

ORIGINAL



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December 21, 2004

**Via Hand Delivery**

RECEIVED 1:50  
04 DEC 21 PM 2:39  
COMMISSION  
CLERK

Blanca S. Bayo, Director  
Division of Commission Clerk and  
Administrative Services  
Florida Public Service Commission  
2540 Shumard Oak Boulevard  
Betty Easley Building, Room 110  
Tallahassee, Florida 32399-0850

Re: Docket No. 041418 -WS  
Application of CWS Communities LP d/b/a Palm Valley Utilities for Deletion  
and Amendment of its Certificates of Authorization Nos. 223-S and 277-W in  
Seminole County.

Dear Ms. Bayo:

Enclosed for filing on behalf of CWS Communities LP d/b/a Palm Valley Utilities, holder of wastewater Certificate No. 223-S and water Certificate No. 277-W, are the original and twelve copies of the Application of CWS Communities LP d/b/a Palm Valley Utilities for Deletions and for Amendments to Portions of its Service Territory in Seminole County. Please note that we are furnishing one copy each of Attachments "B" (system maps) and "C" (proposed service territory map) an original and two (2) copies of the proposed revised water and wastewater tariff sheets (Attachment "D"). An application fee in the amount of \$2000 made payable to the Florida Public Service Commission is attached hereto.

Please open a docket to consider this matter.

Please contact me if you have any questions.

*Original Tariffs  
& MAPs Forwarded to ECR*

Sincerely,

RECEIVED & FILED

EPSC-BUREAU OF RECORDS

*Kathryn G.W. Cowdery*  
Kathryn G.W. Cowdery

Check deposits with filing and forwarded to fiscal for deposit. Please forward deposit information to fiscal.

Enclosures

Initials of person who forwarded checks

M.S.

TAL:47947:1

DOCUMENT NUMBER - DATE

13386 DEC 21 04

RUDEN, McCLOSKEY, SMITH, SCHUSTER & RUSSELL, P.A.

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

In re: Application of CWS Communities )  
LP d/b/a Palm Valley Utilities for Deletion )  
and Amendment of its Service Territory )  
in Seminole County, Florida )

Docket No. 041418-WS

APPLICATION FOR AMENDMENT TO CERTIFICATES OF AUTHORIZATION OF  
CWS COMMUNITIES LP D/B/A PALM VALLEY UTILITIES  
TO DELETE AND AMEND PORTIONS OF ITS SERVICE TERRITORY

CWS Communities LP d/b/a Palm Valley Utilities (“Utility”), holder of wastewater Certificate No. 223 - S and water Certificate No. 277 - W in Seminole County, pursuant to Fla. Admin. Code R. 25-30.036, by and through its undersigned attorney, hereby files this Application for Amendment to Certificates of Authorization of CWS Communities LP d/b/a Palm Valley Utilities to Delete and Amend Portions of its Service Territory (“Application”), and as grounds states:

1. The Utility’s complete name and address are:

CWS Communities LP d/b/a Palm Valley Utilities  
3700 Palm Valley Circle  
Oviedo, FL 32765

2. A complete legal description of the proposed territory using township, range and section references is attached hereto as Attachment “A.”

3. One copy of a detailed system map showing the existing lines, treatment facilities, and territory served is attached hereto as Attachment “B.”

4. There are no current active connections within the territory to be deleted. The territory to be added has been served by the Utility for 25 - 30 years, and the Utility had believed that this territory was included in the territory description contained in its tariffs.

5. Attached hereto as Attachment "C" is one copy of a map showing township, range, and section with a scale of 1" = 200', with the proposed service territory plotted thereon by use of metes and bounds or quarter sections, and with a defined reference point of beginning.

6. This application is being filed as a result of the Utility having been contacted by a developer requesting water and wastewater service for a 12.5 acre parcel, which the developer plans to develop into a subdivision with approximately 80 town homes. However, due to the lack of wastewater and water plant capacity, the Utility is unable to provide service as requested. The Utility has advised Seminole County Utilities Department that it will not be providing water and wastewater service to the development. Deletion of this territory by the PSC would be in the public interest because it would allow Seminole County Utilities to provide the requested service to the proposed development. In obtaining a legal description in order to delete this particular portion of property, it came to the Utility's attention that the composite legal description of the territory served which had been approved by the PSC over the years contains undeveloped property which the Utility does not intend to serve and which should be deleted from the service territory. It also came to the Utility's attention that certain parcels of property which have been receiving service from the utility for approximately 25-30 years, and which were assumed to be in the description of territory served, were not so described. These parcels need to be included in the approved certificated territory.

7. An original and two copies of the proposed water and wastewater tariff sheets reflecting the revised service area are attached hereto as Attachment "D."

8. CWS Communities LP d/b/a Palm Valley Utilities is currently a part of pending Docket No.030998-WS, Joint Application for Approval of the Transfer of Majority Organizational Control of Del Tura Phase I, LLC and CWS Communities LP as the Result of the

Acquisition by Hometown America, L.L.C. of the Stock of Chateau Communities, Inc. Docket No. 030998-WS is scheduled to go to Agenda on January 4, 2005.

9. The current, original Certificate Nos. 223 - S and 277 - W are currently on file at the PSC in order to be amended to show the utility's approved name change from CWS Communities LP d/b/a Palm Valley to CWS Communities LP d/b/a Palm Valley Utilities, as approved in Docket No. 040765.

10. The number of the most recent order of the Commission establishing or changing the Utility's rates and charges is PSC-02-1111-PAA-WS (Staff assisted rate case).

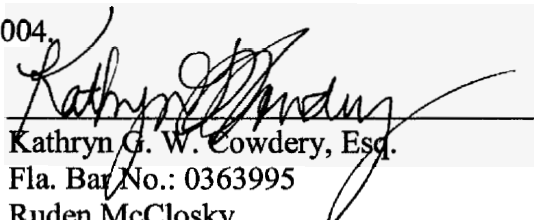
11. An affidavit that the Utility has tariffs and annual reports on file with the Commission is attached hereto as Attachment "E."

12. Pursuant to Sec. 367.145, Fla. Stat., an application fee in the amount of \$2000.00 made payable to the Florida Public Service Commission is attached hereto.

13. The affidavit required by Sections 367.045(1)(e) and (2)(f), Florida Statutes shall be filed within 15 days after the filing of this Application pursuant to Fla. Admin. Code R. 25-30.030(8).

WHEREFORE, the Utility respectfully requests that the PSC approve this Application and such other relief as the PSC may deem appropriate.

DATED this \_\_\_ day of December 2004.

  
Kathryn G. W. Cowdery, Esq.  
Fla. Bar No.: 0363995  
Ruden McClosky  
215 South Monroe Street, Suite 815 -  
Tallahassee, Florida 32301  
(850) 412-2000

Attorneys for CWS Communities LP d/b/a Palm  
Valley Utilities

# ATTACHMENT A

SERVICE AREA DESCRIPTION:

COMMENCE AT THE SOUTH 1/4 CORNER OF SECTION 34, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA; THENCE RUN N.00°02'08"E. A DISTANCE OF 40 FEET TO THE SOUTHWEST CORNER OF LOT 26, ORLANDO INDUSTRIAL PARK, AS RECORDED IN PLAT BOOK 10, PAGE 100, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE CONTINUE N.00°02'08"E. ALONG THE WEST LINE OF SAID LOT 26 A DISTANCE OF 900 FEET TO THE SOUTHWEST CORNER OF LOT 25, SAID ORLANDO INDUSTRIAL PARK FOR A POINT OF BEGINNING (POINT OF BEGINNING 1); THENCE N.00°02'08"E. ALONG THE WEST LINE OF SAID LOT 25 A DISTANCE OF 381.29 FEET TO THE SOUTHEAST CORNER OF LOT 23 OF SAID ORLANDO INDUSTRIAL PARK; THENCE RUN N.89°24'17"W. A DISTANCE OF 1275.42 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF ALAFAYA TRAIL, (S.R. 434); THENCE RUN N.00°05'57"E. ALONG THE EAST LINE OF SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 95.00 FEET; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE RUN S.89°06'21"E. A DISTANCE OF 1150.29 FEET TO A POINT ON THE WESTERLY LINE OF THE EASTERLY 125.00 FEET OF LOT 23 OF SAID ORLANDO INDUSTRIAL PARK; THENCE N.00°03'18"W. ALONG SAID WESTERLY LINE A DISTANCE OF 783.87 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF PARK ROAD, THENCE RUN N.63°50'57"E. ALONG SAID RIGHT-OF-WAY LINE OF PARK ROAD A DISTANCE OF 1217.12 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 2639.40 FEET, AND A CENTRAL ANGLE OF 19°43'47", THENCE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 908.88 FEET, THENCE DEPARTING SAID RIGHT-OF-WAY RUN N.06°22'24"W. A DISTANCE OF 70.00 FEET TO A POINT ON THE SOUTH LINE OF LOT 6, AFORESAID ORLANDO INDUSTRIAL PARK, THENCE N.00°02'08"E. ALONG SAID EAST LINE OF THE WEST 260.33 FEET OF SAID LOT 6, A DISTANCE OF 899 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 6, THENCE RUN S.89°13'35"E. ALONG THE NORTH LINE OF SAID LOT 6 AND LOT 5 A DISTANCE OF 802 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 21 SOUTH, RANGE 31 EAST; THENCE N.00°14'21"W. ALONG THE EAST LINE OF SAID SECTION 34 ALSO BEING THE WEST LINE OF SECTION 35, TOWNSHIP 21 SOUTH, RANGE 31 EAST, A DISTANCE OF 1311.10 FEET TO THE NORTHWEST CORNER OF SAID SECTION 35; THENCE RUN EAST ALONG THE NORTH LINE OF SAID SECTION 35 A DISTANCE OF 1325 FEET TO THE NORTHEAST CORNER OF THE EAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, THENCE RUN SOUTH A DISTANCE OF 1320 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, SAID POINT ALSO BEING A POINT ON THE NORTH LINE OF BRIGHTON PARK AT CARILLON, AS RECORDED IN PLAT BOOK 42, PAGES 86-89, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, THENCE RUN N.89°42'41"E. ALONG SAID NORTH LINE A DISTANCE OF 285 FEET TO A POINT ON THE APPROXIMATE CENTERLINE OF A CREEK, THENCE RUN S.09°24'12"E. 273.21 FEET AND S.06°51'54"W. 398.91 FEET ALONG SAID CENTERLINE TO A POINT OF THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF AFORESAID SECTION 35; THENCE S.89°41'09"W. ALONG SAID NORTH LINE A DISTANCE OF 279.00 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, THENCE RUN S. 00°53'56"E. ALONG THE EAST LINE OF THE SOUTH 1/2 OF THE EAST 3/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35 A DISTANCE OF 665.72 FEET TO A POINT ON THE NORTH LINE OF TRACT 107 AT CARILLON, AS RECORDED IN PLAT BOOK 47, PAGE 97 IN THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, THENCE RUN S.89°39'39"W. A DISTANCE OF 677.06 FEET TO THE NORTHEAST CORNER OF THE EAST 1/2, OF THE WEST 1/2, OF THE NORTHWEST 1/4, OF THE SOUTHWEST 1/4, OF SAID SECTION 35, THENCE RUN S.00°49'19"E. ALONG THE WEST LINE OF AFORESAID TRACT 107 AT CARILLON A DISTANCE OF 1304.76 FEET, THENCE RUN N.89°49'27"W. A DISTANCE OF 334.74 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, THENCE RUN N.00°30'22"W. ALONG SAID

WEST LINE A DISTANCE OF 224.56 FEET TO THE SOUTHEAST CORNER OF LOT 3 ORLANDO INDUSTRIAL PARK UNIT 2, AS RECORDED IN PLAT BOOK 11, PAGE 43 IN THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN N. 89°37'W. ALONG SOUTH LINE OF SAID LOT 3 AND LOT 8, ORLANDO INDUSTRIAL PARK, AS RECORDED IN PLAT BOOK 10, PAGE 100, IN THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA A DISTANCE OF 1003.37 FEET, THENCE RUN S. 00°29'25" E. A DISTANCE OF 218.30 FEET, THENCE S.01°39'41"E. A DISTANCE OF 482.32 FEET, THENCE RUN N.89°36'50"W. A DISTANCE OF 129.69 FEET TO THE NORTHEAST CORNER OF LOT 11 OF AFORESAID ORLANDO INDUSTRIAL PARK, THENCE RUN S.74°26'W. ALONG THE NORTH LINE OF SAID LOT 11 A DISTANCE OF 364.01 FEET TO THE NORTHEAST CORNER OF LOT 12 OF SAID ORLANDO INDUSTRIAL PARK, THENCE RUN N. 89°37'W. 760 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SEMINOLE AVENUE; THENCE N.00°02'08"E. ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 387.76 FEET; THENCE S.89°37'00"E. 225.00 FEET; THENCE N.00°02'08"E. A DISTANCE OF 18.88 FEET; THENCE S.89°37'00"E. 283.00 FEET; THENCE N.00°02'08"E. 208.00 FEET; THENCE N.89°37'00"W. 508.00 FEET TO AFORESAID EAST RIGHT OF WAY LINE OF SEMINOLE AVENUE; THENCE N.00°02'08"E. A DISTANCE OF 185.36 FEET; THENCE N.89°39'29"W. A DISTANCE OF 70.00 FEET; TO THE WEST RIGHT OF WAY LINE OF SAID SEMINOLE AVENUE; THENCE S.00°02'08"W. ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 599.68 FEET TO THE SOUTHEAST CORNER OF LOT 25, AFORESAID ORLANDO INDUSTRIAL PARK; THENCE N.89°37'W. ALONG THE SOUTH LINE OF LOT 25 A DISTANCE OF 670 FEET TO THE POINT OF BEGINNING.

ALSO;

COMMENCE AT THE SOUTH 1/4 CORNER OF SECTION 34, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA; THENCE RUN N.00°02'08"E. A DISTANCE OF 40 FEET TO THE SOUTHWEST CORNER OF LOT 26, ORLANDO INDUSTRIAL PARK, AS RECORDED IN PLAT BOOK 10, PAGE 100, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE CONTINUE N.00°02'08"E. A DISTANCE OF 2295.65 FEET TO THE SOUTHWEST CORNER OF LOT 1, FOX RUN AS RECORDED IN PLAT BOOK 18, PAGE 60 IN THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, FOR A POINT OF BEGINNING (POINT OF BEGINNING 2); THENCE RUN N.00°02'08"E. ALONG THE WEST LINE OF SAID FOX RUN A DISTANCE OF 945.21 FEET TO THE NORTHWEST CORNER OF SAID FOX RUN; THENCE N.63°49'53"E. ALONG THE NORTH LINE OF FOX RUN A DISTANCE OF 935.90 FEET TO THE NORTHEAST CORNER OF SAID FOX RUN; THENCE S.00°02'08"W. ALONG THE EAST LINE OF FOX RUN A DISTANCE OF 945.61 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF PARK ROAD; THENCE S.63°50'57"W. ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 935.83 FEET TO THE POINT OF BEGINNING.

# ATTACHMENT B

*MAD Forwarded to ECR*



# ATTACHMENT C

*MAP forwarded to ECR*

# ATTACHMENT D

*Original Tariffs to ECR*

CWS COMMUNITIES LP d/b/a PALM VALLEY UTILITIES

WATER TARIFF

TERRITORY AUTHORITY

CERTIFICATE NUMBER - 277-W

COUNTY - Seminole

COMMISSION ORDER(s) APPROVING TERRITORY SERVED –

<u>Order Number</u>	<u>Date Issued</u>	<u>Docket Number</u>	<u>Filing Type</u>
7518	11/22/76	750660-WS	Original Certificate
9626	11/05/80	790519-WS	Amendment
12714	11/30/83	830530-WS	Amendment
14480	06/18/85	850040-WS	Amendment
16360	07/16/86	860583-WS	Transfer
19149	04/15/88	880230-WS	Name Change
19149-A	09/14/88	880230-WS	Name Change
23094	06/20/90	900166-WS	Amendment
PSC-00-1675-PAA-WS	09/19/00	991984-WS	Transfer
PSC-00-2243-PAA-WS	11/27/00	001138-WS	Amendment
PSC-02-1029-FOF-WS	07/29/02	020122-WS	Transfer Majority Organizational Control
PSC-04-1169-FOF-WS	11/23/04	040765-WS	Name Change

(Continued to Sheet No. 3.1)

Robert Munro  
Utilities Director

FIRST REVISED SHEET NO. 3.4  
CANCELS ORIGINAL SHEET NO. 3.4

Name of Company CWS Communities LP d/b/a PALM VALLEY UTILITIES  
Water Tariff

(CONTINUED FROM SHEET NO. 3.3 )

ALSO;

COMMENCE AT THE SOUTH 1/4 CORNER OF SECTION 34, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA; THENCE RUN N.00°02'08"E. A DISTANCE OF 40 FEET TO THE SOUTHWEST CORNER OF LOT 26, ORLANDO INDUSTRIAL PARK, AS RECORDED IN PLAT BOOK 10, PAGE 100, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE CONTINUE N.00°02'08"E. A DISTANCE OF 2295.65 FEET TO THE SOUTHWEST CORNER OF LOT 1, FOX RUN AS RECORDED IN PLAT BOOK 18, PAGE 60 IN THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, FOR A POINT OF BEGINNING (POINT OF BEGINNING 2); THENCE RUN N.00°02'08"E. ALONG THE WEST LINE OF SAID FOX RUN A DISTANCE OF 945.21 FEET TO THE NORTHWEST CORNER OF SAID FOX RUN; THENCE N.63°49'53"E. ALONG THE NORTH LINE OF FOX RUN A DISTANCE OF 935.90 FEET TO THE NORTHEAST CORNER OF SAID FOX RUN; THENCE S.00°02'08"W. ALONG THE EAST LINE OF FOX RUN A DISTANCE OF 945.61 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF PARK ROAD; THENCE S.63°50'57"W. ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 935.83 FEET TO THE POINT OF BEGINNING.

Robert Munro  
Utilities Director

FIRST REVISED SHEET NO.3.1  
CANCELS ORIGINAL SHEET NO. 3.1

CWS COMMUNITIES LP d/b/a PALM VALLEY UTILITIES

WATER TARIFF

TERRITORY AUTHORITY

CERTIFICATE NUMBER - 277-W

COUNTY - Seminole

COMMISSION ORDER(S) APPROVING TERRITORY SERVED --

<u>Order Number</u>	<u>Date Issued</u>	<u>Docket Number</u>	<u>Filing Type</u>
PSC-		04 _____ -WS	Amendment

Robert Munro  
Utilities Director

FIRST REVISED SHEET NO. 3.2.  
CANCELS ORIGINAL SHEET NO. 3.2

Name of Company CWS Communities LP d/b/a Palm Valley Utilities  
Water Tariff

COMMENCE AT THE SOUTH 1/4 CORNER OF SECTION 34, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA; THENCE RUN N.00°02'08"E. A DISTANCE OF 40 FEET TO THE SOUTHWEST CORNER OF LOT 26, ORLANDO INDUSTRIAL PARK, AS RECORDED IN PLAT BOOK 10, PAGE 100, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE CONTINUE N.00°02'08"E. ALONG THE WEST LINE OF SAID LOT 26 A DISTANCE OF 900 FEET TO THE SOUTHWEST CORNER OF LOT 25, SAID ORLANDO INDUSTRIAL PARK FOR A POINT OF BEGINNING (POINT OF BEGINNING 1); THENCE N.00°02'08"E. ALONG THE WEST LINE OF SAID LOT 25 A DISTANCE OF 381.29 FEET TO THE SOUTHEAST CORNER OF LOT 23 OF SAID ORLANDO INDUSTRIAL PARK; THENCE RUN N.89°24'17"W. A DISTANCE OF 1275.42 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF ALAFAYA TRAIL, (S.R. 434); THENCE RUN N.00°05'57"E. ALONG THE EAST LINE OF SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 95.00 FEET; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE RUN S.89°06'21"E. A DISTANCE OF 1150.29 FEET TO A POINT ON THE WESTERLY LINE OF THE EASTERLY 125.00 FEET OF LOT 23 OF SAID ORLANDO INDUSTRIAL PARK; THENCE N.00°03'18"W. ALONG SAID WESTERLY LINE A DISTANCE OF 783.87 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF PARK ROAD, THENCE RUN N.63°50'57"E. ALONG SAID RIGHT-OF-WAY LINE OF PARK ROAD A DISTANCE OF 1217.12 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 2639.40 FEET, AND A CENTRAL ANGLE OF 19°43'47", THENCE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 908.88 FEET, THENCE DEPARTING SAID RIGHT-OF-WAY RUN N.06°22'24"W. A DISTANCE OF 70.00 FEET TO A POINT ON THE SOUTH LINE OF LOT 6, AFORESAID ORLANDO INDUSTRIAL PARK, THENCE N.00°02'08"E. ALONG SAID EAST LINE OF THE WEST 260.33 FEET OF SAID LOT 6, A DISTANCE OF 899 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 6, THENCE RUN S.89°13'35"E. ALONG THE NORTH LINE OF SAID LOT 6 AND LOT 5 A DISTANCE OF 802 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 21 SOUTH, RANGE 31 EAST; THENCE N.00°14'21"W. ALONG THE EAST LINE OF SAID SECTION 34 ALSO BEING THE WEST LINE OF SECTION 35, TOWNSHIP 21 SOUTH, RANGE 31 EAST, A DISTANCE OF 1311.10 FEET TO THE NORTHWEST CORNER OF SAID SECTION 35; THENCE RUN EAST ALONG THE NORTH LINE OF SAID SECTION 35 A DISTANCE OF 1325 FEET TO THE NORTHEAST CORNER OF THE EAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, THENCE RUN SOUTH A DISTANCE OF 1320 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, SAID POINT ALSO BEING A POINT ON THE NORTH LINE OF BRIGHTON PARK AT CARILLON, AS RECORDED IN PLAT BOOK 42, PAGES 86-89, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, THENCE RUN N.89°42'41"E. ALONG SAID NORTH LINE A DISTANCE OF 285 FEET TO A POINT ON THE APPROXIMATE CENTERLINE OF A CREEK, THENCE RUN S.09°24'12"E. 273.21 FEET AND S.06°51'54"W. 398.91 FEET ALONG SAID CENTERLINE TO A POINT OF THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF AFORESAID SECTION 35; THENCE S.89°41'09"W. ALONG SAID NORTH LINE A DISTANCE OF 279.00 FEET TO THE NORTHWEST

(Continued to Sheet No. 3.3)

Robert Munro  
Utilities Director

FIRST REVISED SHEET NO. 3.3  
CANCELS ORIGINAL SHEET NO. 3.3

Name of Company CWS Communities LP d/b/a PALM VALLEY UTILITIES  
Water Tariff

(CONTINUED FROM SHEET NO. 3.2 )

CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, THENCE RUN S. 00°53'56"E. ALONG THE EAST LINE OF THE SOUTH 1/2 OF THE EAST 3/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35 A DISTANCE OF 665.72 FEET TO A POINT ON THE NORTH LINE OF TRACT 107 AT CARILLON, AS RECORDED IN PLAT BOOK 47, PAGE 97 IN THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, THENCE RUN S.89°39'39"W. A DISTANCE OF 677.06 FEET TO THE NORTHEAST CORNER OF THE EAST 1/2, OF THE WEST 1/2, OF THE NORTHWEST 1/4, OF THE SOUTHWEST 1/4, OF SAID SECTION 35, THENCE RUN S.00°49'19"E. ALONG THE WEST LINE OF AFORESAID TRACT 107 AT CARILLON A DISTANCE OF 1304.76 FEET, THENCE RUN N.89°49'27"W. A DISTANCE OF 334.74 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, THENCE RUN N.00°30'22"W. ALONG SAID WEST LINE A DISTANCE OF 224.56 FEET TO THE SOUTHEAST CORNER OF LOT 3 ORLANDO INDUSTRIAL PARK UNIT 2, AS RECORDED IN PLAT BOOK 11, PAGE 43 IN THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN N. 89°37"W. ALONG SOUTH LINE OF SAID LOT 3 AND LOT 8, ORLANDO INDUSTRIAL PARK, AS RECORDED IN PLAT BOOK 10, PAGE 100, IN THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA A DISTANCE OF 1003.37 FEET, THENCE RUN S. 00°29'25" E. A DISTANCE OF 218.30 FEET, THENCE S.01°39'41"E. A DISTANCE OF 482.32 FEET, THENCE RUN N.89°36'50"W. A DISTANCE OF 129.69 FEET TO THE NORTHEAST CORNER OF LOT 11 OF AFORESAID ORLANDO INDUSTRIAL PARK, THENCE RUN S.74°26"W. ALONG THE NORTH LINE OF SAID LOT 11 A DISTANCE OF 364.01 FEET TO THE NORTHEAST CORNER OF LOT 12 OF SAID ORLANDO INDUSTRIAL PARK, THENCE RUN N. 89°37"W. 760 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SEMINOLE AVENUE; THENCE N.00°02'08"E. ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 387.76 FEET; THENCE S.89°37'00"E. 225.00 FEET; THENCE N.00°02'08"E. A DISTANCE OF 18.88 FEET; THENCE S.89°37'00"E. 283.00 FEET; THENCE N.00°02'08"E. 208.00 FEET; THENCE N.89°37'00"W. 508.00 FEET TO AFORESAID EAST RIGHT OF WAY LINE OF SEMINOLE AVENUE; THENCE N.00°02'08"E. A DISTANCE OF 185.36 FEET; THENCE N.89°39'29"W. A DISTANCE OF 70.00 FEET; TO THE WEST RIGHT OF WAY LINE OF SAID SEMINOLE AVENUE; THENCE S.00°02'08"W. ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 599.68 FEET TO THE SOUTHEAST CORNER OF LOT 25, AFORESAID ORLANDO INDUSTRIAL PARK; THENCE N.89°37"W. ALONG THE SOUTH LINE OF LOT 25 A DISTANCE OF 670 FEET TO THE POINT OF BEGINNING.

(Continued to Sheet No. 3.4)

Robert Munro  
Utilities Director

CWS COMMUNITIES LP d/b/a  
PALM VALLEY UTILITIES

FIRST REVISED SHEET NO.3.0  
CANCELS ORIGINAL SHEET NO. 3.0

WASTEWATER TARIFF

TERRITORY AUTHORITY

CERTIFICATE NUMBER – 223-S

COUNTY – Seminole

COMMISSION ORDER(s) APPROVING TERRITORY SERVED –

<u>Order Number</u>	<u>Date Issued</u>	<u>Docket Number</u>	<u>Filing Type</u>
7518	11/22/76	750660-WS	Original Certificate
9626	11/05/80	790519-WS	Amendment
12714	11/30/83	830530-WS	Amendment
14480	06/18/85	850040-WS	Amendment
16360	07/16/86	860583-WS	Transfer
19149	04/15/88	880230-WS	Name Change
19149-A	09/14/88	880230-WS	Name Change
23094	06/20/90	900166-WS	Amendment
PSC-00-1675-PAA-WS	09/19/00	991984-WS	Transfer
PSC-00-2243-PAA-WS	11/27/00	001138-WS	Amendment
PSC-02-1029-FOF-WS	07/29/02	020122-WS	Transfer Majority Organizational Control

(Continued to Sheet No. 3.1)

Robert Munro  
Utilities Director



CWS COMMUNITIES LP d/b/a PALM VALLEY UTILITIES  
WASTEWATER TARIFF

TERRITORY AUTHORITY

CERTIFICATE NUMBER – 223-S

COUNTY – Seminole

COMMISSION ORDER(s) APPROVING TERRITORY SERVED –

<u>Order Number</u>	<u>Date Issued</u>	<u>Docket Number</u>	<u>Filing Type</u>
PSC-04-1169-FOF-WS	11/23/04	040765-WS	Name Change
PSC-		04____-WS	Amendment

Robert Munro  
Utilities Director

FIRST REVISED SHEET NO. 3.2  
CANCELS ORIGINAL SHEET NO. 3.2

Name of Company CWS Communities LP d/b/a PALM VALLEY UTILITIES  
Wastewater Tariff

COMMENCE AT THE SOUTH 1/4 CORNER OF SECTION 34, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA; THENCE RUN N.00°02'08"E. A DISTANCE OF 40 FEET TO THE SOUTHWEST CORNER OF LOT 26, ORLANDO INDUSTRIAL PARK, AS RECORDED IN PLAT BOOK 10, PAGE 100, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE CONTINUE N.00°02'08"E. ALONG THE WEST LINE OF SAID LOT 26 A DISTANCE OF 900 FEET TO THE SOUTHWEST CORNER OF LOT 25, SAID ORLANDO INDUSTRIAL PARK FOR A POINT OF BEGINNING (POINT OF BEGINNING 1); THENCE N.00°02'08"E. ALONG THE WEST LINE OF SAID LOT 25 A DISTANCE OF 381.29 FEET TO THE SOUTHEAST CORNER OF LOT 23 OF SAID ORLANDO INDUSTRIAL PARK; THENCE RUN N.89°24'17"W. A DISTANCE OF 1275.42 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF ALAFAYA TRAIL, (S.R. 434); THENCE RUN N.00°05'57"E. ALONG THE EAST LINE OF SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 95.00 FEET; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE RUN S.89°06'21"E. A DISTANCE OF 1150.29 FEET TO A POINT ON THE WESTERLY LINE OF THE EASTERLY 125.00 FEET OF LOT 23 OF SAID ORLANDO INDUSTRIAL PARK; THENCE N.00°03'18"W. ALONG SAID WESTERLY LINE A DISTANCE OF 783.87 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF PARK ROAD, THENCE RUN N.63°50'57"E. ALONG SAID RIGHT-OF-WAY LINE OF PARK ROAD A DISTANCE OF 1217.12 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 2639.40 FEET, AND A CENTRAL ANGLE OF 19°43'47", THENCE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 908.88 FEET, THENCE DEPARTING SAID RIGHT-OF-WAY RUN N.06°22'24"W. A DISTANCE OF 70.00 FEET TO A POINT ON THE SOUTH LINE OF LOT 6, AFORESAID ORLANDO INDUSTRIAL PARK, THENCE N.00°02'08"E. ALONG SAID EAST LINE OF THE WEST 260.33 FEET OF SAID LOT 6, A DISTANCE OF 899 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 6, THENCE RUN S.89°13'35"E. ALONG THE NORTH LINE OF SAID LOT 6 AND LOT 5 A DISTANCE OF 802 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 21 SOUTH, RANGE 31 EAST; THENCE N.00°14'21"W. ALONG THE EAST LINE OF SAID SECTION 34 ALSO BEING THE WEST LINE OF SECTION 35, TOWNSHIP 21 SOUTH, RANGE 31 EAST, A DISTANCE OF 1311.10 FEET TO THE NORTHWEST CORNER OF SAID SECTION 35; THENCE RUN EAST ALONG THE NORTH LINE OF SAID SECTION 35 A DISTANCE OF 1325 FEET TO THE NORTHEAST CORNER OF THE EAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, THENCE RUN SOUTH A DISTANCE OF 1320 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, SAID POINT ALSO BEING A POINT ON THE NORTH LINE OF BRIGHTON PARK AT CARILLON, AS RECORDED IN PLAT BOOK 42, PAGES 86-89, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, THENCE RUN N.89°42'41"E. ALONG SAID NORTH LINE A DISTANCE OF 285 FEET TO A POINT ON THE APPROXIMATE CENTERLINE OF A CREEK, THENCE RUN S.09°24'12"E. 273.21 FEET AND S.06°51'54"W. 398.91 FEET ALONG SAID CENTERLINE TO A POINT OF THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF AFORESAID SECTION 35; THENCE S.89°41'09"W. ALONG SAID NORTH LINE A DISTANCE OF 279.00 FEET TO THE NORTHWEST

(Continued to Sheet No. 3.3)

Robert Munro  
Utilities Director

FIRST REVISED SHEET NO. 3.3  
CANCELS ORIGINAL SHEET NO. 3.3

Name of Company CWS Communities LP d/b/a PALM VALLEY UTILITIES  
Wastewater Tariff

(CONTINUED FROM SHEET NO. 3.2)

CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35; THENCE RUN S. 00°53'56"E. ALONG THE EAST LINE OF THE SOUTH 1/2 OF THE EAST 3/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35 A DISTANCE OF 665.72 FEET TO A POINT ON THE NORTH LINE OF TRACT 107 AT CARILLON, AS RECORDED IN PLAT BOOK 47, PAGE 97 IN THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, THENCE RUN S.89°39'39"W. A DISTANCE OF 677.06 FEET TO THE NORTHEAST CORNER OF THE EAST 1/2, OF THE WEST 1/2, OF THE NORTHWEST 1/4, OF THE SOUTHWEST 1/4, OF SAID SECTION 35, THENCE RUN S.00°49'19"E. ALONG THE WEST LINE OF AFORESAID TRACT 107 AT CARILLON A DISTANCE OF 1304.76 FEET, THENCE RUN N.89°49'27"W. A DISTANCE OF 334.74 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, THENCE RUN N.00°30'22"W. ALONG SAID WEST LINE A DISTANCE OF 224.56 FEET TO THE SOUTHEAST CORNER OF LOT 3 ORLANDO INDUSTRIAL PARK UNIT 2, AS RECORDED IN PLAT BOOK 11, PAGE 43 IN THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN N. 89°37"W. ALONG SOUTH LINE OF SAID LOT 3 AND LOT 8, ORLANDO INDUSTRIAL PARK, AS RECORDED IN PLAT BOOK 10, PAGE 100, IN THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA A DISTANCE OF 1003.37 FEET, THENCE RUN S. 00°29'25" E. A DISTANCE OF 218.30 FEET, THENCE S.01°39'41"E. A DISTANCE OF 482.32 FEET, THENCE RUN N.89°36'50"W. A DISTANCE OF 129.69 FEET TO THE NORTHEAST CORNER OF LOT 11 OF AFORESAID ORLANDO INDUSTRIAL PARK, THENCE RUN S.74°26"W. ALONG THE NORTH LINE OF SAID LOT 11 A DISTANCE OF 364.01 FEET TO THE NORTHEAST CORNER OF LOT 12 OF SAID ORLANDO INDUSTRIAL PARK, THENCE RUN N. 89°37"W. 760 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SEMINOLE AVENUE; THENCE N.00°02'08"E. ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 387.76 FEET; THENCE S.89°37'00"E. 225.00 FEET; THENCE N.00°02'08"E. A DISTANCE OF 18.88 FEET; THENCE S.89°37'00"E. 283.00 FEET; THENCE N.00°02'08"E. 208.00 FEET; THENCE N.89°37'00"W. 508.00 FEET TO AFORESAID EAST RIGHT OF WAY LINE OF SEMINOLE AVENUE; THENCE N.00°02'08"E. A DISTANCE OF 185.36 FEET; THENCE N.89°39'29"W. A DISTANCE OF 70.00 FEET; TO THE WEST RIGHT OF WAY LINE OF SAID SEMINOLE AVENUE; THENCE S.00°02'08"W. ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 599.68 FEET TO THE SOUTHEAST CORNER OF LOT 25, AFORESAID ORLANDO INDUSTRIAL PARK; THENCE N.89°37"W. ALONG THE SOUTH LINE OF LOT 25 A DISTANCE OF 670 FEET TO THE POINT OF BEGINNING.

(Continued to Sheet No. 3.4)

Robert Munro  
Utilities Director

FIRST REVISED SHEET NO. 3.4  
CANCELS ORIGINAL SHEET NO. 3.4

Name of Company CWS Communities LP d/b/a PALM VALLEY UTILITIES  
Wastewater Tariff

(CONTINUED FROM SHEET NO. 3.3 )

ALSO;

COMMENCE AT THE SOUTH 1/4 CORNER OF SECTION 34, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA; THENCE RUN N.00°02'08"E. A DISTANCE OF 40 FEET TO THE SOUTHWEST CORNER OF LOT 26, ORLANDO INDUSTRIAL PARK, AS RECORDED IN PLAT BOOK 10, PAGE 100, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE CONTINUE N.00°02'08"E. A DISTANCE OF 2295.65 FEET TO THE SOUTHWEST CORNER OF LOT 1, FOX RUN AS RECORDED IN PLAT BOOK 18, PAGE 60 IN THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, FOR A POINT OF BEGINNING (POINT OF BEGINNING 2); THENCE RUN N.00°02'08"E. ALONG THE WEST LINE OF SAID FOX RUN A DISTANCE OF 945.21 FEET TO THE NORTHWEST CORNER OF SAID FOX RUN; THENCE N.63°49'53"E. ALONG THE NORTH LINE OF FOX RUN A DISTANCE OF 935.90 FEET TO THE NORTHEAST CORNER OF SAID FOX RUN; THENCE S.00°02'08"W. ALONG THE EAST LINE OF FOX RUN A DISTANCE OF 945.61 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF PARK ROAD; THENCE S.63°50'57"W. ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 935.83 FEET TO THE POINT OF BEGINNING.

Robert Munro  
Utilities Director

# ATTACHMENT E

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

In re: Application for Amendment to )  
Certificates of Authorization of ) Docket No. \_\_\_\_\_-WS  
CWS Communities LP d/b/a Palm Valley )  
to Delete a Portion of its Service Territory)  
in Seminole County, Florida )

AFFIDAVIT

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

BEFORE ME personally appeared Ronald Morris, President, Providence Communities by Hometown America, who being duly sworn, deposes and affirms that CWS Communities LP d/b/a Palm Valley has tariffs and annual reports on file with the Florida Public Service Commission.

FURTHER AFFIANT SAYS NOT.

Ronald Morris  
Ronald Morris  
President, Providence Communities by  
Hometown America

Sworn to and subscribed before me this 24<sup>th</sup> day of June 2004.

Personally known:   
Produced identification: \_\_\_\_\_  
Type of identification produced: \_\_\_\_\_



Susan L. Kowal  
Notary Public  
My Commission Expires: 10/12/2007