

## AMERICAN BEACH WATER AND SEWER DISTRICT BOUNDARY

Commencing at the Northwestern corner of the *Plat of Section Two of American Beach* as recorded in Plat Book 3, Page 6 of the Official Records of Nassau County, Florida, said corner being the POINT OF BEGINNING for this description;

THENCE in an Easterly direction along the Northerly boundary of said Plat, 982 Feet more or less, to the Northwestern corner of the Plat of *The American Beach* as recorded in the Official Records of Nassau County, Florida;

THENCE in an Easterly direction along the Northerly boundary of said *The American Beach* plat, 725 Feet more or less, to the Northeasterly corner of Block 1, of the aforesaid Plat;

THENCE in a Southerly direction along the Easterly boundary of Block 1 and Block 2, of aforesaid Plat, 840 Feet more or less, to the Southeasterly corner of said Block 2;

THENCE in a Southwesterly direction, 52 Feet more or less, to the Northeasterly corner of Lot 1, Block 1, of the Plat of *Unit One of American Beach – Section Three* as recorded in Plat Book 3, Page 19 the Official Records of Nassau County, Florida;

THENCE in a Southerly direction along the Easterly boundary of said Block 1, also being the approximate mean high-water line of the Atlantic Ocean, 1615 Feet more or less, to the Southeasterly corner of Lot 29, of Block 1 of the aforesaid plat of *Unit One of American Beach – Section Three*, and also being a point on the Northerly boundary of that Parcel conveyed to Amelia Island Plantation Community Association by that Warranty Deed recorded in the OR Book 473, Page 48, Official Records of Nassau County, Florida;

THENCE in an Easterly direction along said Northerly boundary, 110 Feet more or less to the mean high-water line of the Atlantic Ocean;

THENCE in a Southerly direction along said mean high-water line, 200 Feet more or less, to a point on the Southerly boundary of said Parcel:

THENCE in a Westerly direction along said Southerly boundary, 1037 Feet more or less, to the Southwesterly corner of said Parcel;

THENCE in a Northerly direction along the Westerly Boundary of said Parcel, 200 Feet more or less to the Northwestern corner of said Parcel;

THENCE in an Easterly direction along the Northerly boundary of said Parcel, 47 Feet more or less to the Southwesterly corner of that Parcel conveyed to The Board of County Commissioners of Nassau County, Florida, in the Warranty Deed recorded in OR Book 526, Page 35 of the Official Records of Nassau County, Florida;

THENCE in a Northerly direction along the Westerly boundary of said Parcel, 102 Feet more or less, to the Northwestern corner of said Parcel, said corner lying on the Southerly right-of-way line of Burney Road as it is now established;

THENCE leaving said Southerly right-of-way line in a Northeasterly direction, 169 Feet more or less, to a point on the Northerly right-of-way of said Burney Road, said point also being the Southwesterly corner of that Parcel conveyed to the United States of America in the Special

Warranty Donation Deed as recorded in OR Book 1532, Page 1026, of the Official Records of Nassau County, Florida;

THENCE in a Northerly direction along the courses of the Westerly boundary of said Parcel, 1287 Feet more or less, to a point on the Southerly boundary of the Plat of *Unit Two of American Beach – Section Three* as recorded in Plat Book 4, Page 1, of the Official Records of Nassau County, Florida;

THENCE in a Westerly direction along the courses of said Southerly boundary, 2255 Feet more or less to the Northeasterly corner of that Parcel conveyed to Board of County Commissioners of Nassau County, Florida, in that Quit Claim Deed recorded as OR Book 1457, Page 1955, Official Records of Nassau County, Florida;

THENCE in a Southerly direction along the Easterly boundary of the aforesaid Parcel, and the Easterly boundary of that Parcel conveyed to Harrison Park Suites, LLC, by that Special Warranty Deed recorded in OR Book 2342, Page 574, of the Official Records of Nassau County, Florida, 300 Feet more or less to the Southeasterly corner of said Parcel;

THENCE in a Westerly direction along the Southerly boundary of said Harrison Park Suites' Parcel, 283 Feet more or less, to a point on the Easterly right-of-way line of State Road A1A, a 200-foot right-of-way as it is now established;

THENCE in a Northerly direction along the said Easterly right-of-way line of State Road A1A, 970 Feet more or less, to the Southerly right-of-way line of Julia Street, a 60-foot right-of-way as it is now established;

THENCE in a Easterly direction along the courses of the said Southerly right-of-way line of Julia Street, 1376 Feet more or less to a point which is the Southerly extension of the Westerly boundary of that Parcel conveyed to Eliphus Jerome Way in that Corrective Quit Claim Deed recorded in OR Book 1535. Page 611 of the Official Records of Nassau County Florida;

THENCE leaving said Southerly right-of-way line of Julia Street, in a Northerly direction along the extension of the aforesaid Westerly boundary, and then along the said Westerly boundary of the Eliphus Jerome Way Parcel, and the Westerly boundary of the Parcel conveyed to John and Kimberly Clemons in that Warranty Deed recorded in OR Book 2188, Page 781, together with the Westerly boundary of the Parcel conveyed to Robert A. Rowell in that Warranty Deed recorded as OR Book 1940, Page 330, all located in the Official Records of Nassau County, Florida, 259 Feet more or less, to the Northwesterly corner of the aforesaid Robert A Rowell Parcel;

THENCE in an Easterly direction along the Northerly boundary of the aforesaid Robert A. Rowell Parcel, 100 Feet more or less to a point on the Westerly right-of-way line of Mary Avenue, a 48-foot right-of-way as it is now established;

THENCE in a Northerly direction along aforesaid Westerly right-of-way line, 252 Feet more or less to the Northwesterly corner of the *Plat of Section Two of American Beach* as recorded in Plat book 3, Page 6 of the Official Records of Nassau County, Florida and the POINT OF BEGINNING for this description.

TOGETHER WITH:

That Parcel conveyed to Southern States Utilities, Inc. in that Special Warranty recorded in OR Book 506, Page 391 of the Official Records of Nassau County, Florida.

AND that Parcel conveyed to the Florida Public Utilities Company in that Quit Claim Deed recorded in OR Book 1839, Page 1508 of the Official Records of Nassau County, Florida.

AND that Parcel conveyed to the Florida Public Utilities Company in that Quit Claim Deed recorded in OR Book 189, Page 340 of the Official Records of Nassau County,