

MEMORANDUM

ORIGINAL

August 3, 2000

TO: DIVISION OF RECORDS AND REPORTING

FROM: DIVISION OF LEGAL SERVICES (CROSBY) 000000-PU

RE: DOCKET NO. 961485-WS - APPLICATION FOR GRANDFATHER  
 CERTIFICATES TO PROVIDE WATER AND WASTEWATER SERVICE IN  
 POLK COUNTY BY LAKE HAVEN UTILITY ASSOCIATION, LTD. d/b/a  
 LAKE WALES UTILITY COMPANY, LTD.

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Attached is a copy of a Warranty Deed to be filed in the above-referenced docket file. Since the docket is already closed, please forward it to Archives to be included in the file. Thanks.

alc  
 Attachment  
 cc: Division of Regulatory Oversight

APP \_\_\_\_\_  
 CAF \_\_\_\_\_  
 CMP \_\_\_\_\_  
 SOM \_\_\_\_\_  
 CTR \_\_\_\_\_  
 ECR \_\_\_\_\_  
 LEG \_\_\_\_\_  
 OPC \_\_\_\_\_  
 PAI \_\_\_\_\_  
 RGO \_\_\_\_\_  
 SEC \_\_\_\_\_  
 SEP \_\_\_\_\_  
 DTH \_\_\_\_\_

DOCUMENT NUMBER-DATE

09547 AUG-78

PRSC-RECORDS/REPORTING

Name: Mark Rubin, Esquire  
P. O. Box 402279  
Address: Miami Beach, FL 33140

INSTR # 2000113300  
OR BK 04496 PG 1336  
RECORDED 07/19/2000 08:34 AM  
RICHARD M. WEISS CLERK OF COURT  
POLK COUNTY  
DOC TAX PD (F.S. 201.02) 0.70  
DEPUTY CLERK S Wiggins

This Instrument Prepared by: Mark Rubin, Esquire  
P. O. Box 402279  
Address: Miami Beach, FL 33140

Property Appraisers Parcel Identification (Folio) Number(s):

Grantee(s) S.S. #(s):

SPACE ABOVE THIS LINE FOR PROCESSING DATA SPACE ABOVE THIS LINE FOR RECORDING DATA

**This Warranty Deed** Made the 3rd day of July A.D. 2000 by Lake Haven Utility Associates, Ltd., a Florida Limited Partnership, formerly conducted under the name of Maurice B. Frank and Associates, Limited Partnership, III hereinafter called the grantor, to Lake Haven Utility Associates, Ltd., a Florida Limited Partnership D/B/A Lake Wales Utility Company whose post office address is P. O. Box 402279, Miami Beach, FL 33140

hereinafter called the grantee:

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

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

See Attached Schedule "A"

**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 whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, -19-2000.

**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:

By: [Signature]

Lake Haven Utility Associates, Ltd., a Florida Limited Partnership

[Signature]  
Printed Signature

Mark Rubin, President of Lake Wales Utility Company

[Signature]  
Printed Signature

General Partner

Laura Ellingsworth  
Printed Signature

P. O. Box 402279  
Miami Beach, FL 33140

Signature

Signature

Printed Signature

Printed Signature

Signature

Post Office Address

Printed Signature

STATE OF Florida  
COUNTY OF Miami-Dade

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Mark Rubin, President of Lake Wales Utility Company, General Partner

who executed the foregoing instrument and he acknowledged before me that to me known to be the person described in and he executed the same.  
WITNESS my hand and official seal in the County and State last aforesaid this 3rd day of July A.D. 2000.

OFFICIAL NOTARY SEAL  
SEAL ELISA MISRAHI  
NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION NO. CC704842  
MY COMMISSION EXP. DEC. 28, 2001

[Signature]  
Notary Signature

Elisa Misrahi  
Printed Notary Signature

My Commission Expires: 12/28/01

(4) Beginning at a concrete monument set on the south line of a roadway 80 feet wide, said concrete monument being 3430.54 feet North and 2700.00 feet East of the southwest corner of Section 21, Township 30 South, Range 29 East and run South 380.54 feet; thence West 70.39 feet to a point on the northerly line of a roadway 60 feet wide; thence Northwesterly along said northerly line on a curve concave to the Southwest, having a radius of 315.00 feet, a central angle of 08°13'11" and a chord bearing N. 39°02'04" W., an arc distance of 47.05 feet; thence North 163.49 feet; thence East 60.00 feet; thence North 570.53 feet to a point on the south line of a roadway 80 feet wide; thence Northeastery along said south line or a curve concave to the Northwest, having a radius of 2040.00 feet, a central angle of 01°07'23" and a chord bearing N. 76°00'37" E., an arc distance of 41.22 feet to the point of beginning.

Containing 1.07 acres, more or less.

and,

**POLK OR BK 04496 PG 1337**

(5) Beginning at a concrete monument on the north line of a roadway 80 feet wide, said concrete monument being 3513.31 feet North and 2700.00 feet East of the southwest corner of Section 21, Township 30 South, Range 29 East and run North 1736.69 feet; thence West 100.00 feet; thence South 200.00 feet; thence East 60.00 feet; thence South 301.74 feet; thence West 230.00 feet; thence S. 33°01'26" W. 238.54 feet; thence South 400.00 feet to a point on the north line of a roadway 80 feet wide; thence Northeastery along said north line on a curve concave to the Northwest, having a radius of 1960.00 feet, a central angle of 11°52'05" and a chord bearing N. 80°45'46" E., an arc distance of 405.99 feet to the point of beginning.

Containing 6.09 acres, more or less.

and,

A right of way, 15 feet wide, through Section 21, Township 30 South, Range 29 East, Polk County, Florida, said right-of-way being 5 feet to the right (south) of and 10 feet to the left (north) of the centerline described as: Begin for the same at a point North 3435.17 feet, and East 2700.00 feet from the Southwest corner of Section 21; thence Easterly along a curve concave to the North having a radius of 2035.00 feet, a central angle of 11°26'02" and a chord bearing and distance of North 69°41'01" East, 405.43 feet, an arc distance of 406.10 feet to the end of said curve; thence North 63°38'00" East, 598.00 feet; thence North 86°28'00" East, 78.39 feet; thence North 63°38'00" East, 117.59 feet; thence Easterly along a curve concave to the North, having a radius of 865.00 feet, a central angle of 07°44'00" and a chord bearing and distance of North 60°06'00" East, 116.66 feet, an arc distance of 116.75 feet to the end of said curve; thence North 56°14'00" East, 146.67 feet; thence North 78°44'00" East, 20.00 feet; thence South 39°32'00" East, 1293 feet more or less to the east line of said Section 21.

and,

(3) Begin at the northeast corner of Section 22 and run thence along the north line of said Section 22 North 89°32'34" West, 453.79 feet; thence South 45°49'30" West, 944.89 feet; thence North 44°10'30" West, 127.28 feet; thence North 00°49'30" East, 107.84 feet; thence North 45°49'30" East, 700.22 feet; thence South 44°10'30" East, 100.00 feet; thence North 45°49'30" East, 713.01 feet; thence South 89°32'34" East, 494.89 feet, more or less, to the east line of Section 15; thence South along the east line of said Section 15, 100.00 feet, more or less, to the point of beginning.

Containing 5.02 acres, more or less.

and,

A. B. ...  
 S. ...  
 E. G. ...

(c) A right-of-way 15 feet wide through Section 22, Township 30 South, Range 29 East, Polk County, Florida, said right-of-way being 5.00 feet to the left (south) of and 10.00 feet to the right (north) of the centerline described as: Begin for the same at a point located 1,215.26 feet west of the northeast corner of Section 22, measured along the north line of Section 22, and 528.95 feet south of said north line of Section 22, measured along a line perpendicular to said north line of Section 22, said point of beginning being also South 66°56'43" West, 1325.38 feet from said northeast corner of Section 22; thence North 89°32'00" West, 450.16 feet; thence South 45°28'00" West, 1021.84 feet; thence North 89°32'00" West, parallel to and 1,250.00 feet south of the north line of Section 22, a distance of 2,899 feet more or less to the west line of Section 22.

(7b) A right-of-way 15 feet wide through Section 22, Township 30 South, Range 29 East, Polk County, Florida, said right-of-way being 7.50 feet on either side of the centerline hereinafter described: begin at a point on the North 89°32'00" West, 1,899 foot line described above, 254.00 feet from the beginning thereof; thence South 00°28'00" West, 642.00 feet; thence South 46°53'00" West, 125 feet, more or less.

All contained in Township 30 South, Range 29 East, Polk County, Florida, together with all pipe, pipelines, pumps, pumping stations, wells, tanks, sewer disposal plants, water treatment facility and any and all personal property and improvements now owned, operated or used in connection with or located upon the real property conveyed hereby.

POLK OR BK 04496 PG 1338

RECORDS SECTION  
POLK COUNTY, FLORIDA  
I have examined the above described instrument and find that it conforms to the laws of Florida and the rules of this office. Witness my hand and seal of office this 17th day of August, 1992.  
M. B. GARY, CLERK OF POLK COUNTY  
D.C.

RECORDS MEMO  
184400 2-17-92, Typing or Printing should  
appear in the Document when Received.

736470

FILED, RECORDED AND  
INDEXED VERIFIED  
L. A. "TOM" SMITH, JR., CL. &  
POLK COUNTY, FLA.  
BY *JA* D.C.