

29

Return: Joyce Bradley *

ORDINANCE 96-02

CONSOLIDATED PLANNED UNIT DEVELOPMENT
ZONING FOR AMELIA ISLAND PLANTATION

AN ORDINANCE AMENDING ORDINANCE 85-2 WHICH CREATED THE AMELIA ISLAND PLANTATION PUD AS AMENDED BY ORDINANCE 88-32 PROVIDING FURTHER SPECIFIED AMENDMENTS; CONSOLIDATING ALL AMENDMENTS; PROVIDING AN EFFECTIVE DATE;

WHEREAS, on the 28th Day of September, 1983, the Board of County Commissioners did approve Ordinance 85-2 which created the Amelia Island Plantation PUD; and

WHEREAS, on the 20th Day of September, 1988, the Board of County Commissioners did approve Ordinance 88-32 amending Ordinance 85-2; and

WHEREAS, the Developer of Amelia Island Plantation PUD has requested that the Land Use Plan, contained in said Ordinance, and for the property as described in Exhibit "A", be further amended by Application dated October 5, 1995; and

WHEREAS, the Planning Commission of Nassau County has considered said application and held public hearing on same after due notice, and made its findings and recommendations thereon; and

WHEREAS, the Developer has provided the County Commission with information indicating that there is existing infrastructure in place in Tract 14 and 14(a) for the uses contemplated in Ordinance 85-2; and

WHEREAS, the County Commission of Nassau County has considered the findings and recommendations of the Planning Commission and held its own Public Hearing on the application after due notice and also considered the Comprehensive Land Use Plan, and finds that the amendment is suitable in location and character for the purposes

REC 239.50

FILE 200513570 OR BOOK 01310 PGS 0470-0497 RECORDED 04/18/2005 09:05:06 NASSAU COUNTY, JOHN A. CRAWFORD, CLERK

proposed.

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Nassau County that the application for the amendment for the Planned Unit Development known as "AMELIA ISLAND PLANTATION" is hereby approved and the land use shall be as set forth below. All other provisions of Ordinance 85-2 and Ordinance 88-32 remain in full force and effect and are consolidated herewith as follows:

A. For Ordinance 85-2:

Section I - The Planned Unit Development concept shall be as indicated on the land use plan prepared by Nichols, Carter, Say, Grant, Architects, Inc. and is attached hereto as Exhibit "B" and is made a part hereof. Said preliminary development plan is approved subject to the stipulations contained in Exhibit "C" attachments hereto and are made a part hereof.

Section II - The preliminary development plan is approved as indicated on the land use plan attached to Exhibit "B" as Addendum Number 1.

Section III - This Ordinance shall take effect upon adoption by the Board of County Commissioners and filing in the Secretary of State's Office.

B. For Ordinance 88-32:

1. To permit six (6) stories over parking on Tract Number 2.

2. To include a chapel/church and related community facilities on Tract 14a.

3. To permit the sale of intoxicating and alcoholic

beverages for on and off premises consumption in Tract Numbers 14 and 14a.

C. For the following specific amendments:


1. To revise the Preliminary Development Plan (Exhibit "B") attached as Exhibit "D".

2. To rezone the parcels listed in Exhibit "E" from CI to PUD.

3. Tract 16 is expanded to encompass the Beach Club, Amelia Inn, Conference Center, and The Inn Rooms At Amelia Island, a 24 unit condominium. The developer shall have the option of retaining the Inn Rooms or redeveloping that facility as part of a hotel and expansion of the conference facilities. If the Inn Rooms are retained as an independently owned condominium, then they are deemed to conform in all aspects to the requirements of this zoning classification and may be repaired or replaced as necessary to maintain the current use and condition.

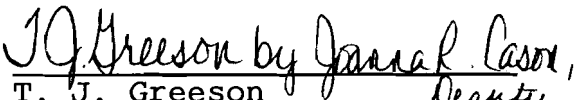
PASSED AND ADOPTED this 8th Day of January
1996 by the Board of County Commissioners.

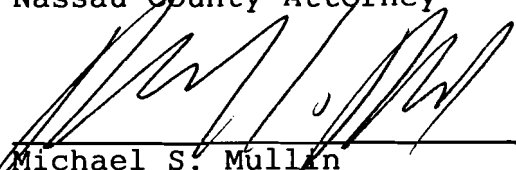
BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA

By: 
Jim B. Higginbotham
Its Chairman

ATTEST:

Approved as to form by the
Nassau County Attorney


T. J. Greeson
Its Ex-Officio Clerk


Michael S. Mullen
Deputy Clerk

TRACTS # 1 THRU #10

bassett

October 8, 1983 (Revised December 22, 1983)

Work Order No. 9-83-74

Description for Nichols, Carter, Seay and Grant, Architects, Inc.

OCEANFRONT TRACT

A part of Sections 18, 20 and 22, Township 2 North, Range 28 East, Nassau County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Northeasterly corner of Tract 10, Beach Wood Village Unit Two, as recorded in Plat Book 4, Pages 35 and 36 of the public records of said county; thence North $85^{\circ} 02' 29''$ East a distance of 200 feet, more or less to the Easterly edge of the waters of a lake lying Easterly of said Beach Wood Village Unit Two and Beach Wood Village Unit One, as recorded in Plat Book 4, Pages 25 thru 27 of said current public records, and the Point of Beginning.

From the Point of Beginning thus described, thence North $85^{\circ} 02' 29''$ East a distance of 295 feet, more or less to its intersection with the line dividing said Sections 18 and 20; thence North $86^{\circ} 52' 15''$ East a distance of 491.56 feet to a point on the coastal construction setback line as shown on State of Florida, Department of Natural Resources Map, Nassau County, Florida dated April, 1981; thence Southerly, along said coastal construction setback line, the following five courses: South $02^{\circ} 42' 39''$ East a distance of 188.82 feet; South $03^{\circ} 51' 36''$ East a distance of 1023.38 feet; South $03^{\circ} 14' 39''$ East a distance of 941.54 feet; South $03^{\circ} 29' 07''$ East a distance of 1027.09 feet and South $03^{\circ} 56' 45''$ East a distance of 769.23 feet; thence South $83^{\circ} 26' 04''$ West, departing from said coastal construction setback line, a distance of 326.80 feet to a point on a curve, said point being on the Easterly right of way line of Beach Wood Road, as now established as a 60 foot right of way, as shown on the plat of Beach Wood Village Unit One as recorded in Plat Book 4, Pages 25 thru 27 of said public records; thence Northerly, along the arc of said curve being concave Westerly, having a radius of 530.00 feet, a chord bearing of North $15^{\circ} 50' 35''$ West and a chord distance of 47.82 feet to the

TRACT #12 LINKSIDE "B"
LINKSIDE "A"
COURTSIDE

Bassett Surveying, Planning & Land Planners
215 Century 21 Drive
Jacksonville, Florida 32216
Phone (904) 724-9433

bassett

October 6, 1983 (Revised November 28, 1983)

Work Order Number 9-83-74

Description for Nicols, Carter, Seay and Grant, Architects, Inc.

GOLF AND TENNIS VILLAS (REVISED)

A part of Sections 20 and 22, Township 2 North, Range 28 East, Nassau County, Florida together with Lot 1, as shown on the plat of Beach Wood Village Unit One, as recorded in Plat Book 4, Pages 25 thru 27 of the public records of said county, being more particularly described as follows: (Subject to field survey).

Commence at the intersection of the Northeasterly Right of Way line of State Road No. 105 (AIA), as now established as a 200 foot right of way, with the Northerly Right of Way line of Beach Lagoon Road, as shown on the plat of Beach Walker Village, as recorded in Plat Book 4, Pages 14 and 15 of said public records; thence North $19^{\circ} 33' 10''$ West, along said Northeasterly Right of Way line, a distance of 986.42 feet to the point of beginning; thence continue North $19^{\circ} 33' 10''$ West, along said Northerly Right of Way line, a distance of 2381.56 feet; thence North $70^{\circ} 26' 50''$ East, departing from said Northeasterly Right of Way line and along the Southerly line of Tract 1 of said Beach Wood Village Unit One, a distance of 83.00 feet; thence North $87^{\circ} 14' 34''$ East along the Southerly line of Lots 3 and 4 of said Beach Wood Village Unit One, a distance of 251.49 feet; thence North $72^{\circ} 54' 48''$ East, along the line common to Lots 1 and 2, said Beach Wood Village Unit One, a distance of 166.64 feet to a point on a curve, said point lying on the Westerly Right of Way line of Beach Wood Road, as now established as a 60 foot right of way, as shown on said plat of Beach Wood Village Unit One; thence Southeasterly, along said Westerly Right of Way line and along the arc of a curve concave Northeasterly having a radius of 330.00 feet, a chord bearing of South $41^{\circ} 28' 50''$ East and a chord distance of 135.52 feet to the point of tangency of said curve; thence South $53^{\circ} 19' 48''$ East, a distance of 169.38 feet; thence South $52^{\circ} 26' 18''$ East, a distance of 304.40 feet to a point of curve of a curve concave Southwesterly and having a radius of 187.61 feet; thence Southeasterly, along the arc of said curve, a chord bearing of South $33^{\circ} 01' 36''$ East and a chord distance of 124.71 feet to the point of tangency of said curve; thence South $13^{\circ} 36' 54''$ East, a distance of 308.16 feet to a point of curve of a curve concave Northeasterly and having a radius of 330.00 feet; thence Southeasterly, along the arc of said curve, a chord bearing of South $48^{\circ} 44' 31''$ East and a chord distance of

OCEANFRONT TRACT (continued)

point of tangency of said curve; thence North $18^{\circ} 25' 43''$ West a distance of 97.36 feet to a point of curve of a curve concave Easterly having a radius of 470.00 feet; thence Northerly, along the arc of said curve, a chord bearing of North $10^{\circ} 02' 13''$ West and a chord distance of 137.18 feet to the point of tangency of said curve; thence North $01^{\circ} 38' 43''$ West a distance of 43.43 feet to a point of curve of a curve concave Westerly having a radius of 630.00 feet; thence Northerly, along the arc of said curve, a chord bearing of North $07^{\circ} 29' 16''$ West and a chord distance of 128.26 feet to the point of tangency of said curve; thence North $13^{\circ} 19' 49''$ West a distance of 72.74 feet to a point of curve of a curve concave Easterly having a radius of 470.00 feet, thence Northerly, along the arc of said curve, a chord bearing of North $05^{\circ} 40' 46''$ West and a chord distance of 125.15 feet to the point of tangency of said curve; thence North $01^{\circ} 58' 17''$ East a distance of 33.72 feet to a point of curve of a curve concave Westerly having a radius of 530.00 feet, thence Northerly, along the arc of said curve, a chord bearing of North $03^{\circ} 25' 07''$ West and a chord distance of 99.57 feet to the point of tangency of said curve; thence North $08^{\circ} 48' 31''$ West a distance of 325.39 feet to a point of a curve concave Easterly having a radius of 270.00 feet; thence Northerly along the arc of said curve a chord bearing of North $02^{\circ} 07' 22''$ West and a chord distance of 62.87 feet to a point of reverse curve, said curve being concave Southwesterly having a radius of 208.21 feet; thence Northwesterly, along the arc of said curve, a chord bearing of North $42^{\circ} 12' 19''$ West and a chord distance of 303.40 feet to the point of tangency of said curve; thence North $88^{\circ} 58' 25''$ West a distance of 292.35 feet to a point of curve of a curve concave Southeasterly having a radius of 230.00 feet; thence Southwesterly, along the arc of said curve, a distance of 80 feet, more or less to the aforementioned Easterly edge of the waters of the lake lying Easterly of Beach Wood Village Units One and Two; thence Northerly along said Easterly edge a distance of 2700 feet, more or less to the Point of Beginning.

Containing 69 acres, more or less.

379.76 feet to a point of compound curve, said curve being concave Southerly and having a radius of 2407.07 feet; thence Easterly, along the arc of said curve, a chord bearing of South 82° 35' 48" East and a chord distance of 106.91 feet to the point of tangency of said curve; thence South 81° 19' 27" East, a distance of 94.18 feet to a point of curve concave Northerly and having a radius of 230.00 feet; thence Easterly, along the arc of said curve, a chord bearing of North 81° 34' 45" East and a chord distance of 135.23 feet to a point on said curve; thence South 07° 40' 33" West, departing from said Southerly Right of Way line of Beach Wood Road, a distance of 123.58 feet; thence South 47° 01' 50" West, a distance of 586.50 feet; thence South 36° 57' 30" West, a distance of 213.13 feet; thence South 06° 17' 28" East, a distance of 538.33 feet; thence South 65° 14' 45" West, a distance of 187.50 feet; thence North 67° 33' 10" West, a distance of 150.00 feet; thence South 70° 26' 50" West, a distance of 100.37 feet to the point of beginning.

Containing 40.76 acres, more or less.

PUD tract 14

PARCEL 3 - FUTURE VILLAGE SITE

A PART OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NUMBER 105 (A-1-A, A 200 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) WITH THE NORTHERLY RIGHT-OF-WAY LINE OF BEACH LAGOON ROAD, AS SHOWN ON THE PLAT OF BEACH WALKER VILLAGE, BEING RECORDED IN PLAT BOOK 4, PAGES 14 AND 15 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 19°33'10" WEST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NUMBER 105, A DISTANCE OF 874.95 FEET TO A POINT AT THE SOUTHWEST CORNER OF THOSE LANDS AS RECORDED IN OFFICIAL RECORDS VOLUME 171, PAGE 178 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 67°33'10" EAST, LEAVING SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG LINES OF SAID OFFICIAL RECORDS VOLUME 171, PAGE 178, A DISTANCE OF 150.00 FEET; THENCE NORTH 22°26'50" EAST, CONTINUING ALONG SAID LINES, A DISTANCE OF 150.00 FEET; THENCE NORTH 65°14'47" EAST, A DISTANCE OF 187.50 FEET; THENCE SOUTH 82°51'14" EAST, A DISTANCE OF 92.20 FEET; THENCE SOUTH 61°18'27" EAST, A DISTANCE OF 396.65 FEET; THENCE SOUTH 29°30'00" WEST, A DISTANCE OF 253.02 FEET; THENCE SOUTH 68°47'17" EAST, A DISTANCE OF 376.76 FEET; THENCE SOUTH 15°30'00" WEST, A DISTANCE OF 35.24 FEET; THENCE NORTH 61°28'54" WEST, A DISTANCE OF 139.37 FEET; THENCE SOUTH 15°30'00" WEST, A DISTANCE OF 228.16 FEET; THENCE SOUTH 04°00'00" WEST ALONG A LINE TO ITS INTERSECTION WITH AFORESAID NORTHERLY RIGHT-OF-WAY LINE OF BEACH LAGOON ROAD, A DISTANCE OF 236.96 FEET; THENCE NORTH 59°45'33" WEST, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 52.70 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHERLY, HAVING A RADIUS OF 180.00 FEET; THENCE NORTHWESTERLY, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 149.54 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 83°33'33" WEST AND A CHORD DISTANCE OF 145.28 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 72°38'27" WEST, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 29.50 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHERLY, HAVING A RADIUS OF 370.00 FEET; THENCE SOUTHWESTERLY, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 127.22 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 82°28'27" WEST AND A CHORD DISTANCE OF 126.59 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 87°39'33" WEST, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 43.96 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHERLY, HAVING A RADIUS OF 380.00 FEET; THENCE SOUTHWESTERLY, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF BEACH LAGOON ROAD AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 145.08 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 81°24'14" WEST AND A CHORD DISTANCE OF 144.20 FEET TO THE POINT OF BEGINNING.

CONTAINING 13.52 ACRES MORE OR LESS.

TRACT # 14
(COOPER)

EXHIBIT "A"

A portion of Section Twenty-Two (22), Township Two (2) North, Range Twenty-Eight (28) East, Nassau County, Florida, and being more particularly described as follows:

For a point of reference, commence at the centerline intersection of Beach Lagoon Road North (a private road), with the centerline of State Road 11A (a Two Hundred (200) foot Right-of-Way, as now established); run thence North Nineteen (19) degrees, Thirty-Three (33) minutes, Ten (10) seconds West along the centerline of said State Road 11A, a distance of Nine Hundred Seventy-Five (975) feet to a point; run thence North Seventy (70) degrees, Twenty-six (26) minutes, Fifty (50) seconds East, perpendicular to the centerline of State Road 11A, a distance of One Hundred (100) feet to a point in the Easterly right-of-way line of said State Road 11A and the Point of Beginning.

From the Point of Beginning thus described, run thence North Nineteen (19) degrees, Thirty-three (33) minutes, Ten (10) seconds West along said Easterly right-of-way line, a distance of One Hundred Eleven and Forty-Seven Hundredths (111.47) feet; run thence North Seventy (70) degrees, Twenty-six (26) minutes, Fifty (50) seconds East, a distance of One Hundred and Thirty-Seven Hundredths (100.37) feet; run thence South Sixty-seven (67) degrees, Thirty-three (33) minutes, Ten (10) seconds East, a distance of One Hundred Fifty (150.0) feet; run thence South Twenty-two (22) degrees, Twenty-six (26) minutes, Fifty (50) seconds West, a distance of One Hundred Fifty (150.0) feet; run thence North Sixty-seven (67) degrees, Thirty-three (33) minutes, Ten (10) seconds West, a distance of One Hundred Fifty (150.0) feet to the POINT OF BEGINNING.

bassett

October 6, 1983

TRACT #15

Work Order Number 9-83-74

Description for Nichols, Carter, Seay and Grant, Architects, Inc.

RECEPTION AREA

A part of Section 22, Township 2 North, Range 28 East, Nassau County, Florida, being more particularly described as follows:

For a point of beginning, commence at the intersection of the Northeasterly Right of Way line of State Road No. 105 (AIA), as now established as a 200 foot right of way, with the Southerly Right of Way line of Beach Lagoon Road South, said Southerly Right of Way line being on a curve concave Southerly, having a radius of 770.0 feet; thence Easterly along the arc of said curve, a chord bearing of North $83^{\circ} 17' 44''$ East and a chord distance of 324.18 feet to the point of tangency of said curve; thence continue along said Right of Way line, South $84^{\circ} 33' 10''$ East, a distance of 88.12 feet to the point of curve of a curve concave Southwesterly and having a radius of 170.00 feet; thence Southeasterly along the arc of said curve, a chord bearing of South $69^{\circ} 18' 10''$ East and a chord distance of 89.43 feet to the point of tangency of said curve; thence continue along said Right of Way line, South $54^{\circ} 03' 10''$ East, a distance of 149.47 feet; thence South $56^{\circ} 53' 44''$ West departing from said Southerly Right of Way line, a distance of 205.70 feet; thence South $07^{\circ} 56' 53''$ East, a distance of 214.20 feet, thence South $69^{\circ} 55' 00''$ West, a distance of 305.79 feet to the Northeasterly Right of Way line of said State Road No. 105 (AIA); thence North $19^{\circ} 33' 10''$ West, along said Northeasterly Right of Way line, a distance of 551.23 feet to the point of beginning.

Containing 4.75 acres, more or less.

A PART OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE MOST SOUTHERLY CORNER OF BEACHWOOD VILLAGE UNIT ONE, AS RECORDED IN PLAT BOOK 4, PAGES 25 THROUGH 27 INCLUSIVE OF THE PUBLIC RECORDS OF SAID COUNTY, SAID POINT LYING ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF BEACHWOOD ROAD PARCEL "A" (A 60 FOOT PRIVATE ROAD AS SHOWN ON SAID PLAT), SAID POINT ALSO LYING ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF BEACH LAGOON ROAD PARCEL "A" (A 60 FOOT PRIVATE ROAD AS SHOWN ON THE PLAT OF BEACH WALKER VILLAGE, AS RECORDED IN PLAT BOOK 4, PAGES 14 AND 15 OF THE PUBLIC RECORDS OF SAID COUNTY), SAID POINT LYING ON A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 430.02 FEET; THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF BEACHWOOD ROAD AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 26.40 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 45°27'54" EAST AND A CHORD DISTANCE OF 26.40 FEET TO A POINT ON SAID CURVE; THENCE SOUTH 10°33'59" EAST, LEAVING SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 35.53 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE SOUTHWESTERLY CORNER OF THE BEACH CLUB; THENCE NORTH 79°26'01" EAST ALONG LINES OF SAID BEACH CLUB, A DISTANCE OF 204.73 FEET; THENCE NORTH 69°31'27" EAST, CONTINUING ALONG LINES OF SAID BEACH CLUB, A DISTANCE OF 100.00 FEET; THENCE SOUTH 86°10'06" EAST, CONTINUING ALONG LINES OF SAID BEACH CLUB, A DISTANCE OF 140.00 FEET; THENCE SOUTH 69°52'39" EAST ALONG SAID BEACH CLUB, A DISTANCE OF 91.87 FEET TO THE SOUTHEASTERLY CORNER OF SAID BEACH CLUB; THENCE SOUTH 15°25'34" WEST, A DISTANCE OF 222.06 FEET; THENCE SOUTH 04°18'09" WEST, A DISTANCE OF 273.96 FEET; THENCE SOUTH 24°46'04" WEST, A DISTANCE OF 199.82 FEET; THENCE SOUTH 88°56'09" WEST (AT 34.36 FEET PASSING THE MOST NORTHEASTERLY CORNER OF THE CAPTAIN'S COURT), A DISTANCE OF 134.36 FEET; THENCE SOUTH 01°03'51" EAST ALONG LINES OF SAID CAPTAIN'S COURT, A DISTANCE OF 110.31 FEET; THENCE SOUTH 78°56'09" WEST, CONTINUING ALONG LINES OF SAID CAPTAIN'S COURT, A DISTANCE 114.76 FEET TO THE SOUTHEASTERLY CORNER OF THE EXECUTIVE CONFERENCE CENTER; THENCE NORTH 11°37'27" WEST ALONG LINES OF SAID EXECUTIVE CONFERENCE CENTER, A DISTANCE OF 57.12 FEET; THENCE NORTH 08°19'15" WEST, CONTINUING ALONG SAID EXECUTIVE CONFERENCE CENTER, A DISTANCE OF 60.81 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 90.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 71.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 14°16'42" EAST AND A CHORD DISTANCE OF 69.17 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 36°52'40" EAST, A DISTANCE OF 17.90 FEET TO A POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE WESTERLY, HAVING A RADIUS OF 60.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 51.85 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 12°07'20" EAST AND A CHORD DISTANCE OF 50.25 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 12°38'01" WEST, A DISTANCE OF 14.82 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE EASTERLY, HAVING A RADIUS OF 153.00 FEET; THENCE NORTHWESTERLY, CONTINUING ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 46.46 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 03°56'04" WEST AND A CHORD DISTANCE OF 46.28 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 04°45'53" EAST, A DISTANCE OF 12.61 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE WESTERLY, HAVING A RADIUS OF 70.00 FEET; THENCE NORTHWESTERLY, CONTINUING ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 34.07 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 09°10'38" WEST AND A CHORD DISTANCE OF 33.73 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 23°07'08" WEST, CONTINUING ALONG LINES OF SAID EXECUTIVE CENTER, A DISTANCE OF 189.11 FEET; THENCE NORTH 10°33'59" WEST, CONTINUING ALONG LINES OF SAID EXECUTIVE CENTER, A DISTANCE OF 249.14 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.35 ACRES MORE OR LESS.

THERE IS ALSO GRANTED TO THE ABOVE DESCRIBED 6.35 ACRE TRACT OF LAND, A 20 FOOT WIDE NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, LYING 10 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: FOR A POINT OF REFERENCE, COMMENCE AT THE MOST SOUTHERLY CORNER OF BEACHWOOD VILLAGE UNIT ONE, AS RECORDED IN PLAT BOOK 4, PAGES 25 THROUGH 27 INCLUSIVE OF THE PUBLIC RECORDS OF SAID COUNTY, SAID POINT LYING ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF BEACHWOOD ROAD (A 60 FOOT PRIVATE ROAD, AS SHOWN ON SAID PLAT), SAID POINT ALSO LYING ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF BEACH LAGOON ROAD (A 60 FOOT PRIVATE ROAD, AS SHOWN ON THE PLAT OF BEACH WALKER VILLAGE, AS RECORDED IN PLAT BOOK 4, PAGES 14 AND 15 OF THE PUBLIC RECORDS OF SAID COUNTY), SAID POINT LYING ON A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 430.02 FEET; THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF BEACHWOOD ROAD AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 80.08 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 41°44'05" EAST AND A CHORD DISTANCE OF 79.97 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 40°29'28" EAST, LEAVING SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 80.40 FEET TO THE POINT OF TERMINATION OF SAID EASEMENT.

THE ABOVE DESCRIBED 6.35 ACRE TRACT OF LAND BEING SUBJECT TO THE INN ROOMS AT AMELIA ISLAND, A CONDOMINIUM, PARCEL "A", PARCEL "B", PARCEL "C", PARCEL "D" AND TWO 20.00 FOOT WIDE EASEMENTS, AS RECORDED IN DEED BOOK 373, PAGE 587 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY.

EASEMENT FOR INGRESS AND EGRESS TO CAPTAIN'S COURT THROUGH BEACH CLUB AND THE AMELIA INN

A 20 FOOT WIDE NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, LYING 10 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: FOR A POINT OF REFERENCE, COMMENCE AT THE MOST SOUTHERLY CORNER OF BEACHWOOD VILLAGE UNIT ONE, AS RECORDED IN PLAT BOOK 4, PAGES 25 THROUGH 27 INCLUSIVE OF THE PUBLIC RECORDS OF SAID COUNTY, SAID POINT LYING ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF BEACHWOOD ROAD (A 60 FOOT PRIVATE ROAD, AS SHOWN ON SAID PLAT), SAID POINT ALSO LYING ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF BEACH LAGOON ROAD (A 60 FOOT PRIVATE ROAD, AS SHOWN ON THE PLAT OF BEACH WALKER VILLAGE, AS RECORDED IN PLAT BOOK 4, PAGES 14 AND 15 OF THE PUBLIC RECORDS OF SAID COUNTY), SAID POINT LYING ON A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 430.02 FEET; THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF BEACHWOOD ROAD AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 80.08 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 41°44'05" EAST AND A CHORD DISTANCE OF 79.97 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 40°29'28" EAST, LEAVING SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 102.38 FEET, TO A POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE WESTERLY, HAVING A RADIUS 120.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 74.52 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 22°42'01" EAST AND A CHORD DISTANCE OF 73.33 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 04°54'34" EAST, A DISTANCE OF 6.45 FEET TO A POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE EASTERLY, HAVING A RADIUS OF 240.00 FEET; THENCE SOUTHEASTERLY, CONTINUING ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 36.75 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 09°17'46" EAST AND A CHORD DISTANCE OF 36.71 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 13°40'57" EAST, A DISTANCE OF 62.95 FEET, TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE WESTERLY, HAVING A RADIUS OF 110.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 73.91 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 05°34'06" WEST AND A CHORD DISTANCE OF 72.53 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 24°49'09" WEST, A DISTANCE OF 3.53 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE EASTERLY, HAVING A RADIUS OF 100.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 42.13 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 12°44'59" WEST AND A CHORD DISTANCE OF 41.82 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 00°40'49" WEST, A DISTANCE OF 20.22 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 100.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 41.54 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 11°13'10" EAST AND A CHORD DISTANCE OF 41.24 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 23°07'08" EAST, A DISTANCE OF 57.67 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 110.00 FEET; THENCE SOUTHEASTERLY, CONTINUING ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 53.54 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 09°10'37" EAST AND A CHORD DISTANCE OF 53.01 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 04°45'53" EAST, A DISTANCE OF 12.61 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 113.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 34.31 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 03°56'04" EAST AND A CHORD DISTANCE OF 34.18 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 12°38'10" EAST, A DISTANCE OF 14.82 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 100.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 86.41 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 12°07'20" WEST AND A CHORD DISTANCE OF 83.75 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 36°52'40" WEST, A DISTANCE OF 17.90 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 39.44 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 14°16'42" WEST AND A CHORD DISTANCE OF 38.43 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 08°19'15" EAST, A DISTANCE OF 116.08 FEET TO THE NORTHERLY LINE OF CAPTAIN'S COURT AND THE POINT OF TERMINATION OF SAID CENTERLINE.

PARCEL "C" - CONFERENCE CENTER

TRACT #16

A PART OF SECTIONS 22 AND 23, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHEASTERLY CORNER OF BEACH WALKER VILLAGE, AS RECORDED IN PLAT BOOK 4, PAGES 14 AND 15 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID POINT LYING IN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF BEACH LAGOON ROAD (A 60 FOOT PRIVATE ROAD AS SHOWN ON SAID PLAT), SAID POINT ALSO BEING THE MOST SOUTHERLY CORNER OF BEACHWOOD VILLAGE UNIT ONE, AS RECORDED IN PLAT BOOK 4, PAGES 25 THROUGH 27 OF PUBLIC RECORDS OF SAID COUNTY, AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF BEACHWOOD ROAD PARCEL "A" (A 60 FOOT PRIVATE ROAD, AS SHOWN ON SAID PLAT), SAID POINT LYING ON A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 430.02 FEET; THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF BEACHWOOD ROAD AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 26.40 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 45°27'54" EAST AND A CHORD DISTANCE OF 26.40 FEET TO A POINT ON SAID CURVE; THENCE SOUTH 10°33'59" EAST, LEAVING SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF BEACHWOOD ROAD, A DISTANCE OF 284.67 FEET; THENCE SOUTH 23°07'08" EAST, A DISTANCE OF 189.11 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE WESTERLY, HAVING A RADIUS OF 70.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 34.07 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 09°10'38" EAST AND A CHORD DISTANCE OF 33.73 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 04°45'53" WEST, A DISTANCE OF 12.61 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE EASTERLY, HAVING A RADIUS OF 153.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 46.46 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 03°56'04" EAST AND A CHORD DISTANCE OF 46.28 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 12°38'01" EAST, A DISTANCE OF 14.82 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 60.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 51.85 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 12°07'20" WEST AND A CHORD DISTANCE OF 50.25 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 36°52'40" WEST, A DISTANCE OF 17.90 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 90.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 71.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 14°16'42" WEST AND A CHORD DISTANCE OF 69.17 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 08°19'15" EAST, A DISTANCE OF 60.81 FEET; THENCE SOUTH 11°37'27" EAST, A DISTANCE OF 57.12 FEET; THENCE SOUTH 79°16'00" WEST, A DISTANCE OF 41.82 FEET TO THE NORTHEASTERLY CORNER OF LOT 60, AS SHOWN ON SAID BEACH WALKER VILLAGE; THENCE SOUTH 83°57'59" WEST ALONG THE NORTHERLY LINE OF SAID LOT 60 TO ITS INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF GREEN WINGED TEAL ROAD (A 50 FOOT PRIVATE ROAD, AS SHOWN ON SAID PLAT), A DISTANCE OF 143.59 FEET TO A POINT, SAID POINT BEING ON A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 125.00 FEET; THENCE NORTHWESTERLY ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID GREEN WINGED TEAL ROAD AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 130.29 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 57°15'22" WEST AND A CHORD DISTANCE OF 124.47 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 87°07'01" WEST, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 21.17 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF GREEN WINGED TEAL ROAD AND THE EASTERLY RIGHT-OF-WAY LINE OF BEACH WALKER ROAD (A 50 FOOT PRIVATE ROAD AS SHOWN ON SAID PLAT) AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 35.95 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 45°54'49" WEST AND A CHORD DISTANCE OF 32.93 TO THE POINT OF A REVERSE CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 275.00 FEET; THENCE NORTHWESTERLY, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF BEACH WALKER ROAD AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 112.18 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 16°24'38" WEST AND A CHORD DISTANCE OF 111.40 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 28°05'48" WEST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 206.93 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE EASTERLY, HAVING A RADIUS OF 125.00 FEET; THENCE NORTHWESTERLY, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 120.12 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 00°34'02" WEST AND A CHORD DISTANCE OF 115.55 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 26°57'44" EAST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF BEACH WALKER ROAD, A DISTANCE OF 68.63 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE WESTERLY, HAVING A RADIUS OF 125.00 FEET; THENCE NORTHEASTERLY, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 86.48 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 07°10'09" EAST AND A CHORD DISTANCE OF 84.77 FEET TO THE POINT OF A REVERSE CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF BEACH WALKER ROAD TO THE SOUTH RIGHT-OF-WAY LINE OF SAID BEACH LAGOON ROAD AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 40.15 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 33°48'25" EAST AND A CHORD DISTANCE OF 35.97 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 79°53'36" EAST, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF BEACH LAGOON ROAD, A DISTANCE OF 16.65 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 426.78 FEET; THENCE NORTHEASTERLY, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF BEACH LAGOON ROAD AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 243.34 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 63°33'31" EAST AND A CHORD DISTANCE OF 240.06 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 47°13'27" EAST, A DISTANCE OF 44.17 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.12 ACRES MORE OR LESS.

PARCEL "G" - THE BEACH CLUB

TRACT #16

A PART OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE MOST SOUTHERLY CORNER OF BEACHWOOD VILLAGE UNIT ONE, AS RECORDED IN PLAT BOOK 4, PAGES 25 THROUGH 27 INCLUSIVE OF THE PUBLIC RECORDS OF SAID COUNTY, SAID POINT LYING ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF BEACHWOOD ROAD PARCEL "A" (A 60 FOOT PRIVATE ROAD, AS SHOWN ON SAID PLAT); SAID POINT ALSO LYING ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF BEACH LAGOON ROAD PARCEL "A" (A 60 FOOT PRIVATE ROAD, AS SHOWN ON THE PLAT OF BEACH WALKER VILLAGE, AS RECORDED IN PLAT BOOK 4, PAGES 14 AND 15 OF THE PUBLIC RECORDS OF SAID COUNTY), SAID POINT LYING ON A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 430.02 FEET; THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF BEACHWOOD ROAD AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 26.40 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 45°27'54" EAST AND A CHORD DISTANCE OF 26.40 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF BEACHWOOD ROAD AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 108.11 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 36°29'25" EAST AND A CHORD DISTANCE OF 107.83 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 29°18'05" EAST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF BEACHWOOD ROAD, A DISTANCE OF 86.50 FEET; THENCE NORTH 79°37'50" EAST, LEAVING SAID EASTERLY RIGHT-OF-WAY LINE OF BEACHWOOD ROAD, A DISTANCE OF 84.42 FEET; THENCE NORTH 07°35'07" EAST, A DISTANCE OF 62.63 FEET; THENCE NORTH 83°26'04" EAST, A DISTANCE OF 379.64 FEET; THENCE SOUTH 12°28'51" EAST, A DISTANCE OF 186.70 FEET; THENCE SOUTH 40°13'15" WEST, A DISTANCE OF 136.06 FEET; THENCE NORTH 69°52'39" WEST, A DISTANCE OF 91.87 FEET; THENCE NORTH 86°10'06" WEST, A DISTANCE OF 140.00 FEET; THENCE SOUTH 69°31'27" WEST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 79°26'01" WEST, A DISTANCE OF 204.73 FEET; THENCE NORTH 10°33'59" WEST, A DISTANCE OF 35.53 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.79 ACRES MORE OR LESS.

THE ABOVE DESCRIBED 2.79 ACRE TRACT OF LAND BEING SUBJECT TO A 20 FOOT WIDE NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, LYING 10 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: FOR A POINT OF REFERENCE, COMMENCE AT THE MOST SOUTHERLY CORNER OF BEACHWOOD VILLAGE UNIT ONE, AS RECORDED IN PLAT BOOK 4, PAGES 25 THROUGH 27 INCLUSIVE OF THE PUBLIC RECORDS OF SAID COUNTY, SAID POINT LYING ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF BEACHWOOD ROAD PARCEL "A" (A 60 FOOT PRIVATE ROAD, AS SHOWN ON SAID PLAT); SAID POINT ALSO LYING ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF BEACH LAGOON ROAD PARCEL "A" (A 60 FOOT PRIVATE ROAD, AS SHOWN ON THE PLAT OF BEACH WALKER VILLAGE, AS RECORDED IN PLAT BOOK 4, PAGES 14 AND 15 OF THE PUBLIC RECORDS OF SAID COUNTY), SAID POINT LYING ON A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 430.02 FEET; THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF BEACHWOOD ROAD AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 80.08 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 41°44'05" EAST AND A CHORD DISTANCE OF 79.97 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 40°29'28" EAST, LEAVING SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 80.40 FEET TO THE POINT OF TERMINATION.

THE INN ROOMS AT AMELIA ISLAND A CONDOMINIUM

A PORTION OF SECTION 22, TOWNSHIP 2 NORTH,
RANGE 28 EAST NASSAU COUNTY, FLORIDA

PARCEL "A":

A portion of Section 22, Township 2 North, Range 28 East, Nassau County, Florida, being more particularly described as follows: COMMENCE at the most Easterly corner of Parcel "A" Beach Walker Village as recorded in Plat Book 4, Pages 14 and 15 of the Public Records of Nassau County, Florida; thence Northeasterly along the Easterly right-of-way line of Beachwood Road (Parcel "A") as shown on the Plat of Beachwood Village Unit 1 as recorded in Plat Book 4, Pages 25, 26 and 27 of the said Public Records and along the arc of a curve concave Northwesterly having a radius of 430.02 feet of arc distance of 34.53 feet, said arc being subtended by a chord bearing and distance of North 44°55'25" East 34.52 feet; thence South 10°33'59" East 35.01 feet; thence North 79°26'01" East 204.73 feet; thence North 69°31'27" East 100.00 feet; thence South 86°10'06" East 140.00 feet to the POINT OF BEGINNING; thence South 69°52'39" East 91.87 feet; thence South 15°25'34" West 222.06 feet; thence South 04°18'09" West 8.00 feet; thence South 76°46'24" West 73.74 feet; thence North 33°04'03" West 97.89 feet; thence North 38°45'49" East 63.78 feet; thence North 03°56'49" East 36.32 feet to a point hereinafter referred to as Reference Point No. 1; thence continue North 03°56'49" East 17.86 feet; thence North 32°58'07" East 100.96 feet to the POINT OF BEGINNING.

Containing 28,769 square feet more or less or 0.660 acres more or less.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS:

A portion of said Section 22, lying right of adjoining and within 5.0 feet and left of adjoining and within 5.0 feet as measured at right angles to the following described lines: BEGIN at aforesaid Reference Point No. 1; thence North 61°46'57" West 22.72 feet; thence North 70°40'20" West 39.21 feet; thence South 54°27'02" West 15.28 feet; thence South 21°59'17" West 25.61 feet; thence South 38°10'57" West 10.90 feet; thence South 57°25'08" West 11.04 feet; thence North 75°37'10" West 16.06 feet; thence South 71°34'52" West 7.50 feet to the termination of said Easement and a point hereinafter referred to as Reference Point No. 2. Said Easement being bounded on the East by a line bearing North 03°56'49" East and passing through said Reference Point No. 1, bounded on the West by a line bearing South 06°10'31" East and passing through said Reference Point No. 2. It is the intent of the above description that the side lines of each preceding and succeeding course be extended and/or shortened as necessary as to intersect and be bounded by the appropriate boundary lines.

TOGETHER WITH:

PARCEL "B":

A portion of said Section 22, Township 2 North, Range 28 East, Nassau County, Florida, being more particularly described as follows: BEGIN at aforesaid Reference Point No. 2; thence South 06°10'31" East 38.45 feet; thence South 86°46'39" West 29.97 feet; thence South 09°46'26" East 29.98 feet; thence South 81°04'34" West 29.93 feet; thence North 08°34'17" West 69.84 feet; thence North 82°21'17" East 32.06 feet; thence North 06°10'31" West 67.0 feet; thence North 17°44'14" East 44.56 feet; thence North 80°47'39" East 29.41 feet; thence South 14°33'29" West 35.42 feet; thence South 02°12'49" West 34.71 feet; thence South 06°10'31" East 34.83 feet; to the POINT OF BEGINNING.

Containing 6,502 square feet more or less or 0.149 acres more or less.

ORIGINAL RECORDS

200
570
100

THE INN ROOMS AT AMELIA ISLAND A CONDOMINIUM

A PORTION OF SECTION 22, TOWNSHIP 2 NORTH,
RANGE 28 EAST NASSAU COUNTY, FLORIDA

PARCEL "C":

A portion of Section 22, Township 2 North, Range 28 East, Nassau County, Florida, being more particularly described as follows: COMMENCE at the most easterly corner of Parcel "A", Beachwalker Village as recorded in Plat Book 4, Pages 14 and 15 of the Public Records of Nassau County, Florida; thence Northeasterly along the Southeasterly right-of-way line of Beachwood Road (Parcel "A") as shown on the Plat of Beachwood Village Unit 1, as recorded in Plat Book 4, Pages 25, 26 and 27 of the Public Records of said county, and along the arc of a curve concave Northwesterly and having a radius of 430.02 feet an arc distance of 34.53 feet, said arc being subtended by a chord bearing in distance of North 44°55'25" East 34.52 feet; thence South 10°33'59" East 35.01 feet; thence North 79°26'01" East 204.73 feet; thence North 69°31'27" East 100.00 feet; thence South 86°10'06" East 140.00 feet; thence South 69°52'39" East 91.87 feet; thence South 15°25'34" West 222.06 feet; thence South 04°18'09" West 273.96 feet; thence South 24°50'37" West 10.39 feet to the POINT OF BEGINNING; thence continue South 24°50'37" West 136.25 feet; thence North 84°35'04" West 81.97 feet to a point hereinafter referred to as Reference Point No. 3; thence continue North 84°35'04" West 14.63 feet; thence North 29°21'21" West 28.84 feet; thence North 09°28'15" East 102.55 feet; thence South 85°32'02" East 151.14 feet to the POINT OF BEGINNING.

Containing 16,664 square feet more or less or 0.383 acres more or less.

TOGETHER WITH A 20 FOOT EASEMENT FOR INGRESS AND EGRESS:

Over and across a portion of said Section 22, lying right of adjoining and within 10.0 feet and left of adjoining and within 10.0 feet as measured at right angles to the following described lines: BEGIN at aforesaid Reference Point No. 3; thence South 01°28'39" East 12.05 feet; thence North 40°45'49" West 40.84 feet; thence South 77°16'06" West 17.46 feet; thence South 50°25'39" West 31.89 feet; thence South 73°29'25" West 21.29 feet; thence North 81°14'14" West 36.51 feet to the termination of said Easement and also being a point hereinafter referred to as Reference Point No. 4, said Easement being bounded on the East by a line bearing North 84°35'04" West and passing through said POINT OF BEGINNING; bounded on the West by a line bearing South 08°45'46" West and passing through said Reference Point No. 4. It is the intent of the above description that the side lines of each preceding and succeeding course are to be extended and/or shortened as necessary to intersect and be bounded by the appropriate boundary lines.

TOGETHER WITH:

PARCEL "D":

A portion of said Section 22, Township 2 North, Range 28 East, being more particularly described as follows: BEGIN at aforesaid Reference Point No. 3; thence South 08°45'46" West 10.00 feet; thence South 46°16'34" West 41.27 feet; thence South 12°36'17" West 35.00 feet; thence South 04°25'29" East 20.67 feet; thence South 70°57'23" West 31.73 feet; thence North 08°19'14" West 30.64 feet to the Point of Curvature of a curve to the right;

*THE INN ROOMS AT AMELIA ISLAND
A CONDOMINIUM*

*A PORTION OF SECTION 22, TOWNSHIP 2 NORTH,
RANGE 28 EAST NASSAU COUNTY, FLORIDA*

PARCEL "D" CONTINUED:

thence Northeasterly along and around the arc of a curve concave Southeasterly and having a radius of 90.00 feet an arc distance of 71:00 feet, said arc being subtended by a chord bearing a distance of North 14°16'45" East, 69.17 feet; thence North 74°04'30" East 58.53 feet; thence South 08°45'46" West, 10.00 feet to the Point of Beginning.

Containing 4,102 square feet more or less or 0.094 acres more or less.



OFFICIAL RECORDS

BOOK 879 PAGE 584

THE INN ROOMS AT AMELIA ISLAND A CONDOMINIUM

A PORTION OF SECTION 22, TOWNSHIP 2 NORTH,
RANGE 28 EAST NASSAU COUNTY, FLORIDA

GENERAL NOTES :

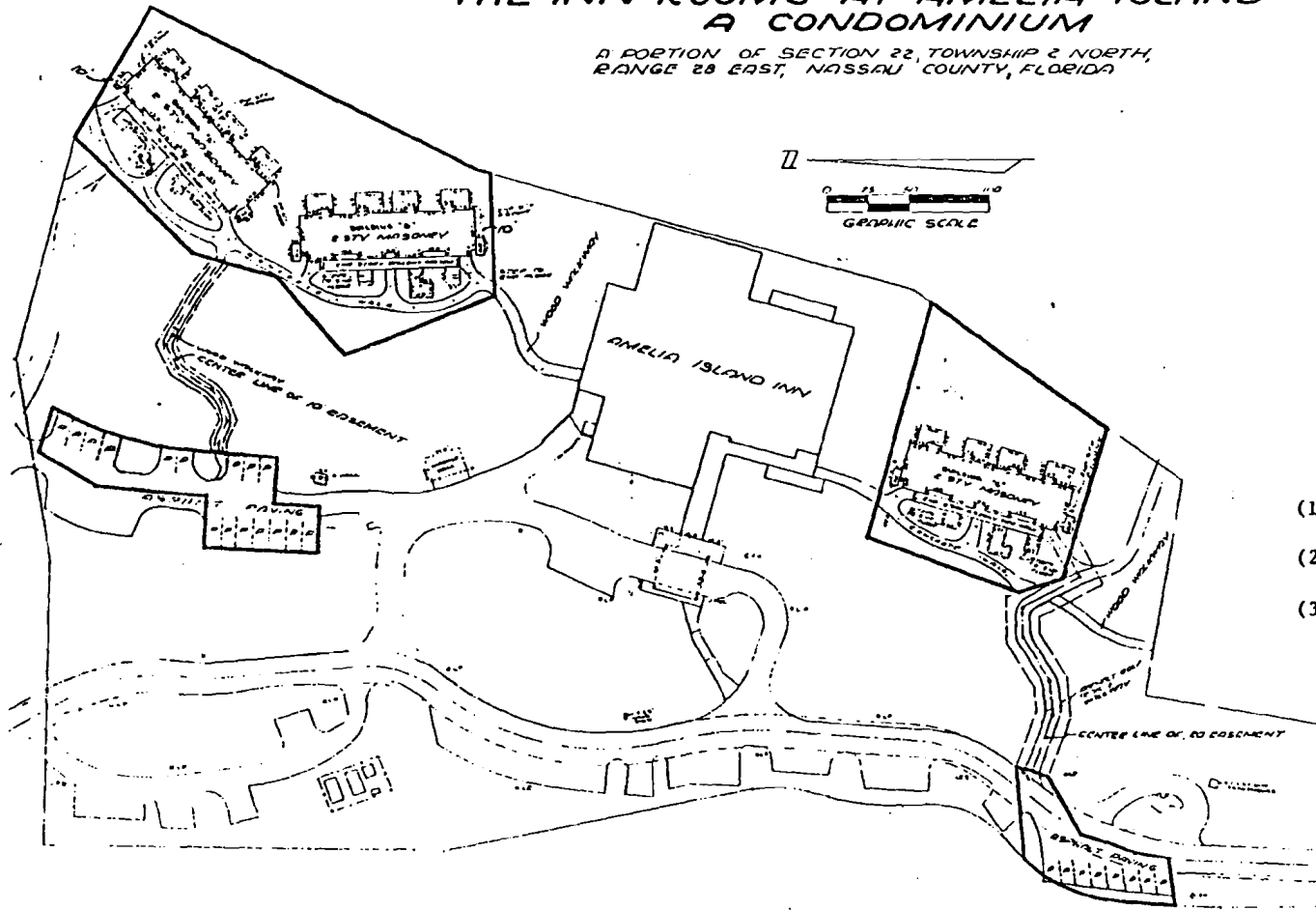
1. "A" Denotes Building
2.  Denotes Balcony or Patio.
3. P Denotes Unassigned Parking Space.
4.  Denotes walls which are common elements.
5. "125" Denotes Unit Number.
6. Elevations shown herein refer to N.G.V. Datum of 1929.

OFFICIAL RECORDS

BOOK 519 PAGE 585

THE INN ROOMS AT AMELIA ISLAND A CONDOMINIUM

A PORTION OF SECTION 22, TOWNSHIP 2 NORTH,
RANGE 28 EAST, NASSAU COUNTY, FLORIDA



NOTES

- (1) (P) Denotes parking space
- (2) All improvements shown are existing
- (3) The bold line depicts the boundary of the Condominium Parcel.

PREPARED BY:
Northeast Florida Surveyors, Inc.
2000 Corporate Square Boulevard
Jacksonville, Florida 32216

PUD tract 17

PARCEL FIVE. PARCEL D. PARCEL F, PARCEL N - RACKET PARK OR TENNIS PARCEL

PART OF SECTION 20, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NUMBER 105 (A-1-A, A 200 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) AT ITS INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF BEACH LAGOON ROAD, AS SHOWN ON PLAT OF BEACH WALKER VILLAGE, AS RECORDED IN PLAT BOOK 4, PAGES 14 AND 15 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH $19^{\circ}33'10''$ WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NUMBER 105, A DISTANCE OF 2152.26 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE, NORTH $19^{\circ}33'10''$ WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NUMBER 105, A DISTANCE OF 1215.65 FEET; THENCE NORTH $70^{\circ}26'50''$ EAST, LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 83.00 FEET TO THE SOUTHWESTERLY CORNER OF LOT 4, AS SHOWN ON THE PLAT OF BEACH WOOD VILLAGE UNIT ONE, SAID PLAT BEING RECORDED IN PLAT BOOK 4, PAGES 25 THROUGH 27 INCLUSIVE OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH $87^{\circ}14'34''$ EAST ALONG THE SOUTHERLY LINE OF SAID LOT 4 AND LOT 3, AS SHOWN ON SAID PLAT OF BEACH WOOD VILLAGE UNIT ONE, A DISTANCE OF 251.49 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 3; THENCE NORTH $72^{\circ}54'48''$ EAST ALONG THE SOUTH LINE OF LOT 2, AS SHOWN ON SAID PLAT TO ITS INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF BEACH WOOD ROAD (A 60 FOOT PRIVATE ROAD AS SHOWN ON SAID PLAT), A DISTANCE OF 166.64 FEET TO A POINT, SAID POINT BEING ON A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 330.00 FEET; THENCE SOUTHEASTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF BEACH WOOD ROAD AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 136.50 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH $41^{\circ}28'49''$ EAST AND A CHORD DISTANCE OF 135.53 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH $53^{\circ}19'48''$ EAST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE OF BEACH WOOD ROAD, A DISTANCE OF 169.38 FEET; THENCE SOUTH $52^{\circ}26'18''$ EAST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE OF BEACH WOOD ROAD, A DISTANCE OF 304.40 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 187.61 FEET; THENCE SOUTHEASTERLY, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF BEACH WOOD ROAD AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 127.13 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH $33^{\circ}01'36''$ EAST AND A CHORD DISTANCE OF 124.71 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH $13^{\circ}36'54''$ EAST, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 308.16 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 330.00 FEET; THENCE SOUTHEASTERLY, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 193.24 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH $30^{\circ}23'26''$ EAST AND A CHORD DISTANCE OF 190.49 FEET TO A POINT ON SAID CURVE; THENCE SOUTH $57^{\circ}20'44''$ WEST, LEAVING SAID WESTERLY RIGHT-OF-WAY LINE OF BEACH WOOD ROAD AND ALONG THE NORTHERLY LINE OF COURTSIDE VILLAS, A DISTANCE OF 393.00 FEET; THENCE SOUTH $67^{\circ}55'41''$ WEST, CONTINUING ALONG SAID NORTHERLY LINE OF COURTSIDE VILLAS AND ITS WESTERLY PROLONGATION THEREOF, A DISTANCE OF 131.86 FEET; THENCE NORTH $22^{\circ}04'19''$ WEST, A DISTANCE OF 110.00 FEET; THENCE SOUTH $67^{\circ}55'41''$ WEST, A DISTANCE OF 314.28 FEET TO THE POINT OF BEGINNING.

CONTAINING 20.08 ACRES MORE OR LESS.

EXHIBIT B

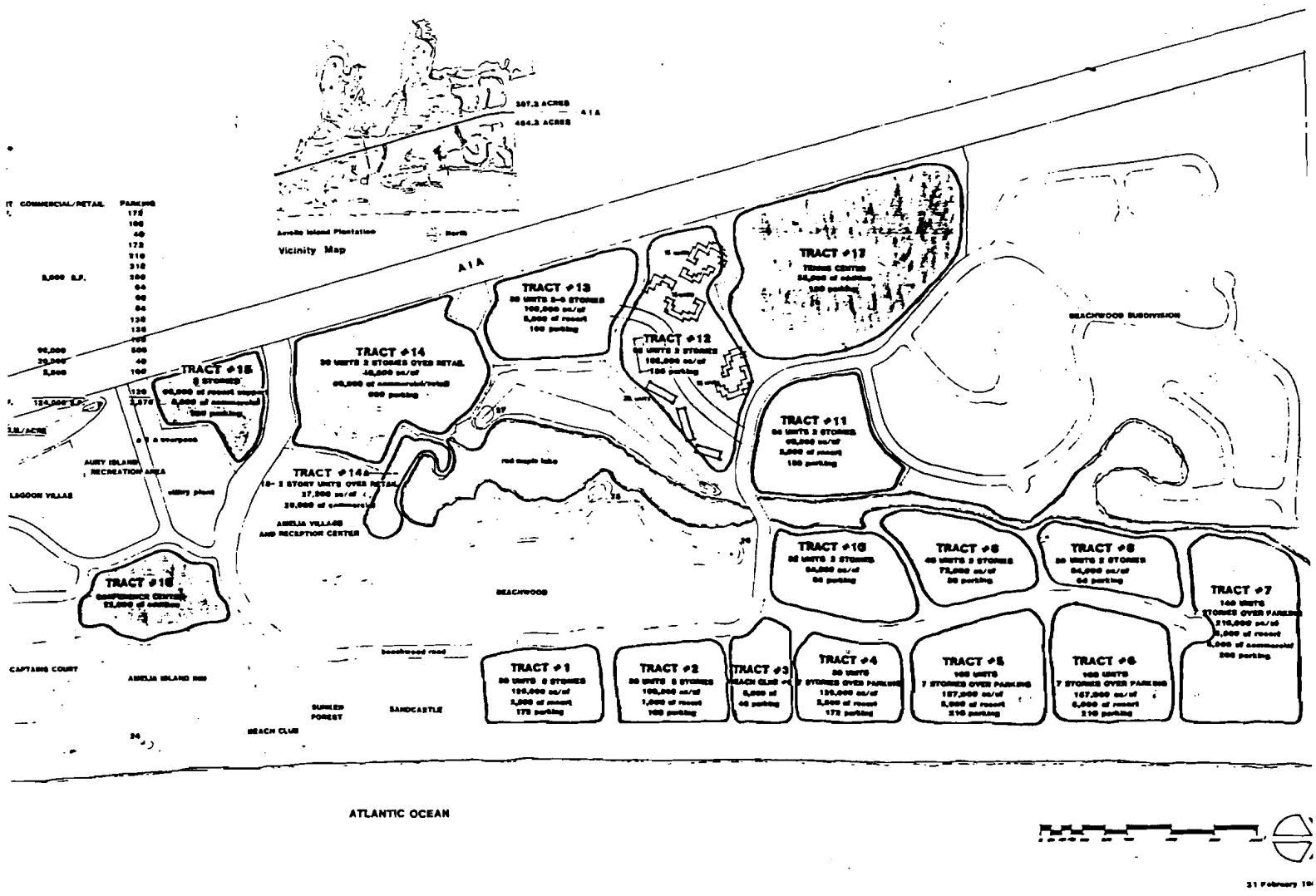


EXHIBIT C

RECOMMENDATIONS OF THE PLANNING BOARD REGARDING REZONING APPLICATION R-84-5 FILED BY JAMES M. RESTER, VICE PRESIDENT AND GENERAL MANAGER, AMELIA ISLAND COMPANY, AMELIA ISLAND, FLORIDA, AND AMELIA ISLAND VILLAGE COMPANY, SNOMASS VILLAGE, COLORADO.

Said rezoning application was proposed for the purpose of rezoning parcels of land at the Amelia Island Plantation from zoning classification RS-1, RG-2 and CI to that of Planned Unit Development (P.U.D.). The preliminary development plan application consisting of the application for a preliminary development plan and the preliminary plan map prepared by Nichols, Carter, Seay/Grant Architect, Inc. and the letter amendment dated May 24, 1984, copies of which are attached hereto and made a part hereof as composite Exhibit "A", is approved subject to the following.

1: Notwithstanding the adoption of the P.U.D. Ordinance, the Board of County Commissioners may consider all State and regional issues properly raised in hearings should the Department of Community Affairs decide that the provisions of Florida Statutes, Chapter 380. apply and that the "Plantation" is not vested.

2. If the State of Florida makes a future determination that development of any part of the land affected by this P.U.D. Ordinance must be reviewed pursuant to Chapter 380.06, the adoption of the P.U.D. Ordinance shall not estop Nassau County from considering all local, state and regional issues properly raised within the scope of any such Chapter 380.06 review and, if necessary, from amending and conforming the terms and conditions of this P.U.D. Ordinance to the resolution of such issues.

3. The adoption of this P.U.D. ordinance shall not estop Nassau County from considering all local, state and regional issues properly raised within the scope of the D.R.I. review process based upon the D.R.I. application filed and coordinated by the Amelia Island Plantation for the Dunes Club Company. and

P.L.M. properties. The County, if necessary, shall amend and conform the terms and conditions of the Amelia Island Plantation P.U.D. ordinance to the resolution of such issues if they are found to impact the Amelia Island Plantation P.U.D. ordinance.

4. The Developer shall enter into negotiations with the Board of County Commissioners regarding impact fees as the project will impact the fire, police and rescue capabilities as well as the park and recreation services and the road systems of Nassau County. The negotiations should commence prior to approval of any final development plans and the impact fees should be determined prior to the approval of any final development plans, however, the negotiations may be continued based upon the mutual agreement of the parties.

5. There shall be a 35' height limitation for all buildings or portions of buildings located on Tract 7 within 200' of the northern property line. All other buildings or portions of buildings located outside the 200' limit shall be transitioned up to height limitations set forth in Nassau County Zoning Ordinance 83-19.

6. The height limitation for the buildings in tract one, as indicated on Exhibit "B", shall be a maximum of eight stories. This variance for the number of stories shall be granted to conform to the existing buildings presently located on the Sandcastle tract as indicated on the attached Exhibit "B". All other building heights, except those in paragraph 5 and this paragraph, shall conform to the letter amendment dated May 24, 1984, and shall not exceed the maximum building heights set forth in the RG-2 and the CG classification or Ordinance 83-19 of the County of Nassau.

7. The guidelines for minimum yard requirement shall be those as set forth in the RG-2 and CG classification of Ordinance 83-19 of the County of Nassau.

8. The Developer shall make available to the fire department, keys for the gate located at the tennis park entrance which is located in tract 17. Said keys shall be provided to allow easier access for fire and rescue vehicles.

9. The site plans for Tract 12, as shown on the preliminary plan attached as Exhibit "B", are hereby approved as a final development plan as the buildings, as indicated, are underway and have been permitted. Submission of this initial final development plan satisfies the requirements of Section 24.05, Nassau County Zoning Ordinance, and the Preliminary Plan shall remain in full effect and force except as otherwise provided by law.

10. Based upon the Corp of Engineers beach access requirement, Florida Statutes 161.091, and the County policy to provide greater public access to the Atlantic Beaches, the developer shall commence negotiations with the Board of County Commissioners regarding public beach access and parking utilizing part of the existing development property. Said negotiations shall commence and public access and parking areas shall be established and approved by the Board of County Commissioners prior to the approval of any final development plans and issuance of any permits. Negotiations to determine the establishment of public access and parking may be continued based upon the mutual agreement of the parties and permits issued based upon cause shown.

11. The Board of County Commissioners may approve specific final development plans with fewer than the required number of parking spaces if approved by the Planning Commission upon the recommendations of the County Engineer.

12. The Developer shall regularly and routinely consult with the Engineer during the preparation of the final development

plans and the Developer shall provide acceleration, deceleration and turn lanes at points of ingress from and egress to State Road AIA as reasonably deemed necessary by the County Engineer.

13. Developer shall maintain the "Village Green" concept, tract 15, as indicated on the 1972 Master Plan for the Amelia Island Plantation.

14. The Developer shall regularly and routinely consult with the Public Safety Director, Sheriff, County Engineer and Planning and Zoning Director regarding the final development plans and wherever practical and consistent with the development principles of this P.U.D. Ordinance and the Amelia Island Plantation Master Plan include the suggestions of the aforementioned officials in the final development plans.

15. The Developer shall design all structures in a manner that will preserve the natural dune system to the extent possible.

10-23-90 -

itself and the issues involved in how this site plan fits in and stated that he understood that Commissioner Branan needed time to discuss them with the County Engineer and the County Attorney and stated that this is within his realm to do so and stated that this is not connected with any one issue. The Chairman called for the vote on the motion to continue this hearing that was on the floor. Vote was recorded as follows:

| | |
|---------------------------------------|-----|
| Commissioner Jones | Aye |
| Commissioner Branan | Aye |
| Commissioner Testone | Nay |
| Commissioner Higginbotham, District 5 | Aye |

Motion carried 3-1.

The Chairman stated that the Board would now hold the public hearing for the consideration of the Final Development Plan for Amelia Village Tract 14, Amelia Island Plantation. The Planning and Zoning Administrator read aloud the letter from the Planning and Zoning Board, which recommended approval of this plan, subject to certain conditions. Mr. Bill Moore, Director of Planning and Development, Amelia Island Plantation, was present on behalf of said plan. No one was present in opposition. Mr. Moore presented to the Board drawings of the proposed conceptual final development plan. After some discussion, Commissioner Branan made motion to accept the recommendation of the Planning and Zoning Board for approval of the Final (Conceptual) development plan for Tract 14, Amelia Village, Amelia Island Plantation, located on the east side of A1A at the intersection of the entrance to Amelia Plantation and A1A subject to the following engineering approvals and final plat approvals, with the following stipulations:

1. The total number of required parking spaces for the development will be 315 spaces or 65% of the ITE requirements. The parking space total reflects both the expected internal capture rate associated with the Amelia Island Plantation and the additional demand created because the village area will be outside the gated portion of the Plantation based on studies done by Amelia Plantation in 1983.
2. The 315 parking spaces represents 2.96 parking spaces per 1,000 square feet of building area. The number of parking spaces provided in each phase shall be at a minimum equal to the 2.96 spaces:1,000 feet.
3. The number of handicap parking spaces shall conform to the Accessibility Requirements Manual (1990) published by the Florida Department of Community Affairs. There will be a minimum of eight (8) handicapped spaces, out of the total 315.
4. The A1A entry to the village will be subject to additional

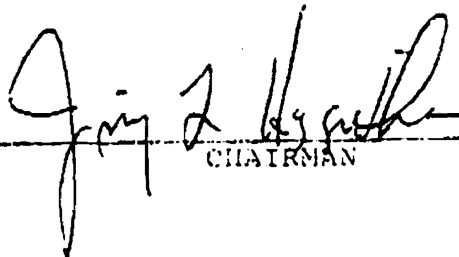
10-23-90

review when the Final Development Plan is submitted for approval. Final design will be subject to current FDOT and County engineering rules, regulations, and practices. Preliminary review shows that a left turn lane and provisions for decel/accel lanes will be required at the village entrance and the entrance to the Plantation. Ties to the existing commercial property to the north will be addressed with the access improvements to the village.

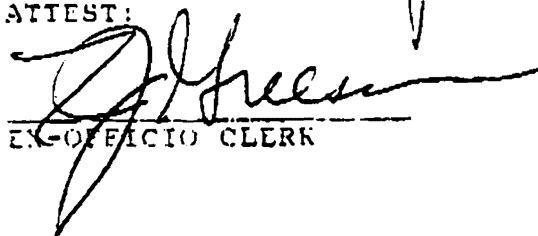
Motion seconded by Commissioner Testone and voted unanimously.

The County Attorney presented to the Board a letter from Mr. Sands addressed to the Chairman dated October 23, 1990 which appears to make a request for changes from what the Planning and Zoning Board recommended and stated that he would like to make this part of the record and stated that he would ask the Planning and Zoning Administrator to make a report to the Board prior to the meeting of November 13 to determine if this is a substantial modification.

There being no further business, the Board adjourned at 5:30 P.M.


 CHAIRMAN

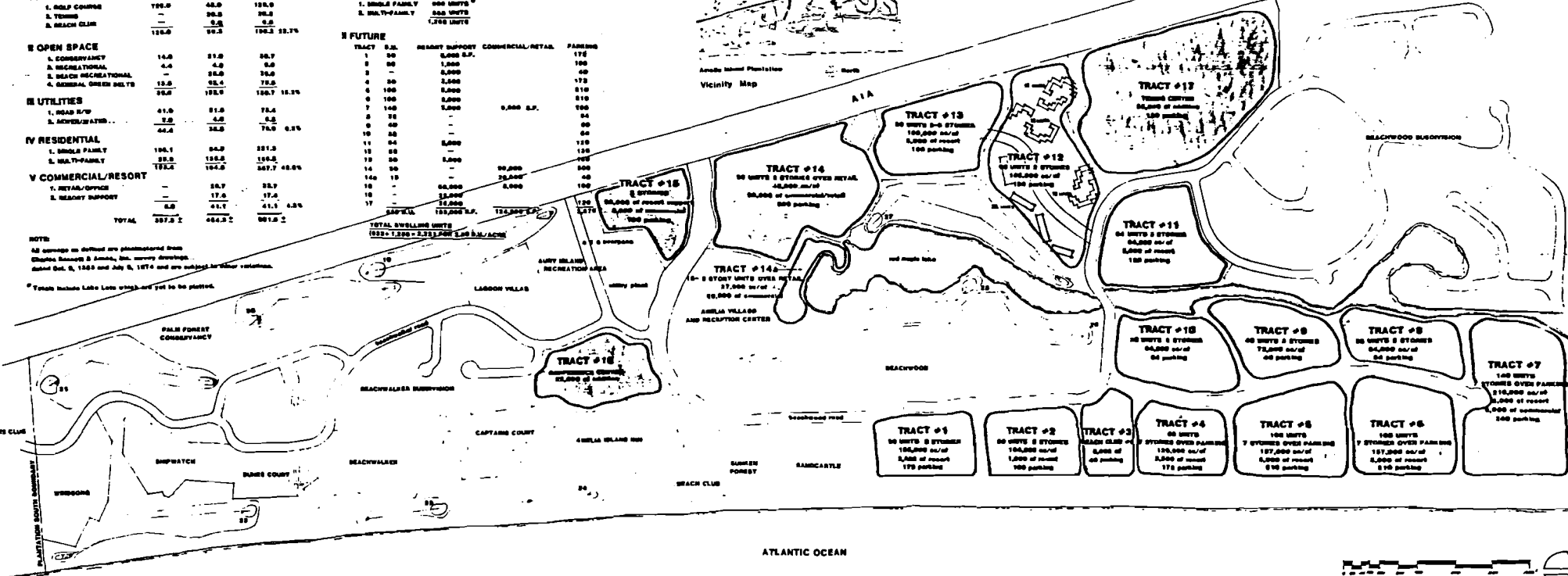
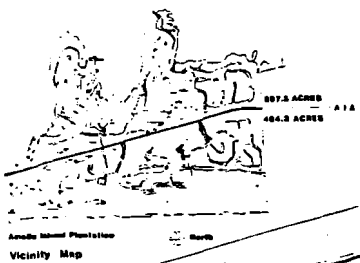
ATTEST:


 EX-OFFICIO CLERK

**PRELIMINARY
PLANNED UNIT DEVELOPMENT PLAN
OF AMELIA ISLAND PLANTATION
FOR
AMELIA PLANTATION COMPANY**

| LAND USE | ACRES WEST A1A | ACRES EAST A1A | TOTAL |
|----------------------------|-------------------|-------------------|----------------|
| I RECREATION | | | |
| 1. BEACH COURSE | 796.0 | 45.0 | 124.0 |
| 2. TENNIS | — | 26.0 | 26.0 |
| 3. BEACH CLUB | — | 0.5 | 0.5 |
| | 796.0 | 71.5 | 124.5 (23.7%) |
| II OPEN SPACE | | | |
| 1. CONSERVANCY | 14.0 | 21.0 | 26.7 |
| 2. RECREATIONAL | 4.4 | 4.0 | 8.0 |
| 3. BEACH RECREATIONAL | — | 26.0 | 26.0 |
| 4. GENERAL GREEN BELTS | 12.0 | 25.4 | 37.4 |
| | 30.4 | 76.4 | 106.8 (20.2%) |
| III UTILITIES | | | |
| 1. ROAD R/W | 41.0 | 21.0 | 78.4 |
| 2. ACQUISITION | 2.0 | 4.0 | 6.0 |
| | 43.0 | 25.0 | 74.0 (14.2%) |
| IV RESIDENTIAL | | | |
| 1. SINGLE FAMILY | 194.1 | 84.0 | 278.1 |
| 2. MULTI-FAMILY | 32.0 | 125.0 | 157.0 |
| | 226.1 | 209.0 | 435.1 (83.1%) |
| V COMMERCIAL/RESORT | | | |
| 1. RETAIL/OFFICE | — | 26.7 | 26.7 |
| 2. READY SUPPORT | — | 12.6 | 12.6 |
| | 0.0 | 39.3 | 39.3 (7.6%) |
| TOTAL | 227.2 ± | 424.2 ± | 651.4 ± |

| DEVELOPMENT | | | |
|------------------|-------------|---------------|-------------------|
| I EXISTING | | | |
| 1. SINGLE FAMILY | 200 UNITS* | | |
| 2. MULTI-FAMILY | 240 UNITS | | |
| | 1,700 UNITS | | |
| II FUTURE | | | |
| TRACT | S.F. | READY SUPPORT | COMMERCIAL/RETAIL |
| 1 | 50 | 0.000 S.F. | 170 |
| 2 | 100 | 1.000 | 100 |
| 3 | — | 0.000 | 40 |
| 4 | 50 | 2.000 | 170 |
| 5 | 100 | 0.000 | 210 |
| 6 | 100 | 0.000 | 210 |
| 7 | 100 | 0.000 | 100 |
| 8 | 10 | 0.000 S.F. | 50 |
| 9 | 50 | — | 50 |
| 10 | 50 | — | 50 |
| 11 | 50 | — | 120 |
| 12 | 50 | — | 120 |
| 13 | 50 | — | 100 |
| 14 | 50 | — | 100 |
| 15 | 10 | — | 40 |
| 16 | — | 50,000 | 500 |
| 17 | — | 25,000 | 250 |
| 18 | — | 25,000 | 250 |
| 19 | — | 25,000 | 250 |
| 20 | — | 25,000 | 250 |
| 21 | — | 25,000 | 250 |
| 22 | — | 25,000 | 250 |
| 23 | — | 25,000 | 250 |
| 24 | — | 25,000 | 250 |
| 25 | — | 25,000 | 250 |
| 26 | — | 25,000 | 250 |
| 27 | — | 25,000 | 250 |
| 28 | — | 25,000 | 250 |
| 29 | — | 25,000 | 250 |
| 30 | — | 25,000 | 250 |
| 31 | — | 25,000 | 250 |
| 32 | — | 25,000 | 250 |
| 33 | — | 25,000 | 250 |
| 34 | — | 25,000 | 250 |
| 35 | — | 25,000 | 250 |
| 36 | — | 25,000 | 250 |
| 37 | — | 25,000 | 250 |
| 38 | — | 25,000 | 250 |
| 39 | — | 25,000 | 250 |
| 40 | — | 25,000 | 250 |
| 41 | — | 25,000 | 250 |
| 42 | — | 25,000 | 250 |
| 43 | — | 25,000 | 250 |
| 44 | — | 25,000 | 250 |
| 45 | — | 25,000 | 250 |
| 46 | — | 25,000 | 250 |
| 47 | — | 25,000 | 250 |
| 48 | — | 25,000 | 250 |
| 49 | — | 25,000 | 250 |
| 50 | — | 25,000 | 250 |
| 51 | — | 25,000 | 250 |
| 52 | — | 25,000 | 250 |
| 53 | — | 25,000 | 250 |
| 54 | — | 25,000 | 250 |
| 55 | — | 25,000 | 250 |
| 56 | — | 25,000 | 250 |
| 57 | — | 25,000 | 250 |
| 58 | — | 25,000 | 250 |
| 59 | — | 25,000 | 250 |
| 60 | — | 25,000 | 250 |
| 61 | — | 25,000 | 250 |
| 62 | — | 25,000 | 250 |
| 63 | — | 25,000 | 250 |
| 64 | — | 25,000 | 250 |
| 65 | — | 25,000 | 250 |
| 66 | — | 25,000 | 250 |
| 67 | — | 25,000 | 250 |
| 68 | — | 25,000 | 250 |
| 69 | — | 25,000 | 250 |
| 70 | — | 25,000 | 250 |
| 71 | — | 25,000 | 250 |
| 72 | — | 25,000 | 250 |
| 73 | — | 25,000 | 250 |
| 74 | — | 25,000 | 250 |
| 75 | — | 25,000 | 250 |
| 76 | — | 25,000 | 250 |
| 77 | — | 25,000 | 250 |
| 78 | — | 25,000 | 250 |
| 79 | — | 25,000 | 250 |
| 80 | — | 25,000 | 250 |
| 81 | — | 25,000 | 250 |
| 82 | — | 25,000 | 250 |
| 83 | — | 25,000 | 250 |
| 84 | — | 25,000 | 250 |
| 85 | — | 25,000 | 250 |
| 86 | — | 25,000 | 250 |
| 87 | — | 25,000 | 250 |
| 88 | — | 25,000 | 250 |
| 89 | — | 25,000 | 250 |
| 90 | — | 25,000 | 250 |
| 91 | — | 25,000 | 250 |
| 92 | — | 25,000 | 250 |
| 93 | — | 25,000 | 250 |
| 94 | — | 25,000 | 250 |
| 95 | — | 25,000 | 250 |
| 96 | — | 25,000 | 250 |
| 97 | — | 25,000 | 250 |
| 98 | — | 25,000 | 250 |
| 99 | — | 25,000 | 250 |
| 100 | — | 25,000 | 250 |



nichols carter seay/grant architects inc.

Amelia Island Plantation

| LAND USE | ACRES WEST A1A | ACRES EAST A1A | TOTAL |
|-----------------------------|----------------|----------------|--------------|
| I. RECREATION | | | |
| 1. GOLF COURSE | 136.9 | 43.8 | 180.7 |
| 2. TENNIS | - | 26.3 | 26.3 |
| 3. BEACH CLUB | 174.9 | 8.0 | 182.9 |
| | | 69.3 | 193.7 21.7% |
| II. OPEN SPACE | | | |
| 1. CONSERVANCY | 14.8 | 31.9 | 46.7 |
| 2. RECREATIONAL | 4.4 | 4.4 | 8.8 |
| 3. BEACH RECREATIONAL | 35.9 | 35.9 | 71.8 |
| 4. GENERAL GREEN BELTS | 124.4 | 124.4 | 248.8 |
| | | 124.4 | 196.7 18.1% |
| III. UTILITIES | | | |
| 1. ROAD ROW | 41.9 | 31.8 | 73.4 |
| 2. SEWER WATER | 3.4 | 4.8 | 8.2 |
| | | 35.5 | 79.5 9.3% |
| IV. RESIDENTIAL | | | |
| 1. SINGLE FAMILY | 146.1 | 44.5 | 190.6 |
| 2. SEWER WATER | 26.4 | 13.1 | 39.5 |
| | 191.1 | 191.1 | 382.2 45.8% |
| V. COMMERCIAL/RESORT | | | |
| 1. RETAIL STORE | - | 32.7 | 32.7 |
| 2. RESORT SUPPORT | 1.1 | 11.1 | 12.2 |
| | 1.1 | 11.1 | 12.2 4.8% |
| TOTAL | 397.3 | 461.3 | 858.6 |

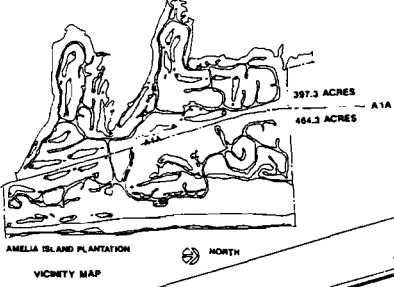
NOTE: ALL ACRES AS DEFINED ARE PLANIMETERED FROM CHARLES BASSETT & ASSOC., INC. SURVEY DRAWINGS DATED OCT. 8, 1983 AND JULY 9, 1974 AND ARE SUBJECT TO MINOR VARIATIONS.
- TOTALS INCLUDE LAKE LOTS WHICH ARE YET TO BE PLATTED

DEVELOPMENT

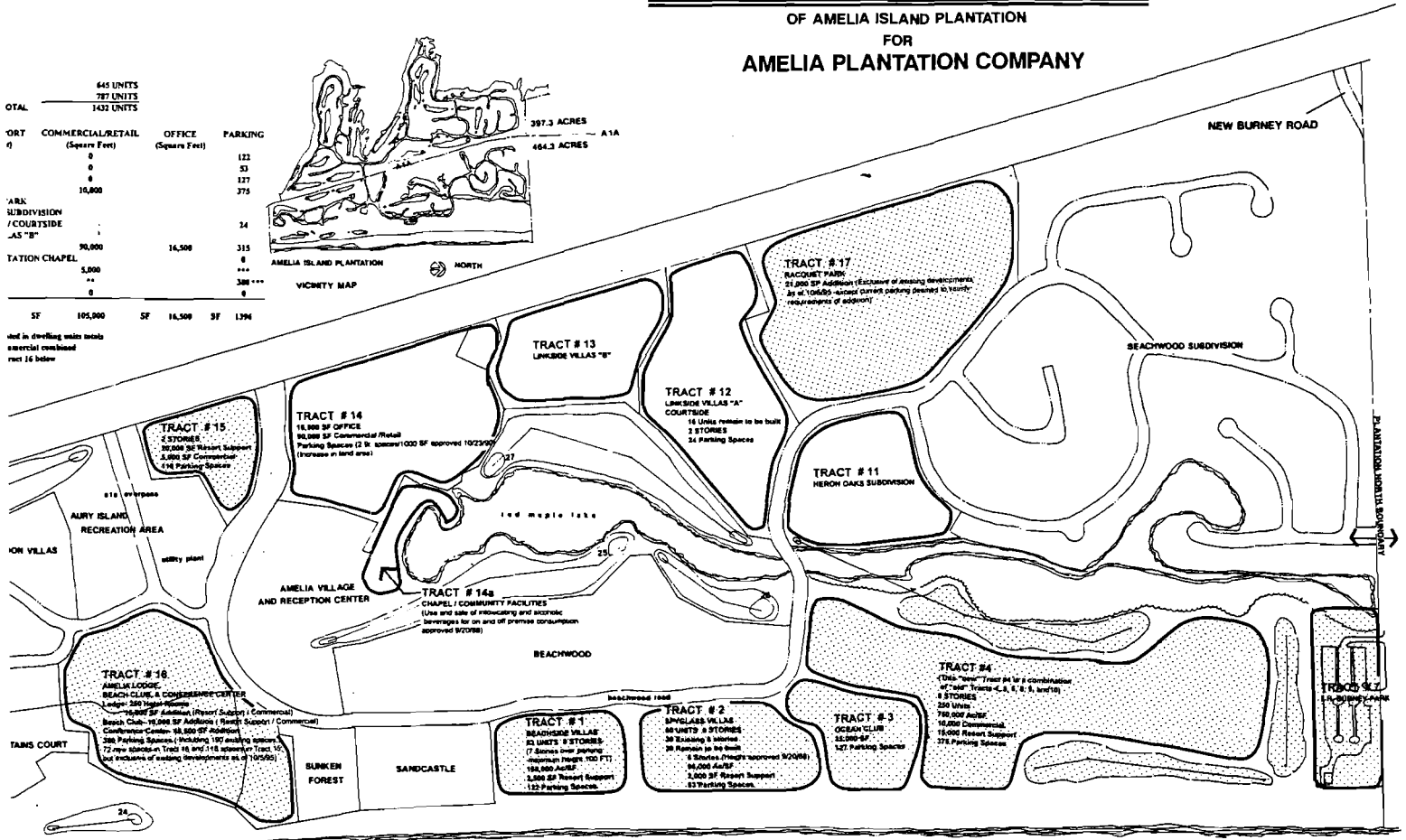
| I EXISTING | | 645 UNITS | |
|------------------|------|------------------------------|---------------------------------|
| 1 SINGLE FAMILY | | 787 UNITS | |
| 2 MULTI-FAMILY | | 1433 UNITS | |
| TOTAL | | 1433 UNITS | |
| II FUTURE | | | |
| TRACT | D.U. | RESORT SUPPORT (Square Feet) | COMMERCIAL/RETAIL (Square Feet) |
| 1 | 43 | 2,300 | 0 |
| 2 | 36 | 1,800 | 0 |
| 3 | 0 | 35,000 | 0 |
| 4 | 250 | 15,000 | 10,000 |
| 7 | | | |
| 11 | | | |
| 13 | | | |
| 14 | | | |
| 16 | | | |
| 17 | | | |
| 18 | | | |
| 19 | | | |
| 20 | | | |
| 21 | | | |
| 22 | | | |
| 23 | | | |
| 24 | | | |
| 25 | | | |
| 26 | | | |
| 27 | | | |
| 28 | | | |
| 29 | | | |
| 30 | | | |
| 31 | | | |
| 32 | | | |
| 33 | | | |
| 34 | | | |
| 35 | | | |
| 36 | | | |
| 37 | | | |
| 38 | | | |
| 39 | | | |
| 40 | | | |
| 41 | | | |
| 42 | | | |
| 43 | | | |
| 44 | | | |
| 45 | | | |
| 46 | | | |
| 47 | | | |
| 48 | | | |
| 49 | | | |
| 50 | | | |
| 51 | | | |
| 52 | | | |
| 53 | | | |
| 54 | | | |
| 55 | | | |
| 56 | | | |
| 57 | | | |
| 58 | | | |
| 59 | | | |
| 60 | | | |
| 61 | | | |
| 62 | | | |
| 63 | | | |
| 64 | | | |
| 65 | | | |
| 66 | | | |
| 67 | | | |
| 68 | | | |
| 69 | | | |
| 70 | | | |
| 71 | | | |
| 72 | | | |
| 73 | | | |
| 74 | | | |
| 75 | | | |
| 76 | | | |
| 77 | | | |
| 78 | | | |
| 79 | | | |
| 80 | | | |
| 81 | | | |
| 82 | | | |
| 83 | | | |
| 84 | | | |
| 85 | | | |
| 86 | | | |
| 87 | | | |
| 88 | | | |
| 89 | | | |
| 90 | | | |
| 91 | | | |
| 92 | | | |
| 93 | | | |
| 94 | | | |
| 95 | | | |
| 96 | | | |
| 97 | | | |
| 98 | | | |
| 99 | | | |
| 100 | | | |
| 101 | | | |
| 102 | | | |
| 103 | | | |
| 104 | | | |
| 105 | | | |
| 106 | | | |
| 107 | | | |
| 108 | | | |
| 109 | | | |
| 110 | | | |
| 111 | | | |
| 112 | | | |
| 113 | | | |
| 114 | | | |
| 115 | | | |
| 116 | | | |
| 117 | | | |
| 118 | | | |
| 119 | | | |
| 120 | | | |
| 121 | | | |
| 122 | | | |
| 123 | | | |
| 124 | | | |
| 125 | | | |
| 126 | | | |
| 127 | | | |
| 128 | | | |
| 129 | | | |
| 130 | | | |
| 131 | | | |
| 132 | | | |
| 133 | | | |
| 134 | | | |
| 135 | | | |
| 136 | | | |
| 137 | | | |
| 138 | | | |
| 139 | | | |
| 140 | | | |
| 141 | | | |
| 142 | | | |
| 143 | | | |
| 144 | | | |
| 145 | | | |
| 146 | | | |
| 147 | | | |
| 148 | | | |
| 149 | | | |
| 150 | | | |
| 151 | | | |
| 152 | | | |
| 153 | | | |
| 154 | | | |
| 155 | | | |
| 156 | | | |
| 157 | | | |
| 158 | | | |
| 159 | | | |
| 160 | | | |
| 161 | | | |
| 162 | | | |
| 163 | | | |
| 164 | | | |
| 165 | | | |
| 166 | | | |
| 167 | | | |
| 168 | | | |
| 169 | | | |
| 170 | | | |
| 171 | | | |
| 172 | | | |
| 173 | | | |
| 174 | | | |
| 175 | | | |
| 176 | | | |
| 177 | | | |
| 178 | | | |
| 179 | | | |
| 180 | | | |
| 181 | | | |
| 182 | | | |
| 183 | | | |
| 184 | | | |
| 185 | | | |
| 186 | | | |
| 187 | | | |
| 188 | | | |
| 189 | | | |
| 190 | | | |
| 191 | | | |
| 192 | | | |
| 193 | | | |
| 194 | | | |
| 195 | | | |
| 196 | | | |
| 197 | | | |
| 198 | | | |
| 199 | | | |
| 200 | | | |
| 201 | | | |
| 202 | | | |
| 203 | | | |
| 204 | | | |
| 205 | | | |
| 206 | | | |
| 207 | | | |
| 208 | | | |
| 209 | | | |
| 210 | | | |
| 211 | | | |
| 212 | | | |
| 213 | | | |
| 214 | | | |
| 215 | | | |
| 216 | | | |
| 217 | | | |
| 218 | | | |
| 219 | | | |
| 220 | | | |
| 221 | | | |
| 222 | | | |
| 223 | | | |
| 224 | | | |
| 225 | | | |
| 226 | | | |
| 227 | | | |
| 228 | | | |
| 229 | | | |
| 230 | | | |
| 231 | | | |
| 232 | | | |
| 233 | | | |
| 234 | | | |
| 235 | | | |
| 236 | | | |
| 237 | | | |
| 238 | | | |
| 239 | | | |
| 240 | | | |
| 241 | | | |
| 242 | | | |
| 243 | | | |
| 244 | | | |
| 245 | | | |
| 246 | | | |
| 247 | | | |
| 248 | | | |
| 249 | | | |
| 250 | | | |
| 251 | | | |
| 252 | | | |
| 253 | | | |
| 254 | | | |
| 255 | | | |
| 256 | | | |
| 257 | | | |
| 258 | | | |
| 259 | | | |
| 260 | | | |
| 261 | | | |
| 262 | | | |
| 263 | | | |
| 264 | | | |
| 265 | | | |
| 266 | | | |
| 267 | | | |
| 268 | | | |
| 269 | | | |
| 270 | | | |
| 271 | | | |
| 272 | | | |
| 273 | | | |
| 274 | | | |
| 275 | | | |
| 276 | | | |
| 277 | | | |
| 278 | | | |
| 279 | | | |
| 280 | | | |
| 281 | | | |
| 282 | | | |
| 283 | | | |
| 284 | | | |
| 285 | | | |
| 286 | | | |
| 287 | | | |
| 288 | | | |
| 289 | | | |
| 290 | | | |
| 291 | | | |
| 292 | | | |
| 293 | | | |
| 294 | | | |
| 295 | | | |
| 296 | | | |
| 297 | | | |
| 298 | | | |
| 299 | | | |
| 300 | | | |
| 301 | | | |
| 302 | | | |
| 303 | | | |
| 304 | | | |
| 305 | | | |
| 306 | | | |
| 307 | | | |
| 308 | | | |
| 309 | | | |
| 310 | | | |
| 311 | | | |
| 312 | | | |
| 313 | | | |
| 314 | | | |
| 315 | | | |
| 316 | | | |
| 317 | | | |
| 318 | | | |
| 319 | | | |
| 320 | | | |
| 321 | | | |
| 322 | | | |
| 323 | | | |
| 324 | | | |
| 325 | | | |
| 326 | | | |
| 327 | | | |
| 328 | | | |
| 329 | | | |
| 330 | | | |
| 331 | | | |
| 332 | | | |
| 333 | | | |
| 334 | | | |
| 335 | | | |
| 336 | | | |
| 337 | | | |
| 338 | | | |
| 339 | | | |
| 340 | | | |
| 341 | | | |
| 342 | | | |
| 343 | | | |
| 344 | | | |
| 345 | | | |
| 346 | | | |
| 347 | | | |
| 348 | | | |
| 349 | | | |
| 350 | | | |
| 351 | | | |
| 352 | | | |
| 353 | | | |

**PRELIMINARY
PLANNED UNIT DEVELOPMENT PLAN
OF AMELIA ISLAND PLANTATION
FOR
AMELIA PLANTATION COMPANY**

| | | | |
|----------------|-------------------|---------------|----------|
| TOTAL | 645 UNITS | | |
| | 787 UNITS | | |
| | 1432 UNITS | | |
| PORT | COMMERCIAL/RETAIL | OFFICE | PARKING |
| (1) | (Square Feet) | (Square Feet) | |
| | 0 | 0 | 122 |
| | 0 | 0 | 33 |
| | 0 | 0 | 137 |
| | 10,800 | | 375 |
| MARK | | | |
| SUBDIVISION | | | |
| COURT/SIDE | | | |
| AS "B" | | | |
| | 90,000 | 14,500 | 315 |
| STATION CHAPEL | 5,000 | 0 | 0 |
| | 0 | 0 | 0 |
| | 0 | 0 | 0 |
| SF | 105,000 | SF 14,500 | SF 1,294 |

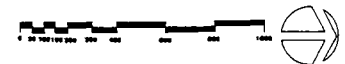


not in dwelling units totals
commercial combined
tract 16 below



ATLANTIC OCEAN

These are Parcels which changes in Approved PUD are Requested by this Application



REVISED
DEC. 14, 1995

NORTH
LA95030

