

Ch 3289
\$ 400.00
090417-WS 8-20-09
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09 AUG 21 AM 10:20

FLORIDA PUBLIC SERVICE COMMISSION

COMMISSION
CLERK

INSTRUCTIONS FOR COMPLETING
APPLICATION FOR AMENDMENT OF CERTIFICATE
(EXTENSION OR DELETION)

(Section 367.045, Florida Statutes)

RECEIVED
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DISTRIBUTION CENTER

General Information

The attached form has been prepared by the Florida Public Service Commission to utilities under its jurisdiction to file information required by Chapter 367, Florida Statutes, Chapter 25-30, Florida Administrative Code. Any questions regarding this form should be directed to the Division of Economic Regulation, Bureau of Certification, Economics and Tariffs (850) 413-6900.

Instructions

1. Fill out the attached application form completely and accurately.
2. Complete all the items that apply to your utility. If an item is not applicable, please mark it "N.A." Do not leave any items blank.
3. Notarize the completed application form.
4. Remit the proper filing fee pursuant to Rule 25-30.020, Florida Administrative Code, with the application.
5. Return the utility's Certificate(s) along with the application for amendment.
6. The **original and five copies** of the completed application and attached exhibits; **one copy** of each territory and system map; the **original and two copies** of proposed tariff sheets; the proper filing fee; and the utility's certificate(s) should be mailed to:

COM _____
 ECR 1
 GCL _____
 OPC 1
 RCP _____
 SSC _____
 SGA _____
 ADM _____
 CLK 1

*Original Certs
forwarded.
RVP.*

Office of Commission Clerk
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399-0850

DOCUMENT NUMBER - DATE

08744 AUG 21 09

FPSC-COMMISSION CLERK

**APPLICATION FOR AMENDMENT OF CERTIFICATE
(EXTENSION OR DELETION)
(Pursuant to Section 367.045, Florida Statutes)**

To: **Office of Commission Clerk
Florida Public Service Commission
2540 Shumard Oak Blvd.
Tallahassee, Florida 32399-0850**

The undersigned hereby makes application for amendment of Water Certificate No. 405-W and/or Wastewater Certificate No. 342-S to ADD (add or delete) territory located in Marion County, Florida, and submits the following information:

PART I APPLICANT INFORMATION

- A) The full name (as it appears on the certificate), address and telephone number of the applicant:

Tradewinds Utilities, Inc.

Name of utility

(352) 622-4949

Phone No.

(352) 732-4366

Fax No.

1410 NE 8th Ave

Office street address

Ocala

City

FL 34478-5220

State

34470

Zip Code

PO Box 5220

Ocala

FL 34478-5220

Mailing address if different from street address

Charlie@alternativephone.com

Internet address if applicable

- B) The name, address and telephone number of the person to contact concerning this application:

Charles deMenzes

Name

(352) 622-4949

Phone No.

1410 NE 8th Ave

Street address

Ocala

City

FL 34478-5220

State

34470

Zip Code

PART II NEED FOR SERVICE

- A) Exhibit A - If the applicant is requesting an extension of territory, a statement regarding the need for service in the proposed territory, such as anticipated development in the proposed service area.
- B) Exhibit N/A - If the applicant is requesting a deletion of territory, a statement specifying the reasons for the proposed deletion, demonstrating that it is in the public interest and explaining the effect of the proposed deletion on the ability of any customer, or potential customer, to receive water and/or wastewater service, including alternative source(s) of service.
- C) Exhibit N/A- A statement that to the best of the applicant's knowledge, the provision of service will be consistent with the water and wastewater sections of the local comprehensive plan at the time the application is filed, as approved by the Department of Community Affairs, or, if not, a statement demonstrating why granting the amendment would be in the public interest.

PART III SYSTEM INFORMATION

A) WATER

- (1) Exhibit A - A statement describing the proposed type(s) of water service to be provided by the extension (i.e., potable, nonpotable or both).
- (2) Exhibit B - A statement describing the capacity of the existing lines, the capacity of the existing treatment facilities, and the design capacity of the proposed extension.
- (3) Exhibit N/A The numbers and dates of any construction or operating permits issued by the Department of Environmental Protection for the system proposed to be expanded.
- (4) Exhibit C - A description of the types of customers anticipated to be served by the extension, i.e., single family homes, mobile homes, duplexes, golf course, clubhouse, commercial, etc.
- (5) If the utility is requesting a deletion of territory, provide the number of current active connections within the territory to be deleted. N/A

- (6) Exhibit D - Evidence the utility owns the land where the water facilities that will serve the proposed territory are, or will be, located. If the utility does not own the land, a copy of the agreement, such as a 99-year lease, which provides for the long term continuous use of the land. The Commission may consider a written easement or other cost-effective alternative.

B) **WASTEWATER**

- (1) Exhibit E - A statement describing the capacity of the existing lines, the capacity of the existing treatment and disposal facilities, and the design capacity of the proposed extension.
- (2) Exhibit N/A The numbers and dates of any construction or operating permits issued by the Department of Environmental Protection for the system proposed to be expanded.
- (3) Exhibit N/A - If the utility is planning to build a new wastewater treatment plant, or upgrade an existing plant to serve the proposed territory, provide a written description of the proposed method(s) of effluent disposal.
- (4) Exhibit N/A - If (3) above does not include effluent disposal by means of reuse, provide a statement that describes with particularity the reasons for not using reuse.
- (5) Exhibit F - A description of the types of customers anticipated to be served by the extension, i.e., single family homes, mobile homes, duplexes, golf course, clubhouse, commercial, etc.
- (6) If the utility is requesting a deletion of territory, provide the number of current active connections within the territory to be deleted. N/A
- (7) Exhibit G - Evidence the utility owns the land where the wastewater facilities that will serve the proposed territory are, or will be, located. If the utility does not own the land, a copy of the agreement, such as a 99-year lease, which provides for the long term continuous use of the land. The Commission may consider a written easement or other cost-effective alternative.

PART IV FINANCIAL AND TECHNICAL INFORMATION

- A) Exhibit H - A statement as to the applicant's technical and financial ability to render reasonably sufficient, adequate and efficient service.
- B) Exhibit N/A- A detailed statement regarding the proposed method of financing the construction, and the projected impact on the utility's capital structure.
- C) Provide the number of the most recent Commission order establishing or amending the applicant's rates and charges. 09-0099-PAA-WS
- D) Exhibit N/A - A statement regarding the projected impact of the extension on the utility's monthly rates and service availability charges.

PART V TERRITORY DESCRIPTION AND MAPS

A) **TERRITORY DESCRIPTION**

Exhibit J - An accurate description of the territory proposed to be added or deleted, using township, range and section references as specified in Rule 25-30.030(2), F.A.C. If the water and wastewater territory is different, provide separate descriptions.

B) **TERRITORY MAPS**

Exhibit K - One copy of an official county tax assessment map or other map showing township, range and section with a scale such as 1"=200' or 1"=400' on which the proposed territory to be added or deleted is plotted by use of metes and bounds or quarter sections and with a defined reference point of beginning. If the water and wastewater territory is different, provide separate maps.

C) **SYSTEM MAPS**

Exhibit L - One copy of detailed map(s) showing proposed lines and facilities and the territory proposed to be served. Map(s) shall be of sufficient scale and detail to enable correlation with a description of the territory proposed to be served. Provide separate maps for water and wastewater systems.

PART VI NOTICE OF ACTUAL APPLICATION

- A) Exhibit M - An affidavit that the notice of actual application was given in accordance with Section 367.045(1)(a), Florida Statutes, and Rule 25-30.030, Florida Administrative Code, by regular mail to the following:
- (1) the governing body of the municipality, county, or counties in which the system or the territory proposed to be served is located;
 - (2) the privately owned water and wastewater utilities that hold a certificate granted by the Public Service Commission and are located within the county in which the territory proposed to be served is located;
 - (3) if any portion of the proposed territory is within one mile of a county boundary, the utility shall notice the privately owned utilities located in the bordering counties that hold a certificate granted by the Commission;
 - (4) the regional planning council;
 - (5) the Office of Public Counsel;
 - (6) the Public Service Commission's Office of Commission Clerk;
 - (7) the appropriate regional office of the Department of Environmental Protection; and
 - (8) the appropriate water management district.

Copies of the Notice and a list of entities noticed shall accompany the affidavit.
THIS MAY BE A LATE-FILED EXHIBIT

- B) Exhibit N - An affidavit that the notice of actual application was given in accordance with Rule 25-30.030, Florida Administrative Code, by regular mail or personal delivery to each customer of the system. A copy of the notice shall accompany the affidavit. **THIS MAY BE A LATE-FILED EXHIBIT.**
- C) Exhibit O - Immediately upon completion of publication, an affidavit that the notice of actual application was published once in a newspaper of general circulation in the territory in accordance with Rule 25-30.030, Florida Administrative Code. A copy of the proof of publication shall accompany the affidavit. **THIS MAY BE A LATE-FILED EXHIBIT.**

PART VII FILING FEE

Indicate the filing fee enclosed with the application:

\$ 200.00 (for water) and/or \$ 200.00 (for wastewater).

Note: Pursuant to Rule 25-30.020, Florida Administrative Code, the amount of the filing fee is as follows:

- (1) For applications in which the area to be extended or deleted has the proposed capacity to serve up to 100 ERCs, the filing fee shall be **\$100.**
- (2) For applications in which the area to be extended or deleted has the proposed capacity to serve from 101 to 200 ERCs, the filing fee shall be **\$200.**
- (3) For applications in which the area to be extended or deleted has the proposed capacity to serve from 201 to 500 ERCs, the filing fee shall be **\$500.**
- (4) For applications in which the area to be extended or deleted has the proposed capacity to serve from 501 to 2,000 ERCs, the filing fee shall be **\$1,000.**
- (5) For applications in which the area to be extended or deleted has the proposed capacity to serve from 2,001 to 4,000 ERCs, the filing fee shall be **\$1,750.**
- (6) For applications in which the area to be extended or deleted has the proposed capacity to serve more than 4,000 ERCs, the filing fee shall be **\$2,250.**

PART VIII TARIFF AND ANNUAL REPORTS

- A) Exhibit P - An affidavit that the utility has tariffs and annual reports on file with the Commission.
- B) Exhibit Q - The original and two copies of proposed revisions to the utility's tariff(s) to incorporate the proposed change to the certificated territory. Please refer to Rules 25-9.009 and 25-9.010, Florida Administrative Code, regarding page numbering of tariff sheets before preparing the tariff revisions. (The rules and sample tariff sheets are attached.)

PART IX AFFIDAVIT

I Charles deMenzes (applicant) do solemnly swear or affirm that the facts stated in the forgoing application and all exhibits attached thereto are true and correct and that said statements of fact thereto constitutes a complete statement of the matter to which it relates.

BY: *Charles deMenzes*
Applicant's Signature

Charles deMenzes
Applicant's Name (Typed)

President
Applicant's Title *

Subscribed and sworn to before me this 12TH day in the month of AUGUST
in the year of 2009 by CHARLES DEMENZES who is personally known to me X
or produced identification _____
Type of Identification Produced

Robert Hipke
Notary Public's Signature

Print, Type or Stamp Commissioned
Name of Notary Public



ROBERT C. HIPKE
MY COMMISSION # DD 650412
EXPIRES: April 7, 2011
Bonded Thru Budget Notary Services

* If applicant is a corporation, the affidavit must be made by the president or other officer authorized by the by-laws of the corporation to act for it. If applicant is a partnership or association, a member of the organization authorized to make such affidavit shall execute same.

**LEGAL NOTICE FOR
APPLICATION FOR AMENDMENT OF CERTIFICATE
(EXTENSION)**

(Section 367.045, Florida Statutes)

LEGAL NOTICE

Notice is hereby given on (date) _____, pursuant to Section 367.045, Florida Statutes, of the application of (name of utility) Tradewinds Utilities, Inc. to amend its Water Certificate No. 405-W and/or Wastewater Certificate No. 342-S to ADD _____ (add or delete) territory in (County) Marion, Florida as follows:

COMMENCE AT THE EAST 1/4 CORNER OF SECTION 34, TOWNSHIP 14 SOUTH, RANGE 22 EAST, THENCE ALONG THE SOUTH BOUNDARY OF THE NE 1/4 OF SECTION 34, S89•40'40"W, 40.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF N.E. 36TH AVENUE AND THE POINT OF BEGINNING; THENCE ALONG SAID WEST RIGHT-OF-WAY, N00•29'46"W, 361.13 FEET; THENCE S89•42'07"W, 622.06 FEET; THENCE S89•40'40"W, 1986.23 FEET TO A POINT ON THE WEST BOUNDARY OF THE NE 1/4 OF SECTION 34; THENCE S00•23'43"E, 361.39 FEET TO THE S.W. CORNER OF THE NE 1/4 OF SECTION 34; THENCE ALONG THE WEST BOUNDARY OF THE SE 1/4 OF SECTION 34; S00•23'43"E, 304.53 FEET; THENCE N89•44'44"E, 2608.53 FEET TO THE WEST RIGHT-OF-WAY OF N.E. 36TH AVENUE; THENCE ALONG SAID RIGHT-OF-WAY N00•19'04"W, 307.59 FEET TO THE POINT OF BEGINNING. EXCEPT ANY PART LYING IN THE SOUTH 2337.67 FEET OF THE SE 1/4.

CONTAINING 39.97 ACRES, MORE OR LESS. A.K.A. COUNTRYSIDE ESTATES FIRST ADDITION

SEC 34 TWP 14 RGE 22 COM AT THE SW COR OF SEC 34 TH N 89-38-51 E 30 FT TH N 00-02-32 W 30 FT TH CONT N 00-02-32 W 185 FT TO THE POB TH CONT N 00-02-32 W 513.88 FT TH N 89-39-32 E 636.05 FT TH S 00-07-48 E 105.03 FT TH N 89-38-51 E 666.22 FT TH S 00-13-07 E 593.70 FT TH S 89-38-51 W 1119.36 FT TH N 00-02-32 W 185 FT TH S 89-38-51 W 185 FT TO THE POB & EXC RD ROW

CONTAINING 13.36 ACRES, MORE OR LESS. A.K.A. PEARL BRITAIN ESTATES

Any objection to the said application must be made in writing and filed with the Office of Commission Clerk, Florida Public Service Commission, 2540 Shumard Oak Boulevard, Tallahassee, Florida 32399-0850, within thirty (30) days from the date of this notice. At the same time, a copy of said objection should be mailed to the applicant whose address is set forth below. The objection must state the grounds for the objection with particularity.

Tradewinds Utilities, Inc
P.O. Box 4230
Ocala, FL 34478

NEED FOR SERVICE & SYSTEM INFORMATION

Exhibit A: Tradewinds Utilities, Inc. has been requested to provide service by Developers as shown by Water and Sewer Utilities Agreement attached. The proposed type of water service to be provided is potable.

Exhibit B: The current water and sewer lines are adequate to service the subdivision.

Exhibit C: The proposed type customers being served are single family residential.

Exhibit D: The Tradewinds Utilities, Inc. owns the land where the water plant and wastewater plant resides as shown in exhibit "G".

Exhibit E: see exhibit "B"

Exhibit F: The proposed type customers being served are single family residential.

Exhibit G: Attached

FINANCIAL AND TECHNICAL INFORMATION

Exhibit H: The applicant, Charles deMenzes, currently owns Tradewinds Utilities, Inc. a water and wastewater utility. The applicant has owned and operated private utilities since 1983 and has the technical and financial ability to render reasonable, adequate and efficient service.

Exhibit J: Attached

Exhibit K: Attached

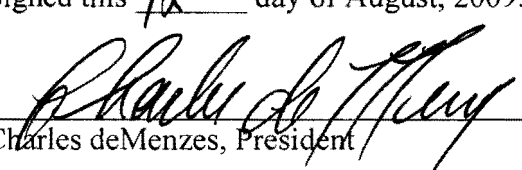
Exhibit L: Attached

Tariff and Annual Reports

Exhibit P: Attached

Exhibit Q: Attached

Signed this 18th day of August, 2009.



Charles deMenzes, President

Marion County Property Appraiser
Villic M. Smith, CFA, ASA



Search Previous Parcel Next Parcel TRIM Notice TRIM Supplement
Go To 2008 2007 PRC.

WASTEWATER PLANT

15845-000-02

MARION COUNTY 2009 ROLL

15845-000-02 Alt Key:1792029 ** Property Information ** Map It! As of 07/08/09

TRADEWINDS UTILITIES INC TAXES/ASSESSMENTS: M.S.T.U.
PO BOX 5220 194 D PC: 00
OCALA FL IMAGES Mill Grp 9001
344785220 2.53 Acres

** Values not Available **

Property Values: Land Just Val
: Buildings
: Miscellaneous
: Total Just/Assd
: Total Taxable

** History of Assessed Values **

Year	Land	Building	Misc Impr	Just	Assessed	Exemption	Taxable
2008 1	34,514	0	3,776	38,290	38,290	0	38,290
2007 1	34,514	0	3,776	38,290	38,290	0	38,290
2006 1	16,829	0	3,776	20,605	20,605	0	20,605

** Property Transfer History **

(Official Records Transfer)			Qualified/ Unqualified	Vacant/ Improved Price	
Book	Page	Date Instrument Code			
2606	0208	12/98 05 QUIT CL 0	U	V	100
2606	0206	12/98 05 QUIT CL 0	U	V	100
1172	0401	08/83 07 WARRANTY 0	U	V	26000

** Property Description **

01 - SEC 34 TWP 14 RGE 22
02 - PLAT BOOK W PAGE 6
03 - TRADE WINDS VILLAGE
04 - BLK G LOT 14 & TRS A.B.C
Parent Parcel: 15845-000-00

** Land Data **

LN	Use	Front	Depth	Zone	C Notes	Units	Type	Rate	Dph	Loc	Shp	Phy	Just Val
01	9155	44	120	R1	G-14	44.00	FF		100	100	93	50	
02	9160	43	120	R1	TR A	43.00	FF		100	100	93	50	
03	9155	150	120	R1	TR B	.41	AC		100	100	126	25	
04	9155	150	272	R1	TR C	.94	AC		100	100	126	25	
05	9400	150	272	R1	POWERLINE	.94	AC		100	100	126	25	
Neighborhood 1570 OLDER SUBS IN 33/34-14-22									Total Land		- Class		
Mkt: 3 70									Total Land		- Just		

** Miscellaneous Improvements **

Type	Number	Units/Type	Life	EYB	Grade	Length	Width	Just Value
105	FENCE CHAIN LK	2280.00 LF	20	1984	3			

** Appraiser Notes **

01 - TRACT C IS DESIGNATED FOR PERCOLATION POND BUT CAN'T
02 - BE USED THEREFORE IS ADJUSTED DOWN TO COMPENSATE

Marion County Property Appraiser

Villie M. Smith, CFA, ASA

G

Search. Previous Parcel. Next Parcel. TRIM Notice. TRIM Supplement.
Go To 2008 2007 PRC.

15845-007-06

WATER PLANT

MARION COUNTY 2009 ROLL

15845-007-06 Alt Key:1898714 ** Property Information ** Map It! As of 07/08/09

TRADEWINDS UTILITIES INC TAXES/ASSESSMENTS: M.S.T.U.
PO BOX 5220 194 D PC: 00
OCALA FL IMAGES Mill Grp 9001
344785220 .25 Acres

** Values not Available **

Property Values: Land Just Val
: Buildings
: Miscellaneous
: Total Just/Assd
: Total Taxable

** History of Assessed Values **

Year	Land	Building	Misc Impr	Just	Assessed	Exemption	Taxable
2008 1	16,926	0	530	17,456	17,456	0	17,456
2007 1	23,273	0	530	23,803	23,803	0	23,803
2006 1	16,080	0	530	16,610	16,610	0	16,610

** Property Transfer History **

(Official Records Transfer)			Qualified/ Unqualified	Vacant/ Improved	Price
Book	Page	Date Instrument	Code		
2606	0208	12/98 05 QUIT CL	0	U	V 100
2606	0206	12/98 05 QUIT CL	0	U	V 100

** Property Description **

- 01 - SEC 34 TWP 14 RGE 22
- 02 - PLAT BOOK W PAGE 6
- 03 - TRADE WINDS VILLAGE
- 04 - BLK G LOT 6

Parent Parcel: 15845-000-02

** Land Data **

LN	Use	Front	Depth	Zone	C Notes	Units	Type	Rate	Dph	Loc	Shp	Phy	Just	Val
01	9155	91	120	R1	WATER	91.00	FF			100	100	93	50	
Neighborhood						1570 OLDER SUBS IN 33/34-14-22		Total Land		-		Class		
Mkt: 3 70								Total Land		-		Just		

** Miscellaneous Improvements **

Type	Number	Units/Type	Life	EYB	Grade	Length	Width	Just	Value
105	FENCE CHAIN LK	320.00 LF	20	1984	3				

** Planning and Building **
County Permit search

Permit Number	Permit Amount	Date Issued	Date Complete	Construction	Description
01 MC02932	300	08/84	11/84	BLDG=SHED	-

Exhibit J

DESCRIPTION:

COMMENCE AT THE EAST 1/4 CORNER OF SECTION 34, TOWNSHIP 14 SOUTH, RANGE 22 EAST, THENCE ALONG THE SOUTH BOUNDARY OF THE NE 1/4 OF SECTION 34, S 89-40-40 W, 40.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF N.E. 36TH AVENUE AND THE POINT OF BEGINNING; THENCE ALONG SAID WEST RIGHT-OF-WAY, N 00-29-46 W, 361.13 FEET; THENCE S 89-42-07 W, 622.06 FEET; THENCE S 89-40-40 W, 1986.23 FEET TO A POINT ON THE WEST BOUNDARY OF THE NE 1/4 OF SECTION 34; THENCE S 00-23-43 E, 361.39 FEET TO THE S.W. CORNER OF THE NE 1/4 OF SECTION 34' THENCE ALONG THE WEST BOUNDARY OF THE SE 1/4 OF SECTION 34; S 00-23-43 E, 304.53 FEET; THENCE N 89-44-44 E, 2608.53 FEET TO THE WEST RIGHT-OF-WAY OF N.E. 36TH AVENUE; THENCE ALONG SAID RIGHT-OF-WAY N 00-19-04 W, 307.59 FEET TO THE POINT OF BEGINNING. EXCEPT ANY PART LYING IN THE SOUTH 2337.67 FEET OF THE SE 1/4.

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CONTAINING 13.36 ACRES, MORE OR LESS. A.K.A. PEARL BRITAIN ESTATES

Marion County Property Appraiser - Villie M. Smith, CFA, ASA -

PEARL BRITAIN PLAZA

Map Tool Options **Active Tool: Pan / Recenter**

The current cursor mode is set to 'Pan / Recenter'. Clicking on the map directly will adjust the center of the map to the point clicked. Dragging on the map will shift the extent of the entire map.

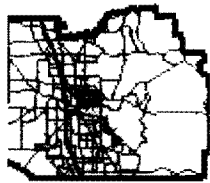
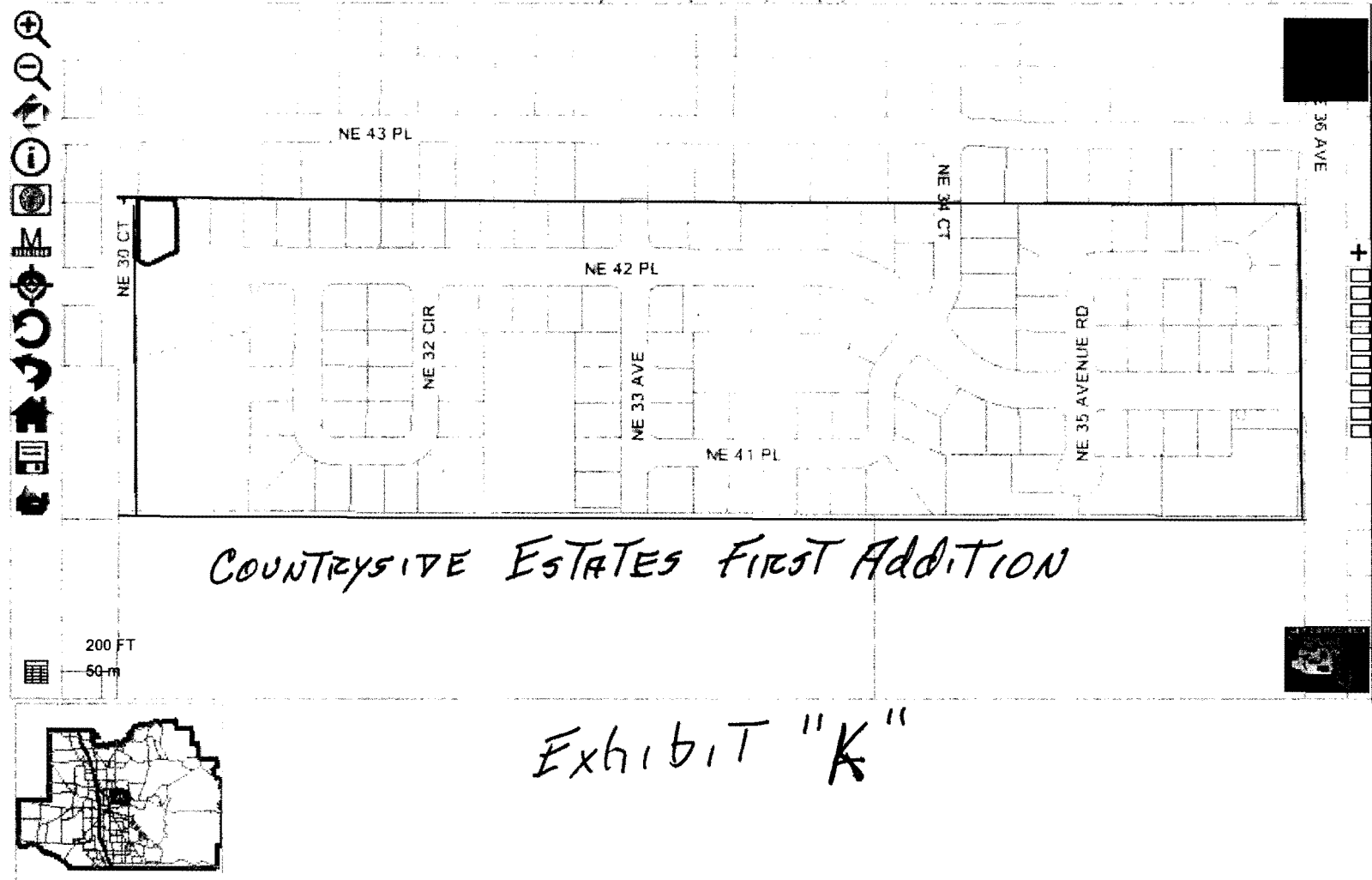


Exhibit "K"

Marion County Property Appraiser - Willie M. Smith, C.F.A., ASA



Mapping Search
Layers Legend

Update Map

Click on group heading to collapse and expand layers

Aerial Imagery

- 2008 1ft
- 2007 Jan 1/2 Meter
- 2006 March 1/2 Meter
- 2003 Apr-May 1ft
- 1999 1M DOQQs

Fema Flood Zones

- effective 08/28/08
- Historic 1983

Map Themes

- Map Index
- Township/Range
- Section
- 1/4 sections

Site Information

Map Tool Options

Active Tool: Pan / Recenter

The current cursor mode is set to 'Pan / Recenter'. Clicking on the map directly will adjust the center of the map to the point clicked. Dragging on the map will shift the extent of the entire map.

COUNTRYSIDE ESTATES FIRST ADDITION

A PLANNED UNIT DEVELOPMENT

LOCATED IN THE NE 1/4 AND THE SE 1/4 OF SECTION 34, TOWNSHIP 14 SOUTH, RANGE 22 EAST
MARION COUNTY, FLORIDA

DESCRIPTION

COMMENCE AT THE EAST 1/4 CORNER OF SECTION 34, TOWNSHIP 14 SOUTH, RANGE 22 EAST, THENCE ALONG THE SOUTH BOUNDARY OF THE NE 1/4 OF SECTION 34, S28°40'00"W, 40.00 FEET TO A POINT ON THE WEST BOUNDARY OF N.E. 36TH AVENUE AND THE POINT OF BEGINNING, THENCE ALONG SAID WEST BOUNDARY OF WAY, N00°21'40"W, 361.13 FEET TO A POINT ON THE WEST BOUNDARY OF THE NE 1/4 OF SECTION 34, THENCE S68°42'07"W, 832.06 FEET, THENCE S08°40'00"W, 1806.33 FEET TO A POINT ON THE WEST BOUNDARY OF THE NE 1/4 OF SECTION 34, THENCE S02°22'43"E, 361.28 FEET TO THE S.W. CORNER OF THE NE 1/4 OF SECTION 34, THENCE ALONG THE WEST BOUNDARY OF THE SE 1/4 OF SECTION 34, S02°22'43"E, 361.53 FEET, THENCE N88°44'42"E, 2006.53 FEET TO THE WEST BOUNDARY OF N.E. 36TH AVENUE, THENCE ALONG SAID BOUNDARY OF WAY N00°21'40"W, 307.56 FEET TO THE POINT OF BEGINNING, EXCEPT ANY PART LYING IN THE SOUTH 2337.87 FEET OF THE SE 1/4,

CONTAINING 36.97 ACRES, MORE OR LESS.

NOTES

- UTILITY EASEMENTS ARE SHOWN BY DASHED LINES ON THE ATTACHED PLAT. ALL PUBLIC UTILITY COMPANIES AND GOVERNMENTAL AGENCIES ARE GRANTED THE RIGHT TO INSTALL AND MAINTAIN UTILITIES AND DRAINAGE FACILITIES IN THE EASEMENTS.
- SEWERAGE ARE BASED ON WARRANTY DEED LEGAL DESCRIPTION.
1. 16 INDICATES PERMANENT REFERENCE MONUMENT (P.R.M.)
17 INDICATES PERMANENT CONTROL POINT (P.C.P.). REAL AND DISC IN PAYMENT AND P.C.P.'S THAT COULD NOT BE SET DUE TO MANHOLE IS REFERENCED WITH OFFSET DIMS.
- ALL LOT CORNERS ARE 5/8" IRON ROD WITH PLASTIC CAP.
- NO LOT OR TRACT AS SHOWN ON THIS PLAT SHALL BE DIVIDED OR RE-SUBDIVIDED EXCEPT FOR THE SOLE PURPOSE OF PROVIDING ADDITIONAL AREA TO ADJACENT LOTS OR TRACTS OR UNTIL A REPLAT IS FILED WITH MAP OR COUNTY WHICH REPLAT COMPLIES WITH THE PROVISIONS OF THE PUBLIC WORKS MANUAL. VIOLATION OF THIS PROVISION MAY BE PUNISHABLE AS PROVIDED IN THE CODE OF MARION COUNTY.
- THIS PLAT CONTAINS 118 LOTS AND 1.15 MILES OF ROADS.
- D.E. INDICATES DRAINAGE EASEMENT
U.E. INDICATES UTILITY EASEMENT
- ALL LOTS WITHIN THIS PLAT ARE SERVED BY A CENTRAL WATER AND SEWER SYSTEM OWNED, MAINTAINED AND OPERATED BY TRACROADS UTILITIES, INC. AND EACH LOT SHALL BE CHARGED FOR THESE SERVICES BASED UPON RATES APPROVED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- 16 INDICATES POINT OF CURVATURE
PT INDICATES POINT OF TANGENCY
C INDICATES CURVE NUMBER

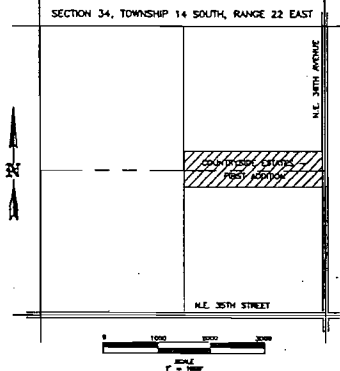
SPECIAL NOTATION

TRACT "C" IS RESERVED FOR RECREATION PURPOSES.
TRACTS "D" AND "E" ARE RESERVED FOR GREEN BELT AND LANDSCAPING.
TRACTS "F" AND "G" ARE RESERVED EXCLUSIVELY FOR USE OF CENTRAL SEWER FACILITIES.

TRACTS "D", "E" AND "F" ARE PRIVATE PARCELS OF PROPERTY TO BE CELESTED TO THE HOMEOWNER'S ASSOCIATION FOR COUNTRYSIDE ESTATES FIRST ADDITION, AND IS NOT CELESTED TO THE PUBLIC. SAID TRACTS SHALL BE USED SOLELY FOR THE PURPOSES STATED HEREON. THE MARION COUNTY BOARD OF COUNTY COMMISSIONERS SHALL NOT BE UNDER ANY OBLIGATION AND/OR LIABILITY, NOW OR IN THE FUTURE, TO CONSTRUCT, MAINTAIN, AND/OR MONITOR THE ACTIVITIES OF THESE PARCELS OF PROPERTY UNLESS EXPLICIT RIGHTS ARE MADE IN WRITING BY THE MARION COUNTY BOARD OF COUNTY COMMISSIONERS.

17 INDICATES 5'x5' GUY ANCHOR EASEMENT

LOCATION MAP



ASSESSMENT NOTIFICATION

THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, AS A CONDITION PRECEDENT TO THE ACCEPTANCE OF THIS PLAT FOR RECORDING IN THE PUBLIC RECORDS, DOES HEREBY NOTIFY ALL PRESENT AND FUTURE OWNERS OF PROPERTY SHOWN ON THIS PLAT THAT THE LANDS INCLUDED IN THIS PLAT ARE SUBJECT TO SPECIAL ASSESSMENTS AS MAY BE PERMITTED BY LAW TO FINANCE COSTS INCURRED IN CONNECTION WITH THE MAINTENANCE, OPERATION AND CONSTRUCTION OF A CENTRAL WATER SYSTEM AND SEWER SYSTEM AND/OR TRAFFIC SAFETY IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, TURN LANES, BYPASS LANES, AND TRAFFIC SIGNALS, WHEN IN THE OPINION OF SAID BOARD OR OTHER GOVERNMENT BODY HAVING JURISDICTION, SAID FACILITIES BECOME NECESSARY IN ORDER TO PROTECT THE ENVIRONMENT AND THE HEALTH, SAFETY AND WELFARE OF THE GENERAL PUBLIC.

[Signature]
BOARD OF COUNTY COMMISSIONERS

3905

DEVELOPER'S ACKNOWLEDGMENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT COUNTRYSIDE PARTNERS, INC., A FLORIDA CORPORATION, HAS CAUSED TO BE MADE THE ATTACHED PLAT OF COUNTRYSIDE ESTATES FIRST ADDITION, THE SAME BEING A SUBDIVISION OF THE LAND HEREON DESSO SAID AND THAT THE WATER RETENTION AREAS, PLACES, LAKES, COURSE, STREET AND AVENUE AS SHOWN ON THE ATTACHED PLAT TOGETHER WITH ALL IMPROVEMENTS THEREON ARE HEREBY DEDICATED TO THE PREFERRED USE OF THE PUBLIC FOR PROPER PURPOSES BEING AND ARE THE THEMSELVES, THEIR SUCCESSORS OR ASSIGNS THE REVERSION OR REVERSIONS THEREOF WHATEVER DESCRIBED BY LAW AND THAT THE EASEMENTS AS SHOWN OR NOTED ARE GRANTED AND RESERVED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE FACILITIES, AND THAT TRACTS "A" & "B" SHALL BE CONVEYED TO MARION COUNTY BY WRITING TO BE DEDICATED AND THAT TRACTS "C", "D" AND "E" SHALL BE CELESTED TO THE HOMEOWNER'S ASSOCIATION FOR COUNTRYSIDE ESTATES FIRST ADDITION, AND THAT TRACTS "F" AND "G" ARE RESERVED EXCLUSIVELY FOR USE OF CENTRAL SEWER FACILITIES.

IN WITNESS WHEREOF OF THE SAID COUNTRYSIDE PARTNERS, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CORPORATE NAME, BY ITS PRESIDENT AND SECRETARY, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED BY ITS SECRETARY ON THIS 22ND DAY OF AUGUST, 1990.

COUNTRYSIDE PARTNERS, INC.
BY *[Signature]*
ATTEST: *[Signature]*

STATE OF FLORIDA
COUNTY OF MARION

BEFORE ME THIS DAY PERSONALLY APPEARED WILLIAM C. VANDEVEN AND JOHN FABIAN, JR., AS PRESIDENT AND SECRETARY RESPECTIVELY OF COUNTRYSIDE PARTNERS, INC. TO ME WELL KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO DEDICATED THE FOREGOING INSTRUMENT, AND WHO ACKNOWLEDGED THAT THEY DID SO AS OFFICERS OF SAID CORPORATION ALL BY AND WITH THE AUTHORITY OF THE BOARD OF DIRECTORS OF SAID CORPORATION.

DATE: August 22, 1990

MY COMMISSION EXPIRES
MAY 5, 1993

[Signature]
STATE OF FLORIDA AT LARGE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF COUNTRYSIDE ESTATES FIRST ADDITION IS A TRUE AND CORRECT REPRESENTATION OF THE LAND AS RECENTLY SURVEYED AND PLATED UNDER MY PRECISION, THAT THE PERMANENT REFERENCE MONUMENTS AS SHOWN THEREON WERE IN PLACE ON THE 22ND DAY OF AUGUST, 1990, AND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND RULE 2144-6, FLORIDA ADMINISTRATIVE CODE.

BY *[Signature]*
REGISTERED SURVEYOR IN THE STATE OF FLORIDA

APPROVAL OF OFFICIALS

- BY: *[Signature]* DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS
- BY: *[Signature]* COUNTY ENGINEERING DEPARTMENT
- BY: *[Signature]* COUNTY ROAD DEPARTMENT
- BY: *[Signature]* COUNTY ENVIRONMENTAL HEALTH DEPARTMENT
- BY: *[Signature]* COUNTY RIGHT-OF-WAY DEPARTMENT
- BY: *[Signature]* COUNTY PLANNING DEPARTMENT
- BY: *[Signature]* COUNTY BUILDING DEPARTMENT
- BY: *[Signature]* COUNTY ZONING DEPARTMENT

THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, HAS REVIEWED THIS PLAT FOR RECORDING IN THE PUBLIC RECORDS AND ACCEPTS THE FOREGOING DEDICATION.

ATTEST: *[Signature]*
FRAN JES. III, CLERK OF THE CIRCUIT COURT

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF COUNTRYSIDE ESTATES FIRST ADDITION WAS FILED FOR RECORD IN PLAT BOOK 3905, AT 11:11 P.M. THIS 22ND DAY OF AUGUST, 1990.

BY *[Signature]*
CLERK OF THE CIRCUIT COURT

NAME OF COMPANY Tradewinds Utilities, Inc.

WATER TARIFF

TERRITORY SERVED

CERTIFICATE NUMBER - 405-W

COUNTY - Marion

COMMISSION ORDER(s) APPROVING TERRITORY SERVED -

<u>Order Number</u>	<u>Date Issued</u>	<u>Docket Number</u>	<u>Filing Type</u>
12184		830110-WS	
13238		840088-WU	
18312		870212-WS	
19688		880552-WS	
PSC-93-0368-FOF-WS		921260-WS	
PSC-93-0900-FOF-WS		921260-WS	
PSC-98-0484-FOF-WS		971174-WS	

Charles deMenzes
ISSUING OFFICER

President
TITLE

NAME OF COMPANY Tradewinds Utilities, Inc.

WATER TARIFF

DESCRIPTION OF TERRITORY SERVED

COMMENCE AT THE EAST 1/4 CORNER OF SECTION 34, TOWNSHIP 14 SOUTH, RANGE 22 EAST, THENCE ALONG THE SOUTH BOUNDARY OF THE NE 1/4 OF SECTION 34, S89°40'40"W, 40.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF N.E. 36TH AVENUE AND THE POINT OF BEGINNING; THENCE ALONG SAID WEST RIGHT-OF-WAY, N00°29'46"W, 361.13 FEET; THENCE S89°42'07"W, 622.06 FEET; THENCE S89°40'40"W, 1986.23 FEET TO A POINT ON THE WEST BOUNDARY OF THE NE 1/4 OF SECTION 34; THENCE S00°23'43"E, 361.39 FEET TO THE S.W. CORNER OF THE NE 1/4 OF SECTION 34' THENCE ALONG THE WEST BOUNDARY OF THE SE 1/4 OF SECTION 34; S00°23'43"E, 304.53 FEET; THENCE N89°44'44"E, 2608.53 FEET TO THE WEST RIGHT-OF-WAY OF N.E. 36TH AVENUE; THENCE ALONG SAID RIGHT-OF-WAY N00°19'04"W, 307.59 FEET TO THE POINT OF BEGINNING. EXCEPT ANY PART LYING IN THE SOUTH 2337.67 FEET OF THE SE 1/4.

CONTAINING 39.97 ACRES, MORE OR LESS. A.K.A. COUNTRYSIDE ESTATES FIRST ADDITION

SEC 34 TWP 14 RGE 22 COM AT THE SW COR OF SEC 34 TH N 89-38-51 E 30 FT TH N 00-02-32 W 30 FT TH CONT N 00-02-32 W 185 FT TO THE POB TH CONT N 00-02-32 W 513.88 FT TH N 89-39-32 E 636.05 FT TH S 00-07-48 E 105.03 FT TH N 89-38-51 E 666.22 FT TH S 00-13-07 E 593.70 FT TH S 89-38-51 W 1119.36 FT TH N 00-02-32 W 185 FT TH S 89-38-51 W 185 FT TO THE POB & EXC RD ROW

CONTAINING 13.36 ACRES, MORE OR LESS. A.K.A. PEARL BRITAIN ESTATES

Charles deMenzes
ISSUING OFFICER

President
TITLE

NAME OF COMPANY Tradewinds Utilities, Inc.

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