



Public Service Commission

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TALLAHASSEE, FLORIDA 32399-0850

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COMMISSION CLERK
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DATE: JANUARY 8, 2004

TO: DIRECTOR, DIVISION OF THE COMMISSION
ADMINISTRATIVE SERVICES (BAYÓ)

FROM: DIVISION OF ECONOMIC REGULATION (CLAPP, KAPROTH, WILLIS)
OFFICE OF THE GENERAL COUNSEL (HOLLEY) *JAN 11 11:00 AM*

RE: DOCKET NO. 031071-WS - APPLICATION FOR ACKNOWLEDGMENT OF
TRANSFER OF A PORTION OF FLORIDA WATER SERVICES
CORPORATION'S LAND AND FACILITIES IN LAKE COUNTY TO CITY
OF GROVELAND, AND FOR AMENDMENT OF CERTIFICATE NOS. 106-W
AND 120-S.
COUNTY: LAKE

AGENDA: 01/20/04 - REGULAR AGENDA - INTERESTED PERSONS MAY
PARTICIPATE

CRITICAL DATES: NONE

SPECIAL INSTRUCTIONS: NONE

FILE NAME AND LOCATION: S:\PSC\ECR\WP\031071WS.RCM

CASE BACKGROUND

Florida Water Services Corporation (FWSC or utility) is a Class A utility providing water and wastewater service throughout Florida. Most of its systems are under Commission jurisdiction. FWSC serves approximately 393 water and 25 wastewater customers in the Palisades Country Club and Sunshine Parkway systems in Lake County. The systems are located in a priority water resource caution area of the St. Johns River Water Management District. The utility's 2002 annual report indicates that the Palisades Country Club and Sunshine Parkway systems had gross revenue of \$354,270 and \$146,672 and net operating income of \$66,187 and \$27,089 for water and wastewater, respectively.

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The water system was originally issued Certificate No. 106-W pursuant to Order No. 5595, issued December 7, 1972, in Docket No. C-72505-W, In Re: Application of Southern States Utilities, Inc., for a certificate to operate its existing water system in Lake County. Water and wastewater Certificate Nos. 169-W and 120-S were issued pursuant to Order No. 6142, issued May 14, 1974, in Docket No. 73521-WS, In Re: Application of Square G Construction Company, Inc., for certificates to operate water and sewer utility systems in Lake County, Florida. Pursuant to Order No. 8299, issued May 5, 1978, in Docket No. 780057-WS, In Re: Joint application for the transfer of Certificate Nos. 169-W and 120-S and utility assets from Square G Construction Company, Inc., to Southern States Utilities, Inc., in Lake County, Florida, Pursuant to Section 367.071, Florida Statutes, Certificate No. 120-S was transferred to Southern States Utilities, Inc., Certificate No. 106-W was amended to include the former territory of Square G Construction Company, Inc., and Certificate No. 169-W was cancelled.

On November 21, 2003, an application was filed for the acknowledgment of the transfer of a portion of FWSC's land and facilities in Lake County to the City of Groveland (the City or buyer) and for amendment of Certificate Nos. 106-W and 120-S. The systems that are being transferred to the City are Palisades Country Club water system and Sunshine Parkway water and wastewater systems (hereinafter referred to collectively as the Palisades/Sunshine Parkway Systems). The application states that:

On November 5, 2003, in City of Groveland v. Florida Water Services Corporation, Case No. 2003-CA-3302, the Circuit Court of the Fifth Judicial Circuit, in and for Lake County, Florida, entered a Stipulated Order of Taking and Incorporated Final Judgment, pursuant to the condemnation procedures set forth under Chapter 73, Florida Statutes. As a result of this condemnation proceeding, the City has acquired title to a portion of Florida Water's land and facilities in Lake County, more particularly Florida Water's Palisades Country Club and Sunshine Parkway Systems. The City assumed operations of those systems as of November 5, 2003.

This recommendation addresses the partial transfer to the City of Groveland and whether to open a docket to examine whether FWSC's sale involves a gain that should be shared with FWSC's remaining

customers. The Commission has jurisdiction pursuant to Sections 367.045, 367.071(4)(a), and 367.081, Florida Statutes.

DISCUSSION OF ISSUES

ISSUE 1: Should the transfer of Florida Water Services Corporation's Palisades/Sunshine Parkway Systems facilities in Lake County to the City of Groveland be approved as a matter of right?

RECOMMENDATION: Yes. The transfer of FWSC's Palisades/Sunshine Parkway Systems facilities in Lake County to the City of Groveland should be approved, as a matter of right, pursuant to Section 367.071(4)(a), Florida Statutes. Certificate Nos. 106-W and 120-S should be amended to reflect the deleted territory described in Attachment A, effective November 5, 2003. Regulatory Assessment Fees (RAFs) for January 1 through November 5, 2003, should be submitted within 20 days after the issuance of the order approving the transfer. (CLAPP, KAPROTH, HOLLEY)

STAFF ANALYSIS: On November 21, 2003, FWSC filed an application to transfer its Palisades/Sunshine Parkway Systems facilities to the City of Groveland pursuant to Section 367.071(4)(a), Florida Statutes, and Rule 25-30.037(4), Florida Administrative Code. Included with the application is a copy of the Stipulated Order of Taking and Incorporated Final Judgment in City of Groveland v. Florida Water Services Corporation, pursuant to the condemnation procedures set forth under Chapter 73, Florida Statutes. As a result of this condemnation proceeding, the City has acquired title to a portion of Florida Water's land and facilities in Lake County, more particularly Florida Water's Palisades Country Club and Sunshine Parkway Systems. Therefore, November 5, 2003, is the effective date of the acquisition.

FWSC filed its application pursuant to Section 367.071(4)(a), Florida Statutes, which provides that the sale of facilities, in whole or in part, to a governmental authority shall be approved as a matter of right. Staff notes that this proceeding was not voluntary, as the City acquired the facilities through condemnation proceedings. However, staff believes that because a condemnation

is a forced sale, this transaction still falls under the purview of this statute.

Pursuant to Section 367.071(4)(a), Florida Statutes, the sale of facilities to a governmental authority shall be approved as a matter of right. As such, no notice of the transfer is required and no filing fees apply. The application had no deficiencies. The application is in compliance with Section 367.071(4)(a), Florida Statutes, and Rule 25-30.037(4), Florida Administrative Code. The territory being transferred is described in Attachment A.

The application contains a statement that the City obtained FWSC's most recent income and expense statement, balance sheet, statement of rate base for regulatory purposes, and contributions-in-aid-of-construction pursuant to Rule 25-30.037(4)(e), Florida Administrative Code. A statement that the customer deposits and interest earned, less any unpaid balances, will be refunded to the individual customers as required by Rule 25-30.037(4)(g), Florida Administrative Code, was also included in the application.

Additionally, pursuant to the requirements of Rule 25-30.037(4)(h), Florida Administrative Code, a statement was included that FWSC has no outstanding regulatory assessment fees and no fines or refunds are owed. The utility has filed its 2002 annual report and paid its 2002 RAFs and there are no outstanding penalties and interest. For the period of January 1, 2003 through November 5, 2003, FWSC has agreed to file its RAF return and RAF payment for the Palisades/Sunshine Parkway Systems facilities within 20 days after the issuance of the order approving the transfer.

Staff recommends that the application is in compliance with all provisions of Rule 25-30.037, Florida Administrative Code. Pursuant to Section 367.071(4)(a), Florida Statutes, the transfer of facilities to a governmental authority shall be approved as a matter of right. Therefore, staff recommends that the transfer of FWSC's Palisades/Sunshine Parkway Systems facilities in Lake County to the City of Groveland should be approved, as a matter of right, pursuant to Section 367.071(4)(a), Florida Statutes. Certificate Nos. 106-W and 120-S should be amended to reflect the deleted territory described in Attachment A, effective November 5, 2003. RAFs for January 1 through November 5, 2003, should be submitted

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within 20 days after the issuance of the order approving the transfer.

ISSUE 2: Should the Commission open a docket to examine whether FWSC's sale of its Palisades/Sunshine Parkway Systems facilities to the City of Groveland involves a gain that should be shared with FWSC's remaining customers?

RECOMMENDATION: Yes. The Commission should open a docket to examine whether FWSC's sale of its Palisades/Sunshine Parkway Systems facilities to the City of Groveland involves a gain that should be shared with FWSC's remaining customers. (WILLIS, CLAPP, HOLLEY)

STAFF ANALYSIS: Per the stipulated final judgment issued by the Fifth Judicial Circuit Court on November 5, 2003, FWSC shall have and recover the total sum of \$3,000,000 from the City of Groveland as full compensation for the taking of the water and wastewater property. That sum appears to exceed the rate base values that the Commission has approved for those facilities. In Order No. PSC-96-1320-FOF-WS, issued October 30, 1996, in Docket No. 950495-WS, In Re: Application for rate increase and increase in service availability charges in Southern States Utilities, Inc. for Orange-Osceola Utilities, Inc. in Osceola County, and in Bradford, Brevard, Charlotte, Citrus, Clay, Collier, Duval, Highlands, Lake, Lee, Marion, Martin, Nassau, Orange, Osceola, Pasco, Putnam, Seminole, St. Johns, St. Lucie, Volusia, and Washington Counties, the most recent rate proceeding for FWSC, the approved rate base value for the combined Palisades/Sunshine Parkway Systems water and wastewater facilities was \$1,007,517 for the projected test year ending December 31, 1996. Restoring used and useful adjustments, the aggregate rate base balance was \$1,324,898. In its 2002 Annual Report, FWSC reported a combined rate base of \$974,629 for its Palisades/Sunshine Parkway Systems. As the sale occurred in 2003, an updated rate base calculation will be needed to determine the gain, if any, due to the sale of these facilities. Initial review indicates that FWSC will record a gain on this transaction. Therefore, staff recommends that the Commission should decide whether to open a separate docket to determine if the gain should be allocated among the remaining water and wastewater customers.

Utility's Position

By letter to staff dated August 29, 2003, the attorney for FWSC discussed the gain on sale issue and whether it was even appropriate to raise the issue in dockets where facilities were transferred pursuant to an involuntary condemnation. In that

letter, FWSC cites the Commission's decision concerning gain on sale in Order No. PSC-93-0423-FOF-WS, issued March 22, 1993, in Docket No. 920199-WS, In Re: Application for rate increase in Brevard, Charlotte/Lee, Citrus, Clay, Duval, Highlands, Lake, Marion, Martin, Nassau, Orange, Osceola, Pasco, Putnam, Seminole, Volusia, and Washington Counties by Southern States Utilities, Inc.; Collier County by Marco Shores Utilities (Deltona); Hernando County by Spring Hill Utilities (Deltona); and Volusia County by Deltona Lakes Utilities (Deltona) (SSU Order). In the SSU Order, FWSC argues that the Commission concluded that there should be no sharing in the gain arising from the condemnation of water and wastewater systems previously operated by FWSC. Because that decision concerning gain on sale was affirmed by the First District Court of Appeal in Citrus County v. Southern States Utilities, Inc., 656 So. 2d 1307 (Fla. 1st DCA 1995), FWSC argues that the Commission is bound by the "Citrus County precedent."

Moreover, FWSC notes that "the Citrus County appellate court decision is consistent with" Order No. PSC-93-1821-FOF-WS, issued December 22, 1993, in Docket No. 930373-WS, In Re: Application for amendment of Certificate No. 247-S by North Fort Myers Utility, Inc., and cancellation of Certificate No. 240-S issued to Lake Arrowhead Village, Inc., in Lee County, and Docket No. 930379-SU, In Re: Application for a limited proceeding concerning the rates and charges for customers of Lake Arrowhead Village, Inc., in Lee County, by North Fort Myers Utility (North Fort Myers Order). In the North Fort Myers Order, FWSC points to the paragraph where the Commission stated:

[C]ustomers of utilities do not have any proprietary claim to utility assets. Although customers pay a return on utility investment through rates for service, they do not have any ownership rights to the assets, whether contributed or paid for by utility investment.

Staff's Position

Staff believes that FWSC has misinterpreted each of the above-noted Orders and court decision. In the SSU Order, the Commission, in addressing whether a sharing 'of the gain on sale was appropriate, specifically said, "Since SSU's remaining customers never subsidized the investment in the SAS [St. Augustine Shores] system, they are no more entitled to share in the gain from that sale than they would be required to absorb a loss from it."

Therefore, the Commission's determination that a sharing of the gain on sale was not appropriate was limited to the specific facts of that case and was not a "blanket" legal determination that a gain on sale would never be appropriate. The Citrus County case merely confirmed this factual interpretation.

As to the North Fort Myers Order, the language quoted by FWSC was merely addressing whether there should be a refund to the customers of the former utility, Lake Arrowhead Village, Inc. (LAVI). As to consideration of the gain on sale, the Commission said:

We first examined whether any gain on sale should be passed on to the customers. The costs to dismantle the plant would range from \$20,000 to \$50,000, depending on the public health and other sanitary requirements for the intended use of the land where the treatment and disposal facilities are located. Therefore, even if the few lots which might be created by clearing the former plant site were sold, a significant portion of the gain would be greatly offset by the cost of clearing the site and preparing the lots for sale.

Therefore, the Commission again, on a factual basis, determined that a gain on sale adjustment was not appropriate. Staff believes that a review of the appropriate disposition of any gain on sale is appropriate and to do so, the Commission is merely carrying out its jurisdictional duty to "fix rates which are just, reasonable, compensatory, and not unfairly discriminatory" to the remaining customers of FWSC, as required by Section 367.081(2)(a)1., Florida Statutes.

Before FWSC's Palisades/Sunshine Parkway Systems facilities are purchased by the City of Groveland, the facilities are subject to this Commission's jurisdiction. The service rates were established in FWSC's 1995 rate proceedings in Docket No. 950495-WS. According to FWSC's 2002 annual report the Palisades/Sunshine Parkway Systems had net operating income of \$66,187 and \$27,089 for water and wastewater, respectively. Whether the other FWSC facilities subsidized income for the Deltona facilities needs to be determined.

Further study to examine sharing considerations for the Palisades/Sunshine Parkway Systems gain on sale is recommended to

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permit timely examination of this topic. Staff recommends that the Commission open a docket to examine whether FWSC's sale of its Palisades/Sunshine Parkway Systems facilities involves a gain that should be shared with FWSC's remaining customers. This is consistent with prior Commission decisions in the following Orders: Order No. PSC-98-0688-FOF-WS, issued May 19, 1998, in Docket No. 971667-WS, In re: Application for approval of transfer of facilities of Florida Water Services Corporation to Orange County and cancellation of Certificate Nos. 84-W and 73-S in Orange County; Order No. PSC-99-2171-FOF-WU, issued November 8, 1999, in Docket No. 981589-WU, In re: Application for approval of transfer of a portion of the facilities operated under Certificate No. 40-W in Orange County from Utilities, Inc. of Florida to the City of Maitland; Order No. PSC-99-2373-FOF-WS, issued December 6, 1999, in Docket No. 991288-WS, In re: Application for transfer of a portion of Certificates Nos. 278-W and 225-S in Seminole County from Utilities, Inc. of Florida to the City of Altamonte Springs; and Order No. PSC-03-1276-FOF-WS, issued November 10, 2003, in Docket No. 030920-WS, In re: Joint application for acknowledgment of sale of portion of land and facilities of Florida Water Services Corporation in Volusia County to City of Deltona, and for amendment of Certificate Nos. 238-W and 182-S. In each of the above-four Orders, the Commission acknowledged the transfer to the respective governmental authority and opened another docket to evaluate the gain on sale.

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ISSUE 3: Should this docket be closed?

RECOMMENDATION: This docket should remain open until the conclusion of any pending dockets concerning the Palisades/Sunshine Parkway Systems facilities, and until Certificate Nos. 106-W and 120-S are amended to reflect the deleted territory described in Attachment A. (HOLLEY)

STAFF ANALYSIS: This docket should remain open until the conclusion of any pending dockets concerning the Palisades/Sunshine Parkway Systems facilities, and until Certificate Nos. 106-W and 120-S are amended to reflect the deleted territory described in Attachment A.

Florida Water Services Corporation
Description of Lake County Water and Wastewater Territory Deleted

LAKE COUNTY

Description Of Water Territory Served

PALISADES COUNTRY CLUB

Township 22 South, Range 25 East, Lake County Florida.

Section 1

The SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ and the E $\frac{3}{4}$ of the S $\frac{1}{2}$ less and except the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 1.

Section 2

The N $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ and the W $\frac{1}{2}$ of NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 2.

Section 3

All of said Section 3 less and except the S $\frac{1}{4}$ of the E $\frac{1}{2}$ of the SW $\frac{1}{4}$.

Section 4

The N 990 feet of the W $\frac{1}{2}$ of the E $\frac{1}{2}$ of the NE $\frac{1}{4}$ and the S $\frac{3}{4}$ of the E $\frac{1}{2}$ of the SE $\frac{1}{4}$ and the E $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 4.

Section 9

The N $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ and the E $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 9.

Section 11

All of that portion of said Section 11 lying Northwesterly of the shoreline of Lake Minneola.

Section 12

The NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ and the E $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ and that portion of the W 410 feet of the E $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 12 that is lying Northeasterly of the shoreline of Lake Minneola and the N 310 feet of the E 250 feet of the E $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 12 and that portion of the W 925 feet of the NW $\frac{1}{4}$ of said Section 12 lying northerly of County Road 561-A and the N 910 feet of the E 1810 feet of the NW $\frac{1}{4}$ of said Section 12 less and except the S 210 feet of the E 1017 feet.

Section 14

The S 205 feet of the W 430 feet of the N 1114 feet of the NW $\frac{1}{4}$ of said Section 14.

Section 15

The N 1450 feet of the E $\frac{1}{2}$ of the E $\frac{1}{2}$ of the NE $\frac{1}{4}$ of said Section 15.

Township 21 South, Range 25 East, Lake County Florida.

Section 33

The SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 33.

Section 34

The SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 34.

LAKE COUNTY

Description Of Water Territory Served

SUNSHINE PARKWAY

In all or portions of Sections 14, 20, 21, 22, 23, 26, 27, 28, and 29, Township 21 South, Range 25 East, Lake County, Florida:

Point of Beginning at Northwest corner of Section 21, Township 21 South, Range 25 East

<u>Call Number</u>	<u>Bearing or Central Angle</u>	<u>Distance or Arc Length</u>	<u>Radius</u>	<u>Annotation</u>
1.	South 89°47'30" East	1,677.45 feet		East from the Point of Beginning along the North line of Section 21 to a point 1,677.45 feet East of the Northwest Corner.
2.	South 00°31'28" West	990.00 feet		South to a point 990.00 feet South of the North line of Section 21 and 1,679.26 feet East of the West line of Section 21.
3.	South 89°47'30" East	990.00 feet		East to a point 990.00 feet South of the North line of Section 21 and 2,664.00 feet West of the East line of Section 21.
4.	North 00°31'28" East	990.00 feet		North to the North line of Section 21 and the North quarter corner.
5.	South 89°47'30" East	2,667.45 feet		East along the North line of Section 21 to the Northeast corner of Section 21 and the Northwest corner of Section 22, Township 21 South, Range 25 East.
6.	North 89°34'35" East	5,256.76 feet		East along the North line of Section 22 to the Northeast corner of Section 22 and the Southwest corner of Section 14 Township 21 South, Range 25 East.
7.	North 00°12'47" East	1,590.21 feet		North along the West line of Section 14 to a point 1,590.21 feet North of the South line of Section 14 and the intersection with the Southerly right of way line of the State Road 19.

LAKE COUNTY

Description Of Water Territory Served

SUNSHINE PARKWAY (Cont.)

<u>Call Number</u>	<u>Bearing or Central Angle</u>	<u>Distance or Arc Length</u>	<u>Radius</u>	<u>Annotation</u>
8.	North 46°59'31" East	1,142.53 feet		Northeasterly along the Southerly right of way line of State Road 19 to a point of 2,375.44 feet North of the South line of Section 14 and 832.58 feet East of the West line of Section 14
9.	North 36°08'33" East	2,245.56 feet		Northeasterly along the Southerly right of way of State Road 19 to a point 4,274.80 feet North of the South line of Section 14 and 2,205.61 feet East of the West line of Section 14.
10.	South 89°53'13" East	2,921.23 feet		East along a line 4,290 feet North of the South line of Section 14 to a point on the East line of Section 14, 4,290 feet North of the Southeast corner of Section 14.
11.	South 00°58'03" West	4,290.00 feet		South along the East line of Section 14, 4,290 feet to the Southeast corner of Section 14 and the Northeast corner of Section 23, Township 21 South, Range 25 East.
12.	South 00°59'17" West	5,384.84 feet		South along the East line of Section 23 to the Southeast corner of Section 23 and the Northeast corner of Section 26 Township 21 South, Range 25 East.
13.	South 00°14'49" West	5,227.42 feet		South along the East line of Section 26 to the Southeast corner of Section 26.
14.	North 89°36'40" West	4,969.67 feet		West along the South line of Section 26 to the Southwest corner of Section 26 and the Southeast corner of Section 27 Township 21 South, Range 25 East.

LAKE COUNTY

Description Of Water Territory Served

SUNSHINE PARKWAY (Cont.)

<u>Call Number</u>	<u>Bearing or Central Angle</u>	<u>Distance or Arc Length</u>	<u>Radius</u>	<u>Annotation</u>
15.	South 89°58'57" West	5,369.57 feet		West along the South line of Section 27 to the Southwest corner of Section 27 and the Southeast corner of Section 28, Township 21 South, Range 25 East.
16.	North 89°47'41" West	2,697.36 feet		West along the South line of Section 28 to a point on the South line of Section 28, 2,697.36 feet West of the Southeast corner of Section 28.
17.	South 89°43'49" West	2,573.50 feet		West along the South line of Section 28 to the Southwest corner of Section 28 and the Southeast corner of Section 29, Township 21 South, Range 25 East.
18.	South 89°43'49" West	5,279.83 feet		West along the South line of Section 29 to the Southwest corner of Section 29.
19.	North 00°12'00" East	5,283.88 feet		North along the West line of Section 29 to the Northwest corner of Section 29 and the Southwest corner of Section 20, Township 21 South, Range 25 East.
20.	North 00°33'05" East	1,650.00 feet		North along the West line of Section 20 to a point 1,650.00 feet North of the Southwest corner of Section 20.
21.	North 89°41'20" East	2,658.04 feet		East along a line 1,650.00 feet North of the South line of Section 20 to a point intersecting the West line of the East half of Section 20, 2,658.04 feet East of the West line of Section 20.

LAKE COUNTY

Description Of Water Territory Served

SUNSHINE PARKWAY (Cont.)

<u>Call Number</u>	<u>Bearing or Central Angle</u>	<u>Distance or Arc Length</u>	<u>Radius</u>	<u>Annotation</u>
22.	North 00°25'52" East	1,917.92 feet		North along the West line of the East half of Section 20 to a point of intersection with the Southerly right of way line of US Highway 27 (State Road 25) 1,750.68 feet South of the North line of Section 20 and 2,653.71 feet East of the West line of Section 20.
23.	South 68°11'58" East	464.55 feet		Southeasterly along the Southerly right of way line of US Highway 27 (State Road 25) to a point 1,924.25 feet South of the North line of Section 20 and 2,183.87 feet West of the East line of Section 20.
24.	South 76°05'01" East	1,844.11 feet		Southeasterly along the Southerly right of way line of US Highway 27 (State Road 25) to a point of intersection with the East line of Section 20 and the West line of Section 21, Township 21 South, Range 25 East, 182.35 feet North of the West quarter corner of Section 21.
25.	North 00°37'54" East	2,469.45 feet		North along the West line of Section 21 to the Northwest corner of Section 21 and the Point of Beginning.

LAKE COUNTY

Description Of Wastewater Territory Served

SUNSHINE PARKWAY

In all or portions of Sections 14, 20, 21, 22, 23, 26, 27, 28, and 29, Township 21 South, Range 25 East, Lake County, Florida:

Point of Beginning at Northwest corner of Section 21, Township 21 South, Range 25 East

<u>Call Number</u>	<u>Bearing or Central Angle</u>	<u>Distance or Arc Length</u>	<u>Radius</u>	<u>Annotation</u>
1.	South 89°47'30" East	1,677.45 feet		East from the Point of Beginning along the North line of Section 21 to a point 1,677.45 feet East of the Northwest Corner.
2.	South 00°31'28" West	990.00 feet		South to a point 990.00 feet South of the North line of Section 21 and 1,679.26 feet East of the West line of Section 21.
3.	South 89°47'30" East	990.00 feet		East to a point 990.00 feet South of the North line of Section 21 and 2,664.00 feet West of the East line of Section 21.
4.	North 00°31'28" East	990.00 feet		North to the North line of Section 21 and the North quarter corner.
5.	South 89°47'30" East	2,667.45 feet		East along the North line of Section 21 to the Northeast corner of Section 21 and the Northwest corner of Section 22, Township 21 South, Range 25 East.
6.	North 89°34'35" East	5,256.76 feet		East along the North line of Section 22 to the Northeast corner of Section 22 and the Southwest corner of Section 14 Township 21 South, Range 25 East.
7.	North 00°12'47" East	1,590.21 feet		North along the West line of Section 14 to a point 1,590.21 feet North of the South line of Section 14 and the intersection with the Southerly right of way line of the State Road 19.

LAKE COUNTY

Description of Wastewater Territory Served

SUNSHINE PARKWAY (Cont.)

<u>Call Number</u>	<u>Bearing or Central Angle</u>	<u>Distance or Arc Length</u>	<u>Radius</u>	<u>Annotation</u>
8.	North 46°59'31" East	1,142.53 feet		Northeasterly along the Southerly right of way line of State Road 19 to a point of 2,375.44 feet North of the South line of Section 14 and 832.58 feet East of the West line of Section 14
9.	North 36°08'33" East	2,245.56 feet		Northeasterly along the Southerly right of way of State Road 19 to a point 4,274.80 feet North of the South line of Section 14 and 2,205.61 feet East of the West line of Section 14.
10.	South 89°53'13" East	2,921.23 feet		East along a line 4,290 feet North of the South line of Section 14 to a point on the East line of Section 14, 4,290 feet North of the Southeast corner of Section 14.
11.	South 00°58'03" West	4,290.00 feet		South along the East line of Section 14, 4,290 feet to the Southeast corner of Section 14 and the Northeast corner of Section 23, Township 21 South, Range 25 East.
12.	South 00°59'17" West	5,384.84 feet		South along the East line of Section 23 to the Southeast corner of Section 23 and the Northeast corner of Section 26 Township 21 South, Range 25 East.
13.	South 00°14'49" West	5,227.42 feet		South along the East line of Section 26 to the Southeast corner of Section 26.
14.	North 89°36'40" West	4,969.67 feet		West along the South line of Section 26 to the Southwest corner of Section 26 and the Southeast corner of Section 27 Township 21 South, Range 25 East.

LAKE COUNTY

Description of Wastewater Territory Served

SUNSHINE PARKWAY (Cont.)

<u>Call Number</u>	<u>Bearing or Central Angle</u>	<u>Distance or Arc Length</u>	<u>Radius</u>	<u>Annotation</u>
15.	South 89°58'57" West	5,369.57 feet		West along the South line of Section 27 to the Southwest corner of Section 27 and the Southeast corner of Section 28, Township 21 South, Range 25 East.
16.	North 89°47'41" West	2,697.36 feet		West along the South line of Section 28 to a point on the South line of Section 28, 2,697.36 feet West of the Southeast corner of Section 28.
17.	South 89°43'49" West	2,573.50 feet		West along the South line of Section 28 to the Southwest corner of Section 28 and the Southeast corner of Section 29, Township 21 South, Range 25 East.
18.	South 89°43'49" West	5,279.83 feet		West along the South line of Section 29 to the Southwest corner of Section 29.
19.	North 00°12'00" East	5,283.88 feet		North along the West line of Section 29 to the Northwest corner of Section 29 and the Southwest corner of Section 20, Township 21 South, Range 25 East.
20.	North 00°33'05" East	1,650.00 feet		North along the West line of Section 20 to a point 1,650.00 feet North of the Southwest corner of Section 20.
21.	North 89°41'20" East	2,658.04 feet		East along a line 1,650.00 feet North of the South line of Section 20 to a point intersecting the West line of the East half of Section 20, 2,658.04 feet East of the West line of Section 20.

LAKE COUNTY

Description of Wastewater Territory Served

SUNSHINE PARKWAY (Cont.)

<u>Call Number</u>	<u>Bearing or Central Angle</u>	<u>Distance or Arc Length</u>	<u>Radius</u>	<u>Annotation</u>
22.	North 00°25'52" East	1,917.92 feet		North along the West line of the East half of Section 20 to a point of intersection with the Southerly right of way line of US Highway 27 (State Road 25) 1,750.68 feet South of the North line of Section 20 and 2,653.71 feet East of the West line of Section 20.
23.	South 68°11'58" East	464.55 feet		Southeasterly along the Southerly right of way line of US Highway 27 (State Road 25) to a point 1,924.25 feet South of the North line of Section 20 and 2,183.87 feet West of the East line of Section 20.
24.	South 76°05'01" East	1,844.11 feet		Southeasterly along the Southerly right of way line of US Highway 27 (State Road 25) to a point of intersection with the East line of Section 20 and the West line of Section 21, Township 21 South, Range 25 East, 182.35 feet North of the West quarter corner of Section 21.
25.	North 00°37'54" East	2,469.45 feet		North along the West line of Section 21 to the Northwest corner of Section 21 and the Point of Beginning.