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February 24, 2025

VIA Electronic Filing to the Office of Commission Clerk

Attn: Clayton Lewis, Engineering Specialist
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, FL 32399-0850

Re: Docket No. 20240130-WS - Application for grandfather certificate to operate water and wastewater utility in Citrus County, by CSWR-Florida Utility Operating Company, LLC.

Dear Mr. Lewis:

On behalf of CSWR-Florida Utility Operating Company, LLC, in response to the February 17, 2025 deficiency letter, please find enclosed a revised legal description of the service area (Attachment 1), revised system map (Attachment 2), and revised territory map (Attachment 3). Thank you for the opportunity to provide additional information in support of the application.

Sincerely,

/s/ Thomas A. Crabb

Thomas A. Crabb
Susan F. Clark
Attorneys for CSWR-Florida UOC

ATTACHMENT 1

SERVICE AREA LEGAL DESCRIPTION

ROLLING OAKS

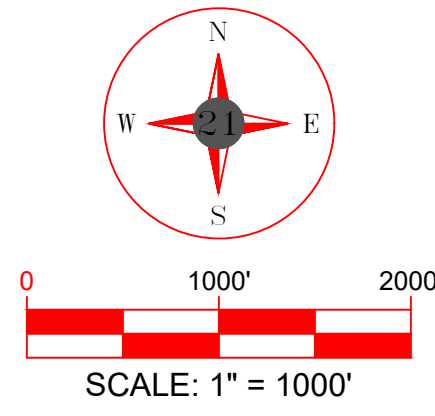
A parcel of land being located in Sections 1, 2, 11, 12, 13, 14, 15 and 22 of Township 18 South, Range 18 East, and Sections 6, 7 and 8 of Township 18 South, Range 19 East, and in Section 36 of Township 17 South, Range 18 East, all in Citrus County, Florida, and being more particularly described as follows:

Beginning at the SE corner of said Section 13, Township 18 South, Range 18 East, thence run along the south lines of said Sections 13 and 14 (also being the south lines of Beverly Hills subdivision) the following calls: run South 89° 50' 33" West for 2,592.330 feet; run South 89° 45' 05" West for 4,063.93 feet; thence run South 89° 32' 46" West for 647.17 feet; thence run South 89° 35' 21" West for 1,037.92 feet; thence run South 89° 36' 28" West for 1,395.00 feet; thence run South 89° 36' 28" West for 721.80 feet to the NE corner of Section 22; thence run South 00° 09' 21" East for 1,269.01 feet; thence run North 89° 42' 21" West for 962.01 feet; thence run South 00° 18' 00" West for 690.65 feet; thence run South 89° 48' 45" West for 395.97 feet; thence run North 00° 34' 14" West for 694.06 feet; thence run North 89° 54' 42" West for 2,194.73 feet to the eastern right-of-way of N. Lecanto Highway 491; thence run in a northerly direction along said right-of-way the following calls: run North 23° 28' 45" East for 1,567.82 feet; thence run North 23° 35' 44" East for 1,518.340 feet; thence run along a curve to the right for 686.89 feet, said curve having a radius of 2,988.609 feet and a chord of North 30° 24' 41" East for 685.37 feet; thence run North 39° 09' 53" East for 767.89 feet; thence run South 53° 55' 21" East for 24.76 feet; thence run North 40° 01' 51" East for 239.12 feet; thence run North 50° 44' 06" West for 29.99 feet; thence run North 39° 01' 54" East for 207.11 feet; thence run South 50° 55' 25" East for 30.09 feet; thence run North 38° 40' 08" East for 592.82 feet; thence run North 51° 38' 37" West for 29.99 feet; thence run North 38° 40' 44" East for 729.39 feet; thence run North 40° 02' 02" East for 1,507.23 feet; thence run North 02° 06' 46" West for 32.94 feet; thence run North 39° 03' 13" East for 879.32 feet; thence run North 38° 55' 57" East for 700.68 feet; thence run North 39° 00' 00" East for 2,500.00 feet; thence run North 39° 00' 00" East for 300.00 feet; thence run North 39° 00' 00" East for 350.00 feet; thence run North 44° 53' 47" East for 96.96 feet; thence run North 38° 54' 49" East for 4,000.55 feet; thence run along a curve to the left for 1,680.13 feet, said curve having a radius of 7,383.57 feet and a chord of North 32° 14' 47" East for 1,676.51 feet; thence run North 25° 04' 23" East for 1,601.41 feet; thence run North 88° 25' 28" East for 404.43 feet; thence run South 00° 32' 20" West for 931.21 feet; thence run North 88° 25' 04" East for 1,376.98 feet; thence run North 00° 31' 56" West for 1,696.23 feet; thence run South 88° 17' 21" West for 942.97 feet; thence run North 25° 00' 37" East for 1,512.58 feet; thence run along a curve to the right for 1,134.33 feet said curve having a radius of 2,415.11 feet and a chord of North 38° 28' 04" East for 1,123.93 feet; thence run North 52° 27' 46" East for 75.00 feet; thence run North 52° 35' 09" East for 697.31 feet to the east line of said Section 36, Township 17 South, Range 18 East; thence leaving said highway right-of-way run South 00° 18' 15" West for 2,662.29 feet to the NW corner of Section 6, Township 18 South, Range 19 East; thence run North 89° 25' 26" East for 2,670.32 feet; thence run North 89° 44' 51" East for 2,615.94 feet to the NE corner of said Section 6; thence run South 00° 09' 35" East for 2,656.03 feet; thence run South 89° 31' 11" West for 2,637.06 feet; thence run South 00° 26' 40" East for 2,648.82 feet to the north line of Section 7; thence run North 89° 57' 14" East for

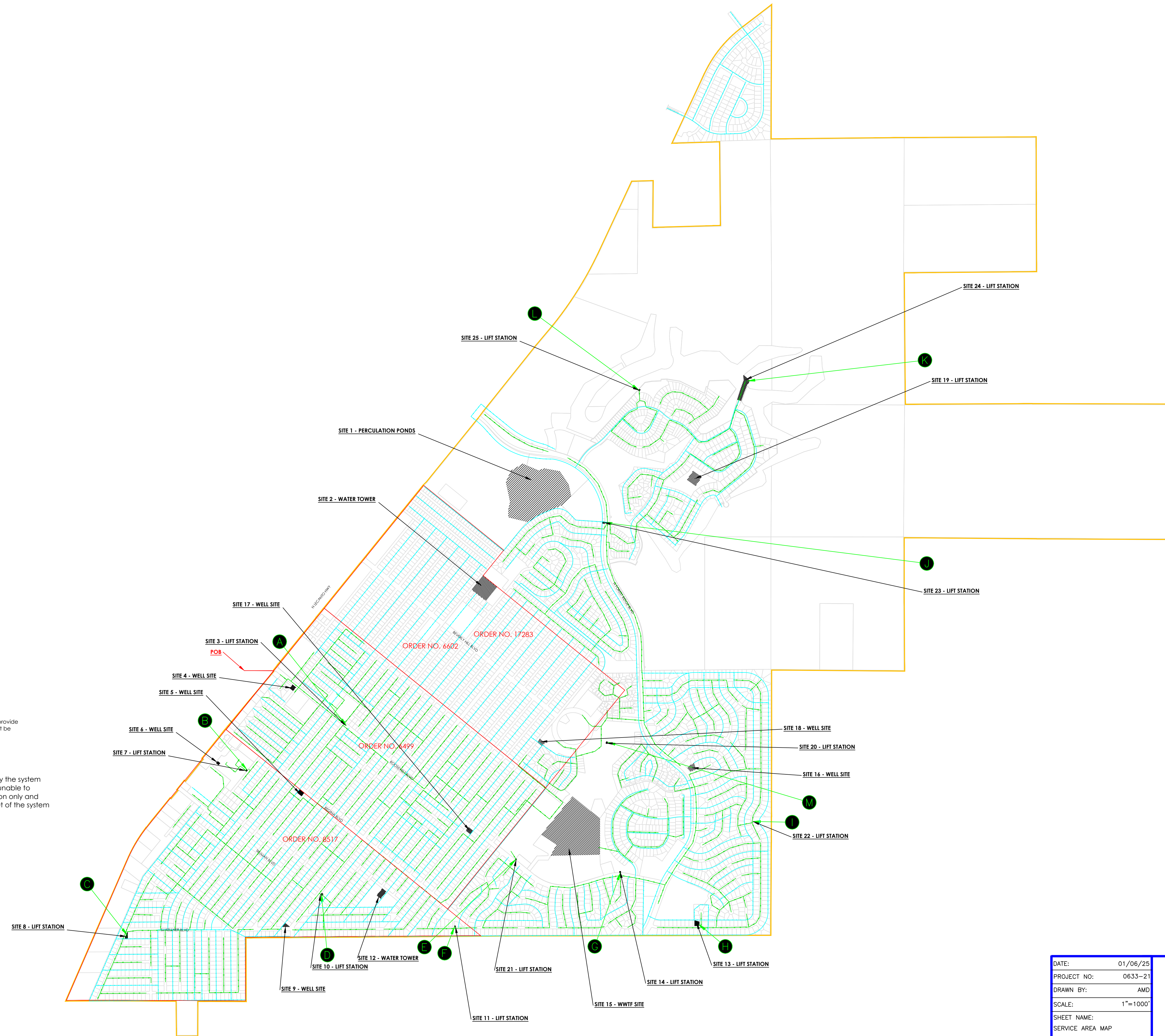
5,278.23 feet; thence run South 00° 09' 43" East for 2,670.04 feet; thence run North 89° 37' 03" West for 5,306.56 feet; thence run South 00° 08' 13" East for 2,657.88 feet to the north line of Section 18; thence run North 89° 32' 18" West for 2,650.16 feet to the NW corner of said section 18, said point also being the NE corner of Beverly Hills Unit 8 subdivision; thence run South 00° 05' 30" West for 3,456.35 feet; thence run South 00° 22' 11" West for 1,830.61 feet back to the Point of Beginning. Said parcel contains 4,089 acres, more or less.

ATTACHMENT 2

ROLLING OAKS UTILITIES, CITRUS COUNTY, FL WATER & SEWER SERVICE TERRITORY MAP



*ALL PLATS HAVE BEEN ACCOUNTED FOR



MAP DISCLAIMER:
This document is a graphic representation of the approximate service area for a utility system. It is solely to provide a visual of the area of the system. This drawing does not constitute a property boundary survey and shall not be used to convey property. **The waterlines depicted in this map are an approximated location.**

Utility Note Disclaimer:
The utilities shown hereon are depicted based on the original design plans provided by the system manager. 21 Design Group, Inc performed no field verification of the layout and are unable to determine the exact location of this time. The location represents approximate location only and should not be construed as being 100% accurate. It is shown to provide general layout of the system only and should not be used to interpret encroachments.

MAP LEGEND

SEWER LINE	
WATER LINE	
LOT LINE	
ROLLING OAKS EXISTING APPROVED TERRITORY TO REMAIN	
UTILITY AREA SERVICED	

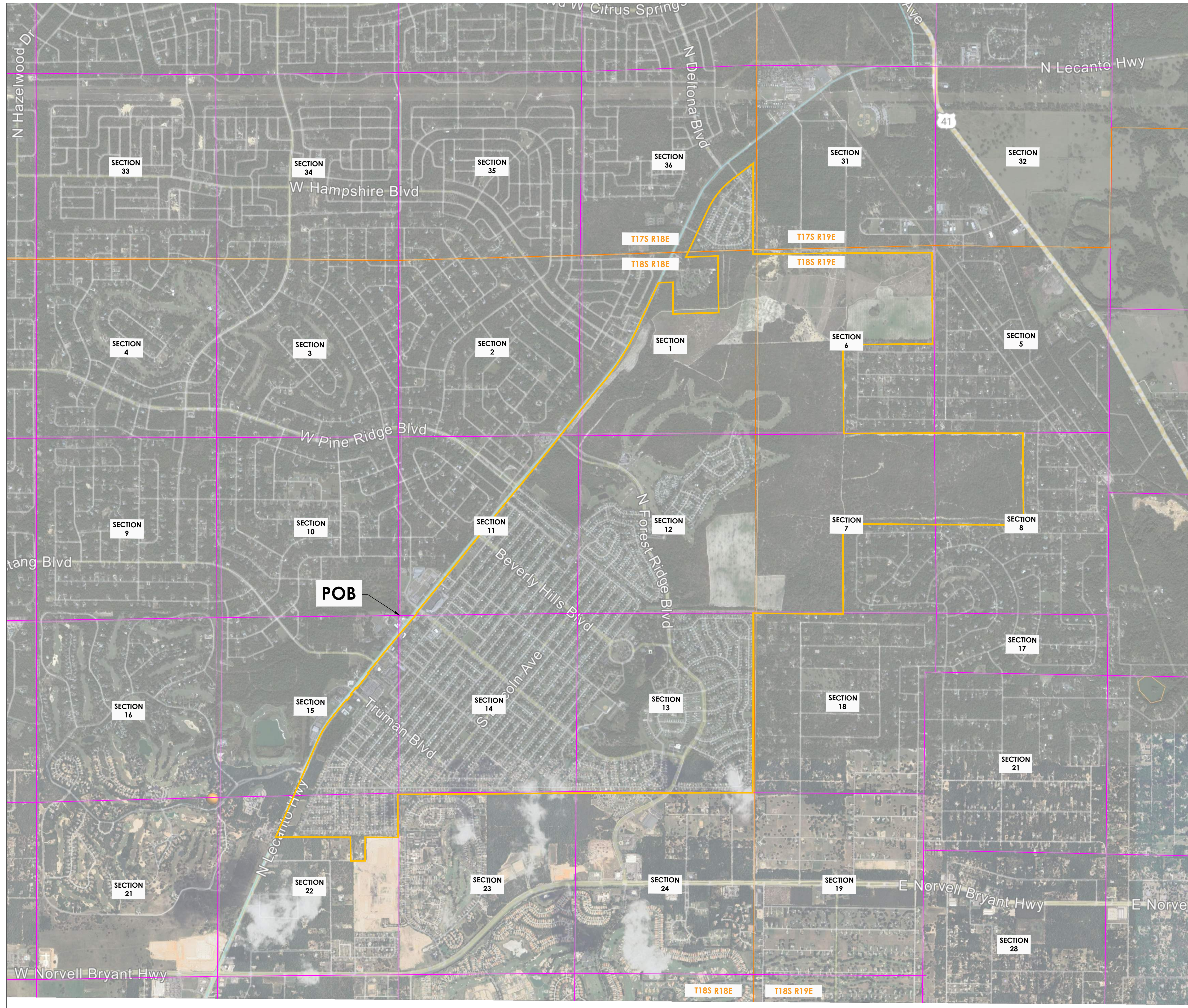
DATE:	01/06/25
PROJECT NO:	0633-21
DRAWN BY:	AMD
SCALE:	1"=1000'
SHEET NAME:	SERVICE AREA MAP



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Washington, MO 63090
mail@21designgroup.net
P: 636-432-5029

ATTACHMENT 3

ROLLING OAKS UTILITIES, CITRUS COUNTY, FL TERRITORY MAP



0 750' 1500'
SCALE: 1" = 1500'

ROLLING OAKS TOTAL SERVICE AREA

PUBLIC LAND SURVEY / SECTION LINES