



the benefit in perpetuity of the Developer, its successors, administrators, and assigns.

2. The County agrees to make water and wastewater service available to the Property for the benefit of Developer, its successors, administrators, and assigns, subject to the terms and conditions as set forth herein.

3. The obligations incurred by the Developer as a result of this Agreement shall constitute an encumbrance on the Property. This Agreement is made subordinate to mortgage liens on the Property and property which may follow, except that such subordination is only to subordinate to the County's interest to the mortgage lien and in no way waives or releases the County's rights arising from this Agreement.

4. The Developer desires and the County agrees to make fire protection service available to the Property, pursuant to the rate schedule in County Ordinance 2003-45. All on-site water mains installed by the Developer shall be sized in order to meet the fire flow requirements of the County. The County assumes no responsibility whatsoever for the adequacy in regard to the fire flow of the Developer's on-site water mains.

5. The estimated Contribution-in-Aid-of-Construction ("CIAC") required by the County to provide water and wastewater service shall be provided, by the NAU Director or his/her designee, to the Developer by letter. A breakdown of the CIAC estimate shall be included in the letter, which shall be attached hereto as Exhibit "D". This amount must be paid to the County, within two (2) weeks of the joint execution of this Agreement, and before water and wastewater service is provided. Additional charges, such as meter installation, inspection fees, plans review, tap and Allowance for Funds Prudently Invested ("AFPI"), shall be paid at the time of connection, or as otherwise provided by the County.

6. The estimated CIAC, as set forth in the letter attached hereto as Exhibit "D" shall also include a charge for plan and specification review. The estimated CIAC shall also include a charge as and for inspection efforts related to the construction of facilities described in Paragraph 9. Should this project require more than (1) site visit for inspection purposes, the Developer will be billed at the rate of \$570.00 per inspection visit. The engineering inspection will be

conducted by the engineering firm designated by the County. The County reserves the right to modify construction design that may become necessary to accommodate field conditions, without the consent of the Developer.

7. The estimated CIAC is further based upon a charge of \$750.00 for administrative and legal fees, and \$129.00 for recording fees associated with this Agreement.

8. The Developer will install at its expense, in accordance with County-Approved Plans, the necessary water and wastewater main extension to serve thirty-three (33) units and thirty-three (33) Equivalent Residential Connections ("ERC's"), respectively, for Harrison Cove Condominiums and connect the entire system to the County's existing water and wastewater system. Plans and specifications will be designed, produced, and submitted by a Florida registered professional engineer to the County for review and approval in accordance with the County's specifications and standards, a copy of which is attached as Exhibit "C". Acceptance of the Developer's completed water and wastewater system extension will be subject to review and approval by the County. As a

condition precedent to acceptance of the completed water and wastewater system extension by the County and prior to receiving service, the items listed in Exhibit "B" shall be submitted and accepted by the County. Acceptance will not be unreasonably withheld. Once accepted, the County will be responsible for all subsequent maintenance of the water and wastewater system extension not related to warranties.

9. The County reserves the right and the Developer agrees to allow the County to inspect and/or test the on-site water distribution and wastewater collection systems prior to rendering service and from time to time thereafter, but the County assumes no responsibility for the system. The Developer shall correct any identified deficiencies immediately.

10. The Developer shall be responsible for assuring that all work is done in accordance with JEA standards and applicable rules and regulations including, but not limited to, those promulgated by EPA, FDEP, and OSHA; and the presence of County representative(s) on the construction site shall in no way transfer responsibility to the County for any actions of the Developer, his employees and/or his contractors.

11. Backflow prevention is required for all on-site water service. The Developer agrees to install backflow prevention devices as deemed necessary by the County to protect the water supply.

12. The County accepts only domestic wastewater to its wastewater collection system. At this time, the Developer has no facilities requiring pretreatment. However, the County reserves the right to require the Developer, its successors, administrators, and assigns, to install pretreatment devices should they be required in the future. The County reserves the right to inspect the Developer's devices, if any, prior to rendering wastewater service and from time to time thereafter but assumes no responsibility for Developer's devices.

13. Subject to the Developer's compliance with the terms and conditions of this Agreement and the County's tariff, the County hereby agrees to allocate and reserve 11,500 gpd of water service capacity and 11,500 gpd of wastewater service capacity to the Developer for use by the Developer with its improvements to Harrison Cove Condominiums. If the actual average daily water and/or wastewater consumption over any consecutive six (6) month period, as determined by the County, should exceed the

above reserved capacity an additional charge based on the prevailing CIAC will be due and payable to the County upon thirty (30) days written notice. Any such water and wastewater which is not connected or used by the Developer within five (5) years from the date of the execution of this Agreement shall revert back to the County, and in such an event, the county shall not be obligated to refund these charges paid by the Developer.

14. The providing of water and wastewater service is subject to prevailing rates, fees, and charges of the County, as set forth in County Ordinance 2003-45 or amendments thereto. These rates, fees, and charges are subject to change without notice. The Developer agrees to comply with all Rules and Regulations of the County, which are available upon request.

15. The Developer shall provide written notice to the County, at least seventy-two (72) hours prior to the start of construction, that construction of contributed facilities or a connection to the County's existing system is about to commence. The County shall not be required to accept contributed facilities that were constructed without prior notification. If the Developer fails to give said written notice, the County may require

the Developer to uncover and expose said connections or contributed facilities for inspection, at the sole cost of Developer, or the County may disconnect the Developer's installations from the County's system at the Developer's expense.

16. Except as expressly provided herein, the Developer agrees not to assign or transfer all or any portion of this Agreement. The allocation of water and wastewater capacity granted to the Developer may be assigned or transferred if and only if: (a) the Developer has obtained the prior written consent of the County to such an assignment, sale, or disposition; (b) the assignment is in direct connection with a bona fide sale of the Developer's property or a portion thereof to which the water and wastewater service capacity reserve relates, and the County is notified in writing of such an assignment not less than thirty (30) days prior to such an assignment; and (c) the assignee pays all of the County's legal and administrative costs incurred in connection with such assignment and assumes all of the duties and obligations of the assignor under this Agreement. The County shall have the right to assign or transfer this Agreement or the rights and



responsibilities contained herein to any authority, corporation, or other public or private person, firm, or entity without the consent of the Developer.

17. It is estimated that the herein noted County services can be made available within approximately thirty (30) days after the County's acceptance of the above mentioned contributed facilities. Such time period is subject to change for inclement weather, strikes, acts of God, material shortage, acts of government, and other delaying conditions beyond the control or responsibility of the County.

18. The parties agree that the following mutual protections are included in this Agreement:

a. This document is the entire Agreement between the parties and supercedes all previous agreements between the parties;

b. Amendments to and waivers of the provisions contained in this Agreement may be made only by the parties in writing by formal amendment;

c. This Agreement is subject to all applicable local and State laws, and the Developer agrees to pay for the recording of this document;

d. This Agreement is intended to benefit only the parties who sign it and their authorized assigns and does not create any rights for other persons or entities; The County has the exclusive right to provide water and wastewater service to the Property; and

e. This Agreement is binding on both parties, and each has the power and authority to bind themselves by signing this Agreement.


f. This Agreement shall be recorded at the Developer's expense.

19. Time is of the essence.

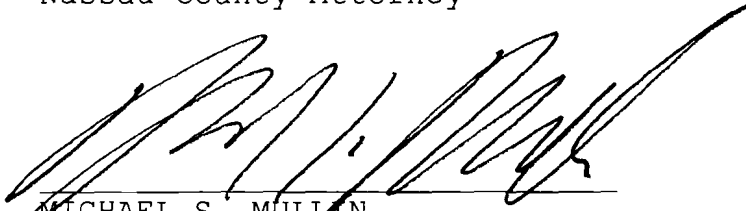
BOARD OF COUNTY COMMISSIONERS  
NASSAU COUNTY, FLORIDA

  
\_\_\_\_\_  
FLOYD L. VANZANT  
Its: Chairman

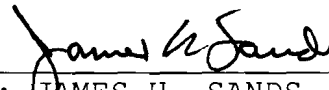
ATTEST:

  
\_\_\_\_\_  
J. M. "CHIP" OXLEY, JR.  
Its: Ex-Officio Clerk

Approved as to form by the  
Nassau County Attorney

  
MICHAEL S. MULLIN

DEVELOPER:  
SUMMER BEACH DEVELOPMENT  
GROUP, INC.

  
BY: JAMES U. SANDS  
Its: President

STATE OF FLORIDA

COUNTY OF NASSAU

The foregoing instrument was acknowledged before me  
this 27<sup>th</sup> day of August, 2004, by  
JAMES U. SANDS, President of SUMMER BEACH DEVELOPMENT  
GROUP, INC., a Florida corporation, on behalf of the  
corporation. He is personally known to me or has  
produced \_\_\_\_\_ as identification  
and did take an oath.



NOTARY PUBLIC  
State of Florida  
My Commission Expires:

**MARCELLA CRAWFORD**  
Notary Public, State of Florida  
My comm. exp. Oct. 14, 2006  
Comm. No. DD 158232

h/anne/agreements/nau-dev-harrison-cove

EXHIBIT "A"

Legal Description of the property.



SURVEYORS  
&  
LAND PLANNERS

# PRIVETT & ASSOCIATES, INC.

1201 SHADOWLAWN DRIVE  
ST. MARYS, GEORGIA 31558

Telephone: 912/882-3738  
Fax: 912/882-2729  
Email amiller@privett.net

July 30, 2003

## **LEGAL DESCRIPTION OF TRACT "A", HARRISON COVE, NASSAU COUNTY, FLORIDA:**

ALL THAT CERTAIN TRACT OR PARCEL OF LAND, BEING TRACT A OF THE SUBDIVISION OF HARRISON COVE, NASSAU COUNTY, FLORIDA ACCORDING TO PLAT RECORDED IN PLAT BOOK 6, PAGE 198 OF THE PUBLIC RECORDS OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; FOR A POINT OF BEGINNING COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT A, SAID POINT BEING WHERE THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 105 (A-1-A) (A 200-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) INTERSECTS THE NORTHERLY RIGHT-OF-WAY LINE OF MACKINAS GATEWAY (A 50-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) AND FROM SAID POINT, RUN NORTH 87°-39'-56" WEST ALONG LAST MENTIONED NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 114.93 FEET TO A POINT OF CURVATURE; RUN THENCE IN A WESTERLY DIRECTION ALONG THE ARC OF A CURVE IN LAST MENTIONED NORTHERLY RIGHT-OF-WAY LINE, SAID CURVE BEING CONCAVE TO THE SOUTH AND HAVING RADIUS OF 125.00 FEET, A CHORD DISTANCE OF 27.01 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 86°-07'-58" WEST; RUN THENCE SOUTH 79°-55'-53" WEST CONTINUING ALONG LAST MENTIONED NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 32.43 FEET TO A POINT OF CURVATURE; RUN THENCE IN A WESTERLY DIRECTION ALONG THE ARC OF A CURVE IN LAST MENTIONED NORTHERLY RIGHT-OF-WAY LINE, SAID CURVE BEING CONCAVE TO THE NORTH AND HAVING A RADIUS OF 75.00 FEET, A CHORD DISTANCE OF 31.77 FEET TO A POINT OF REVERSE CURVATURE, THE BEARING OF THE AFOREMENTIONED CHORD BEING NORTH 87°-50'-26" WEST; RUN THENCE IN A NORTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE IN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID MACKINAS GATEWAY, SAID CURVE BEING CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 25.00 FEET, A CHORD DISTANCE OF 31.45 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING NORTH 36°-38'-21" WEST, SAID POINT LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF MACKINAS CIRCLE (A 50-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); RUN THENCE NORTH 02°-20'-04" EAST ALONG LAST MENTIONED EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 358.31 FEET TO A POINT OF CURVATURE; RUN THENCE IN A NORTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE IN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID MACKINAS CIRCLE, SAID CURVE BEING CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 75.00 FEET A CHORD DISTANCE OF 88.74 FEET TO A POINT, THE BEARING OF THE AFOREMENTIONED CHORD BEING NORTH 33°-56'-12" WEST, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 23 OF SAID HARRISON COVE SUBDIVISION; RUN THENCE NORTH 02°-20'-04" EAST ALONG THE EASTERLY LINE OF SAID LOT 23, A DISTANCE OF 114.08 FEET TO A POINT ON THE SOUTHERLY LINE OF FOREST POINT SUBDIVISION (ACCORDING TO PLAT RECORDED IN PLAT BOOK 4, PAGE 109 OF THE PUBLIC RECORDS OF SAID COUNTY); RUN THENCE NORTH 89°-43'-12 EAST

ALONG LAST MENTIONED SOUTHERLY LINE, A DISTANCE OF 277.78 FEET TO A POINT ON THE AFOREMENTIONED WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 105; RUN THENCE SOUTH 02°-20'-04" WEST ALONG LAST MENTIONED WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 571.07 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 3.10 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY EASEMENTS OF RECORD THAT LIE WITHIN.

**EXHIBIT "B"**

**Documents required prior to utility acceptance of developer addition:**

1. Easements dedicated to the Board of County Commissioners Of Nassau County, Florida, a political subdivision of the State of Florida and recorded in the office of the Clerk of the Court.
2. "Record" or "As-Built" drawings on disk (AutoCAD version 12 or later; and three (3) sets of hard copy record drawings.
3. Contractor's Letter of Warranty for a one (1) year period after Utility Acceptance (Signed and sealed by PE or Notarized).
4. Contractor's Waiver and release of Lien (recorded with the Clerk of the Court).
5. Engineer's Letter of Certification (Signed and sealed by the Engineer).
6. Copies of all tests required by the Florida Department of Environmental Protection or governing State or local Health Department.
7. Video inspection reports of the installed sewer collection system.
8. All utilities, including, but not limited to, electric, telephone and cable TV, shall be completely installed prior to NAU's accepting the Project.

EXHIBIT "C"

Construction Standards

Developer acknowledges that he will construct the improvements pursuant to the stated standards.





**NASSAU-AMELIA  
UTILITIES**

P.O. Box 4200 - Fernandina Beach, FL 32035  
Tel: 904.548.4990

**EXHIBIT "D"**

August 17, 2004

**Calculation of fees for plant capacity and main extension charges for Harrison Cove Condominiums.**

**33 units**

Plant capacity Water= \$23,100.00      Main Extension charges Water= \$14,718.00

Plant capacity Wastewater = \$42,900.00      Main Extension Wastewater= \$15,840.00

Plant capacity Water \$700.00 per ERC      Main extension Water \$ 446.00 per ERC

Plant capacity Wastewater \$1,300.00 per ERC      Main extension Wastewater \$480.00 per ERC

**SUBTOTAL= \$ 96,558.00**

\$ 0.00	Plans Review
\$ 2,280.00	Engineering Review/Construction oversight (4)
\$ 750.00	Administrative/Legal
\$ 146.00	Recording Fee

**TOTAL      \$ 99,734.00**