Northeast quarter of the Northwest quarter of Section 24 to a point approximately 450' West of the Southeast corner of the Northeast quarter of the Northwest quarter of Section 24; thence North $00^{\circ} 41' 05''$ East 1,329.15 feet North along a line approximately 450 feet West of the East line of the Northeast quarter of the Northwest quarter of Section 24 to a point on the North line of the Northeast quarter of the Northwest quarter of Section 24 and the Point of Beginning this point being approximately 450 feet West of the Northeast corner of the Northeast quarter of the Northwest quarter of Section 24.

Orange Hill & Sugar Creek (Water)

In portions of Section 28 of Township 28 South and Range 25 East in Polk County, Florida

Point of Commencement at the Northwest corner of Section 28 of Township 28 South and Range 25 East; thence South $00^{\circ} 00' 00''$ West 1,160.00 feet South along the East line of the Northeast quarter of Section 28, Township 28 South, Range 25 East in Polk County to a point approximately 1,160 feet South of the Northeast corner of the Northeast quarter of Section 28 and the Point of Beginning; thence South $00^{\circ} 00' 00''$ West 1,000.00 feet South along the East line of the Northeast quarter of Section 28 to a point approximately 2,160 feet South of the Northeast corner of the Northeast quarter of Section 28; thence North $90^{\circ} 00' 00''$ West 2,622.40 West along a line in the Southern half of the Northeast quarter of Section 28 approximately 2,160 feet South of the North line of the Northeast quarter of Section 28 to the point of intersection with the West line of the Northeast quarter of Section 28 and the Eastern right of way of Thornhill Road; thence Southwesterly 1,149± feet Southwesterly along the Eastern right of way of Thornhill Road to the point of intersection with the North line of the East half of the Southwest quarter of Section 28; thence South $89^{\circ} 43' 49''$ East 1,107.17 feet East along the North line of the East half of the Southwest quarter of Section 28 to the Northeast corner of the East half of the Southwest quarter of Section 28; thence South $00^{\circ} 00' 13''$ West 2,670.15 feet South along the East line of the East half of the Southwest quarter of Section 28 to the Southeast corner of the East half of the Southwest quarter of Section 28; thence North $89^{\circ} 54' 12''$ West 1,330.46 feet West along the South line of the East half of the Southwest quarter of Section 28 to the Southwest corner of the East half of the Southwest quarter of Section 28 and the point of intersection with the Western right of way of Thornhill Road; thence Northerly and Northeasterly 5,129± feet Northerly and Northeasterly along the Western right of way of Thornhill Road to the point of intersection with a line in the North half of the Northeast quarter of Section 28 lying parallel and approximately 1,160 feet South of the North line of the Northeast quarter of Section 28; thence North $90^{\circ} 00' 00''$ East 1,982.00 feet East along a line lying parallel to and approximately 1,160 feet South of the North line of the Northeast quarter of Section 28 to the Intersection with the East line of the Northeast quarter of Section 28 and the Point of Beginning.