



Public Service Commission

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

DATE: May 1, 1998
TO: Division of Records and Reporting
FROM: Division of Water and Wastewater (Walker)
RE: Docket No. 970158-WS; Application for a Grandfather Certificate to Operate a Water and Sewer Utility in Polk County by Orchid Springs Development Corp. Water and Sewer

By letter received on April 29, 1998, Orchid Springs filed a warranty deed as proof of ownership of its treatment plant sites. Please place this information in the Commission's docket file for this proceeding.

cc: Division of Legal Services (Crosby)
Division of Water and Wastewater (Redemann)

- RCK _____
- AFA _____
- APP _____
- CAF _____
- CMU _____
- CTR _____
- EAG _____
- LEG _____
- LIN _____
- OPC _____
- RCH _____
- SEC 1
- WAS _____
- OTH _____

DOCUMENT NUMBER-DATE

04957 MAY-1 88

FPSC-RECORDS/REPORTING

The Cassidy Organization, Inc.

Fax Cover This is a confidential message, intended solely for the person to whom it is addressed. If you receive this message in error, please forward it to the correct person, or mail it back to us. Thank you.

The Cassidy Organization, Inc.
Office & Fax - (941) 325-8850 - 941-324-3688

Florida Public Service Commission
Division of Water and Wastewater

APR 29 1998

RECEIVED

To Mr. ND Walker
Fax No. 850 - 413 - 6925
From Kathy - Orchid Springs Water and Sewer Corporation
Date 4-27-98
Subject Warranty deed - proof of ownership
Pages 9, including this one

Mr. Walker -
let me know if you need
anything else.

Thank you

459810

WARRANTY DEED

THIS INDENTURE, made this 10th day of April, 1979,
 between TALBOT LEWIS and his wife, USULA LEWIS, of the County
 of Folk and State of Florida, parties of the first part, and
 ORCHID SPRINGS DEVELOPMENT CORPORATION, a corporation existing
 under the laws of the State of Florida, having its principal
 place of business in the County of Folk, State of
 Florida, party of the second part, Orchid Springs, White River, Fla.

W I T N E S S E T H, that the said parties of the first
 part, for and in consideration of the sum of Ten Dollars and
 Other Valuable Considerations, to them in hand paid, the receipt
 whereof is hereby acknowledged, have granted, bargained, sold,
 aliened, remised, released, conveyed, and confirmed
 and by these presents do grant, bargain, sell, alien, remise,
 release, convey and confirm unto the said party of
 the second part and its successors and assigns forever, all that
 certain parcel of land lying and being in the County of Folk
 and State of Florida, more particularly described as follows:

See "EXHIBIT A" attached hereto, signed by the
 party of the first part, more particularly
 describing "TRACT A" and "TRACT B",

LESS AND EXCEPT that certain parcel of land
 described in "EXHIBIT B" attached hereto
 and signed by the parties of the first part,

and

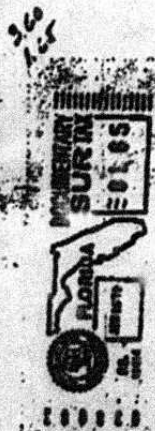
LESS AND EXCEPT those lands more particularly
 described in the instruments listed on "EXHIBIT
 C" attached hereto, consisting of two pages,
 and signed by the party of the first part.

SUBJECT TO restrictive covenants and conditions
 incorporated in instruments dated September 20,
 1968, filed September 20, 1968, and recorded
 in Official Records Book 1179, pages 461-469,
 inclusive, and dated September 16, 1969, filed
 September 29, 1969, and recorded in Official
 Records Book 1246, Pages 579-584, inclusive,
 respectively, of the Folk County, Florida,

LESS AND EXCEPT those lands more particularly described in instru-
 ments listed on "EXHIBIT D" attached hereto, and
 signed by the parties of the first part.

This instrument was prepared by
 E. SCOTT BLUMEN
 Attorney at Law
 420 North Main Street, Tallahassee, Florida 32301

79 APR 16 PM 3:58



898

ALSO SUBJECT TO the mortgages listed on the "EXHIBIT 3" attached hereto and signed by the parties of the first part, which the grantee by the acceptance of this deed hereby assumes and agrees to pay.

ALSO SUBJECT TO the rights of Goldie Lipson in any sculpture works located on the property being conveyed hereby, these rights being defined in that instrument recorded in Official Records Book 1199, Page 791, of the Polk County, Florida, public records.

SUBJECT TO taxes for 1979 and subsequent years.

TOGETHER with all the tenements, hereditaments and appurtenances, with every privilege, right, title and interest and estate, dower and right of dower, reversion, remainder and easement thereto belonging or in anywise appertaining:

TO HAVE AND TO HOLD the same in fee simple forever. And the said parties of the first part do covenant with the said party of the second part that they are lawfully seized of the said premises, that they are free of all incumbrance, and that they have good right and lawful authority to sell the same; and that said parties of the first part doth hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year above written.

Witnesses:

[Handwritten signatures of witnesses]

Talbot Lewis (SEAL)
Talbot Lewis

Ursula Lewis (SEAL)
Ursula Lewis

STATE OF FLORIDA
COUNTY OF POLK

I HEREBY CERTIFY that on this 10th day of April, 1970, before me personally appeared TALBOT LEWIS and his wife, URSULA LEWIS, to me known to be the persons described in and who executed the foregoing conveyance of ORCHID SPRINGS DEVELOPMENT CORPORATION, Polk County, Florida, and personally acknowledged

79 APR 15 PM 3:58

1970

699

the execution thereof to be their respective and several purposes therein mentioned;

WITNESS my signature and official seal at Winter Haven, in the County of Polk and State of Florida, the day and year last aforesaid.

[Handwritten Signature]
Notary Public, State of Florida at Large

My Commission Expires: _____
Notary Public, State of Florida
My Commission Expires: _____
Signed by Notary Public _____

(SEAL)



EXHIBIT A

TRACT A1 Starting at the NE corner of Section 35, Township 28 South, Range 26 East, run thence S. $0^{\circ} 22'$ East along the East boundary of Section 35 a distance of 586.8 feet to a concrete marker for the point of beginning; run thence E. $0^{\circ} 22'$ East along the East boundary of Section 35 a distance of 1418.2 feet; thence N. $89^{\circ} 44'$ East a distance of 566 feet; thence N. $35^{\circ} 59'$ East a distance of 1000 feet; thence N. $40^{\circ} 11'$ West a distance of 1936.13 feet; thence E. $69^{\circ} 57'$ West a distance of 467 feet to the Easterly right-of-way boundary of State Road 542; thence S. $25^{\circ} 05'$ West along the Easterly right-of-way of State Road 542 a distance of 1195 feet; thence N. $89^{\circ} 44'$ East a distance of 1038.76 feet to the Point of Beginning.

and

TRACT B1 North 420 feet of the South 749.20 feet of the NE-1/4 of the NE-1/4 of Section 35, Township 28 South, Range 26 East, lying East of the right-of-way of State Road 5-542, containing approximately 11.16 acres, and also described as that part of the North 420 feet of the South 749.20 feet of Lots 1 and 2 of Florida Highland Company's Subdivision of Section 35, Township 28 South, Range 26 East, as recorded in Plat Book 3A at Page 27, of the Public Records of Polk County, Florida, lying East of the right-of-way of State Road 5-542. Also the 11-1/2 feet immediately East of the above-described property which was closed as a road by Polk County Commissioners, Resolution recorded in Official Records Book 1067, Page 823.


Valbot Lewis (SEAL)

101

EXHIBIT

Beginning at a point 800.82 feet South and 266.06 feet East of
the Northwest corner of Section 36, Township 28 South, Range 26
East, Polk County, Florida, run thence North 22° 00' West a dis-
tance of 144.42 feet, thence North 28° 50' East a distance of
69.46 feet, thence North 63° 25' East a distance of 73.43 feet,
thence North 82° 33' East a distance of 37.67 feet, thence South
71° 12' 30" East a distance of 18' 43 feet, thence South 74° 14'
30" West a distance of 254.61 feet, thence North 33° 19' West a
distance of 163.25 feet, thence North 17° 11' West a distance
of 22.02 feet to the point of beginning.

(SEAL)

[Handwritten Signature]
Notary Public
State of Florida

1
1
1
1
1
1

1. Warranty Deed dated July 24, 1968, filed July 31, 1968, and recorded in Official Records Book 1170, Pages 833-835, Inclusive, of the Polk County, Florida, public records.
2. Warranty Deed dated October 29, 1968, filed October 30, 1968, and recorded in Official Records Book 1186, Page 721, of the Polk County, Florida, public records.
3. Warranty Deed dated November 6, 1968, filed November 9, 1968, and recorded in Official Records Book 1188, Page 571, of the Polk County, Florida, public records.
4. Warranty Deed dated December 9, 1968, filed December 12, 1968, and recorded in Official Records Book 1194, Page 385, of the Polk County, Florida, public records.
5. Quit-Claim Deed dated January 6, 1969, filed January 7, 1969, and recorded in Official Records Book 1199, Pages 11-12, Inclusive, of the Polk County, Florida, public records.
6. Quit-Claim Deed dated January 6, 1969, filed January 7, 1969, and recorded in Official Records Book 1199, Pages 15-18, Inclusive, of the Polk County, Florida, public records.
7. Warranty Deed dated December 17, 1968, filed December 20, 1968, and recorded in Official Records Book 1196, Pages 218-219, Inclusive, of the Polk County, Florida, public records.
8. Quit-Claim Deed dated January 6, 1969, filed January 7, 1969, and recorded in Official Records Book 1199, Pages 13-14, Inclusive, of the Polk County, Florida, public records.
9. Warranty Deed dated February 17, 1969, filed February 20, 1969, and recorded in Official Records Book 1206, Pages 760-761, Inclusive, of the Polk County, Florida, public records.
10. Warranty Deed dated June 19, 1969, filed June 20, 1969, and recorded in Official Records Book 1229, Page 1053, of the Polk County, Florida, public records.
11. Warranty Deed dated March 20, 1969, filed March 31, 1969, and recorded in Official Records Book 1213, Page 520, of the Polk County, Florida, public records.
12. Warranty Deed dated June 19, 1969, filed June 20, 1969, and recorded in Official Records Book 1228, Page 1054, of the Polk County, Florida, public records.
13. Warranty Deed dated June 5, 1969, filed October 7, 1969, and recorded in Official Records Book 1248, Pages 287-288, of the Polk County, Florida, public records.
14. Warranty Deed dated September 26, 1969, filed September 29, 1969, and recorded in Official Records Book 1246, Pages 586-587, of the Polk County, Florida, public records.
15. Warranty Deed dated October 15, 1969, filed October 22, 1969, and recorded in Official Records Book 1251, Pages 105-106, of the Polk County, Florida, public records.

(continued on the next page)

EXHIBIT B

1. Easement for roadway purposes dated July 26, 1968, filed July 31, 1968, and recorded in Official Records Book 1170, Pages 839-841, inclusive, of the Polk County, Florida, public records.
2. Easement for roadway purposes, dated October 20, 1968, filed October 30, 1968, and recorded in Official Records Book 1186, Pages 718-720, inclusive, of the Polk County, Florida, public records.
3. Easement for roadway purposes, dated January 20, 1969, filed January 23, 1969, and recorded in Official Records Book 1261, Pages 667-669, inclusive, of the Polk County, Florida, public records.
4. Easement for roadway purposes, dated January 20, 1969, filed February 4, 1969, and recorded in Official Records Book 12-3, Pages 829-831, inclusive, of the Polk County, Florida, public records.
5. A public utilities easement dated October 23, 1968, filed December 6, 1968, and recorded in Official Records Book 1193, Pages 63-64, inclusive, of the Polk County, Florida, public records.
6. Easement for public utilities, dated March 12, 1969, filed May 22, 1969, and recorded in Official Records Book 1223, Pages 994-996, inclusive, of the Polk County, Florida, public records.
7. Easement for distribution of electrical power and maintenance of power lines dated July 11, 1969, filed September 17, 1969, and recorded in Official Records Book 1344, Pages 377-386, inclusive, of the Polk County, Florida, public records.
8. Air space easement for balcony over-hang dated September 26, 1969, filed September 29, 1969, and recorded in Official Records Book 1246, Pages 391-393, of the Polk County, Florida, public records.
9. Easement for roadway purposes dated October 6, 1969, filed October 8, 1969, and recorded in Official Records Book 1248, Pages 427-429, of the Polk County, Florida, public records.
10. Easement for distribution of electrical power and maintenance of power lines dated October 28, 1969, filed November 10, 1969, and recorded in Official Records Book 1254, pages 348-350, inclusive, of the Polk County, Florida, public records.

Robert Lewis (SRL)
Robert Lewis

005

PROPERTY

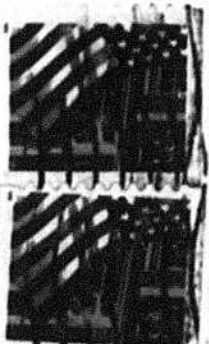
1. Mortgage dated February 3, 1969, filed February 11, 1969, and recorded in Official Records Book 1204, Pages 870-88 inclusive, of the Polk County, Florida, public records.
2. Mortgage dated February 12, 1969, filed February 16, 1969, and recorded in Official Records Book 1205, Pages 891-893 inclusive, of the Polk County, Florida, public records.
3. Mortgage dated February 25, 1969, filed February 27, 1969, and recorded in Official Records Book 1207, Pages 831-833 inclusive, of the Polk County, Florida, public records.
4. Mortgage dated February 27, 1969, filed March 3, 1969, and recorded in Official Records Book 1207, Pages 236-267, inclusive, of the Polk County, Florida, public records.
5. Mortgage dated March 20, 1969, filed April 1, 1969, and recorded in Official Records Book 1213, Pages 902-906, inclusive, of the Polk County, Florida, public records.
6. Mortgage dated May 9, 1969, filed May 13, 1969, and recorded in Official Records Book 1221, Pages 1091-1098, inclusive, of the Polk County, Florida, public records.
7. Mortgage dated July 16, 1969, filed July 17, 1969, and recorded in Official Records Book 1233, Pages 54-552 inclusive, of the Polk County, Florida, public records.
8. Mortgage dated January 8, 1969, filed January 17, 1969, and recorded in Official Records Book 1200, Page 865, of the Polk County, Florida, public records.

SEAL)

STATE OF FLORIDA
 COUNTY OF POLK
 PUBLIC RECORDS
 DEPARTMENT

700 OVERLOOK DRIVE
WINTER HAVEN, FLORIDA 33884

ND Walker
Public Service Commission
Division of Records
2540 Shumard Oak Blvd.
Tallahassee, Florida 32399-0850



32399-7019

