

ORIGINAL  
FILE COPY

**APPLICATION FOR GRANDFATHER CERTIFICATE**

(Pursuant to Section 367.171, Florida Statutes)

To: Director, Division of Records and Reporting  
Florida Public Service Commission  
2540 Shumard Oak Boulevard  
Tallahassee, Florida 32399-0850

961007-WU

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

KEEN SALES & RENTALS, INC.

Name of utility

( 941 ) 421-6827

Phone No.

( 941 ) 421-6827 (CALL FIRST)

Fax No.

685 DYSON ROAD

Office street address

HAINES CITY, FLORIDA 33844

City

State

Zip Code

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:

JAMES RAY KEEN

Name

(941) 421-6827

Phone No.

685 DYSON ROAD

Street address

HAINES CITY, FLORIDA 33844

City

State

Zip Code

- 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).

JAMES RAY KEEN - PRESIDENT

EARLENE KEEN - SECRETARY/TREASURER

- 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.)

**PART II SYSTEM INFORMATION**

A) **WATER**

- (1) Exhibit #1 \_\_\_\_\_ - 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.).

SEE EXHIBIT #1

(3) Exhibit #1 - 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:

SEE EXHIBIT #1

SEE EXHIBIT #1-A (Three (3) Pages)

(5) Indicate when the water utility system was established. SEE EXHIBIT #1

(6) Exhibit #2 - 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.).

N/A

(2) Exhibit N/A - 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:

N/A

- (4) Indicate when the wastewater utility system was established. N/A
- (5) Exhibit N/A - 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 #3 & #3-A - A statement specifying on what date and under what authority the current rates and charges were established.
- B) Exhibit N/A - The original and two copies of water and/or wastewater tariff(s) containing all rates, classifications, charges, rules and regulations. **Sample tariffs are enclosed with the application package.**

**PART IV TERRITORY DESCRIPTION AND MAPS**

A) **TERRITORY DESCRIPTION**

Exhibit #4 - 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 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 ACTUAL MAP - 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

ACTUAL MAP - 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 \$ N/A (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 KEEN SALES & RENTALS, INC. (applicant) do solemnly swear or affirm that the facts stated in the foregoing 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:



Applicant's Signature

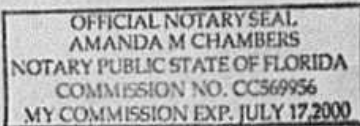
JAMES RAY KEEN

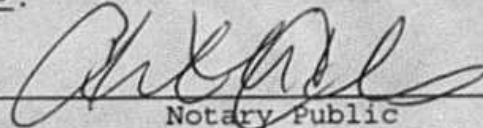
Applicant's Name (Typed)

PRESIDENT

Applicant's Title \*

Subscribed and sworn to before me this 22ND  
of AUGUST 19 96.





Notary Public  
AMANDA M. CHAMBERS

\* 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 #1

1. The type of water service offered is: POTABLE
  
2. The type of customer served is: MOBILE HOMES
  
3. Total capacity: 120  
Total in use: 100  
Type of service: RESIDENTIAL  
Size of meters: 5/8" X 3/4"
  
4. Permit #405509.00                      Dated 1-31-90
  
5. Keen Sales & Rentals, Inc., water utility system was established 1-31-90.



# Southwest Florida Water Management District

2379 Broad Street (U.S. 41 South) Brooksville, Florida 34609-6899  
Phone (904) 796-7211 or 1-800-423-1476 SUNCOM 628-4150

January 31, 1990

Michael Zagorac, Jr.

Chairman, Belleair

Waller H. Harkala

Vice Chairman, Plant City

Anne Bishopric Sager

Secretary, Venice

Roy G. Horrell, Jr.

Treasurer, St. Petersburg

William H. Wilcox, Ph.D.

Port Charlotte

Mary Ann Hogan

Brooksville

Charles A. Black

Crystal River

Joseph S. Casper

Tampa

Samuel D. Updike

Lake Wales

Peter G. Hubbell

Executive Director

Mark D. Farrell

Assistant Executive Director

Kent A. Zaiser

General Counsel

William K. Hennessey

Deputy Executive Director

Community Affairs

Richard V. McLeon

Deputy Executive Director

Resource Regulation

Jerry I. Simpson

Deputy Executive Director  
Administration and Support

Mr. J. R. Keen  
Keen Sales and Rentals, Inc.  
685 Dyson Road  
Haines City, FL 33844

SUBJECT: Operation Permit Transmittal Letter  
Management and Storage of Surface Waters  
Construction Permit No. 405509.00  
Project Name: Keen Subdivision

Dear Mr. Keen:

Your request to transfer the above-referenced permit to the operation phase has been approved and is effective on the date the enclosed Operation Permit was signed by an authorized District representative.

Be advised that there are periodic inspection and maintenance requirements that are part of your permit. The specific conditions relating to these requirements are found in the permit conditions. These periodic inspections are required to be reported to the District on Form No.25.03-15.1-9/87 entitled "Statement of Inspection for Proper Operation and Maintenance." This Form is on Page B-47 in the District's Permit Information Manual for the Management and Storage of Surface Waters. A copy of that form is attached for your convenience.

Your participation in the regulation process will help protect and conserve our water resource.

You may contact this office if you have any questions or concerns about your permit.

Sincerely,

*Henry H. Higginbotham, Jr.*

Henry H. Higginbotham, Jr., P.E.  
Interim Director  
Bartow Permitting Department  
Resource Regulation

HHHjr:jml104

Enclosure: Approved Operation Permit  
Inspection Form No.25.03-15.1-9/87

cc: Mr. David C. Carter, P.E., Pickett and Associates, Inc., 215  
North Floral Avenue, Bartow, FL 33830



STATEMENT OF COMPLETION  
AND REQUEST FOR TRANSFER TO OPERATION ENTITY

Within 30 days after completion of construction of the Surface Water Management system, the owner or authorized agent must SEND THE ORIGINAL PLUS ONE COPY OF THIS FORM AND TWO COMPLETE SETS OF CERTIFIED AS-BUILT DRAWINGS for the Surface Water Management system structures and appurtenances to the Southwest Florida Water Management District, 2379 Broad Street, Brooksville, Florida 34609-6899. Upon receipt, the District will review this statement of completion and may inspect the system for compliance with the approved permit and as-built drawings. Within 30 days after receipt of this statement, the District will notify the permittee whether the operation phase of the permit may commence. The operation phase of this permit is effective when the statement of completion form is signed by an authorized District representative.

(1) SURFACE WATER MANAGEMENT SYSTEM INFORMATION:

Permit No.: 405509 County: Polk  
Project Name: Keen Subdivision  
Permittee: Keen Sales & Rentals, Inc.  
Address: 685 Dyson Road  
City, State Zip: Haines City, Florida 33844  
Telephone: (813)422-4007

(2) I hereby certify that all facilities have been built substantially in accordance with the approved permit design plan and that any substantial deviations (attached) will not prevent the system from functioning in compliance with the requirements of Chapter 40D-4 and 40D-40, F.A.C. This certification is verified by the attached "as-built" drawings (as-built drawings and certification must be signed and sealed by a Professional Engineer, if required by Chapter 471, F.S.).

By: *David C. Carter*  
Signature of Engineer of Record

David C. Carter, P.E. 31915  
Name (Please Type) Florida Registration No.

Pickett & Associates, Inc.  
Company Name

215 North Floral Avenue  
Company Address

Bartow, FL 33830

Phone: (813) 533-9095

(Affix Seal)

- INSPECTION CONDUCTED BY DISTRICT  
 INSPECTION NOT CONDUCTED BY DISTRICT  
RIGHT RESERVED FOR FUTURE INSPECTION

11/31/90 HHAJK-

MSW/Comp REP 25.3-15-4/87  
March 1, 1988

OCT 12 '88



(3) The District is hereby notified that construction of the Surface Water Management system is completed, and the Permittee requests that the Surface Water Management permit be transferred to the entity for operation and maintenance as named in Section (4).

By: J. R. Keen  
Signature of Owner, Permittee or Authorized Agent

Permit No. 405509

Ray Keen, Owner  
Name and Title (Please Type)  
Keen Sales & Rentals, Inc.

Company Name  
685 Dyson Road

Address  
Haines City, FL 33844

City, State, Zip

Phone: (813) 422-4007 Date: 09/07/89

(4) The below-named entity or individual agrees to maintain and operate the Surface Water Management system in compliance with all permit conditions and the provisions of Chapter 40D-4, Florida Administrative Code (F.A.C.).

By: J. R. Keen  
Signature of Individual or Authorized Agent for Operation Entity

J. R. Keen, Owner  
Name and Title (Please Type)

Permit No. 405509

Ray Keen, Owner  
Name of Individual or Operation Entity

685 Dyson Road  
Address

Haines City, FL 33844  
City, State, Zip

Phone: (813) 422-4007 Date: 09/07/89

RESPONSIBILITY FOR MAINTENANCE AND OPERATION MAY BE TRANSFERRED TO ANOTHER ENTITY ONLY UPON WRITTEN NOTICE AND APPROVAL BY THE DISTRICT IN ACCORDANCE WITH RULE 40D-4.351, F.A.C.

SWFWMD USE ONLY

Based upon the certification by the Engineer of Record in Section (2) and the notice of completion in Section (3), the responsibility for operation and maintenance of the system is transferred to the entity named in section (4), and the operation phase of this permit is effective on the date indicated below:

Southwest Florida Water Management District

W. B. ...  
Authorized District Representative

Date: 11/31/90

Henry H. Higginbotham, Jr.  
Interim Director

Name and Title

Permit No. 405509



executive line

15	5.00	01
91	1.00	01
51	.50	01
003 0100 2/27/89	6.50	TL
	1754	8
003 0100 76A	6.50	CKTD
	2/27/89	

# This Indenture

Whenever used herein, the term "party" shall include the heirs, personal representatives, executors and/or assigns of the respective parties herein; the use of the singular number shall include the plural, and the plural the singular; the use of any gender shall include all genders; and, if used, the term "note" shall include all the notes herein described if more than one

Made this 22nd day of February A. D. 19 89

Between JAMES RAY KEEN and EARLENE KEEN, his wife

Polk and State of Florida, of the County of \_\_\_\_\_ party of the first part,

and KEEN'S SALES & RENTALS, INC., a Florida corporation  
685 Dyson Road, Haines City, FL 33844

Polk and State of Florida, of the County of \_\_\_\_\_ party of the second part,  
**Witnesseth,** that the said party of the first part, for and in consideration of the sum of Ten and No/100-----Dollars, in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed, and by these presents does remise, release and quitclaim unto the said party of the second part all the right, title, interest claim and demand which the said party of the first part has in and to the following described lot, piece or parcel of land, situate lying and being in the County of Polk State of Florida, to wit:

The East 1/2 of the NE-1/4 of the NW-1/4 of Section 25, Township 27 South, range 27 East, Polk County, Florida, LESS AND EXCEPT the West 1/2 thereof and LESS AND EXCEPT ROAD RIGHT OF WAY.

Prepared by:  
Neal E. Young, Attorney at Law  
Durrance & Young  
300 third Street, N.W.  
Winter Haven, FL 33881

Documentary Tax Pd. \$ .55  
Intangible Tax Pd. \$ \_\_\_\_\_  
E. D. "Bud" Dixon, Clerk, Polk Co.  
By: Nancy W. Dixon Deputy Clerk

**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 and claim whatsoever of the said party of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part.

**In Witness Whereof,** the said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

Shelley McKinney

James Ray Keen  
James Ray Keen

Earlene Keen

FILED, RECORDED AND  
RECORD VERIFIED  
E. D. "Bud" DIXON, CL. CR. CL.  
POLK COUNTY, FLA.  
BY WC D.D.

Earlene Keen  
Earlene Keen

State of Florida,

County of POLK

I HEREBY CERTIFY, That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, James Ray Keen and Earlene Keen, his wife

to me well known to be the person described in and who executed the foregoing instrument and they acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal at Winter Haven  
County of Polk, and State of Florida, this 22  
day of February A. D. 19 89.

James Ray Keen  
685 Dyson Road  
Haines City, FL 33844

Shelley McKinney  
Notary Public  
My Commission Expires \_\_\_\_\_  
Notary Public, State of Florida at Large  
Commission Expires March 13, 1989

1989 FEB 27 PM 2:50

020660

5

POLK OFF. REC. PAGE 2205

2716

EXHIBIT #3

RATES & TARIFFS

BASE RATE:	\$15.00
First thousand (1,000) gallons	FREE (Included in Base Rate)
Additional gallons	<del>.0017</del> \$1.70

EXAMPLE:

Gallons Used	2,500
Base Rate	\$15.00
Additional 1,500 @ .0017	<u>2.55</u>
TOTAL WATER BILL	\$17.55

THESE RATES WERE ESTABLISHED 1-31-96

EXHIBIT #4

1. EARLENE SUBDIVISION: The West  $\frac{1}{2}$  of the East <sup>NE</sup>  $\frac{1}{4}$  of the <sup>NW</sup> NE  $\frac{1}{4}$  of Section 25, Township 27 South, Range 27 East, Polk County, Florida, LESS AND EXCEPT ROAD RIGHT-OF-WAY, AS RECORDED IN PLAT BOOK #92, PAGE #32, POLK COUNTY, FLORIDA
2. RAY KEEN SUBDIVISION: The East  $\frac{1}{2}$  of the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 25, Township 27 South, Range 27 East, Polk County, Florida, LESS AND EXCEPT the West  $\frac{1}{2}$  thereof and LESS AND EXCEPT ROAD RIGHT-OF-WAY, AS RECORDED IN PLAT BOOK #89, PAGE #4, POLK COUNTY, FLORIDA
3. ELLISON PARK SUBDIVISION: COMMENCE at the NW corner of the NW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 25, Township 27 South, Range 27 East, Polk County, Florida, and run S 00° 25' 15" East along West boundary thereof, 45.80 feet to a point on the South right-of-way line of County Road #580; thence North 89° 42' 57" East along said South right-of-way line, 100.00 feet to the Point of Beginning; thence continue North 89° 42' 57" East along said South right-of-way line, 169.58 feet; thence South 00° 25' 15" East, 170.00 feet; thence North 89° 42' 57" East, 225.10 feet to a point on the East boundary of the West  $\frac{3}{4}$  of the W  $\frac{1}{2}$  of said NW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$ ; thence South 00° 25' 31" East along said East boundary 1106.92 feet; thence South 89° 45' 03" West, 494.68 feet; thence North 00° 25' 15" West, 922.42 feet; thence North 89° 48' 25" East, 100.00 feet; thence North 00° 25' 15" West, 354.36 feet to the Point of Beginning, AS RECORDED IN PLAT BOOK #90; PAGE #1, POLK COUNTY, FLORIDA

WATER TARIFF

KEEN SALES & RENTALS, INC.  
NAME OF COMPANY

FILED WITH  
FLORIDA PUBLIC SERVICE COMMISSION

WATER TARIFF

KEEN SALES & RENTALS, INC.

NAME OF COMPANY

685 DYSON ROAD

HAINES CITY, FLORIDA 33844

(ADDRESS OF COMPANY)

941-421-6827/941-422-8077  
(Business & Emergency Telephone Numbers)

FILED WITH

FLORIDA PUBLIC SERVICE COMMISSION

JAMES RAY KEEN  
ISSUING OFFICER

PRESIDENT

TITLE

NAME OF COMPANY KEEN SALES & RENTALS, INC.

WATER TARIFF

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JAMES RAY KEEN  
ISSUING OFFICER  
PRESIDENT  
TITLE



ORIGINAL SHEET NO. 3.0

NAME OF COMPANY KEEN SALES & RENTALS, INC.

WATER TARIFF

TERRITORY SERVED

CERTIFICATE NUMBER - 405509.00

COUNTY - POLK

COMMISSION ORDER(s) APPROVING TERRITORY SERVED -

<u>Order Number</u>	<u>Date Issued</u>	<u>Docket Number</u>	<u>Filing Type</u>
	1-31-90		

(Continued to Sheet No. 3.1)

JAMES RAY KEEN  
ISSUING OFFICER  
PRESIDENT  
TITLE

NAME OF COMPANY KEEN SALES & RENTALS, INC.

WATER TARIFF

COMMUNITIES SERVED LISTING

<u>County Name</u>	<u>Development Name</u>	<u>Rate Schedule(s) Available</u>	<u>Sheet No.</u>
POLK	EARLENE SUBDIVISION		SEE BELOW
POLK	RAY KEEN SUBDIVISION		SEE BELOW
POLK	ELLISON PARK SUBDIVISION		SEE BELOW

RATE SCHEDULE

BASE RATE:	\$15.00
First thousand (1,000) gallons	FREE (Included in Base Rate)
Additional gallons	<del>.0017</del> <u>1.70</u>

EXAMPLE:

Gallons Used	2,500
Base Rate	\$15.00
Additional 1,500 @ .0017	<u>2.55</u>
TOTAL WATER BILL	\$17.55

JAMES RAY KEEN  
ISSUING OFFICER  
PRESIDENT  


---

TITLE

NAME OF COMPANY KEEN SALES & RENTALS, INC.

WATER TARIFF

(Continued from Sheet No. 3.0)

DESCRIPTION OF TERRITORY SERVED

1. EARLENE SUBDIVISION: The West  $\frac{1}{2}$  of the East  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 25, Township 27 South, Range 27 East, Polk County, Florida, LESS AND EXCEPT ROAD RIGHT-OF-WAY, AS RECORDED IN PLAT BOOK #92, PAGE #32, POLK COUNTY, FLORIDA
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JAMES RAY KEEN  
ISSUING OFFICER  
PRESIDENT

TITLE

NAME OF COMPANY KEEN SALES & RENTALS, INC.

WATER TARIFF

TECHNICAL TERMS AND ABBREVIATIONS

- 1.0 \*BFC\* - \*BFC\* is the abbreviation for \*Base Facility Charge\* which is the minimum amount the utility may charge to the Company's customers and is separate from the amount billed for water consumption on the utility's bills to its customers.
- 2.0 \*CERTIFICATE\* - A document issued by the Commission authorizing the Company to provide water service in a specific territory.
- 3.0 \*COMMISSION\* - \*Commission\* refers to the Florida Public Service Commission.
- 4.0 \*COMMUNITIES SERVED\* - The group of customers who receive water service from the Company and who's service location is within a specific area or locality that is uniquely separate from another.
- 5.0 \*COMPANY\* -
- 6.0 \*CUSTOMER\* - Any person, firm or corporation who has entered into an agreement to receive water service from the Company and who is liable for the payment of that water service.
- 7.0 \*CUSTOMER'S INSTALLATION\* - All pipes, shut-offs, valves, fixtures and appliances or apparatus of every kind and nature which are located on the customer's side of the \*Point of Delivery\* and used in connection with or forming a part of the installation necessary for rendering water service to the customer's premises regardless of whether such installation is owned by the customer or used by the consumer under lease or other agreement.
- 8.0 \*MAIN\* - A pipe, conduit, or facility used for conveying water service through individual services or through other mains.
- 9.0 \*POINT OF DELIVERY\* - For water systems, \*point of delivery\* shall mean the outlet connection of the meter for metered service or the point at which the company's piping, fittings and valves connect with the customer's piping, fittings and valves for non-metered service.
- 10.0 \*RATE\* - Amount which the utility may charge for water service which is applied to the customer's actual consumption.
- 11.0 \*RATE SCHEDULE\* - The rate(s) or charge(s) for a particular classification of service plus the several provisions necessary for billing, including all special terms and conditions under which service shall be furnished at such rate or charge.

JAMES RAY KEEN  
ISSUING OFFICER  
PRESIDENT  
\_\_\_\_\_  
TITLE

NAME OF COMPANY KEEN SALES & RENTALS, INC.

WATER TARIFF

(Continued from Sheet No. 5.0)

- 12.0 \*SERVICE\* - Service, as mentioned in this tariff and in agreement with customers, shall be construed to include, in addition to all water service required by the customer the readiness and ability on the part of the Company to furnish water service to the customer. Service shall conform to the standards set forth in Section 367.111 of the Florida Statutes.
- 13.0 \*SERVICE LINES\* - The pipe between the Company's mains and the point of delivery and shall include all of the pipe, fittings and valves necessary to make the connection to the customer's premises excluding the meter.
- 14.0 \*TERRITORY\* - The geographical area described by metes and bounds with township, range and section in a certificate, which may be within or without the boundaries of an incorporated municipality and, may include areas in more than one county.

JAMES RAY KEEN  
ISSUING OFFICER  
PRESIDENT

\_\_\_\_\_  
TITLE

NAME OF COMPANY KEEN SALES & RENTALS, INC.

WATER TARIFF

INDEX OF RULES AND REGULATIONS

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(Continued to Sheet No. 6.1)

JAMES RAY KEEN  
ISSUING OFFICER

PRESIDENT  
TITLE

NAME OF COMPANY KEEN SALES & RENTALS, INC.

WATER TARIFF

(Continued from Sheet No. 6.0)

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JAMES RAY KEEN  
ISSUING OFFICER  
PRESIDENT  

---

TITLE

NAME OF COMPANY KEEN SALES & RENTALS, INC.

WATER TARIFF

RULES AND REGULATIONS

- 1.0 GENERAL INFORMATION - These Rules and Regulations are a part of the rate schedules and applications and contracts of the Company and, in the absence of specific written agreement to the contrary, apply without modifications or change to each and every customer to whom the Company renders water service.

The Company shall provide water service to all customers requiring such service within its certificated territory pursuant to Chapter 25-30, Florida Administrative Code and Chapter 367, Florida Statutes.

- 2.0 POLICY DISPUTE - Any dispute between the Company and the customer or prospective customer regarding the meaning or application of any provision of this tariff shall upon written request by either party be resolved by the Florida Public Service Commission.
- 3.0 APPLICATION - In accordance with Rule 25-30.310, Florida Administrative Code, a signed application is required prior to the initiation of service.
- 4.0 APPLICATIONS BY AGENTS - Applications for water service requested by firms, partnerships, associations, corporations, and others shall be rendered only by duly authorized parties or agents.
- 5.0 REFUSAL OR DISCONTINUANCE OF SERVICE - The Company may refuse or discontinue water service rendered under application made by any member or agent of a household, organization, or business in accordance with Rule 25-30.320, Florida Administrative Code.
- 6.0 EXTENSIONS - Extensions will be made to the Company's facilities in compliance with Commission Rules and Orders and the Company's tariff.
- 7.0 LIMITATION OF USE - Water service purchased from the Company shall be used by the customer only for the purposes specified in the application for water service and the customer shall not sell or otherwise dispose of such water service supplied by the company.

In no case shall a customer, except with the written consent of the company, extend his lines across a street, alley, lane, court, property line, avenue, or other way in order to furnish water service to the adjacent property through one meter even though such adjacent property may be owned by him. In case of such unauthorized extension, sale, or disposition of service, the customer's water service will be subject to discontinuance until such unauthorized extension, remetering, sale or disposition of service is discontinued and full payment is made to the Company for water service rendered by the Company (calculated on proper classification and rate schedules) and until reimbursement in full is made in full to the Company for all extra expenses incurred for clerical work, testing, and inspections.

JAMES RAY KEEN  
ISSUING OFFICER  
PRESIDENT

TITLE



NAME OF COMPANY KEEN SALES & RENTALS, INC.

WATER TARIFF

(Continued from Sheet No. 7.0)

8.0 CONTINUITY OF SERVICE - In accordance with Rule 25-30.250, Florida Administrative Code, the company will at all times use reasonable diligence to provide continuous water service and, having used reasonable diligence, shall not be liable to the customer for failure or interruption of continuous water service.

If at any time the Company shall interrupt or discontinue its service, all customers affected by said interruption or discontinuance shall be given not less than 24 hours written notice.

9.0 TYPE AND MAINTENANCE - In accordance with Rule 25-30.545, Florida Administrative Code, the customer's pipes, apparatus and equipment shall be selected, installed, used and maintained in accordance with standard practice and shall conform with the Rules and Regulations of the Company and shall comply with all Laws and Governmental Regulations applicable to same. The Company shall not be responsible for the maintenance and operation of the customer's pipes and facilities. The customer expressly agrees not to utilize any appliance or device which is not properly constructed, controlled and protected or which may adversely affect the water service; the Company reserves the right to discontinue or withhold water service to such apparatus or device.

10.0 CHANGE OF CUSTOMER'S INSTALLATION - No changes or increases in the customer's installation, which will materially affect the proper operation of the pipes, mains, or stations of the Company, shall be made without written consent of the Company. The customer shall be liable for any change resulting from a violation of this Rule.

11.0 INSPECTION OF CUSTOMER'S INSTALLATION - All customer's water service installations or changes shall be inspected upon completion by a competent authority to ensure that the customer's piping, equipment, and devices have been installed in accordance with accepted standard practice and local Laws and Governmental Regulations. Where Municipal or other Governmental inspection is required by local Rules and Ordinances, the Company cannot render water service until such inspection has been made and a formal notice of approval from the inspecting authority has been received by the Company.

Notwithstanding the above, the Company reserves the right to inspect the customer's installation prior to rendering water service, and from time to time thereafter, but assumes no responsibility whatsoever for any portion thereof.

12.0 PROTECTION OF COMPANY'S PROPERTY - The customer shall exercise reasonable diligence to protect the Company's property. If the customer is found to have tampered with any utility property or refuses to correct any problems reported by the utility, service may be discontinued in accordance with Rule 25-30.320, Florida Administrative Code.

JAMES RAY KEEN  
ISSUING OFFICER  
PRESIDENT  
TITLE

NAME OF COMPANY KEEN SALES & RENTALS, INC.

WATER TARIFF

(Continued from Sheet No. 8.0)

In the event of any loss or damage to property of the Company caused by or arising out of carelessness, neglect, or misuse by the customer, the cost of making good such loss or repairing such damage shall be paid by the customer.

- 13.0 ACCESS TO PREMISES - In accordance with Rule 25-30.320(2)(f), Florida Administrative Code, the company shall provide the duly authorized agents of the Company access at all reasonable hours to its property. If reasonable access is not provided, service may be discontinued pursuant to the above rule.
- 14.0 RIGHT OF WAY OR EASEMENTS - The customer shall grant or cause to be granted to the Company, and without cost to the Company, all rights, easements, permits, and privileges which are necessary for the rendering of water service.
- 15.0 CUSTOMER BILLING - Bills for water service will be rendered - Monthly, Bimonthly, or Quarterly - as stated in the rate schedule.

In accordance with Rule 25-30.335, Florida Administrative Code, the utility may not consider a customer delinquent in paying his or her bill until the twenty-first day after the utility has mailed or presented the bill for payment.

A municipal or county franchise tax levied upon a water or wastewater public utility shall not be incorporated into the rate for water or wastewater service but shall be shown as a separate item on the utility's bills to its customers in such Municipality or County.

If a utility utilizes the base facility and usage charge rate structure and does not have a Commission authorized vacation rate, the utility shall bill the customer the base facility charge regardless of whether there is any usage.

- 16.0 DELINQUENT BILLS - When it has been determined that a customer is delinquent in paying any bill, water service may be discontinued after the Company has mailed or presented a written notice to the customer in accordance with Rule 25-30.320, Florida Administrative Code.
- 17.0 PAYMENT OF WATER AND WASTEWATER SERVICE BILLS CONCURRENTLY - In accordance with Rule 25-30.320(2)(g), Florida Administrative Code, when both water and wastewater service are provided by the Company, payment of any water service bill rendered by the Company to a customer shall not be accepted by the Company without the simultaneous or concurrent payment of any wastewater service bill rendered by the Company.
- 18.0 TERMINATION OF SERVICE - When a customer wishes to terminate service on any premises where water service is supplied by the Company with water service, the Company may require reasonable notice to the Company in accordance with Rule 25-30.325, Florida Administrative Code.

JAMES RAY KEEN  
ISSUING OFFICER  
PRESIDENT  
TITLE

NAME OF COMPANY KEEN SALES & RENTALS, INC.

WATER TARIFF

(Continued from Sheet No. 9.0)

- 20.0 UNAUTHORIZED CONNECTIONS - WATER - Any unauthorized connections to the customer's water service shall be subject to immediate discontinuance without notice, in accordance with Rule 25-30.320, Florida Administrative Code.
- 21.0 METERS - All water meters shall be furnished by and remain the property of the Company and shall be accessible and subject to its control, in accordance with Rule 25-30.230, Florida Administrative Code.
- 22.0 ALL WATER THROUGH METER - That portion of the customer's installation for water service shall be so arranged to ensure that all water service shall pass through the meter. No temporary pipes, nipples or spaces are permitted and under no circumstances are connections allowed which may permit water to by-pass the meter or metering equipment.
- 23.0 ADJUSTMENT OF BILLS - When a customer has been undercharged as a result of incorrect application of the rate schedule, incorrect reading of the meter, incorrect connection of the meter, or other similar reasons, the amount may be billed to the customer as the case may be pursuant to Rule 25-30.350, Florida Administrative Code.
- 24.0 ADJUSTMENT OF BILLS FOR METER ERROR - When meter tests are made by the Commission or by the Company, the accuracy of registration of the meter and its performance shall conform with Rule 25-30.262, Florida Administrative Code and any adjustment of a bill due to a meter found to be in error as a result of any meter test performed whether for unauthorized use or for a meter found to be fast, slow, non-registering, or partially registering, shall conform with Rule 25-30.340, Florida Administrative Code.
- 25.0 METER ACCURACY REQUIREMENTS - All meters used by the company should conform to the provisions of Rule 25-30.262, Florida Administrative Code.
- 26.0 FILING OF CONTRACTS - Whenever a Developer Agreement or Contract, Guaranteed Revenue Contract, or Special Contract or Agreement is entered into by the Company for the sale of its product or services in a manner not specifically covered by its Rules and Regulations or approved Rate Schedules, a copy of such contracts or agreements shall be filed with the Commission prior to its execution in accordance with Rule 25-9.034 and Rule 25-30.550, Florida Administrative Code. If such contracts or agreements are approved by the Commission, a conformed copy shall be placed on file with the Commission within 30 days of execution.

JAMES RAY KEEN  
ISSUING OFFICER  
PRESIDENT  
TITLE

NAME OF COMPANY KEEN SALES & RENTALS, INC.

WATER TARIFF

INDEX OF RATES AND CHARGES SCHEDULES

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Meter Test Deposit .....	15.0
Miscellaneous Service Charges .....	16.0
Residential Service, RS .....	13.0
Service Availability Fees and Charges .....	17.0

JAMES RAY KEEN  
ISSUING OFFICER  
PRESIDENT  
TITLE

NAME OF COMPANY KEEN SALES & RENTALS, INC.

WATER TARIFF

GENERAL SERVICE

RATE SCHEDULE GS

AVAILABILITY - Available throughout the area served by the Company.

APPLICABILITY - For water service to all customers for which no other schedule applies.

LIMITATIONS - Subject to all of the Rules and Regulations of this tariff and General Rules and Regulations of the Commission.

BILLING PERIOD - 25TH of the Month to the 25TH of the Month

RATE -

BASE RATE	\$15.00	(Included 1ST 1,000 gallons)
ADDITIONAL GALLONS	<del>0017</del>	1.70

MINIMUM CHARGE -

TERMS OF PAYMENT - Bills are due and payable when rendered. In accordance with Rule 25-30.320, Florida Administrative Code, if a customer is delinquent in paying the bill for water service, service may then be discontinued.

EFFECTIVE DATE -  
TYPE OF FILING -

\_\_\_\_\_  
ISSUING OFFICER

\_\_\_\_\_  
TITLE

NAME OF COMPANY KEEN SALES & RENTALS INC.

WATER TARIFF

RESIDENTIAL SERVICE

RATE SCHEDULE RS

AVAILABILITY - Available throughout the area served by the Company.

APPLICABILITY - For water service for all purposes in private residences and individually metered apartment units.

LIMITATIONS - Subject to all of the Rules and Regulations of this Tariff and General Rules and Regulations of the Commission.

BILLING PERIOD - 25TH of the Month to the 25TH of the Month

RATE -  
BASE RATE \$15.00 (Included 1ST 1,000 Gallons)  
ADDITIONAL ~~0017~~ \$1.70  
GALLONS

MINIMUM CHARGE -

TERMS OF PAYMENT - Bills are due and payable when rendered. In accordance with Rule 25-30.320, Florida Administrative Code, if a customer is delinquent in paying the bill for water service, service may then be discontinued.

EFFECTIVE DATE -

TYPE OF FILING -

\_\_\_\_\_  
ISSUING OFFICER

\_\_\_\_\_  
TITLE

NAME OF COMPANY KEEN SALES & RENTALS, INC.

WATER TARIFF

SCHEDULE OF CUSTOMER DEPOSITS

ESTABLISHMENT OF CREDIT - Before rendering water service, the Company may require an applicant for service to satisfactorily establish credit, but such establishment of credit shall not relieve the customer from complying with the Company's rules for prompt payment. Credit will be deemed so established if the customer complies with the requirements of Rule 25-30.311, Florida Administrative Code.

AMOUNT OF DEPOSIT - The amount of initial deposit shall be the following according to meter size:

	<u>Residential</u>	<u>General Service</u>
5/8" x 3/4"	<u>\$50.00</u>	<u>\$50.00</u>
1"	<u>          </u>	<u>          </u>
1 1/2"	<u>          </u>	<u>          </u>
Over 2"	<u>          </u>	<u>          </u>

ADDITIONAL DEPOSIT - Under Rule 25-30.311(7), Florida Administrative Code, the Company may require a new deposit, where previously waived or returned, or an additional deposit in order to secure payment of current bills provided.

INTEREST ON DEPOSIT - The Company shall pay interest on customer deposits pursuant to Rule 25-30.311(4) and (4a). The Company will pay or credit accrued interest to the customer's account during the month of \_\_\_\_\_ each year.

REFUND OF DEPOSIT - After a residential customer has established a satisfactory payment record and has had continuous service for a period of 23 months, the Company shall refund the customer's deposit provided the customer has met the requirements of Rule 25-30.311(5), Florida Administrative Code. The Company may hold the deposit of a non-residential customer after a continuous service period of 23 months and shall pay interest on the non-residential customer's deposit pursuant to Rule 25-30.311(4) and (5), Florida Administrative Code.

Nothing in this rule shall prohibit the Company from refunding a customer's deposit in less than 23 months.

EFFECTIVE DATE -

TYPE OF FILING -

JAMES RAY KEEN  
ISSUING OFFICER  
PRESIDENT  
TITLE

NAME OF COMPANY KEEN SALES & RENTALS, INC.

WATER TARIFF

MISCELLANEOUS SERVICE CHARGES

The Company may charge the following miscellaneous service charges in accordance with the terms state herein. If both water and wastewater services are provided, only a single charge is appropriate unless circumstances beyond the control of the Company requires multiple actions.

INITIAL CONNECTION - This charge would be levied for service initiation at a location where service did not exist previously.

NORMAL RECONNECTION - This charge would be levied for transfer of service to a new customer account at a previously served location or reconnection of service subsequent to a customer requested disconnection.

VIOLATION RECONNECTION - This charge would be levied prior to reconnection of an existing customer after disconnection of service for cause according to Rule 25-30.320(2), Florida Administrative Code, including a delinquency in bill payment.

PREMISES VISIT CHARGE (IN LIEU OF DISCONNECTION) - This charge would be levied when a service representative visits a premises for the purpose of discontinuing service for nonpayment of a due and collectible bill and does not discontinue service because the customer pays the service representative or otherwise makes satisfactory arrangements to pay the bill.

Schedule of Miscellaneous Service Charges

Initial Connection Fee	\$ <u>-0-</u>
Normal Reconnection Fee	\$ <u>-0-</u>
Violation Reconnection Fee	\$ <u>25.00</u>
Premises Visit Fee (in lieu of disconnection)	\$ <u>-0-</u>

EFFECTIVE DATE -TYPE OF FILING -

JAMES RAY KEEN  
ISSUING OFFICER  
PRESIDENT

TITLE



NAME OF COMPANY KEEN SALES & RENTALS, INC.

WATER TARIFF

METER TEST DEPOSITS

METER BENCH TEST REQUEST - If any customer requests a bench test of his or her water meter, in accordance with Rule 25-30.266, Florida Administrative Code, the Company may require a deposit to defray the cost of testing; such deposit shall not exceed the schedule of fees found in Rule 25-30.266, Florida Administrative Code.

<u>METER SIZE</u>	<u>FEE</u>
5/8" x 3/4"	\$20.00
1" and 1 1/2"	\$25.00
2"and over	Actual Cost

REFUND OF METER BENCH TEST DEPOSIT - The utility may refund the meter bench test deposit in accordance with Rule 25-30.266, Florida Administrative Code.

METER FIELD TEST REQUEST - A customer may request a field test in accordance with Rule 25-30.266, Florida Administrative Code.

EFFECTIVE DATE -

TYPE OF FILING -

JAMES RAY KEEN  
ISSUING OFFICER  
PRESIDENT  
TITLE

NAME OF COMPANY KEEN SALES & RENTALS, INC.  
 WATER TARIFF

SERVICE AVAILABILITY SCHEDULE OF FEES AND CHARGES

REFER TO SERVICE  
 AVAIL POLICY  
SHEET NO./RULE NO.

DESCRIPTION

AMOUNT

Back-Flow Preventor Installation Fee

- 5/8" x 3/4" .....
- 1" .....
- 1 1/2" .....
- 2" .....
- Over 2" .....

- \$ -0-
- \$ N/A
- \$ N/A
- \$ N/A
- Actual Cost [1] N/A

Customer Connection (Tap-in) Charge

- 5/8" x 3/4" metered service .....
- 1" metered service .....
- 1 1/2" metered service .....
- 2" metered service .....
- Over 2" metered service .....

- \$ -0-
- \$ N/A
- \$ N/A
- \$ N/A
- Actual Cost [1] N/a

Guaranteed Revenue Charge

With Prepayment of Service Availability Charges:

- Residential-per ERC/month ( \_\_GPD).....
- All others-per gallon/month .....

- \$ -0-
- \$ -0-

Without Prepayment of Service Availability Charges:

- Residential-per ERC/month ( \_\_GPD).....
- All others-per gallon/month .....

- 0-
- \$ -0-
- \$ -0-

Inspection Fee .....

Actual Cost [1] N/A

Main Extension Charge

- Residential-per ERC ( \_\_GPD).....
- All others-per gallon .....
- or
- Residential-per lot ( \_\_foot frontage).....
- All others-per front foot .....

- \$ -0-
- \$ -0-
- \$ -0-
- \$ -0-

Meter Installation Fee

- 5/8" x 3/4" .....
- 1" .....
- 1 1/2" .....
- 2" .....
- Over 2" .....

- \$ -0-
- \$ N/A
- \$ N/A
- \$ N/A
- Actual Cost [1]N/A
- Actual Cost [1]N/A

Plan Review Charge .....

Plant Capacity Charge

- Residential-per ERC ( \_\_GPD).....
- All others-per gallon .....

- \$ N/A
- \$ N/A

System Capacity Charge

- Residential-per ERC ( \_\_GPD).....
- All others-per gallon .....

- \$ N/A
- \$ N/A

[1] Actual Cost is equal to the total cost incurred for services rendered by a customer. N/A

EFFECTIVE DATE -  
TYPE OF FILING -

JAMES RAY KEEN  
 ISSUING OFFICER  
 PRESIDENT

TITLE

NAME OF COMPANY KEEN SALES & RENTALS INC.

WATER TARIFF

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COPY OF CUSTOMER'S BILL .....	22.0
CUSTOMER'S GUARANTEE DEPOSIT RECEIPT	19.0

JAMES RAY KEEN  
ISSUING OFFICER  
PRESIDENT  

---

TITLE

ORIGINAL SHEET NO. 19.0

NAME OF COMPANY KEEN SALES & RENTALS INC.

WATER TARIFF

CUSTOMER'S GUARANTEE DEPOSIT RECEIPT

		<b>STATEMENT</b> N U M B E R	
		001475	
		DATE	2/26/92
		TERMS	
TO	MICHAEL & MARY GREGG 349 Earlene Road Haines City, Fl 33844		
AMOUNT ENCLOSED \$ _____			
PLEASE DETACH AND RETURN UPPER PORTION WITH YOUR REMITTANCE.			
2/26/92	REFUNDABLE WATER DEPOSIT--		50 00
	(if no payments have been late or no cut-off of water has occurred by 1/93)		

JAMES RAY KEEN  
ISSUING OFFICER  
PRESIDENT  
TITLE

ORIGINAL SHEET NO. 20.0

NAME OF COMPANY KEEN SALES & RENTALS, INC.

WATER TARIFF

APPLICATION FOR WATER SERVICE

PAY WATER DEPOSIT AND WATER WILL BE TURNED ON WITHIN ONE (1) HOUR

JAMES RAY KEEN  
ISSUING OFFICER  
PRESIDENT  
TITLE

Sample Application Form

Name \_\_\_\_\_ Telephone Number \_\_\_\_\_

Billing Address \_\_\_\_\_

City \_\_\_\_\_ StateZip \_\_\_\_\_

Service Address \_\_\_\_\_

City \_\_\_\_\_ StateZip \_\_\_\_\_

Date service should begin \_\_\_\_\_

Service requested: Water \_\_\_\_\_ Wastewater \_\_\_\_\_ Both \_\_\_\_\_

By signing this agreement, the customer agrees to the following:

1. The Company shall not be responsible for the maintenance and operation of the customer's pipes and facilities. The customer agrees not to utilize any appliance or device which is not properly constructed, controlled and protected or which may adversely affect the water service; the Company reserves the right to discontinue or withhold water service to such apparatus or device.
2. The Company may refuse or discontinue water service rendered under application made by any member or agent of a household, organization, or business for any of the reasons contained in Rule 25-30.320, Florida Administrative Code. Any unauthorized connections to the customer's water service shall be subject to immediate discontinuance without notice, in accordance with Rule 25-30.320, Florida Administrative Code.
3. The customer agrees to abide by all existing Company rules and regulations as contained in the tariff.
4. Bills for water service will be rendered - Monthly, Bimonthly, or Quarterly - as stated in the rate schedule. Bills must be paid within 20 days of mailing bills. If payment is not made after five working days written notice, service may be discontinued.
5. When a customer wishes to terminate service on any premises where water and/or wastewater service is supplied by the Company, the Company may require (oral, written) notice within \_\_\_ days prior to the date the customer desires to terminate service.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\*\*NOT APPLICABLE TO OUR COMPANY\*\*

JAMES RAY KEEN  
ISSUING OFFICER  
PRESIDENT

\_\_\_\_\_  
TITLE

ORIGINAL SHEET NO. 21.0

NAME OF COMPANY KEEN SALES & RENTALS, INC.

WATER TARIFF

APPLICATION FOR METER INSTALLATION

WHEN INDIVIDUALS PURCHASE LOT A METER IS AUTOMATICALLY INSTALLED

JAMES RAY KEEN  
ISSUING OFFICER  
PRESIDENT  
TITLE

NAME OF COMPANY KEEN SALES & RENTALS, INC.

WATER TARIFF

COPY OF CUSTOMER'S BILL

KEEN SALES & RENTALS, INC.  
685 DYSON ROAD  
HAINES CITY, FL 33844  
(813) 421-6827

Return Postage Guaranteed  
Address Correction Requested

430 RAY KEEN ROAD

METER READING - CONSUMPTION - AMOUNT  
PREV - PRES

0 0 0 0.00

\*\*\*\*\* DELIVER TO \*\*\*\*\*

430 RAY KEEN ROAD  
HAINES CITY, FL. 33844

BILLING ACCOUNT PLEASE PAY  
DATE NUMBER THIS AMNT

08/01/96 040430 0.00

BILLING ACCOUNT PLEASE PAY  
DATE NUMBER THIS AMNT

08/01/96 040430 0.00

SERVICE DISCONNECTED WITHOUT NOTICE IF BILL

IS NOT PAID WITHIN 20 DAYS. RECONNECT - \$25

RETURN THIS STUB FOR PROPER CREDIT

JAMES RAY KEEN  
ISSUING OFFICER  
PRESIDENT

TITLE



ORIGINAL SHEET NO. 23.0

NAME OF COMPANY KEEN SALES & RENTALS, INC.

WATER TARIFF

INDEX OF SERVICE AVAILABILITY

Sheet Number

Schedule of Fees and Charges.....  
Service Availability Policy.....

Go to Sheet No. 17.0  
24.0

JAMES RAY KEEN  
ISSUING OFFICER  
PRESIDENT

\_\_\_\_\_  
TITLE

NAME OF COMPANY KEEN SALES & RENTALS, INC.

WATER TARIFF

SERVICE AVAILABILITY POLICY

CLORINE TREATMENT PLANT ON SITE

DISTRIBUTION MAINS & METERS, VALVES, ETC.

ALL FACILITIES ARE ALREADY IN PLACE

JAMES RAY KEEN  
ISSUING OFFICER  
PRESIDENT  
TITLE

This Indenture Made the 15TH day of NOVEMBER A. D. 19 88 by

ALICIA ARROYO represented by HUGO DIAZ MOLINI

hereinafter called the grantor, to

JAMES RAY KEEN and EARLENE KEEN, his wife  
whose postoffice address is 685 Dyson Road, Haines City, FL 33844

hereinafter called the grantee: (Wherever used herein the terms "grantor" and "grantee" include all the parties in this instrument and their 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, conveys, remises, releases, and transfers unto the grantee, all that certain land situate in Polk County, Florida, to wit:

The East 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 25, Township 27 South, Range 27 East, Polk County, Florida, LESS AND EXCEPT the West 1/2 thereof and LESS AND EXCEPT road right of way.

GRANTOR COVENANTS THAT SHE RESIDES AT AN ADDRESS OTHER THAN THE PROPERTY BEING CONVEYED AND THAT SAID PROPERTY IS NOT HOMESTEAD PROPERTY

Documentary Tax Pd. \$ 321.20  
Intangible Tax Pd.  
E. D. "Bud" Dixon, Clerk, Polk County  
By: [Signature] Deputy Clerk

12/06/88

DEPT 1.5 5.00  
DEPT 9.1 1.00  
DEPT 5.1 321.20  
020759 H  
CHECKS 327.20  
2015A

**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 grantor is lawfully seized of said land in fee simple; has good right and lawful authority to sell and convey said land; and 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 for the year 1988 and subsequent years.

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

Signed, sealed and delivered in our presence:

[Signature]  
[Signature]

[Signature] (Seal)  
ALICIA ARROYO represented by HUGO DIAZ MOLINI (Seal)

FILED, RECORDED AND RECORD VERIFIED (Seal)  
E. D. "Bud" DIXON, CL. CL. (Seal)  
POLK COUNTY, FLA.  
BY [Signature] - D.C.

STATE OF PUERTO RICO  
COUNTY OF SAN JUAN

AFFIDAVIT 430

This foregoing instrument was acknowledged before me this 15 day of NOVEMBER 19 88, by HUGO DIAZ MOLINI as attorney in fact for

Alicia Arroyo  
This instrument prepared by:  
CAROLYN F. FENLEY OF  
LAWYERS TITLE INSURANCE CORPORATION  
245 West Central Avenue  
Winter Haven, Florida 33882

[Signature]  
Notary Public State of PUERTO RICO  
My commission expires never  
Case No. 104700-N



1988 DEC - 6 PM 3:10  
321.20

125832

POLK OFF. REC. PAGE 2692 0908

Rec  
6/10  
PCALD

**Warranty Deed**

**To**

**Florida Southern Title**

Division of  
Lawyers Title Insurance Corporation

OFFICES IN  
WINTER HAVEN, LAKELAND, FLORIDA

DEPOSIT TREAS. REC. DATE  
70  
D369 ••••• SEP 04 96

KSR

Keen Sales and Rentals, Inc.

685 Dymon Road  
Haines City, FL 33844  
Business Phone 941-421-6827

96/008

August 22, 1996

Mr. Charles Hill, Director  
Division of Records and Reporting  
Florida Public Service Commission  
2540 Shumard Oak Boulevard  
Tallahassee, Florida 32399-0850

RE: Application of a Grandfather Water Certificate for Keen Sales & Rentals, Inc., in Polk County, Florida.

Dear Mr. Hill:

Enclosed with this letter is an application package for a grandfather certificate to operate a water utility which is already in existence and charging for service. Included in this package are:

1. Application for certificate pursuant to Section 367.171, Florida Statutes.
2. Chapter 367, Florida Statutes, contains the Commission's jurisdiction over private water and wastewater utilities in Florida. A copy of Section 367.171, regarding applications for grandfather certificates is enclosed for your information.
3. Chapter 25-30, Florida Administrative Code, details the rules promulgated to carry out the jurisdiction of the Commission over private water and wastewater utilities. Copies of Rules 25-30.020 through .032 and .035 regarding an application for a grandfather certificate are enclosed for your information.
4. Instructions for preparation of territory description and map.
5. Sample water tariff formats which will contain all of the utility's rules, regulations, rates and charges.

If you have any questions concerning this material, please feel free to contact me at 941-421-6827.

Sincerely,

*JR Keen*  
James Ray Keen  
President

deposit.

Initials of person who forwarded check

*AJ*

KEEN'S SALES & RENTALS, INC.  
685 DYMON ROAD  
HAINES CITY, FL 33844

2906

PAY TO THE ORDER OF Florida Public Service Commission \$ 5,200<sup>00</sup>

Five thousand dollars + 00/100 DOLLARS

8/22 1996

FOR Application fee

*Earl P. Keen*

First Union National Bank  
24 Hour Information Service  
1-800-236-1012

KSR

Keen Sales and Rentals, Inc.

685 Dyson Road  
Haines City, FL 33844  
Business Phone 941-421-6827

August 23, 1996

RECEIVED

AUG 27 1996

Florida Public Service Commission  
Division of Water and Wastewater

Ms. Billie B. Messer  
Regulatory Analyst Supervisor  
Water and Wastewater  
Florida Public Service Commission  
2540 Shumard Oak Boulevard  
Tallahassee, Florida 32399-0873

RE: Additional Information Requested by Martha A. Golden

Dear Ms. Messer:

Please accept this letter as an Affidavit from James Ray Keen and Earlene Keen stating the following:

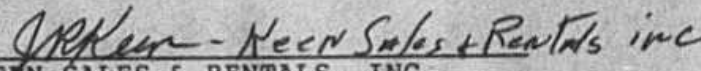
- A. The land situated in Polk County, Florida, correct legal description is: EARLENE SUBDIVISION: The West  $\frac{1}{2}$  of the East  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 25, Township 27 South, Range 27 East, Polk County, Florida, LESS AND EXCEPT ROAD RIGHT-OF-WAY

This land was Quit Claimed to Keen Sales & Rentals, Inc., on February 22, 1989. As of the above date no other has any claim to this land where the utility is situated.


- B. Interest in the property conveyed to the utility was not conveyed to any other party than the utility (Keen Sales & Rentals, Inc.)

  
\_\_\_\_\_  
JAMES RAY KEEN

  
\_\_\_\_\_  
EARLENE KEEN

  
\_\_\_\_\_  
KEEN SALES & RENTALS, INC.

Sincerely,

  
James R. Keen  
President

JRK/mmc

Enclosures - Includes other information requested

Keen Sales & Rentals, Inc.

Gallonage Charge is \$1.70 per 1,000 after 1st 1,000

↓  
app. shows .0017 - this  
is wrong - should be  
\$1.70

- rates based on rates of Haines City
- not set or approved by County, ~~the~~
- will be sending warranty deed prior for purchase prior to current quit claim deed and title insurance on the warranty deed and an affidavit that they have not assigned any rights to anyone other than the utility.

038-0-100-0040/2

LA 111111 111111



# Lawyers Title Insurance Corporation

NATIONAL HEADQUARTERS  
RICHMOND, VIRGINIA

## SCHEDULE A - PAGE 2

The East 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 25, Township 27 South, Range 27 East, Folk County, Florida, LESS AND EXCEPT the West 1/2 thereof and LESS AND EXCEPT road right of way.

Schedule A-Page 2 Commitment No. BF 222404

This commitment is invalid unless the Insuring Provisions and Schedule A and B are attached.

Form 100 Litho in U.S.A.

EXTRA COPY

CS-0-100-0040/2

# Lawyers Title Insurance Corporation

NATIONAL HEADQUARTERS  
RICHMOND, VIRGINIA

## SCHEDULE B - Section 2 Exceptions

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by the Commitment.
2. Real Estate Taxes for the year 1968 and any taxes and assessments levied or assessed subsequent to the date of this policy, and taxes or assessments which are not shown as existing liens by the public records.
3. Any lien or right to a lien for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.  
(NOTE: Provided no Notice of Commencement or Claim of Lien is recorded between the effective date of this binder and the issuance of the resulting policy, this exception will not appear in the policy).
4. Easements or claim of easements not shown by the public records, boundary line disputes, overlaps, encroachments and any matters not of record which would be disclosed by an accurate survey and inspection of the premises.
5. Rights of parties in possession other than the owner.

NOTE:—If policy is to be issued in support of a mortgage loan, attention is directed to the fact that the Company can assume no liability under its policy, the closing instructions, or Insured Closing Service for compliance with the requirements of any consumer credit protection or truth in lending law in connection with said mortgage loan.

Schedule B-Section 2-Page 1-Commitment No. BF 222404

This commitment is invalid unless the Insuring Provisions and Schedule A and B are attached.