



Public Service Commission

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

DATE: July 15, 1996
TO: Division of Records and Reporting
FROM: Patricia Brady, Division of Water and Wastewater *pb ASM*
RE: Docket No. 960134-WS, Application for amendment of Certificates Nos. 511-W and 467-S in Marion and Sumter Counties by Spruce Creek South Utilities, Inc.

Please add the attached warranty deed, composite territory description and affidavit received in WAW on April 12, 1996, from Mr. Jay Thompson, Vice President of Spruce Creek South Utilities, Inc., to the docket file. Thank you.

Attachments

cc: Bobbie Reyes (with attachments)

DOCUMENT NUMBER-DATE
07491 JUL 17 86
FPSC-RECORDS/REPORTING



**COMPOSITE TERRITORY
SPRUCE CREEK SOUTH
WATER & SEWER**

A tract of land situated in Sections 34, 35, and 36, Township 17 South, Range 23 East, Marion County, Florida and in Sections 2 and 3, Township 18 South, Range 23 East, Sumter County, Florida being described as:

- that part of Section 36, Township 17 South, Range 23 East, lying Southwest of U.S. Highway 441/27 (200 feet wide); an
- that part of the East 1/2 of Section 35, Township 17 South, Range 23 East lying Southwest of said U.S. Highway 441/27; and
- the Southwest 1/4 of said Section 35; and
- the South 3/4 of the Southeast 1/4 of the Northwest 1/4 of said Section 34; and
- the East 1/2 of the Southeast 1/4 of the Northwest 1/4 of said Section 34; and
- the Northeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of said Section 34; and
- the Northwest 1/4 of the Northeast 1/4 of Section 2, Township 18 South, Range 23 East; and
- the South 1/2 of the East 1/2 of the East 1/2 of the Southeast 1/4 of the Northwest 1/4 of said Section 2, and
- the North 3/4 of the Northwest 1/4 of said Section 2; and
- the North 1/2 of the Northeast 1/4 of Township 18 South, Range 23 East, Section 3; and
- the Northeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of said Section 3.

RECEIVED
FLORIDA PUBLIC SERVICE COMMISSION
96 APR 12 AM 10:48
MAIL ROOM

RECEIVED

APR 12 1996

Florida Public Service Commission
Division of Water and Wastewater

and should be returned to:
C. L. Monig
17586 S.E. 102nd Ave.,
Sumnerfield, FL 34491

Property Appraisal Parcel I.D. (Folio) #: 35585-000-04

Scragg + Carmichael
P.O. Drawer 23109
Gainesville, FL 32602
2648001

Copy to Copy

FRANCES E. THOMPSON, CLERK OF CIRCUIT COURT

FILE: 96-819696

03/18/96 16:28

OR BOOK/PAGE: 2229/1506

MARION COUNTY - J. J. J.

Deed Dec Stamps 18.20 PRID

03/18/96 MARION COUNTY -

CLERK

J. Brennan

THIS WARRANTY DEED Made this 14th day of February 1996 by: SPRUCE CREEK DEVELOPMENT COMPANY OF OCALA, INC., a Florida corporation, hereinafter called the grantor(s), to SPRUCE CREEK SOUTH UTILITIES, INC., a Florida corporation, whose post office address is: 17586 S.E. 102nd Ave., Sumnerfield, Florida, hereinafter called the grantee:

(Wherever used herein the term "grantor" and "grantee" include all of the parties to this instrument and the heirs, legal representatives and assigns individuals, and the successors and assigns of corporations.)

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alien, remises, releases, conveys and confirms unto the grantee all that certain land situate in Marion County, State of Florida, viz:

Commence at the Northwest corner of the Southwest 1/4 of section 36, Township 17 South, Range 23 East, Marion County, Florida. Thence North 89 41'44" East along the North line of said Southwest 1/4, 1223.40 feet; thence South 00 18'36" East, a distance of 690.14 feet, thence North 89 41'34" East a distance of 175.00 feet to the Point of Beginning. Thence North 89 41'34" East a distance of 100.00 feet; thence South 00 18'36" East a distance of 123.00 feet; thence South 89 41'34" West a distance of 100.00 feet; thence North 00 18'36" West a distance of 123.00 feet to the Point of Beginning.

Containing 6.42 acres more or less.

Grantor herein warrants the above described real property does not constitute the Homestead of the Grantor, nor is it contiguous to lands claimed as the Grantor's Homestead and, therefore, is not Homestead property within the definition of Article X of the Florida Constitution.

Together, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To have and to hold, the same in fee simple forever.

And, the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple, that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whatsoever, and that said land is free of all encumbrances, except taxes for the current year, easements and restrictions of record; said releases, however, shall not serve to reimpose the same.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Clean A. Monig
Witness Signature - as to all parties

Clean A. Monig
Printed Signature

Stephen S. Decker
Witness Signature - as to all parties

Stephen S. Decker
Printed Signature

SPRUCE CREEK DEVELOPMENT COMPANY
OF OCALA, INC.

By: Harvey D. Ely (S.S.)
Harvey D. Ely, President

Post Office Address as to Grantor(s):

17586 S.E. 102nd Ave.
Sumnerfield, FL 34491

State of Florida
County of Marion

The foregoing was acknowledged before me this 14th day of February 1996, by Harvey D. Ely, President of Spruce Creek Development Company of Ocala, Inc., on behalf of the corporation, who is personally known to me and did not take an oath.

Clarence J. Justice
Notary Signature

CLARENCE J. JUSTICE
MY COMMISSION # 00000004 EXPIRES
2000 11 18 1999
Printed Name



CLARENCE J. JUSTICE
MY COMMISSION # 00000004 EXPIRES
2000 11 18 1999
NOTARY PUBLIC - FLORIDA

AFFIDAVIT

STATE OF FLORIDA
COUNTY OF MARION

BEFORE ME, the undersigned authority, duly authorized to administer oaths and take acknowledgements, personally appeared Jay A. Thompson, hereinafter referred to as "Affiant", to me well known to be said person, who, after being first duly sworn, on oath, deposes and says:

1. I am the Vice President of Spruce Creek South Utilities, Inc., a Florida Corporation which is the utility company serving the Spruce Creek South Subdivision with Central Water and Central Sewer service.


2. I hereby state that the only change in the legal description of the territory being served is the inclusion of 10 acres that was previously not listed which will not be served by Spruce Creek South Utilities, Inc. because of its dedication as a Wildlife Conservation Area in perpetuity to the Florida Game & Fresh Water Fish Commission. Because the parcel's status Spruce Creek South Utilities does not feel that renoticing to residents served by Spruce Creek South Utilities, Inc. is necessary.

FURTHER, Affiant sayeth not.



Jay A. Thompson, Vice President
Spruce Creek South Utilities, Inc.

The foregoing instrument was acknowledged before me this 26th day of March 1998 by Jay A. Thompson, Vice President of Spruce Creek South Utilities, Inc., a Florida Corporation, on behalf of the corporation. He is personally known to me and did not take an oath.



Notary Public

 ELAINE J. JAROSZ
NOTARY PUBLIC
Name of Notary
EXPIRES THRU TRY HARD BALANCE, INC.