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RECORDED 08/21/2006 10:26:39 AM  
JOHN A. CRAWFORD  
CLERK OF CIRCUIT COURT  
NASSAU COUNTY, FLORIDA  
RECORDING FEES 137.50

This instrument prepared under the supervision  
of: MICHAEL S. MULLIN, Attorney at Law, Post  
Office Box 1010, Fernandina Beach, FL 32035.

Rec 137.50

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WATER AND SEWER SERVICE AGREEMENT

NAU PROJECT # 11

THIS AGREEMENT entered into this 31 day of July, 2006, by and between the **BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA**, a political subdivision of the State of Florida, hereinafter referred to as the "County" on behalf of Nassau Amelia Utilities ("NAU"), and the Amelia River Plantation, L.L.C., its successors, administrators, and assigns, hereinafter referred to as the "Developer".

\*Return: Joyce Bradley

FOR and IN CONSIDERATION of ten and no/100 dollars (\$10.00) and other mutually agreed upon consideration, the parties agree as follows:

1. The Developer desires to make water and wastewater service available to the property known as The Landings at Amelia River ("Property") described on Exhibit "A", attached hereto and made a part herein for

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, as amended. 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 \$137.50 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 twenty-six (26) units and twenty-six (26) Equivalent Residential Connections ("ERC's"), respectively, for The Landings at Amelia River 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 9,100 GPD of water service capacity and 9,100 GPD of wastewater service capacity to the Developer for use by the Developer with its improvements to The Landings at Amelia River. 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;

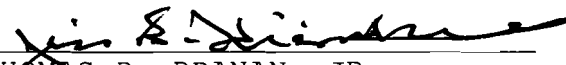
d. This Agreement is intended to benefit only the parties who sign it and their authorized assigns and does not create any rights for other persons or entities; The County has the exclusive right to provide water and wastewater service to the Property; and

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

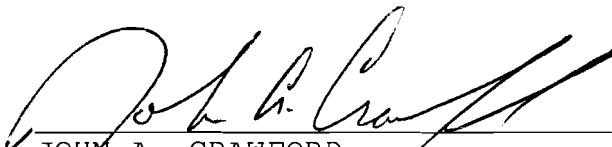
f. This Agreement shall be recorded at the Developer's expense.

19. Time is of the essence.

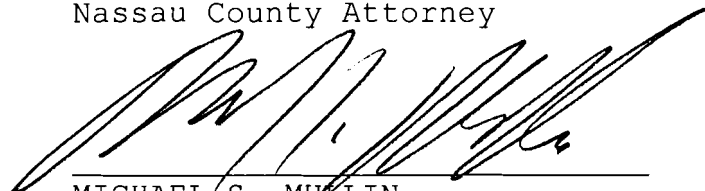
BOARD OF COUNTY COMMISSIONERS  
NASSAU COUNTY, FLORIDA

  
THOMAS D. BRANAN, JR.  
Its: Chairman

ATTEST:

  
JOHN A. CRAWFORD  
Its: Ex-Officio Clerk

Approved as to form by the  
Nassau County Attorney

  
MICHAEL S. MULLIN

DEVELOPER:  
Amelia River Plantation,  
L.L.C.



By: Paul Head  
Its: ~~President~~  
*Managing Member*

STATE OF ~~FLORIDA~~ Georgia

COUNTY OF NASSAU

The foregoing instrument was acknowledged before me this 31st day of July, 2006, by Paul Head as President of the Amelia River Plantation, LLC, a Florida limited liability corporation, on behalf of the corporation. He is personally known to me or has produced Drivers License as identification and did take an oath.

*Judith B. Kujawski*  
~~Judith B. Kujawski~~  
NOTARY PUBLIC  
State of ~~Florida~~ Georgia  
My Commission Expires:



**EXHIBIT "A"**

Legal Description of the property.  
See Attachment

EXHIBIT "A"

THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING IN THE COUNTY OF NASSAU AND THE STATE OF FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF LOT ONE (1) OF "AMELIA", A SUBDIVISION OF SECTION 15, TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, ACCORDING TO PLAT RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY IN DEED BOOK "Y" AT PAGE 128, BEING ALSO A PORTION OF THE LANDS DESCRIBED IN DEED RECORDED IN THE AFORESAID PUBLIC RECORDS IN OFFICIAL RECORDS BOOK 447 AT PAGE 726 SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT A POINT WHERE THE NORTHWESTERLY LINE OF SECTION 15 AFOREMENTIONED IS INTERSECTED BY THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 105, A-1-A, (A 90.0 FOOT RIGHT OF WAY) AND RUN SOUTH 18 DEGREES 04 MINUTES 40 SECONDS EAST ALONG SAID RIGHT OF WAY, A DISTANCE OF 408.73 FEET TO A FOUND IRON PIN WITH CAP STAMPED PLS NO. 1558 ON THE NORTHWESTERLY LINE OF LOT 1 AFOREMENTIONED; RUN THENCE NORTH 51 DEGREES 53 MINUTES 22 SECONDS EAST ALONG THE NORTHWESTERLY LINE, A DISTANCE OF 10.64 FEET TO A SET IRON PIN WITH CAP STAMPED PLS NO. 1558 WHERE SAID RIGHT OF WAY NARROWS TO 80.0 FEET; RUN THENCE SOUTH 18 DEGREES 04 MINUTES 40 SECONDS EAST ALONG SAID RIGHT OF WAY, A DISTANCE OF 31.93 FEET TO A SET IRON PIN WITH CAP STAMPED PLS NO. 1558 FOR THE POINT OF BEGINNING

FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE SOUTH 18 DEGREES 04 MINUTES 40 SECONDS EAST ALONG SAID RIGHT OF WAY, DISTANCE OF 464.86 FEET TO A SET 1/2" IRON PIPE WITH CAP STAMPED PLS NO. 1558; RUN THENCE SOUTH 66 DEGREES 27 MINUTES 43 SECONDS WEST DEPARTING SAID RIGHT OF WAY, A DISTANCE OF 92.31 FEET TO A SET 1/2" IRON PIPE WITH CAP STAMPED PLS NO. 1558; RUN THENCE NORTH 19 DEGREES 02 MINUTES 48 SECONDS WEST, A DISTANCE OF 19.70 FEET TO A SET 1/2" IRON PIPE WITH CAP STAMPED PLS NO. 1558; RUN THENCE SOUTH 57 DEGREES 48 MINUTES 07 SECONDS WEST, A DISTANCE OF 242.11 FEET TO A SET 1/2" IRON PIPE WITH CAP STAMPED PLS NO. 1558; RUN THENCE SOUTH 24 DEGREES 10 MINUTES 06 SECONDS WEST, A DISTANCE OF 52.70 FEET TO A FOUND 1-1/2" WATER SPIGOT; RUN THENCE SOUTH 38 DEGREES 45 MINUTES 42 SECONDS WEST, A DISTANCE OF 43.32 FEET TO A SET 1/2" IRON PIPE WITH CAP STAMPED PLS NO. 1558; CONTINUE SOUTH 38 DEGREES 45 MINUTES 42 SECONDS WEST, A DISTANCE OF 43.0 FEET MORE OR LESS TO A POINT ON THE MARSHLANDS OF AMELIA RIVER, SAID POINT BEING DESIGNATED AS POINT "B" IN THIS DESCRIPTION. RETURN TO THE POINT OF BEGINNING AND RUN SOUTH 51 DEGREES 53 MINUTES 22 SECONDS WEST PARALLEL WITH THE NORTHWESTERLY LINE OF LOT 1 AFORESAID, A DISTANCE OF 574.17 FEET TO A SET 1/2" IRON PIPE WITH CAP STAMPED PLS NO. 1558; RUN THENCE SOUTH 43 DEGREES 05 MINUTES 39 SECONDS EAST, A DISTANCE OF 120.46 FEET TO A SET 1/2" IRON PIPE WITH CAP STAMPED PLS NO. 1558; RUN THENCE SOUTH 51 DEGREES 53 MINUTES 22 SECONDS WEST, A DISTANCE OF 137.90 FEET TO A SET 1/2" IRON PIPE WITH CAP STAMPED PLS NO. 1558; CONTINUE SOUTH 51 DEGREES 53 MINUTES 22 SECONDS WEST, A DISTANCE OF 116.0 FEET MORE OR LESS TO THE MARSHLANDS OF AMELIA RIVER AFOREMENTIONED; RUN THENCE IN A SOUTHERLY DIRECTION ALONG SAID MARSHLANDS, A DISTANCE OF 365.0 FEET, MORE OR LESS TO POINT "B" AFOREMENTIONED FOR THE CLOSING POINT.

Legal - SF-04-0317 Jacobson

**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.

EXHIBIT "C"

Construction Standards

The Developer hereby acknowledges that it will construct the utilities pursuant to the JEA Construction Standards Manual.

**EXHIBIT "D"**

Calculation of fees for plant capacity and main extension charges for the Landings at Amelia River.

**26 units (ERC'S)**

**WATER:**

Plant Capacity Water, 26 @ \$933.33 = \$24,266.58  
Main Extension Water, 26 @ \$468.30 = \$12,175.80

**WASTEWATER:**

Plant Capacity Wastewater, 26 @ \$1,733.33 = \$ 45,066.58  
Main Extension Wastewater, 26 @ \$ 504.00 = \$ 13,104.00

**SUBTOTAL= \$ 94,612.96**

Plan Review: (PBS&J)	1@ \$800.00=\$	800.00
Oversight & Inspections	4@ \$570.00=\$2,280.00	
Administrative / Legal	1@ \$750.00=\$	750.00

**TOTAL DUE=\$98,442.96 Payable to Board of County Commissioners.**

**Total Recording fee: \$137.50 Payable to The Clerk of Courts.**