



Public Service Commission

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

DATE: March 1, 1993
TO: Division of Records and Reporting
FROM: Edith Xanders, Division of Water and Wastewater *EX*
RE: Docket No. [REDACTED] Application for certificates to provide water and wastewater services under grandfather rights in Alachua County by Family Diner, Inc. and Turkey Creek, Inc. d/b/a Turkey Creek Utilities

Attached are copies of the warranty deed which was required by Order No. PSC-93-0229-FOF-WS, issued February 10, 1993. They were inadvertently sent to this office. I have kept a copy for my file as well as one for the Division of Legal Services.

- ACK _____
- AEA _____
- APP _____
- CE _____
- CO _____
- CU _____
- ED _____
- LE _____
- LI** _____
- PL _____
- RD _____
- SD _____
- WAS _____
- OTH _____

DOCUMENT NUMBER-DATE

FLETCHER BUILDING • 101 EAST GAINES STREET • TALLAHASSEE, FL 32399-0850 02325-1111 MAR -2 8

"An Affirmative Action/Equal Opportunity Employer"

FPSC-RECORDS/REPORTING

2900 Turkey Creek Boulevard
158 Turkey Creek
Alachua, Florida 32615-9513
Phone (904)462-5653

February 26, 1993

Mrs. Edith H. Xanders
Public Service Commission
Fletcher Building
101 East Gaines Street
Tallahassee, FL 32399-0850

Re: Turkey Creek Utilities

Dear Edie:

Pursuant to your letter dated November 18, 1992, enclosed herewith are an original and 15 copies of the two deeds showing ownership of the land upon which the utility facilities are located.

Also, pursuant to a telephone conversation with Mrs. Blanca Rodriguez of DER, we were not issued a permit for our water system but the following number was assigned to our system:

PWS 2011195

We are also enclosing herewith a copy of a letter from DER dated January 26, 1993, relative to our water quality which should answer any questions you or any of our customers may have in this regard. A copy of this letter has been provided to all of the owners in Turkey Creek.

We still have not received the pamphlets which you were going to furnish for us to give to our new customers.

Please let us know if you have any questions or need additional information regarding this matter.

Yours very truly,
TURKEY CREEK UTILITIES

Norwood
Norwood W. Hope

RECEIVED

MAR 01 1993

MAIL ROOM
BUILDING

cc: Jean Wharson
Florida Public Service Commission
Division of Water and Wastewater

RECEIVED



This Quit-Claim Deed, Executed this 15th day of April, A. D. 19 79, by

TURKEY CREEK UTILITIES, LTD., a limited partnership,
first party, to

TURKEY CREEK, INC., a Florida Corporation
whose postoffice address is 6600-1 N.W. 22nd Street, Gainesville, Florida

second party:

(Wherever used herein the terms "first party" and "second party" 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 first party, for and in consideration of the sum of \$10.00-----
in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, re-
lease and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which
the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being
in the County of Alachua State of Florida, to-wit:

A tract of land located in the Southwest Quarter of Section 27,
Township 8 South, Range 19 East, more particularly described as
follows:

Commence at the Southwest corner of said Section 27, thence North
1°11'01" West, 228.00 feet along the East line of said Section 27;
thence N 88°16'56" E 25.00 feet to the POINT OF BEGINNING; thence
North 1°11'01" West, 300.00 feet; thence North 88°16'56" East,
200.00 feet; thence South 1°11'01" East 300.00 feet; thence South
88°16'56" West 200.00 feet to the Point of Beginning. Containing
1.377 acres, more or less.

ALACHUA COUNTY

FLORIDA DEPT. OF REVENUE MAY 29 1979 P.B. 11013

DOCUMENTARY SUR TAX 00.55

STATE OF FLORIDA DEPT. OF REVENUE MAY 29 1979 P.B. 10528

DOCUMENTARY STAMP TAX 00.30

FILED
1979 MAY 29 PM 4:24

To Have and to Hold the same together with all and singular the appurtenances thereunto
belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim what-
soever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said
second party forever.

In Witness Whereof, The said first party has signed and sealed these presents the day and year
first above written.

Signed, sealed and delivered, in presence of:

[Signature] TURKEY CREEK UTILITIES, LTD. **L.S.**

[Signature] BY: *[Signature]* NORWOOD W. HOPE, General Partner **L.S.**

STATE OF FLORIDA,
COUNTY OF Alachua }

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

Norwood W. Hope
to me known to be the person described in and who executed the foregoing instrument and he acknowledged
before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 15th day of
April A. D. 19 79.

Notary Public
My commission expires: 4-21-79

469732

This Instrument prepared by:
Address Norwood W. Hope, Pres.
6600-1 N. W. 22nd St.
Gainesville, Fla. 32601

292

This Warranty Deed Made the 24th day of September A. D. 1976 by RALPH W. CELLON, SR. and GERTRUDE G. CELLON, his wife, hereinafter called the grantor, to TURKEY CREEK, INC.

a corporation existing under the laws of the State of Florida, with its permanent postoffice address at 6600-1 N. W. 22nd Street, Gainesville, Florida, 32601 hereinafter called the grantee:

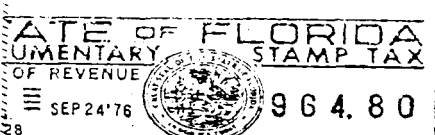
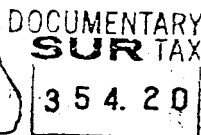
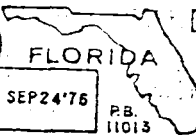
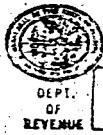
(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

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, releases, conveys and confirms unto the grantee, all that certain land situate in Alachua County, Florida, viz:

A copy of said legal description is attached hereto and by reference made a part hereof. Said legal description is marked "Exhibit "A".

Subject to easements, drainage easements, restrictive covenants and zoning laws existing and/or of record. Finis*

ALACHUA COUNTY
044876



1976 SEP 24 PM 3:51
CLERK COUNTY COURT
ALACHUA COUNTY, FLA

FILED

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any-wise 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, 1976.

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

Signed, sealed and delivered in our presence:

Charlette R. Connally
Helen H. De Carolis

Ralph W. Cellon Sr. L.S.
Gertrude G. Cellon L.S.

STATE OF FLORIDA,
COUNTY OF Alachua

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

Ralph W. Cellon, Sr. and Gertrude G. Cellon, his wife

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

WITNESS my hand and official seal in the County and State last aforesaid this 24th day of September, A. D. 1976.

Helen H. De Carolis
Notary Public
My commission expires: 4-21-79

This Instrument prepared by:

Norwood W. Hope, Pres.
6600-1 N. W. 22nd St.
Gainesville, Fla. 32601

358646

293

BUCK 1025 PAGE 277

EXHIBIT "A"

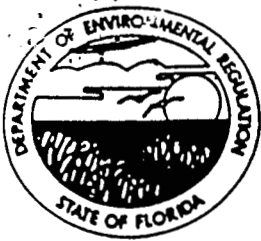
LEGAL DESCRIPTION

Parcel "B"

G74-257
October 1, 1974

A tract of land situated in Section 28, T 8 S, R 19 E, and in the Fernandez Grant in T 8 and 9 S, R 18 and 19 E, Alachua County, Florida, said tract of land being more particularly described as follows:

Commence at the Northwest corner of Section 28, T 8 S, R 19 E, Alachua County, Florida, and run S 00° 42' 41" E, along the West line of said Section 28, 1315.55 feet to the Point of Beginning; thence run S 89° 21' 23" E, 674.84 feet; thence run S 00° 58' 16" E, 275.49 feet; thence run N 89° 01' 44" E, 867.30 feet; thence run N 87° 08' 10" E, 50.00 feet; thence run S 87° 42' 54" E, 593.50 feet to a meandering fence line; thence follow said meandering fence line with the following courses and distances: S 04° 23' 10" W, 252.70 feet; S 04° 32' 21" W, 137.09 feet; S 29° 43' 19" W, 141.58 feet; S 11° 49' 06" E, 415.26 feet; S 08° 32' 03" E, 70.83 feet; S 17° 07' 53" E, 20.30 feet; S 17° 14' 50" E, 26.89 feet; thence leave said meandering fence line and run N 88° 38' 16" E, 516.44 feet; thence run S 00° 04' 01" W, 1295.95 feet; thence run S 39° 12' 04" W, 1942.19 feet; thence run S 29° 51' 51" W, 834.23 feet; thence run N 62° 33' 35" W, 2179.30 feet; thence run N 23° 27' 51" E, 344.99 feet; thence run S 67° 40' 13" E, 1592.95 feet to a point of the Southerly projection of the West line of said Section 28; thence run N 00° 42' 41" W, along the Southerly projection of the West line of said Section 28 and along the West line of said Section 28, 2641.63 feet to the Point of Beginning, said tract of land containing 160.753 Acres more or less.



Florida Department of Environmental Regulation

Northeast District • Suite B200, 7825 Baymeadows Way • Jacksonville, Florida 32256-7577

Lawton Chiles, Governor

Carol M. Browner, Secretary

January 26, 1993

Mr. Jim Cherry, President
Turkey Creek Master Owners Assoc., Inc.
Post Office Box 147050, Suite 30
Gainesville, FL 32614-7050

Dear Mr. Cherry:

Alachua County - PW
Turkey Creek Utilities

The Department acknowledges receipt of your letter dated December 8, 1992 regarding water quality at the Turkey Creek Utilities. An inspection was performed by Mr. Bill Stewart from our Gainesville Office on December 16, 1992. Also a review of the water quality data for this facility was performed by our office.

A review of the chemical and bacteriological data available for this water system indicates that this facility meets the quality standards set by EPA and the State. There were no major deficiencies found by Mr. Stewart at the facility. Enclosed is a copy of his inspection report. During the inspection the water was clear, at normal pH and chlorine levels, and no bad odor was detected.

Please let us know if you have any questions or need any additional information regarding this matter.

Sincerely,

Blanca R. Rodriguez
Environmental Administrator
Potable Water Section

BRR/lgb

Enclosure

cc: Alachua County Health Department

295



Florida Department of Environmental Regulation

Northeast District • Suite 13200, 7635 Baymeadows Way • Jacksonville, Florida 32256-757

Lawton Chiles, Governor

Carol M. Browner, Secretary

PUBLIC WATER PLANT INSPECTION REPORT

Type: Compliance Follow-Up Complaint Insp. Date 12-16-92
 Name of System TURKEY CREEK ID No. 201195
 System Owner NORWOOD HOPE Phone No. 904-8253
 Address Box 158 TURKEY CREEK City ALACHUA Zip 32616-4513
 Operator BEVIE GANDY Cert. level & No. _____
 Community Non-Transient Non-Community Non-Community

INSPECTION RESULTS

Selections marked with an "X" are unsatisfactory
Referenced sections are from Florida Administrative Code, Chapter 17

_____	Aeration	555.350
<u>X</u>	Auxiliary Power	555.320(6)
_____	Bacteriological Monitoring	550.510(6)
_____	Bacteriological Well Clearance	555.315(3)c
_____	Certified Operator	555.350(2)
_____	Check Valve	555.330
_____	Chemical Monitoring	550.510 & 520
_____	Chlorine Test Kit (DPR)	555.330(3)
_____	Cross-connection	555.360
_____	Disinfection	555.350(1)
_____	Plant <u>1.5</u> mg/l; Remote <u>1.05</u> mg/l	
_____	Flow Meter	555.320(8)
_____	Gas Chlorination	555.320(5)
_____	Maintenance of Facilities	555.350
_____	Monthly Operational Reports	550.730(1)d
_____	Av. Flow _____ MGD; Max _____ MGD	
_____	Number of Wells	555.315(1)
_____	On Site Logs	602.360(1)e
_____	Plant Design	555.330
_____	Raw Sample Tap	555.315(2)f
_____	6' X 6' Concrete Well Pad	555.315(2)(h)5
_____	Sanitary Hazard	555.312
_____	System Pressure	555.320(7)

Comments: * 3 WELLS; NO 1 & NO 3 WELLS IN SERVICE
WATER PLANT: CL=1.3; PH=7.05
COMMUNITY CENTER: CL=0.7; PH=7.15
REMOTE TAP (WWTP): CL=1.05; PH=6.95
SLIGHT ODO2 OF CL. NOTED AT EACH SAMPLE LOCATION

It is required that a written response be provided to this office within ten (10) days re: any unsatisfactory results listed above.

Inspector WPS E AUS Date 12-16-92

cc: County Health Unit

Administration 448-4300
 Air 448-4310
 Waste Management 448-4320

Approved Major

296

Water Facilities 44
 Water Management 44
 FAX 44