



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**

A parcel of land being a portion of Sections 5, 6, 7, 8, 17 and 18, Township 28 South, Range 28 East, Polk County, Florida, being more particularly described as follows:

Begin at the East  $\frac{1}{4}$  corner of Section 6, Township 28 South, Range 28 East, Polk County, Florida; thence N00°12'32"W, along the West line of Section 5, Township 28 South, Range 28 East, Polk County, Florida, a distance of 659.16 feet; thence departing said West line, run N89°36'57"E, a distance of 1,714.43 feet to a point on the Westerly Meandering line of Lake Marion; thence the following twelve (12) courses and distances along said Westerly line: thence S26°12'13"W, a distance of 738.08 feet; thence N89°39'08"E, a distance of 68.89 feet; thence S31°14'22"W, a distance of 363.56 feet; thence S06°10'27"W, a distance of 362.41 feet; thence S23°46'45"E, a distance of 277.86 feet; thence S07°13'21"E, a distance of 406.55 feet; thence S17°20'02"E, a distance of 229.68 feet; thence S17°34'19"E, a distance of 229.98 feet; thence S08°55'18"E, a distance of 222.01 feet; thence S07°38'32"E, a distance of 221.30 feet; thence S07°09'37"W, a distance of 221.19 feet; thence S08°57'04"W, a distance of 220.17 feet; thence S89°38'35"W, along said South line, a distance of 560.36 feet to the West Right of Way line of West Lake Marion Road; thence the following two (2) courses and distances along said West Right of Way line: thence S00°00'54"E, a distance of 25.00 feet; thence S00°04'56"W, a distance of 2,611.15 feet; thence departing said West Right of Way line, run N89°58'12"E, a distance of 74.98 feet to a point on the East Right of Way line of West Lake Marion Road; thence N89°51'42"E, a distance of 279.33 feet; thence S00°03'25"W, a distance of 2,148.34 feet; thence N89°52'19"W, a distance of 273.92 feet to the East Right of Way line of West Lake Marion Road; thence S89°19'40"W, a distance of 80.66 feet to a point on the West Right of Way line of West Lake Marion Road, said point also being a Point on a Non-Tangent Curve, Concave to the Northeast, having a Radius of 612.96 feet and a Central Angle of 58°10'16"; thence run Southeasterly along said West Right of Way line, a distance of 622.32 feet (Chord Bearing = S36°27'13"E, Chord = 595.94 feet) to a Point on a Non-Tangent Curve, Concave to the North, having a Radius of 613.27 feet and a Central Angle of 09°24'43"; thence run Easterly along said West Right of Way line, a distance of 100.74 feet (Chord Bearing = S70°13'35"E, Chord = 100.63 feet) to a Point of Non Tangency, said point also being a point

**ABBREVIATIONS/LEGEND**

SEC.	SECTION	R	RADIUS
TWP.	TOWNSHIP	L	LENGTH
RNG.	RANGE	CB	CHORD BEARING
S.	SOUTH	CD	CHORD DISTANCE
E.	EAST	Δ	CENTRAL ANGLE
O.R.B.	OFFICIAL RECORDS BOOK	PC	POINT OF CURVATURE
PGS.	PAGES	PT	POINT OF TANGENCY
TEMP.	TEMPORARY	NT	NON TANGENT
NO./#	NUMBER	PRC	POINT OF REVERSE CURVE
●	DESCRIPTIVE POINT	PCC	POINT OF COMPOUND CURVE
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER		



SERVICE TERRITORY BOUNDARY

— · — · — · —	RANGE LINE
=====	TOWNSHIP LINE
=====	SECTION LINE
-----	RIGHT OF WAY LINE
-----	APPROXIMATE WATER LINE

**NOTES**

BEARINGS AS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, (NAD 83, 2007 ADJUSTMENT). THIS SURVEYOR HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR RIGHT OF WAYS. THIS SKETCH IS NOT INTENDED TO REPRESENT A BOUNDARY SURVEY. NO CORNERS WERE SET AS A PART OF THIS SKETCH.

REQUESTED BY: GRENELEFE RESORT DEVELOPMENT, LLC

S-L SERVICE AREA

DATE OF SKETCH	7/17/2024	REVISIONS	
SCALE	1" = 1500'/1200'	REVISED	8/7/2024
F.B.	PAGE	REVISED	8/27/2024
SECTIONS	5, 6, 7, 8, 17 & 18	REVISED	1/14/2025
TWP.	28 S., RNG. 28 E.		
JOB NO.	24-048A	SHEET 1 OF 6	

**JOHNSTON'S**  
**SURVEYING INC.**

900 Cross Prairie Parkway, Kissimmee, Florida 34744  
Tel. (407) 847-2179 Fax (407) 847-6140

*R.D.B.*

1/15/2025

RICHARD D. BROWN, P.S.M. #5700 (DATE)

NOTE: NOT VALID WITHOUT RAISED SURVEYOR'S SEAL.

# SKETCH OF DESCRIPTION

NC REAL ESTATE PROJECTS, LLC

d/b/a GRENELEFE UTILITY

## LEGAL DESCRIPTION

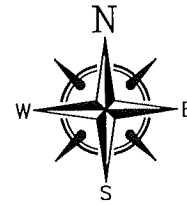
on the East line of the West  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of Section 17, Township 28 South, Range 28 East, Polk County, Florida; thence departing said West Right of Way line, run S01°53'45"E, along said East line, a distance of 2,576.23 feet to a point on the South line of the West  $\frac{1}{2}$  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

LAKE MARION

APPROXIMATE  
WATER LINE  
DEPICTED  
FROM AERIAL

COUNTY ROAD 544  
(LAKE MARION ROAD)  
80.0' PUBLIC RIGHT OF WAY  
PER STATE ROAD MAP  
SECTION 16841-2601,  
MAP BOOK 2, PAGES 29-31

COUNTY ROAD 546  
(KOKOMO ROAD)  
80.0' PUBLIC RIGHT OF WAY  
PER O.R.B. 1695, PAGE 2146

WEST LAKE MARION ROAD  
PUBLIC RIGHT OF WAY VARIES

TOWNSHIP 27 SOUTH,  
RANGE 27 EAST  
POLK COUNTY, FLORIDA

36

31

TOWNSHIP 27 SOUTH,  
RANGE 28 EAST  
POLK COUNTY, FLORIDA

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

1

6

6

5

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

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

1

6

6

5

12

7

7

8

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

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

12

7

7

8

13

18

18

17

**JOHNSTON'S**  
SURVEYING INC.

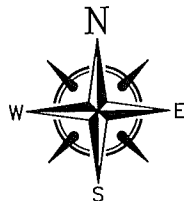
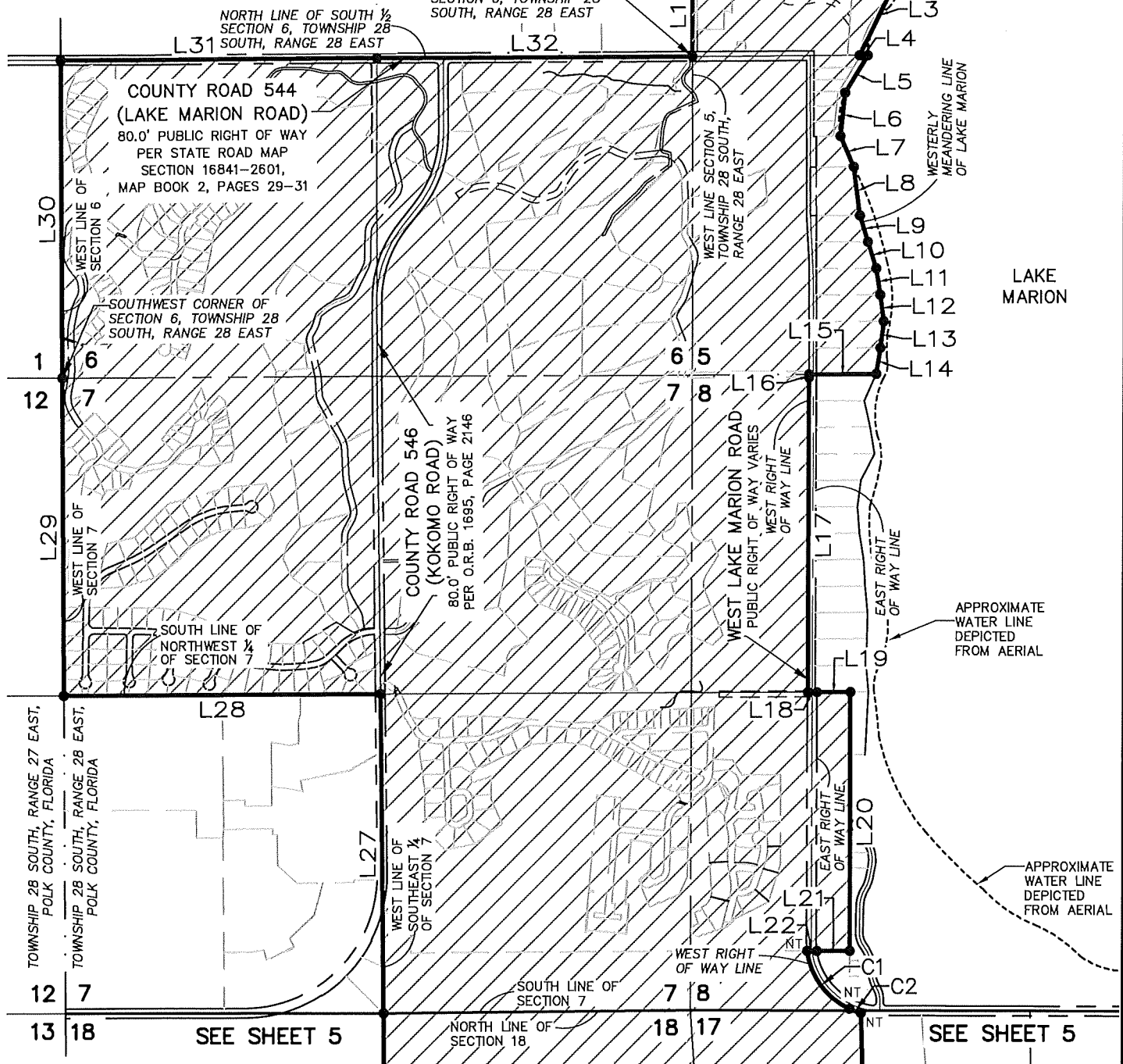
900 Cross Prairie Parkway, Kissimmee, Florida 34744  
Tel. (407) 847-2179 Fax (407) 847-8140

SHEET 3 OF 6

**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



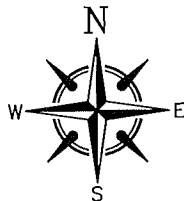
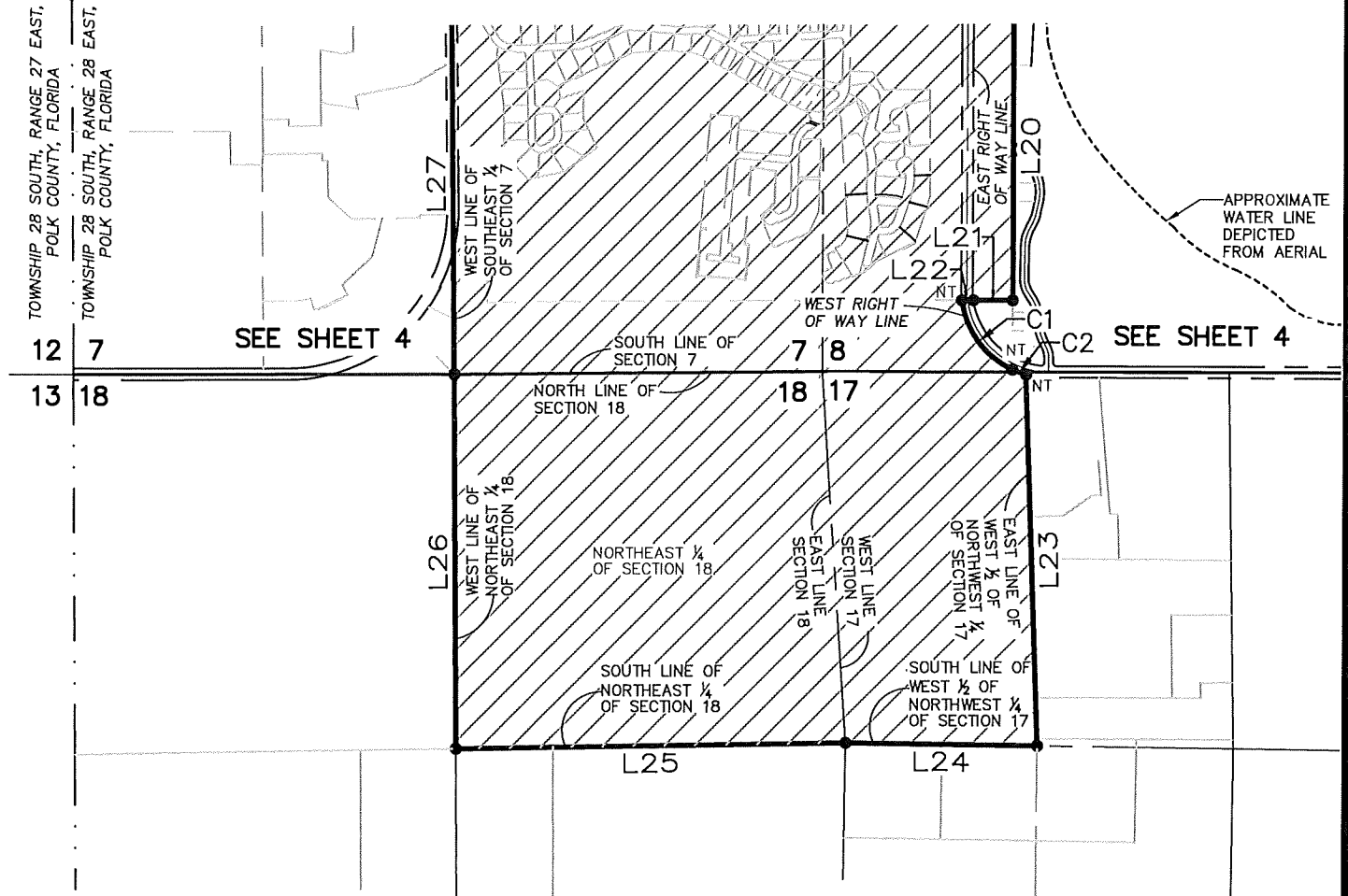
**GRAPHIC SCALE**  
 IN FEET  
 1 INCH = 1200 FEET

**JOHNSTON'S**  
**SURVEYING INC.**  
 900 Cross Prairie Parkway, Kissimmee, Florida 34744  
 Tel. (407) 847-2179 Fax (407) 847-8140  
 SHEET 4 OF 6

# SKETCH OF DESCRIPTION

NC REAL ESTATE PROJECTS, LLC

d/b/a GRENELEFE UTILITY



GRAPHIC SCALE  
IN FEET  
1 INCH = 1200 FEET

**JOHNSTON'S**  
SURVEYING INC.

900 Cross Prairie Parkway, Kissimmee, Florida 34744  
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'