

State of Florida



Public Service Commission

CAPITAL CIRCLE OFFICE CENTER • 2540 SHUMARD OAK BOULEVARD
TALLAHASSEE, FLORIDA 32399-0850

-M-E-M-O-R-A-N-D-U-M-

DATE: May 28, 2020

TO: Office of Commission Clerk (Teitzman)

FROM: Division of Engineering (M. Watts, K. Johnson, Ramos) *TB*
Office of the General Counsel (Lherisson) *JC*

RE: Docket No. 20200012-WS – Application for amendment of Certificates 669-W and 571-S to delete territory in Sumter County, by South Sumter Utility Company, LLC.

AGENDA: 06/09/20 – Regular Agenda – Interested Persons May Participate

COMMISSIONERS ASSIGNED: All Commissioners

PREHEARING OFFICER: Graham

CRITICAL DATES: None

SPECIAL INSTRUCTIONS: None

Case Background

South Sumter Utility Company, LLC (SSU or Utility) is a Class C utility which provides service in Sumter County to approximately 1,854 water and wastewater customers. The Utility is in the Southwest Florida Management District and is not in a water use caution area. In its 2018 Annual Report, the Utility reported operating revenues of \$3,220 for water and \$4,136 for wastewater, and a net operating loss of \$218,749 for water and \$226,407 for wastewater.¹

On January 8, 2020, pursuant to Section 367.045, Florida Statutes (F.S.), the Utility applied for an amendment to delete part of its service territory from Certificate Nos. 669-W and 571-S. The Utility does not currently provide water or wastewater service to this area. The Utility requested this territory be deleted from the service area because of the separation by the Florida Turnpike and the related difficulty in extending service to the area. For these reasons, SSU believes it is

¹ The Utility has requested an extension to file its 2019 Annual Report.

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not the best alternative for water and wastewater service to the area. The Commission has jurisdiction pursuant to Section 367.045, F.S.

Discussion of Issues

Issue 1: Should the Commission approve SSU's application for amendment of Certificate Nos. 669-W and 571-S to delete territory from its certificated service area in Sumter County?

Recommendation: Yes. The Commission should approve the application filed by SSU to delete territory, as reflected on Attachment A, from its certificated service area, effective the day of the Commission's vote. The resultant order should serve as SSU's amended certificate and should be retained by the Utility. (M. Watts)

Staff Analysis: As stated, on January 8, 2020, SSU applied for an amendment to delete a portion of its certificated area. The area proposed to be deleted (deletion area) is currently undeveloped.

The deletion area is planned to be developed to serve approximately 1,161 equivalent residential connections. However, the deletion area is separated from adjacent SSU territory by Florida's Turnpike. SSU stated in its application that the reason for the proposed deletion is the difficulty in extending service across Florida's Turnpike. In response to staff's first data request, SSU stated that a newly created water and wastewater service provider, Gibson Place Utility Company, LLC (Gibson), is the best alternative to provide water and wastewater service to the deletion area.² Staff has been advised that Gibson, which is affiliated with the Villages, plans to file an application for original water and wastewater certificates to serve territory that will include the territory being deleted from SSU's certificated territory.

An adequate service territory map and a territory description have been provided as prescribed by Rule 25-30.036(4)(e) and (g), Florida Administrative Code (F.A.C.). A description of the territory requested to be deleted by the Utility is appended to this recommendation as Attachment A. The Utility submitted an affidavit with its January 8, 2020, application consistent with Rule 25-30.036(4)(k), F.A.C., stating that it has tariffs and annual reports on file with the Commission. Within its application, the Utility indicated it had filed its 2018 Annual Report. The Utility has requested an additional extension through June 1, 2020, to file its 2019 Annual Report. In addition, the application contains proof of compliance with the noticing provisions set forth in Rule 25-30.030, F.A.C. No objections to the application have been received and the time for filing such has expired.

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

² Document No. 00752-2020, filed February 3, 2020.

Issue 2: Should this docket be closed?

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

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

SOUTH SUMTER UTILITY COMPANY, LLC

SUMTER AND LAKE COUNTIES

AREA TO BE DELETED FROM WATER AND WASTEWATER TERRITORY

THE EAST 1,443.75 FEET OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING SOUTHERLY OF FLORIDA'S TURNPIKE.

AND:

THAT PORTION OF THE EAST 1,443.75 FEET OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING NORTH OF COUNTY ROAD C-470; LESS RIGHT-OF-WAY FOR FLORIDA'S TURNPIKE.

AND:

ALL OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, LYING SOUTH OF THE WEST BOUNDARY OF FLORIDA'S TURNPIKE, LESS THE RIGHT-OF-WAY FOR COUNTY ROAD NO. 470 IN LAKE COUNTY, FLORIDA.

LESS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 24 EAST; THENCE N01°01'02" WEST 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" WEST 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" WEST 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 470; SAID INTERSECTION ALSO BEING THE POINT OF BEGINNING; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE OF FLORIDA'S TURNPIKE S89°00'55" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 329.45 FEET; THENCE S80°29'04" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 134.83 FEET; THENCE S89°00'55" WEST 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" WEST A DISTANCE OF 130.00 FEET; THENCE N89°00'55" EAST A DISTANCE OF 850.00 FEET; THENCE N00°59'05"W A DISTANCE OF 850.00 FEET; THENCE N41°56'49" WEST A DISTANCE OF 738.95 FEET; THENCE N45°59'05" EAST 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" EAST A DISTANCE OF 2,170.00 FEET TO THE POINT OF BEGINNING.

AND LESS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, THEN N00°55'51" WEST ALONG THE WEST BOUNDARY LINE OF SAID SECTION 7, 50.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 470; THENCE N89°02'38" EAST ALONG SAID RIGHT-OF-WAY LINE 1,347.80 FEET TO THE POINT OF BEGINNING; THENCE N00°57'22" WEST 350.00 FEET; THENCE N89°02'38" EAST 750.00 FEET; THENCE S00°57'22" EAST 350.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 470; THENCE S89°02'38" WEST ALONG SAID RIGHT-OF-WAY LINE 750.00 FEET TO THE POINT OF BEGINNING.

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

THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY; LESS THE NORTH 400.00 FEET THEREOF.

AND TOGETHER WITH:

THAT PORTION OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 16; THENCE ALONG THE WEST LINE THEREOF, N00°18'48"E, A DISTANCE OF 257.28 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY OF STATE ROAD NO. 44; THENCE DEPARTING SAID WEST LINE AND ALONG SAID RIGHT-OF-WAY, S69°24'48"E, 433.00 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY, S50°23'55"W, 154.72 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 217.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 18°41'07", A DISTANCE OF 70.77 FEET TO A POINT THAT IS 200.00 FEET SOUTHWEST, BY PERPENDICULAR MEASUREMENT, OF THE SOUTHWESTERLY RIGHT-OF-WAY FOR STATE ROAD NO. 44; THENCE PARALLEL WITH SAID RIGHT-OF-WAY, S69°24'48"E, 600.91 FEET; THENCE DEPARTING SAID PARALLEL LINE, N20°35'12"E, 200.00 FEET TO SAID SOUTHWESTERLY RIGHT-OF-WAY OF STATE ROAD NO. 44; THENCE ALONG SAID RIGHT-OF-WAY, S69°24'48"E, 74.40 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY, S17°39'39"W, 106.18 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 140.00 FEET AND A CHORD BEARING AND DISTANCE OF S04°38'58"E, 103.87 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 43°33'01", A DISTANCE OF 106.41 FEET; THENCE S69°24'48"E, 116.86 FEET; THENCE N05°30'26"W, 1.10 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 154.00 FEET AND A CHORD BEARING AND DISTANCE OF S48°30'33"E, 25.49 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°29'37", A DISTANCE OF 25.52 FEET; THENCE S53°15'22"E, 85.06 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 126°42'45", A DISTANCE OF 110.58 FEET; THENCE N00°01'58"E, 158.76 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE SOUTHEASTERLY, HAVING

A RADIUS OF 10.00 FEET AND A CHORD BEARING AND DISTANCE OF N55°18'35"E, 16.44 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 110°33'24", A DISTANCE OF 19.30 FEET; THENCE S69°24'43"E, 51.90 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 4.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 6.28 FEET; THENCE N20°35'12"E, 0.03 FEET; THENCE S69°24'48"E, 66.63 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 16; THENCE ALONG SAID EAST LINE, S00°14'48"W, 636.19 FEET; THENCE DEPARTING SAID EAST LINE, S89°56'16"W, 120.39 FEET; THENCE S00°14'35"W, 9.72 FEET; THENCE S89°55'47"W, 49.96 FEET; THENCE S89°56'16"W, 257.43 FEET; THENCE N00°39'39"W, 55.25 FEET; THENCE N06°43'11"E, 52.69 FEET; THENCE N20°25'53"E, 46.67 FEET; THENCE N33°16'06"E, 42.34 FEET; THENCE N32°58'24"E, 59.52 FEET; THENCE N18°09'21"E, 46.07 FEET; THENCE N04°24'08"E, 40.99 FEET; THENCE N03°21'45"W, 62.56 FEET; THENCE N74°38'09"W, 282.28 FEET; THENCE S54°12'20"W, 269.75 FEET; THENCE N39°36'05"W, 372.27 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 217.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 04°31'01", A DISTANCE OF 17.11 FEET TO A NON-TANGENT LINE; THENCE S54°54'56"W, ALONG SAID NON-TANGENT LINE, 66.00 FEET; THENCE S61°45'05"W, 101.78 FEET; THENCE S28°09'14"E, 74.89 FEET; THENCE S61°48'31"W, 70.72 FEET; THENCE S10°43'23"E, 99.76 FEET; THENCE S61°45'05"W, 113.06 FEET TO THE WEST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4; THENCE ALONG SAID WEST LINE, N00°18'48"E, 621.56 FEET TO THE POINT OF BEGINNING.

AND TOGETHER WITH:

THAT LAND LYING IN SECTION 16, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 16, THENCE N00°00'00"E, ALONG THE WEST LINE THEREOF A DISTANCE OF 519.27 FEET; THENCE DEPARTING SAID WEST LINE, S58°29'59"E, 219.59 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 310.00 FEET AND A CHORD BEARING AND DISTANCE OF S36°50'14"E, 576.22 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 136°40'38", A DISTANCE OF 739.49 FEET; THENCE S00°03'40"E, 542.22 FEET; THENCE S89°38'01"W, 250.00 FEET; THENCE S00°03'40"E, 700.00 FEET; THENCE N89°38'01"E, 100.00 FEET; THENCE S00°03'40"E, 50.00 FEET; THENCE S89°38'01"W, 173.03 FEET; THENCE N21°59'07"W, 40.26 FEET; THENCE S77°35'26"W, 48.35 FEET; THENCE S09°29'23"E, 27.69 FEET; THENCE S89°38'01"W, 158.08 FEET; THENCE N00°12'05"E, 1,352.31 FEET TO THE POINT OF BEGINNING.

LESS:

THAT LAND LYING IN SECTION 16, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 16, N00°00'00"E, ALONG THE WEST LINE THEREOF A DISTANCE OF 519.27 FEET; THENCE DEPARTING SAID WEST LINE, S58°29'59"E, 219.59 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 310.00 FEET AND A CHORD BEARING AND DISTANCE OF S02°36'15"E, 347.64 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 68°12'39", A DISTANCE OF 369.06 FEET; THENCE S53°17'27"W, 8.51 FEET TO THE POINT OF BEGINNING; THENCE S35°18'00"E, 5.78 FEET; THENCE S55°05'17"W, 18.33 FEET; THENCE N34°23'34"W, 13.88 FEET; THENCE N53°11'59"E, 18.12 FEET; THENCE S35°18'00"E, 8.70 FEET TO THE POINT OF BEGINNING.

AND:

THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

AND:

THAT PORTION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING SOUTH AND WEST OF FLORIDA'S TURNPIKE.

AND:

THE NORTH 811.80 FEET OF THE EAST 1,716.00 FEET OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 19 SOUTH RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

AND:

THAT PORTION OF THE EAST 858.00 FEET OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING NORTH AND EAST OF FLORIDA'S TURNPIKE; LESS THE NORTH 811.80 FEET THEREOF.

AND LESS:

RIGHT OF WAY FOR COUNTY ROAD 181.

AND TOGETHER WITH:

THAT PORTION OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID NORTHEAST 1/4; THENCE ALONG THE SOUTH LINE THEREOF, N89°50'57"W, 1,980.76 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 17; THENCE DEPARTING SAID SOUTH LINE AND ALONG SAID EAST LINE, N00°17'31"E, 704.32 FEET; THENCE DEPARTING SAID WEST LINE, S89°52'27"E, 627.34 FEET; THENCE N00°17'57"E, 630.00 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF SAID NORTHEAST 1/4; THENCE ALONG SAID NORTH LINE, S89°52'27"E, 33.00 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID NORTHEAST 1/4; THENCE DEPARTING SAID NORTH LINE, N00°17'57"E, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID NORTHEAST 1/4 A DISTANCE OF 750.62 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY OF STATE ROAD NO. 44 ; THENCE DEPARTING SAID WEST LINE AND ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY, S69°24'48"E, 960.52 FEET TO A POINT THAT IS 420.00 FEET WEST OF THE EAST LINE OF SAID NORTHEAST 1/4; THENCE DEPARTING SAID SOUTHWESTERLY RIGHT-OF-WAY AND PARALLEL WITH SAID EAST LINE, S00°18'48"W, 812.35 FEET; THENCE DEPARTING SAID PARALLEL LINE, S89°50'57"E, 420.00 FEET TO THE EAST LINE OF SAID NORTHEAST 1/4; THENCE ALONG SAID EAST LINE, S00°18'48"W, 937.50 FEET TO THE POINT OF BEGINNING.

LESS:

RIGHT-OF-WAY FOR COUNTY ROAD 156.

AND LESS:

RIGHT-OF-WAY FOR COUNTY ROAD 179.

AND:

THAT PORTION OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING SOUTH AND WEST OF FLORIDA'S TURNPIKE AND LYING EAST OF THE RIGHT-OF-WAY FOR U.S. HIGHWAY 301.

AND:

THAT PORTION OF THE NORTH 3/4 OF THE EAST 1/2 OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING EAST OF THE RIGHT-OF-WAY FOR U.S. HIGHWAY 301; LESS ANY PORTION THEREOF, DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4; THENCE S89°25'01"E, ALONG THE NORTH LINE THEREOF A DISTANCE OF 474.00 FEET; THENCE DEPARTING SAID NORTH LINE, S25°22'49"W, 728.89 FEET; THENCE S06°34'19"W, 665.47 FEET; THENCE N89°32'09"W, 90.00 FEET TO THE WEST LINE OF SAID SOUTHEAST 1/4 CORNER; THENCE ALONG SAID WEST LINE, N00°11'57"E, 1,323.73 FEET TO THE POINT OF BEGINNING.

AND:

THAT PORTION OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 20; THENCE WEST ALONG THE NORTH LINE THEREOF, A DISTANCE OF 1,310.54 FEET; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH FOR 724.63 FEET; THENCE EAST, 165.00 FEET; THENCE SOUTH, 303.71 FEET; THENCE EAST 169.94 FEET; THENCE SOUTH 303.71 FEET; THENCE WEST 541 FEET, MORE OR LESS, TO THE NORTHEASTERLY RIGHT-OF-WAY FOR FLORIDA'S TURNPIKE; THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY A DISTANCE OF 2,234 FEET, MORE OR LESS, TO THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 20; THENCE NORTH ALONG SAID EAST LINE, 297.32 FEET TO THE SOUTHEAST CORNER OF SAID NORTHEAST 1/4; THENCE NORTH ALONG THE EAST LINE THEREOF, A DISTANCE OF 2,666.25 FEET TO THE POINT OF BEGINNING.

AND:

THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS THE RIGHT-OF-WAY FOR FLORIDA'S TURNPIKE AND LESS RIGHT OF WAY FOR COUNTY ROAD 181.

AND LESS:

ANY PORTION OF THOSE LANDS LYING IN SECTION 20, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 20; THENCE S89°54'08"E, ALONG THE NORTH LINE THEREOF, 338.16 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY OF FLORIDA'S TURNPIKE; THENCE DEPARTING SAID NORTH LINE AND ALONG SAID RIGHT-OF-WAY, S56°58'48"E, 258.62 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY, S33°01'12"W, 200.00 FEET; THENCE N56°58'48"W, 532.03 FEET TO THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE ALONG SAID WEST LINE, N00°13'51"E, 19.28 FEET TO THE POINT OF BEGINNING.

AND TOGETHER WITH:

THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

AND:

THAT PORTION OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING SOUTHWEST OF FLORIDA'S TURNPIKE, DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 SAID SECTION 20 RUN ALONG THE EAST LINE THEREOF, N00°13'44"W, 46.67 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST LINE, N00°13'44"W, 1,878.15 FEET, MORE OF LESS, TO THE SOUTHWESTERLY RIGHT-OF-WAY OF FLORIDA'S TURNPIKE; THENCE N43°22'33"W, ALONG SAID RIGHT-OF-WAY 3,007.70 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 5,579.58 FEET; THENCE NORTHWESTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 07°55'57", A DISTANCE OF 772.48 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 20; THENCE DEPARTING SAID SOUTHWESTERLY RIGHT-OF-WAY AND ALONG SAID WEST LINE, S00°14'50"E, 659.43 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 20; THENCE DEPARTING SAID WEST LINE AND ALONG THE NORTH LINE OF SOUTHEAST 1/4 OF THE NORTHWEST 1/4, RUN S89°42'48"W, 1,322.27 FEET TO THE NORTHWEST CORNER THEREOF; THENCE DEPARTING SAID NORTH LINE AND ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF SAID NORTHWEST 1/4, S00°09'48"E, 654.10 FEET; THENCE DEPARTING SAID WEST LINE, EAST, 353.45 FEET; THENCE SOUTH, 178.54 FEET; THENCE EAST, 580.00 FEET; THENCE NORTH, 178.54 FEET; THENCE EAST, 515.00 FEET; THENCE SOUTH, 666.78 FEET; THENCE WEST, 155.00 FEET; THENCE SOUTH, 612.46 FEET; THENCE EAST, 310.00 FEET; THENCE NORTH, 612.46 FEET; THENCE EAST, 690.00 FEET; THENCE SOUTH, 662.46 FEET; THENCE EAST, 346.52 FEET; THENCE S00°14'17"E, 662.45 FEET; THENCE WEST, 643.40 FEET; THENCE S00°00'35"E, 1,310.50 FEET; THENCE EAST, 1,310.07 FEET; THENCE NORTH, 34.86 FEET; THENCE EAST, 699.16 FEET TO THE POINT OF BEGINNING.

AND:

THAT PORTION OF THE NORTH 3/4 OF THE WEST 1/2 OF SECTION 21, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING WESTERLY OF LAKE OKAHUMPKA AND LYING NORTHEASTERLY OF FLORIDA'S TURNPIKE.

LESS:

ANY PORTION LYING WITHIN THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 21.

AND TOGETHER WITH:

THOSE PORTIONS OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF SECTION 21, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21 LYING SOUTH OF LAKE OKAHUMPKA; LESS RIGHT-OF-WAY FOR FLORIDA'S TURNPIKE.

AND:

THOSE PORTIONS OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE SOUTH 1/2 OF SAID SECTION 27; LESS RIGHT-OF-WAY FOR FLORIDA'S TURNPIKE AND LESS RIGHT-OF-WAY FOR COUNTY ROAD NO. C-468; AND LESS: FROM THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 27, RUN S00°27'14"W, 1,063.37 FEET TO A POINT 900.00 FEET NORTH OF THE RIGHT-OF-WAY FOR COUNTY ROAD C-468 AND THE POINT OF BEGINNING; THENCE S00°27'14"W, 900.00 FEET TO SAID RIGHT-OF-WAY; THENCE S63°16'44"W ALONG SAID RIGHT-OF-WAY 168.53 FEET; THENCE N00°27'14"E, 900.00 FEET; THENCE N63°16'44"E 168.53 FEET TO THE POINT OF BEGINNING.

AND:

ALL OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; LESS RIGHT-OF-WAY FOR FLORIDA'S TURNPIKE AND LESS RIGHT-OF-WAY FOR COUNTY ROAD NO. C-468.

AND:

THAT PORTION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA LYING NORTH OF COUNTY ROAD NO. C-468.

AND:

THAT PORTION OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 29, RUN S00°01'14"E, ALONG THE EAST LINE THEREOF A DISTANCE OF 448.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST LINE, S00°01'14"E, 2,210.14 FEET TO THE SOUTHEAST CORNER OF SAID NORTHEAST 1/4; THENCE DEPARTING SAID EAST LINE AND ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID NORTHEAST 1/4, S89°55'49"W, 1,317.71 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 29; THENCE DEPARTING SAID SOUTH LINE AND ALONG THE EAST LINE OF SAID WEST 1/2, S00°08'41"W, 1,158.85 FEET; THENCE DEPARTING SAID EAST LINE, WEST, 639.67 FEET; THENCE NORTH, 3,500.73 FEET; THENCE EAST, 1,260.07 FEET; THENCE SOUTH, 130.14 FEET; THENCE EAST, 699.51 FEET TO THE POINT OF BEGINNING.

AND

THOSE PORTIONS OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS;

THE NORTH 3/4 OF THE EAST 1/2 OF SAID SECTION; LESS RIGHT-OF-WAY FOR COUNTY ROAD 501 AND LESS RIGHT-OF-WAY FOR COUNTY ROAD C-468;

AND

THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST, AND THE NORTH 30.00 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 33; LESS THAT PORTION OF THE EAST 35.75 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, LYING SOUTH OF THE NORTH 208.71 FEET THEREOF, ALSO LESS RIGHT-OF-WAY FOR COUNTY ROAD 501;

AND:

ALL OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; LESS RIGHT-OF-WAY FOR FLORIDA'S TURNPIKE; ALSO LESS RIGHT-OF-WAYS FOR COUNTY ROAD C-468 AND COUNTY ROAD 501.

AND:

THAT PORTION OF THE SOUTH 3/4 OF SECTION 23, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING SOUTH OF THE RIGHT-OF-WAY FOR STATE ROAD NO. 44 AND WEST OF COUNTY ROAD NO. C-468, LESS AND EXCEPT THE WEST 1/4 OF THE WEST 1/2 OF SAID SECTION, AND LESS AND EXCEPT THE SOUTH 139 FEET OF THE WEST 1,000 FEET OF THE EAST 3/4 OF THE NORTHWEST 1/4 OF SAID SECTION, AND LESS AND EXCEPT THE WEST 1,000 FEET OF THE EAST 3/4 OF THE SOUTHWEST 1/4 OF SAID SECTION, LESS ANY PORTION THEREOF LYING SOUTH OF THE FOLLOWING DESCRIBED LINE: COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 23 AND RUN S89°32'28"E, 1,666.68 FEET; THENCE N00°11'52"E, 12.60 FEET TO THE POINT OF BEGINNING; THENCE RUN S89°58'28"E, 914.12 FEET TO THE WEST RIGHT-OF-WAY OF COUNTY ROAD NO. C-468 AND THE POINT OF TERMINUS OF SAID LINE.

AND:

THAT PORTION OF SECTION 23, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING EAST OF COUNTY ROAD C-468 AND SOUTH OF THE RIGHT OF WAY FOR STATE ROAD 44.

AND:

THE SOUTHWEST 1/4 AND THAT PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING SOUTH OF THE SOUTH RIGHT-OF-WAY OF STATE ROAD NO. 44 AND LYING WESTERLY OF THE WESTERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD 44; SAID WESTERLY RIGHT-OF-WAY BEING DESCRIBED AS FOLLOWS: FROM THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 24, RUN S89°32'23"W, ALONG THE SOUTH LINE THEREOF, A DISTANCE OF

1,660.42 FEET TO A POINT ON SAID WESTERLY RIGHT-OF-WAY AND THE POINT OF BEGINNING; THENCE N15°33'34"W, 76.17 FEET; THENCE N33°40'40"W, 89.06 FEET; THENCE N56°01'00"W, 109.03 FEET; THENCE N81°01'49"W, 111.45 FEET; THENCE N08°58'11"E, 220.30 FEET; THENCE S81°01'49"E, 195.00 FEET; THENCE N78°16'29"E, 90.30 FEET; THENCE N43°41'47"E, 58.88 FEET; THENCE N16°11'00"E, 61.72 FEET TO THE POINT OF TERMINUS.

AND:

ALL OF SECTION 25, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS THE NORTH 1/2 OF THE NORTHEAST 1/4 AND LESS THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION.

AND:

THAT PORTION OF SECTION 26, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING EASTERLY AND SOUTHERLY OF COUNTY ROAD C-468, LESS THE EAST 436.00 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION, LYING SOUTH OF COUNTY ROAD NO. C-468.

AND:

ALL OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND THAT PORTION OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING NORTH OF FLORIDA'S TURNPIKE.

AND:

THOSE PORTIONS OF SECTIONS 1 AND 2, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING NORTH OF FLORIDA'S TURNPIKE.

LESS:

THAT LAND LYING IN SECTION 1, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 23 EAST IN SUMTER COUNTY, FLORIDA; THENCE RUN S00°40'20"W, ALONG THE EAST BOUNDARY OF SAID SECTION 1, A DISTANCE OF 1,740.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S00°40'20"W, ALONG SAID EAST BOUNDARY OF SECTION 1, A DISTANCE OF 1,057.86 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 1; THENCE S00°44'45"W, ALONG SAID EAST BOUNDARY OF SECTION 1, A DISTANCE OF 2,487.49 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF FLORIDA'S TURNPIKE; THENCE RUN ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: (1) N42°21'30"W, A DISTANCE OF 505.19 FEET TO A CURVE THAT IS CONCAVE TO THE SOUTHWEST; (2) THENCE NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 1,498.35 FEET (SAID CURVE HAVING A RADIUS OF 5,879.58 FEET, A CENTRAL ANGLE OF 14°36'04" AND

A CHORD BEARING AND DISTANCE OF N49°46'20"W, 1,494.30 FEET); (3) THENCE N57°03'06"W, A DISTANCE OF 287.77 FEET; THENCE N02°21'09"W, A DISTANCE OF 337.71 FEET; THENCE N00°39'29"E, A DISTANCE OF 1,724.92 FEET; THENCE S89°36'07"E, A DISTANCE OF 1,733.89 FEET RETURNING TO THE POINT OF BEGINNING.

AND:

THOSE PORTIONS OF SECTIONS 6, 7, 8, 9, 16, AND 17, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 6, WHICH IS THE POINT OF BEGINNING; THENCE RUN NORTH 00°39'41" EAST, ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 6, A DISTANCE OF 2,360.48 FEET; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 30°29'04" EAST, A DISTANCE OF 19.79 FEET; THENCE RUN SOUTH 20°37'14" EAST, A DISTANCE OF 84.19 FEET; THENCE RUN SOUTH 76°53'11" EAST, A DISTANCE OF 47.78 FEET; THENCE RUN SOUTH 36°10'15" EAST, A DISTANCE OF 68.70 FEET; THENCE RUN SOUTH 53°58'30" EAST, A DISTANCE OF 83.28 FEET; THENCE RUN SOUTH 44°52'44" EAST, A DISTANCE OF 70.96 FEET; THENCE RUN SOUTH 03°00'03" WEST, A DISTANCE OF 85.15 FEET; THENCE RUN SOUTH 64°52'10" EAST, A DISTANCE OF 45.25 FEET; THENCE RUN SOUTH 88°04'24" EAST, A DISTANCE OF 34.38 FEET; THENCE RUN NORTH 09°21'14" EAST, A DISTANCE OF 78.78 FEET; THENCE RUN SOUTH 88°37'45" EAST, A DISTANCE OF 36.40 FEET; THENCE RUN NORTH 61°16'45" EAST, A DISTANCE OF 78.67 FEET; THENCE RUN NORTH 79°11'16" EAST, A DISTANCE OF 87.21 FEET; THENCE RUN NORTH 82°04'48" EAST, A DISTANCE OF 69.61 FEET; THENCE RUN NORTH 60°17'41" EAST, A DISTANCE OF 102.77 FEET; THENCE RUN SOUTH 46°03'35" EAST, A DISTANCE OF 89.04 FEET; THENCE RUN SOUTH 25°57'33" EAST, A DISTANCE OF 431.46 FEET; THENCE RUN SOUTH 46°18'25" EAST, A DISTANCE OF 100.01 FEET; THENCE RUN SOUTH 80°46'10" EAST, A DISTANCE OF 82.69 FEET; THENCE RUN SOUTH 82°49'12" EAST, A DISTANCE OF 85.20 FEET; THENCE RUN SOUTH 39°42'02" EAST, A DISTANCE OF 45.75 FEET; THENCE RUN SOUTH 14°23'50" WEST, A DISTANCE OF 70.58 FEET; THENCE RUN SOUTH 29°58'34" EAST, A DISTANCE OF 76.07 FEET; THENCE RUN SOUTH 23°08'46" EAST, A DISTANCE OF 39.04 FEET; THENCE RUN SOUTH 11°00'19" WEST, A DISTANCE OF 95.71 FEET; THENCE RUN SOUTH 09°22'14" WEST, A DISTANCE OF 123.51 FEET; THENCE RUN SOUTH 09°41'56" EAST, A DISTANCE OF 80.26 FEET; THENCE RUN SOUTH 43°34'44" EAST, A DISTANCE OF 98.73 FEET; THENCE RUN NORTH 76°35'25" EAST, A DISTANCE OF 50.82 FEET; THENCE RUN SOUTH 62°33'16" EAST, A DISTANCE OF 86.58 FEET; THENCE RUN SOUTH 64°36'42" EAST, A DISTANCE OF 71.30 FEET; THENCE RUN NORTH 76°42'30" EAST, A DISTANCE OF

44.48 FEET; THENCE RUN SOUTH 32°12'12" EAST, A DISTANCE OF 957.86 FEET; THENCE RUN SOUTH 07°10'01" WEST, A DISTANCE OF 91.08 FEET; THENCE RUN SOUTH 61°21'16" EAST, A DISTANCE OF 47.28 FEET; THENCE RUN SOUTH 40°28'15" EAST, A DISTANCE OF 120.86 FEET; THENCE RUN SOUTH 44°33'11" EAST, A DISTANCE OF 69.24 FEET; THENCE RUN SOUTH 37°26'37" EAST, A DISTANCE OF 89.41 FEET; THENCE RUN SOUTH 07°06'18" EAST, A DISTANCE OF 113.64 FEET; THENCE RUN SOUTH 09°52'34" EAST, A DISTANCE OF 113.85 FEET; THENCE RUN SOUTH 35°28'16" WEST, A DISTANCE OF 89.69 FEET; THENCE RUN SOUTH 64°22'33" EAST, A DISTANCE OF 118.81 FEET; THENCE RUN SOUTH 52°22'56" EAST, A DISTANCE OF 90.58 FEET; THENCE RUN NORTH 79°20'02" EAST, A DISTANCE OF 136.10 FEET; THENCE RUN NORTH 52°22'55" EAST, A DISTANCE OF 86.83 FEET; THENCE RUN NORTH 36°24'30" EAST, A DISTANCE OF 105.87 FEET; THENCE RUN NORTH 48°55'55" EAST, A DISTANCE OF 45.49 FEET; THENCE RUN SOUTH 89°56'18" EAST, A DISTANCE OF 151.08 FEET; THENCE RUN NORTH 24°38'40" EAST, A DISTANCE OF 110.35 FEET; THENCE RUN NORTH 46°09'26" EAST, A DISTANCE OF 81.02 FEET; THENCE RUN SOUTH 86°18'52" EAST, A DISTANCE OF 62.24 FEET; THENCE RUN SOUTH 27°38'50" EAST, A DISTANCE OF 68.64 FEET; THENCE RUN SOUTH 41°23'00" EAST, A DISTANCE OF 95.74 FEET; THENCE RUN SOUTH 09°19'22" EAST, A DISTANCE OF 161.00 FEET; THENCE RUN SOUTH 22°58'56" EAST, A DISTANCE OF 78.10 FEET; THENCE RUN SOUTH 41°13'52" WEST, A DISTANCE OF 71.83 FEET; THENCE RUN SOUTH 67°32'49" WEST, A DISTANCE OF 60.90 FEET; THENCE RUN SOUTH 22°37'04" WEST, A DISTANCE OF 125.78 FEET; THENCE RUN SOUTH 05°54'07" WEST, A DISTANCE OF 58.17 FEET; THENCE RUN SOUTH 09°17'29" EAST, A DISTANCE OF 113.07 FEET; THENCE RUN SOUTH 17°42'35" WEST, A DISTANCE OF 84.59 FEET; THENCE RUN SOUTH 54°18'47" EAST, A DISTANCE OF 86.37 FEET; THENCE RUN SOUTH 59°31'01" EAST, A DISTANCE OF 114.87 FEET; THENCE RUN SOUTH 62°38'05" EAST, A DISTANCE OF 134.39 FEET; THENCE RUN SOUTH 39°09'25" EAST, A DISTANCE OF 51.70 FEET; THENCE RUN SOUTH 80°59'23" EAST, A DISTANCE OF 80.02 FEET; THENCE RUN NORTH 35°54'34" EAST, A DISTANCE OF 63.23 FEET; THENCE RUN SOUTH 74°27'55" EAST, A DISTANCE OF 81.89 FEET; THENCE RUN SOUTH 04°00'12" EAST, A DISTANCE OF 73.97 FEET; THENCE RUN SOUTH 80°14'56" EAST, A DISTANCE OF 67.06 FEET; THENCE RUN SOUTH 62°54'57" EAST, A DISTANCE OF 47.02 FEET; THENCE RUN SOUTH 80°58'05" EAST, A DISTANCE OF 47.16 FEET; THENCE RUN NORTH 50°24'47" EAST, A DISTANCE OF 52.77 FEET; THENCE RUN NORTH 16°30'08" WEST, A DISTANCE OF 34.10 FEET; THENCE RUN NORTH 00°36'32" WEST, A DISTANCE OF 52.85 FEET; THENCE RUN SOUTH 40°59'45" EAST, A DISTANCE OF 106.23 FEET; THENCE RUN SOUTH 55°44'00" EAST, A DISTANCE OF 86.62 FEET; THENCE RUN SOUTH 33°10'27" EAST, A DISTANCE OF 83.20 FEET; THENCE RUN SOUTH 55°17'24" EAST, A DISTANCE OF 68.84 FEET; THENCE RUN SOUTH 46°21'25" EAST, A DISTANCE OF 101.01 FEET; THENCE RUN NORTH 74°50'26" EAST, A DISTANCE OF 86.17 FEET;

THENCE RUN SOUTH 82°04'41" EAST, A DISTANCE OF 120.38 FEET; THENCE RUN NORTH 58°22'49" EAST, A DISTANCE OF 68.80 FEET; THENCE RUN SOUTH 60°56'38" EAST, A DISTANCE OF 75.22 FEET; THENCE RUN SOUTH 03°14'40" WEST, A DISTANCE OF 76.66 FEET; THENCE RUN SOUTH 50°59'10" WEST, A DISTANCE OF 90.51 FEET; THENCE RUN SOUTH 36°37'10" WEST, A DISTANCE OF 76.43 FEET; THENCE RUN SOUTH 12°29'53" EAST, A DISTANCE OF 471.98 FEET; THENCE RUN SOUTH 24°47'34" EAST, A DISTANCE OF 104.62 FEET; THENCE RUN SOUTH 12°21'53" WEST, A DISTANCE OF 65.63 FEET; THENCE RUN SOUTH 18°03'40" EAST, A DISTANCE OF 67.17 FEET; THENCE RUN SOUTH 25°58'11" EAST, A DISTANCE OF 64.57 FEET; THENCE RUN SOUTH 27°55'06" EAST, A DISTANCE OF 100.44 FEET; THENCE RUN SOUTH 35°22'32" WEST, A DISTANCE OF 59.70 FEET; THENCE RUN SOUTH 13°35'06" EAST, A DISTANCE OF 68.53 FEET; THENCE RUN SOUTH 51°53'59" EAST, A DISTANCE OF 156.93 FEET; THENCE RUN SOUTH 66°50'45" EAST, A DISTANCE OF 64.60 FEET; THENCE RUN SOUTH 48°38'48" WEST, A DISTANCE OF 54.10 FEET; THENCE RUN SOUTH 08°34'50" WEST, A DISTANCE OF 80.78 FEET; THENCE RUN SOUTH 08°53'51" WEST, A DISTANCE OF 102.76 FEET; THENCE RUN SOUTH 13°03'25" WEST, A DISTANCE OF 64.08 FEET; THENCE RUN SOUTH 27°21'03" WEST, A DISTANCE OF 92.67 FEET; THENCE RUN SOUTH 58°32'05" WEST, A DISTANCE OF 39.73 FEET; THENCE RUN SOUTH 05°28'43" WEST, A DISTANCE OF 111.73 FEET; THENCE RUN SOUTH 12°31'44" WEST, A DISTANCE OF 83.93 FEET; THENCE RUN SOUTH 55°17'54" WEST, A DISTANCE OF 62.16 FEET; THENCE RUN NORTH 84°37'02" WEST, A DISTANCE OF 51.91 FEET; THENCE RUN NORTH 88°34'03" WEST, A DISTANCE OF 32.60 FEET; THENCE RUN SOUTH 42°06'52" WEST, A DISTANCE OF 58.01 FEET; THENCE RUN SOUTH 12°33'12" WEST, A DISTANCE OF 37.53 FEET; THENCE RUN SOUTH 20°36'57" WEST, A DISTANCE OF 33.88 FEET; THENCE RUN SOUTH 20°04'52" EAST, A DISTANCE OF 53.52 FEET; THENCE RUN SOUTH 24°42'25" EAST, A DISTANCE OF 74.30 FEET; THENCE RUN SOUTH 30°43'24" EAST, A DISTANCE OF 665.00 FEET; THENCE RUN SOUTH 76°34'14" EAST, A DISTANCE OF 477.21 FEET; THENCE RUN SOUTH 71°58'41" EAST, A DISTANCE OF 165.94 FEET; THENCE RUN SOUTH 54°48'46" EAST, A DISTANCE OF 79.68 FEET; THENCE RUN SOUTH 62°41'15" EAST, A DISTANCE OF 108.65 FEET; THENCE RUN SOUTH 62°55'30" EAST, A DISTANCE OF 667.14 FEET; THENCE RUN SOUTH 60°27'48" EAST, A DISTANCE OF 87.14 FEET; THENCE RUN SOUTH 64°03'50" EAST, A DISTANCE OF 106.68 FEET; THENCE RUN SOUTH 43°54'25" EAST, A DISTANCE OF 79.20 FEET; THENCE RUN SOUTH 72°01'07" EAST, A DISTANCE OF 124.60 FEET; THENCE RUN SOUTH 60°09'14" EAST, A DISTANCE OF 62.29 FEET; THENCE RUN SOUTH 31°27'02" EAST, A DISTANCE OF 86.64 FEET; THENCE RUN SOUTH 63°57'31" EAST, A DISTANCE OF 63.36 FEET; THENCE RUN NORTH 89°40'02" EAST, A DISTANCE OF 61.47 FEET; THENCE RUN SOUTH 25°03'35" EAST, A DISTANCE OF 41.98 FEET; THENCE RUN SOUTH 58°26'41" EAST, A DISTANCE OF 77.10 FEET; THENCE RUN NORTH 64°51'43" EAST, A DISTANCE OF 59.71 FEET; THENCE RUN

NORTH 22°27'00" EAST, A DISTANCE OF 133.33 FEET; THENCE RUN NORTH 52°49'57" EAST, A DISTANCE OF 66.67 FEET; THENCE RUN NORTH 35°29'20" EAST, A DISTANCE OF 82.69 FEET; THENCE RUN NORTH 27°10'34" EAST, A DISTANCE OF 56.95 FEET; THENCE RUN SOUTH 79°02'53" EAST, A DISTANCE OF 94.44 FEET; THENCE RUN NORTH 62°59'52" EAST, A DISTANCE OF 87.39 FEET; THENCE RUN SOUTH 55°10'19" EAST, A DISTANCE OF 51.33 FEET; THENCE RUN SOUTH 56°42'06" EAST, A DISTANCE OF 76.72 FEET; THENCE RUN SOUTH 69°38'47" EAST, A DISTANCE OF 98.62 FEET; THENCE RUN SOUTH 33°07'22" EAST, A DISTANCE OF 66.32 FEET; THENCE RUN SOUTH 12°34'18" EAST, A DISTANCE OF 67.51 FEET; THENCE RUN SOUTH 73°43'09" EAST, A DISTANCE OF 32.57 FEET; THENCE RUN NORTH 88°46'08" EAST, A DISTANCE OF 89.59 FEET; THENCE RUN SOUTH 72°00'24" EAST, A DISTANCE OF 88.54 FEET; THENCE RUN NORTH 82°00'35" EAST, A DISTANCE OF 82.23 FEET; THENCE RUN NORTH 28°08'41" EAST, A DISTANCE OF 77.60 FEET; THENCE RUN SOUTH 79°52'28" EAST, A DISTANCE OF 72.13 FEET; THENCE RUN SOUTH 84°08'18" EAST, A DISTANCE OF 76.52 FEET; THENCE RUN SOUTH 50°04'27" EAST, A DISTANCE OF 116.72 FEET; THENCE RUN SOUTH 18°05'38" EAST, A DISTANCE OF 86.72 FEET; THENCE RUN SOUTH 11°26'26" WEST, A DISTANCE OF 91.89 FEET; THENCE RUN SOUTH 29°04'26" EAST, A DISTANCE OF 89.79 FEET; THENCE RUN SOUTH 09°58'55" EAST, A DISTANCE OF 91.28 FEET; THENCE RUN SOUTH 40°14'22" EAST, A DISTANCE OF 56.45 FEET; THENCE RUN SOUTH 43°10'08" EAST, A DISTANCE OF 86.77 FEET; THENCE RUN SOUTH 30°23'40" EAST, A DISTANCE OF 63.23 FEET; THENCE RUN SOUTH 36°06'06" WEST, A DISTANCE OF 69.17 FEET; THENCE RUN SOUTH 49°24'38" EAST, A DISTANCE OF 39.36 FEET; THENCE RUN NORTH 51°47'53" EAST, A DISTANCE OF 66.55 FEET; THENCE RUN SOUTH 18°39'03" EAST, A DISTANCE OF 66.42 FEET; THENCE RUN SOUTH 13°29'51" EAST, A DISTANCE OF 121.98 FEET; THENCE RUN SOUTH 37°08'09" EAST, A DISTANCE OF 78.28 FEET; THENCE RUN SOUTH 18°59'20" EAST, A DISTANCE OF 85.31 FEET; THENCE RUN SOUTH 29°01'05" WEST, A DISTANCE OF 50.31 FEET; THENCE RUN SOUTH 14°39'12" WEST, A DISTANCE OF 122.19 FEET; THENCE RUN SOUTH 18°44'14" EAST, A DISTANCE OF 78.53 FEET; THENCE RUN SOUTH 53°17'25" EAST, A DISTANCE OF 80.53 FEET; THENCE RUN SOUTH 37°24'41" EAST, A DISTANCE OF 83.16 FEET; THENCE RUN SOUTH 55°25'31" EAST, A DISTANCE OF 71.44 FEET; THENCE RUN NORTH 58°27'23" EAST, A DISTANCE OF 43.35 FEET; THENCE RUN SOUTH 19°10'27" EAST, A DISTANCE OF 37.15 FEET; THENCE RUN SOUTH 63°34'27" WEST, A DISTANCE OF 31.07 FEET; THENCE RUN SOUTH 22°20'25" EAST, A DISTANCE OF 134.31 FEET; THENCE RUN SOUTH 08°26'23" WEST, A DISTANCE OF 67.96 FEET; THENCE RUN SOUTH 22°50'36" EAST, A DISTANCE OF 95.16 FEET; THENCE RUN SOUTH 68°08'39" EAST, A DISTANCE OF 101.39 FEET; THENCE RUN SOUTH 84°06'33" EAST, A DISTANCE OF 143.78 FEET; THENCE RUN SOUTH 53°36'32" EAST, A DISTANCE OF 79.23 FEET; THENCE RUN SOUTH 62°30'27" EAST, A DISTANCE OF 79.89 FEET; THENCE RUN SOUTH 80°26'17"

EAST, A DISTANCE OF 103.16 FEET; THENCE RUN SOUTH 50°11'10" EAST, A DISTANCE OF 58.15 FEET; THENCE RUN SOUTH 66°52'59" EAST, A DISTANCE OF 72.77 FEET; THENCE RUN SOUTH 63°53'24" EAST, A DISTANCE OF 143.33 FEET; THENCE RUN SOUTH 83°14'16" EAST, A DISTANCE OF 82.39 FEET; THENCE RUN SOUTH 46°01'21" EAST, A DISTANCE OF 132.57 FEET; THENCE RUN SOUTH 30°59'41" EAST, A DISTANCE OF 81.79 FEET; THENCE RUN NORTH 86°11'27" EAST, A DISTANCE OF 73.17 FEET; THENCE RUN NORTH 62°36'40" EAST, A DISTANCE OF 109.25 FEET; THENCE RUN NORTH 76°42'21" EAST, A DISTANCE OF 117.81 FEET; 1) THENCE RUN SOUTH 00°30'28" WEST, A DISTANCE OF 58.37 FEET; 2) THENCE RUN NORTH 59°53'32" EAST, A DISTANCE OF 54.81 FEET; 3) THENCE RUN SOUTH 43°52'35" EAST, A DISTANCE OF 38.23 FEET; 4) THENCE RUN SOUTH 75°34'26" EAST, A DISTANCE OF 45.20 FEET; 5) THENCE RUN SOUTH 70°37'50" EAST, A DISTANCE OF 23.34 FEET; 6) THENCE RUN SOUTH 65°59'05" EAST, A DISTANCE OF 142.77 FEET; 7) THENCE RUN SOUTH 71°48'27" EAST, A DISTANCE OF 41.59 FEET; 8) THENCE RUN SOUTH 73°29'01" EAST, A DISTANCE OF 85.77 FEET; 9) THENCE RUN NORTH 83°59'28" EAST, A DISTANCE OF 72.88 FEET; 10) THENCE RUN NORTH 82°39'04" EAST, A DISTANCE OF 75.52 FEET; 11) THENCE RUN NORTH 22°53'15" EAST, A DISTANCE OF 49.24 FEET; 12) THENCE RUN NORTH 42°47'28" EAST, A DISTANCE OF 36.32 FEET; 13) THENCE RUN NORTH 66°51'09" EAST, A DISTANCE OF 48.16 FEET; 14) THENCE RUN NORTH 82°25'46" EAST, A DISTANCE OF 75.22 FEET; 15) THENCE RUN NORTH 82°09'15" EAST, A DISTANCE OF 66.23 FEET; 16) THENCE RUN NORTH 72°05'31" EAST, A DISTANCE OF 32.56 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 9; 1) THENCE RUN SOUTH 00°30'28" WEST, ALONG SAID WEST LINE, A DISTANCE OF 107.66 FEET; 2) THENCE DEPARTING SAID WEST LINE, RUN SOUTH 89°33'30" EAST, A DISTANCE OF 841.08 FEET; 3) THENCE RUN SOUTH 02°20'16" EAST, A DISTANCE OF 303.39 FEET; 4) THENCE RUN SOUTH 60°11'33" EAST, A DISTANCE OF 535.18 FEET; 5) THENCE RUN SOUTH 00°10'55" WEST, A DISTANCE OF 387.25 FEET; 6) THENCE RUN SOUTH 00°48'18" WEST, A DISTANCE OF 599.91 FEET; 7) THENCE RUN SOUTH 88°56'30" EAST, A DISTANCE OF 2,556.25 FEET; 8) THENCE RUN SOUTH 00°49'33" WEST, A DISTANCE OF 5.52 FEET; 9) THENCE RUN SOUTH 43°39'58" WEST, A DISTANCE OF 170.17 FEET; 10) THENCE RUN SOUTH 13°50'45" WEST, A DISTANCE OF 147.54 FEET; 11) THENCE RUN SOUTH 26°56'42" EAST, A DISTANCE OF 135.90 FEET; 12) THENCE RUN SOUTH 41°29'44" EAST, A DISTANCE OF 127.17 FEET; 13) THENCE RUN SOUTH 00°49'33" WEST, A DISTANCE OF 891.81 FEET; 14) THENCE RUN NORTH 88°56'27" WEST, A DISTANCE OF 65.00 FEET; 15) THENCE RUN SOUTH 00°49'33" WEST, A DISTANCE OF 644.96 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 470, THENCE RUN ALONG SAID NORTH AND EAST RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES AND DISTANCES: 1) THENCE RUN NORTH 88°56'30" WEST, A DISTANCE OF 2,673.97 FEET TO A POINT OF CURVATURE OF A 1095.82 FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST; 2) THENCE RUN

NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°43'22" AN ARC DISTANCE OF 1,716.01 FEET TO A POINT OF TANGENCY; 3) THENCE RUN NORTH 00°46'52" EAST, A DISTANCE OF 378.96 FEET TO A POINT OF CURVATURE OF A 1196.40 FOOT RADIUS CURVE CONCAVE TO THE WEST; 4) THENCE RUN NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°56'25" AN ARC DISTANCE OF 646.07 FEET TO A POINT OF NON-TANGENCY; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, RUN S89°13'08"E, A DISTANCE OF 120.24 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 17; THENCE RUN NORTH 00°46'52" EAST, ALONG SAID EAST LINE, A DISTANCE OF 535.00 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 9; THENCE RUN NORTH 00°30'28" EAST, ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 9, A DISTANCE OF 100.00 FEET; THENCE RUN NORTH 89°24'17" WEST, A DISTANCE OF 807.90 FEET; THENCE RUN SOUTH 00°30'28" WEST, A DISTANCE OF 99.99 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NO. 470, SAID POINT BEING ON A 1196.40 FOOT RADIUS NONTANGENT CURVE CONCAVE TO THE SOUTH WHOSE RADIUS POINT BEARS SOUTH 17°12'59" WEST; THENCE RUN WESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) THENCE RUN ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°37'16" AN ARC DISTANCE OF 347.07 FEET TO A POINT OF TANGENCY; 2) THENCE RUN NORTH 89°24'17" WEST, A DISTANCE OF 1,259.47 FEET; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES) 1) THENCE NORTH 00°35'45" EAST, A DISTANCE OF 88.48 FEET TO A POINT OF CURVATURE OF A 105.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST; 2) THENCE RUN NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°35'45" AN ARC DISTANCE OF 166.03 FEET TO A POINT OF TANGENCY; 3) THENCE RUN NORTH 90°00'00" WEST, A DISTANCE OF 2,533.64 FEET; 4) THENCE RUN SOUTH 00°32'45" WEST, A DISTANCE OF 36.20 FEET; 5) THENCE RUN NORTH 89°23'48" WEST, A DISTANCE OF 232.60 FEET; THENCE RUN NORTH 42°26'19" WEST, A DISTANCE OF 1,523.35 FEET; THENCE RUN SOUTH 47°33'41" WEST, A DISTANCE OF 270.00 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA TURNPIKE (STATE ROAD NO. 91, A VARIABLE WIDTH RIGHT-OF-WAY, THENCE RUN NORTH 42°26'19" WEST, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 5,966.03 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 6; THENCE DEPARTING SAID NORTHEASTERLY RIGHT-OF-WAY LINE, RUN NORTH 00°45'14" EAST, ALONG SAID WEST LINE, A DISTANCE OF 2,487.91 FEET TO THE POINT OF BEGINNING.

AND:

A PORTION OF SECTION 9, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 9; THENCE RUN SOUTH 89°11'07" EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 9, A DISTANCE OF 2,650.14 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 9; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°45'24" EAST, ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 9, A DISTANCE OF 1,340.43 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST LINE, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: 1) THENCE RUN NORTH 90°00'00" WEST, A DISTANCE OF 1,427.39 FEET; 2) THENCE RUN NORTH 20°12'05" EAST, A DISTANCE OF 896.56 FEET; 3) THENCE RUN SOUTH 89°45'55" EAST, A DISTANCE OF 1,510.88 FEET; 4) THENCE RUN SOUTH 00°00'00" EAST, A DISTANCE OF 538.26 FEET; 5) THENCE RUN NORTH 90°00'00" EAST, A DISTANCE OF 1,602.12 FEET; THENCE THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) THENCE RUN SOUTH 00°36'49" WEST, A DISTANCE OF 831.10 FEET; 2) THENCE RUN NORTH 88°50'30" WEST, A DISTANCE OF 192.44 FEET; THENCE THE FOLLOWING FOUR (4) COURSES AND DISTANCES: 1) THENCE RUN NORTH 74°45'27" WEST, A DISTANCE OF 957.72 FEET; 2) THENCE RUN NORTH 90°00'00" WEST, A DISTANCE OF 631.59 FEET; 3) THENCE RUN NORTH 01°16'27" EAST, A DISTANCE OF 278.48 FEET; 4) THENCE RUN NORTH 90°00'00" WEST, A DISTANCE OF 244.47 FEET TO THE POINT OF BEGINNING.

AND:

THE SOUTH 360.00 FEET OF THE WEST 330.00 FEET OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE SOUTH 1/2 OF THE WEST 3/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, ALL LYING WITHIN SECTION 36, TOWNSHIP 19 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA.

AND:

THAT PORTION OF THE WEST 3/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, LYING EAST OF THE EASTERLY RIGHT-OF-WAY OF U.S. HIGHWAY 301 AND LYING EAST OF THE EASTERLY RIGHT-OF-WAY FOR THE CSX TRANSPORTATION, INC. RAILROAD.

AND:

THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA; LESS THE WEST 462.00 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 36; LESS RIGHT-OF-WAY FOR US HIGHWAY 301.

AND TOGETHER WITH:

THE WEST 1/2 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

AND:

THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, LYING WEST OF THE WESTERLY RIGHT-OF-WAY FOR THE CSX TRANSPORTATION, INC. RAILROAD AND LYING EAST OF THE EASTERLY RIGHT-OF-WAY FOR U.S. HIGHWAY 301.

AND:

THAT LAND LYING IN SECTIONS 1 AND 12, TOWNSHIP 20 SOUTH, RANGE 22 EAST AND SECTION 6, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 6, THENCE S89°46'01"E, ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 A DISTANCE OF 1,332.29 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 6; THENCE DEPARTING SAID NORTH LINE, S00°25'14"W, ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 A DISTANCE OF 517.80 FEET TO THE POINT OF INTERSECTION WITH THE THREAD OF SHADY BROOK; THENCE DEPARTING SAID EAST LINE AND SOUTHWESTERLY ALONG THE THREAD OF SHADY BROOK THE FOLLOWING COURSES: S30°39'11"W, 206.13 FEET; THENCE S36°48'33"W, 143.00 FEET; THENCE S34°04'51"W, 43.09 FEET; THENCE S63°06'48"W, 108.78 FEET; THENCE S72°59'03"W, 51.27 FEET; THENCE S80°53'56"W, 47.52 FEET; THENCE S86°58'55"W, 99.28 FEET; THENCE S63°14'45"W, 238.03 FEET; THENCE S64°37'12"W, 183.19 FEET; THENCE S54°17'50"W, 178.15 FEET; THENCE S36°57'57"W, 104.22 FEET; THENCE S64°03'19"W, 91.46 FEET; THENCE S79°02'43"W, 121.33 FEET; THENCE S49°27'14"W, 52.20 FEET; THENCE S34°24'56"W, 9.47 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 1; THENCE CONTINUE, S34°24'56"W, 30.44 FEET; THENCE S59°44'16"W, 154.04 FEET; THENCE S30°49'44"W, 144.25 FEET; THENCE N87°27'56"W, 58.62 FEET; THENCE S85°40'21"W, 48.94 FEET; THENCE S18°42'44"E, 63.68 FEET; THENCE S14°30'36"W, 130.54 FEET; THENCE S01°07'45"W, 141.92 FEET; THENCE S24°03'28"W, 76.51 FEET; THENCE S10°05'36"E, 115.89 FEET; THENCE S16°05'47"W, 63.83 FEET; THENCE S32°41'14"E, 75.25 FEET; THENCE S04°35'00"W, 116.68 FEET; THENCE S26°25'53"W, 52.90 FEET; THENCE S00°21'54"E, 51.65 FEET; THENCE S19°42'07"W, 154.14 FEET; THENCE S43°35'24"W, 41.44 FEET; THENCE S21°30'06"W, 74.55 FEET; THENCE S48°42'48"W, 65.81 FEET; THENCE S02°37'42"W, 40.74 FEET; THENCE S62°22'04"E, 32.55 FEET; THENCE S09°07'03"E, 60.17 FEET; THENCE S16°24'40"W, 113.37 FEET; THENCE S05°46'29"W, 251.39 FEET; THENCE

S04°15'32"W, 130.09 FEET; THENCE S25°36'48"W, 117.38 FEET; THENCE S06°12'21"W, 138.59 FEET; THENCE S36°14'33"W, 232.60 FEET; THENCE S46°14'48"W, 169.06 FEET; THENCE S04°49'15"W, 88.45 FEET; THENCE S03°42'48"E, 192.67 FEET; THENCE S19°04'40"W, 31.06 FEET; THENCE S34°27'35"W, 36.09 FEET; THENCE S58°44'08"W, 44.18 FEET; THENCE S59°26'37"W, 58.33 FEET; THENCE S38°32'20"W, 55.47 FEET; THENCE S16°35'41"W, 84.01 FEET; THENCE S21°33'55"W, 97.20 FEET; THENCE S23°54'32"E, 28.66 FEET; THENCE S41°29'27"E, 26.10 FEET; THENCE S30°59'47"E, 39.28 FEET; THENCE S14°55'52"E, 38.10 FEET; THENCE S11°49'58"W, 88.82 FEET; THENCE S19°00'08"W, 46.72 FEET; THENCE S28°49'18"W, 23.67 FEET; THENCE S40°08'04"W, 39.25 FEET; THENCE S38°36'42"W, 41.08 FEET; THENCE S21°12'41"W, 38.95 FEET; THENCE S16°26'36"W, 24.74 FEET; THENCE S09°11'47"W, 28.03 FEET; THENCE S08°34'46"W, 23.19 FEET; THENCE S05°21'12"E, 29.61 FEET; THENCE S28°10'45"E, 36.92 FEET; THENCE S75°29'10"E, 20.45 FEET; THENCE N67°11'38"E, 22.32 FEET; THENCE N88°20'00"E, 26.86 FEET; THENCE S74°55'26"E, 27.38 FEET; THENCE S43°39'31"E, 44.11 FEET; THENCE S41°08'31"E, 42.24 FEET; THENCE S22°17'43"E, 51.17 FEET; THENCE S19°34'30"E, 61.33 FEET; THENCE S32°49'22"W, 61.93 FEET; THENCE S37°12'00"E, 66.43 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 12; THENCE CONTINUE, S37°12'00"E, 39.30 FEET; THENCE S36°28'50"E, 150.92 FEET; THENCE S28°41'04"E, 139.61 FEET; THENCE S31°11'07"E, 125.28 FEET; THENCE S15°02'29"E, 46.48 FEET; THENCE S25°54'31"W, 70.38 FEET; THENCE S76°11'03"W, 66.74 FEET; THENCE S37°11'56"W, 61.96 FEET; THENCE S08°45'08"W, 44.31 FEET; THENCE S29°20'21"W, 56.13 FEET; THENCE S65°06'50"W, 84.81 FEET; THENCE S35°05'50"W, 33.63 FEET; THENCE S04°01'16"E, 81.82 FEET; THENCE S08°08'17"E, 31.27 FEET; THENCE S82°32'13"W, 52.89 FEET; THENCE S76°06'15"W, 53.55 FEET; THENCE S51°31'21"W, 72.74 FEET; THENCE N76°04'09"W, 74.49 FEET; THENCE S70°24'30"W, 94.69 FEET; THENCE N75°53'26"W, 83.36 FEET; THENCE N78°44'02"W, 101.62 FEET; THENCE S57°51'16"W, 70.43 FEET; THENCE S82°18'42"W, 123.84 FEET; THENCE N76°08'09"W, 91.02 FEET; THENCE N69°31'29"W, 170.51 FEET; THENCE N70°22'02"W, 75.02 FEET; THENCE S72°31'51"W, 44.94 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY FOR THE CSX TRANSPORTATION, INC. RAILROAD; THENCE DEPARTING THE THREAD OF SHADY BROOK, N21°14'42"W, ALONG SAID EASTERLY RAILROAD RIGHT-OF-WAY A DISTANCE OF 6,598.34 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 1; THENCE DEPARTING SAID EASTERLY RAILROAD RIGHT-OF-WAY AND ALONG SAID NORTH LINE, S89°52'06"E, 1,731.21 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 1; THENCE ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 1, S89°45'59"E, 2,648.68 FEET TO THE POINT OF BEGINNING.

LESS:

ANY PORTION LYING THEREOF WITHIN THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA.

AND:

THAT PORTION OF THE NORTH 3/4 OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA; LYING EAST OF THE RIGHT-OF-WAY FOR I-75; LESS THE NORTH 1,543.15 FEET THEREOF.

AND:

THAT PORTION OF THE SOUTH 3/4 OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 22 EAST, LYING WESTERLY OF THE RAILROAD RIGHT-OF-WAY AND EAST OF THE RIGHT-OF-WAY FOR I-75; LESS THE NORTH 1,543.15 FEET OF THE WEST 1/2 OF SAID SECTION 35.

AND LESS:

THE FOLLOWING PORTIONS THEREOF LYING WITHIN THE FLORIDA DEPARTMENT OF TRANSPORTATION RETENTION AREA ABUTTING I-75:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 34, TOWNSHIP 19 SOUTH, RANGE 22 EAST; THENCE RUN NORTH 89°55'49" WEST, ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF SECTION 34, A DISTANCE OF 18.99 FEET TO THE EASTERLY RIGHT-OF-WAY OF INTERSTATE 75; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 02°55'02" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 364.40 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY, RUN NORTH 87°04'58" EAST, A DISTANCE OF 156.99 FEET; THENCE RUN NORTH 02°55'02" WEST, A DISTANCE OF 136.45 FEET; THENCE RUN NORTH 40°45'13" EAST, A DISTANCE OF 35.67 FEET; THENCE RUN NORTH 82°57'32" EAST, A DISTANCE OF 146.29 FEET; THENCE RUN NORTH 06°58'02" WEST, A DISTANCE OF 144.00 FEET; THENCE RUN SOUTH 82°57'32" WEST, A DISTANCE OF 318.19 FEET TO THE AFORESAID EASTERLY RIGHT-OF-WAY OF INTERSTATE 75; THENCE SOUTH 02°55'02" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 293.53 FEET TO THE POINT OF BEGINNING.

AND LESS:

THE FOLLOWING PORTIONS THEREOF LYING WITHIN THE FLORIDA DEPARTMENT OF TRANSPORTATION RETENTION AREA ABUTTING I-75:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 35, TOWNSHIP 19 SOUTH, RANGE 22 EAST; THENCE RUN SOUTH 89°53'30" EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 35, A DISTANCE OF 135.93 FEET TO THE EASTERLY RIGHT-OF-WAY OF INTERSTATE 75; THENCE RUN NORTH 02°54'42"

WEST, ALONG SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 366.88 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY, RUN NORTH 87°05'18" EAST, A DISTANCE OF 239.75 FEET; THENCE RUN NORTH 33°58'33" EAST, A DISTANCE OF 71.55 FEET; THENCE RUN NORTH 16°53'49" WEST, A DISTANCE OF 41.01 FEET; THENCE RUN NORTH 57°25'06" WEST, A DISTANCE OF 96.33 FEET; THENCE RUN NORTH 16°39'27" WEST, A DISTANCE OF 71.29 FEET; THENCE RUN NORTH 55°26'15" WEST, A DISTANCE OF 32.23 FEET; THENCE RUN NORTH 71°52'05" WEST, A DISTANCE OF 81.29 FEET; THENCE RUN SOUTH 87°05'18" WEST, A DISTANCE OF 75.97 FEET TO THE AFORESAID EASTERLY RIGHT-OF-WAY OF INTERSTATE 75; THENCE RUN SOUTH 02°54'42" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 271.00 FEET TO THE POINT OF BEGINNING.

AND LESS:

THE FOLLOWING PORTIONS THEREOF LYING WITHIN THE FLORIDA DEPARTMENT OF TRANSPORTATION RETENTION AREA ABUTTING I-75:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 35, TOWNSHIP 19 SOUTH, RANGE 22 EAST; THENCE RUN SOUTH 89°53'30" EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 35, A DISTANCE OF 135.93 FEET TO THE EASTERLY RIGHT-OF-WAY OF INTERSTATE 75; THENCE RUN NORTH 02°54'42" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 1,097.87 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY, RUN NORTH 87°05'18" EAST, A DISTANCE OF 43.15 FEET; THENCE RUN SOUTH 48°26'25" EAST, A DISTANCE OF 53.64 FEET; THENCE RUN SOUTH 79°17'09" EAST, A DISTANCE OF 31.50 FEET; THENCE RUN NORTH 80°58'57" EAST, A DISTANCE OF 79.35 FEET; THENCE RUN SOUTH 77°07'58" EAST, A DISTANCE OF 95.95 FEET; THENCE RUN SOUTH 50°59'36" EAST, A DISTANCE OF 35.25 FEET; THENCE RUN SOUTH 24°50'48" EAST, A DISTANCE OF 62.16 FEET; THENCE RUN SOUTH 23°18'50" EAST, A DISTANCE OF 177.33 FEET; THENCE RUN SOUTH 75°01'46" EAST, A DISTANCE OF 56.05 FEET; THENCE RUN NORTH 54°25'59" EAST, A DISTANCE OF 119.80 FEET; THENCE RUN NORTH 39°27'28" WEST, A DISTANCE OF 455.30 FEET; THENCE RUN NORTH 77°08'05" WEST, A DISTANCE OF 53.26 FEET; THENCE RUN SOUTH 82°09'08" WEST, A DISTANCE OF 83.10 FEET; THENCE RUN NORTH 48°26'15" WEST, A DISTANCE OF 87.83 FEET; THENCE RUN SOUTH 87°05'18" WEST, A DISTANCE OF 80.91 FEET TO THE AFORESAID EASTERLY RIGHT-OF-WAY OF INTERSTATE 75; THENCE RUN SOUTH 02°54'42" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 172.01 FEET TO THE POINT OF BEGINNING.

AND LESS:

BEGIN AT THE NORTHWEST CORNER OF SE 1/4 OF NE 1/4 OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 22 EAST; RUN S08°00' WEST 223.00 FEET; THENCE SOUTH 89°47'10" WEST 91.97 FEET; THENCE N04°08'45" EAST 221.35 FEET TO NORTH

LINE OF SW 1/4 OF NE 1/4; THENCE N89°41'10" EAST 107.15 FEET TO POINT OF BEGINNING.

AND LESS:

THAT PORTION OF SAID SECTION 35 DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 35; THENCE RUN EAST ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 181.33, MORE OR LESS, TO A POINT ON THE WESTERLY RAILROAD RIGHT-OF-WAY, HEREBY REFERRED TO AS POINT "A"; THENCE RETURN TO THE POINT OF BEGINNING AND RUN WEST ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 35, A DISTANCE OF 200.00 FEET; THENCE NORTH, PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST 1/4 A DISTANCE OF 1,981.86 FEET; THENCE DEPARTING SAID PARALLEL LINE, RUN S67°33'00"E, 1,103.02 FEET TO A POINT ON THE WESTERLY RAILROAD RIGHT-OF-WAY; THENCE SOUTHWESTERLY ALONG SAID WESTERLY RIGHT-OF-WAY TO POINT "A".

AND LESS:

RIGHT-OF-WAY FOR COUNTY ROAD 525.

AND LESS:

RIGHT-OF-WAY FOR THE COUNTY ROAD 525E.

AND TOGETHER WITH:

THAT PORTION OF THE NORTH 3/4 OF SECTION 2, TOWNSHIP 20 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, LYING WESTERLY OF THE RAILROAD RIGHT-OF-WAY AND LYING EAST OF INTERSTATE 75.

LESS:

THAT PORTION OF SAID SECTION 2 DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 2, THENCE S89°55'42"E, ALONG THE NORTH LINE THEREOF A DISTANCE OF 181.33 FEET TO THE WESTERLY RAILROAD RIGHT-OF-WAY; THENCE DEPARTING SAID NORTH LINE AND ALONG SAID WESTERLY RIGHT-OF-WAY, RUN S22°27'00"W, 1,096.47 FEET; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY, RUN N02°06'44"E, 1,014.54 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 2; THENCE ALONG SAID NORTH LINE, S89°55'42"E, 200.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

FLORIDA PUBLIC SERVICE COMMISSION

**Authorizes
South Sumter Utility Company, LLC
Pursuant to
Certificate Number 669-W**

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

<u>Order Number</u>	<u>Date Issued</u>	<u>Docket Number</u>	<u>Filing Type</u>
PSC-17-0059-PAA-WS	2/24/2017	20160220-WS	Original Certificate
PSC-2019-0154-FOF-WS	4/24/2019	20180131-WS	Amendment
*	*	20200012-WS	Amendment

*** Order Numbers and dates to be provided at time of issuance**

FLORIDA PUBLIC SERVICE COMMISSION

**Authorizes
South Sumter Utility Company, LLC
Pursuant to
Certificate Number 571-S**

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

<u>Order Number</u>	<u>Date Issued</u>	<u>Docket Number</u>	<u>Filing Type</u>
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*	*	20200012-WS	Amendment

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