

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

**ORIGINAL
FILE COPY**

IN RE: TERRITORIAL DISPUTE BETWEEN
CLAY ELECTRIC COOPERATIVE, INC.
AND FLORIDA POWER CORPORATION
IN ALACHUA COUNTY.

DOCKET NO. 900064-EU

DIRECT PREFILED TESTIMONY OF JOSEPH T. CLAYTON, JR.
ON BEHALF OF CLAY ELECTRIC COOPERATIVE, INC.

DOCUMENT NUMBER-DATE
03555 APR 25 1990
FPSC-RECORDS/REPORTING

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

IN RE: Territorial Dispute Between
Clay Electric Cooperative, Inc.,
and Florida Power Corporation, In
Alachua County.

Docket No. 900064-EU

D E P O S I T I O N

Pursuant to due notice, the deposition of
JOSEPH T. CLAYTON, JR., was taken by the Petitioner
before Donna L. Alexander, court reporter and Notary
Public, State at Large, at Route 2, Box 12, Archer,
Florida commencing at 11:00 a.m. on Tuesday, April 17,
1990.

APPEARANCES:

JOHN H. HASWELL, ESQUIRE, P.O. Box 23879, Gainesville,
Florida 32602, Counsel for the Petitioner.

PAMELA I. SMITH, ESQUIRE, P.O. Box 14042,
St. Petersburg, Florida 32301, Counsel for the
Respondent.

Also Present: Jim L. Troke, Florida Power Corporation

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I N D E X

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WITNESS:	DIRECT	CROSS
JOSEPH T. CLAYTON, JR.,	3	17

E X H I B I T S

Petitioner's Exhibit No. 1	(Phase I diagram)	17
Petitioner's Exhibit No. 2	(Phase II diagram)	17

S T I P U L A T I O N S

It is stipulated and agreed by and between counsel for the respective parties as follows:

1. All objections, except as to form of the question, be reserved until hearing on the same or until trial.

1 Thereupon, JOSEPH T. CLAYTON, JR., being
2 first duly sworn, testified as follows:

3 DIRECT EXAMINATION

4 BY MR. HASWELL:

5 Q. State your full name, please, sir.

6 A. Joseph T. Clayton, Jr.

7 Q. Your business address?

8 A. Route 10, Box 319, Lake City.

9 Q. What is your occupation?

10 A. I'm a vice-president with Patton
11 Corporation, Gulf Atlantic in charge of acquisitions.

12 Q. Mr. Clayton, my name is John Haswell, and
13 I represent Clay Electric Cooperative, Inc. You and I
14 have discussed this case before.

15 I'm going to be asking you some questions
16 about a piece of property down near Archer. If I ask
17 you a question that you don't understand, let me know
18 and I'll try to clarify it.

19 A. Okay.

20 Q. Does the Patton Corporation own a piece of
21 property just north of the town of Archer?

22 A. Correct.

23 Q. And that's known as Marchant Meadows?

24 A. Right.

25 Q. Can you tell us, sir, when Patton

1 Corporation acquired that property, just a rough
2 guess?

3 A. We closed on it in -- gosh, I think it was --
4 it was either September or October of '89.

5 Q. And prior to closing on it, had you been
6 out on the property and done some surveying or market
7 analysis, things like that?

8 A. Yes, several times.

9 Q. Okay. And would that have been several
10 months prior to the closing?

11 A. Correct.

12 Q. Do you remember who you bought the
13 property from?

14 A. Yeah. We bought it from the Marchant
15 family. It was William Oren Marchant, James Carl
16 Marchant, and Sara Marchant.

17 Q. Did they own the -- this property is at
18 the intersection of 241 and US 41?

19 A. Right.

20 Q. Let's see. I'm going to show you a
21 diagram that is a township map of this area and ask if
22 the property I'm identifying as owned by Sara
23 Marchant, J.C. Marchant, and W.O. Marchant; is that
24 generally where this property is located?

25 A. That is right.

1 Q. Now Marchant Meadows did not acquire all
2 the property; you left some in this little triangle
3 down here at the south end of the property?

4 A. Right. I think there was about 15 acres
5 that was left out.

6 Q. And the Marchants continue to own that
7 property?

8 A. As I understand. I haven't had any more
9 dealings with them. I understand they do.

10 Q. Do you recall whether there's a house or
11 any facilities on that property?

12 A. Yes, there's a couple houses there.

13 Q. Do you know offhand who serves electric
14 service to those houses?

15 A. I don't have any idea.

16 Q. Okay. When you were doing your market
17 analysis, did that include determining what utilities
18 were available?

19 A. Yes.

20 Q. What utilities were generally available to
21 this area in terms of water, sewer, and electric?

22 A. Water was individual wells; septic,
23 individual septic; no cable TV. The only thing was
24 just electrical service and garbage by the City of
25 Gainesville, I think.

1 Q. Which electric utility did you contact
2 regarding service to the site?

3 A. We contacted Clay Electric and Florida
4 Power Corporation.

5 Q. Do you remember who you contacted first?

6 A. I had a gentleman working for me. His
7 name was Billy Woodington (phonetic). He was an
8 acquisition representative. He started working on the
9 deal initially, and through conversations between the
10 two of us I believe he had contacted Clay Electric
11 initially.

12 Q. Okay.

13 A. That was his initial contact.

14 Q. Have you ever had any other dealings with
15 Clay Electric?

16 A. Numerous times.

17 Q. In Columbia County?

18 A. Yes.

19 Q. Have those been satisfactory dealings?

20 A. Very much so.

21 Q. Have you ever had any problem with the
22 service they provided?

23 A. No, none at all.

24 Q. Did you have occasion to talk to a Steve
25 Law (phonetic) from Clay Electric?

1 A. Yes.

2 Q. Did you and Steve go out and walk the site
3 about where easements were to be located?

4 A. No. I was down on the property one day,
5 and I can't recall the date, but I met Steve driving
6 along Southwest 22nd Avenue. And this was after
7 possibly Billy had talked to him about serving the
8 property.

9 Q. Billy Woodington?

10 A. Yes. I know Steve had a copy of the plat.
11 We had changed some of the numbers, and he and I
12 stopped in the road and we talked about it because he
13 was having some confusion about finding out where the
14 lot numbers were.

15 Q. Southwest 22nd, that's the northern
16 boundary road --

17 A. Correct.

18 Q. -- that runs east and west?

19 A. Right.

20 Q. And what was your conversation that you
21 had with Steve Law? Did that include location of
22 poles or easements?

23 A. I can't recall exactly. I think we
24 possibly talked generally about where easements would
25 be, you know. I don't recall the exact conversation.

1 Q. But the gist of the conversation was how
2 Clay would provide service to the site?

3 A. Right.

4 Q. Did the question of a location of a pole
5 in relation to your plat for the subdivision come up?

6 A. Yeah. We had -- There was a pole that was
7 located inbetween two lots or it was right in the
8 middle of the driveway that we were going to construct
9 that the county was requiring us to construct. And,
10 you know, I don't even know which two lots it is.

11 But I had -- Stacy Hall with Alachua
12 County Surveyors was the surveying firm that handled
13 the survey work down there. Stacy was doing a lot of
14 legwork, so to speak, for me, and I asked him to
15 contact Clay Electric to move the power pole because I
16 just assumed that the pole was Clay Electric's.

17 I was not aware that Steve was handling
18 all this type of work for Clay Electric out at
19 Gainesville or I would have called him myself because
20 I knew Steve and went to school with him and he had
21 worked in Lake City here.

22 But anyway, Stacy called Steve and asked
23 him to come out and look at the pole. On the site
24 that day, Steve told me that the pole wasn't Clay
25 Electric's, it was Florida Power Corporation's, and

1 that we'd have to contact them to move it.

2 Q. Okay. And then did you contact Florida
3 Power Corporation?

4 A. I don't think I made the initial contact.
5 I think Stacy Hall made the initial contact.

6 Q. Okay. Do you know who at Florida Power he
7 talked to?

8 A. You know, here again Stacy made the
9 initial contact, so I just don't recall who he talked
10 to.

11 Q. Okay. And what was the result of those --
12 Let me back up. You requested Clay or wanted Clay to
13 move a pole, and was the reason because it was located
14 in a manner on one of your lots or platted lots that
15 didn't fit with your development?

16 A. Well, it was right in the middle of the
17 driveway. The county required us to build common
18 driveways, and it sat right in the middle of it.

19 Q. Okay. What happened after that as far as
20 moving the pole? Did Florida Power agree to move the
21 pole?

22 A. I'm just trying to gather my thoughts on
23 dates and times when things happened.

24 Like I said earlier, Stacy made the
25 initial contact, and then at a subsequent time I was

1 down on the property with a couple of gentlemen from
2 our company and I met -- I believe it was Jim Troke
3 and Bill Parks on the property, and we had -- they
4 were down just on the site.

5 I discussed with them the fact that the
6 pole was in the -- sitting in the middle of the
7 driveway and that we needed to get it moved, and they
8 expressed an interest to serve the property.

9 My conversation with them was I thought it
10 was Clay Electric's territory. I wasn't aware that
11 there was two -- I didn't know two utilities could
12 serve one area. And I believe what -- the gist of our
13 conversation was there was no defined lines and it was
14 sort of up in the air of who could serve it.

15 We talked about moving the pole, and they
16 said they'd be glad to move it; that if they moved the
17 pole and Clay Electric served it, they would be glad
18 to move it, and we would have a time and materials
19 charge. If they served the area, then there would be
20 no charge on moving the pole.

21 Q. All right, sir. Was there any discussion
22 about clearing the right-of-way for the poles for any
23 facilities that would be needed to serve the
24 subdivision?

25 A. Yes. I told them how I wanted the

1 right-of-ways cleared.

2 Q. How would the expense of that be handled?

3 A. What I wanted was when the right-of-way
4 was cleared, and this is just a normal -- a normal way
5 that we go about negotiating getting it done no matter
6 what area we're in. I wanted all the debris chipped,
7 and I didn't want a lot of trees that was felled and
8 just left in the right-of-ways. That was one thing.

9 And then the other thing was I didn't want
10 any of the pine trees taken out of the right-of-way on
11 US 41. I wanted the power lines running the rear of
12 the lots or in some manner that it wouldn't take out
13 that one line of tall pines, and we talked about that.

14 Q. Who was going to pay for the cost of
15 clearing the right-of-way?

16 A. Florida Power.

17 Q. Were they going to bill you for that, bill
18 Patton Corporation?

19 A. No.

20 Q. The surveying, I noticed we're looking at
21 a plat here that purports to be a survey or a diagram
22 of Marchant Meadows.

23 MR. HASWELL: Pam, have you seen this?

24 MS. SMITH: No, I haven't.

25 MR. HASWELL: Off the record for a minute.

1 (Thereupon, a discussion was held off the
2 record.)

3 BY MR. HASWELL:

4 Q. Is this plat that we've just discussed or
5 that's sitting in front of you a plat of your planned
6 development at Marchant Meadows?

7 A. What we call Phase I. There's six
8 interior lots here that's not shown. There's sixty-
9 three here and six here.

10 Q. I'm showing you another map that says
11 Phase II which purports to divide up the interior area
12 shown on Phase I. Is this Phase II of the project?

13 A. Correct.

14 Q. Now the surveys, both these Phase I and
15 Phase II surveys, appear to have been prepared by
16 Alachua County Land Surveyors, Inc.?

17 A. Right.

18 Q. They were the folks that you hired to do
19 the survey?

20 A. Right.

21 Q. And from your prior testimony, is it fair
22 to say that they handled some of the details as far as
23 where easements would be located?

24 A. Correct. Well, as far as putting them
25 on -- (brief interruption)

1 They handled some of the legwork or the
2 talking, but as far as making decisions of where the
3 easements were going to go, you know, I did that.

4 Q. Okay. And you indicated that the service
5 you want is service from the back lot lines of these
6 parcels?

7 A. Yeah, yeah. I mean, it sort of like, you
8 know, we wanted a win-win situation. I wanted to
9 service the lots in a way that it wouldn't do any harm
10 to the property. If I could get that done, that's
11 what I wanted done.

12 Q. Okay. Would you describe this general
13 area that this subdivision or this development is
14 located; is this an urban area, rural area?

15 A. It's a rural area.

16 Q. Are there farms nearby, cows and horses?

17 A. Yes.

18 Q. Like right across the street?

19 A. Yes, there's a dairy across the street.

20 Q. Okay. Now, if I can characterize your
21 testimony, did it really make any difference to you
22 who served this subdivision?

23 A. None whatsoever.

24 Q. Could you mark on this plat, which is
25 Phase I -- In fact, for purpose of this deposition,

1 we'll call the Phase I map Petitioner's Exhibit Number
2 1.

3 Could you mark on here approximately where
4 your sales office is?

5 A. Sure.

6 Q. And that's approximately on lot 24?

7 A. Right.

8 Q. Did you need electric service to your
9 sales office?

10 A. Yes.

11 Q. And who is providing that service at this
12 point?

13 A. Florida Power Corporation.

14 Q. What did they have to do to provide
15 service to that sales office?

16 A. Just run a line off of State Road 241 down
17 the lot lines.

18 Q. Did that include a couple poles, some
19 wire, and a transformer?

20 A. Right. I assume a transformer. I don't
21 know. Wires and poles, I think, they had to put in.

22 Q. All right. Are you aware of any Clay
23 Electric facilities on the other side of US 41 across
24 from lot 24?

25 A. Am I aware of --

1 Q. Of the location of any Clay Electric
2 facilities.

3 A. Well, I know there's some now because of
4 our conversation we have had before; but, you know, I
5 didn't know definitely at that time that Clay
6 Electric -- who or what they were serving. I just
7 assumed they were serving it. I mean, I didn't call
8 anybody up and say who is providing you service.

9 Q. Right. Have you done any growth
10 projections for how long it would take for this
11 property to sell out and how many people will be
12 living there in the next 5 years?

13 A. No. It's not going as fast as we'd like
14 right now. I can tell you that.

15 Q. So you didn't give any growth projection
16 figures to FPC?

17 A. No.

18 Q. Is the provision of service by Florida
19 Power going to be all overhead service?

20 A. Yes.

21 Q. In your earlier testimony you indicated
22 that you met on the property with several people from
23 Florida Power Corporation, including Mr. Troke who is
24 present today, and at that point you indicated that
25 that's when you became aware of -- or you had a

1 question about two utilities being able to serve in
2 the same area?

3 A. Yes.

4 Q. Who initiated those conversations?

5 A. As far as --

6 Q. Was it somebody from Florida Power who
7 said yes, we can serve this just as easily as Clay or
8 there's no territorial agreement?

9 A. Well, I think --

10 MS. SMITH: Could I object to the form of
11 the question as compound.

12 THE WITNESS: Do you want me to answer or
13 what?

14 MS. SMITH: Yes, go ahead and answer.

15 A. I think, sort of, the flow of the
16 conversation was there was no defined lines. There
17 was no, you know, throw off on any utility or
18 anything. It was more there was no fine lines, no
19 clear this was mine and this was yours type of deal.

20 Q. Okay. Did anybody from Florida Power
21 indicate that they could serve the property better
22 than Clay?

23 A. No.

24 Q. Okay. Did the people from Florida Power
25 indicate any reason why they wanted to serve the

1 property?

2 A. No.

3 MR. HASWELL: Okay. I have no further
4 questions.

5 Excuse me, one other thing, Pam.

6 I'd like these Phase I and Phase II --
7 and, Pam, you might want to assure yourself
8 these are the same -- as Exhibits 1 and 2.

9 Q. Terry, are these -- that's just a
10 reduction copy of these big ones?

11 A. Right.

12 (Thereup the aforementioned exhibits
13 were so marked.)

14 MS. SMITH: Anything else?

15 MR. HASWELL: No.

16 MS. SMITH: Okay. I have a couple
17 questions for you, Mr. Clayton.

18 CROSS-EXAMINATION

19 BY MS. SMITH:

20 Q. Were you ever told by an employee or
21 representative of Florida Power that Florida Power
22 would not move the pole that was located on the
23 driveway unless service was provided by Florida Power
24 to the subdivision?

25 A. No. The conditions were, as I stated a

1 while ago, that if Florida Power didn't provide
2 service for some reason then there would be a time and
3 materials charge. And, you know, if service was
4 provided, then they would move it because they were
5 going to be building some right-of-ways or building
6 some lines or whatever. So there was no -- they
7 didn't have to get their trucks out there and move it
8 just because -- put them out there for a special job
9 or something.

10 Q. Were you ever given an estimate of the
11 cost of moving the pole if service was not provided by
12 Florida Power?

13 A. No.

14 Q. Did you ever ask for an estimate?

15 A. No.

16 Q. Were you concerned about the cost of
17 moving that pole?

18 A. I'm always concerned about cost.

19 Q. But not quite concerned enough to ask?

20 A. Well, I don't think it got to that point.

21 I think -- I think what happened is when I found out
22 that Florida Power Corporation could serve and there
23 was no defined lines then, number one, they would move
24 the pole at no charge.

25 Number two, they were going to do -- or

1 they were going to clean up the right-of-ways and
2 build them as we wanted them built at no charge to us
3 where Clay Electric hadn't agreed to that.

4 It was like they were offering a better
5 deal, so since there was no defined lines we decided
6 to go with Florida Power Corporation. So I never got
7 to the point of saying how much would it cost.

8 Q. Have you ever had occasion in the other
9 development work that you've done to ask Clay
10 Cooperative to move poles or clear rights-of way?

11 A. Yeah. They clear right-of-ways -- you
12 know, we buy a piece of property and they build power
13 lines and they clear right-of-ways.

14 Q. Was there anything in the discussions that
15 you had with Florida Power regarding the clearing of
16 the right-of-ways and the moving of the poles that
17 struck you as being different from the experiences
18 that you have had with Clay Cooperative on moving
19 poles and clearing rights-of-ways?

20 A. No, not really because, you know, we
21 probably deal with five or six different power company
22 cooperatives, and all of them are different. Some
23 charge you for building lines, some don't charge you
24 anything; some charge you for clearing right-of-ways,
25 some don't charge you any. It just depends on the

1 cooperative.

2 And, you know, I found out that they can
3 do just about what they want to do. It's just
4 negotiating. And, you know, I'm -- I want to get
5 it -- I want the work done as inexpensive as possible.
6 You know, that's what I'm after.

7 MS. SMITH: I don't have anything further.

8 MR. HASWELL: One little technicality.

9 Since we're going to use a smaller map, can I
10 get you to circle the same spot where your sales
11 office is?

12 THE WITNESS: All right.

13 MR. HASWELL: Thank you, sir.

14 I have no other questions.

15 (Thereupon, the witness was explained his
16 right to read and sign the deposition; whereupon, the
17 witness did not waive that right, and the deposition
18 was concluded at 11:30 a.m.)

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C E R T I F I C A T E

STATE OF FLORIDA
COUNTY OF ALACHUA

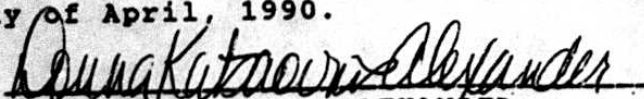
I, Donna Katsaounis Alexander, Court

Reporter and Notary Public, do hereby certify that the witness, JOSEPH T. CLAYTON, JR., was first duly sworn by me to testify the whole truth; that the foregoing deposition given by said witness was reported in stenograph and tape recorder by me, reduced to typewriting under my direct supervision, and the foregoing pages, numbered 1 through 20, inclusive, constitute a true and accurate transcription of said proceedings.

I further certify that I am neither attorney or counsel for any of the parties, nor a relative or employee of any attorney or counsel connected herewith, nor am I financially interested in the event of this cause.

I further certify that the original of this deposition was delivered to Mr. Haswell and was true and correct at the time of delivery.

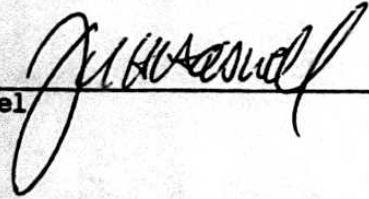
Witness my hand and seal at Gainesville,
Florida this 17th day of April, 1990.


DONNA KATSAOUNIS ALEXANDER
COURT REPORTER AND NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: 6/26/90

CERTIFICATE OF SERVICE

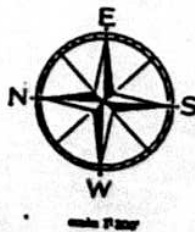
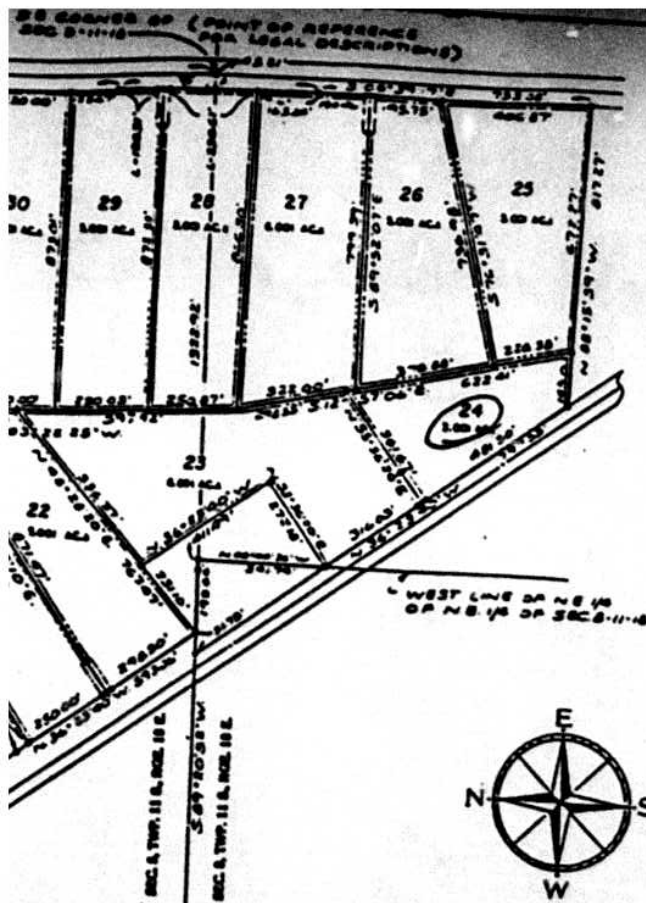
I HEREBY CERTIFY that a true and correct copy of the foregoing Direct Pre-Filed Testimony of Joseph T. Clayton, Jr. has been furnished to PAMELA I. SMITH, ESQUIRE, Staff Attorney, Florida Power Corporation, P. O. Box 14042, St. Petersburg, FL 33734; and MICHAEL A. PALECKI, ESQUIRE, Florida Public Service Commission, 101 E. Gaines Street, Tallahassee, FL 32301 by U.S. Mail this 24 day of April, 1990.

Of Counsel

A handwritten signature in cursive script, appearing to read "J. Howard", is written over a horizontal line. The signature is positioned to the right of the text "Of Counsel".

EXHIBIT

4/17/90
DA



LEGEND

- IRON PIPE FOUND
- P.E. NAIL & CAP FOUND (P.L.S. 12144)
- P.E. NAIL & CAP SET (P.L.S. 12144)
- CONCRETE MONUMENT FOUND
- CONCRETE MONUMENT SET (P.L.S. 12144)
- STATE ROAD DEPT. (S.R.D.) CONCRETE MONUMENT FOUND
- S.G.T. STEEL ROD & CAP FOUND
- STEEL ROD & CAP SET (A.C.L.S., INC.)

LOT LINE CURVE DATA

LOT	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
1	12°00'00"	31.00'	31.00'	44.30'	N. 24°00'00"E.
12	00°00'15"	1000.00'	100.00'	100.00'	N. 00°00'15"E.
18	00°00'15"	1000.00'	100.00'	100.00'	N. 00°00'15"E.
27	00°00'15"	1100.00'	100.00'	100.00'	S. 01°00'15"E.
30	00°00'15"	1100.00'	100.00'	100.00'	S. 01°00'15"E.
30	00°00'15"	1100.00'	100.00'	100.00'	S. 01°00'15"E.
41	00°00'15"	1100.00'	100.00'	100.00'	S. 01°00'15"E.
42	00°00'15"	1100.00'	100.00'	100.00'	S. 01°00'15"E.
43	00°00'15"	1100.00'	100.00'	100.00'	S. 01°00'15"E.
44	00°00'15"	1100.00'	100.00'	100.00'	S. 01°00'15"E.

RIGHT OF WAY LINE CURVE DATA

CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
▲	00°00'15"	25.00'	25.00'	25.00'	S. 00°00'15"E.
▲	00°00'15"	270.00'	20.00'	20.00'	S. 00°00'15"E.
▲	00°00'15"	1100.00'	100.00'	100.00'	S. 01°00'15"E.
▲	00°00'15"	1100.00'	100.00'	100.00'	S. 01°00'15"E.

LEGAL DESCRIPTION

SEE ATTACHED TYPED SHEETS FOR INDIVIDUAL LEGAL DESCRIPTIONS.

SURVEYORS NOTES

1. THE BEARINGS SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM 1983 - FLORIDA NORTH ZONE (LARGEST PROJECTION).
2. THE LOCATION OF THE PERMETER LINES OF THIS BOUNDARY SURVEY IS BASED ON EXISTING DEEDS OF RECORD, INSTRUCTIONS FROM MR. OWEN SHAWMART AND EXISTING MONUMENTATION FOUND ACCEPTABLE TO THIS SURVEYOR.
3. INTERIOR IMPROVEMENTS, UTILITIES AND FENCES ARE NOT SHOWN.
4. THE FIELD WORK, CORROBORATION AND SURVEY DATA SHOWN ON THIS PLAT MEETS THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

CERTIFIED TO: PATTEN CORPORATION - GAF ATLANTIC

FPSC Docket No. -EU

Exhibit (JTC)

EXHIBIT

2 4/17/90
DA

REC. 2, TOP 115, 000. 000
S 49° 20' 52" W
REC. 2, TOP 115, 000. 000



Scale F.S.M.

LEGEND

- R.E. AND S. CAP FOUND (P.L.S. 3438)
- R.E. AND S. CAP SET (P.L.S. 3438)
- CONCRETE MONUMENT FOUND
- CONCRETE MONUMENT SET (P.L.S. 3438)

LOT LINE CURVE DATA

LOT	DELTA	Radius	ARC	CHORD	CHORD BEARING
65	02°45'30"	25.00'	27.00'	25.00'	S 55°45'45"E
66	04°30'45"	25.00'	26.25'	26.25'	S 52°00'30"E
64	02°45'30"	25.00'	26.25'	26.25'	S 52°00'30"E
64	22°30'00"	250.00'	446.00'	446.00'	S 70°45'00"E
69	02°45'30"	250.00'	446.00'	446.00'	S 70°45'00"E

LEGAL DESCRIPTION

SEE ATTACHED TYPED SHEETS FOR INDIVIDUAL LEGAL DESCRIPTIONS.

SURVEYORS NOTES

1. THE BEARINGS SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM 1983 - FLORIDA NORTH ZONE 1 LAMBERT PROJECTION.
2. THE LOCATION OF THE PERMITS LINES OF THIS BOUNDARY SURVEY IS BASED ON EXISTING RECORDS, INSTRUCTIONS FROM MR. JOHN BARCHANT AND EXISTING ADMINISTRATION RECORDS ACCEPTABLE TO THIS SURVEYOR.
3. INTERIOR IMPROVEMENTS, UTILITIES AND FENCES ARE NOT SHOWN.
4. THE FIELD WORK, CALCULATION AND SURVEY DATA SHOWN ON THIS PLAN MEET THE REQUIREMENTS OF CHAPTER 173, FLORIDA STATUTES.

CERTIFIED TO: PATTEN CORPORATION - GRAY ATLANTIC

CERTIFICATE

I, Surveyor, certify that a survey was made under my responsible direction and that the plan is a true and correct representation thereof to the best of my knowledge and belief. I further certify that the survey meets the current technical standards set forth in Rule 173-004 adopted by the Florida State Board of Land Surveyors, pursuant to Section 173.004, Florida Statutes.

FPSC Docket No. -EU
Exhibit (JTC-2)