

050061-WS

DISTRIBUTION CENTER
APPLICATION FOR GRANDFATHER CERTIFICATE

RECEIVED-FPSC

(Pursuant to Section 367.171, Florida Statutes) 05 JAN 26 AM 10:02

To: Director, Division of the Commission Clerk & Administrative Services
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399-0850
COMMISSION CLERK

The undersigned hereby makes application for original certificate(s) to operate a water and/or wastewater utility in Okeechobee 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:

Pine Ridge Management Corporation
Name of utility

(863) 699-1582 ()
Phone No. Fax No.

41 Pine Aire Circle
Office street address

Lake Placid, FL 33852
City State Zip Code

P.O. Box 307 Lake Placid, FL 338
Mailing address if different from street address

Internet address if applicable

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

Virginia L. Gadsden (863) 699-1582
Name Phone No.

P.O. Box 307
Street address

Lake Placid, FL 33862
City State Zip Code

Check received with filing and forwarded to Fiscal for deposit. Fiscal to forward deposit information to Records.

Initials of person who forwarded check

C) Indicate the organizational character of the applicant:
(circle one)

Corporation

Partnership

Sole Proprietorship

Other _____

(Specify)

D) If the applicant is a corporation, list names, titles and addresses of corporate officers and directors.
(Use additional sheet if necessary).

Virginia L. Gadsden - President

41 Pine Aire Circle

Lake Placid, FL 33852

E) If the applicant is not a corporation, list names and addresses of all persons or entities owning an interest in the organization. (Use additional sheet if necessary.)

N/A

PART II SYSTEM INFORMATION

A) WATER

(1) Exhibit N/A - A statement describing the proposed type(s) of water service to be provided (i.e. potable, non-potable or both).

(2) Provide a description of the types of customers served (i.e., single family homes, mobile homes,

duplexes, commercial, etc.).

single family mobile homes, mobile home park, commercial - small strip mall

(3) Exhibit I - Provide a schedule showing the number of customers currently served by class and meter size, as well as the number of customers projected to be served when the requested service territory is fully occupied.

(4) Indicate permit numbers and dates of approval of water treatment facilities by the Department of Environmental Protection (DEP) or the agency designated by DEP to issue permits:

South Florida Water Management District
Permit No: 47-00480-W Issued July 2, 1998

(5) Indicate when the water utility system was established. existing when purchased
purchase date: January 16, 1990

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

B) WASTEWATER

(1) Provide a description of the types of customers served (i.e., single family homes, mobile homes, duplexes, commercial, etc.).

single family mobile homes, mobile home park, commercial - small strip mall.

(2) Exhibit III - Provide a schedule showing the number of customers currently served by class and meter size, as well as the number of customers projected to be served when the requested service territory is fully occupied.

(3) Indicate permit numbers and dates of approval of wastewater treatment facilities by the Department of Environmental Protection (DEP) or the agency designated by DEP to issue permits:

Department of Environmental Protection
Wastewater Permit No: FLA 013928
dates - unknown

(4) Indicate when the wastewater utility system was established. existing when purchased
purchase date: January 16, 1990

(5) Exhibit II - Evidence that the utility owns the land where the wastewater treatment facilities are located. Or, if the utility does not own the land, a copy of the agreement which provides for the long term continuous use of the land, such as a 99-year lease. The Commission may consider a written easement or other cost-effective alternative.

PART III RATES AND TARIFFS

A) Exhibit IV - A statement of the date and under what authority the charges were established.

B) Exhibit V - The original water and/or wastewater tariff(s) classifications, charges, rules and tariffs are enclosed with the application.

PART IV TERRITORY DESCRIPTION AND MAPS

A) TERRITORY DESCRIPTION

Exhibit VI - An accurate description, using township, range and section references as specified in Rule 25-30.030(2), Florida Administrative Code, of the territory the utility was serving or was authorized to serve.

Exhibits
IV V VI
VII + VIII
to be late
filed

serve on the day Chapter 367, Florida Statutes, became applicable. If the water and wastewater service territories are different, provide separate descriptions.

B) **TERRITORY MAPS**

Exhibit VII - 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 plotted by use of metes and bounds or quarter sections and with a defined reference point of beginning. If the water and wastewater service territories are different, provide separate maps.

C) **SYSTEM MAPS**

Exhibit VIII - One copy of detailed map(s) showing existing lines and facilities and the territory proposed to be served. **Any requested territory not served at the time of application shall be specifically identified.** Map(s) shall be of sufficient scale and detail to enable correlation with a description of the territory to be served. Provide separate maps for water and wastewater systems.

PART V

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 as follows:

- (1) For applications in which the utility has the capacity to serve up to 100 ERC's, the filing fee shall be \$100.
- (2) For applications in which the utility has the capacity to serve from 101 to 200 ERC's the filing fee shall be \$200.

- (3) For applications in which the utility has the capacity to serve from 201 ERC's to 500 ERC's the filing fee shall be **\$500**.
- (4) For applications in which the utility has the capacity to serve 501 to 2,000 ERC's the filing fee shall be **\$1,000**.
- (5) For applications in which the utility has the capacity to serve from 2,001 to 4,000 ERC's the filing fee shall be **\$1,750**.
- (6) For applications in which the utility has the capacity to serve more than 4,000 ERC's the filing fee shall be **\$2,250**.

PART VI AFFIDAVIT

I Virginia L. Gadsden (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: Virginia L. Gadsden
Applicant's Signature
Virginia L. Gadsden
Applicant's Name (Typed)
President
Applicant's Title *

Subscribed and sworn to before me this 20th day in the month of January in the year of 2005 by Virginia L. Gadsden who is personally known to me X or produced identification

Type of Identification Produced



Primitiva T. Cantwell
My Commission DD235427
Expires July 29, 2007

Primitiva T. Cantwell
Notary Public's Signature

Primitiva T. Cantwell
Print, Type or Stamp Commissioned
Name of Notary Public

* 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.

EXHIBIT I

Pine Ridge Management Corporation

Number of metered water customers: 135

Number of unmetered water customers: 5
(small strip mall – flat rate per month
for each customer – includes sewer)

TOTAL 140

Meter Size: 5/8 X 3/4 in.

Projected: None

Name: **A. T. COOPER III**
ATTORNEY AT LAW
 1230 MYRTLE AVE. S.
 CLEARWATER, FL 34616

This Instrument Prepared by: **A. T. COOPER III**
ATTORNEY AT LAW
 Address: 1230 MYRTLE AVE. S.
 CLEARWATER, FL 34616

Property Appraisers Parcel I.D. (Folio) Number(s):
 R1-14-37-35-0070-00080-0010
 R1-14-37-35-0060-00010-0010

Grantee(s) S.S.#(s):
 Charles A. Gadsden: 375-32-5671
 Virginia L. Gadsden: 366-44-5690

INDIVID. TO INDIVID.
 Exhibit II
 OP. BOOK 310 PAGE 1130

This Warranty Deed Made the 16th day of January A. D. 1990 by
 ALAN YOKOYAMA, a married man, KATHLEEN A. HALES, also known as KATHLEEN
 HALES, a single woman, and, CLAYTON L. SIGLER, a single man,
 hereinafter called the grantor, to
 CHARLES A. GADSDEN and VIRGINIA L. GADSDEN, his wife

whose postoffice address is 17 Fishermans Cove, Lake Placid, Florida 33852
 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, re-
 mises, releases, conveys and confirms unto the grantee, all that certain land situate in Okeechobee
 County, Florida, viz:

SEE ATTACHED EXHIBIT "A" FOR COMPLETE LEGAL DESCRIPTION.
 SUBJECT TO that certain Purchase Money Second Mortgage given
 by Alan Yokoyama, a married man and Kathleen A. Hales, a single
 woman, in favor of William Lawrence Gernat, a married man, dated
 October 16, 1987, recorded October 16, 1987, in O.R. Book 290,
 Page 1140, Public Records of Okeechobee County, Florida, in the
 original principal sum of \$250,000.00, the unpaid principal balance
 of which the above Grantees assume and agree to pay.
 SUBJECT TO RESTRICTIONS, RESERVATIONS AND EASEMENTS OF RECORD.

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, 1989.

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:

[Handwritten signatures]

STATE OF FLORIDA }
 COUNTY OF PINELLAS }

ALAN YOKOYAMA L.S.
 KATHLEEN A. HALES L.S.
 CLAYTON L. SIGLER L.S.

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
 ALAN YOKOYAMA, KATHLEEN A. HALES and CLAYTON L. SIGLER,
 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 16th day of
 January A. D. 19 90.

[Handwritten signature]
 NOTARY PUBLIC, State of Florida

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
 MY COMMISSION EXP. FEB 28, 1990
 BONDED THRU GENERAL INS. CO.

LOT 1 OF BLOCK 8, LESS THE EAST 150 FEET THEREOF, AND LOT 3 OF BLOCK 8, LESS THE SOUTH 100 FEET THEREOF, REVISED PLAT OF FIRST ADDITION TO PINE RIDGE PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 90, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.

ALSO:

ALL OF BLOCKS 1 AND 2, PINE RIDGE PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 67, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA. LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

A PART OF BLOCK 2, PINE RIDGE PARK ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 67, THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 14, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA, ALSO BEING THE NORTHEAST CORNER OF SAID PLAT OF PINE RIDGE PARK, BEAR S 00°04'00" E ALONG THE SAID EAST LINE OF SAID SECTION 14, A DISTANCE OF 30.00 FEET; THENCE BEAR S 89°55'55" W ALONG THE NORTH LINE OF BLOCKS 1 AND 2, SAID PINE RIDGE PARK, TO THE NORTHWEST CORNER OF SAID BLOCK 2, A DISTANCE OF 629.85 FEET; THENCE BEAR S 00°12'25" W ALONG THE WEST LINE OF SAID BLOCK 2 A DISTANCE OF 561.15 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE S 00°12'25" W ALONG THE WEST LINE OF SAID BLOCK 2 TO THE INTERSECTION WITH THE NORTHERLY R/W LINE OF S.R. 70, A DISTANCE OF 189.90 FEET; THENCE BEAR N 60°55'45" E ALONG THE SAID NORTHERLY R/W LINE OF S.R. 70 A DISTANCE OF 64.26 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT IN SAID NORTHERLY R/W LINE, SAID CURVE BEING CONCAVE TO THE SOUTHEAST AND HAVING FOR ITS ELEMENTS A CENTRAL ANGLE OF 4°50'05" AND A RADIUS OF 2948.56 FEET; THENCE NORTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 248.81 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 2; THENCE BEAR N 00°04'00" W ALONG THE EAST LINE OF SAID BLOCK 2 A DISTANCE OF 147.02 FEET; THENCE BEAR S 70°12'18" W A DISTANCE OF 295.04 FEET TO THE POINT OF BEGINNING.

PARCEL 11:

Utility Easements more particularly described as follows:

The West 2.5 feet of Lots 1 through 10, inclusive, and the East 2.5 feet of Lots 12 through 21, inclusive, and the South 10 feet of Lot 10, the South 5 feet of Lot 13, the North 5 feet of Lot 12, the South 5 feet of Lot 12, the North 5 feet of the West 79.06 feet of Lot 11, and the West 5 feet of Lot 11, all in Block 6, REVISED PLAT OF FIRST ADDITION TO PINE RIDGE PARK, according to the plat thereof recorded in Plat Book 3, Page 90, public records of Okeechobee County, Florida.

The West 5 feet of Lots 1 through 11, inclusive, and the East 5 feet of Lots 12 through 22, inclusive, and the South 5 feet of Lot 9 and the North 5 feet of Lot 10, all in Block 7, REVISED PLAT OF FIRST ADDITION TO PINE RIDGE PARK, according to the plat thereof recorded in Plat Book 3, Page 90, public records of Okeechobee County, Florida.

The North 5 feet of the East 150.00 feet of Lot 1, the West 5 feet of the East 150.00 feet of Lots 1 through 6, inclusive, the South 5 feet of the East 150 feet of Lots 4, and 5, the North 5 feet of Lots 6 and 7, the South 5 feet of Lot 6, the East 5 feet of Lot 1, less the East 150 feet thereof, the East 5 feet of Lot 2, less the East 150 feet thereof, the East 5 feet of Lot 4, less the East 150 feet thereof, the East 5 feet of Lot 5, less the East 150 feet thereof, the East 5 feet of Lot 6, less the East 150 feet thereof, the East 10 feet of the West 170 feet of Lots 15 through 21, inclusive, the West 10 feet of the East 130 feet of Lots 15 through 21, inclusive, and the South 5 feet of the West 170 feet of Lot 19, all in Block 8, REVISED PLAT OF FIRST ADDITION TO PINE RIDGE PARK, according to the plat thereof recorded in Plat Book 3, Page 90, public records of Okeechobee County, Florida.

The East 5 feet of land described in O.R. Book 229, Page 1195, Public Records of Okeechobee County, Florida.

The West 5 feet of land described in O.R. Book 280, Page 440, Public Records of Okeechobee County, Florida.

The East 5 feet of the South 70.11 feet of Lot 7, Block 8, REVISED PLAT OF FIRST ADDITION TO PINE RIDGE PARK, according to the Plat thereof recorded in Plat Book 3, Page 90, Public Records of Okeechobee County, Florida.



CLERK OF CIRCUIT COURT
GLORIA J. FORD
90 JAN 22 PM 1:19

215463



FILED FOR RECORD
OKEECHOBEE COUNTY

EXHIBIT III

Pine Ridge Management Corporation

Number of sewer customers: 136

Number of strip mall sewer customers: 5
(small strip mall – flat rate per month
for each customer – includes water)

TOTAL 141

Meter Size: no sewer meters

Projected: None