

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

In re: Application for grandfather certificate to
operate water utility in Columbia County, by
Quail Heights Utilities LLC.

DOCKET NO. 20240124-WU
ORDER NO. PSC-2025-0178-FOF-WU
ISSUED: May 29, 2025

The following Commissioners participated in the disposition of this matter:

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

ORDER GRANTING WATER CERTIFICATE
AND APPROVING RATES AND CHARGES

BY THE COMMISSION:

Background

On May 16, 2024, the Board of County Commissioners of Columbia County (County) adopted Resolution No. 2024R-13 (Resolution), transferring regulation of the privately-owned, for profit water and wastewater utilities in Columbia County to the Florida Public Service Commission (Commission). Effective upon the adoption of the Resolution, all non-exempt water and wastewater systems in Columbia County became subject of the provisions of Chapter 367, Florida Statutes (F.S.). By Order No. PSC-2024-0222-FOF-WS, we acknowledged the Resolution.¹

Pursuant to Section 367.171(2)(b), F.S., each utility engaged in the operation or construction of a system shall be entitled to receive a certificate for the area served by such utility on the day the chapter becomes applicable to the utility. On August 16, 2024, Quail Heights Utilities LLC (Quail Heights or Utility) filed an application for a certificate under grandfather rights to provide water service in Columbia County pursuant to Section 367.171(2), F.S., and Rule 25-30.035, Florida Administrative Code (F.A.C.). Quail Heights' application was found to be deficient, and staff sent a deficiency letter to the Utility on August 29, 2024. On October 9, 2024, Quail Heights requested an extension to respond which was granted. A second deficiency letter was sent to the Utility on January 9, 2025, and the deficiencies were cured on February 7, 2025.

¹ Order No. PSC-2024-0222-FOF-WS, issued July 1, 2024, in Docket No: 20240089-WS, *In re: Resolution of the Board of County Commissioners of Columbia County declaring Columbia County subject of the provisions of Sections 367, F.S.*

Quail Heights provides water service to 44 residential and one general service customers in Lake City at the Quail Heights Country Club. The community consists of a clubhouse, 41 single family homes, 2 duplexes, and 1 multi-family home. Wastewater service is provided by The City of Lake City. The Utility's service area is located in the Suwanee River Water Management District. This order addresses the application for a grandfather water certificate and rates and charges. We have jurisdiction pursuant to Section 367.171, F.S.

Grandfather Application

The Utility's application for a certificate under grandfather rights to provide water service in Columbia County is in compliance with Section 367.171(2)(b), F.S., and Rule 25-30.035, F.A.C. The application contains a warranty deed as proof of ownership of the land on which the Utility's facilities are located, an accurate territory description, and adequate service territory and system maps as required by Rule No. 25-30.035, F.A.C. The territory description is provided in Attachment A to this order.

As stated above, Quail Heights serves approximately 44 residential and one general service customers. The Utility does not currently have any outstanding citations, violations, or consent orders on file with the Florida Department of Environmental Protection.

The Utility is aware of its obligation to submit its 2024 Annual Report pursuant to Rule 25-30.110, F.A.C., and is also aware of its obligation to pay regulatory assessment fees pursuant to Rule 25-30.120, F.A.C. In addition, the Utility is aware that it must maintain its books and records according to the National Association of Regulatory Utility Commissioners' Uniform System of Accounts.

Based on the above, we hereby grant Quail Heights Certificate No. 692-W to serve the territory described in Attachment A. This order shall serve as Quail Heights' certificate and shall be retained by the Utility.

Rates and Charges

The Utility's current monthly water rates were established prior to the current ownership, and the monthly water rates consist of a single flat rate and no gallonage charge. Therefore, the Utility's monthly rates that were in effect when Columbia County transferred jurisdiction to this Commission, shown on Schedule No. 1, shall be approved. The rates shall be effective for services rendered on or after the stamped approval date on the tariff pursuant to Rule 25-30.475, F.A.C. The Utility shall be required to charge the approved rates until authorized to change them by this Commission in a subsequent proceeding.

Based on the foregoing, it is

ORDERED by the Florida Public Service Commission that Quail Heights Utilities LLC is hereby granted Certificate No. 692-W, effective May 16, 2024, to serve the territory described in Attachment A and shall retain this order as its certificate. It is further

ORDERED that Quail Heights Utilities LLC shall file its annual report for 2024 pursuant to Rule 25-30.11, F.A.C., and remit to the Commission regulatory assessment fees effective May 16, 2024, pursuant to Rule 25-30.120, F.A.C. Further, the Utility shall maintain its books and records according to the National Association of Regulatory Commissioners' Uniform System of Accounts. It is further

ORDERED that the rates and charges shown on Schedule No. 1 are hereby approved and Quail Heights Utilities LLC shall be required to charge these approved rates and charges until authorized to change them by this Commission in a subsequent proceeding. It is further

ORDERED that the rates shall be effective for services rendered on or after the stamped approval dates on the tariff sheets pursuant to Rule 25-30.475, F.A.C. It is further

ORDERED that this docket shall be closed.

By ORDER of the Florida Public Service Commission this 29th day of May, 2025.



ADAM J. 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.

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 Section 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 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 9.1 10, Florida Rules of Appellate Procedure. The notice of appeal must be in the form specified in Rule 9.900(a), Florida Rules of Appellate Procedure.

DESCRIPTION OF TERRITORY SERVED

Quail Heights Utilities LLC

Parcel 1:

Begin at the SE corner of the NW 1/4 of the NW 1/4 of Section 12, Township 4 South, Range 16 East, Columbia County, Florida, and thence S 87° 08' 52" W , along the South line of said NW 1/4 of the NW 1/4 a distance of 1030.64 feet; thence N 01° 43' 26" W, 255.19 feet; thence N 36° 35' 08" E, 161 .30 feet; thence N 80° 44' 01" E, 259.87 feet; thence S 71° 23' 2" E, 469.42 feet; thence S 89° 06' 21" E, 115.36 feet; thence N 42° 33 '44" E, 83.45 feet; thence N 88° 16' 34" E, 59.13 feet to the East line of said NW 1/4 of the NW 1/4; thence S 01° 43' 26" E. along said East line, 286.91 feet to the Point of Beginning. Columbia County, Florida.

Parcel 2:

The West 40 acres of the S 1/2 of the NW 1/4 lying East of Interstate highway No. 75 in Section 12, Township 4 South, Range 16 East, Columbia County, Florida, being more particularly described as follows:

Begin at the NW corner of the SW 1/4 of the NW 1/4 of said Section 12 and run thence N 87° 05' 54" E, along the North line of the SW 1/4 of the NW 1/4 of said Section 12, a distance of 1282.45 feet to the NE corner of said SW 1/4 of the NW 1/4 of Section 12; thence continue N 87°05'54" E, along the North line of the SE 1/4 of the NW 1/4 of said Section 12, a distance of 77.90 feet; thence S 01° 46' 24" E, 1336.09 feet to a point on the South line of the SE 1/4 of the NW 1/4 of said Section 12; thence S 87° 32' 23" W. along the said South line of the SE 1/4 of the NW 1/4 of Section 12, a distance of 77 .89 feet to the SE corner of the SW 1/4 of the NW 1/4 of said Section 12; thence continue S 87° 32' 23" W. along the South line of the SW 1/4 of the NW 1/4 of said Section 12, a distance of 1049.00 feet to its intersection with the Northeasterly right-of-way line of Interstate Highway No. 75; thence N 24° 52' 36" W, along said Northeasterly right-of-way line of Interstate Highway No. 75, a distance of 573.07 feet to its intersection with the West line of the SW 1/4 of the NW 1/4 of said Section 12; thence N 02° 22' 45" W, along said West line of the SW 1/4 of the NW 1/4 of Section 12, a distance of 795.75 feet to the Point of Beginning, Columbia County, Florida.

Parcel 3:

Part of the NE 1/4 of the SW 1/4 and part of the SE 1/4 of the NW 1/4 of Section 1, Township 4 South, Range 16 East. Columbia County, Florida, more particularly described as follows:
Commence at the NW corner of the NE 1/4 of the SW 1/4 of said Section 1 and thence S 01°58'02" E, 179.61 feet to a concrete monument on the Southeasterly right-of-way line of Troy

Road and the Point of Beginning; thence N 47° 52' 53" E, along said right-of-way line, 1343.88 feet to a concrete monument marking the Southwesterly corner of lands described in Official Records Book 924, page 1374 of the Official Records of Columbia County, Florida; thence S 49° 19' 00" E, along the Southwesterly line of said lands. 105.03 feet to a concrete monument marking the Southeasterly line of said lands; thence N 40° 16' 10" E, along the Southeasterly line of said lands, as monumented, a distance of 46.06 feet to the North right-of-way line of a proposed road, said point being on a curve concave to the North and having a radius of 1105.92 feet and a central angle of 08° 22' 39" and being subtended by a chord having a bearing of S 70° 21' 19" E, and a chord length of 161.56 feet; thence easterly along the arc of said curve an arc distance of 161.70 feet to a point on the East line of the SE 1/4 of the NW 1/4 or said Section 1; thence S 02° 01' 25" E, along said East line a distance of 584.62 feet to the NE corner of the aforementioned NE 1/4 of the SW 1/4; thence S 02° 01' 25" E, along the East line of said NE 1/4 of the SW 1/4 a distance of 221.82 feet to its intersection with the Westerly monumented line of Quail Heights, a subdivision as per plat thereof recorded in Plat Book 3, page 104 of the Public Records of Columbia County, Florida; thence S 02° 14' 31" W, along said Westerly line, a distance of 176.36 feet to a concrete monument marking the SW corner of Block 2 of said Subdivision; thence N 06° 51' 16" W, 231.99 feet; thence S 89° 37' 31" W, 244.87 feet; thence N 13° 31' 17" W, 345.72 feet; thence N 04° 37' 36" E, 49.57 feet; thence N 18° 58' 33" W, 87.43 feet; thence N 67° 20' 46" W, 79.24 feet; thence S 76° 56' 47" W, 57.65 feet; thence S 48° 42' 30" W, 119.55 feet; thence S 73° 17' 12" W, 117.55 feet; thence S 03° 57' 09" E, 215.41 feet; thence S 74° 14' 43" W, 34.58 feet; thence N 80° 39' 33" W, 59.35 feet; thence S 34° 34' 44" W, 84.51 feet; thence N 69° 05' 04" W, 47.02 feet; thence S 85° 32' 45" W, 79.93 feet; thence S 48° 55' 38" W, 87.29 feet; thence S 24° 26' 53" W, 52.95 feet; thence S 57° 56' 59" W, 129.10 feet; thence S 16° 43' 12" E, 135.48 feet; thence S 36° 27' 21" W, 98.17 feet; thence S 19° 19' 11" W, 105.40 feet; thence N 57° 56' 54" W, 97.68 feet; thence N 01° 36' 01" E, 275.38 feet to the Point of Beginning, Columbia County, Florida.

Less and Except the Following Described Parcel:

Commence at the Point of intersection of the East line of the SE 1/4 of the NW 1/4 of Section 1, Township 4 South, Range 16 East, Columbia County, Florida and the Northwesterly right-of-way line of Old Troy Road and run S 02° 11' 15" E along said East line a distance of 65.81 feet to the Southeasterly right-of-way line of Old Troy Road; thence continue S 02° 11' 15" E, along said East line 322.68 feet to a point on the arc of a curve concave to the Northeast having a radius of 1105.92 feet and a total central angle of 36° 54' 50", also being the Point of Beginning; thence continue S 02° 11' 15" E, still along said East line 83.70 feet to a point on the arc of a curve concave to the Northeast having a radius of 1185.92 feet and a total central angle of 36° 54' 50"; thence run Northwesterly along arc of said curve 320.56 feet through a central angle of 15° 29' 15"; thence run S 84° 03' 47" W, a distance of 40.28 feet to the Southeasterly right-of-way line of Old Troy Road; thence run N 47° 43' 36" E, along said Southeasterly right-of-way line 89.37 feet; thence run S 49° 25' 19" E, a distance of 104.92 feet; thence run N 48° 07' 32" E,

a distance of 46.19 feet to a point on the arc of a curve concave to the Northeast having a radius of 1105.92 feet and total central angle of 36° 54' 50"; thence run Southeasterly along arc of said curve 162.56 feet through a central angle of 8° 25' 19" to the Point of Beginning. Columbia County, Florida.

BeParcel 4:

Part of the West half of Section 1 and part of the SE 1/4 of Section 2 and part of the NE 1/4 of the NE 1/4 of Section 11 and part of the NW 1/4 of the NW 1/4 of Section 12, all being in Township 4 South , Range 16 East. Columbia County. Florida, and being more particularly described as follows:

Commence at the NW corner of the SW 1/4 of said Section 1; thence S 02° 55' 51" E, along the West line of said Section 1, a distance of 438.28 feet to its intersection with the Southeasterly right-of-way line of State Road 247 and the Point of Beginning; thence S 40°35'52" W, along said right-of-way line 962.60 feet to a bend in said line: thence S 26° 37' 15" W, still along said line. 103.08 feet to a bend in said right-of-way line; thence S 40° 39' 26" W, still along said line, 768.73 feet to the intersection of the Southeasterly right-of-way line of State Road 247 and the Easterly right-of-way line of Interstate 75: thence S 24° 51' 03" E, along said Easterly line of Interstate 75, a distance of 977.63 feet to its intersection with the South line of said Section 2; thence continue S 24° 51' 03" E along said East right-of-way line, 1440.53 feet to its intersection with the South line of the said NE 1/4 of the NE 1/4 of Section 11; thence N 87° 53' 36" E, along said South line, 329.07 feet to the SW corner of the NW 1/4 of the NW 1/4 of said Section 12; thence N 87° 08' 52" E, along the South line of said NW 1/4 of the NW 1/4 a distance of 251 .52 feet; thence N 01°43'26" W. 255.19 feet; thence N 36° 35' 08" E, 161.30 feet; thence N 80° 44' 01" E, 259.87 feet; thence S 71° 23' 22", 469.42 feet; thence S 89 °06' 21" E, 115.38 feet. thence N 42° 33' 44" E, 83.45 feet; thence N 88° 16' 34" E. 59.13 feet to a point on the East line of said NW 1/4 of the NW 1/4 of Section 12; thence N 01° 43' 26" W, 1047.33 feet to the NE corner of said NW 1/4 of the NW 1/4; thence N 02° 31 '09" W, 335.16 feet to the SW corner of the North 3/4 of the SE 1/4 of the SW 1/4 of said Section 1; thence N 86° 51' 31" E, along the South line of said North 3/4 a distance of 1299.79 feet to the SE corner of said North 3/4; thence N 02° 01' 25" W, along the East line of the West half of said Section 1, a distance of 1621 .53 feet to a point on the monumented South line of "Quail heights", a Subdivision as recorded in Plat Book 3, page 104 of the Public Records of Columbia County, Florida; thence S 88° 38' 38" W, along said South line, 35.44 feet to the SW corner of said "Quail Heights" as monumented; thence N 02° 14' 31" E, along said West line, 300 04 feet; thence N 06°51 '16" W, now departing from said West line, 231.99 feet; thence S 89° 37' 31" W, 244.87 feet; thence N 13°31 '17" W, 345.72 feet; thence N 04° 37' 36" E, 49.57 feet; thence N 18° 58' 33" W , 87.43 feet; thence N 67° 20' 46" W, 79.24 feet: thence S 76° 56' 47" W , 57.65 feet; thence S 48°42'38" W , 119.55 feet; thence S 73° 17' 32" W, 117 .55 feet; thence S 03°57'09" E, 215.41 feet; thence S 74°14'43" W, 34.58 feet; thence N 80° 39' 33" W , 59.35 feet; thence S 34° 34' 44" W, 84.51 feet; thence N 89°05'04" W,

47.02 feet; thence S 85° 32' 45" W, 79.93 feet; thence S 48° 55' 38" W, 87.29 feet; thence S 24° 28' 53" W, 52.95 feet; thence S 57° 56' 59" W, 129.10 feet; thence S 16° 43' 12" E, 135.48 feet; thence S 36° 27' 21" W, 98.17 feet; thence S 19° 19' 11" W, 105.40 feet; thence N 57° 56' 54" W, 97.68 feet; thence N 01° 36' 01" E, 275.38 feet; thence N 01° 58' 02" W, 179.61 feet to the NE corner of the NW 1/4 of the SW 1/4 of said Section 1; thence S 87° 53' 22" W, along the North line of said NW 1/4 of the SW 1/4 a distance of 936.25 feet to a point on the aforementioned Southeasterly line of State Road 24 7; thence S 40° 35' 52" W, along said right-of-way line, 525.82 feet; thence S 04° 23' 35" E, 408.57 feet to the NW corner of lands described in Official Records Book (ORB) 755, page 1165 of the Official Records of Columbia County, Florida; thence N 62° 43' 52" E, along said line, 258.09 feet; thence N 49° 54' 41" E, 104.11 feet to a point on the West right-of-way line of Quail Heights Boulevard, a 50 foot wide private road right-of-way as presently established; thence S 41° 53' 08" E, along said right-of-way line, 472.19 feet; thence S 48° 07' 27" W, now departing from said R/W, 124.84 feet; thence S 09° 06' 45" W, 186.84 feet; thence S 09° 00' 02" W, 51.73 feet; thence S 03° 18' 07" E, 176.07 feet; thence S 89° 37' 04" W, 101.43 feet; thence S 25° 14' 44" W 575.05 feet to a point on the Easterly extension of the South line of "10th Fairway Villas" as per Plat thereof recorded in Plat Book 5, pages 42 and 42-A of the Public Records of Columbia County, Florida; thence S 84° 28' 35" W, 155.42 feet to a point of the West line of the aforementioned SW 1/4 of Section 1; thence N 02° 55' 51" W, along said West line, 1552.80 feet to the Point of Beginning, Columbia County, Florida.

Less and Except"

"Covey Court", a Subdivision as per plat thereof recorded in Plat Book 6, pages 168 and 169 of the Public Records of Columbia County, Florida.

Also less and except:

Part of the SW 1/4 of the SW 1/4 of Section 1, Township 4 South, Range 16 East, Columbia County, Florida, more particularly described as follows: Commence at the NW corner of the SW 1/4 of said Section 1; thence S 02° 58' 37" E, along the West line of said Section 1, a distance of 1353.03 feet to the NW corner of the SW 1/4 of the SW 1/4 of said Section 1; thence N 87° 19' 30" E, along the North line of said SW 1/4 of the SW 1/4 a distance of 771.80 feet to the Point of Beginning; thence S 06° 40' 32" W, 256.19 feet; thence S 12° 21' 50" W, 101.70 feet; thence S 14° 14' 41" W, 696.62 feet; thence S 08° 55' 52" E, 58.68 feet; thence S 58° 40' 45" E, 143.22 feet; thence N 14° 14' 41" E, along the West right-of-way line of Quail Heights Boulevard, 808.00 feet; thence N 24° 45' 32" E, still along said right-of-way 24.08 feet to the point of curve of a curve to the left having a radius of 100.00 feet and a central angle of 38° 53' 14" thence along the arc of said curve an arc distance of 67.87 feet to the point of tangency of said curve; thence N 14° 07' 42" W, still along said right-of-way line, 301.56 feet to a point on the aforementioned North line of said SW 1/4 of the SW 1/4, thence S 87° 19' 30" W, along said

North line, 50.00 feet to the Point of Beginning. The above described lands comprise Lots 1 through 8 of an unrecorded subdivision.

Also less and except:

Commence at the Northwest corner of the SW 1/4 of Section 1, Township 4 South, Range 16 East, Columbia County, Florida, and run S 2° 58' 37" E, along the West line of said Section 1, a distance of 1353.03 feet to the Northwest corner of the SW 1/4 of the SW 1/4, Section 1; thence N 87° 19' 30" E, along the North line of said SW 1/4 of the SW 1/4 (South line of NW 1/4 of SW 114) a distance of 872.82 feet to the East line of Quail Heights Boulevard and the Point of Beginning; thence S 14° 07' 42" E, along said East line of Quail Heights Boulevard 291.43 feet to the point of curve of a curve concave to the right having a radius of 150.00 feet and a total central angle of 38° 53' 14"; thence Southwesterly along the arc of said curve, still along said East line, Quail Heights Boulevard a distance of 101.81 feet to the point of tangency of said curve; thence S 24° 45' 32" W, along said East line, Quail Heights Boulevard 19.51 feet; thence S 14° 14' 41" W, still along said East line, Quail Heights Boulevard 832.49 feet: thence S 65° 14' 28" E, 50.18 feet; thence N 51° 15' 01" E, 163.06 feet: thence N 14° 14' 41" E, 48.39 feet; thence N 40° 55' 24" E, 99.85 feet; thence N 00° 23' 56" E, 230.00 feet; thence N 49° 20' 01" E, 131.92 feet; thence N 00° 29' 39" W, 493.40 feet; thence N 29° 42' 15" W, 51.49 feet; thence N 14° 45' 39" W, 136.90 feet; thence N 42° 01' 18" W, 75.00 feet; thence N 75° 55' 13" W, 105.12 feet to a point of the aforementioned East right-of-way line; thence S 14° 07' 42" E, 66.49 feet to the Point of Beginning. The above described lands comprise Lots 1 through 9 of an unrecorded subdivision.

Also less and except:

Begin at the Southeast corner of Lot 9, as shown on the plat of 10th Fairway Villas, a subdivision as described and recorded in Plat Book 5 at pages 42 and 42A of the Public Records of Columbia County, Florida; thence S 25° 14' 11" W, along the Southerly prolongation of the East line of said Lot 9, 56.10 feet; thence N 65° 02' 35" W, 94.97 feet to the South line of said Lot 9; thence N 84° 30' 38" E, along said South line, 110.53 feet to the Point of Beginning.

Also less and except:

Commence at the Southeast corner of Lot 9, as shown on the Plat of 10th Fairway Villas, a subdivision as described and recorded in Plat Book 5 at pages 42 and 42A of the Public Records of Columbia County, Florida; thence S 25° 14' 11" W, along the Southerly prolongation of the East line of said Lot 9, 56.10 feet to the Point of beginning; thence continue S 25° 14' 11" W, along said Southerly prolongation 63.15 feet; thence S 84° 30' 38" W, parallel with the South line of said Lot 9, 88.07 feet to the West line of Section 1, Township 4 South, Range 16 East; thence N 02° 58' 37" W, along said West line, 102.56 feet to the Southwest corner of said Lot 9; thence N

84° 30' 38" E. along the South line of said Lot 9, 34.03 feet; thence S 65° 02' 35" E, 94.97 feet to the Point of Beginning.

Also less and except:

Commence at the Northwest corner of the NW 1/4 of the SW 1/4 of Section 1, Township 4 South, Range 16 East, Columbia County, Florida, and run S 02°43'04" E, along the West line of said Section 1 a distance of 439.67 feet to a point on the Southeasterly right-of-way line of State Road No. 247 (Branford Highway), said point also being the Point of Beginning; thence N 40° 33' 35" E, along said Southeasterly right-of-way line of State Road No. 247 (Branford Highway) a distance of 66.36 feet; thence S 02° 40' 50" E, a distance of 386.30 feet; thence S 02° 35' 21" E. a distance of 218.20 feet to a point of curve of a curve to the northeast having a radius of 43.18 feet and a central angle of 64°46'45"; thence Southeasterly along the arc of said curve a distance of 48.82 feet; thence S 66° 44' 54" E, a distance of 248.69 feet; thence S 68° 58' 07" E, a distance of 326.16 feet to the point of curve of a curve concave to the North having a radius of 350.00 feet and a central angle of 37° 27' 23"; thence Southeasterly along the arc of said curve a distance of 228.81 feet to the point of tangency of said curve; thence N 73° 34' 31" E, a distance of 50.01 feet to the Easterly right-of-way line of Quail Heights Terrace (a private road); thence S 14° 05' 47" E, along said Easterly right-of-way line a distance of 363.55 feet to the point of curve of a curve concave to the West having a radius of 150.00 feet and a central angle of 38°53' 19"; thence Southwesterly along the arc of said curve being also said Easterly right-of-way line of Quail Heights Terrace (a private road) a distance of 101.81 feet to the point of tangency of said curve; thence S 24° 47' 25" W, still along said Easterly right-of-way line a distance of 19.51 feet; thence S 14° 16' 34" W, still along said Easterly right-of-way line a distance of 803.66 feet; thence N 75° 43' 26" W, a distance of 49.84 feet to the Westerly right-of-way line of Quail Heights Terrace (a private road); thence N 14° 16' 34" E, along said Westerly right-of-way line a distance of 808.00 feet: thence N 24° 47' 25" E, still along said Westerly right-of-way line a distance of 24.08 feet to the point of curve of a curve concave to the Northwest having a radius of 100.00 feet and a central angle of 38°53' 12"; thence Northwesterly along the arc of said curve being also said Westerly right-of-way line a distance of 67.87 feet to the point of tangency of said curve; thence N 14° 05' 47" W, still along said Westerly right-of-way line a distance of 301.85 feet; thence S 87°18'41" W, a distance of 99.29 feet to the point of curve of a curve concave to the north having a radius of 400.00 feet and a central angle of 23° 47' 17"; thence Northwesterly along the arc of said curve a distance of 166.07 feet to the point of tangency of said curve: thence N 68° 54' 02" W, a distance of 322.15 feet to the Northeast corner of "10th Fairway Villas", a subdivision recorded in Public Records of Columbia County, Florida: thence N 66° 39' 37" W , along the North line of said "10th Fairway Villas" a distance of 296.55 feet to a point on the West line of Section 1; thence continue N 66° 39' 37" W, a distance of 6.00 feet: thence N 02° 35' 21" W, a distance of 282.07 feet; thence N 02° 40' 50" W, a distance of 333. 13 feet to a point on the Southeasterly right-of-way line of State Road No. 247 (Branford Highway);

thence N 40° 33' 35" E. along said Southeasterly right-of-way line of State Road No. 247 (Branford Highway) a distance of 6.63 feet to the Point of Beginning.

Parcel 5:

Commence at the Northeast corner of the SE 1/4 of the NE 1/4 of Section 11, Township 4 South, Range 16 East, Columbia County, Florida and run S 2° 26' E along the East line of said SE 1/4 of NE 1/4 800.37 feet to the Easterly right-of-way line of State Road No. 93 (1-75); run thence N 24° 50' W, along said right-of-way line 865.07 feet to the North line of said SE 1/4 of NE 1/4; run thence N 87° 28' E along said line 329.65 feet to the Point of Beginning, excluding lateral ditch, Columbia County, Florida.

The N 3/4 OF SE 1/4 OF SW 1/4 & NE 1/4 of SW 1/4 Lying S & E of Troy Rd & SE 1/4 OF NW 1/4 S & E OF Troy Rd & SW 1/4 of SW 1/4 & NW 1/4 of SW 1/4, EX 10TH Fairway Villas S/D & EX 1.37 AC for private RD & EX 6.26 AC DESC ORB 736-668, EX various lots deeded out & EX approx 6.74 AC DESC in ORB 816-1696 A portion of this parcel AKA Lot 8 B 2 Quail Heights Parks S/D unit 1 UN REC EX 3.17 AC for CO RD DESC ORB 1032-2366 & ORB 1124-1542, CT 1270-2749, WO 1315-2049, NW 1/4 of NW 1/4 ORB 404-334, 404-340,993-1300, 1124-1542 CT 1270-2749 & E 1/4 OF NE 1/4 lying E of 1-75 Section 11-45-16 & Beg NE COR of SE 1/4 OF NE 1/4 of Section 11-45-16, run S 800.37 FT, NW along RD R/W 865.07 FT to N line of SE 1/4 of NE 1/4, E 329.65 FT to POB. WD 1315-2049,

FLORIDA PUBLIC SERVICE COMMISSION

authorizes
Quail Heights Utilities LLC
pursuant to
Certificate Number 692-W

to provide water service in Columbia 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>
PSC-2025-0178-FOF-WU	05/29/2025	20240124-WU	Grandfather Certificate

ORDER NO. PSC-2025-0178-FOF-WU

DOCKET NO. 20240124-WU

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Schedule No.1

**Quail Heights Utilities LLC
Existing Monthly Water Rates**

Residential and General Service

Flat Rate

\$15.00