

## Eric Fryson

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**From:** Dana Rudolf <drudolf@sflaw.com>  
**Sent:** Wednesday, March 20, 2013 1:37 PM  
**To:** Filings@psc.state.fl.us  
**Cc:** TArnett@arnettenvironmental.com; John.Wise@thevillages.com; Martin Friedman  
**Subject:** Docket No. 130047-WS; Application of Central Sumter Utility Company, LLC for amendment of water and wastewater certificates in Sumter County, Florida  
**Attachments:** PSC Clerk 02 (Response to Staff RAI).ltr.pdf

- a) Martin S. Friedman, Esquire  
Sundstrom, Friedman & Fumero, LLP  
766 North Sun Drive, Suite 4030  
Lake Mary, FL 32746  
(407) 830-6331  
[mfriedman@sflaw.com](mailto:mfriedman@sflaw.com)
- b) Docket No. 130047-WS  
Application of Central Sumter Utility Company, LLC for amendment of water and wastewater certificates in Sumter County, Florida
- c) Central Sumter Utility Company, LLC
- d) 13 pages
- e) Response to Mr. Vickery's March 11, 2013 Letter

DOCUMENT NUMBER-DATE

01392 MAR 20 12

FPSC-COMMISSION CLERK

March 20, 2013

VIA E-FILING

Ann Cole, Commission Clerk  
Office of Commission Clerk  
Florida Public Service Commission  
2540 Shumard Oak Boulevard  
Tallahassee, FL 32399

RE: Docket No. 130047-WS, Application for amendment of water and wastewater Certificate Nos. 631-W and 540-S, to extend service area, in Sumter County by Central Sumter Utility Company, LLC.  
Our File No.: 38056.03

Dear Ms. Cole:

This letter is Central Sumter Utility Company, LLC's ("CSU") response to Mr. Vickery's March 11, 2013 letter responding to deficiencies and additional information needed by the Staff to complete its review and processing of the application.

Deficiencies

1. Rule 25-30.036 (3)(i), Florida Administrative Code (F.A.C.), requires a copy of the official county tax assessment map or other map showing township, range, and section, with a scale such as 1"=200' or 1"=400', with the proposed territory plotted thereon by use of metes and bounds or quarter sections, and with a defined reference point of beginning. Exhibit G of the application did not include the specific criteria as stated in the rule. Please submit the appropriate map.

Answer. Enclosed are separate sketches and legal descriptions for each of the four parcels to be included in CSU's service territory.

2. Rule 25-30.036 (3)(0), F.A.C., requires a statement describing the capacity of the existing lines, the capacity of the treatment facilities, and the design capacity of the proposed extension. This is broken down in attachment H, but lacks clarification. Further explanation is also needed in the calculation of the Equivalent Residential Connections (ECR). The ECR of 86 gpd that is given in section (m) of the application is based on residential connections alone when the application states that service will be provided to primarily commercial customers. Please provide any additional information needed for further clarification.

DOCUMENT NUMBER-DATE

01392 MAR 20 13

Ann Cole, Commission Clerk  
Office of Commission Clerk  
Florida Public Service Commission  
March 20, 2013  
Page 2

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Answer. Enclosed are schedules showing the customer projection for the proposed territory extension. The residential billing file shows that current long-term residential water use average for CSU and NSU are 74 and 78 gpd/home, respectively. CSU used 86 gpd to represent a residential ERC because this was the value used in the Engineer's Reports and it provides a margin of safety beyond the current data. The other file shows a description and basis for the customers that are projected to be served in the proposed territory. It works out to a total of 82 connections.

Additional Information

1. Rule 25-30.036 (3)(d), F.A.C., requires evidence that the utility owns the land upon which the utility treatment facilities that will serve the proposed territory are located or a copy of an agreement, such as a 99-year lease, which provides for the continued use of the land. The Commission may consider a written easement or other cost-effective alternative. There is no evidence of land ownership or agreement that the utility owns the land upon which the elevated water storage tank is located. Please provide evidence as stated in the rule.

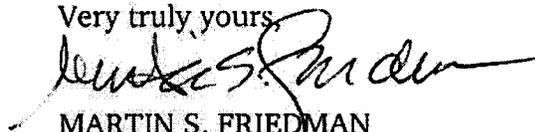
Answer. Enclosed is a copy of the recorded Warranty Deed for the water storage tank location.

2. In addition, please submit an electronic copy of the territorial description and proposed tariff sheets.

Answer. The territory descriptions and tariff sheets in Word format will be emailed to Stan Rieger of the Commission Staff.

Should Commission Staff have any questions regarding this filing, please do not hesitate to give me a call.

Very truly yours,



MARTIN S. FRIEDMAN  
For the Firm

MSF/mp  
Enclosures

Ann Cole, Commission Clerk  
Office of Commission Clerk  
Florida Public Service Commission  
March 20, 2013  
Page 3

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cc: John Wise (w/enclosure) (via email)  
Trey Arnett (w/enclosure) (via email)  
Stan Rieger (w/enclosure) (via email)  
Patti Daniel (w/enclosure) (via email)

# SKETCH FOR DESCRIPTION (NOT A FIELD SURVEY)

EXHIBIT " — "   
SHEET 1 OF 1

### LEGAL DESCRIPTION:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; RUN WEST 295.00 FEET, SOUTH 295.00 FEET, EAST 295.00 FEET, NORTH 295.00 FEET TO THE BEGINNING; LESS RIGHT-OF-WAY FOR C.R. 466A.

CONTAINING 1.49 ACRES, MORE OR LESS.



COUNTY ROAD # 466A

WEST 295.00'

POINT OF BEGINNING

NORTHEAST CORNER  
OF THE NORTHWEST 1/4  
OF THE SOUTHEAST 1/4  
OF SECTION 4-19-23

75.00'

75.00'

295.00'

RIGHT OF WAY FOR COUNTY ROAD NO. 466A

SOUTH 295.00'

220.00'

1.49 ACRES±

NORTH 295.00'

220.00'

EAST 295.00'

3/14/13  
DATE

*Kaye M. Jameson*  
KAYE M. JAMESON, PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA REGISTRATION NO. 5412

### GENERAL NOTES

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS SKETCH PREPARED FOR DESCRIPTION PURPOSES ONLY AND DOES NOT REPRESENT A FIELD SURVEY.



**FORNER  
BARLEY**  
AND ASSOCIATES, INC.

▲ ENGINEERS  
▲ SURVEYORS  
▲ PLANNERS  
LB 4708

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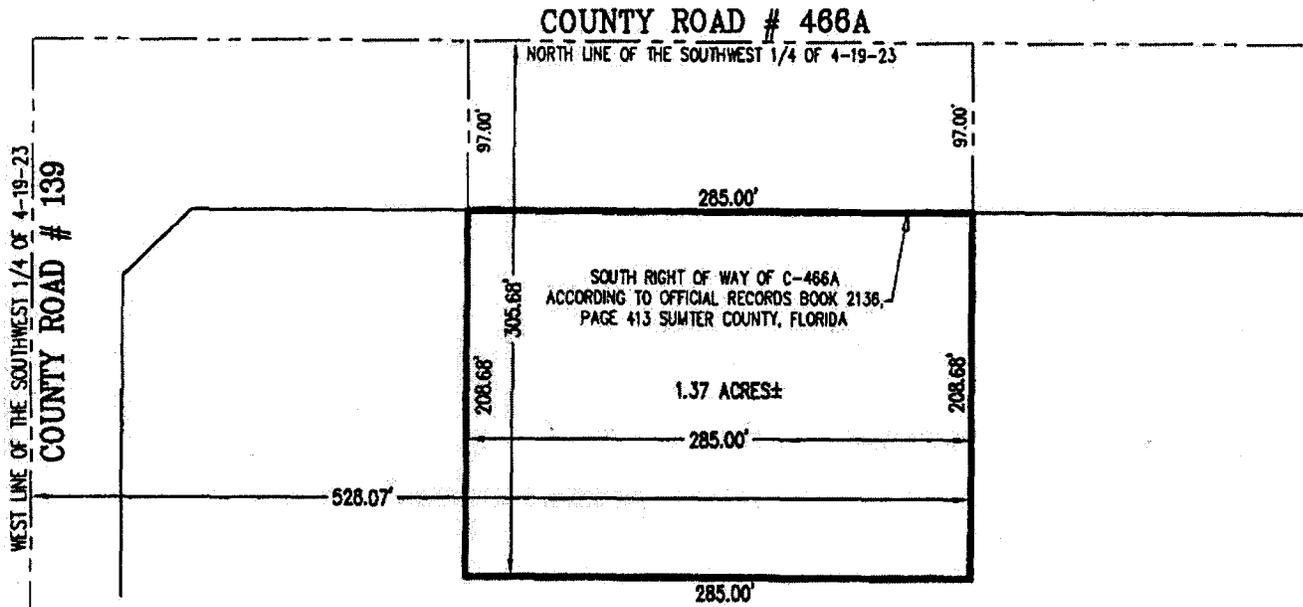
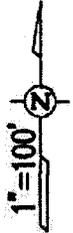
# SKETCH FOR DESCRIPTION (NOT A FIELD SURVEY)

EXHIBIT " — "   
 SHEET 1 OF 1

**LEGAL DESCRIPTION:**

THE NORTH 305.68 FEET OF THE EAST 285.00 FEET OF THE WEST 528.07 FEET OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; LESS RIGHT-OF-WAY FOR C.R. 466A.

CONTAINING 1.49 ACRES, MORE OR LESS.



3/14/13  
DATE

*Kaye M. Jamison*  
KAYE M. JAMISON, PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA REGISTRATION NO. 5812

**GENERAL NOTES**

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2. THIS SKETCH PREPARED FOR DESCRIPTION PURPOSES ONLY AND DOES NOT REPRESENT A FIELD SURVEY.

**FORNER  
BARLEY  
AND ASSOCIATES, INC.**

▲ ENGINEERS  
▲ SURVEYORS  
▲ PLANNERS  
LB 4738

6400 NE 63RD ROAD • DELWOOD, FL 34785 • (352) 748-3128

# SKETCH FOR DESCRIPTION (NOT A FIELD SURVEY)

EXHIBIT " \_ "  
SHEET 1 OF 2

## LEGAL DESCRIPTION

THAT PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING WITHIN THE FOLLOWING DESCRIBED PARCEL:

THAT LAND LYING IN SECTIONS 8 AND 9, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 8 RUN N00°29'25"E, ALONG THE EAST LINE THEREOF A DISTANCE OF 317.95 FEET TO THE NORTHERLY RIGHT-OF-WAY OF C-44A ACCORDING TO THE RIGHT-OF-WAY MAP ON FILE IN THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST LINE AND ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING COURSES: N57°12'30"W, 18.82 FEET; THENCE N85°08'45"W, 55.89 FEET; THENCE N64°35'26"W, 27.20 FEET; THENCE N65°09'05"W, 852.79 FEET; THENCE S71°31'02"W, 3.89 FEET; THENCE N85°35'30"W, 10.02 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY OF COUNTY ROAD 139 AS RECORDED IN OFFICIAL RECORDS BOOK 2088, PAGE 193, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY AND ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY THE FOLLOWING COURSES: N19°25'59"W, 39.58 FEET; THENCE N25°04'43"E, 239.29 FEET TO THE NORTH BOUNDARY OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2131, PAGE 399, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTHEASTERLY RIGHT-OF-WAY AND ALONG SAID NORTH BOUNDARY AND THE SOUTHEASTERLY EXTENSION THEREOF, S85°09'05"E, 715.62 FEET; THENCE DEPARTING THE SOUTHEASTERLY EXTENSION OF SAID NORTH BOUNDARY, S00°57'59"W, 295.85 FEET TO SAID NORTHERLY RIGHT-OF-WAY OF C-44A; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING COURSES: N65°02'56"W, 21.89 FEET; THENCE N57°12'30"W, 20.22 FEET TO THE POINT OF BEGINNING.

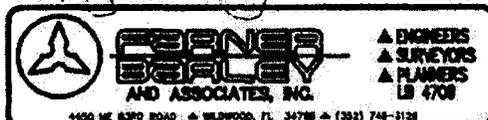
CONTAINING 1.55 ACRES, MORE OR LESS.

## GENERAL NOTES

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS SKETCH PREPARED FOR DESCRIPTION PURPOSES ONLY AND DOES NOT REPRESENT A FIELD SURVEY.
3. BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 8-19-23 AS BEING N00°29'25"E, AN ASSUMED MERIDIAN.

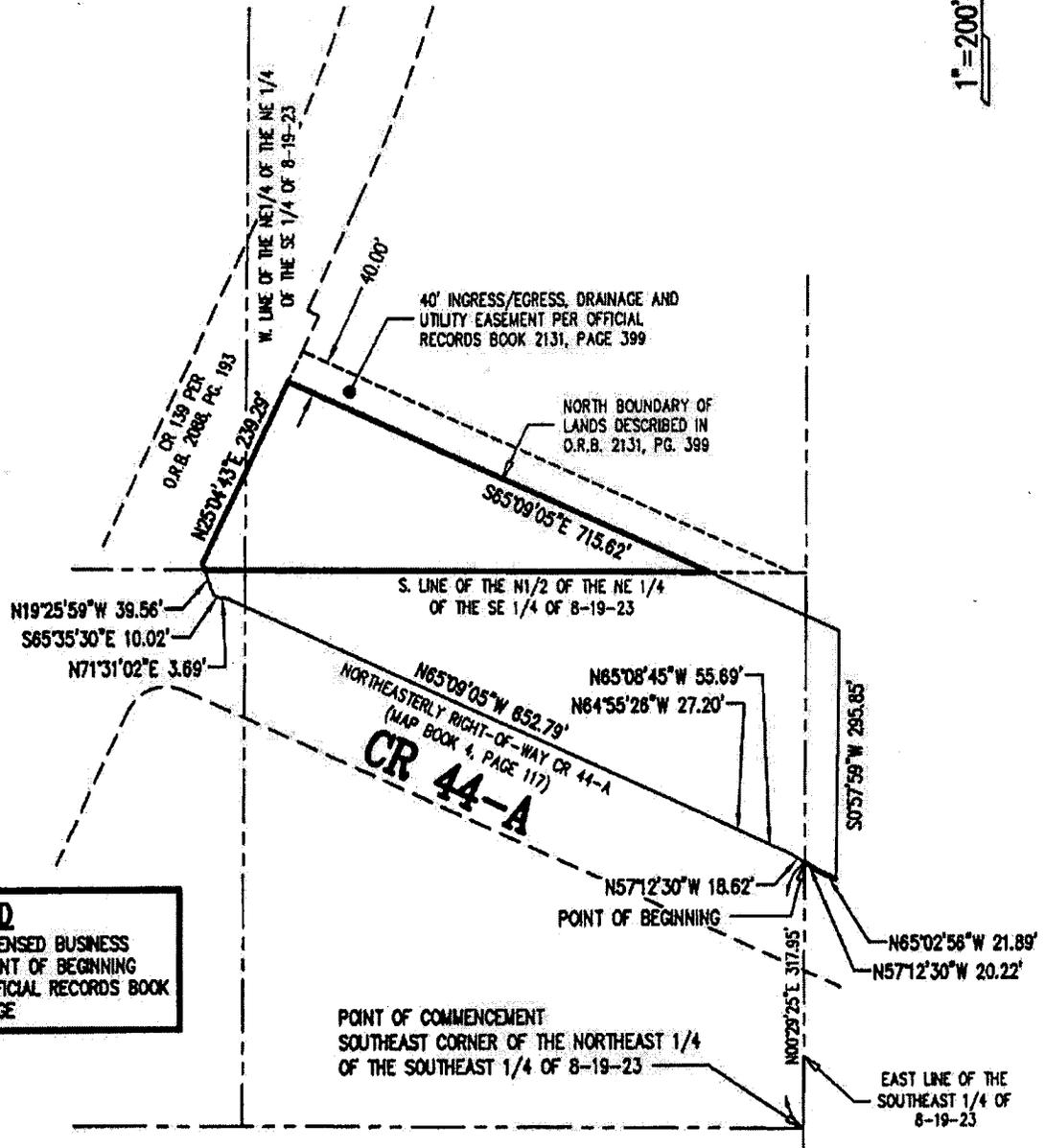
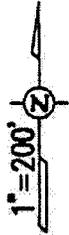
3/14/13  
(DATE)

*Kate W. Jameson*  
KATE W. JAMESON, PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA REGISTRATION NO. 5812



# SKETCH FOR DESCRIPTION (NOT A FIELD SURVEY)

EXHIBIT " - "  
SHEET 2 OF 2



**LEGEND**  
 LB LICENSED BUSINESS  
 POB POINT OF BEGINNING  
 O.R.B. OFFICIAL RECORDS BOOK  
 PG. PAGE

**GENERAL NOTES**

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2. THIS SKETCH PREPARED FOR DESCRIPTION PURPOSES ONLY AND DOES NOT REPRESENT A FIELD SURVEY.
3. BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 8-19-23 AS BEING N00°29'25"E, AN ASSUMED MERIDIAN.

**GARNER  
SEALEY  
AND ASSOCIATES, INC.**

▲ ENGINEERS  
▲ SURVEYORS  
▲ PLANNERS  
LB 4708

6480 NE 83RD ROAD • WELLSBORO, FL 32788 • (352) 748-3128

# SKETCH FOR DESCRIPTION (NOT A FIELD SURVEY)

EXHIBIT " — "   
 SHEET 1 OF 1

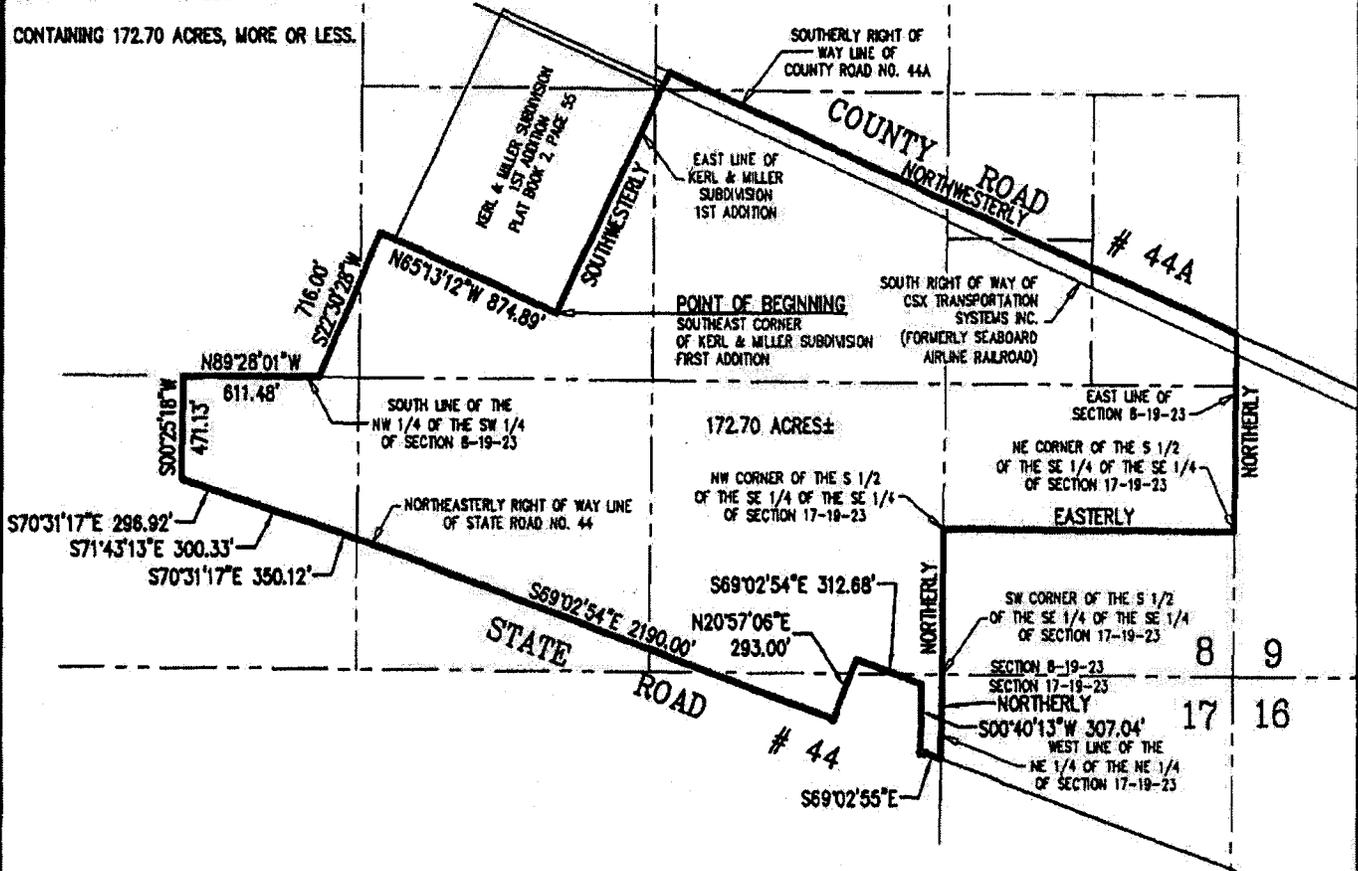
**LEGAL DESCRIPTION:**

A PARCEL OF LAND BEING PORTIONS OF SECTIONS 8 AND 17, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING SOUTHERLY OF THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 44-A AND LYING NORTHEASTERLY OF THE NORTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD NUMBER 44, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF 'KERL & MILLER SUBDIVISION 1ST ADDITION', ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 55, SUMTER COUNTY RECORDS, FLORIDA; THENCE N85°13'12"W, ALONG THE SOUTH BOUNDARY LINE THEREOF AND ALONG THE NORTHWESTERLY EXTENSION THEREOF FOR A DISTANCE OF 874.89 FEET; THENCE S22°30'28"W 716.00 FEET TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF AFORESAID SECTION 8; THENCE N89°28'01"W ALONG SAID SOUTH LINE FOR A DISTANCE OF 611.48 FEET; THENCE DEPARTING SAID SOUTH LINE, S00°25'18"E, 471.13 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NUMBER 44; THENCE THE FOLLOWING COURSES ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE: S70°31'17"E, 298.92 FEET; THENCE S71°43'13"E, 300.33 FEET; THENCE S70°31'17"E, 350.12 FEET; THENCE S69°02'54"E, 2190.00 FEET; THENCE N20°57'06"E, 293.00 FEET; THENCE S69°02'54"E, 312.68 FEET; THENCE S00°40'13"W, 307.04 FEET; THENCE S69°02'55"E, TO THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17; THENCE DEPARTING SAID RIGHT-OF-WAY LINE OF STATE ROAD 44 RUN NORTHERLY ALONG SAID WEST LINE TO THE SOUTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8; THENCE RUN NORTHERLY TO THE NORTHWEST CORNER OF SAID SOUTH 1/2 OF SOUTHEAST 1/4 OF SOUTHEAST 1/4; THENCE RUN EASTERLY TO THE NORTHEAST CORNER OF SAID SOUTH 1/2 OF SOUTHEAST 1/4 OF SOUTHEAST 1/4; THENCE ALONG THE EAST LINE OF SECTION 8, RUN NORTHERLY TO THE SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 44-A; THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE TO A POINT ON THE NORTHERLY EXTENSION OF THE EASTERLY LINE OF AFORESAID KERL & MILLER SUBDIVISION; THENCE DEPARTING SAID RIGHT-OF-WAY LINE RUN SOUTHWESTERLY ALONG SAID EXTENSION LINE AND EASTERLY SUBDIVISION LINE TO THE POINT OF BEGINNING.



CONTAINING 172.70 ACRES, MORE OR LESS.



3/14/13  
DATE

*Kaye M. Jamison*  
KAYE M. JAMISON, PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA REGISTRATION NO. 5812

**GENERAL NOTES**

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BERLEY  
AND ASSOCIATES, INC.

▲ ENGINEERS  
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**Central Sumter Utility Company, LLC**  
**Customer Projection for Proposed Territory Extension**

Commercial entitlements for the proposed property

- Commercial Shopping Center = 398,458 SF
- Hotel = 200 rooms
- Hospital = 300 beds

<b>Customer Category</b>	<b>Anticipated Number of Connections</b>
Commercial - retail, office, institutional, medical (a)	80
Hotel	1
Hospital	1

Notes:

- (a) It is presumed that a typical commercial connection is 5,000 SF
- (b) Single family residential may be developed in the proposed territory extension. If that were to occur, the conversion rates are as follows:  
1,000 sf Shopping Center = 10.714 residential units, 1 Hotel Room = 1.686 residential units, and 1 Hospital Bed = 3.714 residential units.

CENTRAL SUMTER UTILITY COMPANY, L.L.C.  
 WATER USE DATA PER RESIDENTIAL UNIT

Date	Residential Units	Residential Gallons Billed	Gallons/Month/Unit	Gallons/Day/Unit
February-12	215	523,764	2,436	84
March-12	296	829,161	2,801	90
April-12	412	1,008,541	2,448	82
May-12	539	1,287,443	2,389	77
June-12	673	1,630,298	2,422	81
July-12	797	1,493,689	1,874	60
August-12	957	2,021,526	2,112	68
September-12	1,125	2,397,656	2,131	71
October-12	1,285	2,353,236	1,831	59
November-12	1,503	3,235,508	2,153	72
December-12	1,704	3,926,225	2,304	74
Average =				74

NORTH SUMTER UTILITIES  
 WATER USE DATA PER RESIDENTIAL UNIT

Date	Residential Units	Residential Gallons Billed	Gallons/Month/Unit	Gallons/Day/Unit
August-11	21,523	41,640,666	1,935	62
September-11	21,703	47,796,000	2,202	73
October-11	21,839	46,865,195	2,146	69
November-11	21,989	51,387,057	2,337	78
December-11	22,172	55,469,189	2,502	81
January-12	22,348	61,363,470	2,746	89
February-12	22,453	62,958,014	2,804	97
March-12	22,591	65,772,857	2,911	94
April-12	22,717	70,768,421	3,115	104
May-12	22,820	59,340,871	2,600	84
June-12	22,930	52,731,091	2,300	77
July-12	23,022	48,537,036	2,108	68
August-12	23,093	45,900,345	1,988	64
September-12	23,157	43,267,720	1,868	62
October-12	23,200	45,146,200	1,946	63
November-12	23,244	62,822,080	2,703	90
December-12	23,262	53,417,730	2,296	74
Average =				78

W/Prepared by said Return to:  
Ersk D. Lwgenbrunne, Esq./has  
Melvin Bunsed  
PO Box 1799  
The Villages, FL 32159 \$22,800.00  
27.00000  
159.00000  
186.00  
8.00000  
184.00

Inst: 201260018190 Date: 6/11/2012 Time: 2:47 PM  
Doc Stamp: Docid: 106 60  
CC: Gloria R. Hayward, Sumter County Page 1 of 3 & 2458 P. 780  
ca.

(Space Above This Line For Recording Date)

### Warranty Deed

This Warranty Deed made this 1 day of JUNE, 2012 between The Villages of Lake-Sumter, Inc., a Florida corporation, whose address is 1020 Lake Sumter Landing, The Villages, FL 32162, grantor, and Central Sumter Utility Company, LLC, a Florida limited liability company, whose address is 1020 Lake Sumter Landing, The Villages, FL 32162, grantee;

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

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantor's heirs and assigns forever, the following described land, situate, lying and being in Sumter County, Florida to-wit:

See attached Exhibit "A".

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor 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, except taxes accruing subsequent to December 31, 2011.

In Witness Whereof, grantor has herunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

Meg Mosher  
Printed Name Meg Mosher

Gayle L. Nolan  
Printed Name Gayle L. Nolan

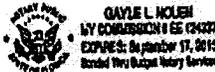
THE VILLAGES OF LAKE-SUMTER, INC., a Florida Corporation

By: MARION L. DEUKO  
Name: MARION L. DEUKO  
Title: VILLAGE PRESIDENT

STATE OF FLORIDA  
COUNTY OF SUMTER

The foregoing instrument was acknowledged before me this 1st day of JUNE, 2012, by MARION L. DEUKO as VILLAGE PRESIDENT of, and on behalf of The Villages of Lake-Sumter, Inc., a Florida corporation, who did not take an oath.

Gayle L. Nolan  
NOTARY PUBLIC - STATE OF FLORIDA  
Gayle L. Nolan  
(Print Name of Notary Public)  
My Commission Expires: \_\_\_\_\_  
Personally Known  or Produced Identification \_\_\_\_\_  
Type of Identification Produced: \_\_\_\_\_



# SKETCH FOR DESCRIPTION (NOT A FIELD SURVEY)

EXHIBIT "A"  
SHEET 1 OF 2

### LEGAL DESCRIPTION

THAT PORTION OF TRACT B, VILLAGES OF SUMTER BUDA VISTA CORRIDOR AS RECORDED IN PLAT BOOK 12, PAGES 1 THROUGH 10, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, LYING WITHIN SECTION 9, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 9 RUN  $N00^{\circ}29'33"E$ , ALONG THE EAST LINE THEREOF A DISTANCE OF 1,328.82 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 9 AND A POINT ON THE BOUNDARY OF SAID TRACT B; THENCE DEPARTING SAID EAST LINE AND ALONG SAID BOUNDARY THE FOLLOWING COURSES:  $N80^{\circ}38'18"W$ , 287.70 FEET; THENCE  $S00^{\circ}31'39"W$ , 291.88 FEET; THENCE DEPARTING SAID BOUNDARY,  $N89^{\circ}30'27"W$ , 182.00 FEET TO THE POINT OF BEGINNING; THENCE  $S53^{\circ}23'30"W$ , 169.41 FEET; THENCE  $N48^{\circ}22'39"W$ , 102.98 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 155.93 FEET AND A CHORD BEARING AND DISTANCE OF  $N34^{\circ}23'30"E$ , 84.67 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF  $31^{\circ}34'54"$ , A DISTANCE OF 85.98 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2,553.57 FEET AND A CHORD BEARING AND DISTANCE OF  $N47^{\circ}35'51"E$ , 72.14 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF  $01^{\circ}37'08"$ , A DISTANCE OF 72.15 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 182.83 FEET AND A CHORD BEARING AND DISTANCE OF  $N58^{\circ}44'10"E$ , 65.01 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF  $23^{\circ}01'43"$ , A DISTANCE OF 85.45 FEET; THENCE  $S25^{\circ}06'17"E$ , 132.39 FEET TO THE POINT OF BEGINNING.  
CONTAINING 0.67 ACRES, MORE OR LESS.

Inst 201260018190 Date: 6/11/2012 Time 2:47 PM  
Doc Stamp-Deed: 158 60  
OC, Gloria R. Hayward, Sumter County Page 2 of 3 B 2458 P:781

### GENERAL NOTES

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS SKETCH PREPARED FOR DESCRIPTION PURPOSES ONLY AND DOES NOT REPRESENT A FIELD SURVEY.
3. BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA AS BEING  $N00^{\circ}29'33"E$ , AN ASSUMED MERIDIAN.

5/24/12  
DATE

*William S. Bailey*  
WILLIAM S. BAILEY, PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA REGISTRATION NO. 3313



