

Eric Fryson

From: Greg <greg@bartonsmithpl.com>
Sent: Friday, April 19, 2013 4:45 PM
To: 'Deniece Eden'; Filings@psc.state.fl.us; neecourtdocs@bellsouth.net
Cc: Martha Brown; 'Barton Smith, PL.'; tobinlaw@terranova.net; 'Shillinger-Bob'; jlavie@gbwlegal.com; 'Robert Hartsell'; shef@gbwlegal.com
Subject: DOCKET NUMBER 120054-EM - Appendix to Reynolds Brief
Attachments: Appendix to Reynolds Brief.pdf

Good Afternoon,

The person filing this document is:

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SMITH | OROPEZA, P.L.
138-142 Simonton Street
Key West, Florida 33040

DOCKET NUMBER: 120054-EM

Complainants' Appendix to Complainants' Brief filed on behalf of Robert Reynolds and Julianne Reynolds.

Total number of pages (including attached documents): 9

Gregory S. Oropeza, Esq.

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DOCUMENT NUMBER-DATE

02088 APR 19 2013

FPSC-COMMISSION CLERK

BEFORE THE STATE OF FLORIDA PUBLIC SERVICE COMMISSION

ROBERT D. REYNOLDS and JULIANNE C.
REYNOLDS,

Complainants,

v.

UTILITY BOARD OF THE CITY OF KEY
WEST, FLORIDA d.b.a KEYS ENERGY
SERVICES, et al.,

Docket No. 120054-EM

Respondents,

and

MONROE COUNTY, a political subdivision of
the State of Florida, NO NAME KEY PROPERTY
OWNERS ASSOCIATION, INC.,

Interveners.

**APPENDIX TO COMPLAINANTS' BRIEF IN COMPLIANCE WITH FLORIDA
PUBLIC SERVICE COMMISSION'S ORDER ESTABLISHING SCHEDULE FOR
BRIEFS ON CERTAIN LEGAL ISSUES DATED MARCH 25, 2013**

RESPECTFULLY SUBMITTED this 19th day of April, 2013.

/s/ Barton Smith

Barton W. Smith, Esq.
Florida Bar No. 20169
SMITH OROPEZA, P.L.
138-142 Simonton Street
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keilina@bartonsmithpl.com

DOCUMENT NUMBER - DATE

02088 APR 19 2013

FPSC-COMMISSION CLERK

Doc# 1548843 10/13/2005 3:57PM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

Prepared by and return to:
Edward P. Ludovici, Esq.

10/13/2005 3:57PM
DEED DOC STAMP CL: PU \$9,888.00

Ludovici & Ludovici, Attorneys At Law, P.A.
17415 South Dixie Highway
Palmetto Bay, FL 33157-5491
305-235-2161
File Number: Reynolds

Doc# 1548843
Bkn 2158 Pgn 1961

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 4th day of October, 2005 between Salvador Joseph Piazza and Carrie L. Brekke, husband and wife whose post office address is 8056 Sandpoint Blvd., Orlando, FL 32819, grantor, and Robert D. Reynolds and Julianne C. Reynolds, husband and wife whose post office address is 10395 SW 58th Court, Miami, FL 33156, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida to-wit:

Lot 47, amended Plat of Bahia Shores, Plat No. 1, No Name Key, Florida, together with a strip of land know as Tract A, amended Plat of Bahia Shores, as recorded in Plat Book 6, Page 115 of the Public records of Monroe County, Florida.

Parcel Identification Number: 00319491-004700

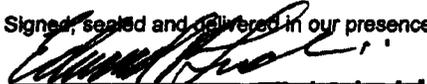
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

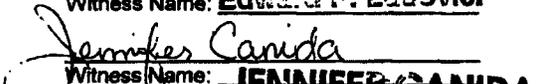
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2004.

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

Signed, sealed and delivered in our presence:


Witness Name: EDWARD P. LUDOVICI

 (Seal)
Salvador Joseph Piazza


Witness Name: JENNIFER CANIDA


Witness Name: EDWARD P. LUDOVICI

 (Seal)
Carrie L. Brekke


Witness Name: JENNIFER CANIDA

NOTARY CLAUSE ON PAGE 2

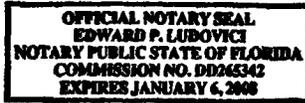
Doc# 1548643
Bk# 2158 Pg# 1982

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 4th day of October, 2005 by Salvador Joseph Piazza and Carrie L. Brekke, who are personally known or have produced a Florida driver's license as identification.

[Notary Seal]


Notary Public

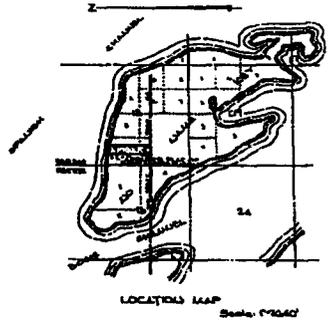
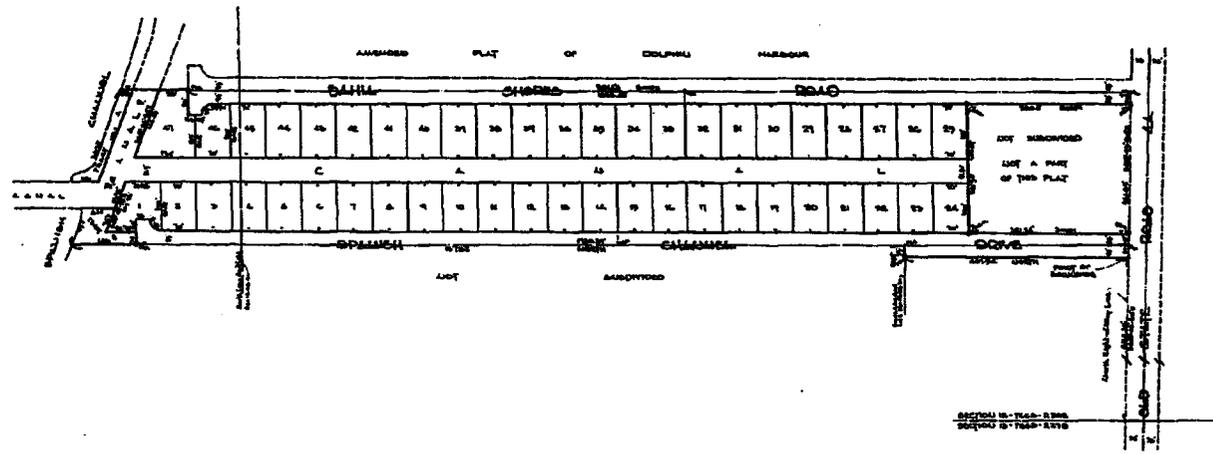


MONROE COUNTY
OFFICIAL RECORDS

AMENDED PLAT OF BAHIA SHORES PLAT NO. 1

AN AMENDED PLAT OF "BAHIA SHORES PLAT NO. 1" - P. 104-105
AND A SUBDIVISION OF A PORTION OF SECTION 19-TOWNSHIP 48S-RANGE 20E
NO. 11116 KEY MOULDER COUNTY FLORIDA

C. G. DAILEY & ASSOCIATES
LAND SURVEYORS
MADEIRA FLORIDA
SCALE: 1" = 200' ALMOST 1/2"
P. 104-105 OF 2 SHEETS
SHEET 2 OF 2 SHEETS



Surveyor's Notice:
It is to be noted that all distances on center lines are to the intersection of
lines, unless otherwise noted.
- P.C.A. - Partial Arcs
- P.T.A. - Partial Arcs
- B.M. - Benchmark
- S.M. - Station
- S.P. - Station Point
- S.P. - Station Point
- S.P. - Station Point
- S.P. - Station Point

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY that the attached plat entitled "AMENDED PLAT OF
BAHIA SHORES PLAT NO. 1" is a true and correct representation of the lands as
actually surveyed and plotted under my direction and that the dimensions
thereon conform to the plan in accordance with Section 1909,
Chapter 19, Laws of the State of Florida.

C. G. Dailey
C. G. Dailey
Registered Land Surveyor
State of Florida

This plat was approved by a majority of the Board of County Commissioners
of Moultrie County, Florida, by their action on the 17th day of May, 1988, in
Plat Book 6, of Page 115, of the Public Records of Moultrie County, Florida.
[Signature]
Chairman of the Board

EXHIBIT B

AMENDED PLAT OF BAHIA SHORES PLAT NO 1

AN AMENDED PLAT OF "BAHIA SHORES PLAT NO 1", P.D.G. 1926,
AND A SUBDIVISION OF A PORTION OF SECTION 18, TOWNSHIP 68-N, RANGE 50-E,
130 MIAMI KEY HIGHLAND COUNTY FLORIDA

C.G. DAILEY & ASSOCIATES
LAND SURVEYORS

SCALE 1" = 40'
SHEET 2 OF 2 APPROX

WITNESSE my hand and seal this 11th day of SEPTEMBER 1978.
I, John S. Anthony John S. Anthony John S. Anthony
State of Florida, County of Highland, do hereby certify that the persons described in the
above plat are the persons who executed the same and that they executed the same freely and voluntarily for the uses and purposes therein expressed.
Witness my hand and official seal this 11th day of SEPTEMBER 1978. John S. Anthony
County Public, State of Florida at Large.

WITNESSE my hand and seal this 11th day of SEPTEMBER 1978.
I, Richard R. Magallon Richard R. Magallon Richard R. Magallon
State of Florida, County of Highland, do hereby certify that the persons described in and who executed the
above plat are the persons who executed the same and that they executed the same freely and voluntarily for the uses and purposes therein expressed.
Witness my hand and official seal this 11th day of SEPTEMBER 1978. Richard R. Magallon
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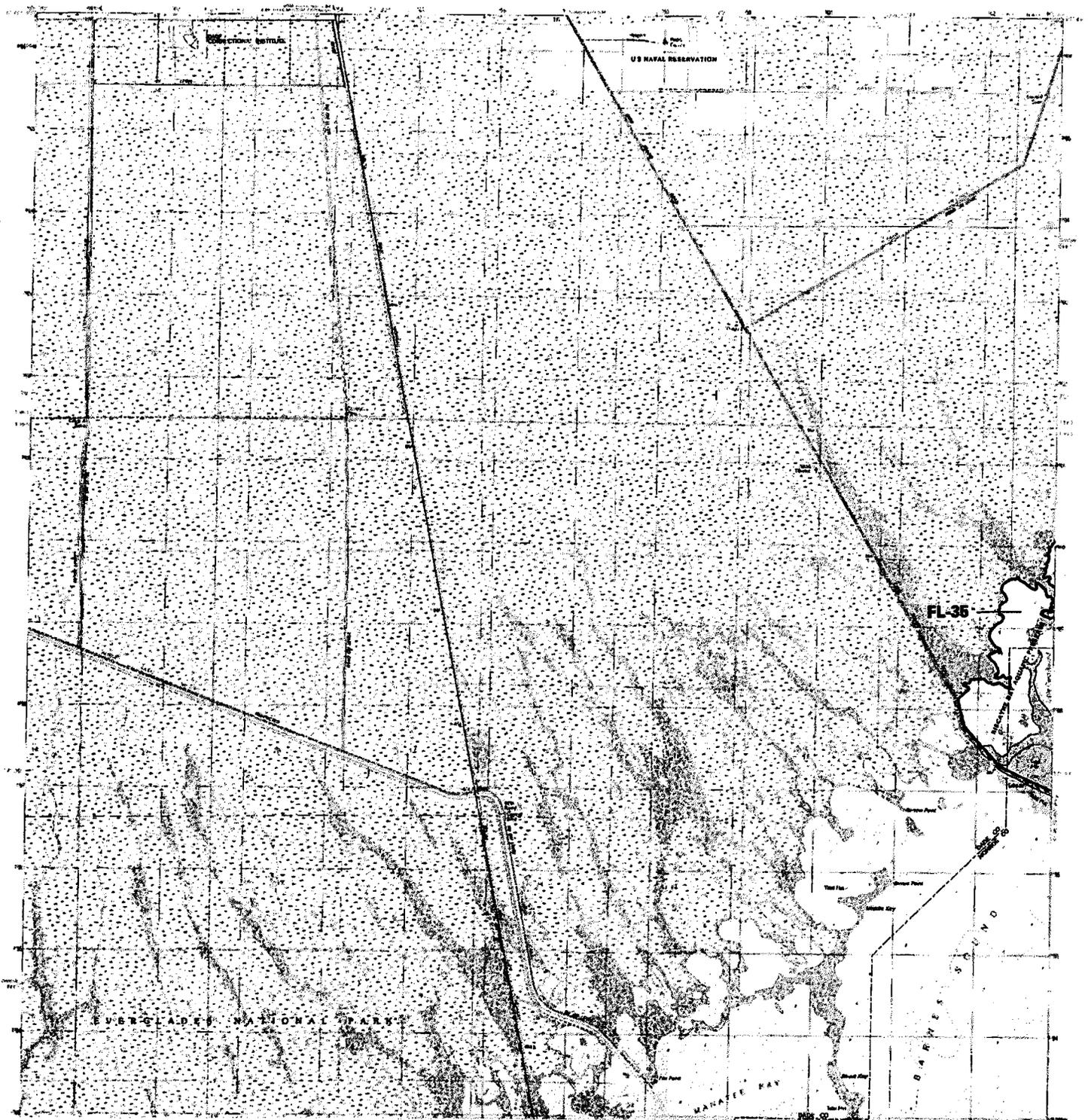
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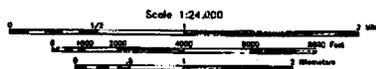
EXHIBIT B



This map has been produced by the U.S. Fish and Wildlife Service from a set of maps adopted by Congress pursuant to the Coastal Barrier Improvement Act P.L. 101-591 and supersedes all previous maps prepared by the Service concerning undeveloped coastal barriers. The boundary delineation of this map is identical to that adopted by Congress.

COASTAL BARRIER RESOURCES SYSTEM

NORTH KEY LARGO UNIT FL-35



- Solid lines depict units in the CBRB.
- Dotted lines depict "otherwise protected areas" not within the CBRB. These areas are shown with the Letter "P" following the unit number.

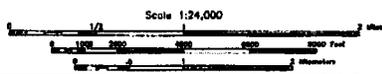
October 24, 1990



This map has been produced by the U.S. Fish and Wildlife Service from a set of maps adopted by Congress pursuant to the Coastal Barrier Improvement Act P.L. 101-501 and supersedes all previous maps prepared by the Service concerning undeveloped coastal barriers. The boundary delineation of this map is identical to that adopted by Congress.

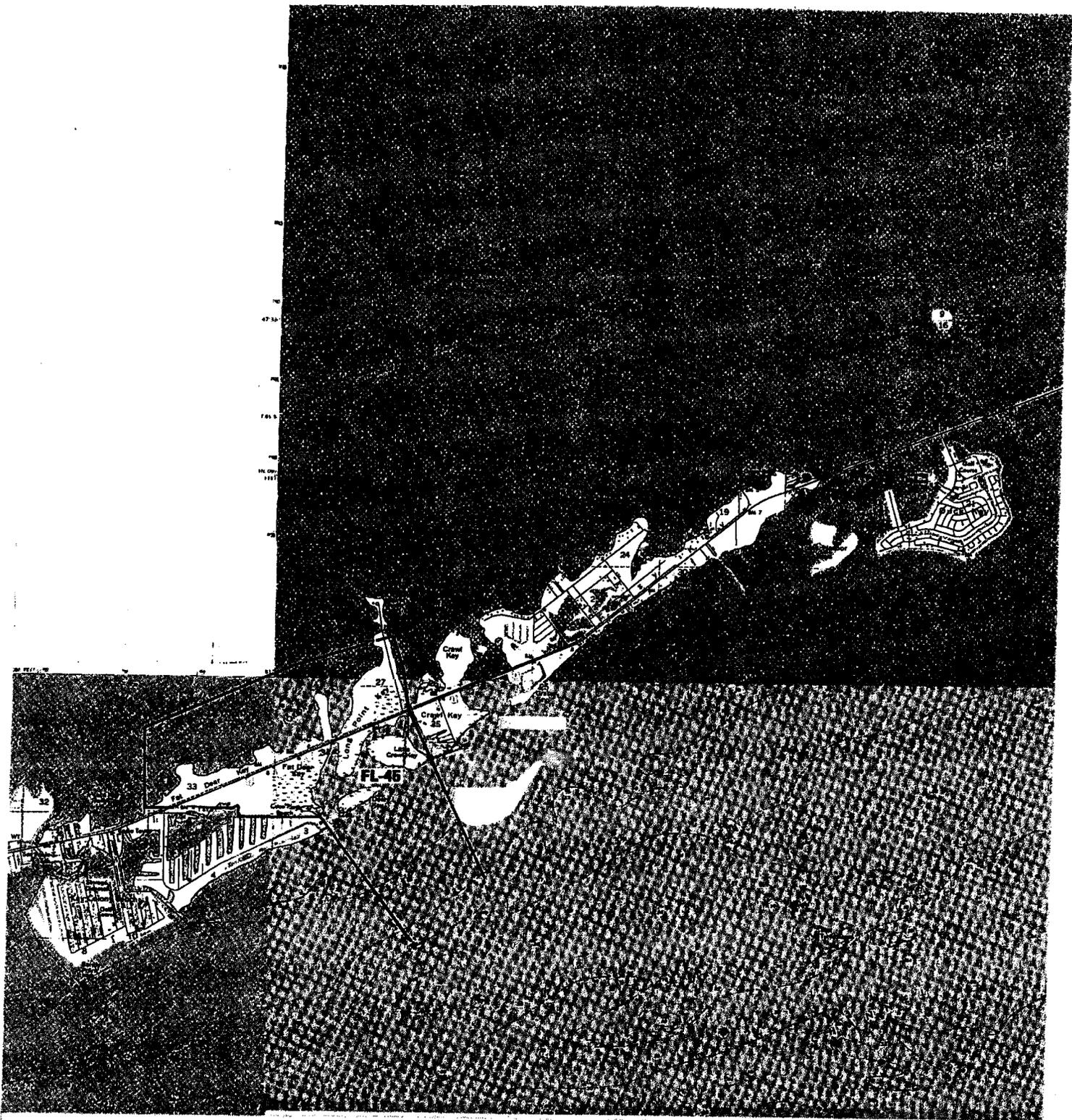
The boundary delineation of this map has been amended pursuant to Section 4(a) of P.L. 101-501.

COASTAL BARRIER RESOURCES SYSTEM
TAVERNIER KEY UNIT FL-39
SNAKE CREEK UNIT FL-40



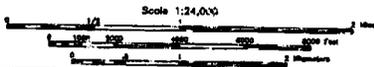
- Solid lines depict units in the CBRS.
- Dotted lines depict "otherwise protected areas" not within the CBRS. These areas are shown with the letter "P" following the unit number.

October 24, 1980
 Revised October 15, 1992



This map has been produced by the U.S. Fish and Wildlife Service from a set of maps adopted by Congress pursuant to the Coastal Barrier Improvement Act P.L. 97-501 and supersedes all previous maps prepared by the Service concerning undeveloped coastal barriers. The boundary delineation of this map is identical to that adopted by Congress.

COASTAL BARRIER RESOURCES SYSTEM
DEER/LONG POINT KEYS UNIT FL-45



- Solid lines depict units in the CRRS.
- Dotted lines depict "otherwise protected areas" not within the CRRS. These areas are shown with the Letter "P" following the unit number.

October 24, 1990