

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

In re: Application for amendment of Certificate  
Nos. 405-W and 342-S in Marion County, by  
Tradewinds Utilities, Inc.

DOCKET NO. 20220206-WS  
ORDER NO. PSC-2023-0244-FOF-WS  
ISSUED: August 16, 2023

The following Commissioners participated in the disposition of this matter:

ANDREW GILES FAY, Chairman  
ART GRAHAM  
GARY F. CLARK  
MIKE LA ROSA  
GABRIELLA PASSIDOMO

ORDER APPROVING TRADEWINDS UTILITIES, INC.'S  
APPLICATION TO AMEND CERTIFICATE  
NOS. 405-W AND 342-S IN MARION COUNTY

BY THE COMMISSION:

Background

On November 28, 2022, Tradewinds Utilities, Inc. (Tradewinds or Utility) filed an application for a quick-take amendment to Certificate Nos. 405-W and 342-S to add water and wastewater territory in Marion County. During our review of the application, Commission staff discovered that the Utility would need to delete some territory as well as add territory, disqualifying it from the quick-take amendment process. Accordingly, the docket title was changed to reflect the change from a quick-take amendment to a regular amendment. In addition, Tradewinds filed the additional documentation required.

Tradewinds was initially granted certificates in 1983.<sup>1</sup> We subsequently granted five amendments to add or delete territory.<sup>2</sup>

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<sup>1</sup> Order No. 12184, issued July 1, 1983 in Docket No. 19830110-WS, *In re: Application of Trade Winds [sic] Utilities, Inc., for original water and sewer certificates to operate a utility in Marion County, Florida.*

<sup>2</sup> Order No. 13238, issued April 27, 1984, in Docket No. 19840088-WU, *In re: Application of Tradewinds Utilities, Inc., for amendment of Certificate No. 405-W in Marion County, Florida*; Order No. 19688, issued July 19, 1988, in Docket No. 19880552-WS, *In re: Application of Tradewinds Utilities, Inc., for amendment to Certificates [sic] Nos. 405-W and 342-S in Marion County, Florida*; Order No. PSC-93-0368-FOF-WS, issued March 9, 1993, in Docket No. 19921260-WS, *In re: Application for certificates to provide water and wastewater service in Marion County by The Resolution Trust Corporation and for amendment of Certificates [sic] Nos. 405-W and 342-S by Tradewinds Utilities, Inc. to reflect transfer of territory*; Order No. PSC-98-0484-FOF-WS, issued April 6, 1998, in Docket No. 19971174-WS, *In re: Application for amendment of Certificates [sic] Nos. 405-W and 342-S to add territory in Marion County by Tradewinds Utilities, Inc.*; and Order No PSC-10-0020-FOF-WS, issued November 7, 2010, in

While processing the application to transfer Tradewinds to CSWR-Florida Utility Operating Company, LLC (CSWR) in Docket No. 20220063-WS, Commission staff discovered that the approved service territory for Tradewinds did not match the territory being served. The proposed water service area consists of a portion of the George S. Mayo subdivision, located in Section 35, Township 14 South, Range 22 East, that is not currently in the Utility's existing water service territory, as well as two parcels located along a Tradewinds water main in Section 34, Township 14 South, Range 22 East. The proposed wastewater service area consists only of the portion of the George S. Mayo subdivision not currently included in the Utility's approved wastewater service territory. Additionally, the Utility's proposed wastewater service territory includes the deletion of the land under the recently decommissioned wastewater treatment plant. To ensure that the service territory being conveyed in the sale and noticed pursuant to Rule 25-30.030, F.A.C., was accurate, the amendment sought in the instant docket must be addressed before the transfer request in Docket No. 20220063-WS can be granted.

This order addresses the Utility's request to extend its water and wastewater service territory and to delete a portion of its wastewater service territory. We have jurisdiction pursuant to Section 367.045, Florida Statutes (F.S.).

### Decision

#### Amendment of Certificate

The Utility's application to amend its authorized service territory is in compliance with the governing statute, Section 367.045, F.S., and Rule 25-30.036, Florida Administrative Code (F.A.C.). The application contains proof of compliance with the noticing provisions set forth in Rule 25-30.030, F.A.C. On April 14, 2023, Marion County Utilities (County) timely filed an objection to the application and requested a hearing. Commission staff contacted the County to clarify its specific objections as well as to describe our hearing process for the County. Tradewinds contacted the County for clarification of the County's concerns as well. After reviewing the information received during these discussions, the County withdrew its objection to the territory amendment on June 8, 2023.<sup>3</sup>

Tradewinds provided adequate service territory maps and territory descriptions to us. A description of the territory requested to be deleted and added by the Utility, as well as the resulting service territory description, is appended to this order as Attachment A. The Utility submitted an affidavit with its November 28, 2022, application consistent with Rule 25-30.036(2)(q), F.A.C., stating that it has tariffs and annual reports on file with us.

The George S. Mayo subdivision consists of 23 low-income quadruplexes and 15 industrial buildings. Upon receiving a request to serve the customers in the George S. Mayo subdivision, Tradewinds filed an application to amend its territory (Docket No. 19971174-WS). However, the legal description provided in the application only described a portion of this

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Docket No. 20090417-WS, *In re: Application for amendment of Certificates 405-W and 342-S to add territory located in Marion County, by Tradewinds Utilities, Inc.*

<sup>3</sup> Document No. 03559-2023.

territory. Believing it had authority to serve the entire subdivision, the Utility extended its collection and distribution systems and began serving these customers.

In addition, there are two parcels located along Tradewinds' water main that runs between the Tradewinds Village subdivision and Pearl Britain Plaza, which are in the Utility's certificated service area. One of these parcels contains a single-family residence and the other contains a church. Tradewinds has been serving these customers for approximately 20 years.

We last set rates in 2011<sup>4</sup> and since then the Utility has applied for price index rate adjustments. Tradewinds has been serving the customers included in the request for extension of service territory in the instant docket since 1997, when the George S. Mayo subdivision was added to Tradewinds' service territory.<sup>5</sup> The Utility has also been serving the two parcels in Section 34 for many years. Therefore, no additional facilities will be needed to serve these customers. Given the long history of service to these customers, we find the Utility's financial ability to serve the proposed territory to be adequate.

There are currently no outstanding Consent Orders or Notices of Violation from the Florida Department of Environmental Protection. The Utility has filed its 2022 Annual Report and has paid its 2022 Regulatory Assessment Fees. Based on the foregoing analysis, we find that Tradewinds has the financial and technical ability to serve the amended territory.

### Conclusion

Based on the information above, we approve the amendment of Certificate Nos. 405-W and 342-S to include the territory as described in Attachment A, effective the date of our vote, August 1, 2023. This order shall serve as Tradewinds' amended certificate and shall be retained by the Utility. The Utility shall charge future customers in the territory added herein the rates and charges contained in its current tariffs until a change is authorized by us in a subsequent proceeding.

Based on the foregoing, it is

ORDERED by the Florida Public Service Commission that Tradewinds Utilities, Inc.'s application to amend Certificate Nos. 405-W and 342-S to include the territory described in Attachment A of this order is hereby approved effective August 1, 2023. It is further

ORDERED that this order shall serve as Tradewinds Utilities, Inc.'s amended certificate and shall be retained by the Utility. It is further

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<sup>4</sup> Order No. PSC-11-0385-PAA-WS, issued September 13, 2011, in Docket No. 20100127-WS, *In re: Application for increase in water and wastewater rates in Marion County by Tradewinds Utilities, Inc.*

<sup>5</sup> Order No. PSC-98-0484-FOF-WS, issued April 6, 1998, in Docket No. 19971174-WS, *In re: Application for amendment of Certificates [sic] Nos. 405-W and 342-S to add territory in Marion County by Tradewinds Utilities, Inc.*

ORDERED that Tradewinds Utilities, Inc. shall charge future customers in the territory added herein the rates and charges contained in its current tariffs until we authorize a change in a subsequent proceeding. It is further

ORDERED that this docket shall be closed.

By ORDER of the Florida Public Service Commission this 16th day of August, 2023.



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ADAM TEITZMAN  
Commission Clerk  
Florida Public Service Commission  
2540 Shumard Oak Boulevard  
Tallahassee, Florida 32399  
(850) 413-6770  
www.floridapsc.com

Copies furnished: A copy of this document is provided to the parties of record at the time of issuance and, if applicable, interested persons.

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NOTICE OF FURTHER PROCEEDINGS OR JUDICIAL REVIEW

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

Any party adversely affected by the Commission's final action in this matter may request: 1) reconsideration of the decision by filing a motion for reconsideration with the Office of Commission Clerk, 2540 Shumard Oak Boulevard, Tallahassee, Florida 32399-0850, within fifteen (15) days of the issuance of this order in the form prescribed by Rule 25-22.060, Florida Administrative Code; or 2) judicial review by the Florida Supreme Court in the case of an electric, gas or telephone utility or the First District Court of Appeal in the case of a water and/or wastewater utility by filing a notice of appeal with the Office of Commission Clerk, and filing a copy of the notice of appeal and the filing fee with the appropriate court. This filing must be completed within thirty (30) days after the issuance of this order, pursuant to Rule 9.110, Florida

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Rules of Appellate Procedure. The notice of appeal must be in the form specified in Rule 9.900(a), Florida Rules of Appellate Procedure.

**Tradewinds Utilities, Inc.  
MARION COUNTY**

**Legal Description of the Water Service Extension Territory**

A parcel of land being located in the SW  $\frac{1}{4}$  of NW  $\frac{1}{4}$  of Section 35 of Township 14 South, Range 22 East, Marion County, Florida, and being more particularly described as follows:

Commencing at the West  $\frac{1}{4}$  corner of Section 35, thence run North for 100.00 feet; thence run East for 30.00 feet to a point on the east right-of-way line of N.E. 36th Ave. to and for the Point of Beginning; thence run North along said right-of-way for 467.20 feet; thence run East for 240.00 feet; thence run North for 200.00 feet; thence run East for 130.00 feet; thence run South for 200.00 feet; thence run East for 110.00 feet; thence run North for 100.00 feet; thence run East for 190.00 feet; thence run South for 567.20 feet; thence run West for 670.00 feet back to the Point of Beginning. Said parcel contains 8.2 acres, more or less.

AND ALSO:

A parcel of land being located in the SW  $\frac{1}{4}$  of Section 35 of Township 14 South, Range 22 East, Marion County, Florida, and being more particularly described as follows:

Commencing at the West  $\frac{1}{4}$  corner of Section 35, thence run South for 725.00 feet; thence run East for 30.00 feet to a point on the east right-of-way line of N.E. 36th Ave. to and for the Point of Beginning; thence run East for 1467.39 feet to the west right-of-way line of S.C.L. railroad; thence run South  $16^{\circ}54'50''$  East along said railroad right-of-way for 611.87 feet to the south line of the N  $\frac{1}{2}$  of the SW  $\frac{1}{4}$  of Section 35; thence run North  $89^{\circ}58'40''$  West along the south line of said N  $\frac{1}{2}$  of the SW  $\frac{1}{4}$  for 1171.38 feet; thence run South  $00^{\circ}06'58''$  West for 226.26 feet; thence run North  $89^{\circ}53'21''$  West for 30.00 feet; thence run South  $00^{\circ}06'58''$  West for 250.00 feet; thence run North  $89^{\circ}53'22''$  West for 443.07 feet to the east right-of-way line of N.E. 36th Ave.; thence run North along said right-of-way for 1060.29 feet back to the Point of Beginning. Said parcel contains 25.9 acres, more or less.

AND ALSO:

A parcel of land located in the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 34, Township 14 South, Range 22 East, Marion County Florida, and being more particularly described as follows:

Commencing at the NE corner of the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of said Section 34; thence run South for 1,980.99 feet; thence West for 350.10 feet to the POINT OF BEGINNING; thence run South  $00^{\circ}01'51''$  East for 206.26 feet; thence North  $89^{\circ}39'27''$  West for 962.16 feet to the East right-of-way of N.E. 25th Avenue; thence run North  $00^{\circ}26'51''$  East along said right-of-way for 200.00 feet; thence leaving said right-of-way, run North  $89^{\circ}58'09''$  East for 960.47 feet back to the Point of Beginning. Said parcel contains 4.5 acres, more or less.

AND ALSO:

A parcel of land located in the W  $\frac{1}{2}$  of the SW  $\frac{1}{4}$  of Section 34, Township 14 South, Range 22 East, Marion County Florida, and being more particularly described as follows:

Commencing at the NE corner of the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of said Section 34; thence run South for 2,456.42 feet; thence run West for 870.12 feet to the POINT OF BEGINNING; thence run South  $00^{\circ}19'52''$  East for 260.38 feet; thence run South  $89^{\circ}40'08''$  West for 444.39 feet to the East right-of-way of N.E. 25th Avenue; thence run North  $00^{\circ}17'21''$  West along said right-of-way for

260.38 feet; thence leaving said right-of-way, run North 89°40'08" East for 444.20 feet back to the Point of Beginning. Said parcel contains 2.7 acres, more or less.

All of the East 1/2 of the NE 1/4 of Section 21, Township 14 South, Range 22 East, Marion County, Florida. Containing 80 acres, more or less.

**Tradewinds Utilities, Inc.  
MARION COUNTY  
WATER SERVICE TERRITORY**

**PARCEL 1**

A parcel of land being located in Section 34, Township 14 South, Range 22 East, Marion County, Florida, and being more particularly described as follows:

Commencing at the East ¼ corner of Section 34, thence run West for 40.00' to the west right-of-way line of N.E. 36th Ave. and for the Point of Beginning; thence run South for 307.59 feet; thence run West for 2608.31 feet to the west line of the NW ¼ of SE ¼ of said Section 34; thence run North for 307.84 feet to the south line of the NW ¼ of Section 34; thence run West along the south line of said NW ¼ for 2631.69 feet to the west line of Section 34; thence run north along the west line of said Section 34 for 1320.00 feet to the north line of the SW ¼ of NW ¼; thence run East along said line for 1320.00 feet to the NE corner of said SW ¼ of NW ¼; thence run South along the east line of said SW ¼ of NW ¼ for 660.00 feet; thence run East for 1311.69 feet to the west line of the SW ¼ of NE ¼; thence run North along the west line of said SW ¼ of NE ¼ for 662.52 feet to the north line of said SW ¼ of NE ¼; thence run East along the north line of the South ½ of the NE ¼ for 1985.00 feet; thence run South for 661.39 feet; thence run East for 622.00 feet to the west right-of-way of N.E. 36th Ave.; thence run South along said right-of-way for 661.13 feet back to the Point of Beginning. Said parcel contains 147.1 acres, more or less.

AND ALSO:

**PARCEL 2**

A parcel of land being located in the SW ¼ of NW ¼ and in the SW ¼ of Section 35 of Township 14 South, Range 22 East, Marion County, Florida, and being more particularly described as follows:

Commencing at the West ¼ corner of Section 35, thence run North for 100.00 feet to and for the Point of Beginning; thence run East for 30.00 feet to the east right-of-way line of N.E. 36th Ave.; thence run North along said right-of-way for 467.20 feet; thence run East for 240.00 feet; thence run North for 200.00 feet; thence run East for 130.00 feet; thence run South for 200.00 feet; thence run East for 110.00 feet; thence run North for 100.00 feet; thence run East for 190.00 feet; thence run South for 567.20 feet; thence run East for 546.52 feet to the west right-of-way line of S.C.L. railroad; thence run South 16°54'50" East along said railroad right-of-way for 1474.17 feet to the south line of the N ½ of the SW ¼ of Section 35; thence run North 89°58'40" West along the south line of said N ½ of the SW ¼ for 1171.38 feet; thence run South 00°06'58" West for 226.26 feet; thence run North 89°53'21" West for 30.00 feet; thence run South 00°06'58" West for 250.00 feet; thence run North 89°53'22" West for 443.07 feet to the east right-of-way line of N.E. 36th Ave.; thence run North along said right-of-way for 1060.29 feet; thence run West for 30.00 feet to the west line of Section 35; thence run North along said right-of-way for 825.00 feet back to the Point of Beginning. Said parcel contains 60.1 acres, more or less.

AND ALSO:

**PARCEL**

A parcel of land being located in the SW  $\frac{1}{4}$  of SW  $\frac{1}{4}$  of Section 34 of Township 14 South, Range 22 East, Marion County, Florida, and being more particularly described as follows:

Commencing at the SW corner of said Section 34, thence run North 89°39'51" East for 30.00 feet; thence run North 00°02'32" West for 30.00 feet; thence continue North 00°02'32" West for 185.00 feet to and for the Point of Beginning; thence continue North 00°02'32" West for 513.88 feet; thence run North 89°39'32" East for 636.05 feet; thence run South 00°07'48" East for 105.03 feet; thence run North 89°38'51" East for 666.22 feet; thence run South 00°13'07" East for 593.70 feet; thence run South 89°38'51" West for 1119.36 feet; thence run North 00°02'32" West for 185.00 feet; thence run South 89°38'51" West for 185.00 feet back to the Point of Beginning. Said parcel contains 18.5 acres, more or less.

AND ALSO:

PARCEL 4

A parcel of land located in the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 34, Township 14 South, Range 22 East, Marion County Florida, and being more particularly described as follows:

Commencing at the NE corner of the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of said Section 34; thence run South for 1,980.99 feet; thence West for 350.10 feet to the POINT OF BEGINNING; thence run South 00°01'51" East for 206.26 feet; thence North 89°39'27" West for 962.16 feet to the East right-of-way of N.E. 25th Avenue; thence run North 00°26'51" East along said right-of-way for 200.00 feet; thence leaving said right-of-way, run North 89°58'09" East for 960.47 feet back to the Point of Beginning. Said parcel contains 4.5 acres, more or less.

AND ALSO:

PARCEL 5

A parcel of land located in the W  $\frac{1}{2}$  of the SW  $\frac{1}{4}$  of Section 34, Township 14 South, Range 22 East, Marion County Florida, and being more particularly described as follows:

Commencing at the NE corner of the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of said Section 34; thence run South for 2,456.42 feet; thence run West for 870.12 feet to the POINT OF BEGINNING; thence run South 00°19'52" East for 260.38 feet; thence run South 89°40'08" West for 444.39 feet to the East right-of-way of N.E. 25th Avenue; thence run North 00°17'21" West along said right-of-way for 260.38 feet; thence leaving said right-of-way, run North 89°40'08" East for 444.20 feet back to the Point of Beginning. Said parcel contains 2.7 acres, more or less.

**Legal Description of the Wastewater Service Extension Territory**

A parcel of land being located in the SW  $\frac{1}{4}$  of NW  $\frac{1}{4}$  of Section 35 of Township 14 South, Range 22 East, Marion County, Florida, and being more particularly described as follows:

Commencing at the West  $\frac{1}{4}$  corner of Section 35, thence run North for 100.00 feet; thence run East for 30.00 feet to a point on the east right-of-way line of N.E. 36th Ave. to and for the Point of Beginning; thence run North along said right-of-way for 467.20 feet; thence run East for 240.00 feet; thence run North for 200.00 feet; thence run East for 130.00 feet; thence run South for 200.00 feet; thence run East for 110.00 feet; thence run North for 100.00 feet; thence run East for 190.00 feet; thence run South for 567.20 feet; thence run West for 670.00 feet back to the Point of Beginning. Said parcel contains 8.2 acres, more or less.

AND ALSO:



A parcel of land being located in the SW ¼ of Section 35 of Township 14 South, Range 22 East, Marion County, Florida, and being more particularly described as follows:

Commencing at the West ¼ corner of Section 35, thence run South for 725.00 feet; thence run East for 30.00 feet to a point on the east right-of-way line of N.E. 36th Ave. to and for the Point of Beginning; thence run East for 1467.39 feet to the west right-of-way line of S.C.L. railroad; thence run South 16°54'50" East along said railroad right-of-way for 611.87 feet to the south line of the N ½ of the SW ¼ of Section 35; thence run North 89°58'40" West along the south line of said N ½ of the SW ¼ for 1171.38 feet; thence run South 00°06'58" West for 226.26 feet; thence run North 89°53'21" West for 30.00 feet; thence run South 00°06'58" West for 250.00 feet; thence run North 89°53'22" West for 443.07 feet to the east right-of-way line of N.E. 36th Ave.; thence run North along said right-of-way for 1060.29 feet back to the Point of Beginning. Said parcel contains 25.9 acres, more or less

**Legal Description of the Wastewater Territory Deleted**

A parcel of land being located in the SE ¼ of NW ¼ of Section 34 of Township 14 South, Range 22 East, Marion County, Florida, and being more particularly described as follows:

Commencing at the NW corner of said SE ¼ of NW ¼; thence run South along the east line of said SE ¼ of NW ¼ for 660.00 feet; thence run East for 634.00 feet to and for the Point of Beginning; thence run South for 120.00 feet; thence run East for 194.00 feet; thence run North for 120.00 feet; thence run West for 194.00 feet back to the Point of Beginning. Said parcel contains 0.5 acres, more or less.

**Tradewinds Utilities, Inc.  
MARION COUNTY  
WASTEWATER SERVICE TERRITORY**

**PARCEL 1**

A parcel of land being located in Section 34 of Township 14 South, Range 22 East, Marion County, Florida, and being more particularly described as follows:

Commencing at the East ¼ corner of Section 34, thence run West for 40.00' to the west right-of-way line of N.E. 36th Ave. and for the Point of Beginning; thence run South for 307.59 feet; thence run West for 2608.31 feet to the west line of the NW ¼ of SE ¼ of said Section 34; thence run North for 307.84 feet to the south line of the NW ¼ of Section 34; thence run West along the south line of said NW ¼ for 2631.69 feet to the west line of Section 34; thence run north along the west line of said Section 34 for 1320.00 feet to the north line of the SW ¼ of NW ¼; thence run East along said line for 1320.00 feet to the NE corner of said SW ¼ of NW ¼; thence run South along the east line of said SW ¼ of NW ¼ for 660.00 feet; thence run East for 634.00 feet; thence run South for 120.00 feet; thence run East for 194.00 feet; thence run North for 120.00 feet; thence run East for 483.69 feet to the east line of the SE ¼ of NW ¼; thence run South along said east line of SE ¼ of NW ¼ for 298.87 feet; thence run East for 2608.31 feet to the west right-of-way of N.E. 36th Ave.; thence run South along said right-of-way for 361.38 feet back to the Point of Beginning. Said parcel contains 99.9 acres, more or less.

AND ALSO:

PARCEL

A parcel of land being located in the SW  $\frac{1}{4}$  of NW  $\frac{1}{4}$  and in the SW  $\frac{1}{4}$  of Section 35 of Township 14 South, Range 22 East, Marion County, Florida, and being more particularly described as follows:

Commencing at the West  $\frac{1}{4}$  corner of Section 35, thence run North for 100.00 feet to and for the Point of Beginning; thence run East for 30.00 feet to the east right-of-way line of N.E. 36th Ave.; thence run North along said right-of-way for 467.20 feet; thence run East for 240.00 feet; thence run North for 200.00 feet; thence run East for 130.00 feet; thence run South for 200.00 feet; thence run East for 110.00 feet; thence run North for 100.00 feet; thence run East for 190.00 feet; thence run South for 567.20 feet; thence run East for 546.52 feet to the west right-of-way line of S.C.L. railroad; thence run South 16°54'50" East along said railroad right-of-way for 1474.17 feet to the south line of the N  $\frac{1}{2}$  of the SW  $\frac{1}{4}$  of Section 35; thence run North 89°58'40" West along the south line of said N  $\frac{1}{2}$  of the SW  $\frac{1}{4}$  for 1171.38 feet; thence run South 00°06'58" West for 226.26 feet; thence run North 89°53'21" West for 30.00 feet; thence run South 00°06'58" West for 250.00 feet; thence run North 89°53'22" West for 443.07 feet to the east right-of-way line of N.E. 36th Ave.; thence run North along said right-of-way for 1060.29 feet; thence run West for 30.00 feet to the west line of Section 35; thence run North along said right-of-way for 825.00 feet back to the Point of Beginning. Said parcel contains 60.1 acres, more or less.

AND ALSO:

PARCEL 3

A parcel of land being located in the SW  $\frac{1}{4}$  of SW  $\frac{1}{4}$  of Section 34 of Township 14 South, Range 22 East, Marion County, Florida, and being more particularly described as follows:

Commencing at the SW corner of said Section 34, thence run North 89°39'51" East for 30.00 feet; thence run North 00°02'32" West for 30.00 feet; thence continue North 00°02'32" West for 185.00 feet to and for the Point of Beginning; thence continue North 00°02'32" West for 513.88 feet; thence run North 89°39'32" East for 636.05 feet; thence run South 00°07'48" East for 105.03 feet; thence run North 89°38'51" East for 666.22 feet; thence run South 00°13'07" East for 593.70 feet; thence run South 89°38'51" West for 1119.36 feet; thence run North 00°02'32" West for 185.00 feet; thence run South 89°38'51" West for 185.00 feet back to the Point of Beginning. Said parcel contains 18.5 acres, more or less.

**FLORIDA PUBLIC SERVICE COMMISSION**  
**authorizes**  
**Tradewinds Utilities, Inc.**  
**pursuant to**  
**Certificate Number 405-W**

to provide water service in Marion County in accordance with the provisions of Chapter 367, Florida Statutes, and the Rules, Regulations, and Orders of this Commission in the territory described by the Orders of this Commission. This authorization shall remain in force and effect until superseded, suspended, cancelled or revoked by Order of this Commission.

<u>Order Number</u>	<u>Date Issued</u>	<u>Docket Number</u>	<u>Filing Type</u>
Order No. 12184	07/01/83	19830110-WS	Original Certificate
Order No. 13238	04/27/84	19840088-WU	Amendment
Order No. 19688	07/19/88	19880552-WS	Amendment
Order No. 21740	08/17/89	19881568-WS	Amendment - Premature
PSC-92-0699-FOF-WS	07/22/92	19911078-WS	Jurisdictional Finding
PSC-93-0368-FOF-WS	03/09/93	19921260-WS	Amendment
PSC-98-0484-FOF-WS	04/06/98	19971174-WS	Amendment
PSC-10-0020-FOF-WS	11/07/10	20090417-WS	Amendment
PSC-2023-0244-FOF-WS	08/16/23	20220206-WS	Amendment

**FLORIDA PUBLIC SERVICE COMMISSION**  
**authorizes**  
**Tradewinds Utilities, Inc.**  
**pursuant to**  
**Certificate Number 342-S**

to provide wastewater service in Marion County in accordance with the provisions of Chapter 367, Florida Statutes, and the Rules, Regulations, and Orders of this Commission in the territory described by the Orders of this Commission. This authorization shall remain in force and effect until superseded, suspended, cancelled or revoked by Order of this Commission.

<u>Order Number</u>	<u>Date Issued</u>	<u>Docket Number</u>	<u>Filing Type</u>
Order No. 12184	07/01/83	19830110-WS	Original Certificate
Order No. 19688	07/19/88	19880552-WS	Amendment
Order No. 21740	08/17/89	19881568-WS	Amendment - Premature
PSC-92-0699-FOF-WS	07/22/92	19911078-WS	Jurisdictional Finding
PSC-93-0368-FOF-WS	03/09/93	19921260-WS	Amendment
PSC-98-0484-FOF-WS	04/06/98	19971174-WS	Amendment
PSC-10-0020-FOF-WS	11/07/10	20090417-WS	Amendment
PSC-2023-0244-FOF-WS	08/16/23	20220206-WS	Amendment