

September 21, 2017

Ms. Melinda Watts  
Office of Commission Clerk  
Florida Public Service Commission  
2540 Shumard Oak Blvd  
Tallahassee, Florida 32399-0850  
[Mwatts@PSC.STATE.FL.US](mailto:Mwatts@PSC.STATE.FL.US)

VIA EMAIL & US MAIL

COMMISSION  
CLERK

2017 SEP 21 AM 9:13

RECEIVED-FPSC

**Re: Docket No. 20170178-WS – Application for original certificates of authorization for existing utility currently charging for water and wastewater service in Polk County, by The Harbor.**

Dear Ms. Watts:

Per your letter dated September 20, 2017, listing the deficiencies on the above referenced application, I am submitting the required information in # 8 Territory map. I believe these maps meet the requirement of Rule 25-30.034(1)(k)3., of Florida Administrative Code. I have also provided the legal description pursuant to Rule 25-30.034(1)(k)1., F.A.C.

**The Harbor Waterfront Resort Territory Information and Map**

The land referred to herein below is situated in the County of Polk, State of Florida, and is described as follows:

TRACT I: Commence at the Northwest corner of Section 28, Township 29 South, Range 29 East, Polk County, Florida, run East along the North boundary of said Section 28 a distance of 2543.93 feet for point of beginning, said point being the Southeast corner of Lot 1 Block G of Tiotie Beach Estates, Unit Number Two as recorded in Plat Book 41, Page 17, Public Records of Polk County, Florida, thence following the Southeasterly boundary of Block G, run North 0°08'15" East 24.46 feet, North 55°11'25" East 245.00 feet and South 89°51'45" East 42.00 feet to the Southeast corner of Lot 6 in said Block G, thence North 0°08'15" East along the East line of said Lot 6 a distance of 131.99 feet to the Northeast corner of said Lot 6, said point being on the South line of Kissimmee Boulevard as shown on the plat of said Tiotie Beach Estates, Unit Number Two, thence South 89°51'45" East along said South line 40 feet, thence South 0°08'15" West 372.00 feet, thence South 89°51'45" East 100.00 feet, thence South 0°08'15" West 90.00 feet, thence South 89°51'45" East 50.00 feet, thence North 0°08'15" East 90.00 feet, thence South 89°51'45" East 475.00 feet, thence South 00°08'15" West 160.81 feet, thence South 80°49'24" West 45.00 feet, thence South 61°22'49" West 28.56 feet, South 0°08'15" West 142.44 feet, thence South 89°51'45" East 215.55 feet to a point on a curve concave Southwesterly having a radius of 35.00 feet, thence Easterly and Southerly along said curve through a central angle 235°27'57" an arc distance of 143.85 feet, said arc having a chord bearing South 40°57'02" East, thence South 8°08'15" West 50.09 feet, thence North 89°51'45" West 25.24 feet, thence North 8°08'15" East 53.46 feet to a point on a curve concave Northeasterly having a radius of 35.00 feet, thence Northwesterly along said curve through a central angle of 40°29'10" an arc distance of 24.73 feet, said arc having a chord bearing North 40°57'02" West, thence North 89°51'45" West 349.16 feet, thence South 0°08'15" West 125.00 feet, thence North 89°51'45" West 908.46 feet to a point on the East line of Lot 2 in Block C of Tiotie Beach Estates, Unit Number Three as recorded in Plat Book 41, Page 20, Public Records of Polk County, Florida, said point being 101.00 feet North of the Southeast corner of Lot 2 in said Block C, thence following the Easterly boundary of said Block C, run North 124.00 feet, North 04°52'17" West 118.25 feet and North 35°00'00" East 375.00 feet to the point of beginning.

TRACT II: The South 22.00 feet of the North 75.84 feet of Section 28, Township 29 South, Range 29 East, Polk County, Florida, lying West of the waters of Lake Rosalie, LESS the West 2826.76 feet thereof. (MARK LANE)

TRACT III: The North 20.0 feet of the South 216.16 feet of Section 21, Township 29 South, Range 29 East, Polk County, Florida, lying West of the waters of Lake Rosalie, LESS the West 2826.74 feet thereof. (OPAL DRIVE)

### **Permitted Exceptions**

1. Grant of Easement recorded in Book 1218, Page 120, of the Public Records of Polk County, Florida.
2. Grant of Easement recorded in Book 1223, Page 595, of the Public Records of Polk County, Florida.
3. Grant of Easement recorded in Book 1223, Page 597, of the Public Records of Polk County, Florida.
4. Grant of Easement recorded in Book 1225, Page 522, of the Public Records of Polk County, Florida.
5. Grant of Easement recorded in Book 1228, Page 826, of the Public Records of Polk County, Florida.
6. Grant of Easement recorded in Book 1234, Page 194, of the Public Records of Polk County, Florida.
7. Grant of Easement recorded in Book 1307, Page 963, of the Public Records of Polk County, Florida.
8. Grant of Easement recorded in Book 1627, Page 215, of the Public Records of Polk County, Florida.
9. Easements made subject to and reserved in Warranty Deed recorded in Book 1862, Page 1403, of the Public Records of Polk County, Florida.
10. Declaration of Covenants, Conditions, Restrictions and Easements, which contains provisions for a private charge or assessments, recorded in Book 1570, Page 615 and amended in Book 8244, Page 502, of the Public Records of Polk County, Florida.
11. Distribution Easement granted to Florida Power Corporation as set forth in instrument recorded in Book 2330, Page 1413, of the Public Records of Polk County, Florida.

12. Road Easement for Ingress and Egress recorded in Book 2735, Page 1669, of the Public Records of Polk County, Florida.
13. Easement granted to South Florida Water Management District in Book 8410, Page 1125, of the Public Records of Polk County, Florida.

It is located on a 13.34-acre site at 11001 and 10511 Monroe Court in Lake Wales, Polk County, Florida. The assessor's parcel numbers are: 29-29-21-000000-024080, 29-29-21-000000-024250, 29-29-21-000000-024520, 29-29-28-000000-013350, 29-29-28-000000-013390 and 29-29-28-000000-013420.

The legal description of the subject property is as follows:

**Parcel 212929-000000-024080**

BEG 2543.93 FT E OF SW COR SEC RUN N 24.46 FT N 55 DEG 11 MIN 25 SEC E 245 FT E 42 FT N 131.99 FT E 40 FT S TO SEC LINE W TO POB LESS BEG SW COR OF SEC RUN E 2543.93 FT RUN N 24.46 FT N 55 DEG 03 MIN 20 SEC E 44.34 FT TO POB RUN S 34 DEG 56 MIN 40 SEC E 60 FT N 55 DEG 03 MIN 20 SEC E 100 FT N 34 DEG 56 MIN 40 SEC W 60 FT S 55 DEG 03 MIN 20 SEC W TO POB

**Parcel 212929-000000-024250**

N 20 FT OF S 216.16 FT OF SEC LYING W OF LK ROSALIE LESS W 2826.74 FT BEING TRACT III OF UNREC SURVEY & LESS THAT PART LYING WITHIN FOLLOWING DESC BEG SW COR OF SEC 21 RUN E 3333.99 FT N 496.16 FT TO POB RUN S 200 FT W 57.25 FT S 80 FT E 434 FT S 20 FT S 15 DEG 31 MIN 45 SEC E 104.31 FT TO N R/W OF CANAL E ALONG R/W TO WATERS OF LAKE ROSALIE NLY ALONG WATERS TO PT 485 FT E OF POB W 485 FT M/L TO POB

**Parcel 282929-000000-024520**

BEG SW COR OF SEC RUN E 2543.98 FT RUN N 24.46 FT N 55 DEG 03 MIN 20 SEC E 44.34 FT TO POB RUN S 34 DEG 56 MIN 40 SEC E 60 FT N 55 DEG 03 MIN 20 SEC E 100 FT N 34 DEG 56 MIN 40 SEC W 60 FT S 55 DEG 03 MIN 20 SEC W TO POB

**Parcel 282929-000000-013350**

BEG 2543.93 FT E OF NW COR OF SEC RUN S 35 DEG W 375 FT S 04 DEG 52 MIN E 118.25 FT S 124 FT E 908.46 FT N 125 FT E 349.16 FT SELY ALONG CURVE 24.73 FT S 08 DEG 08 MIN 15 SEC W 53.46 FT E 25.24 FT N 08 DEG 08 MIN 15 SEC E 50.09 FT NLY & WLY ALONG CURVE 143.85 FT W 215.55 FT N 142.44 FT N 61 DEG 22 MIN 49 SEC E 28.56 FT N 80 DEG 49 MIN 24 SEC E 45.06 FT N 160.81 FT W 475 FT S 90 FT W 50 FT N 90 FT W 100 FT N TO SEC LINE W TO POB LESS COM 2543.93 FT E OF NW COR OF SEC RUN S 35 DEG

**Parcel 282929-000000-013390**

S 22 FT OF N 75.84 FT OF SEC LYING W OF LAKE ROSALIE LESS W 2826.76 FT BEING TRACT II OF UNREC SURVEY

**Parcel 282929-000000-013420**

COM 2543.93 FT E OF NW COR OF SEC RUN S 35 DEG W 375 FT S 04 DEG 52 MIN E 118.25 FT S 124 FT

E 908.46 FT N 320 FT W 50 FT TO POB W 75 FT N 60 FT E 75 FT S 60 FT TO POB

COM 2543.93 FT E OF NW COR OF SEC RUN S 35 DEG W 375 FT S 04 DEG 52 MIN E 118.25 FT S 124 FT

E 908.46 FT N 320 FT W 50 FT TO POB W 75 FT N 60 FT E 75 FT S 60 FT TO POB

Should you have any questions in regards to any of the information provided in this letter, please contact me at (727) 359-6881 or email me at [kimw@coastalincomeproperties.com](mailto:kimw@coastalincomeproperties.com).

Sincerely,

*Kimberly Whitt*

Kimberly Whitt  
Executive Assistant  
**Coastal Income Properties-The Harbor, LLC**



## Property Description

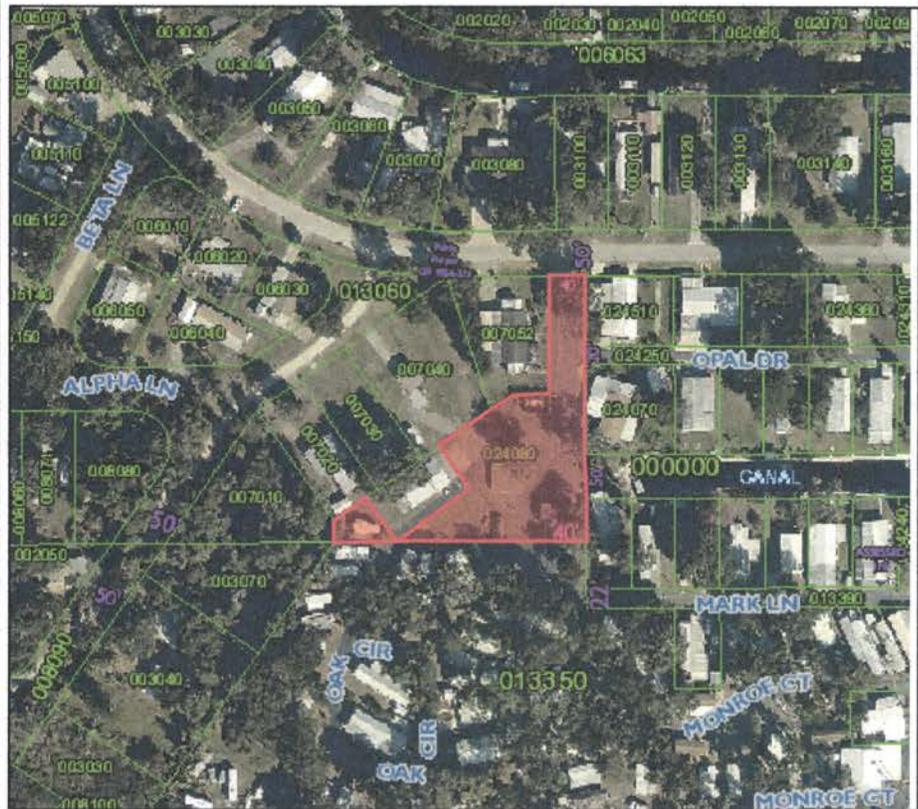
**Parcel ID:** 29292100000024080  
**Owner1:** COASTAL INCOME PROPERTIES  
THE HARBOR  
**Location**  
**Address:** 10511 MONROE CT  
**City/St/Zip:** LAKE WALES FL 33898-6914

### MAP DISCLAIMER:

All maps are worksheets used for illustrative purposes only, they are not surveys. The Polk County Property Appraiser assumes no responsibility for errors in the information and does not guarantee the data is free from error or inaccuracy. The information is provided "as is."

### PROPERTY DESC DISCLAIMER:

This property description is a condensed version of the original legal description recorded in the public records. It does not include the section, township, range, or the county where the property is located. The property description should not be used when conveying property. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation.



### Property Description:

BEG 2543.93 FT E OF SW COR SEC RUN N 24.46 FT N 55 DEG 11 MIN 25 SEC E 245 FT E 42 FT N 131.99 FT E 40 FT S TO SEC LINE W TO POB LESS BEG SW COR OF SEC RUN E 2543.93 FT RUN N 24.46 FT N 55 DEG 03 MIN 20 SEC E 44.34 FT TO POB RUN S 34 DEG 56 MIN 40 SEC E 60 FT N 55 DEG 03 MIN 20 SEC E 100 FT N 34 DEG 56 MIN 40 SEC W 60 FT S 55 DEG 03 MIN 20 SEC W TO POB



## Property Description

**Parcel ID:** 292921000000024520  
**Owner1:** COASTAL INCOME PROPERTIES  
THE HARBOR  
**Location**  
**Address:** 11001 MONROE CT  
**City/St/Zip:** LAKE WALES FL 33898

### MAP DISCLAIMER:

All maps are worksheets used for illustrative purposes only, they are not surveys. The Polk County Property Appraiser assumes no responsibility for errors in the information and does not guarantee the data is free from error or inaccuracy. The information is provided "as is."

### PROPERTY DESC DISCLAIMER:

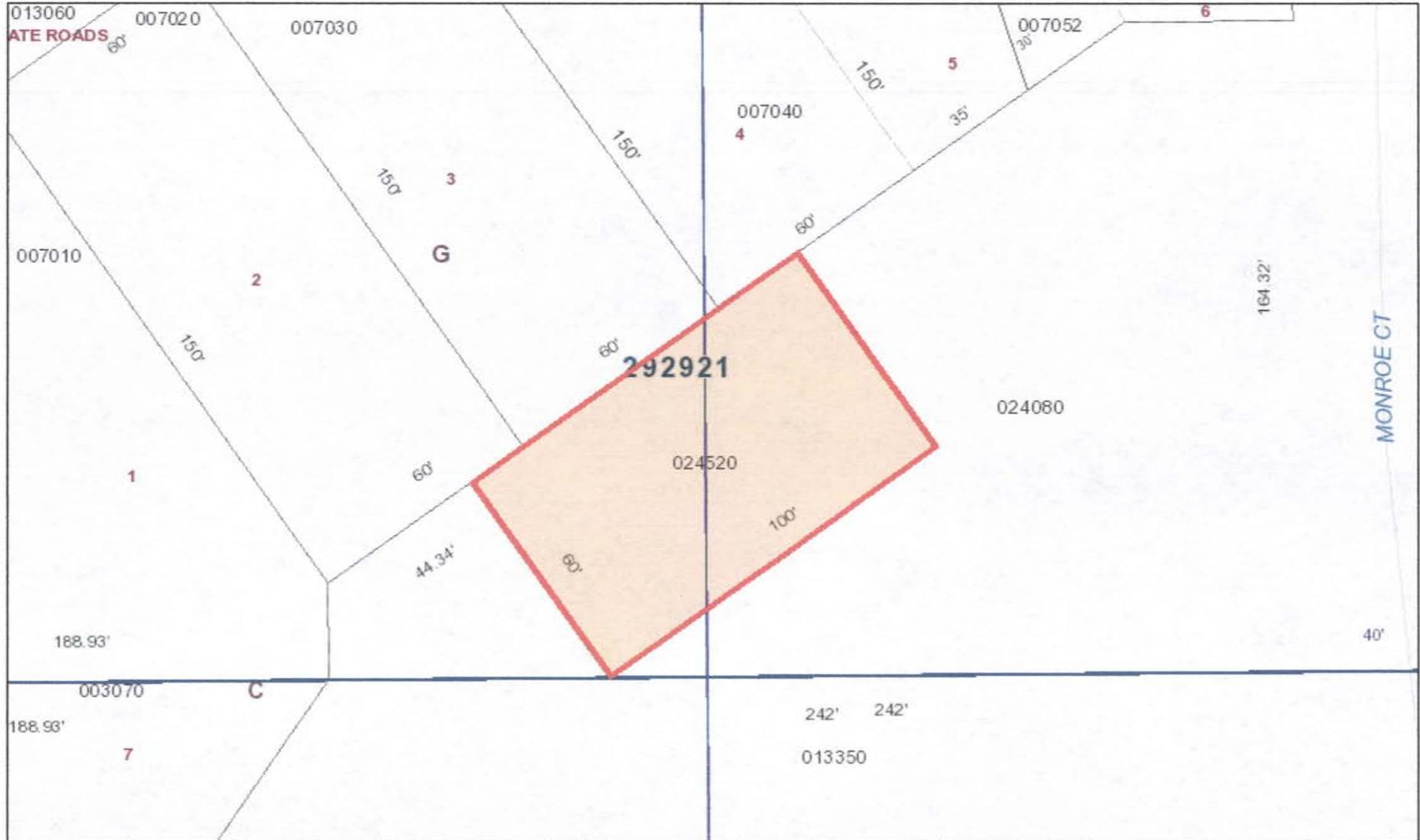
This property description is a condensed version of the original legal description recorded in the public records. It does not include the section, township, range, or the county where the property is located. The property description should not be used when conveying property. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation.



### Property Description:

BEG SW COR OF SEC RUN E 2543.98 FT RUN N 24.46 FT N 55 DEG 03 MIN 20 SEC E 44.34 FT TO POB RUN S 34 DEG 56 MIN 40 SEC E 60 FT N 55 DEG 03 MIN 20 SEC E 100 FT N 34 DEG 56 MIN 40 SEC W 60 FT S 55 DEG 03 MIN 20 SEC W TO POB

# Map Parcel # 292921000000024520

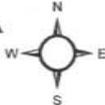


- Selected Parcel
- PLSS Townships
- PLSS Sections
- PLSS Boundaries
- Gov't Lots
- Roads
- Water lines
- Waterbodies
- Municipal Boundaries
- Lots
- Lot and Block Text
- Blocks
- Tiers
- Dimensions\_ParcelFabric
- Dimensions\_CartoDist
- Dimensions\_LabelText
- Misc Text   Separated Right
- Railroads   Surrounding Counties
- Arrows**
- Arrows
- Parcels**
- Tax

0 15 30 60 Feet

All maps are worksheets used for illustrative purposes only, they are not surveys. The Polk County Property Appraiser assumes no responsibility for errors in the information and does not guarantee the data is free from error or inaccuracy. The information is provided "as is".

 Marsha M. Faux, CFA, ASA  
Property Appraiser  
Polk County, Florida  
September 21, 2017



## Property Description

**Parcel ID:** 29292800000013350  
**Owner1:** COASTAL INCOME PROPERTIES  
THE HARBOR  
**Location**  
**Address:** 10511 MONROE CT  
**City/St/Zip:** LAKE WALES FL 33898-6914

### MAP DISCLAIMER:

All maps are worksheets used for illustrative purposes only, they are not surveys. The Polk County Property Appraiser assumes no responsibility for errors in the information and does not guarantee the data is free from error or inaccuracy. The information is provided "as is."

### PROPERTY DESC DISCLAIMER:

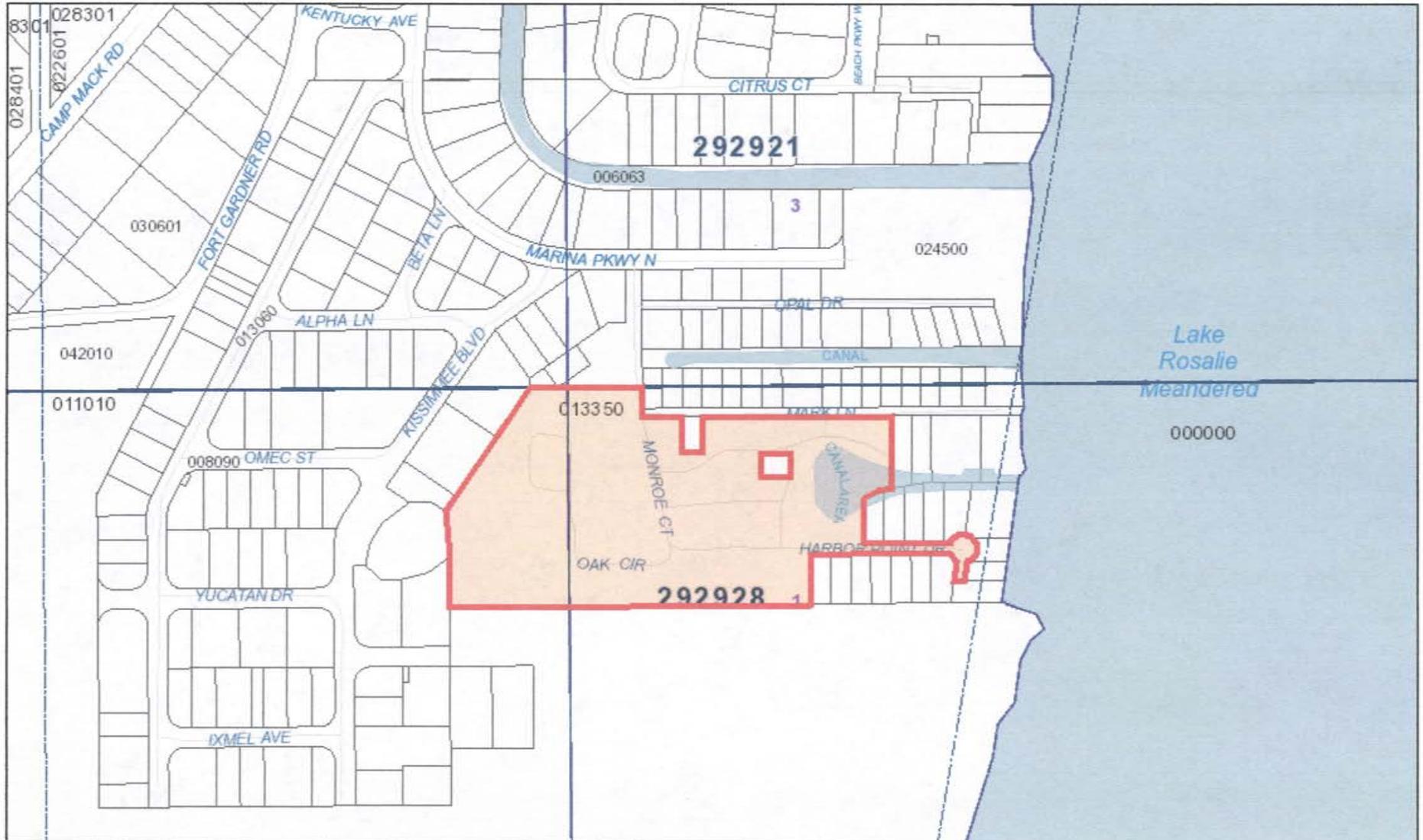
This property description is a condensed version of the original legal description recorded in the public records. It does not include the section, township, range, or the county where the property is located. The property description should not be used when conveying property. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation.



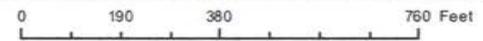
### Property Description:

BEG 2543.93 FT E OF NW COR OF SEC RUN S 35 DEG W 375 FT S 04 DEG 52 MIN E 118.25 FT S 124 FT E 908.46 FT N 125 FT E 349.16 FT SELY ALONG CURVE 24.73 FT S 08 DEG 08 MIN 15 SEC W 53.46 FT E 25.24 FT N 08 DEG 08 MIN 15 SEC E 50.09 FT NLY & WLY ALONG CURVE 143.85 FT W 215.55 FT N 142.44 FT N 61 DEG 22 MIN 49 SEC E 28.56 FT N 80 DEG 49 MIN 24 SEC E 45.06 FT N 160.81 FT W 475 FT S 90 FT W 50 FT N 90 FT W 100 FT N TO SEC LINE W TO POB LESS COM 2543.93 FT E OF NW COR OF SEC RUN S 35 DEG W 375 FT S 04 DEG 52 MIN E 118.25 FT S 124 FT E 908.46 FT N 320 FT W 50 FT TO POB W 75 FT N 60 FT E 75 FT S 60 FT TO POB

# Map Parcel #292928000000013350



- Selected Parcel
- PLSS Townships
- PLSS Sections
- PLSS Boundaries
- Gov't Lots
- Roads
- Water lines
- Waterbodies
- Municipal Boundaries
- Dimensions\_ParcelFabric
- + Railroads
- Parcels**
- Tax
- Separated Right
- Surrounding Counties



All maps are worksheets used for illustrative purposes only, they are not surveys. The Polk County Property Appraiser assumes no responsibility for errors in the information and does not guarantee the data is free from error or inaccuracy. The information is provided "as is".



Marsha M. Faux, CFA, ASA  
 Property Appraiser  
 Polk County, Florida  
 September 21, 2017



## Property Description

**Parcel ID:** 29292800000013390

**Owner1:** COASTAL INCOME PROPERTIES  
THE HARBOR

**Location**  
**Address:** 0 MARK LN

**City/St/Zip:** LAKE WALES FL 33898

**MAP DISCLAIMER:**

All maps are worksheets used for illustrative purposes only, they are not surveys. The Polk County Property Appraiser assumes no responsibility for errors in the information and does not guarantee the data is free from error or inaccuracy. The information is provided "as is."

**PROPERTY DESC DISCLAIMER:**

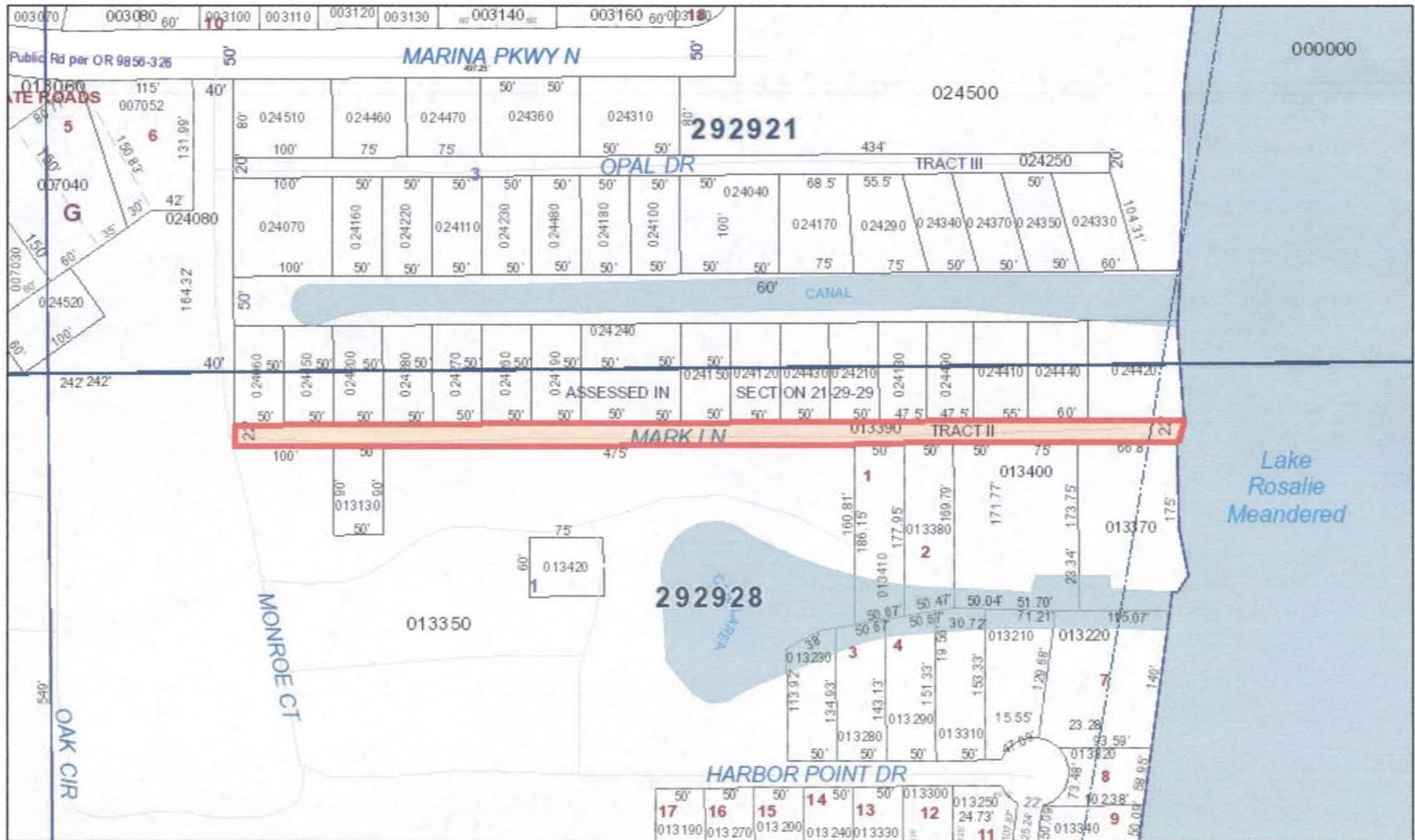
This property description is a condensed version of the original legal description recorded in the public records. It does not include the section, township, range, or the county where the property is located. The property description should not be used when conveying property. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation.



**Property Description:**

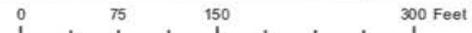
S 22 FT OF N 75.84 FT OF SEC LYING W OF LAKE ROSALIE LESS W 2826.76 FT BEING TRACT II OF UNREC SURVEY

# Map Parcel # 29292800000013390



- Selected Parcel
- PLSS Townships
- PLSS Sections
- PLSS Boundaries
- Gov't Lots
- Roads
- Water lines
- Waterbodies
- Municipal Boundaries
- Lots
- Lot and Block Text

- Blocks
- Tiers
- Dimensions\_ParcelFabric
- Dimensions\_CartoDist
- Dimensions\_LabelText
- Misc Text
- Railroads
- Parcels**
- Tax
- Separated Right
- Surrounding Counties



All maps are worksheets used for illustrative purposes only, they are not surveys. The Polk County Property Appraiser assumes no responsibility for errors in the information and does not guarantee the data is free from error or inaccuracy. The information is provided "as is".



Marsha M. Faux, CFA, ASA  
 Property Appraiser  
 Polk County, Florida  
 September 21, 2017



## Property Description

**Parcel ID:** 29292800000013420  
**Owner1:** COASTAL INCOME PROPERTIES  
THE HARBOR  
**Location**  
**Address:** 10511 MONROE CT  
**City/St/Zip:** LAKE WALES FL 33898-6914

### MAP DISCLAIMER:

All maps are worksheets used for illustrative purposes only, they are not surveys. The Polk County Property Appraiser assumes no responsibility for errors in the information and does not guarantee the data is free from error or inaccuracy. The information is provided "as is."

### PROPERTY DESC DISCLAIMER:

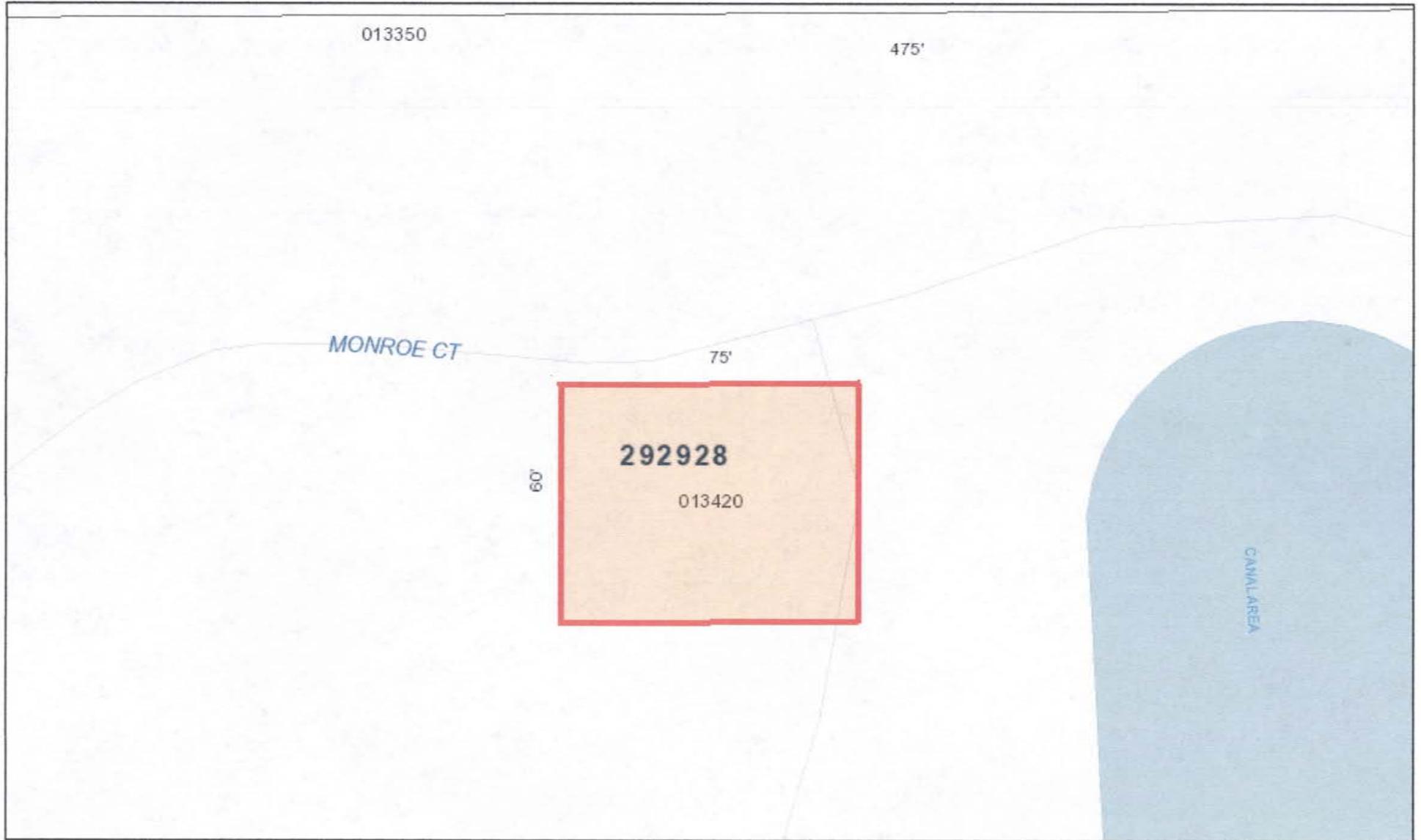
This property description is a condensed version of the original legal description recorded in the public records. It does not include the section, township, range, or the county where the property is located. The property description should not be used when conveying property. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation.



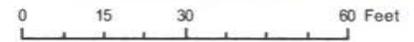
### Property Description:

COM 2543.93 FT E OF NW COR OF SEC RUN S 35 DEG W 375 FT S 04 DEG 52 MIN E 118.25 FT S 124 FT E 908.46 FT N 320 FT W 50 FT TO POB W 75 FT N 60 FT E 75 FT S 60 FT TO POB

# Map Parcel # 292928000000013420



- |                 |                      |                         |                |                      |
|-----------------|----------------------|-------------------------|----------------|----------------------|
| Selected Parcel | Water lines          | Blocks                  | Misc Text      | Separated Right      |
| PLSS Townships  | Waterbodies          | Tiers                   | Railroads      | Surrounding Counties |
| PLSS Sections   | Municipal Boundaries | Dimensions_ParcelFabric | <b>Arrows</b>  |                      |
| PLSS Boundaries | Lots                 | Dimensions_CartoDist    | Arrows         |                      |
| Gov't Lots      | Lot and Block Text   | Dimensions_LabelText    | <b>Parcels</b> |                      |
| Roads           |                      |                         | Tax            |                      |



All maps are worksheets used for illustrative purposes only, they are not surveys. The Polk County Property Appraiser assumes no responsibility for errors in the information and does not guarantee the data is free from error or inaccuracy. The information is provided "as is".



Marsha M. Faux, CFA, ASA  
 Property Appraiser  
 Polk County, Florida  
 September 21, 2017



## Property Description

**Parcel ID:** 292921000000024250  
**Owner1:** COASTAL INCOME PROPERTIES  
THE HARBOR LLC  
**Location**  
**Address:** 0 OPAL DR  
**City/St/Zip:** LAKE WALES FL 33898

### MAP DISCLAIMER:

All maps are worksheets used for illustrative purposes only, they are not surveys. The Polk County Property Appraiser assumes no responsibility for errors in the information and does not guarantee the data is free from error or inaccuracy. The information is provided "as is."

### PROPERTY DESC DISCLAIMER:

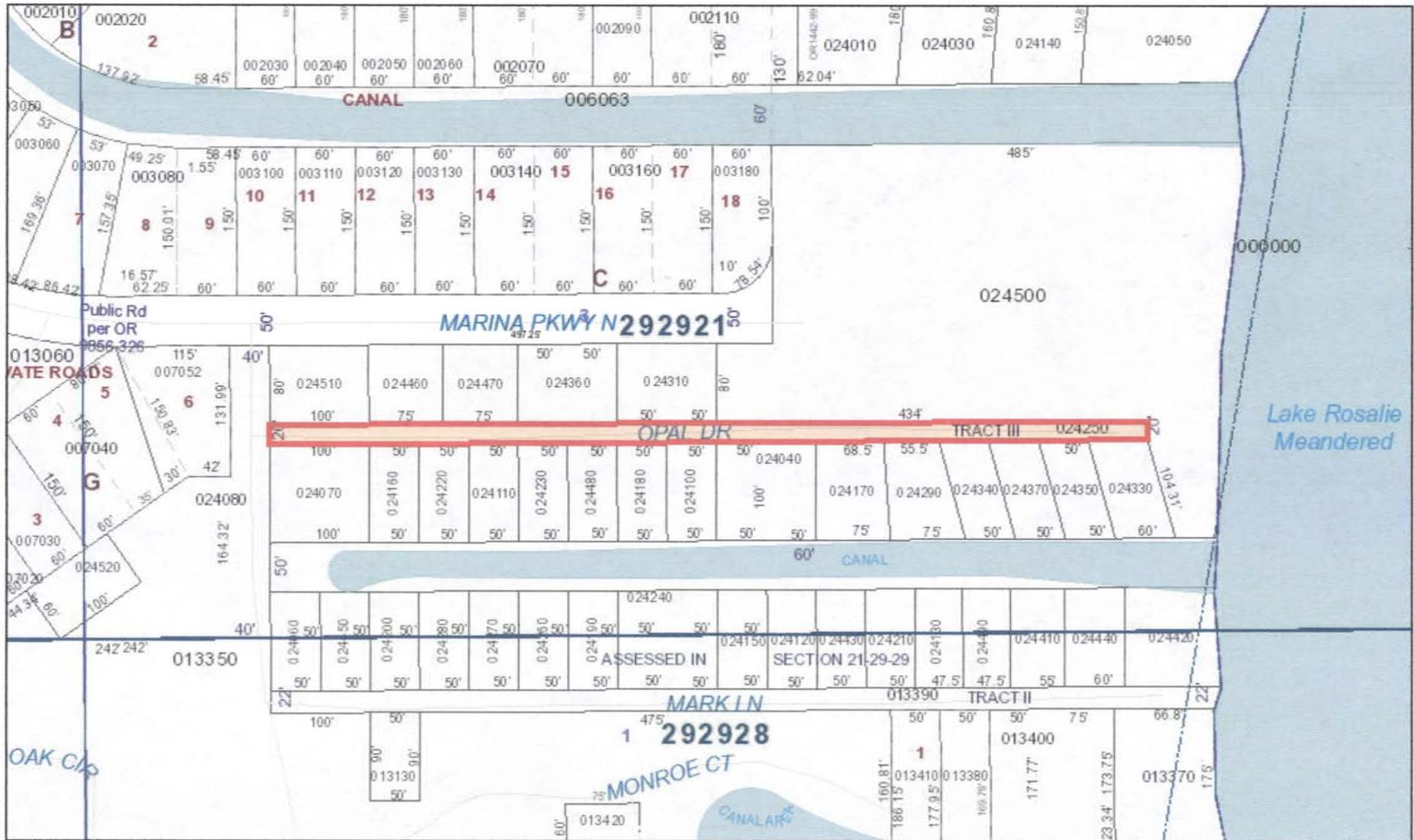
This property description is a condensed version of the original legal description recorded in the public records. It does not include the section, township, range, or the county where the property is located. The property description should not be used when conveying property. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation.



### Property Description:

N 20 FT OF S 216.16 FT OF SEC LYING W OF LK ROSALIE LESS W 2826.74 FT BEING TRACT III OF UNREC SURVEY & LESS THAT PART LYING WITHIN FOLLOWING DESC BEG SW COR OF SEC 21 RUN E 3333.99 FT N 496.16 FT TO POB RUN S 200 FT W 57.25 FT S 80 FT E 434 FT S 20 FT S 15 DEG 31 MIN 45 SEC E 104.31 FT TO N R/W OF CANAL E ALONG R/W TO WATERS OF LAKE ROSALIE NLY ALONG WATERS TO PT 485 FT E OF POB W 485 FT M/L TO POB

# Map Parcel # 292921000000024250



Selected Parcel	Water lines	Blocks	Misc Text	0 75 150 300 Feet
PLSS Townships	Waterbodies	Tiers	Railroads	
PLSS Sections	Municipal Boundaries	Dimensions_ParcelFabric	Parcels	<p>All maps are worksheets used for illustrative purposes only, they are not surveys. The Polk County Property Appraiser assumes no responsibility for errors in the information and does not guarantee the data is free from error or inaccuracy. The information is provided "as is".</p>
PLSS Boundaries	Lots	Dimensions_CartoDist	Tax	
Gov't Lots	Lot and Block Text	Dimensions_LabelText	Separated Right	
Roads			Surrounding Counties	


 Marsha M. Faux, CFA, ASA  
 Property Appraiser  
 Polk County, Florida  
 September 21, 2017

