

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-**

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**DATE:** December 29, 2021

**TO:** Office of Commission Clerk (Teitzman)

**FROM:** Division of Engineering (Lewis) *TB*  
Office of the General Counsel (Sandy, J. Crawford) *JSC*

**RE:** Docket No. 20210125-WS – Application for amendment of Certificate Nos. 677-W and 577-S to delete territory in Lake and Sumter Counties, by Gibson Place Utility Company, LLC.

**AGENDA:** 01/11/22 – Regular Agenda – Interested Persons May Participate

**COMMISSIONERS ASSIGNED:** Staff

**PREHEARING OFFICER:** Administrative

**CRITICAL DATES:** None

**SPECIAL INSTRUCTIONS:** None

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### Case Background

Gibson Place Utility Company, LLC (GPU or Utility) is a water and wastewater Utility in Lake and Sumter Counties. The Utility is in the Southwest Florida Management District (SWFWMD) and is not in a water use caution area. The Utility was granted its original certificates on November 24, 2020, and the Commission also approved the Utility's request for partial waiver of Rule 25-30.033, Florida Administrative Code (F.A.C.), for rates to be set at a later date.<sup>1</sup>

On July 27, 2021, pursuant to Section 367.045, Florida Statutes (F.S.), the Utility applied for an amendment to delete part of its service territory from Certificate Nos. 677-W and 577-S. The proposed territory to be deleted consists of two separate areas within the Utility's certificated

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<sup>1</sup>Order No. PSC-2020-0473-PAA-WS, issued November 24, 2020, in Docket No. 20200185-WS, *In re: Application for certificates to provide water and wastewater service in Lake and Sumter Counties, by Gibson Place Utility Company, LLC.*

service territory that are currently undeveloped. Of the two areas, one will consist of high density commercial customers, while the other will have some commercial customers along with mostly multi-family residential units. The Utility is requesting these two areas be deleted because they will be developed after the remaining territory, which will consist of single family age-restricted housing units. Based on the Utility's November 10, 2021 Status Report,<sup>2</sup> GPU anticipates it will begin to serve customers within the remaining territory the first quarter of 2023 and plans to file the financial information to establish rates and charges as part of Docket No. 20200185-WS.<sup>3</sup> The Commission has jurisdiction pursuant to Section 367.045, F.S.

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<sup>2</sup>Pursuant to Order No. PSC-2020-0473-PAA-WS, GPU is required to send a status report to the Commission every six months detailing the status of its permitting with the Florida Department of Environmental Protection and SWFWMD as well as the anticipated commencement date of its operations.

<sup>3</sup>Document No. 12619-2021, filed November 10, 2021, in Docket No. 20200185-WS

### Discussion of Issues

**Issue 1:** Should the Commission approve GPU's application for amendment of Certificate Nos. 677-W and 577-S to delete territory from its certificated service area in Lake and Sumter Counties?

**Recommendation:** Yes. The Commission should approve the application filed by GPU to delete portions of its service territory, as reflected in Attachment A, from its certificated service area. The resultant order should serve as GPU's amended certificate and should be retained by the Utility. (Lewis)

**Staff Analysis:** On July 27, 2021, GPU applied for an amendment to delete portions of its certificated service territory. GPU has not completed the construction of its water and wastewater plants, nor its water distribution or wastewater collection systems in either the area to be deleted or the remaining original service territory. GPU is requesting to delete this territory because it will be developed at a different pace than the rest of the certificated service area.

The Utility's application is compliant with the filing requirements set forth in Rule 25-30.036, F.A.C. Revised tariff sheets were not provided with the Utility's application, as the Utility has been granted a temporary waiver of this Rule requirement pursuant to Order No. PSC-2020-0473-PAA-WS. In addition, the Utility provided proof of compliance with the noticing provisions set forth in Rule 25-30.030, F.A.C. No objections to the application have been received and the time for filing such has expired.

Staff recommends that it is in the public interest to approve the application filed by GPU to amend its water and wastewater certificates to delete the territory as shown in Attachment A. The resultant Commission order should serve as GPU's amended certificate and should be retained by the Utility.

**Issue 2:** Should this docket be closed?

**Recommendation:** Yes. If staff's recommendation in Issue 1 is approved, no further action is required, and the docket should be closed. (Sandy)

**Staff Analysis:** If Issue 1 is approved, no further action is required, and the docket should be closed.

**GIBSON PLACE UTILITY COMPANY, LLC**  
**SUMTER AND LAKE COUNTIES**  
**WATER AND WASTEWATER SERVICE AREA**  
**DESCRIPTION OF AREA TO BE DELETED**

**PARCEL 1 (LANDS TO BE DELETED FROM EXISTING SERVICE AREA)**

THAT PORTION OF SECTIONS 15, 16, 17, 20, 21 AND 22, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF AFORESAID SECTION 17; THENCE ALONG THE NORTH LINE THEREOF RUN N89°41'47"W, 1,333.69 FEET TO THE NORTHWEST CORNER OF THE EAST 1/4 OF SAID SECTION 17; THENCE ALONG THE WEST LINE THEREOF RUN S00°05'18"E, 50.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 470 PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 18580-2601; SAID POINT ALSO BEING THE POINT OF BEGINNING; THE FOLLOWING SEVEN (7) COURSES BEING ALONG SAID SOUTH RIGHT OF WAY LINE: RUN S89°41'47"E, 1,299.79 FEET; THENCE S00°18'13"W, 10.00 FEET; THENCE S89°41'47"E, 33.60 FEET; THENCE S89°47'31"E, 166.50 FEET; THENCE N00°12'29"E, 10.00 FEET; THENCE S89°47'31"E, 2,529.50 FEET; THENCE S89°52'59"E, 375.37 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE RUN S00°00'00"E, 462.00 FEET; THENCE S89°52'33"E, 2,419.01 FEET; THENCE S00°00'00"E, 155.00 FEET; THENCE S89°43'47"E, 1,012.01 FEET; THENCE S00°00'00"E, 208.39 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 120.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 188.50 FEET TO THE POINT OF TANGENCY; THENCE N90°00'00"E, 26.91 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 47.12 FEET TO THE POINT OF TANGENCY; THENCE S00°00'00"E, 47.20 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 257.06 FEET AND A CHORD BEARING AND DISTANCE OF S06°41'16"E, 56.07 FEET TO WHICH A RADIAL LINE BEARS S89°34'23"W; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°31'19", AN ARC DISTANCE OF 56.18 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 226.00 FEET AND A CHORD BEARING AND DISTANCE OF S51°13'29"E, 293.96 FEET TO WHICH A RADIAL LINE BEARS S79°20'38"W; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 81°08'13", AN ARC DISTANCE OF 320.04 FEET; THENCE ALONG A NON-TANGENT LINER RUN S05°18'27"E, 20.45 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 2,148.00 FEET AND A CHORD BEARING AND DISTANCE OF S71°13'53"W, 978.64 FEET TO WHICH A RADIAL LINE BEARS N05°36'03"W; THENCE WESTERLY

ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°20'08", AN ARC DISTANCE OF 987.31 FEET TO THE POINT OF TANGENCY; THENCE S58°03'49"W, 181.42 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 2,018.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°46'48", AN ARC DISTANCE OF 767.11 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 87.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°55'05", AN ARC DISTANCE OF 75.80 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 138.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°09'36", AN ARC DISTANCE OF 48.56 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 87.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°36'57", AN ARC DISTANCE OF 75.34 FEET; THENCE ALONG A RADIAL LINE RUN S69°13'03"W, 15.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 330.00 FEET AND A CHORD BEARING AND DISTANCE OF N21°58'39"W, 13.76 FEET TO WHICH A RADIAL LINE BEARS N69°13'03"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°23'23", AN ARC DISTANCE OF 13.76 FEET; THENCE ALONG A NON-TANGENT LINE RUN S68°34'03"W, 75.04 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 75.00 FEET AND A CHORD BEARING AND DISTANCE OF S32°40'15"W, 124.87 FEET TO WHICH A RADIAL LINE BEARS N66°18'57"E; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 112°42'37", AN ARC DISTANCE OF 147.54 FEET; THENCE ALONG A NON-TANGENT LINE RUN S01°36'46"E, 130.53 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 90.41 FEET AND A CHORD BEARING AND DISTANCE OF S34°50'13"E, 111.37 FEET TO WHICH A RADIAL LINE BEARS N17°08'32"E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 76°02'30", AN ARC DISTANCE OF 119.99 FEET; THENCE ALONG A NON-TANGENT LINE RUN S00°00'00"E, 253.60 FEET; THENCE S10°30'22"W, 52.36 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2,199.00 FEET AND A CHORD BEARING AND DISTANCE OF S04°26'00"E, 250.89 FEET TO WHICH A RADIAL LINE BEARS S88°50'13"W; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°32'26", AN ARC DISTANCE OF 251.02 FEET; THENCE ALONG A NON-TANGENT LINE RUN S52°12'57"E, 14.30 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2,189.00 FEET AND A CHORD BEARING AND DISTANCE OF S13°47'24"E, 443.92 FEET TO WHICH A RADIAL LINE BEARS S82°01'47"W; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°38'22", AN ARC DISTANCE OF 444.68 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 315.35 FEET AND A CHORD BEARING AND DISTANCE OF S30°38'13"W, 142.88 FEET TO WHICH A

RADIAL LINE BEARS N46°16'10"W; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°11'14", AN ARC DISTANCE OF 144.13 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 199.85 FEET AND A CHORD BEARING AND DISTANCE OF S84°04'45"W, 85.35 FEET TO WHICH A RADIAL LINE BEARS S18°15'03"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°39'36", AN ARC DISTANCE OF 86.01 FEET; THENCE ALONG A NON-TANGENT LINE RUN N86°00'00"W, 42.50 FEET; THENCE S04°00'00"W, 146.00 FEET; THENCE S74°35'56"E, 53.59 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 232.00 FEET AND A CHORD BEARING AND DISTANCE OF S88°40'03"E, 86.65 FEET TO WHICH A RADIAL LINE BEARS S12°05'45"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°31'36", AN ARC DISTANCE OF 87.16 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 129.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°30'21", AN ARC DISTANCE OF 93.45 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 202.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°03'01", AN ARC DISTANCE OF 38.96 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 208.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°36'46", AN ARC DISTANCE OF 209.15 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 129.22 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°00'42", AN ARC DISTANCE OF 24.83 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 117.21 FEET AND A CHORD BEARING AND DISTANCE OF S21°41'08"E, 8.72 FEET TO WHICH A RADIAL LINE BEARS N66°10'56"E; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°15'51", AN ARC DISTANCE OF 8.72 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 31.00 FEET AND A CHORD BEARING AND DISTANCE OF S04°04'14"W, 25.71 FEET TO WHICH A RADIAL LINE BEARS N69°34'22"E; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 48°59'46", AN ARC DISTANCE OF 26.51 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 34.17 FEET AND A CHORD BEARING AND DISTANCE OF S19°24'24"E, 51.08 FEET TO WHICH A RADIAL LINE BEARS N61°02'16"W; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 96°44'17", AN ARC DISTANCE OF 57.69 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 31.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°11'47", AN ARC DISTANCE OF 26.62 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 520.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°45'13", AN ARC

DISTANCE OF 88.52 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 496.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°47'40", AN ARC DISTANCE OF 15.53 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2,405.00 FEET AND A CHORD BEARING AND DISTANCE OF S13°00'07"E, 252.07 FEET TO WHICH A RADIAL LINE BEARS N73°59'39"E; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°00'28", AN ARC DISTANCE OF 252.18 FEET; THENCE ALONG A NON-TANGENT LINE RUN S02°09'22"W, 49.85 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2,395.00 FEET AND A CHORD BEARING AND DISTANCE OF S04°37'50"E, 350.92 FEET TO WHICH A RADIAL LINE BEARS N81°10'05"E; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°24'09", AN ARC DISTANCE OF 351.23 FEET; THENCE ALONG A NON-TANGENT LINE RUN S00°25'46"E, 18.64 FEET; THENCE S45°25'46"E, 14.14 FEET; THENCE S00°25'46"E, 106.32 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1,466.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°45'03", AN ARC DISTANCE OF 530.94 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1,465.03 FEET AND A CHORD BEARING AND DISTANCE OF S25°14'50"E, 207.88 FEET TO WHICH A RADIAL LINE BEARS S68°49'16"W; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°08'12", AN ARC DISTANCE OF 208.05 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 153.50 FEET AND A CHORD BEARING AND DISTANCE OF S11°56'20"W, 202.39 FEET TO WHICH A RADIAL LINE BEARS N60°41'46"E; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 82°29'10", AN ARC DISTANCE OF 220.99 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 2,270.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°35'18", AN ARC DISTANCE OF 419.50 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 739.68 FEET AND A CHORD BEARING AND DISTANCE OF S30°40'48"W, 312.69 FEET TO WHICH A RADIAL LINE BEARS N47°07'03"W; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°24'19", AN ARC DISTANCE OF 315.07 FEET; THENCE ALONG A NON-TANGENT LINE RUN S01°38'04"E, 108.91 FEET; THENCE S72°01'05"E, 104.73 FEET; THENCE N28°04'56"E, 101.44 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 585.00 FEET AND A CHORD BEARING AND DISTANCE OF N30°34'50"E, 247.09 FEET TO WHICH A RADIAL LINE BEARS N71°36'41"W; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°23'02", AN ARC DISTANCE OF 248.96 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 2,135.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°30'16", AN ARC DISTANCE OF 428.69 FEET; THENCE ALONG A RADIAL

LINE RUN S35°43'23"E, 5.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2,130.00 FEET AND A CHORD BEARING AND DISTANCE OF N54°29'05"E, 15.45 FEET TO WHICH A RADIAL LINE BEARS N35°43'23"W; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°24'56", AN ARC DISTANCE OF 15.45 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 82.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°53'21", AN ARC DISTANCE OF 68.54 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 143.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°33'43", AN ARC DISTANCE OF 41.34 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 82.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°30'10", AN ARC DISTANCE OF 67.98 FEET TO THE POINT OF TANGENCY; THENCE S46°28'40"E, 6.34 FEET; THENCE S43°57'33"E, 84.49 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1,280.30 FEET AND A CHORD BEARING AND DISTANCE OF S63°49'48"E, 710.72 FEET TO WHICH A RADIAL LINE BEARS S42°17'04"W; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°13'45", AN ARC DISTANCE OF 720.17 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1,421.74 FEET AND A CHORD BEARING AND DISTANCE OF S65°19'11"E, 604.30 FEET TO WHICH A RADIAL LINE BEARS N12°24'37"E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°32'26", AN ARC DISTANCE OF 608.95 FEET; THENCE ALONG A NON-TANGENT LINE RUN S42°40'07"W, 92.73 FEET; THENCE S35°32'25"W, 310.04 FEET; THENCE S33°42'14"W, 426.20 FEET; THENCE S28°42'01"W, 511.74 FEET; THENCE S25°47'37"W, 537.40 FEET TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF AFORESAID SECTION 22; THENCE ALONG SAID SOUTH LINE RUN N89°46'44"W, 763.10 FEET TO THE EAST 1/4 CORNER OF AFORESAID SECTION 21; THENCE ALONG THE SOUTH LINE OF THE NORTH 1/2 OF SAID SECTION 21 RUN N89°37'47"W, 5,349.89 FEET TO THE SOUTHEAST CORNER OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF AFORESAID SECTION 20; THENCE ALONG THE SOUTH LINE THEREOF RUN N89°39'20"W, 1,337.88 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE ALONG THE WEST LINE THEREOF RUN N00°24'58"E, 2,657.03 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 17; THENCE ALONG THE SOUTH LINE THEREOF RUN N89°35'34"W, 1,334.84 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE ALONG THE WEST LINE THEREOF RUN N00°04'35"W, 1,330.43 FEET TO THE NORTHWEST CORNER THEREOF; THENCE ALONG THE NORTH LINE THEREOF RUN S89°37'37"E, 1,334.55 FEET TO THE NORTHEAST CORNER THEREOF AND THE AFORESAID WEST LINE OF THE EAST 1/4 OF SAID SECTION 17; THENCE ALONG SAID WEST LINE RUN N00°05'18"W, 3,944.46 FEET TO THE POINT OF BEGINNING.

AND

PARCEL 2 (LANDS TO BE DELETED FROM EXISTING SERVICE AREA)

A PARCEL OF LAND LYING WITHIN SECTIONS 1 AND 12, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; LYING NORTH OF THE RIGHT OF WAY FOR COUNTY ROAD C470; LYING SOUTH OF THE WESTERLY RIGHT OF WAY OF FLORIDA'S TURNPIKE; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 12; THENCE ALONG THE EAST LINE THEREOF RUN N00°08'05"E, 2,080.80 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST LINE RUN N89°36'19"W, 1,443.73 FEET; THENCE N00°09'06"E, 3,453.59 FEET; THENCE S47°36'14"E, 391.59 FEET; THENCE N42°23'46"E, 672.81 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 5,579.58 FEET AND A CHORD BEARING AND DISTANCE OF S43°55'07"E, 194.08 FEET TO WHICH A RADIAL LINE BEARS N45°05'06"E; SAID POINT ALSO BEING ON THE WESTERLY RIGHT OF WAY LINE OF FLORIDA'S TURNPIKE; THE FOLLOWING TWO (2) COURSES BEING ALONG SAID WESTERLY RIGHT OF WAY LINE: RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°59'35", AN ARC DISTANCE OF 194.09 FEET TO THE POINT OF TANGENCY; THENCE S42°55'19"E, 828.24 FEET TO THE EAST LINE OF THE NORTHEAST 1/4 OF AFORESAID SECTION 12; THENCE ALONG SAID EAST LINE RUN S00°08'05"W, 2,376.97 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 12; THENCE ALONG THE AFORESAID EAST LINE THEREOF CONTINUE S00°08'05"W, 573.10 FEET TO THE POINT OF BEGINNING.

AND

PARCEL 3 (LANDS TO BE DELETED FROM EXISTING SERVICE AREA)

A PARCEL OF LAND LYING WITHIN SECTION 7, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; LYING NORTH OF THE RIGHT OF WAY FOR COUNTY ROAD C470; LYING SOUTH OF THE WESTERLY RIGHT OF WAY OF FLORIDA'S TURNPIKE; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF AFORESAID SECTION 7; THENCE ALONG THE WEST LINE THEREOF RUN N00°08'05"E, 2,080.80 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST LINE N00°08'05"E, 573.10 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 7; THENCE ALONG THE WEST LINE THEREOF CONTINUE N00°08'05"E, 2,376.97 FEET TO THE WESTERLY RIGHT OF WAY LINE OF FLORIDA'S TURNPIKE; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE RUN S42°55'11"E, 4,618.14 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE RUN S47°04'49"W, 100.00 FEET; THENCE S40°51'05"E, 738.95 FEET; THENCE S00°06'41"W, 850.09 FEET; THENCE N89°53'39"W, 850.00 FEET; THENCE S00°06'21"W, 130.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD C470; THE FOLLOWING TWO (2) COURSES BEING ALONG SAID NORTHERLY

RIGHT OF WAY LINE: RUN N89°53'39"W, 65.18 FEET; THENCE N89°52'37"W, 1,177.13 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE RUN N00°08'05"E, 696.38 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 610.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°20'29", AN ARC DISTANCE OF 227.21 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 130.41 FEET AND A CHORD BEARING AND DISTANCE OF N32°38'21"W, 242.58 FEET TO WHICH A RADIAL LINE BEARS S54°11'17"E; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 136°54'09", AN ARC DISTANCE OF 311.59 FEET; THENCE ALONG A NON-TANGENT LINE RUN N42°51'55"W, 987.23 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 585.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°00'00", AN ARC DISTANCE OF 479.88 FEET; THENCE ALONG A NON-TANGENT LINE RUN N89°36'19"W, 198.21 FEET TO THE POINT OF BEGINNING.

**GIBSON PLACE UTILITY COMPANY, LLC**  
**SUMTER AND LAKE COUNTIES**  
**WATER AND WASTEWATER SERVICE AREA**  
**DESCRIPTION AFTER DELETION**

THAT PORTION OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING SOUTHWESTERLY OF FLORIDA'S TURNPIKE.

AND:

THAT PORTION OF SECTION 2, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING SOUTHWESTERLY OF FLORIDA'S TURNPIKE.

AND:

THAT PORTION OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING EASTERLY OF THE EAST RIGHT-OF-WAY FOR MARSH BEND TRAIL (ALSO KNOWN AS COUNTY ROAD 501).

LESS THE FOLLOWING DESCRIBED LAND:

FROM THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, RUN S33°52'42"E, 202.27 FEET, THENCE RUN N66°56'13"E, 149.98 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF MARSH BEND TRAIL (ALSO KNOWN AS COUNTY ROAD 501) FOR THE POINT OF BEGINNING THENCE CONTINUE N66°56'13"E, 415.12 FEET; THENCE RUN S23°03'47"E, 396.69 FEET; THENCE RUN S66°56'13"W, 414.82 FEET TO A POINT ON THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF MARSH BEND TRAIL (ALSO KNOWN AS COUNTY ROAD 501); SAID POINT LYING ON A CURVE CONCAVED NORTHEASTERLY AND HAVING A RADIUS OF 2,920.00 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°47'23" AND A CHORD BEARING AND DISTANCE OF N23°06'23"W, 396.69 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 397.00 FEET TO THE POINT OF BEGINNING.

AND:

TOGETHER WITH THAT PORTION OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; LYING NORTH OF THE RIGHT OF WAY FOR COUNTY ROAD C470 AND LYING NORTHEASTERLY AND EASTERLY OF MARSH BEND TRAIL (ALSO KNOWN AS COUNTY ROAD 501).

LESS THOSE PORTIONS OF SAID SECTION 10 DESCRIBED AS FOLLOWS: THE NORTH 405.00 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND LESS

THE SOUTH 270.00 FEET OF THE NORTH 675.00 FEET OF THE WEST 885.00 FEET OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4; ALSO LESS THE SOUTH 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4.

AND

TOGETHER WITH ALL OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; LESS RIGHT OF WAY FOR COUNTY ROAD C470.

AND

TOGETHER WITH THOSE PORTIONS OF SECTIONS 1 AND 12, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; LYING SOUTH OF THE WESTERLY RIGHT OF WAY FOR FLORIDA'S TURNPIKE; LESS THE RIGHT OF WAY FOR COUNTY ROAD C470;

AND LESS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 12; THENCE ALONG THE EAST LINE THEREOF RUN N00°08'05"E, 2,080.80 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST LINE RUN N89°36'19"W, 1,443.73 FEET; THENCE N00°09'06"E, 3,453.59 FEET; THENCE S47°36'14"E, 391.59 FEET; THENCE N42°23'46"E, 672.81 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 5,579.58 FEET AND A CHORD BEARING AND DISTANCE OF S43°55'07"E, 194.08 FEET TO WHICH A RADIAL LINE BEARS N45°05'06"E; SAID POINT ALSO BEING ON THE WESTERLY RIGHT OF WAY LINE OF FLORIDA'S TURNPIKE; THE FOLLOWING TWO (2) COURSES BEING ALONG SAID WESTERLY RIGHT OF WAY LINE: RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°59'35", AN ARC DISTANCE OF 194.09 FEET TO THE POINT OF TANGENCY; THENCE S42°55'19"E, 828.24 FEET TO THE EAST LINE OF THE NORTHEAST 1/4 OF AFORESAID SECTION 12; THENCE ALONG SAID EAST LINE RUN S00°08'05"W, 2,376.97 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 12; THENCE ALONG THE AFORESAID EAST LINE THEREOF CONTINUE S00°08'05"W, 573.10 FEET TO THE POINT OF BEGINNING.

AND

TOGETHER WITH THE EAST 1/2 OF NORTHWEST 1/4 AND THE WEST 1/2 OF THE NORTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 ALL IN SECTION 13, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

LESS:

COUNTY ROAD C470 RIGHT-OF-WAY.

AND

TOGETHER WITH THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 THEREOF.

AND

TOGETHER WITH THE SOUTH 1/2 OF SECTION 13 AND SECTIONS 14, 15, 16, 21 AND 22, ALL IN TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS THE RIGHT OF WAY FOR COUNTY ROAD C470.

AND LESS AND EXCEPT ANY PORTIONS THEREOF LYING SOUTHERLY, SOUTHEASTERLY, SOUTHWESTERLY AND WESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 13; THENCE ALONG THE EAST LINE THEREOF RUN S00°16'48"W, 1,590.67 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 9,651.36 FEET AND A CHORD BEARING AND DISTANCE OF N69°01'48"W, 2,583.11 FEET TO WHICH A RADIAL LINE BEARS N28°39'38"W; SAID POINT ALSO BEING THE POINT OF BEGINNING OF SAID LINE; THENCE DEPARTING SAID EAST LINE RUN WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°22'51", AN ARC DISTANCE OF 2,590.88 FEET; THENCE ALONG A NON-TANGENT LINE RUN N75°13'45"W, 290.32 FEET; THENCE N80°51'33"W, 267.86 FEET; THENCE N84°40'29"W, 360.25 FEET; THENCE S87°30'39"W, 559.85 FEET; THENCE S82°33'15"W, 283.05 FEET; THENCE S77°23'44"W, 474.36 FEET; THENCE S70°43'26"W, 653.72 FEET; THENCE S73°41'20"W, 779.80 FEET; THENCE S78°15'44"W, 478.13 FEET THENCE S82°14'08"W, 539.95 FEET; THENCE N90°00'00"W, 282.70 FEET; THENCE N82°30'35"W, 297.27 FEET; THENCE N76°33'15"W, 914.81 FEET THENCE N71°26'18"W, 488.25 FEET; THENCE N68°12'01"W, 427.81 FEET; THENCE N59°33'31"W, 456.73 FEET; THENCE N59°06'26"W, 491.06 FEET THENCE N66°59'34"W, 547.87 FEET; THENCE N77°00'45"W, 508.58 FEET; THENCE N88°50'57"W, 1,436.86 FEET THENCE S00°50'57"E, 1,181.41 FEET; THENCE S18°02'39"W, 1,061.02 FEET; THENCE S44°47'44"W, 662.62 FEET; THENCE S49°51'54"W, 730.64 FEET; THENCE S41°57'54"W, 586.89 FEET; THENCE S42°40'07"W, 161.39 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1,421.74 FEET AND A CHORD BEARING AND DISTANCE OF N65°19'11"W, 604.30 FEET TO WHICH A RADIAL LINE BEARS N36°57'02"E; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°32'26", AN ARC DISTANCE OF 608.95 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1,280.30 FEET AND A CHORD BEARING AND DISTANCE OF N63°49'48"W, 710.72 FEET TO WHICH A RADIAL LINE BEARS S10°03'20"W; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°13'45", AN ARC

DISTANCE OF 720.17 FEET; THENCE ALONG A NON-TANGENT LINE RUN N43°57'33"W, 84.49 FEET; THENCE N46°28'40"W, 6.34 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 82.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°30'10", AN ARC DISTANCE OF 67.98 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 143.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°33'43", AN ARC DISTANCE OF 41.34 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 82.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°53'21", AN ARC DISTANCE OF 68.54 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 2,130.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°24'56", AN ARC DISTANCE OF 15.45 FEET; THENCE ALONG A RADIAL LINE RUN N35°43'23"W, 5.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2,135.00 FEET AND A CHORD BEARING AND DISTANCE OF S48°31'29"W, 427.97 FEET TO WHICH A RADIAL LINE BEARS N35°43'23"W; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°30'16", AN ARC DISTANCE OF 428.69 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 585.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°23'02", AN ARC DISTANCE OF 248.96 FEET; THENCE ALONG A NON-TANGENT LINE RUN S28°04'56"W, 101.44 FEET; THENCE N72°01'05"W, 104.73 FEET; THENCE N01°38'04"W, 108.91 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 739.68 FEET AND A CHORD BEARING AND DISTANCE OF N30°40'48"E, 312.69 FEET TO WHICH A RADIAL LINE BEARS N71°31'21"W; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°24'19", AN ARC DISTANCE OF 315.07 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2,270.00 FEET AND A CHORD BEARING AND DISTANCE OF N47°53'16"E, 418.91 FEET TO WHICH A RADIAL LINE BEARS N47°24'23"W; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°35'18", AN ARC DISTANCE OF 419.50 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 153.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 82°29'10", AN ARC DISTANCE OF 220.99 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1,465.03 FEET AND A CHORD BEARING AND DISTANCE OF N25°14'50"W, 207.88 FEET TO WHICH A RADIAL LINE BEARS S60°41'04"W; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°08'12", AN ARC DISTANCE OF 208.05 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1,466.00 FEET AND A CHORD BEARING AND DISTANCE OF N10°48'17"W, 528.05 FEET TO WHICH A RADIAL LINE BEARS S68°49'11"W; THENCE

NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°45'03", AN ARC DISTANCE OF 530.94 FEET TO THE POINT OF TANGENCY; THENCE N00°25'46"W, 106.32 FEET; THENCE N45°25'46"W, 14.14 FEET; THENCE N00°25'46"W, 18.64 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 2,395.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°24'09", AN ARC DISTANCE OF 351.23 FEET; THENCE ALONG A NON-TANGENT LINE RUN N02°09'22"E, 49.85 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2,405.00 FEET AND A CHORD BEARING AND DISTANCE OF N13°00'07"W, 252.07 FEET TO WHICH A RADIAL LINE BEARS N80°00'07"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°00'28", AN ARC DISTANCE OF 252.18 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 496.00 FEET AND A CHORD BEARING AND DISTANCE OF N27°26'09"W, 15.53 FEET TO WHICH A RADIAL LINE BEARS N63°27'41"E; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°47'40", AN ARC DISTANCE OF 15.53 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 520.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°45'13", AN ARC DISTANCE OF 88.52 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 31.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°11'47", AN ARC DISTANCE OF 26.62 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 34.17 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 96°44'17", AN ARC DISTANCE OF 57.69 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 31.00 FEET AND A CHORD BEARING AND DISTANCE OF N04°04'14"E, 25.71 FEET TO WHICH A RADIAL LINE BEARS S61°25'53"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 48°59'46", AN ARC DISTANCE OF 26.51 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 117.21 FEET AND A CHORD BEARING AND DISTANCE OF N21°41'08"W, 8.72 FEET TO WHICH A RADIAL LINE BEARS N70°26'47"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°15'51", AN ARC DISTANCE OF 8.72 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 129.22 FEET AND A CHORD BEARING AND DISTANCE OF N16°52'05"W, 24.80 FEET TO WHICH A RADIAL LINE BEARS S67°37'34"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°00'42", AN ARC DISTANCE OF 24.83 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 208.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°36'46", AN ARC DISTANCE OF 209.15 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 202.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL

ANGLE OF 11°03'01", AN ARC DISTANCE OF 38.96 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 129.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°30'21", AN ARC DISTANCE OF 93.45 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 232.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°31'36", AN ARC DISTANCE OF 87.16 FEET; THENCE ALONG A NON-TANGENT LINE RUN N74°35'56"W, 53.59 FEET; THENCE N04°00'00"E, 146.00 FEET; THENCE S86°00'00"E, 42.50 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 199.85 FEET AND A CHORD BEARING AND DISTANCE OF N84°04'45"E, 85.35 FEET TO WHICH A RADIAL LINE BEARS S06°24'33"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°39'36", AN ARC DISTANCE OF 86.01 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 315.35 FEET AND A CHORD BEARING AND DISTANCE OF N30°38'13"E, 142.88 FEET TO WHICH A RADIAL LINE BEARS N72°27'24"W; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°11'14", AN ARC DISTANCE OF 144.13 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2,189.00 FEET AND A CHORD BEARING AND DISTANCE OF N13°47'24"W, 443.92 FEET TO WHICH A RADIAL LINE BEARS S70°23'25"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°38'22", AN ARC DISTANCE OF 444.68 FEET; THENCE ALONG A NON-TANGENT LINE RUN N52°12'57"W, 14.30 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2,199.00 FEET AND A CHORD BEARING AND DISTANCE OF N04°26'00"W, 250.89 FEET TO WHICH A RADIAL LINE BEARS S82°17'48"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°32'26", AN ARC DISTANCE OF 251.02 FEET; THENCE ALONG A NON-TANGENT LINE RUN N10°30'22"E, 52.36 FEET; THENCE N00°00'00"W, 253.60 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 90.41 FEET AND A CHORD BEARING AND DISTANCE OF N34°50'13"W, 111.37 FEET TO WHICH A RADIAL LINE BEARS S86°48'58"E; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 76°02'30", AN ARC DISTANCE OF 119.99 FEET; THENCE ALONG A NON-TANGENT LINE RUN N01°36'46"W, 130.53 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 75.00 FEET AND A CHORD BEARING AND DISTANCE OF N32°40'15"E, 124.87 FEET TO WHICH A RADIAL LINE BEARS S00°58'26"E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 112°42'37", AN ARC DISTANCE OF 147.54 FEET; THENCE ALONG A NON-TANGENT LINE RUN N68°34'03"E, 75.04 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 330.00 FEET AND A CHORD BEARING AND DISTANCE OF S21°58'39"E, 13.76 FEET TO WHICH A RADIAL LINE BEARS N66°49'40"E; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°23'23", AN ARC DISTANCE OF 13.76 FEET; THENCE ALONG A RADIAL LINE RUN N69°13'03"E, 15.00 FEET TO A POINT ON THE

ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 87.00 FEET AND A CHORD BEARING AND DISTANCE OF S45°35'26"E, 73.01 FEET TO WHICH A RADIAL LINE BEARS S69°13'03"W; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 49°36'57", AN ARC DISTANCE OF 75.34 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 138.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°09'36", AN ARC DISTANCE OF 48.56 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 87.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°55'05", AN ARC DISTANCE OF 75.80 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 2,018.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°46'48", AN ARC DISTANCE OF 767.11 FEET TO THE POINT OF TANGENCY; THENCE N58°03'49"E, 181.42 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 2,148.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°20'08", AN ARC DISTANCE OF 987.31 FEET; THENCE ALONG A NON-TANGENT LINE RUN N05°18'27"W, 20.45 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 226.00 FEET AND A CHORD BEARING AND DISTANCE OF N51°13'29"W, 293.96 FEET TO WHICH A RADIAL LINE BEARS S01°47'36"E; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 81°08'13", AN ARC DISTANCE OF 320.04 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 257.06 FEET AND A CHORD BEARING AND DISTANCE OF N06°41'16"W, 56.07 FEET TO WHICH A RADIAL LINE BEARS S77°03'04"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°31'19", AN ARC DISTANCE OF 56.18 FEET; THENCE ALONG A NON-TANGENT LINE RUN N00°00'00"E, 47.20 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 47.12 FEET TO THE POINT OF TANGENCY; THENCE N90°00'00"W, 26.91 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 120.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 188.50 FEET TO THE POINT OF TANGENCY; THENCE N00°00'00"E, 208.39 FEET; THENCE N89°43'47"W, 1,012.01 FEET; THENCE N00°00'00"E, 155.00 FEET; THENCE N89°52'33"W, 2,419.01 FEET; THENCE N00°00'00"E, 462.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD C470 FOR THE POINT OF TERMINUS OF SAID LINE.

AND

TOGETHER WITH ALL OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, LYING SOUTH OF THE WESTERLY RIGHT OF WAY OF FLORIDA'S TURNPIKE, LESS THE RIGHT-OF-WAY FOR COUNTY ROAD C470.

AND LESS AND EXCEPT ANY PORTIONS THEREOF LYING EASTERLY, NORTHEASTERLY AND NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF AFORESAID SECTION 7; THENCE ALONG THE EAST LINE THEREOF RUN N00°08'05"E, 50.01 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD C470; THE FOLLOWING TWO (2) COURSES BEING ALONG SAID NORTHERLY RIGHT OF WAY LINE: RUN S89°50'34"E, 1,347.80 FEET; THENCE S89°52'37"E, 124.68 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE RUN N00°08'05"E, 696.38 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 610.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°20'29", AN ARC DISTANCE OF 227.21 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 130.41 FEET AND A CHORD BEARING AND DISTANCE OF N32°38'21"W, 242.58 FEET TO WHICH A RADIAL LINE BEARS S54°11'17"E; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 136°54'09", AN ARC DISTANCE OF 311.59 FEET; THENCE ALONG A NON-TANGENT LINE RUN N42°51'55"W, 987.23 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 585.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°00'00", AN ARC DISTANCE OF 479.88 FEET; THENCE ALONG A NON-TANGENT LINE RUN N89°36'19"W, 198.21 FEET TO THE AFORESAID EAST LINE; THENCE ALONG SAID EAST LINE RUN N00°08'05"E, 573.10 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 7; THENCE ALONG THE WEST LINE THEREOF CONTINUE N00°08'05"E, 2,376.97 FEET TO THE WESTERLY RIGHT OF WAY LINE OF FLORIDA'S TURNPIKE FOR THE POINT OF TERMINUS OF SAID LINE.

**FLORIDA PUBLIC SERVICE COMMISSION**

**Authorizes  
Gibson Place Utility, LLC  
Pursuant to  
Certificate Number 677-W**

To provide water service in Sumter and Lake Counties in accordance with the provisions of Chapter 367, Florida Statutes, and the Rule, regulations, and Orders of the Commission in the territory described. This authorization will remain in force and effect until superseded, suspended, cancelled, or revoked by Order of the Commission.

<u>Order Number</u>	<u>Date Issued</u>	<u>Docket Number</u>	<u>Filing Type</u>
PSC-2020-0473-PAA-WS	11/24/2020	20200185-WS	Original Certificate
*	*	20210125-WS	Amendment

**\*Order number and dates to be provided at time of issuance.**

**Authorizes  
Gibson Place Utility, LLC  
Pursuant to  
Certificate Number 577-S**

To provide wastewater service in Sumter and Lake Counties in accordance with the provisions of Chapter 367, Florida Statutes, and the Rule, regulations, and Orders of the Commission in the territory described. This authorization will remain in force and effect until superseded, suspended, cancelled, or revoked by Order of the Commission.

<u>Order Number</u>	<u>Date Issued</u>	<u>Docket Number</u>	<u>Filing Type</u>
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