

FLORIDA UTILITY SERVICES 1, LLC  
5911 TROUBLE CREEK RD.  
NEW PORT RICHEY, FL. 34652  
863-904-5574

December 15, 2025

Commission Clerk  
Florida Public Service Commission  
2540 Shumard Oak Blvd.  
Tallahassee, FL. 32399

**Re: Docket No. 20240123-WU - Application for grandfather certificate to operate water utility in Columbia County by Suwannee Valley Utilities, LLC.**

Dear Commission Clerk:

1. Please refer to staff's prior letters dated September 23, 2024 and October 15, 2025, which requested permit copies. Please submit copies of all current permits issued by the specified agencies below to cure the following deficiency:

**Company response: Please see following permits.**

2. Please refer to the maps provided for Country Dale Estates. It appears that one of the maps of the territory and the associated legal description include the water treatment plant within the service area while the other map does not. Please indicate if the map that includes the water treatment plant within the service area is the correct map.

**Company response: The map with the water treatment plant is the correct map.**

3. Please provide copies of the legal descriptions for each of Suwannee's service territories individually for our records.

**Company response: Legal descriptions are attached.**

On behalf of the utility

Mike Smallridge



**CAUTION:** This email originated from outside of the District. Do not click links or open attachments unless you recognize and have verified the sender and know the content is safe.

Good morning

For clarification, due to our system having an average daily use under 100,000 gallons per day and our 2 wells measuring 6 inches each we do not need a permit.

Jacqueline McCallister  
Compliance Manager  
Florida Utility Services 1, LLC  
352-340-6032  
[compliance@fus1llc.com](mailto:compliance@fus1llc.com)

**From:** Sanders, Pamela <[Pamela.Sanders@srwmd.org](mailto:Pamela.Sanders@srwmd.org)>  
**Sent:** Friday, May 17, 2024 10:47 AM  
**To:** [compliance@fus1llc.com](mailto:compliance@fus1llc.com)  
**Cc:** Zwanka, Warren <[Warren.Zwanka@srwmd.org](mailto:Warren.Zwanka@srwmd.org)>  
**Subject:** RE: Brandon Brent water use permit renewal

Jacqueline,

Per our phone conversation yesterday, the thresholds which require a District Water Use Permit are as follows:

- Have a cumulative average daily use less than 100,000 gallons per day on an annual basis.
- Are from groundwater wells less than eight (8) inches in diameter.

District staff have evaluated the Brandon Brent Wells project (219988-2) and determined that a water use permit is not necessary.

With these findings, do you prefer to proceed with the water use permit or to withdraw the application?

Regards,

Pam Sanders, E.I., CFM  
Engineer III, Resource Management Division  
Suwannee River Water Management District  
9225 CR 49  
Live Oak, FL 32060  
386.362.1001 / 800.226.1066  
[www.mysuwanneeriver.com](http://www.mysuwanneeriver.com)





# FLORIDA DEPARTMENT OF Environmental Protection

Northeast District  
8800 Baymeadows Way West, Suite 100  
Jacksonville, Florida 32256

Ron DeSantis  
Governor

Jeanette Nuñez  
Lt. Governor

Noah Valenstein  
Secretary

**PERMITTEE:**

Mr. Michael Smallridge, Owner/Park Manager

Florida Utility Services 1, LLC  
5911 Trouble Creek Road  
New Port Richey, Florida 34652  
Email: [mike@fus1llc.com](mailto:mike@fus1llc.com) ;  
[compliance@fus1llc.com](mailto:compliance@fus1llc.com)

**PUBLIC WATER SYSTEM ID:** 2121366

**PERMIT NUMBER:** P0448555-001-WC

**EFFECTIVE DATE:** May 13, 2024

**EXPIRATION DATE:** May 12, 2029

**COUNTY:** Columbia

**PROJECT:** Suwannee Valley Estates, After-the-Fact Emergency Well Replacement No. 1R

This permit is issued under the provisions of Chapter 403, Florida Statutes (F.S.), and Florida Administrative Code (F.A.C.) Chapters 62-4, 62-550, 62-555 and 62-560. The above named permittee is hereby authorized to perform the work or operate the facility shown on the application and approved drawings, plans, and other documents attached hereto or on file with the Department and made a part hereof and specifically described as follows:

**TO CONSTRUCT:** a new well that replaces the failed existing Well No. 1. Hydrogen peroxide (H<sub>2</sub>O<sub>2</sub>) and poly / orthophosphate chemical feed systems will also be constructed to improve water quality.

**PROPOSED CONSTRUCTION INCLUDES:** The proposed components to be constructed as part of this project consist of the following: (1) a submersible Goulds Model 60GS50 replacement Well No. 1R (60 GPM, 5 HP), (2) a hydrogen peroxide (H<sub>2</sub>O<sub>2</sub>) feed system, (3) an AquaGOLD 170 Poly / Orthophosphate Sequestration Feed System, and (4) a hydropneumatic tank bypass. The permitted maximum daily operating capacity for this project will remain 46,511 GPD. The following existing components will also remain the same: the sodium hypochlorite (NaOCl) feed system, pressure gauge / switch, the 300-gallon hydropneumatic tank, finished water meter, and sample tap.

**IN ACCORDANCE WITH:** The permit application package received by the Department on March 12, 2024.

**LOCATION:** located at the intersection of Northwest Bonita Way and Northwest Abigail Lane, in Lake City, Florida 32056. Work must be conducted in accordance with the General and Specific Conditions, attached hereto.

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# Columbia County, FL.

## Electrical Service Permit #000048929

### Issued December 29, 2023



\* Request inspections by calling 386-719-2023 or visiting <https://www.columbiacountyfla.com/PermitSearch/InspectionCalendar.aspx>

OWNER: SUWANNEE VALLEY UTILITIES, LLC      PHONE: 727-937-3293      ADDRESS: ,

PARCEL: 22-2S-16-01718-012      ZONING: AGRICULTURE - 3 A-3      FLOOD ZONE: X      Coords: -82.71,30.29

SUBDIVISION: SUWANNEE VALLEY ESTATES      LOT: 12      BLK: C      PHASE:      UNIT:      ACRES: 0.03

#### CONTRACTORS

ADDRESS:      PHONE: 727-937-3293

NAME: SUWANNEE VALLEY UTILITIES, LLC,      LICENSE: -  
 BUSINESS:

#### PROJECT DETAILS

RESIDENTIAL OR COMMERCIAL?:	Residential
IS THE POWER SERVICE?:	New Power Service
WHAT IS THE POWER SERVICE FOR?:	Well
POWER COMPANY:	Suwannee Valley Electric
NUMBER OF REQUESTED AMPS FOR ELECTRICAL SERVICE::	200
SEPTIC # (00-0000) OR (X00-000):	X23-161
ELECTRICAL CODE EDITION:	2020 National Electrical Code
FEMA MAP NUMBER :	12023C0187D

**NOTICE:** Addition to the requirements of this permit, there may be restrictions applicable to this property that may be found in the public records of this county and there may be additional permits required from other governmental entities such as water management districts, state or federal agencies.

**"WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT."**

**NOTICE:** All work is to be completed in accordance with the permitted plans and applicable codes of Columbia County, Florida. In order to maintain a valid permit the work authorized must commence within 180 days of issuance and have an approved inspection within every 180 days thereafter.

**NOTICE:** Issuance of a culvert or culvert waiver for your property should not be construed by you or anyone else to mean that your property is buildable pursuant to the Columbia County Land Development Regulations. To determine whether your property is eligible for a building permit please contact the Building and Zoning Department.

**MUST POST ON THE JOBSITE:** Copies of the Permit and Recorded Notice of Commencement for inspection.      10/17/2025 12:00 PM



# FLORIDA DEPARTMENT OF Environmental Protection

Northeast District  
8800 Baymeadows Way West, Suite 100  
Jacksonville, Florida 32256

**Ron DeSantis**  
Governor

**Jeanette Nuñez**  
Lt. Governor

**Shawn Hamilton**  
Secretary

November 9, 2023

Mr. Michael Smallridge, Owner  
College Manor Utilities, LLC  
5911 Trouble Creek Road  
New Port Richey, Florida 34652  
[compliance@fusllc.com](mailto:compliance@fusllc.com)

**Columbia County – Potable Water  
College Manor WTP Water Quality Improvements  
Final Clearance  
College Manor Utilities, LLC**

Dear Mr. Smallridge:

This acknowledges receipt of certification that the subject water main has been **fully completed** in accordance with the plans and related materials permitted by this agency under Permit Number **0346768-003-WC** issued **July 25, 2023**. This clearance is for the following minor modifications: (1) the installation of a hydrogen peroxide chemical feed system consisting of 7% hydrogen peroxide, a Stenner chemical feed pump, and hydrogen peroxide storage container(s), and (2) the sodium hypochlorite injection point moving downstream of the hydropneumatic tank..

Based on this certification and satisfactory bacteriological sampling results, we are clearing this permit for service. If you have any questions concerning this letter, please contact me at (904) 256-1525 or by email at [Lydia.Joyner@FloridaDEP.gov](mailto:Lydia.Joyner@FloridaDEP.gov). Your continued cooperation in our water program is appreciated.

Sincerely,

A handwritten signature in cursive script that reads "Katie Miller".

Katie Sula Miller  
Permitting Program Administrator

cc: Blanche Waller, P.E., [blanche.waller@frwa.net](mailto:blanche.waller@frwa.net)  
Sterling Carroll, P.E., [sterling.carroll@frwa.net](mailto:sterling.carroll@frwa.net)

DEP: Lydia Joyner, Vo Dung, Brian Durden, Shannon Taylor, Katie Miller, Shane Tierney, Ben Piltz, Tiffany Allen



# ePermit

## Project Information

Information as of 03-Feb-2026 12:26:51 AM

				<b>Project Number</b>	
220582 - 1					
				<b>Project Name</b>	
Woodgate Village					
<b>Sequence Type</b>	New/Creation	<b>Permit Type</b>	General WUP 10,000 to <2,000,000 GPD (40B-2)	<b>County</b>	Columbia ( )
<b>Received</b>	06/03/2011	<b>Decision</b>	12/22/2011	<b>Expiration</b>	12/22/2031
<b>Description</b>					
<b>Status</b>	Issued	<b>Recommendation</b>	Approval	<b>Current Process Stage</b>	<b>Compliance</b>
<b>Applicant</b>	Espenship Investment Group, LLC	<b>Owner</b>		<b>Agent</b>	
<b>Total Wells</b>	1	<b>Total Pumps</b>	0		

Copy Link

District Map

Google Map

Contact Us

## Documents (Archive Web Content) (0)

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## Compliance

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**From:** compliance@fus1llc.com  
**Sent:** Monday, May 20, 2024 3:08 PM  
**To:** 'Zwanka, Warren'  
**Subject:** RE: Brandon Brent water use permit renewal

Yes, please withdraw the application for the Brandon Brent Wells project (219988-2)

Thank you

Jacqueline McCallister  
Compliance Manager  
Florida Utility Services 1, LLC  
352-340-6032  
[compliance@fus1llc.com](mailto:compliance@fus1llc.com)

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**From:** Zwanka, Warren <Warren.Zwanka@srwmd.org>  
**Sent:** Monday, May 20, 2024 2:33 PM  
**To:** compliance@fus1llc.com  
**Cc:** King, David <David.King@srwmd.org>; Sanders, Pamela <Pamela.Sanders@srwmd.org>  
**Subject:** RE: Brandon Brent water use permit renewal

Jacqueline,

That is correct, a water use permit is not required for the Brandon Brent utility. The District incorrectly designated one of the production wells as 10-inch diameter, which would require a WUP. Please let us know if you would like to withdraw your application.

Warren Zwanka, P.G.  
Chief Hydrogeologist  
Suwannee River Water Management District  
9225 CR 49, Live Oak, FL 32060  
386.362.1001  
800.226.1066 (FL Toll Free)  
[www.mysuwanneeriver.com](http://www.mysuwanneeriver.com)



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**From:** [compliance@fus1llc.com](mailto:compliance@fus1llc.com) <[compliance@fus1llc.com](mailto:compliance@fus1llc.com)>  
**Sent:** Monday, May 20, 2024 12:25 PM  
**To:** Sanders, Pamela <[Pamela.Sanders@srwmd.org](mailto:Pamela.Sanders@srwmd.org)>  
**Cc:** Zwanka, Warren <[Warren.Zwanka@srwmd.org](mailto:Warren.Zwanka@srwmd.org)>  
**Subject:** RE: Brandon Brent water use permit renewal

**DESCRIPTION: (WOODGATE VILLAGE)**

A PARCEL OF LAND DESCRIBING A WATER UTILILTY SERVICE AREA AS LIES IN SECTION(S) 5 AND 8, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NW CORNER OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 5, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN N.88°25'26"E., ALONG THE NORTH LINE OF SAID SW 1/4 OF THE SE 1/4, 12.02 FEET TO THE POINT OF BEGINNING OF PARCELS BEING SUBJECT TO SAID WATER UTILITY SERVICE AREA; THENCE CONTINUE N.88°25'26"E., 381.44 FEET; THENCE CONTINUE N.88°25'26"E., 500.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SW PINEMOUNT ROAD; THENCE CONTINUE N.88°25'26"E., 215.83 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID SW PINEMOUNT ROAD; THENCE CONTINUE N.88°25'26"E., 221.40 FEET TO THE NE CORNER OF SAID SW 1/4 OF THE SE 1/4, ALSO BEING THE NE CORNER OF "WOODGATE VILLAGE UNIT 1" AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 16; THENCE RUN S.02°04'28"E., ALONG THE EAST LINE OF SAID "WOODGATE VILLAGE UNIT 1", 687.56 FEET TO THE SE CORNER OF SAID "WOODGATE VILLAGE UNIT 1", ALSO BEING THE NE CORNER OF "WOODGATE VILLAGE UNIT 2" AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE(S) 84 AND 84A, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE CONTINUE S.02°04'28"E., ALONG THE EAST LINE OF SAID "WOODGATE VILLAGE UNIT 2", 638.94 FEET TO THE SE CORNER OF THE SW 1/4 OF THE SE 1/4 OF SECTION 5, ALSO BEING THE NE CORNER OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION 8; THENCE S.02°07'50"E., STILL ALONG SAID EAST LINE OF "WOODGATE VILLAGE UNIT 2" 991.82 FEET; THENCE RUN S.88°23'00"W., ALONG THE SOUTH LINE OF SAID "WOODGATE VILLAGE UNIT 2", 529.39 FEET TO THE SW CORNER OF SAID "WOODGATE VILLAGE UNIT 2", ALSO BEING THE SE CORNER OF "WOODGATE VILLAGE UNIT 3" AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 83 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE CONTINUE S.88°23'00"W., ALONG THE SOUTH LINE OF SAID "WOODGATE VILLAGE UNIT 3", 783.44 FEET TO THE SW CORNER OF SAID "WOODGATE VILLAGE UNIT 3"; THENCE N.02°13'36"W., ALONG THE WEST LINE OF SAID "WOODGATE VILLAGE UNIT 3", 992.57 FEET TO THE NORTH LINE OF SAID SECTION 8, ALSO THE SOUTH LINE OF SAID SECTION 5; THENCE N.02°28'44"W., STILL ALONG SAID WEST LINE OF "WOODGATE VILLAGE UNIT 3", 225.18 FEET TO THE NW CORNER OF SAID "WOODGATE VILLAGE UNIT 3", ALSO BEING THE SW CORNER OF SAID "WOODGATE VILLAGE UNIT 1"; THENCE N.02°26'52"W., ALONG THE WEST LINE OF SAID "WOODGATE VILLAGE UNIT 1", 530.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID SW PINEMOUNT ROAD; THENCE RUN N.00°00'50"W., 139.96 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SW PINEMOUNT ROAD; THENCE N.02°37'33"W., 431.73 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EXISTING ROAD RIGHT-OF-WAYS.

**DESCRIPTION: (COLLEGE MANOR)**

A PARCEL OF LAND DESCRIBING A WATER UTILILTY SERVICE AREA AS LIES IN SECTION 36, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NE CORNER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN S.00°21'00"W., 569.36 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF S.A.L RAILROAD; THENCE S.83°54'00"W., ALONG SAID SOUTH RIGHT-OF-WAY LINE OF S.A.L. RAILROAD, 622.00 FEET TO THE POINT OF BEGINNING; THENCE S.00°30'00"W., 1367.45 FEET; THENCE N.89°45'00"W., 1277.93 FEET; THENCE N.02°57'00"E., 420.00 FEET; THENCE S.89°45'00"E., 36.00 FEET; THENCE N.02°57'00"E., 816.42 FEET TO THE AFOREMENTIONED SOUTH RIGHT-OF-WAY LINE OF S.A.L. RAILROAD; THENCE N.83°54'00"E., ALONG SAID SOUTH RIGHT-OF-WAY LINE OF S.A.L. RAILROAD, 1196.99 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EXISTING ROAD RIGHT-OF-WAYS.

**DESCRIPTION: (SUWANNEE VALLEY ESTATES)**

A PARCEL OF LAND DESCRIBING A WATER UTILILTY SERVICE AREA AS LIES IN SECTION 22, TOWNSHIP 2 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE NORTHERLY ALONG THE WEST LINE OF SAID SECTION 22, 85.00 FEET TO THE POINT OF BEGINNING; THENCE N.01°07'45"E., ALONG THE WEST LINE OF SAID SECTION 22, 1234.15 FEET, TO THE SW CORNER OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 22; THENCE N.70°46'00"E., 398.51 FEET; THENCE N.19°14'00"W., PARALLEL TO U.S. HIGHWAY NO. 41, 15.29 FEET; THENCE N.70°46'00"E., 50.00 FEET; THENCE S.19°14'00"E., PARALLEL TO U.S. HIGHWAY NO. 41, 330.00 FEET; THENCE N.70°46'00"E., 277.00 FEET; THENCE S.19°14'00"E., ALONG THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 41, 1214.65 FEET; THENCE S.89°01'00"W., 1214.25 FEET TO THE POINT OF BEGINNING. SUBJECT TO EXISTING ROAD RIGHT-OF-WAYS.

**DESCRIPTION: (BRANDON HEIGHTS)**

A PARCEL OF LAND DESCRIBING A WATER UTILILTY SERVICE AREA AS LIES IN SECTION(S) 26 AND 35, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SE CORNER OF THE SE 1/4 OF THE SW 1/4 OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN N.04°07'20"W., 1354.49 FEET; THENCE S.84°30'02"W., 1318.65 FEET; THENCE S.04°29'19"E., 1310.29 FEET; THENCE CONTINUE S.04°29'19"E., 16.17 FEET TO THE SOUTH LINE OF SAID SECTION 26, ALSO THE NORTH LINE OF SAID SECTION 35;

THENCE S.02°12'28"W., 1255.71 FEET; THENCE S.02°02'48"W., 60.45 FEET; THENCE S.03°44'07"W., 281.13 FEET; THENCE N.85°04'51"E., 554.44 FEET; THENCE N.85°02'02"E., 50.66 FEET; THENCE N.85°07'49"E., 675.23 FEET; THENCE S.03°32'31"W., 981.22 FEET; THENCE N.85°26'08"E., 1320.73 FEET; THENCE N.03°33'57"E., 283.31 FEET; THENCE N.85°39'24"E., 532.14 FEET; THENCE S.06°44'32"E., 216.80 FEET; THENCE N.86°16'02"E., 703.38 FEET; THENCE N.05°46'18"E., 31.79 FEET; THENCE S.86°16'02"W., 580.29 FEET; THENCE N.06°44'32"W., 653.03 FEET; THENCE N.07°05'32"E., 48.17 FEET; THENCE N.09°10'49"W., 568.61 FEET; THENCE S.85°30'11"W., 478.02 FEET; THENCE N.03°29'42"E., 858.91 FEET; THENCE S.85°05'43"W., 783.37 FEET; THENCE S.03°36'44"W., 456.16 FEET; THENCE S.85°05'43"W., 483.75 FEET; THENCE N.03°36'44"E., 801.71 FEET; THENCE S.85°05'43"W., 30.33 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EXISTING ROAD RIGHT-OF-WAYS.

**DESCRIPTION: (COUNTRY DALE)**

A PARCEL OF LAND DESCRIBING A WATER UTILILTY SERVICE AREA AS LIES IN SECTION 28, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF THE SE 1/4 OF THE NW 1/4 OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN S.89°49'13"E., 50.00 FEET; THENCE N.00°27'08"W., 981.10 FEET; THENCE S.89°41'08"E., 271.64 FEET; THENCE N.00°24'08"W., 317.24 FEET; THENCE N.89°39'08"W., 358.59 FEET; THENCE S.00°27'08"E., 1068.79 FEET; THENCE S.89°27'31"W., 193.54 FEET; THENCE S.03°09'52"W., 256.10 FEET; THENCE S.86°33'51"W., 184.92 FEET; THENCE N.02°43'35"W., 277.62 FEET; THENCE S.89°27'31"W., 561.76 FEET; THENCE N.00°05'41"W., 94.40 FEET; THENCE S.89°27'32"W., 276.86 FEET; THENCE S.00°05'40"E., 94.40 FEET; THENCE S.00°05'41"E., 514.58 FEET; THENCE N.89°27'31"E., 1283.87 FEET; THENCE N.00°27'08"W., 271.61 FEET TO THE POINT OF BEGINNING.  
SUBJECT TO EXISTING ROAD RIGHT-OF-WAYS.