



PHONE (850) 877-6555

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January 15, 2025

Adam Teitzman, Clerk  
Florida Public Service Commission  
2540 Shumard Oak Boulevard  
Tallahassee, Florida 32399-0850

Re: NC Real Estate Projects, LLC d/b/a Grenelefe Utility; Application for Extension of  
Water and Wastewater Certificate for Service in Polk County;  
Docket No. 20240140-WS

Dear Mr. Teitzman,

The attached legal description and sketch of description of the proposed new combined service territory is hereby filed as a replacement for pages 1-6 of Exhibit D to the application. This is in response to Staff's concerns as noted in the deficiency letter of January 13. We are also forwarding a copy of the legal in Word format to the Staff engineers as requested.

Sincerely,

SUNDSTROM & MINDLIN, LLP

*F. Marshall Deterding*

F. Marshall Deterding  
Of Counsel

FMD/brf

cc: Greg Davis



# SKETCH OF DESCRIPTION

NC REAL ESTATE PROJECTS, LLC

d/b/a GRENELEFE UTILITY

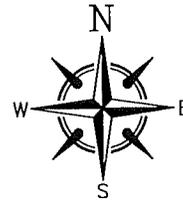
## LEGAL DESCRIPTION

on the East line of the West  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of Section 17, Township 28 South, Range 28 East, Polk County, Florida; thence departing said West Right of Way line, run S01°53'45"E, along said East line, a distance of 2,576.23 feet to a point on the South line of the West  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of said Section 17; thence departing said East line, run N89°11'18"W, along said South line, a distance of 1,329.53 feet to a point on the East line of Section 18, Township 28 South, Range 28 East, Polk County, Florida; thence S89°05'29"W, along the South Line of the Northeast  $\frac{1}{4}$  of said Section 18, a distance of 2,721.89 feet to a point on the West line of the Northeast  $\frac{1}{4}$  of said Section 18; thence departing said South line, run N00°23'07"W, along said West line, a distance of 2,596.57 feet to a point on the South line of Section 7, Township 28 South, Range 28 East, Polk County, Florida; thence N00°35'24"W, along the West line of the Southeast  $\frac{1}{4}$  of said Section 7, a distance of 2,648.33 feet to a point on the South line of the Northwest  $\frac{1}{4}$  of said Section 7; thence departing said West line, run S89°42'07"W, along said South line, a distance of 2,644.17 feet to a point on the West line of said Section 7; thence departing said South line, run N00°20'31"W, along said West line, a distance of 2,634.95 feet to the Southwest corner of Section 6, Township 28 South, Range 28 East, Polk County, Florida; thence N00°21'33"W, along the West line of said Section 6, a distance of 2,635.87 feet to a point on the North line of the South  $\frac{1}{2}$  of said Section 6; thence the following two (2) courses and distances along said North line: thence N89°38'32"E, a distance of 2,635.65 feet; thence N89°39'09"E, a distance of 2,638.50 feet to the Point of Beginning.

Containing 1,277.45 acres, more or less.

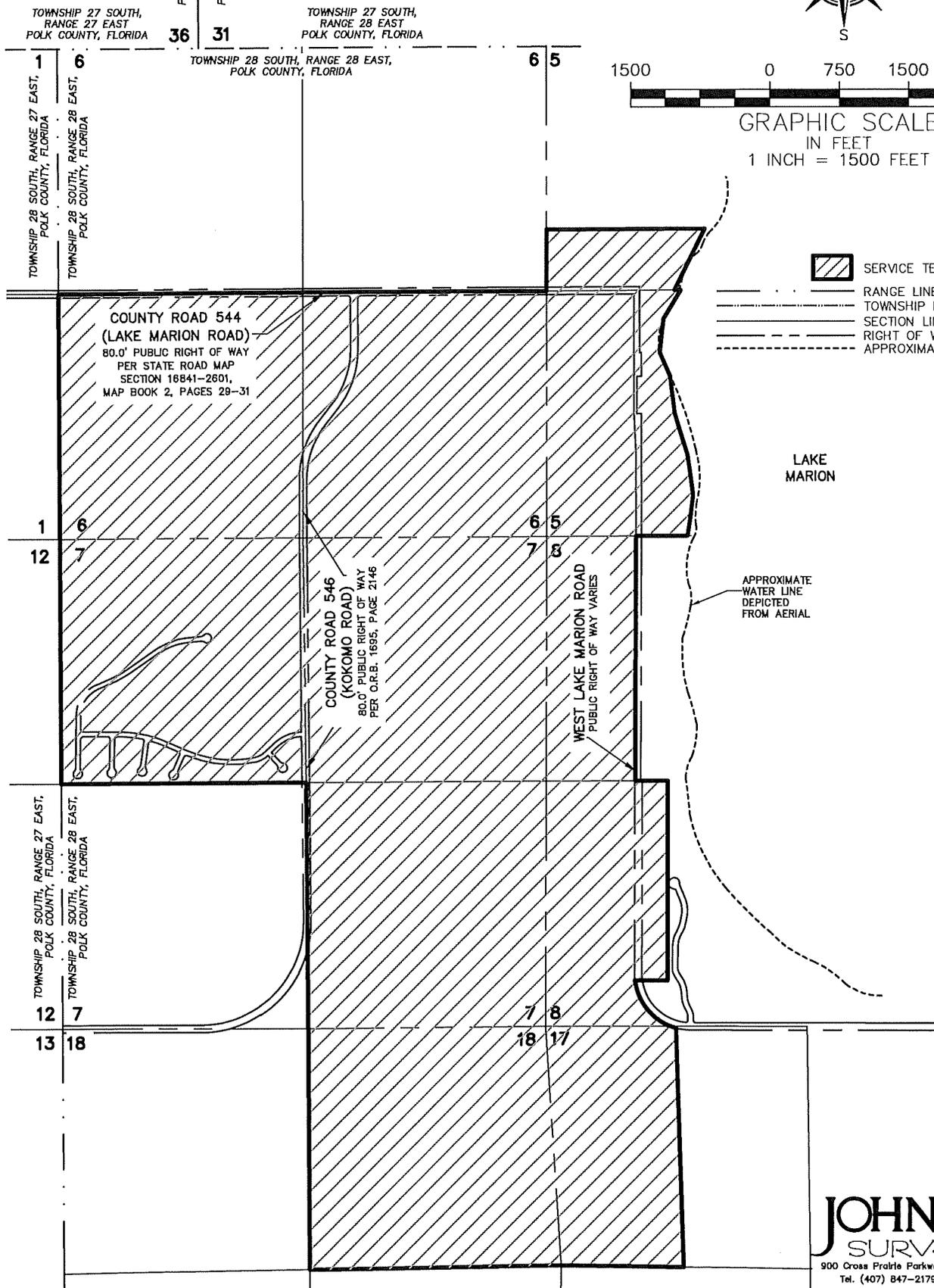
**JOHNSTON'S**  
SURVEYING INC.  
900 Cross Prairie Parkway, Kissimmee, Florida 34744  
Tel. (407) 847-2179 Fax (407) 847-6140

**OVERALL**  
 NC REAL ESTATE PROJECTS, LLC  
 d/b/a GRENELEFE UTILITY



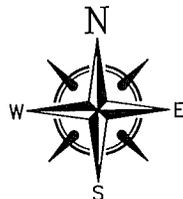
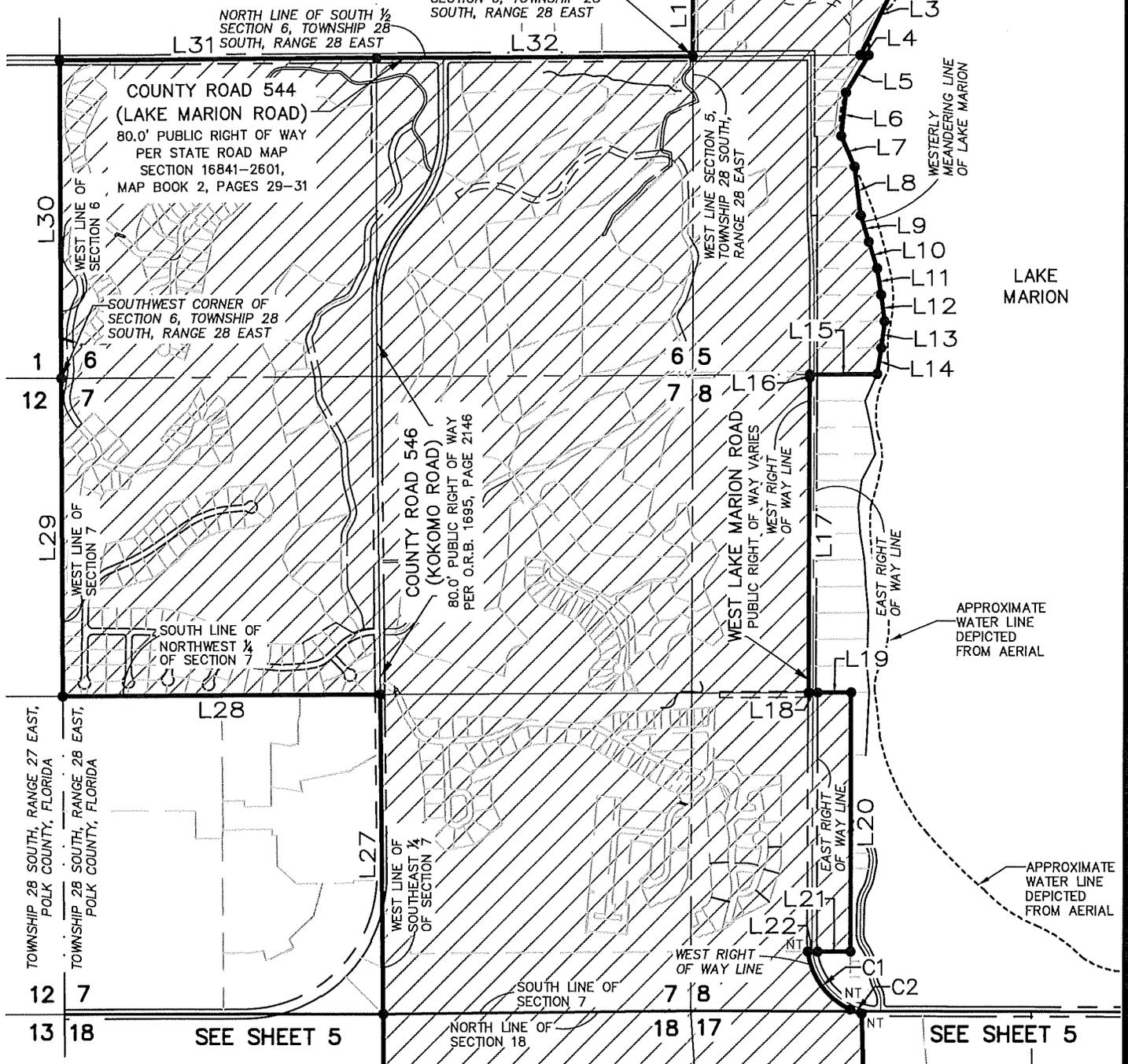
GRAPHIC SCALE  
 IN FEET  
 1 INCH = 1500 FEET

- SERVICE TERRITORY BOUNDARY
- RANGE LINE
- TOWNSHIP LINE
- SECTION LINE
- RIGHT OF WAY LINE
- APPROXIMATE WATER LINE



**SKETCH OF DESCRIPTION**  
 NC REAL ESTATE PROJECTS, LLC  
 d/b/a GRENELEFE UTILITY

**POINT OF BEGINNING**  
 EAST 1/4 CORNER  
 SECTION 6, TOWNSHIP 28  
 SOUTH, RANGE 28 EAST

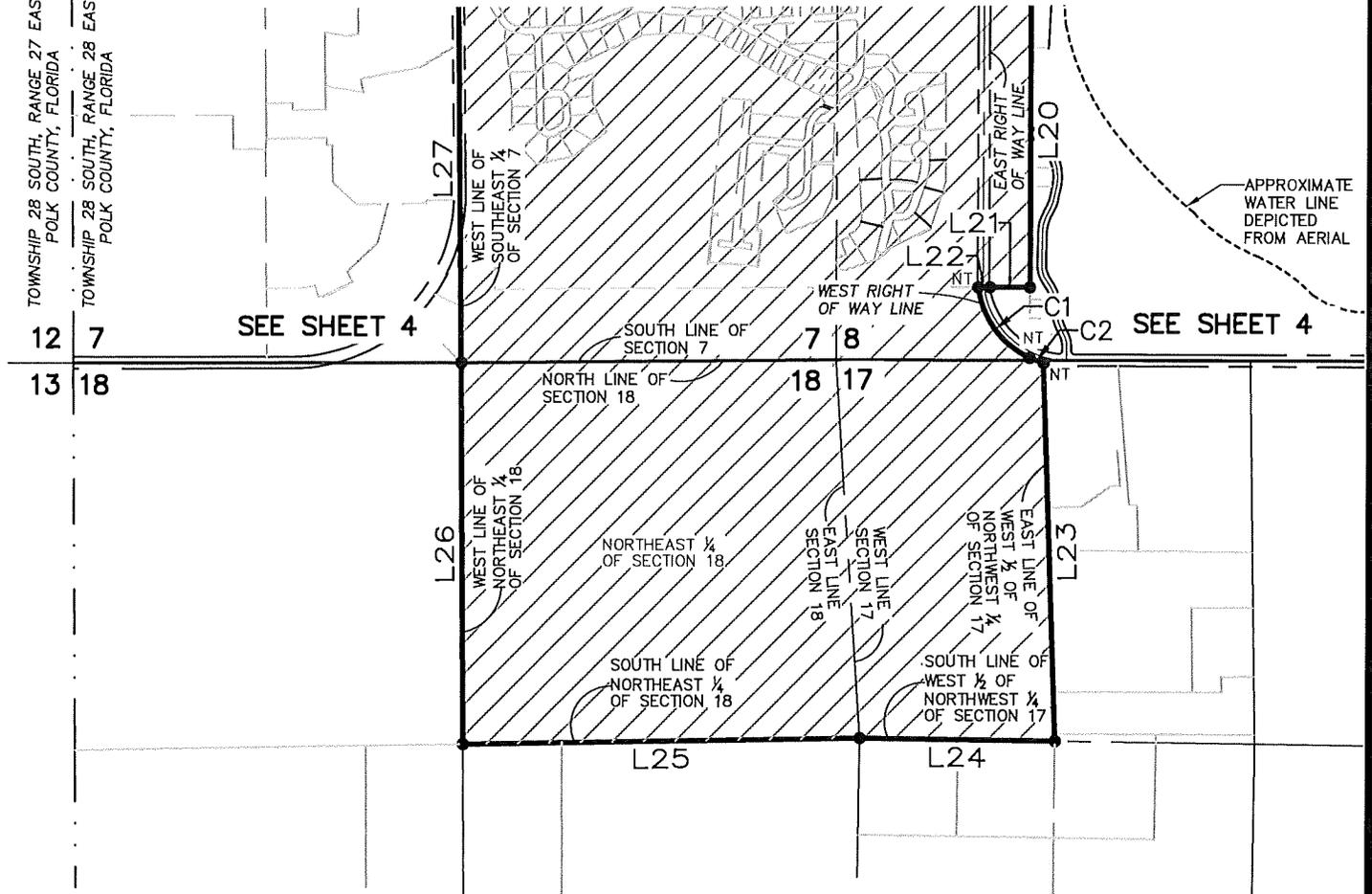


**GRAPHIC SCALE**  
 IN FEET  
 1 INCH = 1200 FEET

**SKETCH OF DESCRIPTION**  
 NC REAL ESTATE PROJECTS, LLC  
 d/b/a GRENELEFE UTILITY

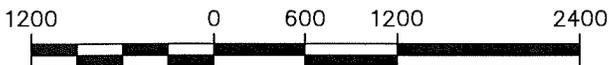
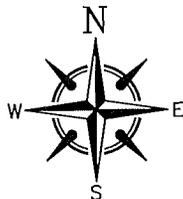
TOWNSHIP 28 SOUTH, RANGE 27 EAST,  
 POLK COUNTY, FLORIDA.

TOWNSHIP 28 SOUTH, RANGE 28 EAST,  
 POLK COUNTY, FLORIDA



SEE SHEET 4

SEE SHEET 4



GRAPHIC SCALE  
 IN FEET  
 1 INCH = 1200 FEET

**JOHNSTON'S**  
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 Tel. (407) 847-2179 Fax (407) 847-8140  
 SHEET 5 OF 6

# LINE & CURVE TABLE

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHD. BEARING	CHORD LENGTH
C1	612.96'	58°10'16"	622.32'	S36°27'13"E	595.94'
C2	613.27'	9°24'43"	100.74'	S70°13'35"E	100.63'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N00°12'32"W	659.16'
L2	N89°36'57"E	1714.43'
L3	S26°12'13"W	738.08'
L4	N89°39'08"E	68.89'
L5	S31°14'22"W	363.56'
L6	S06°10'27"W	362.41'
L7	S23°46'45"E	277.86'
L8	S07°13'21"E	406.55'
L9	S17°20'02"E	229.68'
L10	S17°34'19"E	229.98'
L11	S08°55'18"E	222.01'
L12	S07°38'32"E	221.30'
L13	S07°09'37"W	221.19'
L14	S08°57'04"W	220.17'
L15	S89°38'35"W	560.36'
L16	S00°00'54"E	25.00'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L17	S00°04'56"W	2611.15'
L18	N89°58'12"E	74.98'
L19	N89°51'42"E	279.33'
L20	S00°03'25"W	2148.34'
L21	N89°52'19"W	273.92'
L22	S89°19'40"W	80.66'
L23	S01°53'45"E	2576.23'
L24	N89°11'18"W	1329.53'
L25	S89°05'29"W	2721.89'
L26	N00°23'07"W	2596.57'
L27	N00°35'24"W	2648.33'
L28	S89°42'07"W	2644.17'
L29	N00°20'31"W	2634.95'
L30	N00°21'33"W	2635.87'
L31	N89°38'32"E	2635.65'
L32	N89°39'09"E	2638.50'