

AMELIA LEGAL DESCRIPTION

AMELIA RESORT CONDOMINIUM

BUILDINGS 27 THRU 30 LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 23, TOWNSHIP 24 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 24 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA RUN $00^{\circ}12'12''$ E, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 23, A DISTANCE OF 1298.55 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF INTERNATIONAL DRIVE EXTENSION AS RECORDED IN OFFICIAL RECORDS BOOK 4010, PAGE 673, ORANGE COUNTY, FLORIDA; THENCE DEPARTING SAID EAST LINE RUN $57^{\circ}58'57''$ W, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1198.54 FEET; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE RUN $03^{\circ}01'58''$ E, A DISTANCE OF 136.70 FEET FOR A POINT OF BEGINNING, SAID POINT ALSO BEING A POINT ON A CURVE, CONCAVE SOUTHWESTERLY, HAVING A CENTRAL ANGLE OF $15^{\circ}08'14''$ AND A RADIUS OF 169.50 FEET; THENCE FROM A TANGENT BEARING OF $56^{\circ}56'35''$ E, RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 44.78 FEET TO THE POINT OF TANGENCY; THENCE $54^{\circ}48'21''$ E, A DISTANCE OF 168.98 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A CENTRAL ANGLE OF $18^{\circ}22'57''$ AND A RADIUS OF 300.00 FEET; THENCE FROM A TANGENT BEARING OF $35^{\circ}11'39''$ W, RUN SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 96.25 FEET; THENCE DEPARTING SAID CURVE RUN $73^{\circ}11'18''$ W, A DISTANCE OF 60.72 FEET; THENCE $89^{\circ}50'32''$ W, A DISTANCE OF 270.68 FEET; THENCE $71^{\circ}59'14''$ W, A DISTANCE OF 152.14 FEET; THENCE $00^{\circ}07'46''$ E, A DISTANCE OF 157.73 FEET; THENCE $89^{\circ}52'14''$ W, A DISTANCE OF 147.77 FEET; THENCE $00^{\circ}07'46''$ W, A DISTANCE OF 203.61 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A CENTRAL ANGLE OF $72^{\circ}06'43''$ AND A RADIUS OF 94.50 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 118.94 FEET TO THE POINT OF TANGENCY; THENCE $71^{\circ}58'57''$ E, A DISTANCE OF 325.89 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY, HAVING A CENTRAL ANGLE OF $38^{\circ}04'28''$ AND A RADIUS OF 169.50 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 112.64 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.87 ACRES MORE OR LESS.

BPD7\LEGAL\TOTAL PARCEL.DOC
8/15/06 SVB