

GATLIN, WOODS, CARLSON & COWDERY

Attorneys at Law

a partnership including professional associations

The Mahan Station
1709-D Mahan Drive
Tallahassee, Florida 32308

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B. KENNETH GATLIN, P.A.
THOMAS F. WOODS
JOHN D. CARLSON
KATHRYN G.W. COWDERY
WAYNE L. SCHIEFELBEIN
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TELEPHONE (904) 877-7191
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August 5, 1991

Mr. Steve Tribble, Director
Division of Records and Reporting
Florida Public Service Commission
101 East Gaines Street
Tallahassee, FL 32399-0850

~~910382 WS~~
910832-WS

RE: Application of Poinciana Utilities, Inc.
for amendments to Certificates 146-W and 103-S
in Osceola County, Florida

Dear Mr. Tribble:

Enclosed for filing are original and fifteen (15) copies of the Application For Amendment to Certificate of Authorization Pursuant to Section 367.045, Florida Statutes filed on behalf of Poinciana Utilities, Inc. along with the following:

Fifteen (15) copies of the following Appendices:

1. Appendix A, letter from Mr. Michael Kloehn;
2. Appendix B, copy of deed;
3. Appendix C, description of territory;
4. Appendix F, sample tariff;
5. Appendix G, Water Certificate No. 146-W (copy only) and Sewer Certificate No. 103-S; and
6. One (1) copy of Appendix D and E (Maps); *WAS*
7. Fifteen (15) copies of the Notice of Application for Extension of Service Area; and
8. Check no. 3410 in the amount of \$300 as B. Kenneth Gatlin, P.A. filing fee.

RECEIVED & FILED

Scu
FPSC-BUREAU OF RECORDS

DOCUMENT NUMBER-DATE

07896 AUG -5 1991

FPSC-RECORDS/REPORTING

Mr. Steve Tribble
August 5, 1991
Page Two

Please acknowledge receipt of this document by stamping the enclosed extra copy of this letter and returning same to my attention. Thank you for your assistance.

Very truly yours,

B. Kenneth Gatlin

B. Kenneth Gatlin

BKG/dc

Enclosure

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

**In re: Application of Poinciana
Utilities, Inc. for amendments to
Certificates 146-W and 103-S in
Osceola County, Florida /**

August 5, 1991

NOTICE OF APPLICATION FOR EXTENSION OF SERVICE AREA

Poinciana Utilities, Inc. ("Utility"), hereby gives notice of its application to amend Certificate Numbers 146-W and 103-S in Osceola County pursuant to Section 367.045, Florida Statutes and Section 25-30.06, F.A.C. and states:

1. The name and address of the person to receive copies of all documents and filings in this case is:

B. Kenneth Gatlin
Gatlin, Woods, Carlson & Cowdery
1709-D Mahan Drive
Tallahassee, Florida 32308

Attorneys for Poinciana Utilities, Inc.

2. The name and address of the applicant is:

Poinciana Utilities, Inc.
14 Dover Plum Center
Poinciana, Florida 34759

3. A description of the territory to be added is as follows:

A parcel of land lying in the SE 1/4 of Section 10, T 26 S, R 28 E, and the SW 1/4 of Section 11, T 26 S, R 28 E, West of Poinciana Boulevard, all in Osceola County, Florida and being more particularly described as follows:

Beginning at the Southwest corner of Section 11, T 26 S, R 28 E, Osceola County, Florida, run S 89' 50' 36" E, along the South line of said Section 11, 1223.06 ft. to the West Right of Way line of Poinciana Boulevard; run thence N 00' 00' 00" E, along said West Right of Way

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FPSC-RECORDS/REPORTING

line, 2200.00 ft; run thence N 89' 50' 36" W, parallel with the South line of aforesaid Section 11, 1450.00 ft; run thence S 00' 00' 00" W, parallel with aforesaid West Right of Way line, 2199.49 ft. to the South line of Section 10, T 26 S, R 28 E, Osceola County, Florida; run thence S 89' 42' 56" E, along said South line, 226.94 ft. to the Point of Beginning. Contains 73.23 acres, more or less.

Any objection to the Application must be filed with the Director, Division of Records and Reporting, Florida Public Service Commission, 101 E. Gaines Street, Tallahassee, Florida 32399-0870, no later than thirty (30) days after the last date that this Notice was mailed or published, whichever is later. A copy of the objection should be mailed to the undersigned attorney.

B. Kenneth Gatlin

B. KENNETH GATLIN
Gatlin, Woods, Carlson & Cowdery
1709-D Mahan Drive
Tallahassee, Florida 32308
(904) 877-7191

Attorneys for Poinciana Utilities,
Inc.

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

**In re: Application of Poinciana
Utilities, Inc. for amendments to
Certificates 146-W and 103-S in
Osceola County, Florida /**

Filed: August 5, 1991

**APPLICATION FOR AMENDMENT TO CERTIFICATE OF
AUTHORIZATION PURSUANT TO SECTION 367.045, FLORIDA STATUTES**

Poinciana Utilities, Inc. ("Utility") files this its application for amendment of Certificate Numbers 146-W and 103-S in Osceola County pursuant to Section 367.045, Florida Statutes and Section 25-30.06, F.A.C. and states:

1. The name and address of the utility is:

Poinciana Utilities, Inc.
14 Dover Plum Center
Poinciana, Florida 34759

2. The name and address of the person to receive a copy of all papers, pleadings, and filings in this docket is:

B. Kenneth Gatlin
Gatlin, Woods, Carlson & Cowdery
1709-D Mahan Drive
Tallahassee, Florida 32308
Attorneys for Poinciana Utilities, Inc.

3. This application for an amendment to utility certificate was prompted by a request from the Osceola County School Board to provide water and wastewater service to Osceola County's new high school to be located within the territory sought in this application. The territory sought abuts the present certificated area of the utility and is an area of only approximately 73 acres more or less.

4. The Utility has the financial and technical ability to service the proposed area. Financial information concerning the

utilities is contained on file with the Commission in the 1990 Annual Report. The Utility presently operates in a satisfactory manner its water and sewer operations. There is no other water or sewer utility within a 4-mile radius that could potentially provide such service.

5. Provision of the service to the proposed extended area will be consistent with the water and wastewater sections of the local comprehensive plan as is evidence by attached Appendix "A" which is a letter from Mr. Michael Kloehn, Planning Director for Osceola County.

6. Utility owns the land upon which the utility treatment facilities that will serve the proposed territory are located. Attached hereto Appendix "B" is a copy of the deed to such property.

7. Attached hereto as Appendix "C" is a description of the territory proposed to be served.

8. Attached hereto as Composite Appendix "D" is a detailed system map showing the proposed lines that will serve the territory sought in this application.

9. Utility is not planning to build a new wastewater treatment plant or upgrade the existing plant to serve the proposed territory.

10. The disposal of the effluent will not be by means of spray irrigation but will be through the present wastewater plant effluent which is disposed of through percolation ponds. The territory sought in this application is simply to serve the

Osceola high school, and it would not be prudent to invest in spray irrigation for the purposes of this one customer.

11. Attached hereto as Appendix "E" is a copy of the map which shows the proposed territory plotted thereon.

12. There will be a 10-inch water main and a 6-inch force main to service the site. Flow from the site will be approximately 10,000 gallons per day. Both water and wastewater plants have the capacity to service the site. The numbers of the permits from the Department of Environmental Regulation are DER Permit DO-49151021 expires 8/15/93 and water plant DER Permit WC-4936271 has no expiration date.

13. The developer of the site will install a pump station for wastewater. The cost of the pump station will be approximately \$60,000. An 8-inch water meter will be connected to the existing 10-inch water main at the cost of approximately \$10,000. There will be no significant impact on the utilities capital structure.

14. The customer to be served on the extended territory site will be a high school built and operated by Osceola County School Board.

15. There will be no impact on the Utility's monthly rates and service availability charges as a result of the proposed extension. The present approved rates will be applicable to this new customer.

16. Attached as Appendix "F" is a sample tariff reflecting on Sheet 3.8 the additional service area.

17. Appendix "G" Water Certificate No. 146-W and Sewer Certificate No. 103-S which should be amended as a result of this application attached.

WHEREFORE, Poinciana Utilities, Inc. requests that its Water Certificate Number 146-W and its Sewer Certificate Number 103-S be amended to include an authorized service to the territory as set forth in this application.

Dated this 5th day of August, 1991.

Respectfully submitted,

B. Kenneth Gatlin

B. KENNETH GATLIN
Gatlin, Woods, Carlson & Cowdery
1709-D Mahan Drive
Tallahassee, Florida 32308
(904) 877-7191

**Attorneys for Poinciana Utilities,
Inc.**



O S C E O L A C O U N T Y
BOARD OF COUNTY COMMISSIONERS

PHONE: 407 / 847-1200 17 SOUTH VERNON AVENUE, ROOM 155 KISSIMMEE, FLORIDA 34741-5400

June 18, 1991

Mr. Larry Good
Regional Manager
Poinciana Utilities, Inc.
#14 Dover Plum Center
Poinciana, FL 34759

Dear Mr. Good:

This letter is in response to your May 7, 1991 letter to Bill Goaziou regarding the provision of sewer and potable water services by Poinciana Utilities Incorporated (PUI) to the new high school site on Poinciana Boulevard. You asked for the county's input because this proposal would involve extension of PUI's certified area.

Please be advised that the request is consistent with the Comprehensive Plan of Osceola County. As an essential facility for Osceola County, central sewer and water service for the high school is desirable. Our support presumes that PUI's ability to serve its existing service area at the County's adopted level of service will not be impaired.

I trust this letter addresses your concerns. If you have any further questions, please do not hesitate to contact me at (407) 847-1380.

Respectfully yours,

Michael Kloehn
Planning Director

CC: Bill Goaziou, County Administrator

Charles Owen / Jim Swan / John Pate / Larry Whaley / Reidy Williams

COUNTY ATTORNEY NEAL D. BOWEN - CL

AN AFFIRMATIVE ACTION - EQUAL OPPOR

APPENDIX "A"

This Warranty Deed Made and executed the 2nd day of October A. D. 1979 by GAC PROPERTIES INC.

a corporation existing under the laws of Florida, and having its principal place of business at 201 Alhambra Circle, Coral Gables, Florida 33134 hereinafter called the grantor, to

POINCIANA UTILITIES, INC.

whose postoffice address is P. O. Box 5846, Sarasota, Florida 33579

hereinafter called the grantee:

(Whoever used herein the terms "grantor" and "grantee" include all the parties to this instrument and their heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: That the grantor, for and in consideration of the sum of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in Osceola County, Florida, viz:

Tract G, and a 100' x 100' area encircling the 12" well and water main in the utility easement in Tract E, as shown in Plat Book 3, Page 209 of the Public Records of Osceola County, of the Poinciana Office and Industrial Park I - Section A, a Subdivision of portions of Sections 2 and 3, Township 26 South, Range 28 East of Osceola County, Florida.

AND and 242 respectively, Tracts H and X, as shown in Plat Book 3, Page 241 of the Public Records of Osceola County, of the Poinciana Office and Industrial Park I - Section C, a Subdivision of portions of Sections 2, 3, 10 and 11 of Township 26 South, Range 28 East of Osceola County, Florida.

This is an intra-corporate conveyance.

Together with all the tenements, hereditament: and appurtenances thereto belonging or in any-wise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances

(CORPORATE SEAL)

In Witness Whereof the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

ATTEST: [Signature] Secretary

GAC PROPERTIES INC

Signed, sealed and delivered in the presence of:

[Signatures of witnesses]

By: [Signature] VICE President

STATE OF FLORIDA COUNTY OF DADE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared George W. Hektner and Juanita I. Rivera

well known to me to be the Vice President and Secretary respectively of the corporation named as grantor in the foregoing deed, and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 2nd day of October, A. D. 1979.

This Instrument prepared by:

Address

This Instrument Was Prepared By: Charles B. Goldman, Attorney

Notary Public, State of

Expires May 31, 1980

LEGAL DESCRIPTION

A parcel of land lying in the SE $\frac{1}{4}$ of Section 10, T 26 S, R 28 E, and the SW $\frac{1}{4}$ of Section 11, T 26 S, R 28 E, West of Poinciana Boulevard, all in Osceola County, Florida and being more particularly described as follows:

Beginning at the Southwest corner of Section 11, T 26 S, R 28 E, Osceola County, Florida, run S 89° 50' 36" E, along the South line of said Section 11, 1223.06 ft. to the West Right of Way line of Poinciana Boulevard, as described in O.R. Book 223, Page 306 of the Public Records of Osceola County, Florida; run thence N 00° 00' 00" E, along said West Right of Way line, 2200.00 ft; run thence N 89° 50' 36" W, parallel with the South line of aforesaid Section 11, 1450.00 ft; run thence S 00° 00' 00" W, parallel with aforesaid West Right of Way line, 2199.49 ft. to the South line of Section 10, T 26 S, R 28 E, Osceola County, Florida; run thence S 89° 42' 56" E, along said South line, 226.94 ft. to the Point of Beginning. Contains 73.23 acres, more or less.

TERRITORY SERVEDPOINCIANA DIVISIONOSCEOLA COUNTY**Legal Description of Property Located in Osceola County, Florida:****In Township 25 South, Range 28 East.**

Portions of Section 33 more particularly described as follows: Begin at a point on the South line of said Section 33, said point lying 2803 feet east of the SW corner of said Section 33; thence continue N 89° 51' 48" E, along said South line, for a distance of 975.2 feet (975.2 deed); thence run N 14° 03' 46" E (N 13° 48' E, Deed) for a distance of 574.71 feet (570.14, Deed) to the Southerly right of way line of State Road 600; thence run N 75° 56' 14" W (N 76° 12' W, Deed) along said Southerly right of way line, for a distance of 945.41 feet (947.31, Deed), thence run S 14° 03' 46" W (S 13° 48' W, Deed) for a distance of 813.93 (814.4, Deed) to the point of beginning.

Also

Begin at a point on the South line of said Section 33, said point lying 1414.8 feet East of the SW corner of said Section 33; thence run N 14° 03' 46" E (N 13° 47' E, Deed) for a distance of 588.3 (588.3, Deed); thence run S 75° 56' 14" E (S 76° 12' E, Deed) for a distance of 16.00 (16.0, Deed); thence run N 14° 03' 46" E (N 13° 48' E, Deed) for a distance of 566.15 (569.0, Deed) to a point on the Southerly right of way line of State Road 600; thence run S 75° 56' 14" E (S 76° 12' E, Deed) for a distance of 14.0 (14.0, Deed); thence run S 14° 03' 46" W (S 13° 48' W, Deed) for distance of 1146.86 (1444.8, Deed) to a point on the South line of said Section 33; thence run S 89° 51' 48" W (West, Deed) for a distance of 30.94 (30.9, Deed) to the point of beginning.

In Township 26 South, Range 28 East

Section 1; Begin at the SW corner, thence run N 0° 24' 21" W, along the West line, for a distance of 25.00 feet, thence run S 45° 05' 19" E for a distance of

25.55 feet to a point on the South line; thence run N 89° 46' 19" W, along the South line, for a distance of 25.00 feet to the point of beginning.

Section 2: The South $\frac{1}{2}$ and the NW $\frac{1}{4}$, less the right of ways for State Road 600, Old State Road 2, and the SCL Railroad.

Section 3: The E $\frac{1}{4}$ of the SE $\frac{1}{4}$; the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$; the N $\frac{1}{4}$ of the SW $\frac{1}{4}$; the S $\frac{1}{4}$ of the NW $\frac{1}{4}$; the NE $\frac{1}{4}$, and the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$, less the right of ways for State Road 600, Old State Road 2, and the SCL Railroad.

Section 4: All, less the E $\frac{1}{4}$ of the N $\frac{1}{4}$ of the NE $\frac{1}{4}$.

Section 5: All.

Section 6: The NE $\frac{1}{4}$ of the NE $\frac{1}{4}$, less the right of way for State Road 600.

Section 7: All that portion of the N $\frac{1}{4}$ of the NE $\frac{1}{4}$ and the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ lying east of the Polk/Osceola County Line.

Section 8: The NE $\frac{1}{4}$; the E $\frac{1}{4}$ of the NW $\frac{1}{4}$; the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$; the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$.

Section 9: All, less the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$.

Section 12: The NW $\frac{1}{4}$; the S $\frac{1}{4}$ of the SE $\frac{1}{4}$; the South 20.00 feet of the SW $\frac{1}{4}$; all less the right of way for State Road 535.

Section 13: The N $\frac{1}{4}$ of the NE $\frac{1}{4}$; the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$; the N $\frac{1}{4}$ of the SE $\frac{1}{4}$; the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$; the North 20.00 feet of the NW $\frac{1}{4}$; the West 40.00 feet of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$; the North 40.00 feet of the West 40.00 feet of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$; all less the right of way for State Road 535.

Section 14: The SW $\frac{1}{4}$ of the SE $\frac{1}{4}$; the S $\frac{1}{4}$ of the SW $\frac{1}{4}$; Lots 3 thru 14 and 17 thru 48; "M. G. Waring and M. D. Edwards Subdivision", according to the plat thereof, recorded in Plat Book 1 at Page 75 of the Public Records of Osceola County, Florida.

Section 15: All.

Section 16: The NE $\frac{1}{4}$; the E $\frac{1}{4}$ of the NW $\frac{1}{4}$; the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$.

Section 22: All.

Section 23: The E $\frac{1}{4}$; less the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$.

A. A. REEVES III
Vice President

Section 24: The S $\frac{1}{2}$ of the NW $\frac{1}{4}$; less the North 25 feet thereof; and less the right of way for State Road 535, the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$; less the right of way for State Road 535.

Section 25: The S $\frac{1}{2}$ of the NW $\frac{1}{4}$; the SW $\frac{1}{4}$; the W $\frac{1}{2}$ of the SE $\frac{1}{4}$; all less the right of way for State Road 535.

Section 26: All.

Section 27: All.

Section 28: All.

Section 33: All.

Section 34: All.

Section 35: All.

Section 36: All.

In Township 26 South, Range 29 East.

Section 31: The N $\frac{1}{2}$; the SW $\frac{1}{4}$; the W $\frac{1}{2}$ of the SE $\frac{1}{4}$; all less the right of way for State Road 531.

Section 32: All that portion of the NW $\frac{1}{4}$ lying west of the right of way for State Road 531.

In Township 27 South, Range 28 East.

Section 1: All.

Section 2: All.

Section 3: All.

Section 4: All.

Section 9: All.

Section 10: All.

Section 11: All.

Section 12: All.

In Township 27 South, Range 29 East.

Section 5: The E $\frac{1}{2}$; the E $\frac{1}{2}$ of the W $\frac{1}{2}$; the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$; the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$; all less the right of way for State Road 531.

A. A. Reeves III
Vice President

Section 6: All, less the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$, and less the right of way for State Road 531.

Section 7: All, less that portion of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ lying easterly of State Road 531, and less the right of way for State Road 531.

Section 8: The E $\frac{1}{4}$; the SW $\frac{1}{4}$; the S $\frac{1}{2}$ of the NW $\frac{1}{4}$; the E $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$; all less the right of way for State Road 531, and less the right of way for the 66 foot County Road to Southport.

Section 17: The E $\frac{1}{4}$; the NW $\frac{1}{4}$; the N $\frac{1}{2}$ of the SW $\frac{1}{4}$; the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$; the North 330 feet of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$.

Section 18: The NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$; the E $\frac{1}{4}$ of the NE $\frac{1}{4}$; the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$; all that portion of the N $\frac{1}{2}$ lying West of the right of way for State Road 531.

All that portion of Sections 19, 20, 29, and 32, lying west of the following described line: Begin at the NW Corner of Section 19, Township 27 South, Range 29 East; thence run N 89° 43' 00" E (N 89° 55' 30" E, Deed) along the north line of said Section 19, for a distance of 3122.42 feet (3114.34, Deed); thence run S 25° 54' 51" E (S 26° 09' E, Deed), 50.0 feet southwesterly of and parallel to the centerline of an old graded road, for a distance of 810.08 feet (815.02, Deed), thence run S 28° 53' 15" E (S 28° 42' E, Deed), continuing 50.0 feet Southwesterly of and parallel to said centerline and its projection, for a distance of 10,327.76 feet (10,315.0, Deed), thence runs S 0° 04' 19" W (S 0° 16' 30" W, Deed) for a distance of 6433.33 feet (6430.0, Deed) to a point on the North line of Section 4, Township 28 South, Range 29 East, said point being 660.0 feet east of the NW corner of said Section 4.

Section 20: A strip of land 60.00 feet in width, bounded by the North and East lines of said Section 20, and lying 30.00 feet each side of the following described centerline; commence at the NE corner of said Section 20, thence run N 89° 50' 19" W, along the North line of said Section 20, for a distance of 890.00 feet to the point of beginning; thence runs S 44° 39' 46" E for a distance of 1262.10 feet to a point on the east line of said Section 20, which lies 890.00 feet South of the NE corner of said Section 20, said point being the end of the herein described centerline.

Section 21: All the N 1/2, less the NW 1/4 of the NW 1/4 of the NE 1/4, the NE 1/4 of the NE 1/4 of the SW 1/4, the N 1/4 of the SE 1/4, the SE 1/4 of the SE 1/4, the NE 1/4 of the SW 1/4 of the SE 1/4.

Section 30: All.

Section 31: All.

In Township 25 South, Range 28 East.

Section 35: The SW 1/4, and the West 1700 feet of the SE 1/4.

In Township 26 South, Range 28 East.

Section 2: All that portion of the west 1700 of the NE 1/4 lying north of the SCL Railroad right of way.

Also

Lots 9, 10, 12; and 13, "INTERCESSION CITY FARM GARDENS", according to plat thereof, recorded in Plat Book 1 at Page 279 of the Public Records of Osceola County, Florida.

Section 10: The NE 1/4 of the NE 1/4.

Section 11: The North 1/4.

Legal Description: A parcel of land lying in the SE 1/4 of Section 10, T 26 S, R 28 E, and the SW 1/4 of Section 11, T 26 S, R 28 E, West of Poinciana Boulevard, all in Osceola County, Florida and being more particularly described as follows:

Beginning at the Southwest corner of Section 11, T 26S, R 28 E, Osceola County, Florida, run S 89° 50' 36" E, along the South line of said Section 11, 1223.06 ft. to the West Right of Way line of Poinciana Boulevard;

run thence N 00° 00' 00" E; along said West Right of Way line, 2200.00 ft run thence N 89° 50' 36" W parallel with the South line of aforesaid Section 11, 1450.00 ft.; run thence S 00° 00' 00" W, parallel with aforesaid West Right of Way line 2199.49 ft. to the South line of Section 10 T 26 S, R 28 E. Osceola County Florida; run thence S 89° 42' 56" E. along said South line. 226.94 ft to the Point of Beginning. Contains 73.23 acres, more or less.

TERRITORY SERVED

SEWER SERVICE AREA DESCRIPTION

POINCIANA DIVISION

POLK COUNTY, FLORIDA

Legal Description of Property Located in Polk County, Florida.

In Township 26 South, Range 28 East.

- Section 29: The E 1/2.
- Section 32: the NE 1/4 of the NE 1/4.

In Township 27 South, Range 28 East.

- Section 5: All.
- Section 6: The SE 1/4 of the NE 1/4; the E 1/2 of the SE 1/4.
- Section 7: The NW 1/4 of the NE 1/4; the NE 1/4 of the NW 1/4; the W 1/2 of the NW 1/4; the E 1/2 of the SW 1/4; the SW 1/4 of the SW 1/4; the S 1/2 of the NW 1/4 of the SW 1/4.
- Section 8: All.
- Section 13: All.
- Section 14: All.
- Section 15: All.
- Section 16: All.
- Section 17: The NE 1/4 of the NE 1/4.
- Section 18: The N 3/4.
- Section 19: The S 1/2 of the NE 1/4; the S 1/2 of the NW 1/4; the NW 1/4 of the NW 1/4; the W 1/2 of the SW 1/4; the W 1/2 of the SE 1/4 of the SW 1/4; the SE 1/4 of the SW 1/4; the S 1/2 of the SE 1/4; all less the right of way for State Road 580.
- Section 21: All.
- Section 22: All.
- Section 23: All.
- Section 24: All.
- Section 25: All.
- Section 26: All.
- Section 27: The NE 1/4; the E 1/2 and the NW 1/4 of the NW 1/4; the E 1/2 and the NW 1/4 of

(Continued to Sheet No. 3.2)

A.A. REEVES III
Vice President

- the SE 1/4.
- Section 28: The S 1/2 of the NW 1/4; the N 1/2 of the SW 1/4 of the SW 1/4.
- Section 29: The NE 1/4; the E 1/2 of the NW 1/4; the E 1/2 of the SW 1/4; the SW 1/4 of the SW 1/4; the N 1/2 of the SE 1/4; the SE 1/4 of the SE 1/4.
- Section 30: The E 1/2; the E 1/2 of the NW 1/4; the E 1/2 of the NW 1/4 of the NW 1/4; the SW 1/4 of the NW 1/4 of the NW 1/4; the NE 1/4 of the SW 1/4.
- Section 32: All the E 1/2, less the North 200 feet of the NW 1/4 of the NE 1/4.
- Section 33: All, less the SW 1/4 of the NW 1/4.
- Section 34: The SW 1/4 of the NW 1/4; the NW 1/4 of the SW 1/4; all of the NE 1/4 of the NE 1/4 lying North of Lake Marlon Creek.
- Section 35: All, less the W 1/2 of the SW 1/4, and less the SW 1/4 of the NW 1/4.
- Section 36: All.

In Township 28 South, Range 28 East.

- Section 1: All.
- Section 2: All, less the SW 1/4 of the SE 1/4.
- Section 3: All.
- Section 4: All.
- Section 9: All.
- Section 10: All.
- Section 11: All.
- Section 12: All.
- Section 13: All, less the SE 1/4.
- Section 14: All.
- Section 15: All.
- Section 16: All.
- Section 21: The NE 1/4; the N 1/4 of the SE 1/4; the SE 1/4 of the NW 1/4 of the SE 1/4 lying North of the Old Lake Hatchineha Road; the E 1/2 of the NW 1/4; the SW 1/4 of the NW 1/4 less the North 400 feet of the West 660 feet thereof; the N 1/4 of the

(Continued to Sheet No. 3.3)

A.A. REEVES III

Vice President

Section 22: SW 1/4 less the West 30 feet thereof; all less the right of way for State Road 542. All, less the right of way for State Road 542.

In Township 28 South, Range 29 East.

Sections 5 and 8, and all that portion of Sections 4, 9, 16, and 17, lying West and North of the following described line; begin at a point on the North line of said Section 4, said point being 660.0 feet East of the NW corner of said Section 4; thence run S 0° 04' 17" W, parallel to the West line of said Section 4, for a distance of 5180.31 feet; thence run S 0° 06' 30" W, 660 feet East of and parallel to the West line of said Section 9, for a distance of 5443.73 feet (S 0° 16' 30" W, 10623.4 feet, dead) to a point 50.0 feet northwesterly from the centerline of an existing drainage canal; thence run S 44° 50' 30" W (S 45 10 W, dead) 50.0 feet Northwesterly of and parallel to the centerline of said canal, for a distance of 354.39 feet (373.05, dead); thence run S 61° 37' 30" W (S 61° 50' W, dead) continuing 50.0 feet from and parallel to the centerline of said canal, for a distance of 1733 feet, more or less (1200.00, (dead); to the edge of Lake Hatchineha; thence meander Northwesterly along the edge of Lake Hatchineha to its intersection with the West line of said Section 8.

Section 6: All.
 Section 7: All.
 Section 18: All of Government Lot 1, less the South 1/4 thereof.

A.A. REEVES III

Vice President

Appendix "G"



FLORIDA PUBLIC SERVICE COMMISSION

CERTIFICATE NUMBER

103-S

Upon consideration of the record it is hereby ORDERED that
authority be and is hereby granted to

POINCIANA UTILITIES, INC.

Whose principal address is

825 South Bayshore Drive

Miami, Florida 33131

(Oceola County)

to provide sewer service in accordance with the
provisions of Chapter 367, Florida Statutes, the Rules, Regula-
tions and Orders of this Commission in the territory described
by the Order of this Commission.

This Certificate shall remain in force and effect until
suspended, cancelled or revoked by Order of this Commission.

ORDER 5787 DATED June 22, 197 DOCKET 71581-S

ORDER _____ DATED _____ DOCKET _____

ORDER _____ DATED _____ DOCKET _____

ORDER _____ DATED _____ DOCKET _____

BY ORDER OF THE
FLORIDA PUBLIC SERVICE COMMISSION



William Bell Kelly
Administrative Secretary
W. H. Bueh
Chairman

GATLIN, WOODS, CARLSON & COWDERY

Attorneys at Law
a partnership including professional associations

The Mahan Station
1700-D Mahan Drive
Tallahassee, Florida 32308

DEPOSIT TREAS. REC. DATE

6232

AUG 06 '91

B. KENNETH GATLIN, P.A.
THOMAS F. WOODS
JOHN D. CARLSON
KENNETH G.W. COWDERY
WAYNE L. SCHNEIDER
ALEX D. BAKER

TELEPHONE (904) 877-7191
TELECOPIER (904) 877-8031

August 5, 1991

Mr. Steve Tribble, Director
Division of Records and Reporting
Florida Public Service Commission
101 East Gaines Street
Tallahassee, FL 32399-0850

RE: Application of Poinciana Utilities, Inc.
for amendments to Certificates 146-W and 103-S
in Osceola County, Florida

Dear Mr. Tribble:

Enclosed for filing are original and fifteen (15) copies of the Application For Amendment to Certificate of Authorization Pursuant to Section 367.045, Florida Statutes filed on behalf of Poinciana Utilities, Inc. along with the following:

Fifteen (15) copies of the following Appendices:

1. Appendix A, letter from Mr. Michael Kloehn;
2. Appendix B, copy of deed;
3. Appendix C, description of territory;
4. Appendix F, sample tariff;
5. Appendix G, Water Certificate No. 146-W and Sewer Certificate No. 103-S; and

B. KENNETH GATLIN, P.A.
1700-D MAHAN DRIVE
TALLAHASSEE, FLORIDA 32308

EXPLANATION	AMOUNT
<i>File fee for</i>	
<i>Water and Sewer Certificate</i>	
<i>Excess</i>	

DOCUMENT NUMBER-DATE
0-896 AUG -5 1991
PSC-RECORDS/REPORTING
3410

PAY AMOUNT OF

Three hundred and no/100

DOLLARS

CHECK AMOUNT

DATE	TO THE ORDER OF	DESCRIPTION	CHECK NUMBER
8/5/91	<i>The Public Service Commission</i>	<i>file fee for Poinciana Cert</i>	3410

\$ 300.00

BARCLAY BANK
Citizens at Johnson St. • Tallahassee, Florida 32301

B. Kenneth Gatlin