

ORIGINAL

ADE & SCHILDBERG, P.A.

ATTORNEYS AT LAW

ONE INDEPENDENT DRIVE - SUITE 2000
JACKSONVILLE, FLORIDA 32202

(904) 358-8818
FACSIMILE (904) 354-5842

JAMES L. ADE
SCOTT G. SCHILDBERG

November 16, 2001

VIA FEDERAL EXPRESS

Ms. Blanca Bayo, Director
Director, Division of Records & Reporting
Florida Public Service Commission
2540 Shurmard Oak Boulevard
Tallahassee, FL 32399-0850

Re: Application by United Water Florida Inc. for an Extension
of Service Area in Nassau County, Florida, Docket No.
001234-WS

Dear Ms. Bayo:

In Order No. PSC-01-1161-FOF-WS, ("Order"), the Florida Public Service Commission ("Commission") amended United Water Florida Inc.'s ("United Water Florida") Certificate Nos. 236-W and 179-S to include the development known as Lighthouse Point in "United Water Florida's certificated service area. In the Order, the Commission required United Water Florida to file by November 19, 2001, proof of ownership or continued use of the land upon which the water facilities will be located.

The developer of the Lighthouse Point development had requested that United Water Florida allow the developer to construct and contribute a water treatment plant and plant site to United Water Florida instead of the developer constructing and contributing the extension of water mains and lines from United Water Florida's existing water treatment plant and facilities. United Water Florida provided the developer with a proposed special service availability contract designed to address the developer's request. However, the developer is now refusing to construct and contribute the water treatment plant and plant site and will not enter into the special service availability contract.

Therefore, United Water Florida will use its existing Yulee water treatment plant grid to provide water plant capacity to the Lighthouse Point development. Of course, the developer will need

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DOCUMENT NUMBER DATE

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FPSC-COMMISSION CLERK

Ms. Blanca Bayo
November 114, 2001
Page 2

to construct and contribute, among other things, the extension of mains and lines. As shown on Attachment A, the Yulee water treatment plant grid has sufficient capacity to serve the Lighthouse Point development. Enclosed as Attachment B are two deeds showing proof of ownership of the Yulee water treatment plant grid sites, which is the land upon which the water treatment facilities to be used to serve the Lighthouse Point development are located. In the event that the developer changes its mind again and executes the special service availability contract, United Water Florida will submit the special service availability contract to the Commission for approval and will supply the Commission with proof of ownership or continued use of the new water treatment plant site in that docket.

Please call me if you have any questions.

Sincerely yours,



Scott G. Schildberg

SGS/arh
Enclosure

Cc: Bill Thompson
John R. Pine
Samantha Cibula
Stan Rieger

YULEE GRID WATER TREATMENT FACILITIES
 Yulee Regional WTF
 Otter Run WTF
 Lofton Oaks WTF

(1) Source of water supply: Florida Aquifer (Groundwater)

(2) Number of wells: 5 Total capacity - 5.763 million gallons per day

(3) The design capacity of the Yulee Grid

<u>Existing Capacity:</u>	<u>Proposed Capacity:</u>
<u>2.310</u> MGD	<u>n/a</u> MGD

(4) The type of treatment: (i) Aeration for H₂S removal, and (ii) detention and chlorination

(5) The average number of gallons presently pumped per day to distribution system and the method of measurement:

<u>Plant:</u>	<u>Gallons per day</u>	<u>Type measurement</u>
Yulee Grid	<u>0.460</u> MGD	Turbo Meter

(6) The design capacity of the distribution system:

<u>Existing</u>	<u>Proposed</u>
N/A	N/A

(7) Number of customers estimated as of December 31, 2000

Residential	<u>500</u>
Commercial	<u>20</u>
Other	<u> </u>
Total	<u>520</u>

(8) Present plans for improving or increasing capacity of existing facilities are as follows (included estimated completion date):

<u>Plant Name:</u>	<u>Improvements:</u>	<u>Completion Date:</u>
n/a	n/a	n/a

(9) Serial numbers and dates of FDEP approvals of treatment facilities are as follows:

<u>Plant Name:</u>	<u>Permit Number:</u>	<u>Issue Date:</u>	<u>PWS Number:</u>
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Yulee Grid:

Lofton Oaks 0083071-004-WC

Otter Run

Yulee Regional 0151586-001-WC

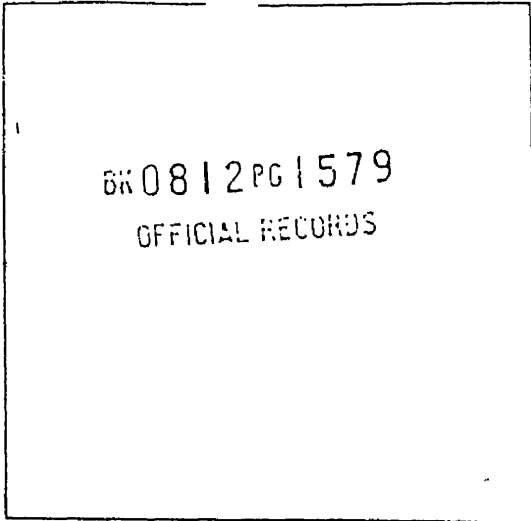
United Water Florida has applied to the St. Johns River Water Management District to increase its Consumption Use Permits.

DEEDS

A copy of a special warranty deed for the Otter Run Water Treatment Plant, Yulee Regional Water Treatment Plant and the Nassau Regional Wastewater Treatment Plant is attached on pages 2 through 9 of Attachment B. A copy of a warranty deed for the Lofton Oaks Water Treatment Plant is attached as pages 10 through 14 of Attachment B.

Prepared by and Return to:
Michael A. Walters, Esq.
Baumer, Bradford & Walters & P.A.
50 N. Laura Street, Suite 2200
Jacksonville, FL 32202

R37.50
DS-9700.30



Florida Documentary Stamp tax
required by law in the amount
of \$20.00. Certificate of
Payment No. 00115296-01
11-7-97
Michael A. Walters
Clerk of Circuit Court, Nassau County, Florida

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 31st day of October, 1997, from SUNRAY UTILITIES - NASSAU, INC., a Delaware corporation, an address of which is Post Office Box 728, Fernandina Beach, Florida 32035 (the "Grantor"), to UNITED WATERWORKS, INC., a Delaware corporation, an address of which is 200 Old Hook Road, Harrington Park, New Jersey 07640 (the "Grantee").

W I T N E S S E T H:

That the Grantor, for and in consideration of the sum of Ten and no/100 Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that land and improvements thereon located in Nassau County, Florida, and more particularly described as follows (the "Property"):

SEE EXHIBIT "A," ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

THIS CONVEYANCE IS SUBJECT TO: ad valorem property taxes accruing subsequent to December 31, 1996; cemeteries, easements, servitudes, covenants, restrictions, rights-of-way, zoning ordinances, and all matters of record or apparent from a survey or inspection of the Property; outstanding mineral interests; riparian rights and the rights of the public or any governmental entity in and to any portion of the land lying below the ordinary mean high water line of any body of water.

TOGETHER WITH all 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 Grantee that the Grantor is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Property; that the Grantor hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through and under the Grantor for claims arising during the period of time of Grantor's ownership of the Property.

FURTHERMORE, the Grantor quitclaims and conveys to Grantee all rights, title or claim of interest of Grantor in and to those easements granted pursuant to and described in those instruments identified as Exhibit B attached hereto.

Attachment B
(page 2 of 14)

830812PG1580

OFFICIAL RECORDS

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on the day and year first above written.

Signed in the presence of:

SUNRAY UTILITIES - NASSAU, INC.

J. D. Roach
Print Name: J. D. ROACH
Darlene Edmondson
Print Name: DARLENE EDMONDSON

By: W. D. Erickson
Print Name: W. D. Erickson
Its: President

Attest: Mary J. Berger
Print Name: Mary J. BERGER
Its: Assistant Secretary

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me this 29 day of October, 1997, by W. D. Erickson and Mary J. Berger, the President and Assistant Secretary respectively, of Sunray Utilities - Nassau, Inc., a Delaware corporation, on behalf of the corporation. They are personally known to me or have produced _____ as identification.

Deleene B. Goode
Notary Public, State of Florida

DELEENE B. GOODE
Print Name: _____ Notary Public, State of Florida
My Comm. expires Oct. 31, 1999
My Commission Expires: Comm. No. CC 507262
Commission No.:

EXHIBIT A

Parcel 1

BK 0812 PG 1581
OFFICIAL RECORDS

A portion of Section 41, Township 2 North, Range 28 East, Nassau County, Florida, being more particularly described as follows:

Begin at the most Southerly corner of Lot 32 of Otter Run, as recorded in Plat Book 5, Pages 156 through 158, of the Public Records of said County; thence North $80^{\circ}39'27''$ East along the Southerly boundary of said Lot 32, a distance of 127.42 feet to the Westerly right of way line of Little Berry Lane, a 50 foot right of way; thence South $09^{\circ}37'35''$ East along said Westerly right of way line 158.01 feet; thence South $02^{\circ}09'24''$ East continuing along said right of way line 112.19 feet; thence North $57^{\circ}51'24''$ West along the Northerly line of Lot 31 of said Otter Run, 192.59 feet to a Point on a Curve on the right of way line of Otter Run Drive as recorded in said plat of Otter Run, concave Northwesterly having a radius of 120.00 feet; thence Northeasterly along the arc of said curve through a central angle of $41^{\circ}29'05''$ an arc distance of 86.89 feet to a Point of Tangency, said arc being subtended by a chord bearing and distance of North $11^{\circ}24'04''$ East, 85.00 feet; thence North $09^{\circ}33'62''$ West along said right of way line 62.25 feet to the Point of Beginning.

BK 0812 PG 1582
OFFICIAL RECORDS

A part of Section 37, Township 2 North, Range 28 East, Nassau County, Florida, being more particularly described as follows: For a Point of Reference commence at the southwesterly corner of Tract "B", Piney Island, according to plat thereof recorded in Plat Book 4, Pages 63 and 64 of the public records of Nassau County, Florida, said point also being the intersection of the northwesterly line of the Seaboard Coastline Railroad (a 120.0 foot right-of-way) and the northeasterly right-of-way line of Piney Island Drive (a 60.0 foot right-of-way) both as shown on said plat of Piney Island; run thence South 30° 54' 59" East along the southeasterly prolongation of said northeasterly right-of-way line of Piney Island Drive, a distance of 417.45 feet to a point in the southeasterly right-of-way line of State Road No. 200, (State Road No. A-1-A, as now established for a width of 184.0 feet); run thence South 59° 05' 01" West along said southeasterly right-of-way line of State Road No. 200, a distance of 57.05 feet; run thence South 30° 54' 59" East, a distance of 155.0 feet to the Point of Beginning.

For the Point of Beginning thus described run North 59° 05' 01" East, a distance of 50.0 feet; run thence South 30° 54' 59" East, a distance of 50.46 feet; run thence South 67° 36' 57" West, a distance of 50.56 feet; run thence North 30° 54' 59" West, a distance of 42.96 feet to the Point of Beginning.

EXHIBIT A - cont'd.

Parcel 3

BK0812PG1583
OFFICIAL RECORDS

A portion of Section 25, Township 2 North, Range 28 East, Nassau County, Florida, and being more particularly described as follows:

COMMENCE at the centerline intersection of State Road No. 200A (a 100 foot right-of-way as now established) and State Road No. 200/A1A (a variable width right-of-way as now established); thence South $00^{\circ}23'55''$ East, a distance of 96.59 feet, to the Westerly prolongation of the Southerly right-of-way line of said State Road No. 200/A1A; thence South $72^{\circ}46'59''$ East, along last said line, and along said Southerly right-of-way line, a distance of 2590.86 feet; thence South $17^{\circ}13'01''$ West, departing said Southerly right-of-way line, 25.00 feet, to the POINT OF BEGINNING; thence South $72^{\circ}46'59''$ East, parallel to and 25.00 feet Southerly of said Southerly right-of-way line, 40.00 feet; thence South $17^{\circ}13'01''$ West, 47.00 feet; thence North $72^{\circ}46'59''$ West, 40.00 feet; thence North $17^{\circ}13'01''$ East, 47.00 feet, to the POINT OF BEGINNING.

Exhibit A - cont'd.

Parcel 4

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN SECTIONS 1, 12 & 37, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE CENTERLINE OF RIGHT-OF-WAY INTERSECTION OF STATE ROAD NO. 200/A1A (RIGHT-OF-WAY VARIES AS SHOWN ON DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS FOR SECTION 74060-2503) AND STATE ROAD NO. 200-A (A 100-FOOT RIGHT-OF-WAY BY DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS FOR SECTION 74600-2150 (7460-175)) AND RUN SOUTH 00°-23'-55" EAST, A DISTANCE OF 96.59 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 200 / A1A; RUN THENCE NORTH 72°-46'-59" WEST ALONG LAST MENTIONED SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 371.73 FEET TO AN ANGLE POINT; RUN THENCE NORTH 75°-38'-44" WEST CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 200.27 FEET TO AN ANGLE POINT; RUN THENCE NORTH 72°-46'-59" WEST CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 324.95 FEET TO THE NORTHEAST CORNER OF LANDS NOW OR FORMERLY OF I.T.T. RAYONIER INCORPORATED, ACCORDING TO DEED RECORDED IN BOOK 696, PAGE 962 OF THE OFFICIAL RECORDS OF SAID COUNTY; RUN THENCE SOUTH 05°-38'-03" WEST ALONG THE EASTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 500.00 FEET TO AN ANGLE POINT; RUN THENCE SOUTH 84°-21'-57" EAST ALONG A JOG IN SAID EASTERLY LINE, A DISTANCE OF 100.02 FEET TO AN ANGLE POINT; RUN THENCE SOUTH 06°-49'-18" WEST CONTINUING ALONG SAID EASTERLY LINE, A DISTANCE OF 1159.21 FEET TO THE SOUTHEAST CORNER THEREOF; RUN THENCE NORTH 81°-38'-47" WEST ALONG THE SOUTHERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 84.06 FEET TO THE NORTHEAST CORNER OF LANDS NOW OR FORMERLY OF SUNRAY UTILITIES, INC. ACCORDING TO DEED RECORDED IN BOOK 532, PAGE 274 OF THE OFFICIAL RECORDS OF SAID COUNTY; RUN THENCE SOUTH 08°-21'-15" WEST ALONG THE EASTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 71.00 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE SOUTH 08°-21'-15" WEST ALONG THE EASTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 1478.66 FEET TO THE SOUTHEAST CORNER THEREOF; RUN THENCE NORTH 81°-39'-03" WEST ALONG THE SOUTHERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 950.00 FEET TO THE SOUTHWEST CORNER THEREOF; RUN THENCE NORTH 08°-21'-15" EAST ALONG THE WESTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 1478.89 FEET TO A POINT THAT LIES 71.00 FEET (AS MEASURED AT RIGHT ANGLES) SOUTH OF THE

AFOREREMENTIONED SOUTHERLY LINE OF LANDS NOW OR FORMERLY OF I.T.T. RAYONIER INCORPORATED; RUN THENCE SOUTH 81°-38'-13" EAST, PARALLEL TO LAST MENTIONED SOUTHERLY LINE, A DISTANCE OF 950.00 FEET TO THE POINT OF BEGINNING.

Exhibit A - cont'd.

Parcel 5

BK 0812 PG 1585
OFFICIAL RECORDS

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT A RAILROAD SPIKE FOUND AT THE CENTERLINE OF RIGHT-OF-WAY INTERSECTION OF STATE ROAD NO. 200-A (A 100-FOOT RIGHT-OF-WAY BY DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS FOR SECTION 74600-2150 (7460-175)) AND STATE ROAD NO. 200 / A1A (RIGHT-OF-WAY VARIES AS SHOWN ON DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS FOR SECTION 74060-2503) AND RUN SOUTH $72^{\circ}46'59''$ EAST ALONG LAST MENTIONED CENTERLINE, A DISTANCE OF 97.48 FEET TO A POINT; RUN THENCE SOUTH $17^{\circ}13'01''$ WEST PERPENDICULAR TO LAST MENTIONED CENTERLINE, A DISTANCE OF 92.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO 200 / A1A, SAID POINT BEING THE EASTERNMOST END OF A MITER IN THE EASTERLY RIGHT-OF-WAY LINE OF LOFTON BOULEVARD ACCORDING TO DEED RECORDED IN BOOK 766, PAGE 775 OF THE OFFICIAL RECORDS OF SAID COUNTY; RUN THENCE SOUTH $62^{\circ}13'01''$ WEST ALONG LAST MENTIONED MITER IN SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 50.00 FEET TO A POINT; RUN THENCE SOUTH $17^{\circ}13'01''$ WEST CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 232.64 FEET TO THE SOUTHEAST CORNER THEREOF; RUN THENCE NORTH $72^{\circ}46'59''$ WEST ALONG THE SOUTHERLY END OF LOFTON BOULEVARD, A DISTANCE OF 30.00 FEET TO A POINT ON A CURVE; RUN THENCE IN A SOUTHERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE EAST AND HAVING A RADIUS OF 105.00 FEET, A CHORD DISTANCE OF 116.71 FEET TO A POINT OF REVERSE CURVATURE, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH $16^{\circ}32'50''$ EAST; RUN THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 105.00 FEET, A CHORD DISTANCE OF 88.60 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH $25^{\circ}21'18''$ EAST, SAID POINT LYING 30-FEET (AS MEASURED AT RIGHT ANGLES) WEST OF LANDS NOW OR FORMERLY OF RAYLAND COMPANY, INC. ACCORDING TO DEED RECORDED IN BOOK 407, PAGE 482 OF THE OFFICIAL RECORDS OF SAID COUNTY; RUN THENCE SOUTH $00^{\circ}23'55''$ EAST ALONG A LINE PARALLEL TO THE WESTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 1133.47 FEET TO A POINT; RUN THENCE SOUTH $81^{\circ}37'50''$ EAST, A DISTANCE OF 716.88 FEET TO A POINT; RUN THENCE NORTH $08^{\circ}22'10''$ EAST, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED RUN SOUTH $81^{\circ}37'50''$ EAST, A DISTANCE OF 185.00 FEET TO A POINT; RUN THENCE SOUTH $08^{\circ}22'10''$ WEST, A DISTANCE OF 605.17 FEET TO A POINT; RUN THENCE SOUTH $35^{\circ}52'01''$ WEST, A DISTANCE OF 197.09 FEET TO A POINT; RUN THENCE NORTH $81^{\circ}37'50''$ WEST, A DISTANCE OF 94.00 FEET TO A POINT; RUN THENCE NORTH $08^{\circ}22'10''$ EAST, A DISTANCE OF 780.00 FEET TO THE POINT OF BEGINNING.

EXHIBIT "B"

Nassau County Easement Parcels

BK 0812 PG 1586
OFFICIAL RECORDS

Official Records Book 695, Page 1503
Official Records Book 559, Page 923
Official Records Book 550, Page 514
Official Records Book 809, Page 1445
Official Records Book 809, Page 1455
Official Records Book 811, Page 423
Official Records Book 695, Page 1491
Official Records Book 695, Page 1508
Official Records Book 668, Page 1938
Official Records Book 652, Page 884
Official Records Book 559, Page 923
Official Records Book 559, Page 918
Official Records Book 556, Page 1260
Official Records Book 555, Page 1212
Official Records Book 555, Page 1209
Official Records Book 556, Page 1264
Official Records Book 550, Page 524
Official Records Book 550, Page 513
Official Records Book 550, Page 521
Official Records Book 550, Page 518
Official Records Book 545, Page 51
Official Records Book 545, Page 76
Official Records Book 537, Page 1157
Official Records Book 545, Page 65
Official Records Book 545, Page 58

REC'D
NOV 7 11 31 AM '05

38-2N-27-1270-000H-0000
38-2N-27-1270-000I-0000

Tax ID Numbers

WARRANTY DEED

THIS WARRANTY DEED made as of the 3rd day of May, 1989, by YULEE UTILITIES, INC., a dissolved Florida corporation winding up and liquidating its business and affairs, whose address is 644 Cesery Boulevard, Suite 108, Jacksonville, Florida 32211, hereinafter called the grantor, to JACKSONVILLE SUBURBAN UTILITIES CORPORATION, a Florida corporation, whose address is 644 Cesery Boulevard, Suite 108, Jacksonville, Florida 32211, hereinafter called the grantee:

WITNESSETH: That the grantor, for and in consideration of the sum of ten dollars (\$10.00) and other valuable considerations, the receipt and sufficiency whereof are hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Nassau County, Florida, viz:

See attached Exhibits A and B which are incorporated herein by specific reference.

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 lands conveyed hereby are free from liens and encumbrances; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the grantor has caused this warranty deed to be executed in its name as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

YULEE UTILITIES, INC.

Ann C. Leibenguth
Print ANN C. LEIBENGUTH
Elliott D. Schwartz
Print ELLIOTT D. SCHWARTZ

By: *William C. Linnam*
William C. Linnam
Its PRESIDENT

Address: 644 Cesery Boulevard
Jacksonville, FL 32211

Attest:

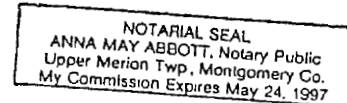
By: *James J. Kilsdonk*
JAMES J. KILSDONK
Its SECRETARY

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY

The foregoing instrument was acknowledged before me this 17th
day of June, 1993, by William C. Linn, as
President of YULEE UTILITIES, INC., on behalf of
the corporation. He is personally known to me or has produced
(personally known) as identification and did not take an oath.

Anna May Abbott
NOTARY PUBLIC, Commonwealth of
Pennsylvania
Print Anna May Abbott

My Commission Expires:
Commission No.:



A PARCEL OF LAND LYING WITH AND BEING A PART OF SECT. 38, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT A POINT WHERE THE WESTERLY LINE OF SAID SECTION 38 IS INTERSECTED BY THE SOUTHERLY RIGHT OF WAY BEING OF STATE ROAD #200, ALSO KNOWN AS STATE ROAD A1A, (AS NOW ESTABLISHED); THENCE RUN SOUTH 84 DEGREES 54 MINUTES 00 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE 1266.07 FEET; THENCE SOUTH 84 DEGREES 55 MINUTES 30 SECONDS EAST, ALONG SAID RIGHT OF WAY, A DISTANCE OF 533.55 FEET; THENCE SOUTH 73 DEGREES 30 MINUTES 55 SECONDS EAST, ALONG SAID RIGHT OF WAY, A DISTANCE OF 101.98 FEET; THENCE SOUTH 84 DEGREES 55 MINUTES 30 SECONDS EAST, ALONG SAID RIGHT OF WAY, A DISTANCE OF 50.00 FEET; THENCE NORTH 83 DEGREES 45 MINUTES 55 SECONDS EAST, ALONG SAID RIGHT OF WAY, A DISTANCE OF 101.98 FEET; THENCE SOUTH 84 DEGREES 55 MINUTES 30 SECONDS EAST, ALONG SAID RIGHT OF WAY, A DISTANCE OF 518.10 FEET TO THE CENTER LINE OF A 60' BASEMENT FOR INGRESS AND EGRESS, SAID BASEMENT BEING MEASURED 30' EITHER SIDE OF AND AT RIGHT ANGLES TO THE FOLLOWING DESCRIBED 11 COURSES: (1) FROM THE POINT OF BEGINNING THENCE SOUTH 05 DEGREES 04 MINUTES 30 SECONDS WEST, A DISTANCE OF 24.91 FEET; (2) THENCE SOUTH 00 DEGREES 04 MINUTES 30 SECONDS WEST, A DISTANCE OF 124.00 FEET, TO THE PC OF A CURVE CONCAVE TO THE EASTERLY HAVING A RADIUS OF 108.64 FEET AND A DELTA ANGLE OF 45 DEGREES 00 MINUTES 00 SECONDS, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 22 DEGREES 25 MINUTES 30 SECONDS EAST, 83.15 FEET; (3) THENCE SOUTH EASTERLY ALONG AND AROUND SAID CURVE AND ARC DISTANCE OF 85.33 FEET TO ITS POINT OF TANGENCY; (4) THENCE SOUTH 44 DEGREES 55 MINUTES 30 SECONDS EAST, A DISTANCE OF 4.70 FEET, TO THE PC OF A CURVE CONCAVE TO THE WESTERLY HAVING A RADIUS OF 108.64 FEET, AND A DELTA ANGLE OF 45 DEGREES 00 MINUTES 00 SECONDS, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 22 DEGREES 25 MINUTES 30 SECONDS EAST, 83.15 FEET; (5) THENCE SOUTHERLY, ALONG AND AROUND SAID CURVE AND ARC DISTANCE OF 85.33 FEET TO ITS POINT OF TANGENCY; (6) THENCE SOUTH 00 DEGREES 04 MINUTES 30 SECONDS WEST, A DISTANCE OF 115.00 FEET; (7) THENCE NORTH 84 DEGREES 55 MINUTES 30 SECONDS WEST, A DISTANCE OF 425.00 FEET TO THE PC OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 80.00 FEET AND A DELTA ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 50 DEGREES 04 MINUTES 30 SECONDS WEST, 113.14 FEET; (8) THENCE SOUTHWESTERLY, ALONG AND AROUND SAID CURVE, AN ARC DISTANCE OF 125.00 FEET, TO ITS POINT OF TANGENCY; (9) THENCE SOUTH 05 DEGREES 04 MINUTES 30 SECONDS WEST, A DISTANCE OF 223.65 FEET, TO THE PC OF A CURVE CONCAVE TO THE WESTERLY AND HAVING A RADIUS OF 80.00 FEET AND A DELTA ANGLE OF 28 DEGREES 12 MINUTES 00 SECONDS, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 09 DEGREES 01 MINUTES 35 SECONDS, 138.98 FEET; (10) THENCE SOUTHERLY ALONG AND AROUND SAID CURVE AN ARC DISTANCE OF 39.38 FEET, TO ITS POINT OF TANGENCY; (11) THENCE SOUTH 23 DEGREES 07 MINUTES 40 SECONDS EAST, A DISTANCE OF 1072.61 FEET TO THE TERMINUS OF SAID 60.00 FOOT BASEMENT; THENCE RUN SOUTH 66 DEGREES 52 MINUTES 20 SECONDS WEST, A DISTANCE OF 30.0 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWEST AND HAVING A RADIUS OF 25.0 FEET; THENCE RUN NORTHWESTERLY 39.27 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS WITH A CHORD BEARING OF NORTH 66 DEGREES 07 MINUTES 40 SECONDS WEST, A DISTANCE OF 35.35 FEET; THENCE RUN SOUTH 66 DEGREES 52 MINUTES 20 SECONDS WEST, A DISTANCE OF 85.00 FEET; THENCE RUN SOUTH 23 DEGREES 07 MINUTES 40 SECONDS EAST, A DISTANCE OF 582.35 FEET; THENCE RUN NORTH 66 DEGREES 52 MINUTES 20 SECONDS EAST, A DISTANCE OF 390.00 FEET; THENCE RUN NORTH 23 DEGREES 07 MINUTES 40 SECONDS WEST, A DISTANCE OF 557.36 FEET; THENCE RUN SOUTH 66 DEGREES 52 MINUTES 20 SECONDS WEST, A DISTANCE OF 350.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.05 ACRES, MORE OR LESS.

A PARCEL OF LAND LYING WITHIN AND BEING A PART OF SECTION 38, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT A POINT WHERE THE WESTERLY LINE OF SAID SECTION 38 IS INTERSECTED BY THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD #200, ALSO KNOWN AS STATE ROAD 11A, (AS NOW ESTABLISHED); THENCE RUN SOUTH 84 DEGREES 54 MINUTES 00 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE 1266.67 FEET; THENCE SOUTH 84 DEGREES 55 MINUTES 30 SECONDS EAST, ALONG SAID RIGHT OF WAY, A DISTANCE OF 210.00 FEET TO A POINT; THENCE SOUTH 05 DEGREES 06 MINUTES 00 SECONDS WEST, A DISTANCE OF 343.43 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THENCE CONTINUE SOUTH 05 DEGREES 06 MINUTES 00 SECONDS WEST, A DISTANCE OF 200.00 FEET; THENCE RUN SOUTH 84 DEGREES 54 MINUTES 00 SECONDS EAST, A DISTANCE OF 164.57 FEET; THENCE RUN SOUTH 05 DEGREES 06 MINUTES 00 SECONDS WEST, A DISTANCE OF 105.39 FEET; THENCE RUN SOUTH 84 DEGREES 54 MINUTES 00 SECONDS EAST, A DISTANCE OF 30.00 FEET; THENCE RUN NORTH 05 DEGREES 06 MINUTES 00 SECONDS EAST, A DISTANCE OF 105.39 FEET; THENCE RUN SOUTH 84 DEGREES 54 MINUTES 00 SECONDS EAST, A DISTANCE OF 105.44 FEET; THENCE RUN NORTH 05 DEGREES 06 MINUTES 00 SECONDS EAST, A DISTANCE OF 200.00 FEET; THENCE RUN NORTH 84 DEGREES 54 MINUTES 00 SECONDS WEST, A DISTANCE OF 300.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING 1.45 ACRES, MORE OR LESS.

LEGAL DESCRIPTION: A 60.0 FOOT EASEMENT TO WATER PLANT

A PARCEL OF LAND LYING WITHIN AND BEING A PART OF SECTION 38, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT A POINT WHERE THE WESTERLY LINE OF SAID SECTION 38 IS INTERSECTED BY THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NUMBER 200, ALSO KNOWN AS STATE ROAD A-1-A, (AS NOW ESTABLISHED); THENCE RUN SOUTH 84 DEGREES 54 MINUTES 00 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 866.97 FEET TO THE POINT OF BEGINNING OF THE CENTER LINE OF A 60.0 FOOT EASEMENT FOR INGRESS AND EGRESS, SAID EASEMENT BEING MEASURED 30.0 FOOT EITHER SIDE OF AND AT RIGHT ANGLES TO THE FOLLOWING DESCRIBED 7 COURSES: (1) FROM THE POINT OF BEGINNING THENCE SOUTH 05 DEGREES 06 MINUTES 00 SECONDS WEST, A DISTANCE OF 94.06 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 29 DEGREES 51 MINUTES 54 SECONDS, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND A CHORD DISTANCE OF SOUTH 20 DEGREES 01 MINUTES 57 SECONDS WEST, 154.61 FEET; (2) THENCE SOUTHWESTERLY ALONG AND AROUND SAID CURVE AN ARC DISTANCE OF 156.37 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 331.93 FEET AND A CENTRAL ANGLE OF 29 DEGREES 52 MINUTES 17 SECONDS, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND A CHORD DISTANCE OF SOUTH 20 DEGREES 01 MINUTES 57 SECONDS WEST, 171.10 FEET; (3) THENCE SOUTHWESTERLY ALONG AND AROUND SAID CURVE AN ARC DISTANCE OF 173.05 FEET; (4) THENCE SOUTH 05 DEGREES 06 MINUTES 00 SECONDS WEST, A DISTANCE OF 126.00 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 28 DEGREES 13 MINUTES 40 SECONDS, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND A CHORD DISTANCE OF SOUTH 09 DEGREES 00 MINUTES 50 SECONDS EAST, 48.77 FEET; (5) THENCE SOUTHEASTERLY ALONG AND AROUND SAID CURVE AN ARC DISTANCE OF 49.27 FEET; (6) THENCE SOUTH 23 DEGREES 07 MINUTES 40 SECONDS EAST A DISTANCE OF 109.86 FEET; (7) THENCE SOUTH 84 DEGREES 54 MINUTES 00 SECONDS EAST A DISTANCE OF 824.34 FEET TO THE TERMINATION OF SAID 60.0 FOOT EASEMENT.