

**APPLICATION FOR ORIGINAL CERTIFICATE OF AUTHORIZATION
FOR A PROPOSED OR EXISTING SYSTEM REQUESTING
INITIAL RATES AND CHARGES**

**(Pursuant to Sections 367.031, 367.045, and 367.081, Florida Statutes, and
Rule 25-30.033, Florida Administrative Code)**

To: **Office of Commission Clerk
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399-0850**

The undersigned hereby makes application for original certificate(s) to operate a water and/or wastewater utility in Lake and Sumter County, Florida, and submits the following information:

PART I APPLICANT INFORMATION

A) Contact Information for Utility. The utility's name, address, telephone number, Federal Employer Identification Number, and if applicable, fax number, e-mail address, and website address. The utility's name should reflect the business and/or fictitious name(s) registered with the Department of State's Division of Corporations:

Gibson Place Utility Company, LLC
Utility Name

3619 Kiessel Road
Office Street Address

<u>The Villages</u>	<u>FL</u>	<u>32163</u>
City	State	Zip Code

N/A
Mailing Address (if different from Street Address)

<u>City</u>	<u>State</u>	<u>Zip Code</u>
-------------	--------------	-----------------

<u>(352) 753-6270</u>	<u>(352) 753-1296</u>
Phone Number	Fax Number

85-2074462

Federal Employer Identification Number

IV.Chandler@the_villages.com

E-Mail Address

N/A

Website Address

- B) The contact information of the authorized representative to contact concerning this application:

Martin S. Friedman, Esquire - Dean Mead Law Firm

Name

420 S. Orange Ave., Ste. 700

Mailing Address

Orlando

FL

32801

City

State

Zip Code

(407) 310-2077

(407) 423-1831

Phone Number

Fax Number

mfriedman@deanmead.com

E-Mail Address

- C) Indicate the nature of the utility's business organization (check one). Provide documentation from the Florida Department of State, Division of Corporations showing the utility's business name and registration/document number for the business, unless operating as a sole proprietor.

Corporation _____

Number

Limited Liability Company _____

L20000018387

Number

Partnership _____

Number

Limited Partnership _____

Number

Limited Liability Partnership _____

Number

Sole Proprietorship

Association

Other (Specify) _____

If the utility is doing business under a fictitious name, provide documentation from the Florida Department of State, Division of Corporations showing the utility's fictitious name and registration number for the fictitious name.

Fictitious Name (d/b/a) _____
Registration Number

D) The name(s), address(es), and percentage of ownership of each entity or person which owns or will own more than 5 percent interest in the utility (use an additional sheet if necessary).

Mark G. Morse - 5.9%; Tracy M. Dadeo - 5.9%; Jennifer L. Parr - 5.9%; Lindsey Blaise as Trustee of the Tracy Morse Dynasty Trust - 10%; Kelsea Manly as Trustee of the Mark Morse Dynasty Trust - 10%; Harper Boone and Paige Boone as Co-Trustees of the Jennifer Morse Parr Dynasty Trust - 10%

E) The election the business has made under the Internal Revenue Code for taxation purposes.

N/A

PART II ORIGINAL CERTIFICATE REQUESTING INITIAL RATES

A) DESCRIPTION OF SERVICE

Exhibit _____ - Provide a statement indicating whether the application is for water, wastewater, or both. If the applicant is applying only for water or wastewater, the statement shall include how the other service is provided.

Gibson Place Utility Company, LLC is filing its original application for water and wastewater utility certificates.

B) FINANCIAL ABILITY

- 1) Exhibit A - Provide a detailed financial statement (balance sheet and income statement), audited if available, of the financial condition of the applicant, that shows all assets and liabilities of every kind and character. The financial statements shall be for the preceding calendar or fiscal year. The financial statement shall be prepared in accordance with Rule 25-30.115, F.A.C. If available, a statement of the sources and uses of funds shall also be provided.

- 2) Exhibit B - Provide a list of all entities, including affiliates, upon which the applicant is relying to provide funding to the utility and an explanation of the manner and amount of such funding. The list need not include any person or entity holding less than 5 percent ownership interest in the utility. The applicant shall provide copies of any financial agreements between the listed entities and the utility and proof of the listed entities' ability to provide funding, such as financial statements.

C) TECHNICAL ABILITY

- 1) Exhibit C - Provide the applicant's experience in the water or wastewater industry;

- 2) Exhibit D - Provide the copy of all current permits from the Department of Environmental Protection (DEP) and the water management district;

- 3) Exhibit E- Provide a copy of the most recent DEP and/or county health department sanitary survey, compliance inspection report and secondary water quality standards report; and

- 4) Exhibit F- Provide a copy of all correspondence with the DEP, county health department, and water management district, including consent orders and warning letters, and the utility's responses to the same, for the past five years.

D) NEED FOR SERVICE

1) Exhibit G - Provide the following documentation of the need for service in the proposed area:

- a) The number of customers currently being served and proposed to be served, by customer class and meter size, including a description of the types of customers anticipated to be served, i.e., single family homes, mobile homes, duplexes, golf course clubhouse, commercial. If the development will be in phases, this information shall be separated by phase;

- b) A copy of all requests for service from property owners or developers in areas not currently served;

- c) The current land use designation of the proposed service territory as described in the local comprehensive plan at the time the application is filed. If the proposed development will require a revision to the comprehensive plan, describe the steps taken and to be taken to facilitate those changes, including changes needed to address the proposed need for service area;

- d) Any known land use restrictions, such as environmental restrictions imposed by governmental authorities.

- 2) Exhibit ____ - Provide the date the applicant began or plans to begin serving customers. If already serving customers, a description of when and under what circumstances applicant began serving.

November 2021

E) TERRITORY DESCRIPTION, MAPS, AND FACILITIES

- 1) Exhibit H - Provide a legal description of the proposed service area in the format prescribed in Rule 25-30.029, F.A.C.
- 2) Exhibit I - Provide documentation of the utility's right to access and continued use of the land upon which the utility treatment facilities are or will be located. This documentation shall be in the form of a recorded warranty deed, recorded quit claim deed accompanied by title insurance, recorded lease such as a 99-year lease, or recorded easement. The applicant may submit an unrecorded copy of the instrument granting the utility's right to access and continued use of the land upon which the utility treatment facilities are or will be located, provided the applicant files a recorded copy within the time prescribed in the order granting the certificate.
- 3) Exhibit J - Provide a detailed system map showing the existing and proposed lines and treatment facilities, with the territory proposed to be served plotted thereon, consistent with the legal description provided in E-1 above. The map shall be of sufficient scale and detail to enable correlation with the description of the territory proposed to be served.
- 4) Exhibit K - Provide an official county tax assessment map or other map showing township, range, and section, with a scale such as 1" = 200' or 1" = 400', with the proposed territory plotted thereon, consistent with the legal description provided in E-1 above.
- 5) Exhibit L - Provide a description of the separate capacities of the existing and proposed lines and treatment facilities in terms of equivalent residential connections (ERCs) and gallons per day estimated demand per ERC for water and wastewater and the basis for such estimate. If the development will be in phases, this information shall be separated by phase.
- 6) Exhibit M - Provide a description of the type of water treatment, wastewater treatment, and method of effluent disposal.

F) PROPOSED TARIFF

Exhibit N/A - Provide a tariff containing all rates, classifications, charges, rules, and regulations, which shall be consistent with Chapter 25-9, F.A.C. See Rule 25-30.033, F.A.C., for information about water and wastewater tariffs that are available and may be completed by the applicant and included in the application.

G) ACCOUNTING AND RATE INFORMATION

- 1) Exhibit N/A - Describe the existing and projected cost of the system(s) and associated depreciation by year until design capacity is reached using the 1996 National Association of Regulatory Utility Commissioners (NARUC) Uniform System of Accounts (USOA), which is incorporated by reference in Rule 25-30.115, F.A.C. The applicant shall identify the year that 80 percent of design capacity is anticipated.
- 2) Exhibit N/A - Provide the existing and projected annual contributions-in-aid-of-construction (CIAC) and associated amortization by year including a description of assumptions regarding customer growth projections using the same projections used in documented need for service for the proposed service area. The projected CIAC shall identify cash and property contributions and amortization at 100 percent of design capacity and identify the year when 80 percent of design capacity is anticipated. The projected CIAC shall be consistent with the service availability policy and charges in the proposed tariff provided in F-1 above, the schedule provided in G-6 below, and the CIAC guidelines set forth in Rule 25-30.580, F.A.C. If the utility will be built in phases, this shall apply only to the first phase.
- 3) Exhibit N/A - Provide the current annual operating expenses and the projected annual operating expenses at 80 percent of design capacity using the 1996 NARUC USOA. If the utility will be built in phases, this shall apply only to the first phase.
- 4) Exhibit N/A - Provide a schedule showing the projected capital structure including the methods of financing the construction and operation of the utility until the utility reaches 80 percent of the design capacity of the system. If the utility will be built in phases, this shall apply only to the first phase. A return on common equity shall be established using the current equity leverage formula established by order of this Commission pursuant to Section 367.081(4), Florida Statutes, unless there is competent substantial evidence supporting the use of a different return on common equity. Please reference subsection 25-30.033(4), F.A.C., for additional information regarding the accrual of allowance for funds used during construction (AFUDC).

AFFIDAVIT

STATE OF FLORIDA

COUNTY OF SUMTER

I, Robert L. Chandler, IV, do solemnly swear or affirm that the facts stated in the foregoing application and all exhibits attached thereto are true and correct and that said statements of fact thereto constitute a complete statement of the matter to which it relates.

FURTHER AFFIANT SAYETH NAUGHT.

GIBSON PLACE UTILITY COMPANY, LLC,
A Florida limited liability company

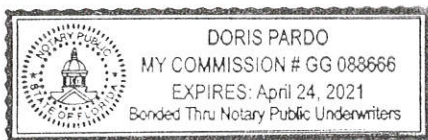
BY: TVL Company, LLC,
a Florida limited liability company,
its Manager

By: 

Print Name: Robert L. Chandler, IV

Title: Manager

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 13 day JULY, 2020, by Robert L. Chandler, IV as Manager of TVL Company, LLC, a on behalf of Gibson Place Utility Company, LLC, who is personally known to me.




NOTARY PUBLIC - STATE OF FLORIDA

Printed Name: **Doris A. Pardo**

My Commission Expires: _____



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
GIBSON PLACE UTILITY COMPANY, LLC

Filing Information

Document Number	L20000018387
FEI/EIN Number	NONE
Date Filed	01/10/2020
Effective Date	01/10/2020
State	FL
Status	ACTIVE

Principal Address

3619 KIESSEL ROAD
THE VILLAGES, FL 32163

Mailing Address

3619 KIESSEL ROAD
THE VILLAGES, FL 32163

Registered Agent Name & Address

HUDSON, BRIAN D, ESQ.
3619 KIESSEL ROAD
THE VILLAGES, FL 32163

Authorized Person(s) Detail

Name & Address

Title MGR

~~TVL COMPANY, LLC~~
3619 KIESSEL ROAD
THE VILLAGES, FL 32163

Changed to VDC Manager, LLC
See attached
May not be accurately reflected on Sunbiz

Annual Reports

No Annual Reports Filed

Document Images

[01/10/2020 – Florida Limited Liability](#)

[View image in PDF format](#)

Florida Department of State
Division of Corporations
Electronic Filing Cover Sheet

Note: Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top and bottom of all pages of the document.

((H20000237486 3))



H200002374863ABC%

Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page. Doing so will generate another cover sheet.

To:

Division of Corporations
Fax Number : (850) 617-6383

From:

Account Name : HOLDING COMPANY OF THE VILLAGES, INC.
Account Number : I20180000040
Phone : (352) 753-6270
Fax Number : (352) 753-6279

Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.

Email Address: legalnotices@thevillages.com

**LLC AMND/RESTATE/CORRECT OR M/MG RESIGN
GIBSON PLACE UTILITY COMPANY, LLC**

Certificate of Status	0
Certified Copy	0
Page Count	04
Estimated Charge	\$25.00

Electronic Filing Menu

Corporate Filing Menu

Help

**ARTICLES OF AMENDMENT
TO
ARTICLES OF ORGANIZATION
OF**

Gibson Place Utility Company, LLC

(Name of the Limited Liability Company as it now appears on our records.)
(A Florida Limited Liability Company)

The Articles of Organization for this Limited Liability Company were filed on January 10, 2020 and assigned Florida document number L20000018387.

This amendment is submitted to amend the following:

A. If amending name, enter the new name of the limited liability company here:

The new name must be distinguishable and contain the words "Limited Liability Company," the designation "LLC" or the abbreviation "L.L.C."

Enter new principal offices address, if applicable:

(Principal office address MUST BE A STREET ADDRESS)

Enter new mailing address, if applicable:

(Mailing address MAY BE A POST OFFICE BOX)

B. If amending the registered agent and/or registered office address on our records, enter the name of the new registered agent and/or the new registered office address here:

Name of New Registered Agent:

New Registered Office Address:

Enter Florida street address

_____, **Florida** _____

City

Zip Code

New Registered Agent's Signature, if changing Registered Agent:

I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent as provided for in Chapter 605, F.S. Or, if this document is being filed to merely reflect a change in the registered office address, I hereby confirm that the limited liability company has been notified in writing of this change.

If Changing Registered Agent, Signature of New Registered Agent

If amending Authorized Person(s) authorized to manage, enter the title, name, and address of each person being added or removed from our records:

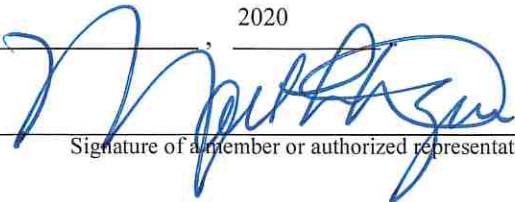
MGR = Manager
AMBR = Authorized Member

<u>Title</u>	<u>Name</u>	<u>Address</u>	<u>Type of Action</u>
MGR	TVL Company, LLC	3619 Kiessel Road	<input type="checkbox"/> Add
		The Villages, FL 32163	<input checked="" type="checkbox"/> Remove
			<input type="checkbox"/> Change
MGR	VDC Manager, LLC	3619 Kiessel Road	<input checked="" type="checkbox"/> Add
		The Villages, FL 32163	<input type="checkbox"/> Remove
			<input type="checkbox"/> Change
			<input type="checkbox"/> Add
			<input type="checkbox"/> Remove
			<input type="checkbox"/> Change
			<input type="checkbox"/> Add
			<input type="checkbox"/> Remove
			<input type="checkbox"/> Change
			<input type="checkbox"/> Add
			<input type="checkbox"/> Remove
			<input type="checkbox"/> Change

D. If amending any other information, enter change(s) here: *(Attach additional sheets, if necessary.)*

E. Effective date, if other than the date of filing: July 22, 2020 **(optional)**
(If an effective date is listed, the date must be specific and cannot be prior to date of filing or more than 90 days after filing.) Pursuant to 605.0207 (3)(b)
Note: If the date inserted in this block does not meet the applicable statutory filing requirements, this date will not be listed as the document’s effective date on the Department of State’s records.

If the record specifies a delayed effective date, but not an effective time, at 12:01 a.m. on the earlier of: (b) The 90th day after the record is filed.

Dated July 22, 2020


Signature of a member or authorized representative of a member

Martin L. Dzuro

Typed or printed name of signee

EXHIBITS A & B

FINANCIAL CONDITION OF THE APPLICANT

Gibson Place Utility Company, LLC
Application for Water and Wastewater Certificates



July 8, 2020

Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399-0850

Subject: Gibson Place Utility Company, LLC

Dear Sir or Madam:

Gibson Place Utility Company, LLC (GPU) is filing its original application for water and wastewater utility certificates. GPU will be providing water and wastewater utilities to lands that will be developed for The Villages Age-Restricted Community by an affiliate of Holding Company of The Villages, Inc. ("The Villages"). The Villages will make the financial and operating commitment necessary to ensure GPU is able to timely deliver water and wastewater services to the development. Enclosed is a copy of the December 31, 2019 balance sheet for The Villages. As evidenced by the financial statements provided, it is clear that The Villages has the ability to provide the financial and operating support necessary for GPU to be successful.

The Villages has served or is currently serving in this same capacity with several other utilities providing potable water and wastewater service throughout The Villages development.

- South Sumter Utility Company – 5,000+ customers.
- Little Sumter Utility Company – 13,000 customers.
- North Sumter Utility Company – 23,000 customers.
- Central Sumter Utility Company - 14,000 customers

Little Sumter Utility Company was sold to Village Center Community Development District, and North Sumter Utility Company and Central Sumter Utility Company were sold to North Sumter County Utility Dependent District, all in separate transactions. All of these utilities continue to operate within The Villages development. Operations Management International, Inc. (OMI) is the contract provider of the services to operate all of the water and wastewater utilities within The Villages, and it is anticipated that GPU will also contract with OMI to operate its facilities.

Please do not hesitate to contact me should you have any questions.

Regards,

A handwritten signature in blue ink, appearing to read 'R. L. Chandler, IV'.

Robert L. Chandler, IV
Vice President
Holding Company of The Villages, Inc.

The Villages

Balance Sheet - Summary

Holding Company of The Villages, Inc. - Consolidated
 All HCV_DEPARTMENT Values
 December 2019

	Balance			Variance	
	Current	Last Month-End	Last Year-End	Month	Year
Assets					
Current Assets					
Cash					
Accts & Notes Receivable					
Inventories					
Prepaid Expenses					
Current Assets Total					
Fixed Assets					
Land					
Fixed Assets					
Land Held for Future Dev.					
Accumulated Depreciation					
Fixed Assets Total					
Other Assets					
Due from Affiliates					
Other Assets					
Investments					
Other Assets Total					
Total Assets					
Liabilities and Equity					
Current Liabilities					
Accounts Payable					
Accrued Expenses					
Unearned Income					
Customer Deposit					
Current Portion L.T. Liab					
Total Current Liabilities					
Other Liabilities					
Reserves					
Long Term Debt					
Total Other Liabilities					
Stockholders Equity					
Capital Equity					
Add.Paid-in Capital					
Retained Earnings					
Beginning Retained Earnings					
Stock Holder Dividends					
Accumulated Earnings					
Total Retained Earnings					
Total Stockholders Equity					
Total Liabilities & Equity					

The Villages

Income Statement - Summary

Holding Company of The Villages, Inc. - Consolidated
 All HCV_DEPARTMENT Values
 December 2019

	Month					Year				
	Budget	%	Actual	%	Variance	Budget	%	Actual	%	Variance
Revenues										
Revenues										
IntraDept Revenues										
Total Revenues										
Cost of Goods Sold										
Gross Profit										
Sell, General & Admin										
Operating Profit										
Other Inc. & Exp.										
Interest Income										
Interest expense										
Depreciation expense										
Special Projects Expense										
Other Inc. & Exp.										
Net Profit										3

EXHIBIT C

APPLICANT'S EXPERIENCE IN WATER AND WASTEWATER INDUSTRY

Gibson Place Utility Company, LLC
Application for Water and Wastewater Certificates

The majority owners of Gibson Place Utility Company are officers of the Developer of the proposed service area. This Developer has constructed, owned, and operated five (5) water and wastewater utility systems over the last 30+ years through development of the central Florida retirement community known as The Villages. The following is a list of the utility companies:

- Sunbelt Utilities, Inc.; serving approximately 10,000 customers
- Little Sumter Utility Company, LLC; serving approximately 13,000 customers
- North Sumter Utility Company, LLC; serving approximately 23,000 customers
- Central Sumter Utility Company, LLC; serving approximately 14,000 customers
- South Sumter Utility Company, LLC; currently serving approximately 5,000 customers

In addition, the Applicant has retained the following professionals with regard to the engineering, design, permitting, construction, and operation of its water and wastewater system. These entities or their primary personnel have been involved in development of the majority of the utility systems serving The Villages.

Clymer Farner Barley, Inc. – Engineers
Booth, Ern, Straughan & Hiott, Inc. – Engineers
Operations Management International, Inc. – Operations
Milian Swain & Associates, Inc. – Financial
Dean Mead – Legal & Regulatory

EXHIBIT D

CURRENT PERMITS

Gibson Place Utility Company, LLC

Application for Water and Wastewater Certificates

THE APPLICANT HAS NO CURRENT PERMITS

EXHIBIT E

SANITARY SURVEYS AND INSPECTIONS

Gibson Place Utility Company, LLC
Application for Water and Wastewater Certificates

THE APPLICANT IS NOT IN OPERATION AND HAS NONE

EXHIBIT F

**DEPARTMENT OF ENVIRONMENTAL PROTECTION
ET AL CORRESPONDENCE**

Gibson Place Utility Company, LLC
Application for Water and Wastewater Certificates

NONE

EXHIBIT G

NUMBER OF CUSTOMERS PROPOSED TO BE SERVED BY CUSTOMER CLASS AND METER SIZE

Gibson Place Utility Company, LLC
Application for Water and Wastewater Certificates

**Gibson Place Utility Company, LLC
 Number of Proposed Customers and
 Equivalent Residential Connections (ERC's)
 by Meter Size**

Residential

Meter Size	Customers	ERC's	Cumulative ERC's
5/8"	14,977	14,977	14,977

Commercial

Meter Size	Customers	ERC's	Cumulative ERC's
5/8"	174	639	639
3/4"	27	149	788
1"	33	300	1,088
1 1/2"	18	1,057	2,145
2"	13	944	3,089
3"	2	590	3,679

EXHIBIT G

WATER AND WASTEWATER DEMAND PROJECTIONS

Gibson Place Utility Company, LLC
Application for Water and Wastewater Certificates

**EXHIBIT G
GPU WATER DEMAND PROJECTIONS**

Year	Annual Home Sales	Avg. Annual Residential Connections (D.U.)	Residential Demand ADD (MGD)	Avg. Annual Residential ERCs	Commercial Connections	Commercial Demand ADD (MGD)	Avg. Annual Commercial ERCs	New Home Construction Demands (MGD)	Unaccounted Losses (MGD)	ADD (MGD)	MDD (MGD)	PHD (MGD)
2022	1,318	659	0.059	659	12	0.015	165	0.016	0.007	0.098	0.245	0.343
2023	2,800	2,718	0.245	2,718	48	0.060	661	0.035	0.030	0.369	0.923	1.292
2024	2,800	5,518	0.497	5,518	98	0.122	1,350	0.035	0.062	0.714	1.786	2.501
2025	2,800	8,318	0.749	8,318	148	0.184	2,039	0.035	0.093	1.060	2.650	3.710
2026	2,800	11,118	1.001	11,118	198	0.246	2,728	0.035	0.125	1.405	3.513	4.918
2027	2,459	13,748	1.237	13,748	245	0.304	3,376	0.030	0.154	1.725	4.314	6.039
2028	0	14,977	1.348	14,977	267	0.331	3,679	0.000	0.168	1.847	4.617	6.464

NOTES: Average Annual Residential Connections = Cumulative Annual Home Sales for all prior years + 50% of current year home sales.
Average Daily Water Demand (ADD) per residential dwelling unit is 90 GPD.
Equivalent Residential Connection (ERC) = 90 GPD
MDD = ADD X 2.5
PHD = ADD X 3.5
Commercial demands based upon Chapter 64-6 F.A.C. (Approx. = 1,240 GPD per commercial unit)
Home construction based upon 4,500 gallons per home. These demands by The Villages based upon historical water usage within the development.

**EXHIBIT G
GPU WASTEWATER FLOW PROJECTIONS**

Year	Annual Home Sales	Avg. Annual Residential Connections (D.U.)	Residential Flow AADF (MGD)	Avg. Annual Residential ERCs	Commercial Connections	Commercial Flow AADF (MGD)	Avg. Annual Commercial ERCs	Total AADF (MGD)	MMADF (MGD)
2022	1,318	659	0.059	659	12	0.011	127	0.071	0.088
2023	2,800	2,718	0.245	2,718	48	0.046	507	0.290	0.363
2024	2,800	5,518	0.497	5,518	98	0.093	1,034	0.590	0.737
2025	2,800	8,318	0.749	8,318	148	0.141	1,562	0.889	1.112
2026	2,800	11,118	1.001	11,118	198	0.188	2,090	1.189	1.486
2027	2,459	13,748	1.237	13,748	245	0.233	2,586	1.470	1.838
2028	0	14,977	1.348	14,977	267	0.254	2,818	1.602	2.002

NOTES: AADF = 90 GPD/D.U. for Residential
 MMDF = 1.25 x AADF = 112.5 GPD/D.U. for Residential
 Equivalent Residential Connection (ERC) = 90 GPD
 Commercial connections based upon historical data.
 Commercial flows based upon Chapter 64E-6 F.A.C., Estimated Sewage Flows (Approx. = 950 GPD per commercial unit)

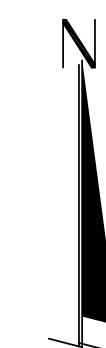
EXHIBIT G

CURRENT LAND USE DESIGNATION AND MAP OF PROPOSED SERVICE TERRITORY

Gibson Place Utility Company, LLC
Application for Water and Wastewater Certificates

Area	Located In	Land Use
1	City of Wildwood	Age Restricted Development (ARD)
2	City of Wildwood	Age Restricted Development (ARD)
3	City of Leesburg	Age Restricted Development (ARD)

The Service Territory includes conservation lands and environmentally sensitive areas. Any impacts to these lands or areas, if necessary, will comply with applicable regulatory requirements.

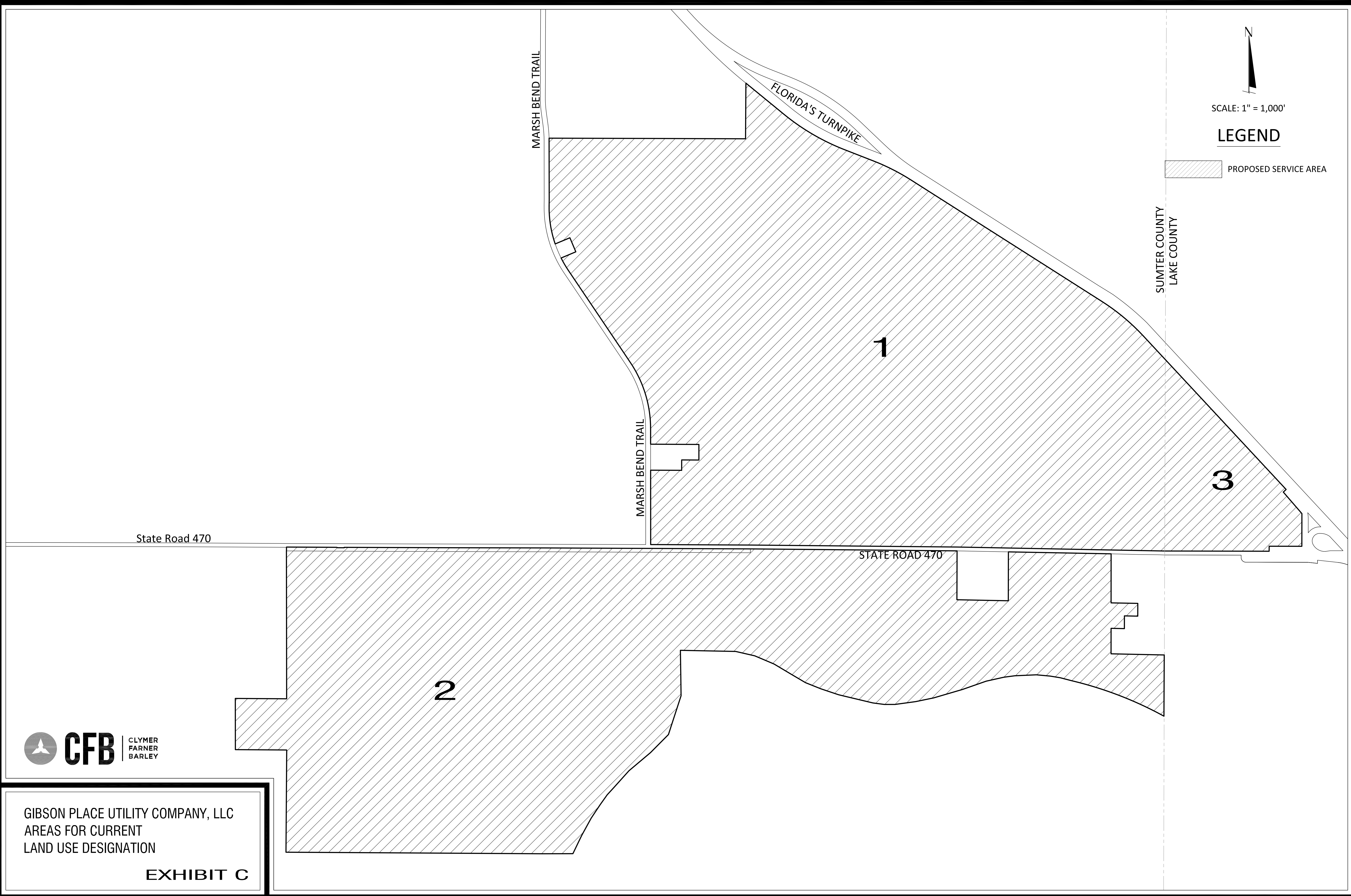


SCALE: 1" = 1,000'

LEGEND

 PROPOSED SERVICE AREA

SUMTER COUNTY
LAKE COUNTY



State Road 470

STATE ROAD 470



GIBSON PLACE UTILITY COMPANY, LLC
AREAS FOR CURRENT
LAND USE DESIGNATION

EXHIBIT C

EXHIBIT H

SERVICE AREA LEGAL DESCRIPTION

Gibson Place Utility Company, LLC

Application for Water and Wastewater Certificates

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

JULY 2020

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:

THOSE PORTIONS OF SECTIONS 1 AND 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 KNOW 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 KNOW 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 THOSE PORTIONS OF SECTIONS 11 AND 12, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; LYING NORTH OF THE RIGHT-OF-WAY FOR COUNTY ROAD C470; LESS THAT PORTION OF SAID SECTION 12 LYING IN THE RIGHT-OF-WAY OF FLORIDA'S TURNPIKE;

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 SOUTHEAST 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 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.

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.

TOGETHER WITH THE SOUTH 1/2 OF SECTION 13 AND SECTIONS 14, 15 AND 22, ALL IN TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

LESS AND EXCEPT ANY PORTIONS THEREOF LYING SOUTHERLY AND SOUTHEASTERLY 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, 254.12 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 POINT OF TERMINUS OF SAID LINE.

TOGETHER WITH ALL OF SECTION 16, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; LESS RIGHT-OF-WAY FOR COUNTY ROAD C470.

AND:

TOGETHER WITH THE EAST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, ALL IN SECTION 17, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS ANY PORTION THEREOF LYING WITHIN THE RIGHT-OF-WAY FOR COUNTY ROAD C470.

AND:

TOGETHER WITH THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

AND:

TOGETHER WITH THE NORTH 1/2 OF SECTION 21, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

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:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLOIRDA; THENCE N01°01'02"W ALONG THE EAST LINE OF THE NE 1/4 OF SAID SECTION 18, A DISTANCE OF 2,658.28 FEET TO THE NORTHEAST CORNER OF SAID SECTION 18; THENCE S89°00'55"W ALONG THE NORTH LINE OF THE NE 1/4 OF SAID SECTION 18, A DISTANCE OF 593.64 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF FLORIDA'S TURNPIKE; THENCE LEAVING THE NORTH LINE OF THE NE 1/4 OF SAID SECTION 18, N44°00'55"W ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 95.76 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD C470; SAID INTERSECTION ALSO BEING THE POINT OF BEGINNING; THENCE LEAVING SAID

WESTERLY RIGHT-OF-WAY LINE OF FLORIDA'S TURNPIKE S89°00'55"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 329.45 FEET; THENCE S80°29'04"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 134.83 FEET; THENCE S89°00'55"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 1,456.67 FEET; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE N00°59'05"W, A DISTANCE OF 130.00 FEET; THENCE N89°00'55"E, A DISTANCE OF 850.00 FEET; THENCE N00°59'05"W, A DISTANCE OF 850.00 FEET; THENCE N41°56'49"W, A DISTANCE OF 738.95 FEET; THENCE N45°59'05"E, A DISTANCE OF 100.00 FEET TO THE SAID WESTERLY RIGHT-OF-WAY LINE OF FLORIDA'S TURNPIKE; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE S44°00'55"E, A DISTANCE OF 2,170.00 FEET TO THE POINT OF BEGINNING.

EXHIBIT I

**GRANT OF EASEMENT FOR
UTILITY TREATMENT FACILITIES**

Gibson Place Utility Company, LLC
Application for Water and Wastewater Certificates

Rec. 0.70
Doc. 0.70
Copy 6.00

59.20

Gloria R. Hayward, Sumter County Clerk of Court
Inst: 202060029932 Date: 07/16/2020 Time: 9:59AM
Page 1 of 6 B: 3789 P: 423 By: BO
Doc Stamp-Deed: 0.70

PREPARED BY/ RETURN TO:
Erick D. Langenbrunner, Esq./zd
3619 Kiessel Road
The Villages, Florida 32163 ✓

GRANT OF EASEMENT

THIS GRANT OF EASEMENT ("Easement") is granted this 13th day of July, 2020, by and between **THE VILLAGES OF LAKE-SUMTER, INC.**, a Florida corporation, whose place of business is 3619 Kiessel Road, The Villages, Florida 32163 ("Grantor"), and **GIBSON PLACE UTILITY COMPANY, LLC**, a Florida limited liability company, whose address is 3619 Kiessel Road, The Villages, Florida 32163 ("Grantee").

RECITALS

A. Grantor is the owner of the property described in the attached *Exhibit "A"* ("Property").

B. At this time, Grantor wishes to grant to Grantee, a non-exclusive perpetual easement over the Property for the installation, operation, maintenance and repair of water and sewer utilities (including but not limited to wells, pumping facilities and structures) together with rights of ingress and egress necessary to access and utilize such sites over roadways and pathways determined by Grantor in its sole and absolute discretion.

NOW, THEREFORE:

1. Grantor hereby grants to Grantee a non-exclusive perpetual easement over the Property for the installation, operation, maintenance and repair of water and sewer utilities (including but not limited to wells, pumping facilities and structures) together with rights of ingress and egress necessary to access and utilize such sites over roadways and pathways determined by Grantor in its sole and absolute discretion.

2. Grantee and all other entities utilizing the Easement covenant, as a condition of the right to use the Easement, to: (a) promptly repair any and all damage to adjacent property caused by their utilization of the Property or the exercise of any rights herein granted; and, (b) indemnify and hold Grantor harmless from and against any loss, cost, claim, and expense incurred by Grantor resulting from or arising out of this Easement.

3. This grant describes the entire rights conveyed by this Easement and Grantee has no rights in the Property described herein other than as expressly set forth.

IN WITNESS WHEREOF, Grantor and Grantee have executed this Easement the day and year first above written.

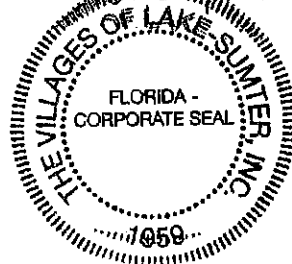
WITNESSES:

[Signature]
Print Name: Vicki C. Suber

[Signature]
Print Name: Jennifer A. Peters

THE VILLAGES OF LAKE-SUMTER, INC.,
a Florida corporation

By: [Signature]
Name: Martin L. Dzuro
Title: Manager



STATE OF FLORIDA
COUNTY OF SUMTER

The foregoing instrument was acknowledged before me by means of physical presence this 13th day of July, 2020, by Martin L. Dzuro as Manager of and on behalf of The Villages of Lake-Sumter, Inc., a Florida corporation, for the purposes expressed herein, who is personally known to me and who did not take an oath.

Vice President

[Signature]
NOTARY PUBLIC - STATE OF FLORIDA
Print Name: Vicki C. Suber
Commission No.: _____
Commission Expires: _____

(NOTARY SEAL)



WITNESSES:

GIBSON PLACE UTILITY COMPANY, LLC,
a Florida limited liability company

Julie Royals
Print Name: Julie Royals

Zoey Devine
Print Name: Zoey Devine

BY: TVL Company, LLC,
a Florida limited liability company,
its Manager

By: [Signature]
Name: Robert L. Chandler IV
Title: Manager

STATE OF FLORIDA
COUNTY OF SUMTER

The foregoing instrument was acknowledged before me by means of physical presence this 13th day of July, 2020, by Robert L. Chandler IV as Manager of and on behalf of TVL Company, LLC, a Florida limited liability company, the Manager of **Gibson Place Utility Company, LLC**, a Florida limited liability company, for the purposes expressed herein, who is personally known to me and who did not take an oath.

[Signature]
NOTARY PUBLIC – STATE OF FLORIDA
Print Name: Zoey Devine
Commission No.: _____
Commission Expires: _____

(NOTARY SEAL)



ZOEY DEVINE
Commission # GG 309269
Expires June 25, 2023
Bonded Thru Budget Notary Services

SKETCH FOR DESCRIPTION (NOT A FIELD SURVEY)

EXHIBIT "A"
SHEET 1 OF 3

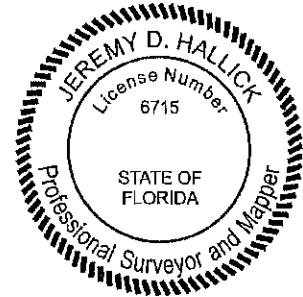
LEGAL DESCRIPTION (GPU WTP NO. 1)

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 1; THENCE RUN NORTH 89°12'47" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 261.28 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE FLORIDA TURNPIKE (A VARIABLE WIDTH RIGHT-OF-WAY PER FLORIDA STATE TURNPIKE AUTHORITY RIGHT-OF-WAY MAP, CONTRACT NO. 14.1); THENCE DEPARTING SAID SOUTH LINE, RUN ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) THENCE RUN NORTH 42°55'11" WEST, A DISTANCE OF 444.32 FEET; TO A POINT OF CURVATURE OF A 5579.58 FOOT RADIUS CURVE, CONCAVE TO THE SOUTHWEST, BEING SUBTENDED BY A CHORD BEARING OF NORTH 43°55'18" WEST AND A CHORD LENGTH OF 195.13 FEET; 2) THENCE RUN NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°00'14", AN ARC DISTANCE OF 195.14 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, RUN SOUTH 42°23'46" WEST, A DISTANCE OF 448.00 FEET; THENCE RUN NORTH 47°36'14" WEST, A DISTANCE OF 595.73 FEET TO A POINT ON THE WEST LINE OF THE EAST 1443.75 FEET OF THE SOUTHEAST 1/4 OF SAID SECTION 1; THENCE RUN NORTH 00°16'21" EAST, ALONG SAID WEST LINE, A DISTANCE OF 551.95 FEET TO A POINT ON THE AFORESAID SOUTHERLY RIGHT-OF-WAY LINE OF THE FLORIDA TURNPIKE, SAID POINT BEING A POINT ON A 5579.58 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 49°53'36" EAST AND A CHORD LENGTH OF 966.72 FEET; THENCE DEPARTING SAID WEST LINE, RUN SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°56'22", AN ARC DISTANCE OF 967.93 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 8.077 ACRES, MORE OR LESS.

REVISED:
07/09/2020 - ADDED PARCEL IDENTIFICATION NUMBERS



Jeremy Hallick

Digitally signed by Jeremy Hallick
DN: cn=Jeremy Hallick, o=Farner Barley,
ou=Survey, email=jhallick@farnerbarley.com,
c=US
Reason: The seal appearing on this document
was authorized by Jeremy D. Hallick,
Professional Surveyor and Mapper #6715 on
July 9th, 2020
Date: 2020.07.09 16:01:45 -04'00'

JEREMY D. HALLICK, FLORIDA LICENSED SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 6715

GENERAL NOTES:

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE ORIGINAL OR ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS SKETCH PREPARED FOR DESCRIPTION PURPOSES ONLY AND DOES NOT REPRESENT A FIELD SURVEY. SKETCH IS SUBJECT TO REVISION UPON COMPLETION OF A BOUNDARY SURVEY.
3. BEARINGS ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 WITH 2011 ADJUSTMENT. AS A REFERENCE FOR THIS SKETCH, THE SOUTHERLY RIGHT-OF-WAY LINE OF THE FLORIDA TURNPIKE HAS A BEARING OF SOUTH 57°31'56" EAST.
4. LINE WORK DEPICTED HEREON WAS PROVIDED BY BESH.

SEE SHEETS 2 AND 3 FOR SKETCH



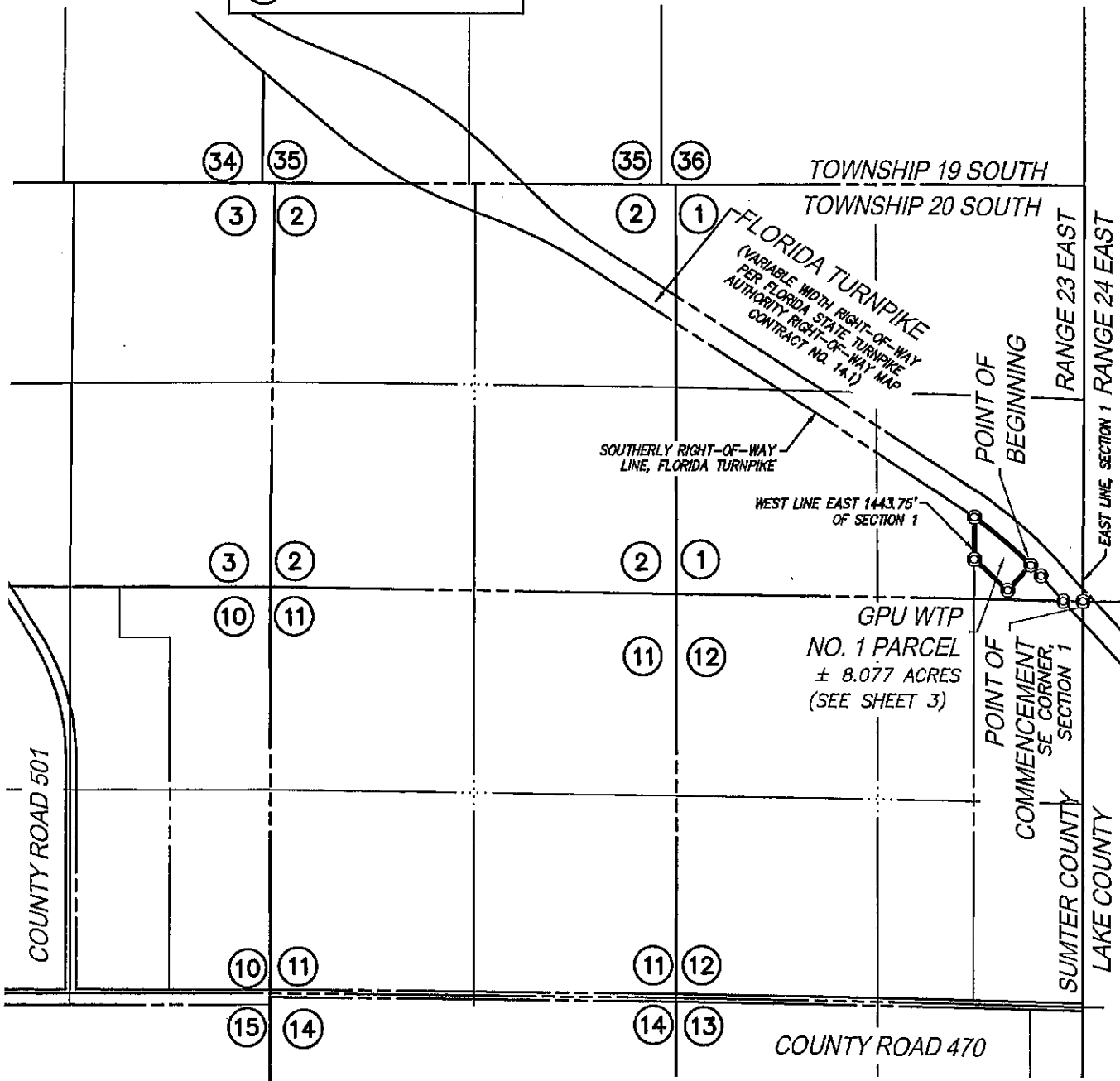
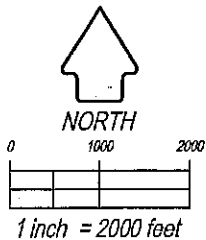
DRAWING NAME: S:\SURVEY\NEW SURVEY\SUMTER\PRIDE HOMES\GPU WTP NO 1\2020-06-08-GPU WTP NO 1 SKETCH.DWG : SHEET 1 7/9/2020 2:44 PM BY: JTRACZ

SKETCH FOR DESCRIPTION (NOT A FIELD SURVEY)

EXHIBIT "A" (SHEET 2 OF 3)

LEGEND:

- LB = LICENSED BUSINESS
- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- ⊙ = CHANGE IN DIRECTION
- L# = REFERENCE TO LINE TABLE
- C# = REFERENCE TO CURVE TABLE
- (11) = SECTION NUMBER



DRAWING NAME: S:\SURVEY NEW SURVEY\SUMTER PRIDE HOMES\GPU WTP NO 1\2020-06-08_GPU WTP NO 1 SURSKETCH.DWG - SHEET 2 7/9/2020 2:45 PM BR TIRACZ

SEE SHEET 1 FOR DESCRIPTION

CFB | CLYMER FARNER BARLEY

4450 NE 83RD ROAD - WILDWOOD, FL 34785
 (352) 748-3126 LB4709

SKETCH FOR DESCRIPTION

(NOT A FIELD SURVEY)

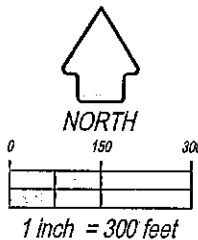
EXHIBIT "A" (SHEET 3 OF 3)

CURVE TABLE

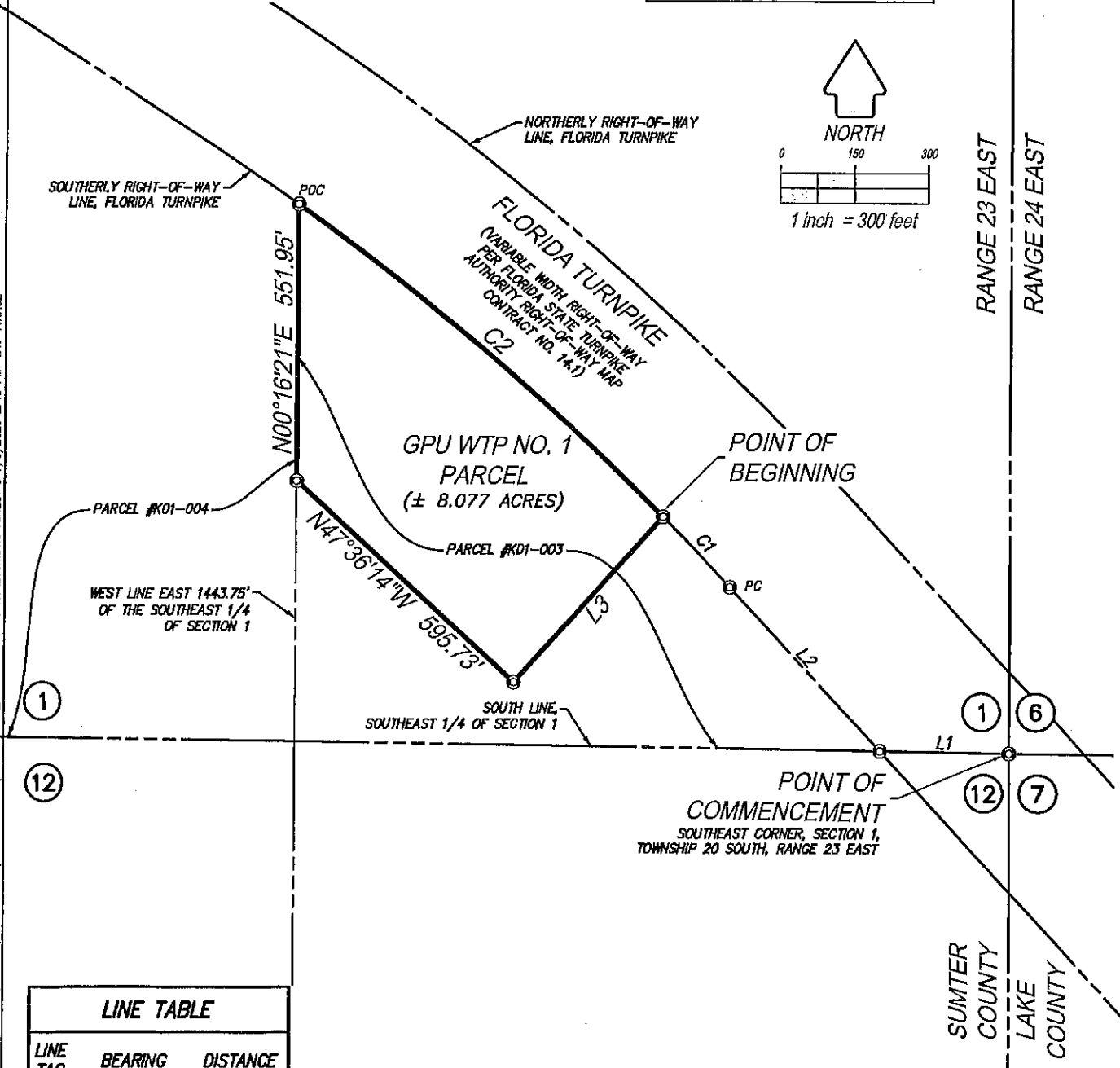
CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	5579.58'	2°00'14"	195.14'	N43°55'18"W	195.13'
C2	5579.58'	9°56'22"	967.93'	S49°53'36"E	966.72'

LEGEND:

- LB = LICENSED BUSINESS
- PC = POINT OF CURVATURE
- POC = POINT ON CURVE
- ⊕ = CHANGE IN DIRECTION
- L# = REFERENCE TO LINE TABLE
- C# = REFERENCE TO CURVE TABLE
- ⑪ = SECTION NUMBER



DRAWING NAME: S:\SURVEY\NEW SURVEY\SUMTER\PRIDE HOMES\GPU WTP NO 1\2020-07-08_GPU WTP NO 1_SURSKETCH.DWG SHEET 3 7/9/2020 2:45 PM BY: TTRACZ



LINE TABLE

LINE TAG	BEARING	DISTANCE
L1	N89°12'47"W	261.28'
L2	N42°55'11"W	444.32'
L3	S42°23'46"W	448.00'

SEE SHEET 1 FOR DESCRIPTION

CFB CLYMER FARNAR BARLEY
 4450 NE 83RD ROAD - WILDWOOD, FL 34786
 (352) 748-3126 LB4709

copy 5.00
Rec. 44.00
DOC. 0.70

49.70

Gloria R. Hayward, Sumter County Clerk of Court
Inst: 202060030551 Date: 07/21/2020 Time: 9:21AM
Page 1 of 5 B: 3791 P: 768 By: BO
Doc Stamp-Deed: 0.70

PREPARED BY/ RETURN TO:
Erick D. Langenbrunner, Esq./zd
✓ 3619 Kiessel Road
The Villages, Florida 32163

GRANT OF EASEMENT

THIS GRANT OF EASEMENT ("Easement") is granted this 13th day of July, 2020, by and between **BUFFALO HIDE AND CATTLE COMPANY, LLC**, a Florida limited liability company, whose place of business is 5520 East CR 468, Wildwood, Florida 34785 ("Grantor"), and **GIBSON PLACE UTILITY COMPANY, LLC**, a Florida limited liability company, whose address is 3619 Kiessel Road, The Villages, Florida 32163 ("Grantee").

RECITALS

A. Grantor is the owner of the property described in the attached *Exhibit "A"* ("Property").

B. At this time, Grantor wishes to grant to Grantee, a non-exclusive perpetual easement over the Property for the installation, operation, maintenance and repair of water and sewer utilities (including but not limited to wells, pumping facilities and structures) together with rights of ingress and egress necessary to access and utilize such sites over roadways and pathways determined by Grantor in its sole and absolute discretion.

NOW, THEREFORE:

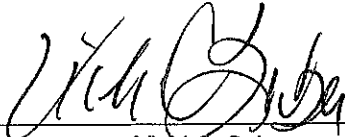
1. Grantor hereby grants to Grantee a non-exclusive perpetual easement over the Property for the installation, operation, maintenance and repair of water and sewer utilities (including but not limited to wells, pumping facilities and structures) together with rights of ingress and egress necessary to access and utilize such sites over roadways and pathways determined by Grantor in its sole and absolute discretion.

2. Grantee and all other entities utilizing the Easement covenant, as a condition of the right to use the Easement, to: (a) promptly repair any and all damage to adjacent property caused by their utilization of the Property or the exercise of any rights herein granted; and, (b) indemnify and hold Grantor harmless from and against any loss, cost, claim, and expense incurred by Grantor resulting from or arising out of this Easement.

3. This grant describes the entire rights conveyed by this Easement and Grantee has no rights in the Property described herein other than as expressly set forth.

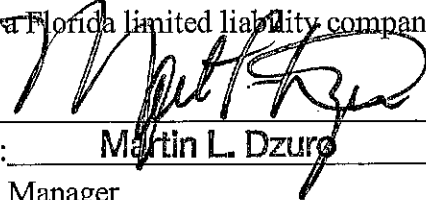
IN WITNESS WHEREOF, Grantor and Grantee have executed this Easement the day and year first above written.

WITNESSES:


Print Name: Vicki C. Suber

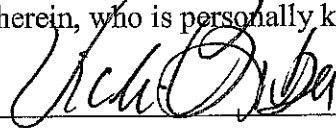

Print Name: Jennifer A. Peters

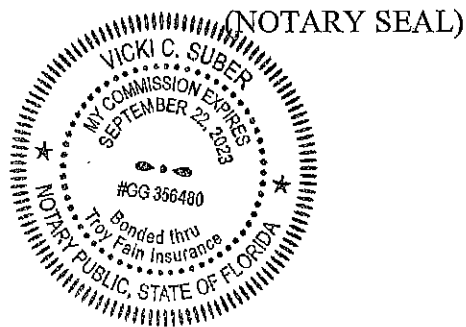
BUFFALO HIDE AND CATTLE COMPANY, LLC, a Florida limited liability company

By: 
Name: Martin L. Dzuro
Title: Manager

STATE OF FLORIDA
COUNTY OF SUMTER

The foregoing instrument was acknowledged before me by means of physical presence this 13th day of July, 2020, by Martin L. Dzuro Manager of and on behalf of **Buffalo Hide and Cattle Company, LLC**, a Florida limited liability company, for the purposes expressed herein, who is personally known to me and who did not take an oath.


NOTARY PUBLIC – STATE OF FLORIDA
Print Name: Vicki C. Suber
Commission No.: _____
Commission Expires: _____



WITNESSES:

GIBSON PLACE UTILITY COMPANY, LLC,
a Florida limited liability company

Julie Royals
Print Name: Julie Royals

Zoey Devine
Print Name: Zoey Devine

BY: TVL Company, LLC,
a Florida limited liability company,
its Manager

By: *Robert L. Chandler IV*
Name: Robert L. Chandler IV
Title: Manager

**STATE OF FLORIDA
COUNTY OF SUMTER**

The foregoing instrument was acknowledged before me by means of physical presence this 13th day of July, 2020, by Robert L. Chandler, IV, as Manager of and on behalf of TVL Company, LLC, a Florida limited liability company, the Manager of **Gibson Place Utility Company, LLC**, a Florida limited liability company, for the purposes expressed herein, who is personally known to me and who did not take an oath.

Zoey Devine
NOTARY PUBLIC - STATE OF FLORIDA
Print Name: Zoey Devine
Commission No.: _____
Commission Expires: _____

(NOTARY SEAL)



ZOEY DEVINE
Commission # GG 309269
Expires June 25, 2023
Bonded Thru Budget Notary Services

SKETCH FOR DESCRIPTION (NOT A FIELD SURVEY)

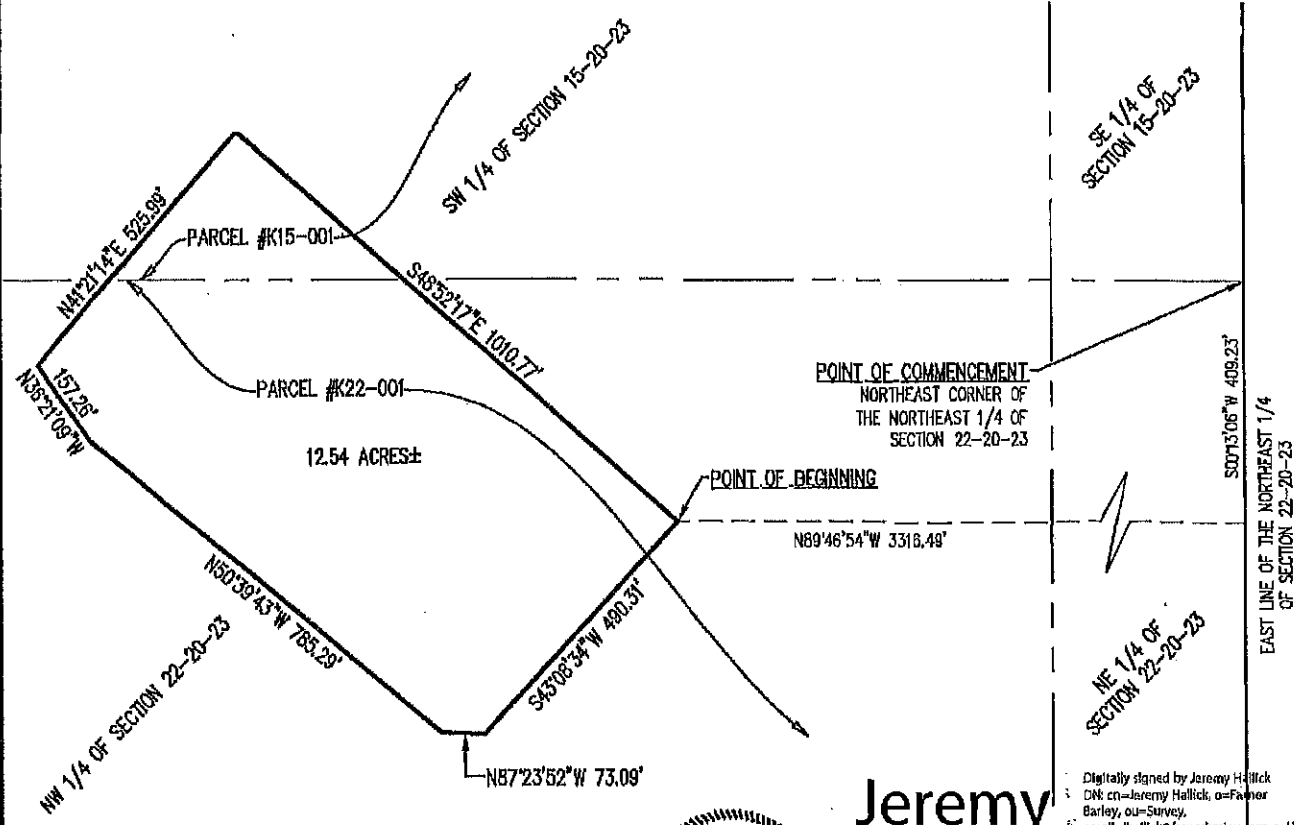
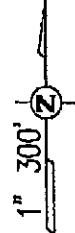
EXHIBIT "A"
 SHEET 1 of 2

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN SECTIONS 15 AND 22, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF AFORESAID SECTION 22; THENCE ALONG THE EAST LINE THEREOF RUN S00°13'06"W, 409.23 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°46'54"W, 3,316.49 FEET TO THE POINT OF BEGINNING; THENCE S43°08'34"W, 490.31 FEET; THENCE N87°23'52"W, 73.09 FEET; THENCE N50°39'43"W, 785.29 FEET; THENCE N36°21'09"W, 157.26 FEET; THENCE N41°21'14"E, 525.99 FEET; THENCE S48°52'17"E, 1,010.77 FEET TO THE POINT OF BEGINNING.

CONTAINING 12.54 ACRES, MORE OR LESS.



POINT OF COMMENCEMENT
 NORTHEAST CORNER OF
 THE NORTHEAST 1/4 OF
 SECTION 22-20-23

POINT OF BEGINNING

N89°46'54"W 3316.49'

Jeremy
 Hallick

Digitally signed by Jeremy Hallick
 DN: cn=Jeremy Hallick, o=Famer
 Barley, ou=Survey, email=jhallick@famerbarley.com, c=US
 Reason: The seal appearing on this
 document was authorized by Jeremy
 D. Hallick, Professional Surveyor and
 Mapper #6715 on July 9th, 2020
 Date: 2020.07.09 16:02:36 -04'00'



REVISED:
 07/09/2020 - ADDED PARCEL IDENTIFICATION NUMBERS

GENERAL NOTES

1. THE SKETCH OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS SKETCH PREPARED FOR DESCRIPTION PURPOSES ONLY AND DOES NOT REPRESENT A FIELD SURVEY.
3. BEARINGS ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 WITH 2011 ADJUSTMENT. AS A REFERENCE, THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 22-20-23 HAS A BEARING OF S00°13'06"W.

CLYMER FARMER BARLEY
 CLYMER FARMER BARLEY, Inc.
 4420 NE 83RD RD, WILDWOOD, FL 34785
 (352) 745-3125
 WWW.CFB-INC.COM, CA, 44209

SKETCH FOR DESCRIPTION (NOT A FIELD SURVEY)

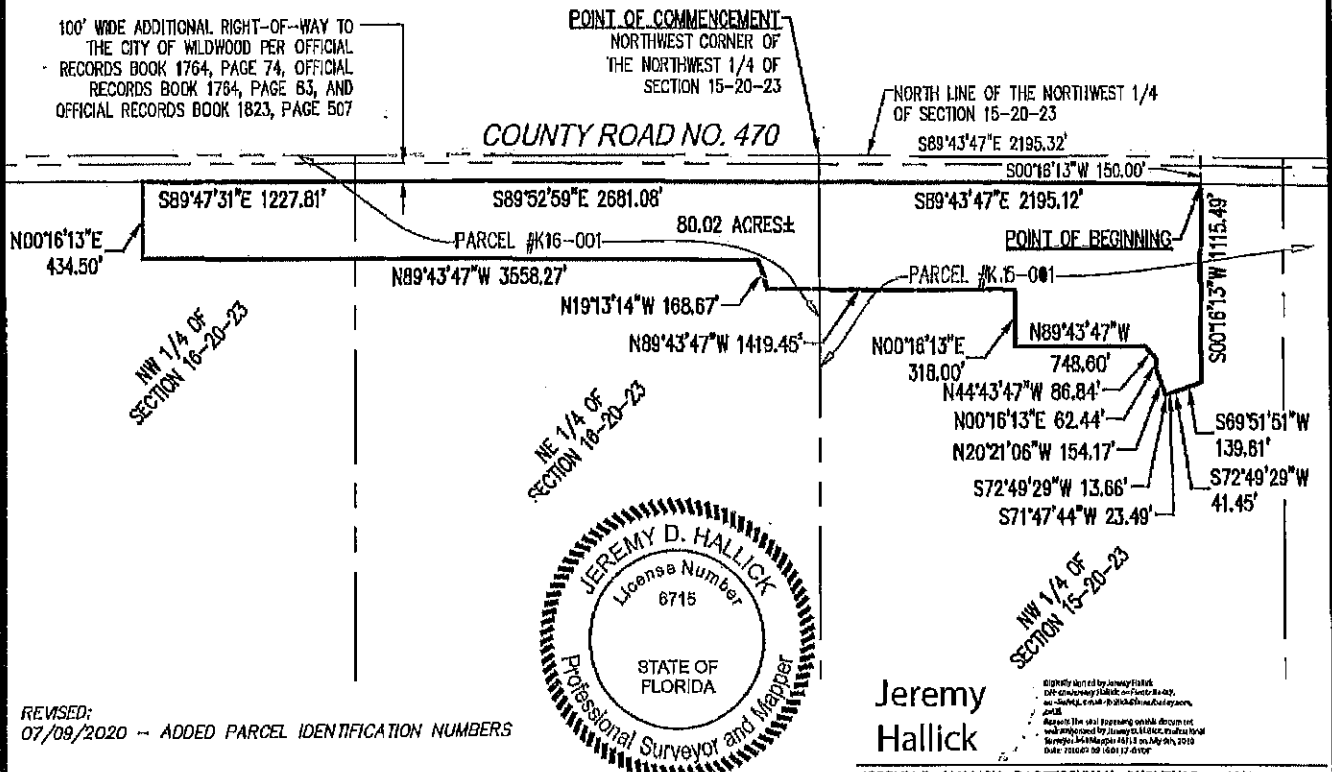
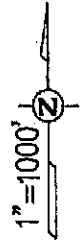
EXHIBIT "A"
 SHEET 2 of 2

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN SECTIONS 15 AND 16, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF AFORESAID SECTION 15; THENCE ALONG THE NORTH LINE THEREOF RUN S89°43'47"E, 2,195.32 FEET; THENCE DEPARTING SAID NORTH LINE RUN S00°16'13"W, 150.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 470 PER OFFICIAL RECORDS BOOK 1764, PAGE 74, OFFICIAL RECORDS BOOK 1764, PAGE 83 AND OFFICIAL RECORDS BOOK 1823, PAGE 507, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE CONTINUE S00°16'13"W, 1,115.49 FEET; THENCE S89°51'51"W, 139.61 FEET; THENCE S72°49'29"W, 41.45 FEET; THENCE S71°47'44"W, 23.49 FEET; THENCE S72°49'29"W, 13.66 FEET; THENCE N20°21'06"W, 154.17 FEET; THENCE N00°16'13"E, 62.44 FEET; THENCE N44°43'47"W, 86.84 FEET; THENCE N89°43'47"W, 748.60 FEET; THENCE N00°16'13"E, 318.00 FEET; THENCE N89°43'47"W, 1,419.45 FEET; THENCE N19°13'14"W, 168.67 FEET; THENCE N89°43'47"W, 3,558.27 FEET; THENCE N00°16'13"E, 434.50 FEET TO AFORESAID SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 470; THE FOLLOWING THREE (3) COURSES BEING ALONG SAID SOUTHERLY RIGHT OF WAY LINE: RUN S89°47'31"E, 1,227.81 FEET; THENCE S89°52'59"E, 2,681.08 FEET; THENCE S89°43'47"E, 2,195.12 FEET TO THE POINT OF BEGINNING.

CONTAINING 80.02 ACRES, MORE OR LESS.



REVISED:
 07/09/2020 -- ADDED PARCEL IDENTIFICATION NUMBERS

GENERAL NOTES

1. THE SKETCH OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS SKETCH PREPARED FOR DESCRIPTION PURPOSES ONLY AND DOES NOT REPRESENT A FIELD SURVEY.
3. BEARINGS ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 WITH 2011 ADJUSTMENT. AS A REFERENCE, THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 15-20-23 HAS A BEARING OF S89°43'47"E.

Jeremy Hallick
 JEREMY D. HALLICK, PROFESSIONAL SURVEYOR & MAPPER
 FLORIDA REGISTRATION NO. 6715

EXHIBIT J






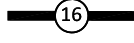
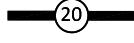
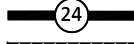

WATER AND WASTEWATER SYSTEM MAPS

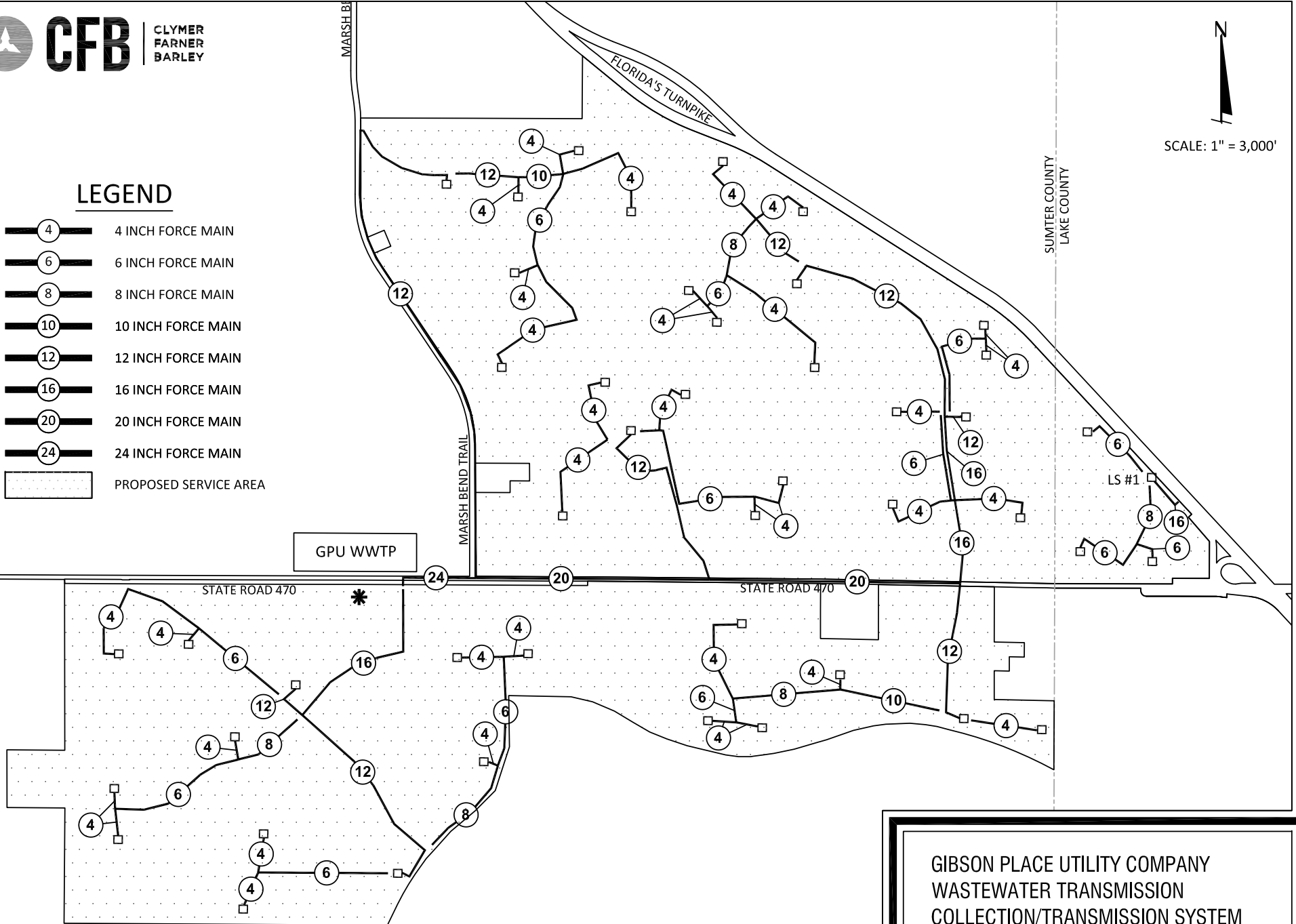
Gibson Place Utility Company, LLC
Application for Water and Wastewater Certificates



SCALE: 1" = 3,000'

LEGEND

-  4 INCH FORCE MAIN
-  6 INCH FORCE MAIN
-  8 INCH FORCE MAIN
-  10 INCH FORCE MAIN
-  12 INCH FORCE MAIN
-  16 INCH FORCE MAIN
-  20 INCH FORCE MAIN
-  24 INCH FORCE MAIN
-  PROPOSED SERVICE AREA








GIBSON PLACE UTILITY COMPANY
 WASTEWATER TRANSMISSION
 COLLECTION/TRANSMISSION SYSTEM
 LOCATION MAP

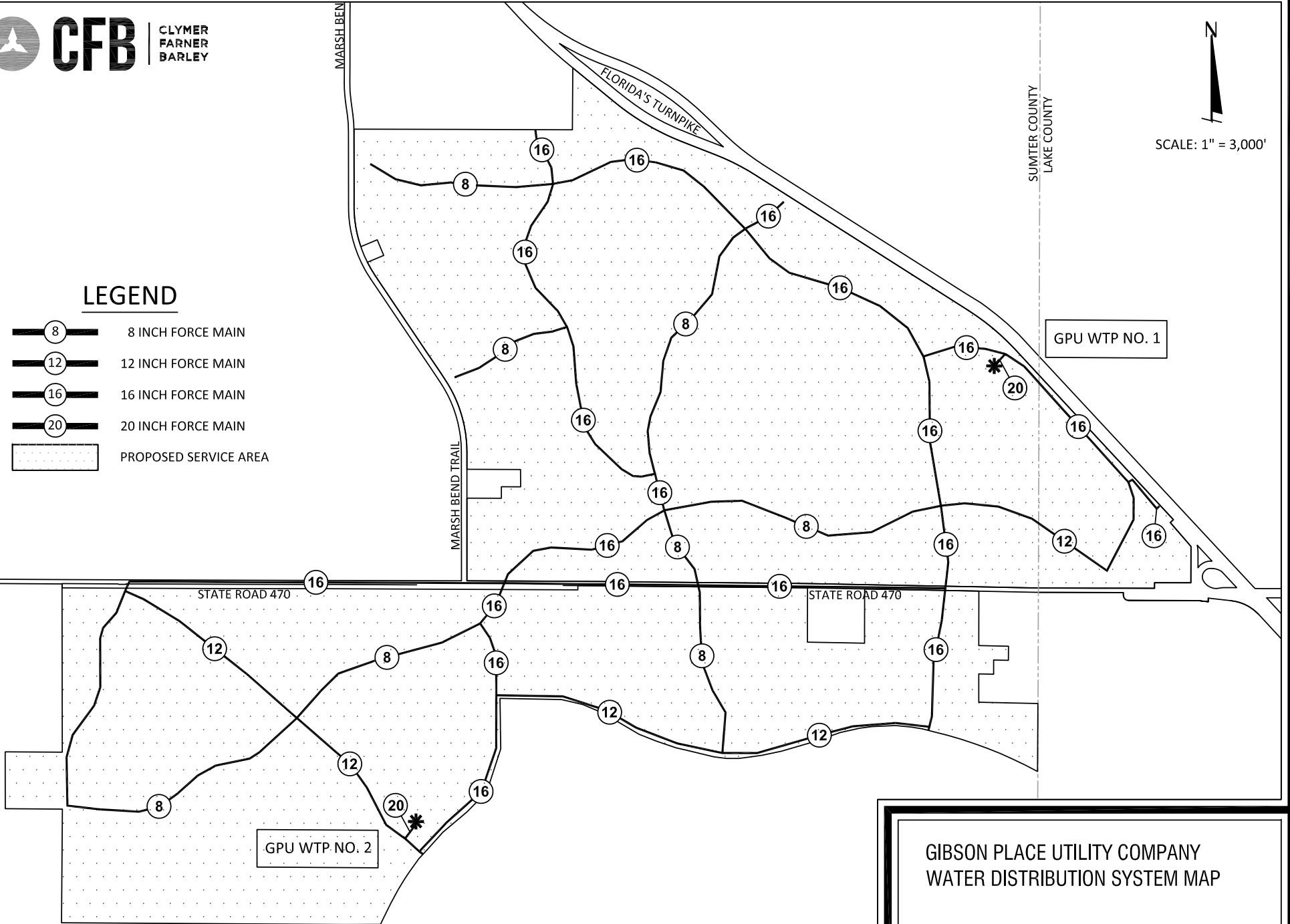
FIG. 2



SCALE: 1" = 3,000'

LEGEND

-  8 INCH FORCE MAIN
-  12 INCH FORCE MAIN
-  16 INCH FORCE MAIN
-  20 INCH FORCE MAIN
-  PROPOSED SERVICE AREA



GIBSON PLACE UTILITY COMPANY
 WATER DISTRIBUTION SYSTEM MAP

FIG. 3

EXHIBIT K

SERVICE AREA MAP

Gibson Place Utility Company, LLC

Application for Water and Wastewater Certificates

LEGAL DESCRIPTION:

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:
THOSE PORTIONS OF SECTIONS 1 AND 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°24'27"E, 202.27 FEET; THENCE RUN N66°26'13"E, 149.99 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°26'13"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 2,320.00 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 THOSE PORTIONS OF SECTIONS 11 AND 12, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; LYING NORTH OF THE RIGHT-OF-WAY FOR COUNTY ROAD C470; LESS THAT PORTION OF SAID SECTION 12 LYING IN THE RIGHT-OF-WAY OF FLORIDA'S TURNPIKE;

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 SOUTHWEST 1/4; ALSO LESS THE SOUTH 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4.

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.

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

TOGETHER WITH THE SOUTH 1/2 OF SECTION 13 AND SECTIONS 14, 15 AND 22, ALL IN TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

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

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF AFORESAID SECTION 13; THENCE ALONG THE EAST LINE THEREOF RUN S87°14'48"W, 1590.87 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 3,651.36 FEET AND A CHORD BEARING AND DISTANCE OF N69°07'48"W, 2,583.11 FEET TO WHICH A RADIAL LINE BEARS N28°39'36"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 2,500.88 FEET; THENCE ALONG A NON-TANGENT LINE RUN N75°13'45"W, 290.33 FEET; THENCE N89°15'15"W, 291.86 FEET; THENCE N44°02'20"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 N88°12'01"W, 427.81 FEET; THENCE N69°33'31"W, 456.70 FEET; THENCE N59°09'28"W, 491.06 FEET; THENCE N66°59'54"W, 547.87 FEET; THENCE N70°07'45"W, 508.59 FEET; THENCE N85°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, 254.12 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 POINT OF TERMINUS OF SAID LINE.

TOGETHER WITH ALL OF SECTION 16, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; LESS RIGHT-OF-WAY FOR COUNTY ROAD C470.

AND:
TOGETHER WITH THE EAST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, ALL IN SECTION 17, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS ANY PORTION THEREOF LYING WITHIN THE RIGHT-OF-WAY FOR COUNTY ROAD C470.

AND:
TOGETHER WITH THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

AND:
TOGETHER WITH THE NORTH 1/2 OF SECTION 21, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

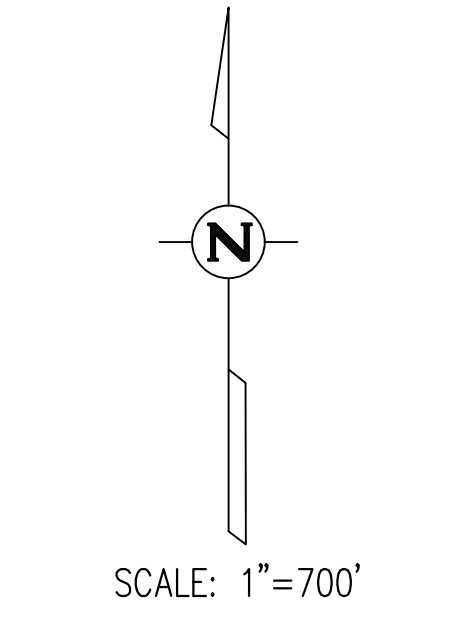
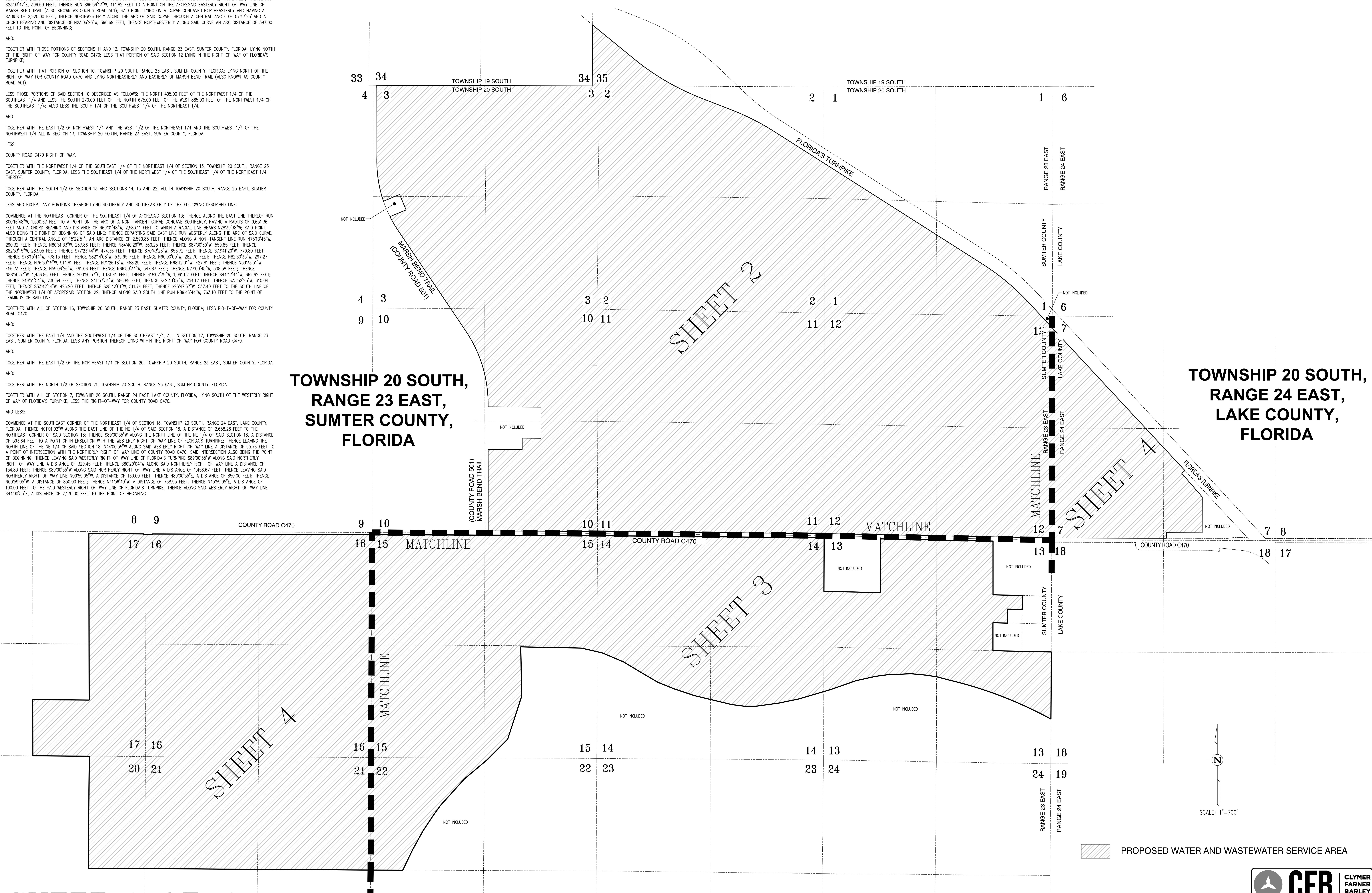
TOGETHER WITH ALL OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, LYING SOUTH OF THE WESTERLY RIGHT OF WAY OF FLORIDA'S TURNPIKE, LESS THE RIGHT-OF-WAY FOR COUNTY ROAD C470.

AND LESS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; THENCE N01°01'02"W ALONG THE EAST LINE OF THE NE 1/4 OF SAID SECTION 18, A DISTANCE OF 2,658.28 FEET TO THE NORTHEAST CORNER OF SAID SECTION 18; THENCE S89°00'55"W ALONG THE NORTH LINE OF THE NE 1/4 OF SAID SECTION 18, A DISTANCE OF 593.64 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF FLORIDA'S TURNPIKE; THENCE LEAVING THE NORTH LINE OF THE NE 1/4 OF SAID SECTION 18, N44°00'55"W ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 95.76 FEET TO A POINT OF INTERSECTION WITH THE NORTHLY RIGHT-OF-WAY LINE OF COUNTY ROAD C470; SAID INTERSECTION ALSO BEING THE POINT OF BEGINNING; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE OF FLORIDA'S TURNPIKE, S89°00'55"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 329.45 FEET; THENCE S80°29'04"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 134.83 FEET; THENCE S89°00'55"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 1,456.67 FEET; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE N00°59'05"W, A DISTANCE OF 130.00 FEET; THENCE N89°00'55"E, A DISTANCE OF 850.00 FEET; THENCE N05°59'05"W, A DISTANCE OF 850.00 FEET; THENCE N41°56'49"W, A DISTANCE OF 738.95 FEET; THENCE N45°59'05"E, A DISTANCE OF 100.00 FEET TO THE SAID WESTERLY RIGHT-OF-WAY LINE OF FLORIDA'S TURNPIKE; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE S44°00'55"E, A DISTANCE OF 2,170.00 FEET TO THE POINT OF BEGINNING.

GIBSON PLACE UTILITY COMPANY, LLC SUMTER AND LAKE COUNTIES WATER AND WASTEWATER SERVICE AREA

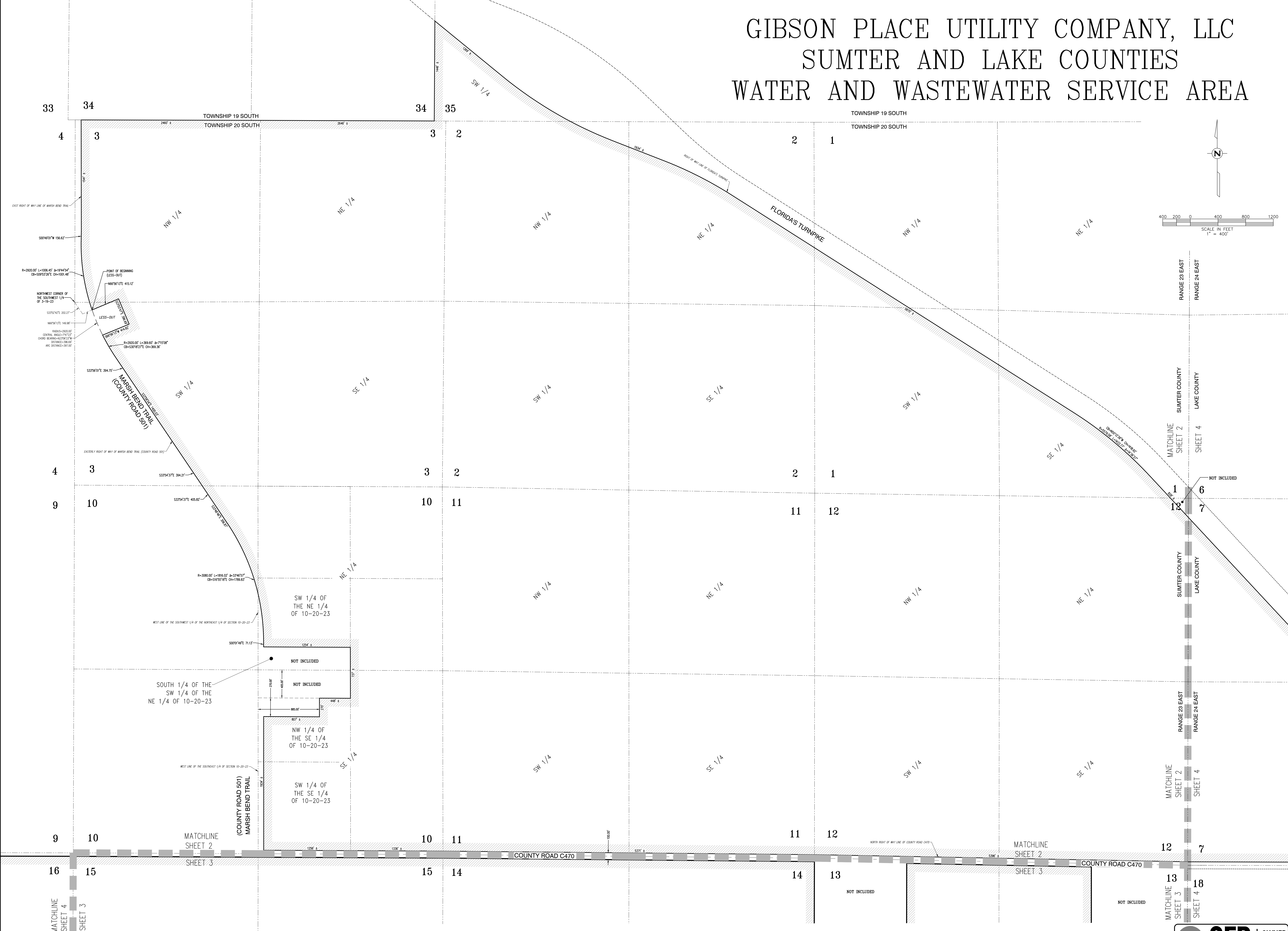
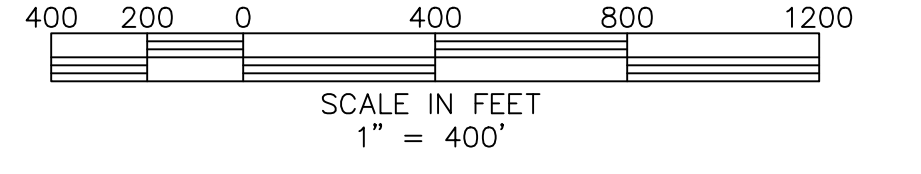
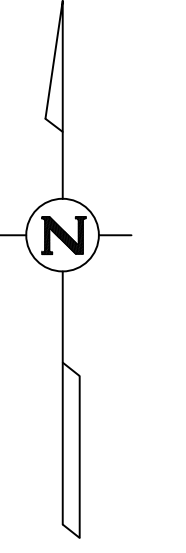
KEY MAP



PROPOSED WATER AND WASTEWATER SERVICE AREA



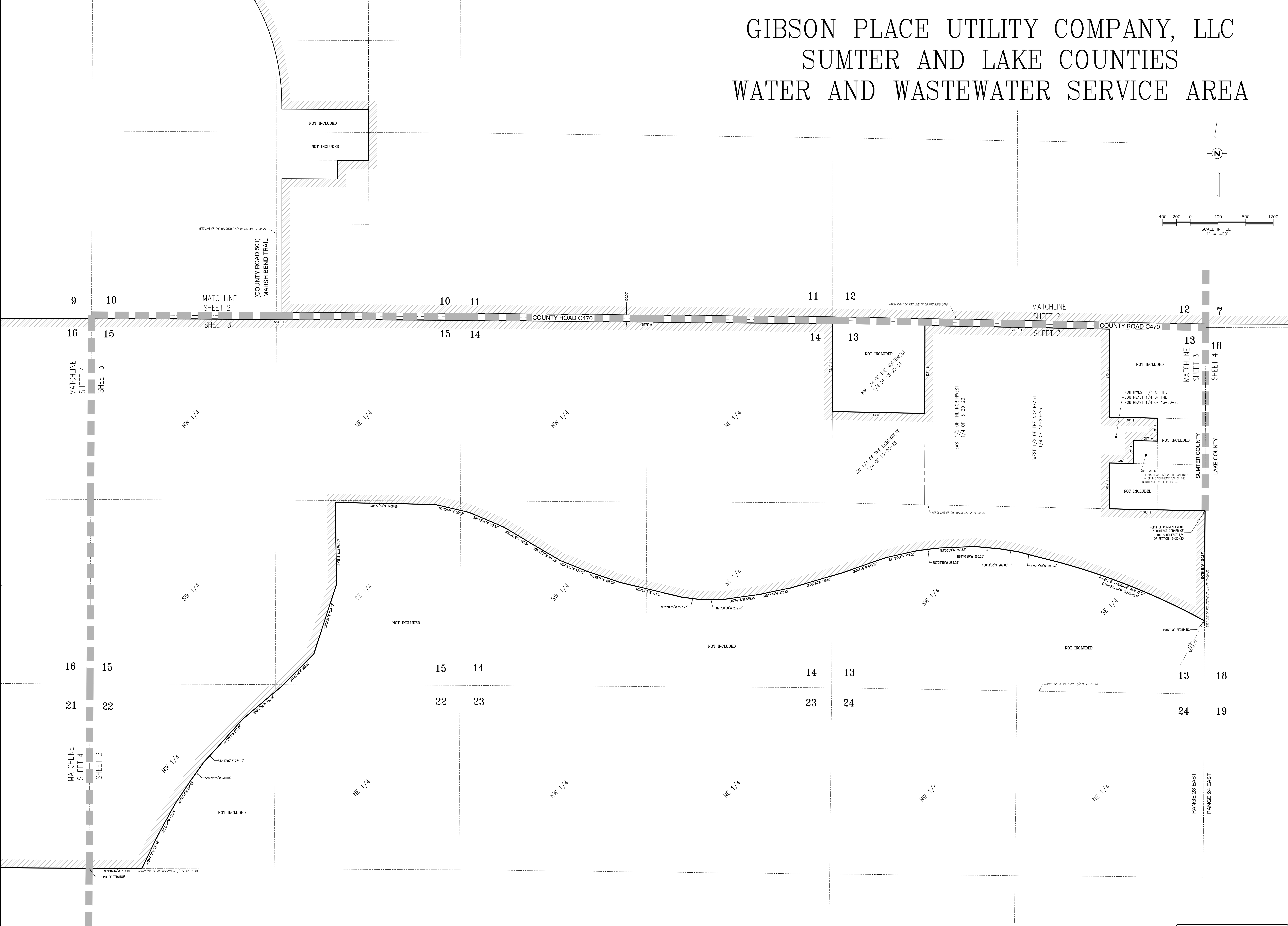
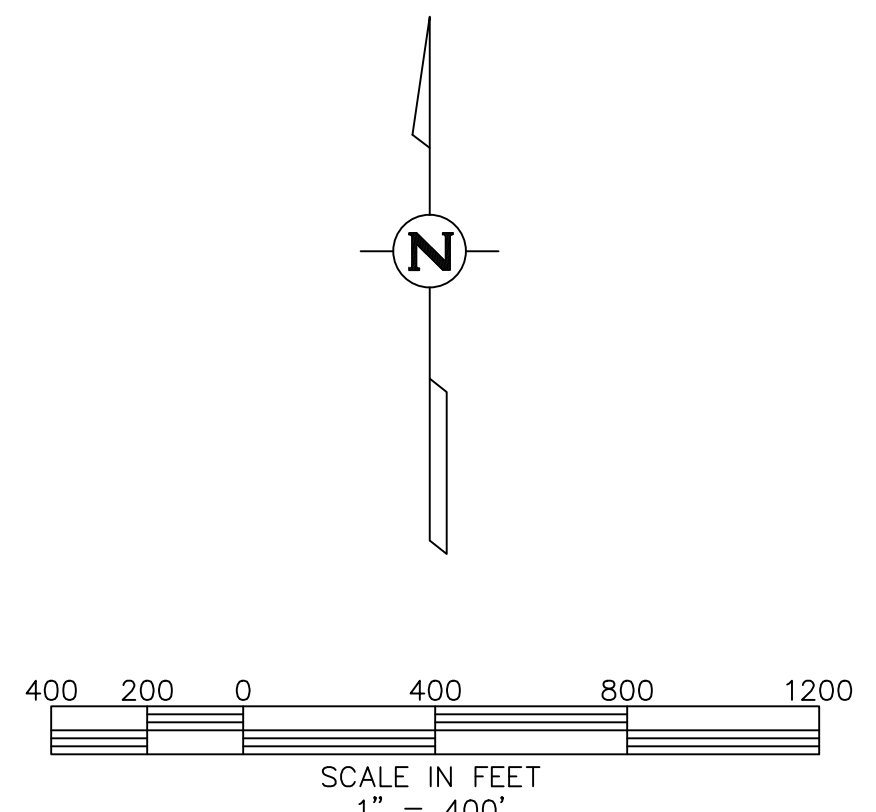
GIBSON PLACE UTILITY COMPANY, LLC SUMTER AND LAKE COUNTIES WATER AND WASTEWATER SERVICE AREA



PROPOSED WATER AND WASTEWATER SERVICE AREA

CFB
CLYMER FARNER BARLEY, Inc.
4450 NE 83RD RD, WILDWOOD, FL 34785
(352) 748-3126
WWW.CFB-INC.COM, CA #4709

GIBSON PLACE UTILITY COMPANY, LLC SUMTER AND LAKE COUNTIES WATER AND WASTEWATER SERVICE AREA



PROPOSED WATER AND WASTEWATER SERVICE AREA

CFB CLYMER FARNER BARLEY, INC.
 CLYMER FARNER BARLEY, INC.
 4450 NE 83RD RD, WILDWOOD, FL 34785
 (352) 748-3126
 WWW.CFB-INC.COM #4709

GIBSON PLACE UTILITY COMPANY, LLC SUMTER AND LAKE COUNTIES WATER AND WASTEWATER SERVICE AREA

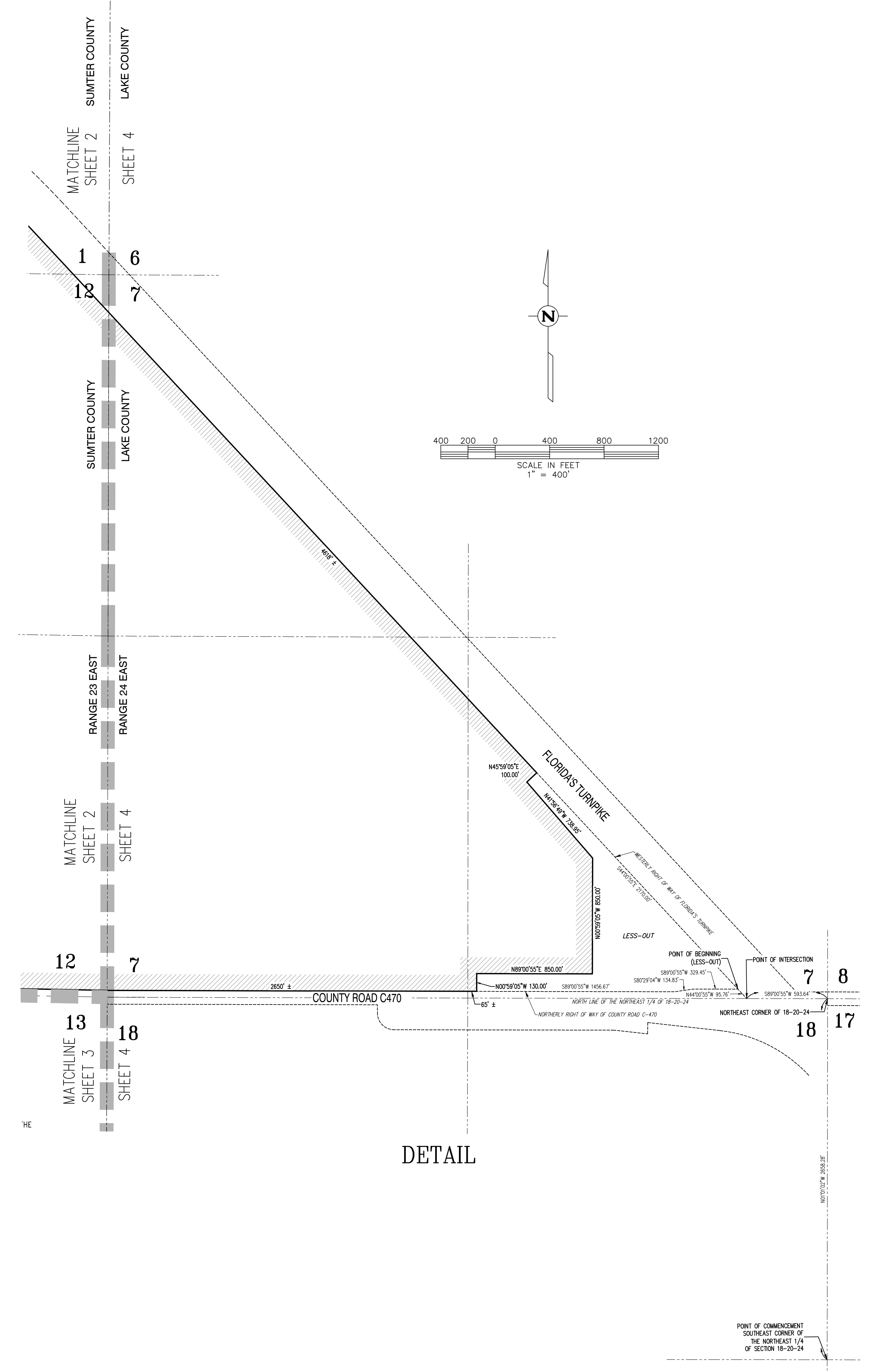
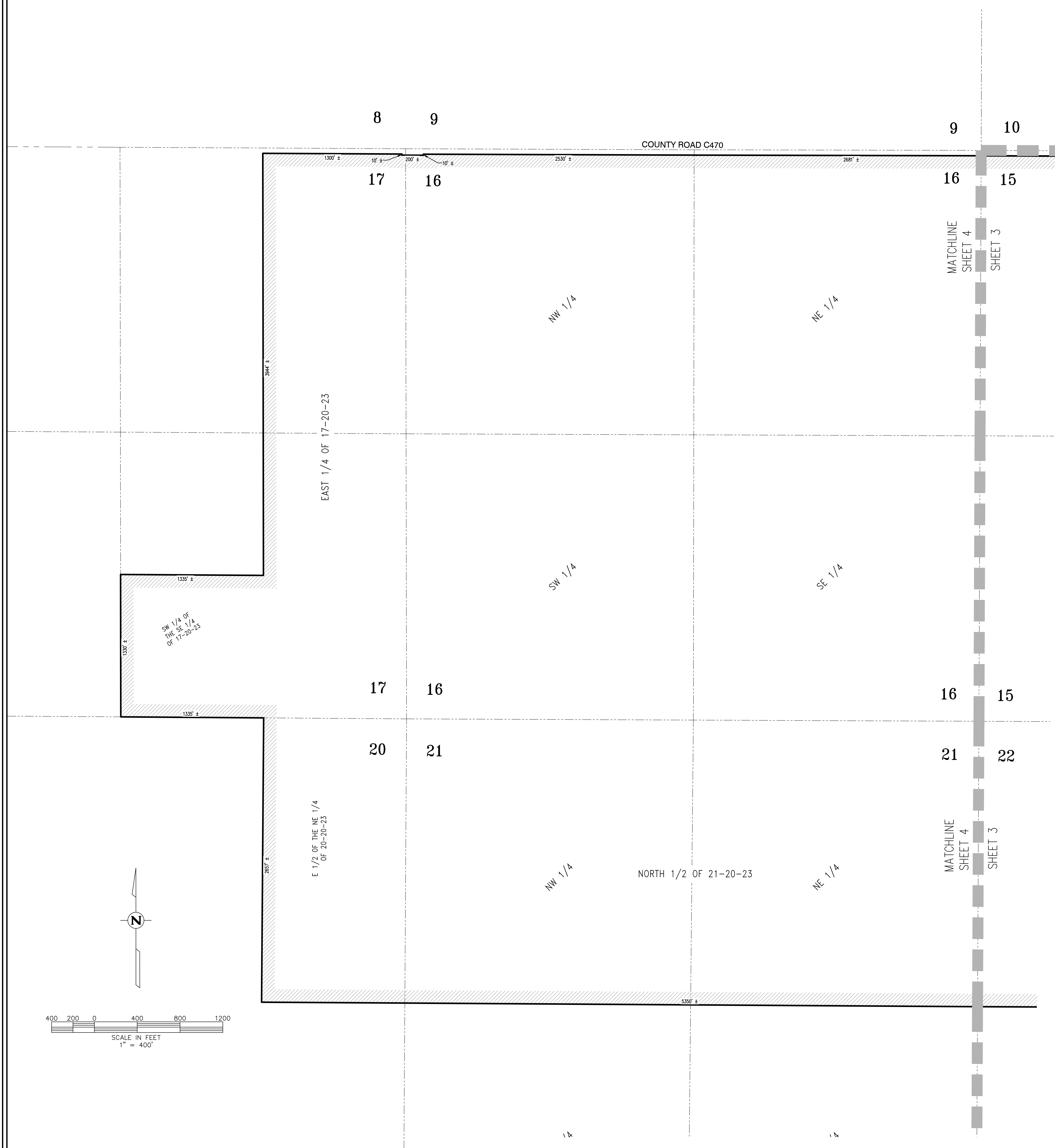


EXHIBIT L

CAPACITIES OF LINES AND TREATMENT FACILITIES

Gibson Place Utility Company, LLC

Application for Water and Wastewater Certificates

The following is a description of the capacities of GPU's lines and treatment facilities.

Water

The proposed capacity of the water treatment plants and associated distribution system will be designed and constructed to supply the maximum daily demand and the peak hour demand. This will be adequate to supply the demand of the entire service area at build-out, which will have an average daily demand of 1.847 MGD. The service area will have 14,977 residential ERCs and 3,679 commercial ERCs.

Wastewater

The proposed capacity of the wastewater treatment plant and associated collection system will be designed and constructed to accept the maximum month average daily demand. This will be adequate to provide collection and treatment for the entire service area at build-out, which will have an annual average daily flow of 1.602 MGD. The service area will have 14,977 residential ERCs and 2,818 commercial ERCs.

The tables in Exhibit G show the projected water and wastewater demand for the service area through build-out. The projections are shown in terms of million gallons per day and Equivalent Residential Connections (ERC's) for the proposed water and wastewater demand.

EXHIBIT M

DESCRIPTION OF UTILITY TREATMENT FACILITIES

Gibson Place Utility Company, LLC
Application for Water and Wastewater Certificates

GPU Water Treatment

The potable water system for GPU will be supplied by groundwater from two water treatment plants. Water Treatment Plant No. 1 (WTP No. 1) will be located in the northeastern region of the GPU service territory, and WTP No. 2 will be located in the south-central portion of the GPU service territory. Water treatment will primarily consist of chlorination, storage, and high service pumping. A chlorination system will be used to maintain a disinfectant residual in the distribution system and will consist of flow-paced chlorine gas injection with continuous chlorine residual monitoring. Ground storage tanks will be constructed to address peak hour water demands, and the ground storage tanks will be equipped with high service pumps to deliver water to customers and maintain adequate distribution system pressure. There is a potential, based on other WTPs in the region, that additional treatment may be needed to address aesthetic drinking water conditions to remove hydrogen sulfide or iron. Treatment systems will be added to the WTPs to address these groundwater components if necessary.

GPU Wastewater Treatment

The GPU wastewater treatment plant (WWTP) will be designed, constructed and operated to treat wastewater to levels acceptable for a public-access reuse irrigation. Backup disposal will be to rapid infiltration basins (RIBs) during wet weather periods or when effluent criteria are not met. The wastewater treatment processes will include the following:

- Screening
- Oxidation ditch with anoxic and aerobic treatment
- Clarification
- Filtration
- High-Level disinfection by sodium hypochlorite or chlorine gas
- Effluent storage prior to pump distribution to irrigation storage located throughout the development
- RIBs for backup effluent disposal
- Waste sludge storage tanks
- Waste sludge dewatering by belt filter press
- Transport to a permitted residuals management facility

The WWTP will be located in the western region of the GPU service territory near CR 470. It is planned that the buildout capacity of 2.4 MGD maximum month average daily flow (MMADF) will be provided in one phase.

GPU Reuse Facility

The GPU wastewater reuse facility will be constructed at the GPU WWTP site. This facility will transfer treated effluent to storage facilities located throughout the development. The treated effluent that is

generated will be used as a source of irrigation water for golf courses, commercial areas, and residential areas within the development. The wastewater reuse facility will consist of the following components:

- Storage facility
- Pumping station with low pressure vertical turbine pumps
- Reuse force mains to be constructed from the pump station to the storage facilities located throughout the development

The RIBs located at the WWTP site will only be utilized during wet weather periods or when the treated effluent does not meet public access reuse standards, as outlined by the Florida Department of Environmental Protection (FDEP).

EXHIBIT N

PROPOSED CUSTOMER NOTICE

Gibson Place Utility Company, LLC
Application for Water and Wastewater Certificates

**NOTICE OF APPLICATION FOR ORIGINAL CERTIFICATES OF
AUTHORIZATION AND INITIAL RATES AND CHARGES
FOR WATER AND WASTEWATER SERVICE**

Docket No. 2020____-WS - Application for certificates to provide water and wastewater service in Sumter and Lake Counties by Gibson Place Utility Company, LLC

Notice is hereby given on the ____ day of July, 2020, pursuant to Section 367.045, Florida Statutes, and Section 25-30.030, Florida Administrative Code, of the Application for Original Water and Wastewater Certificates in Sumter and Lake Counties by Gibson Place Utility Company, LLC, 3619 Kiessel Road, The Villages, Florida 32163 to provide water and wastewater service in a Section 35, Township 19 South, Range 23 East, and in Sections 1, 2, 3, 10, 11 and 12 in Township 20 South, Range 23 East. This legal description has been simplified and to obtain a copy of the exact legal description please contact Martin Friedman at 407-310-2077 or mfriedman@deanmead.com.

Any objections to the Application must be made in writing and filed with the Commission Clerk, Office of Commission Clerk, Florida Public Service Commission, 2540 Shumard Oak Boulevard, Tallahassee, Florida 32399-0850, no later than 30 days from the date of this Notice, with a copy to Martin S. Friedman, Esquire, Dean Mead, 420 S. Orange Ave., Suite 700, Orlando, Florida 32801. The objection must state the grounds for the objection with particularity.

Gibson Place Utility Company, LLC
3619 Kiessel Road,
The Villages, Florida 32163
CustomerService@districtgov.org
Phone (352) 750-0000
Fax (352) 751-3936