

ORIGINAL

State of Florida



# Public Service Commission

CAPITAL CIRCLE OFFICE CENTER • 2540 SHUMARD OAK BOULEVARD  
TALLAHASSEE, FLORIDA 32399-0850

RECEIVED-TPSC  
MAR 29 AM 10:21

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

COMMISSION  
CLERK

**DATE:** March 28, 2005

**TO:** Blanca S. Bayó, Commission Clerk and Administrative Services Director

**FROM:** *RRR* Richard P. Redemann, Professional Engineer III, Division of Economic Regulation

**RE:** Docket No. 040793-SU; Application for Grandfather Certificate to Operate a Wastewater Utility in Okeechobee County by Zachary Taylor Camping and Lodge, Inc.

Please add to the docket file the attached letters dated March 24, 2005, from Ms. Kelly Sarra-Pate, Manager, Zachary Taylor RV Resort, to Mr. Richard Redemann, Commission staff. The attachment is the utility's response to staff's letter dated March 1, 2005 requesting a warranty deed and list of corporate officers.

Attachments

cc: Division of Economic Regulation (Brady)  
Office of General Counsel (Rodan)

C:\Msword\040793b.doc

- CMP \_\_\_\_\_
- COM \_\_\_\_\_
- CTR \_\_\_\_\_
- ECR \_\_\_\_\_
- GCL \_\_\_\_\_
- OPC \_\_\_\_\_
- MMS \_\_\_\_\_
- RCA \_\_\_\_\_
- SCR \_\_\_\_\_
- SEC   1
- OTH \_\_\_\_\_

DOCUMENT NUMBER-DATE

03031 MAR 29 08

TPSC - COMMISSION CLERK

DISTRIBUTION CENTER  
05 MAR 28 AM 8:45

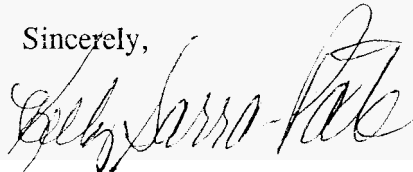
March 24, 2005

Public Service Commission  
Atten: Richard Redemann  
Ref/Doc# 040793-SU

Enclosed in copy of Proof of Ownership (Warranty Deed).

If you have any questions, please call me.

Sincerely,



Kelly Sarra-Pate, Manager  
Zachary Taylor RV Resort

05 MAR 28 AM 9:34  
REGULATION

WARRANTY DEED FROM INDIVIDUAL TO CORPORATION

RAMCO FORM 34

902  
45  
945

This Warranty Deed Made the 24 day of February A. D. 1984 by CHARLES R. FREED and JOANN W. FREED, his wife hereinafter called the grantor, to ZACHARY TAYLOR CAMPING AND LODGE, INC. a corporation existing under the laws of the State of Florida, with its permanent postoffice address at 3321 South Parrott Avenue, Okeechobee, FL 33472 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-----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 Okeechobee County, Florida, viz:

SEE LEGAL DESCRIPTION ATTACHED HERETO.



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; that the grantor hereby fully 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 83.

In Witness Whereof, the said grantor has hereunto set their hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signatures of Charles R. Freed and Joann W. Freed] Charles R. Freed Joann W. Freed

STATE OF FLORIDA, COUNTY OF OKEECHOBEE

I HEREBY CERTIFY that on this day, before me, a officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared CHARLES R. FREED and JOANN W. FREED, his wife

to me and to be the persons described in and who executed the foregoing instrument and they acknowledge before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this Feb 24, A. D. 19 84

[Signature of Notary Public] Notary Public, State of Florida My Commission expires:

This instrument prepared by: Charles P. Houston P. O. Box 2717 Address West Palm Beach, Florida 33402

Notary Public, State of Florida at Large My Commission Expires Jan. 26, 1985

4  
CH. 070

MS-CH-070

PARCEL NO. 1:

Beginning at the NW Corner of Government Lot 1 of Section 35, Township 37 South, Range 35 East, (said corner being the Hancock Meander Corner) and run thence South along Hancock Meander Line 17.00 chains, thence N 89°32' E 2.95 chains; thence North 17.00 chains to Section line, being the North boundary of said Section 35; thence S 89°32' W along Section line 2.95 chains to Hancock Meander Corner and point of beginning.

PARCEL NO. 2:

From the NW Corner of Government Lot 1 in Section 35, Township 37 South, Range 35 East, said corner being Hancock Meander Corner on East side of Taylor Creek, run South along Meander Line 17.00 chains for a point of beginning; thence N 89°32' E parallel to the North boundary line of Government Lot 1, a distance of 194.7 feet, thence S 8°07' E a distance of 383.1 feet to a point on the North right of way line of Old Conner's Highway (now abandoned); thence South 74°47' West along right of way of Conner's Highway a distance of 152.8 feet to intersection with Hancock Meander Line; thence N 3d°04' W along Meander Line a distance of 163.5 feet to Meander Corner; thence North along said Meander Line a distance of 288.7 feet to the Point of Beginning.

Said land lying in and comprising a part of Government Lot 1 in Section 35, Township 37 South, Range 35 East.

ALSO: All right, title and interest of the Grantor in and to that part of Section 35, Township 37 South, Range 35 East, lying between the above parcels and Taylor Creek.

ALSO: All right, title and interest of the Grantor in and to that certain easement recorded in O.R. Book 2, page 161 and 162, public records of Okeechobee County, Florida.

PARCEL NO. 3:

Lots 1 to 12, inclusive, MOUTH OF TAYLOR, according to the Plat thereof recorded in Plat Book 3, page 17, public records of Okeechobee County, Florida.

ALSO: All right, title and interest of the Grantor in and to that part of Section 26, Township 37 South, Range 35 East, lying East of Taylor Creek, South of Mosquito Creek and West of East Waterway, all according to the plat of MOUTH OF TAYLOR, recorded in Plat Book 3, page 17, public records of Okeechobee County, Florida.

FILED FOR RECORD  
OKEECHOBEE COUNTY

161505

1984 APR 18 PM 2:57

CLIFF B. LITTLE  
CLERK OF CIRCUIT COURT

701737

|  |                                |                                |                                |
|--|--------------------------------|--------------------------------|--------------------------------|
| STATE OF FLORIDA<br>DOCUMENTARY<br>DEPT. OF REVENUE<br>APR 18 1984<br>990.00 | FLORIDA<br>STAMP TAX<br>990.00 | FLORIDA<br>STAMP TAX<br>990.00 | FLORIDA<br>STAMP TAX<br>990.00 |
| STATE OF FLORIDA<br>DOCUMENTARY<br>DEPT. OF REVENUE<br>APR 18 1984<br>990.00 | FLORIDA<br>STAMP TAX<br>990.00 | FLORIDA<br>STAMP TAX<br>990.00 | FLORIDA<br>STAMP TAX<br>990.00 |

CHARLES F

March 24, 2005

Public Service Commission  
Atten: Richard Redemann  
Ref/Doc#040793-SU

Response on letter dated March 1, 2005

Territory Description is correct.

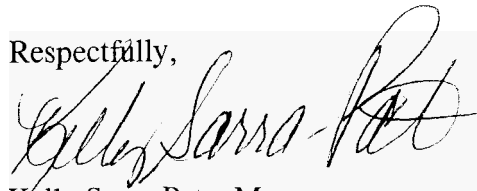
List of Corporate Officers is as follows:

President/Treasurer  
Charles R. Freed  
4664 Highway 441 SE  
Okeechobee, Fl 34974

Vice President  
Christopher R. Freed  
13814 Fire Creek Trail Road  
Eagle River, Alaska 99577

Secretary  
Kelly Sarra-Pate  
3321 Se 30<sup>th</sup> Terrace  
Okeechobee, FL 34974

Respectfully,



Kelly Sarra-Pate, Manager  
Zachary Taylor RV Resort

05 MAR 28 AM 9:34  
ECONOMIC REGULATION