

State of Florida



Public Service Commission

CAPITAL CIRCLE OFFICE CENTER • 2540 SHUMARD OAK BOULEVARD
TALLAHASSEE, FLORIDA 32399-0850

-M-E-M-O-R-A-N-D-U-M-

DATE: November 3, 2025

TO: Adam J. Teitzman, Commission Clerk, Office of Commission Clerk

FROM: Clayton K. Lewis, Utilities System/Engineering Specialist, Division of Engineering *CL LK*

RE: Docket No. 20240136- SU - Application for grandfather certificate to operate wastewater utility in Citrus County, by Indian Springs Utilities, Inc.

Please place the attached response to staff's May 22, 2025, deficiency letter, regarding "Updated Legal Description for Indian Springs Service Area", in the above-referenced docket file.

CL/da

Attachments

From: [Jeff Schrade](#)
To: [Lee Smith](#)
Cc: ["Jeff Schrade"](#); [Clayton Lewis](#); [Marissa Ramos](#)
Subject: RE: Indian Springs Territory Description
Date: Sunday, October 26, 2025 11:11:09 AM
Attachments: [Indian Springs Legal Description - Numbered Calls - REVISED 10.25.docx](#)

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good morning Mr. Smith and Mr. Lewis,

Attached please find an updated legal description for Indian Springs Utilities service area.

I hope this is going to work for us.

Thank you for all of your help.

Jeff Schrade
352-634-0726

From: "Lee Smith"
To: "Jeff Schrade"
Cc: "Clayton Lewis", "Marissa Ramos"
Sent: Thursday October 16 2025 1:25:32PM
Subject: Indian Springs Territory Description

Good afternoon Mr. Schrade. After further review of the territory description and map you've most recently submitted, staff has developed the attached documents in order to relay where we believe the territory description and map differ. As you can see, it appears that the description contains 15 Calls. However, based on the map provided, it appears there should be 16 calls (see attached). We were unable to find the call which is represented by the asterisk on the sketch below the territory map. If that call could be added to the existing description, it should resolve this issue. Additionally, please remove the references to Plat Books in the territory description. That reference isn't need since we have the longitude and latitude points, and it goes against our Rule. Please let us know if you have any questions. Thanks.

Lee Smith

Public Utilities Supervisor

Florida Public Service Commission

Division of Engineering

2540 Shumard Oak Blvd

Tallahassee, FL 32399-0850

850-413-7003

lsmith@psc.state.fl.us

DESCRIPTION- A SUBDIVISION OF A PORTION OF THE SE 1/4 OF THE SE 1/4 OF SECTION 7, TOWNSHIP 18 SOUTH, RANGE 17 EAST LOCATED IN CITRUS COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS*

POB - BEGIN AT THE NW CORNER OF THE SE 1/4 OF THE SE 1/4 OF SECTION 7 , TOWNSHIP 18 SOUTH, RANGE 17 EAST, Latitude (Lat.) description of said point is 28.922951, longitude (Long.) of said point is -82.622359,

2 - THENCE E ALONG THE NORTH LINE OF SAID SE 1/4 OF SE 1/4 A DISTANCE OF 1318.3 FEET TO THE NW CORNER OF LOT 14, BLOCK A, Lat. Point being 28.923021, long. being -82.618161,

3 - THENCE S 290.3' to lat. point being 28.922209, long. point being -82.61824,

4 - THENCE E 1038.8' TO lat. point being 28.922298, long. point being -82.614979, THENCE SE 448.4' TO lat. point being 28.921406, long. point being -82.614303,

5 - THENCE W 1294.9' TO lat. point being 28.921176, long. point being -82.618219, SAID POINT BEING ON A CURVE, CONCAVED SOUTHWESTERLY, HAVING A CENTRAL ANGLE OF 43° 38' 25" AND A RADIUS OF 310 FEET,

6 - THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 656.6' TO lat. point being 28.919397, long point being -82.61845,

7 - THENCE E ALONG THE NORTHERN BORDER OF STATE PARK STREET 2581.9' TO A POINT LOCATED AT lat. point being 28.919627, long point being -82.610848,

8 - THENCE S SE 498.3' TO lat. point being 28.918288, long. point being -82.610086,

9 - THENCE W 488.4' TO THE EDGE OF TALLAHASSEE RD., lat. point being 28.918237, long. point being -82.61169,

10 - THENCE NW ALONG TALLAHASSEE RD 232.8' TO lat. point being 28.918509, long. point being -82.611926,

11. – THENCE W 231.8' TO lat. point being 28.918848, long. point being -82.612572, THE EDGE OF INDIAN LAKE.

12 - THENCE NW ALONG SAID EDGE OF INDIAN LAKE A DISTANCE OF 266.9' TO lat. point being 28.918979, long. point being -82.612.994, ,

13 - THENCE W FOLLOWING THE NORTHERN BOUNDARY OF SAID INDIAN LAKE AND INDIAN RIVER A DISTANCE OF 3423.6' MOL TO lat. point 28.916367, long. point -82.622788,

14 - THENCE N 1002.3' TO lat. point being 28.919081, long. point being -82.622982,

15 - THENCE E TO THE SW COR. OF SE ¼ OF SE ¼, SEC 7, TOWNSHIP 18 SOUTH, RANGE 17 LOCATED IN CITRUS COUNTY FLORIDA A DISTANCE OF 212.8' lat. point being 28.919109, long. point being -82.622306,

16 - THENCE N ALONG EASTERN BOUNDARY OF COUNTRY OAKS SUBDIVISION A DISTANCE OF 1302.3' TO POINT OF BEGINNING.