

ORIGINAL

M E M O R A N D U M

February 3, 2003

TO: DIVISION OF THE COMMISSION CLERK AND ADMINISTRATIVE SERVICES

FROM: OFFICE OF THE GENERAL COUNSEL (CROSBY)

RE: DOCKET NO. 021036-WS - APPLICATION FOR AMENDMENT OF CERTIFICATES NOS. 618-W AND 532-S TO EXTEND WATER AND WASTEWATER SERVICE AREA IN SUMTER COUNTY BY NORTH SUMTER UTILITY COMPANY, L.L.C.

Attached is a letter dated January 29, 2003, from Martin S. Friedman, Attorney for North Sumter Utility Company, L.L.C., transmitting copies of recorded deeds to the property upon which the utility plants are located. PLEASE PLACE THE LETTER AND ATTACHMENTS IN THE ABOVE-REFERENCED DOCKET FILE. Thanks.

alc

Attachments

cc: Division of Economic Regulation (Walden)

AUS	_____
CAF	_____
CMP	_____
COM	_____
CTR	_____
ECR	_____
GCL	_____
OPC	_____
NMS	_____
SEC	<u> / </u>
OTH	_____

DOCUMENT NUMBER-DATE

01125 FEB-4 03

FPSC-COMMISSION CLERK

LAW OFFICES
ROSE, SUNDBSTROM & BENTLEY, LLP

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TALLAHASSEE, FLORIDA 32301

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www.rsbattoorneys.com

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STEVEN T. MINDLIN, P.A.
DAREN L. SHIPPY
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DIANE D. TREMOR, P.A.
JOHN L. WHARTON
ROBERT M. C. ROSE, *OF COUNSEL*
WAYNE L. SCHIEFELBEIN, *OF COUNSEL*

CENTRAL FLORIDA OFFICE
600 S. NORTH LAKE BLVD., SUITE 160
ALTAMONTE SPRINGS, FLORIDA 32701
(407) 830-6331
FAX (407) 830-8522

REPLY TO ALTAMONTE SPRINGS

January 29, 2003

Ms. Alice Crosby
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, FL 32399


Re: Docket No. 021036-WS; Application of North Sumter Utility Company, LLC, for
Amendment to Certificate of Authorization
Our File No.: 34078.02

Dear Alice:

In accordance with our telephone conference yesterday, enclosed are copies of the recorded Deeds to the real property upon which North Sumter Utility Company's utility plants are located.

Should you require any additional information, please do not hesitate to give me a call.

Very truly yours,


MARTIN S. FRIEDMAN
For the Firm

MSF:dmp
Enclosures

cc: Mr. John Wise (w/o enclosure)

RECEIVED

JAN 31 2003

SERVICE COMMISSION
THE CENTRAL BOARD

EM 3.00
Rec 9.00
TF 1.50
Doc 15.40
Int
CC

28.90

THIS INSTRUMENT PREPARED BY RETURN TO:
Steven M. Roy/may
McLin Burned, Vornon Johnson,
Newman & Roy, P.A.
Post Office Box 4298
Lakeland, Florida 32802-4298
Lady Lake, FL

Documentary Stamps 15.40
Payable to
Paid 30th Day of Feb. 2002
GLORIA R. HAYWARD, CLERK
CIRCUIT COURT SUMTER COUNTY, FL
BY [Signature] D.C.

Parcel Identification No DIS003

WARRANTY DEED

THIS INDENTURE made this 8th day of January, 2002, between H. Gary Morse and R. Dewey Burned as Trustees of the Jennifer Boone Irrevocable Trust, under Agreement dated the 12th day of December, 1986, a one-third undivided interest; H. Gary Morse and R. Dewey Burned as Trustees of the Mark G. Morse Irrevocable Trust, under Agreement dated the 12th day of December, 1986, a one-third undivided interest, and H. Gary Morse and R. Dewey Burned, as Trustee of the Tracy Mathews Irrevocable Trust, under Agreement dated the 12th day of December, 1986, a one-third undivided interest, as tenants in common, whose addresses is 1100 Main Street, The Villages, Florida 32159 and The Villages of Lake-Sumter, Inc; whose address is 1100 Main Street, The Villages, Florida 32159 (the "Grantor"), and North Sumter Utility Company, L.L.C., whose address is 1100 Main Street, The Villages, Florida 32159 ("Grantee").

WITNESSETH, that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable considerations to said Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate and being in Sumter County, Florida, to-wit:

See attached Exhibit A

Subject to restrictions, reservations, easements and limitations of record, if any, provided that this shall not serve to reimpose same, zoning ordinances, and taxes for the current year and subsequent years. Said Grantor does hereby fully warrant the title to said land, and will defend that same against the lawful claims of all persons whomsoever.

"Grantor" and "Grantee" are used for singular or plural, as context requires

IN WITNESS WHEREOF, the Grantor has hereunto set Grantor's hand and seal the day and year first above written.

WITNESSES TO ALL

[Signature]
Print Name Ochs A. Pardo

[Signature]
Print Name Rebecca Billings

[Signature]
[Signature]
H. Gary Morse and R. Dewey Burned as Trustees of the Jennifer Boone Irrevocable Trust, under Agreement dated the 12th day of December, 1986; and as Trustees of the Mark G. Morse Irrevocable Trust, under Agreement dated the 12th day of December, 1986, and as Trustees of the Tracy Mathews Irrevocable Trust, under Agreement dated the 12th day of December, 1986

THE VILLAGES OF LAKE-SUMTER, INC.

By: [Signature]
John Parker, Vice President

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 8th day of January, 2002, by John Parker, the Vice President of and on behalf of The Villages of Lake-Sumter, Inc.; and by H. Gary Morse and R. Dewey Burned as Trustees of the Jennifer Boone Irrevocable Trust, under Agreement dated the 12th day of December, 1986; and as Trustees of the Mark G. Morse Irrevocable Trust, under Agreement dated the 12th day of December, 1986, and as Trustees of the Tracy Mathews Irrevocable Trust, under Agreement dated the 12th day of December, 1986.

[Signature]
NOTARY PUBLIC - STATE OF FLORIDA
(Signature of Notary Public)
Rebecca Billings
(Print Name of Notary Public)
My Commission Expires: 12-10-2002
[Signature]
Serial/Commission Number:
Personally Known or Produced Identification
Type of Identification Produced: _____

(Notary Seal)

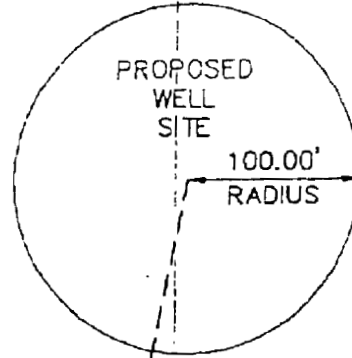


SUMTER COUNTY, FLORIDA
GLORIA R. HAYWARD, CLERK OF CIRCUIT COURT

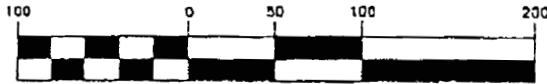
01/30/2002 #2002-1912
02:36:44PM R-946 P-582

SKETCH FOR DESCRIPTION (NOT A FIELD SURVEY)

SHOWING PROPOSED WELL SITE



GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



SW CORNER OF
SECTION 15-18-23

S89°34'03"E 2647.91'
SOUTH LINE OF SECTION 16

P.O.C.

S1/4 CORNER OF
SECTION 16-18-23

2087.85'
N11°03'09"E

DESCRIPTION

A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, SAID PARCEL BEING A CIRCLE AND HAVING A RADIUS OF 100.00 FEET, ITS RADIUS POINT BEING LOCATED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 CORNER OF SECTION 16, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; THENCE S89°34'03"E ALONG THE SOUTH LINE OF SAID SECTION 16, A DISTANCE OF 2647.91 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 15; THENCE N11°03'09"E, 2087.85 FEET TO SAID RADIUS POINT.

GENERAL NOTES

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS SKETCH PREPARED FOR DESCRIPTION PURPOSES ONLY AND DOES NOT REPRESENT A FIELD SURVEY.

1/17/02

WILLARD R. BOWSKY, P.L., PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 8758



SUMTER COUNTY, FLORIDA
GLORIA R. HAYWARD, CLERK OF CIRCUIT COURT

01/30/2002 #2002-1912
02:56:44PM B-946 P-383

F&N _____
 Rec 9.00
 TF 150
 Doc 22.70
 In: _____
 CC _____
 Copies 2.00
 4/20

THIS INSTRUMENT PREPARED BY/RETURN TO:
 Steven M. Roy/ans
 McLin, Burnsed, Morrison, Johnson,
 Newman & Roy, P.A.
 Post Office Box 1299
 Leesburg, Florida 32158-1299

Documentary Stamp 0.2670
 Intangible Tax _____
 Paid 1747 Day of OCT. 18 21
 GLORIA R. HAYWARD, CLERK
 CIRCUIT COURT SUMNER COUNTY, FL
Handwritten Signature

Parcel Identification No.

WARRANTY DEED

THIS INDENTURE made this 16th day of October, 2001, between H. Gary Morse and R. Dewey Burnsed as Trustees of the Jennifer Boone Irrevocable Trust, under Agreement dated the 12th day of December, 1986, a one-third undivided interest; H. Gary Morse and R. Dewey Burnsed as Trustees of the Mark G. Morse Irrevocable Trust, under Agreement dated the 12th day of December, 1986, a one-third undivided interest, and H. Gary Morse and R. Dewey Burnsed, as Trustee of the Tracy Mathews Irrevocable Trust, under Agreement dated the 12th day of December, 1986, a one-third undivided interest, as tenants in common, whose address is 1100 Main Street, The Villages, Florida 32159, and The Villages of Lake-Sumter, Inc; whose address is 1100 Main Street, The Villages, Florida 32159, Grantors, and North Sumter Utility Company, L.L.C., whose address is 1100 Main Street, The Villages, Florida 32159, Grantee.

WITNESSETH, that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable considerations to said Grantor: in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate and being in Sumter County, Florida, to-wit: D15-003

See attached Exhibit A

Subject to restrictions, reservations, easements and limitations of record, if any, provided that this shall not serve to reimpose same, zoning ordinances, and taxes for the current year and subsequent years. Said Grantor does hereby fully warrant the title to said land, and will defend that same against the lawful claims of all persons whomsoever.

"Grantor" and "Grantee" are used for singular or plural, as context requires

IN WITNESS WHEREOF, the Grantor has hereunto set Grantor's hand and seal the day and year first above written.

WITNESSES TO ALL:

Handwritten Signature
 Steven M. Roy
 Printed Name

Handwritten Signature
 H. Gary Morse and R. Dewey Burnsed as Trustees of the Jennifer Boone Irrevocable Trust, under Agreement dated the 12th day of December, 1986; and as Trustees of the Mark G. Morse Irrevocable Trust, under Agreement dated the 12th day of December, 1986, and as Trustees of the Tracy Mathews Irrevocable Trust, under Agreement dated the 12th day of December, 1986

Handwritten Signature
 Doris A Pardo
 Printed Name

THE VILLAGES OF LAKE-SUMTER, INC.
 By: Handwritten Signature
 John Parker, Vice President

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 16th day of October, 2001, by John Parker, the Vice President of and on behalf of The Villages of Lake-Sumter, Inc.; and by H. Gary Morse and R. Dewey Burnsed as Trustees of the Jennifer Boone Irrevocable Trust, under Agreement dated the 12th day of December, 1986; and as Trustees of the Mark G. Morse Irrevocable Trust, under Agreement dated the 12th day of December, 1986, and as Trustees of the Tracy Mathews Irrevocable Trust, under Agreement dated the 12th day of December, 1986.

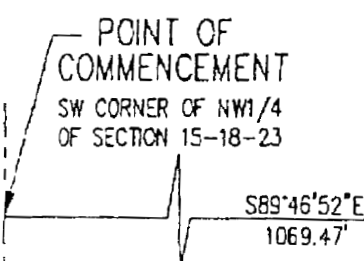
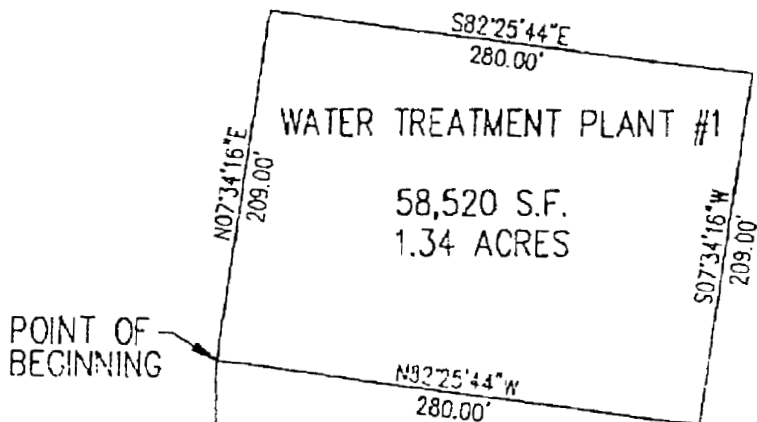
Handwritten Signature
 NOTARY PUBLIC - STATE OF FLORIDA
 (Signature of Notary Public)
 Doris A. Pardo
 (Print Name of Notary Public)
 My Commission Expires: 7/29/05
 Serial/Commission Number # 00018368
 Personally Known or Produced Identification
 Type of Identification Produced: _____



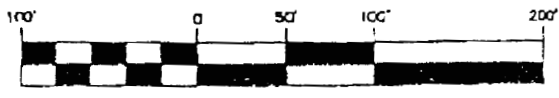
FILE DATE: 10/17/2001 FILE TIME: 04:09 OR BOOK: 919 PAGE: 177
 SUMNER CO, FL, GLORIA HAYWARD - CLERK CIRCUIT COURT INST#: 2001 18874 18874 **

EXHIBIT A

SKETCH FOR DESCRIPTION (NOT A FIELD SURVEY)



GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

LEGAL DESCRIPTION

NORTH SUMTER UTILITIES
WATER TREATMENT PLANT #1

THAT PORTION OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 18 SOUTH, RANGE 23 EAST, DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF THE SAID NORTHWEST 1/4; RUN S89°46'52\"/>

CONTAINING 1.34 ACRES, MORE OR LESS.

GENERAL NOTES

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS SKETCH PREPARED FOR DESCRIPTION PURPOSES ONLY AND DOES NOT REPRESENT A FIELD SURVEY.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR OWNERSHIP. DESCRIPTION IS BASED UPON INFORMATION SHOWN ON TAX PARCEL CARD.

10/12/01
DATE

William S. Bailey
 WILLIAM S. BAILEY, PROFESSIONAL SURVEYOR & MAPPER
 FLORIDA REGISTRATION NO. 38715

**FERNER
BAILEY
AND ASSOCIATES, INC.**

300 HURTY BRIGAM AVENUE • TAMPA, FL 33678 • (813) 243-8467

- ▲ ENGINEERS
- ▲ SURVEYORS
- ▲ PLANNERS
- LB 4709

FILE DATE: 10/17/2001 FILE TIME: 04:09 OR BOOK: 919 PAGE: 178
SUMTER CO, FL, GLORIA HAYWARD - CLERK CIRCUIT COURT INST#: 2001 18874

D&N
Rec 4.00
TF 1.50
Doc 70
Int
CC 11.20

THIS DOCUMENT PREPARED BY/RETURN TO
Steven M. Roy/ja
McLin & Burnsed, P.A. ✓
P.O. Box 1299
The Villages, Florida 32158-1299

Parcel Identification No _____

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, executed this 20 day of November, 2002, by PM3, Ltd., a Florida Limited Partnership, whose post office address is: 1100 Main Street, The Villages 32159, Grantor and North Sumter Utility Company, L.L.C., a Florida Limited Liability Company, whose post office address is: 1100 Main Street, The Villages, Florida 32159, Grantee.

(Wherever used herein, the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, That the said Grantor, for and in consideration of the sum of TEN AND NO/100---- (S10.00)---Dollars, in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise release and quit-claim unto the said Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Sumter, State of Florida, described in the attached Exhibit "A".

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien equity and claim whatsoever of the said first party, either in law or in equity, to the only proper use, benefit and behoof of the said second party forever.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

PM3, Ltd. by PM3, Inc., its general partner.

[Signature]
Printed Name

By [Signature]
Mark G. Marse, Vice-President

[Signature]
Printed Name STEVEN M. ROY

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 20th day of November, 2002, by Mark G. Marse, Vice President of and on behalf of PM3, Inc., the general partner of and on behalf of PM3, Ltd., who did not take oath.

[Signature]
NOTARY PUBLIC - STATE OF FLORIDA
(Signature of Notary Public)



Meg Yarn
(Print Name of Notary Public)
My Commission Expires: _____
Personally Known or Produced Identification _____
Type of Identification Produced: _____

Q:\User\TRN\Sumter City IDA Book 010779\Quit Claim Deed-VLS 0ra\November 6 2002

SUMTER COUNTY, FLORIDA
GLORIA HAYWARD, CLERK OF CIRCUIT COURT
DEC. 30, 70

11/22/2002 #2002-20317
10:28:42AM B-1021 P-596

ML

EXHIBIT A

LEGAL DESCRIPTION
NSU WWTP

THAT PORTION OF THE NW1/4 OF SECTION 35, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF SAID NW1/4 OF SECTION 35, RUN THENCE S00°15'33"W ALONG THE EAST LINE THEREOF 120.08 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST LINE, S00°15'33"W, 1,915.97 FEET; THENCE DEPARTING SAID LINE, N89°44'27"W, 600.40 FEET; THENCE N00°15'33"E, 419.00 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE NORTHWEST, AND HAVING A RADIUS OF 5,507.00 FEET, AND A CHORD BEARING AND DISTANCE OF N37°08'29"E, 342.04 FEET, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°33'33", AN ARC DISTANCE OF 342.09 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE WEST AND HAVING A RADIUS OF 2,090.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°06'10", AN ARC DISTANCE OF 1,280.45 FEET; THENCE N00°15'33"E, 21.55 FEET; THENCE S89°44'27"E, 15.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 12.67 ACRES, MORE OR LESS.

SUMTER COUNTY, FLORIDA
GLORIA HAYWARD, CLERK OF CIRCUIT COURT
DOC \$0.70

11/22/2002 #2002-20317
10:28:42AM B-1021 P-597