

RESOLUTION NO. 96- 171  
RESOLUTION OF THE BOARD OF COUNTY  
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA  
APPROVING A SUBDIVISION PLAT FOR  
THE SANCTUARY - UNIT ONE

WHEREAS, Cedar Development of St. Augustine Beach Inc., a Florida Corporation, as Owner, has applied to the Board of County Commissioners of St. Johns County, Florida, for approval to record a subdivision plat know as The Sanctuary Unit One.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, as follows:

Section 1. The above-described subdivision plat and its dedicated areas depicted thereon are conditionally approved and accepted by the Board of County Commissioners of St. Johns County, Florida subject to Sections 2, 4, and 5.

Section 2. The Construction Bond is set in the amount of \$ 204,725.35 and shall be delivered to the Clerk of Courts and approved by him prior to recording the plat.

Section 3. A Warranty Bond is set in the amount of \$30,708.80.

Section 4. The approval and acceptance described in Section 1 shall not take effect until the Clerk has received a title opinion, certificate, or policy pertaining to the real property that is the subject of the aforementioned subdivision plat which opinion, certificate or policy is in a form acceptable to the County Attorney or Assistant County Attorney.

Section 5. The approval and acceptance described in Section 1 shall not take effect until the plat has been signed by each of the following departments, person or offices:

- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida;

- b) Office of the County Attorney;
- c) County Planning and Zoning Department; and
- d) Clerk of Courts.

The Clerk shall not sign or accept the Plat for recording until it has been signed by each of the above persons or entities described in a) through c) above. If the plat is not signed and accepted by the Clerk for recording within 14 days from the date hereof, then the above-described conditional approval shall automatically terminate. If the plat is signed by the Clerk on or before such time, the conditions described herein shall be deemed to have been met.

ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this  
8th day of October, 1996.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

BY: *Ronald Jordan*  
Its Chair Donald Jordan

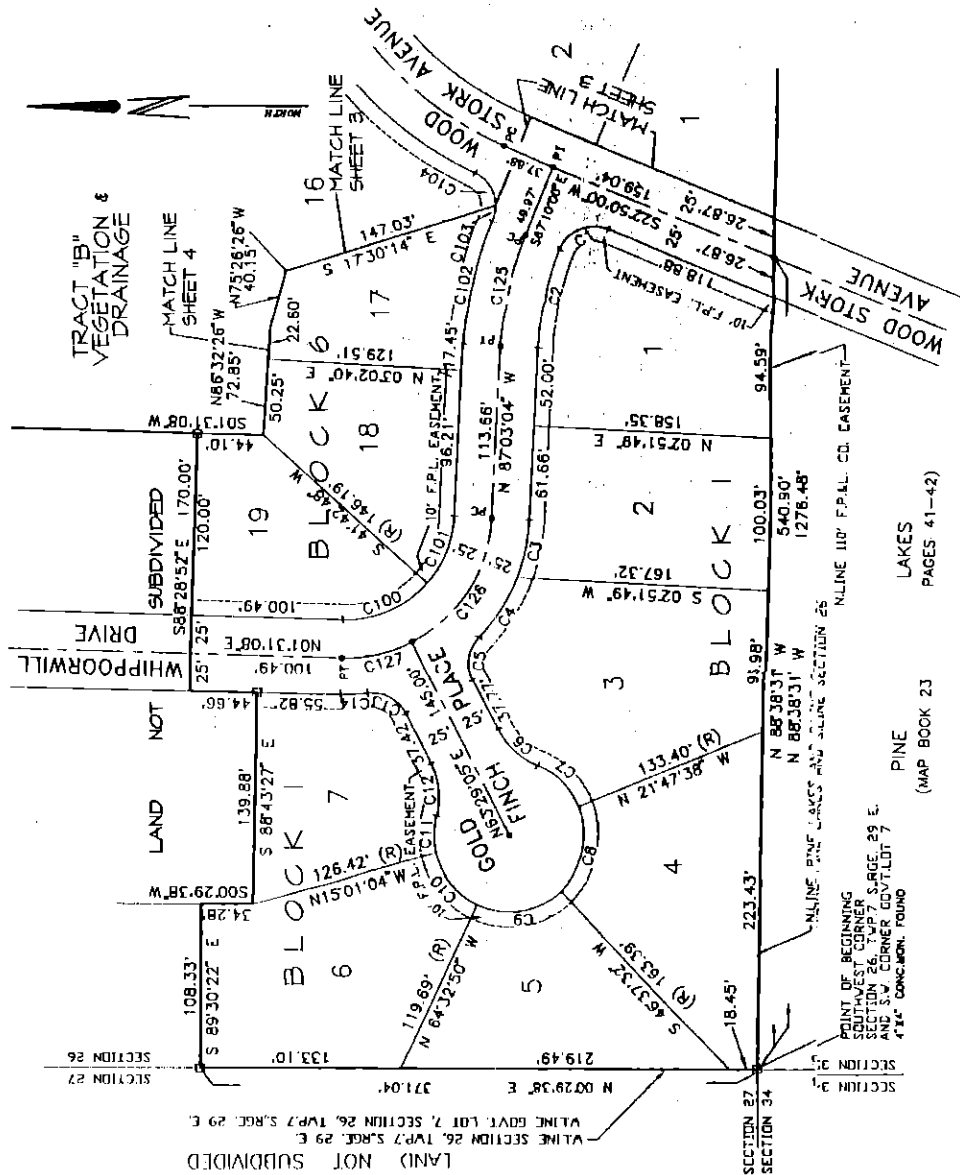
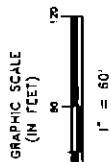
ATTEST: Carl "Bud" Markel

*Genora J. Purcome*  
Deputy Clerk



# THE SANCTUARY - UNIT ONE

PART OF GOVERNMENT LOT 7, SECTION 26, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.



CURVE TABLE.

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA	TANGENT
C1	25.00'	39.27'	35.36'	S 22°10'00" E	90°00'00"	
C2	200.64'	69.63'	69.28'	S 77°06'48" E	19°53'04"	
C3	122.40'	39.01'	38.84'	N 77°35'19" W	18°15'30"	
C4	122.40'	47.23'	47.23'	S 57°40'11" E	22°14'45"	
C5	25.00'	30.53'	28.67'	S 81°31'23" E	69°57'52"	
C6	50.00'	36.14'	35.36'	S 42°46'44" W	41°25'14"	
C7	50.00'	40.23'	39.17'	N 45°08'11" E	46°07'22"	
C8	50.00'	39.71'	38.52'	N 77°35'19" W	68°25'42"	
C9	50.00'	60.71'	56.23'	N 08°37'25" W	89°50'06"	
C10	50.00'	43.24'	43.24'	N 51°17'38" E	51°30'01"	
C11	50.00'	44.38'	44.14'	S 88°42'21" E	21°46'00"	
C12	50.00'	36.14'	35.36'	N 84°11'22" E	41°24'35"	
C13	25.00'	30.70'	29.81'	S 28°18'00" W	70°22'10"	
C14	122.40'	17.96'	17.94'	N 02°42'15" W	08°24'19"	
C100	72.40'	52.90'	50.84'	S 23°22'17" E	49°46'49"	
C101	72.40'	49.02'	48.08'	S 87°39'23" E	38°47'23"	
C102	250.84'	88.98'	86.55'	N 77°08'32" W	19°53'04"	
C103	25.00'	10.03'	10.94'	N 78°41'33" W	25°07'53"	
C104	25.00'	27.53'	26.16'	S 57°07'08" W	63°05'28"	
C125	225.64'	78.31'	77.92'	S 77°08'32" E	19°53'04"	
C126	97.40'	102.42'	97.77'	N 56°55'36" E	60°14'56"	
C127	97.40'	48.14'	47.88'	S 12°38'32" E	28°19'18"	

## LEGEND

- PERMANENT REFERENCE MONUMENT
- 4 x 4 CONCRETE #894 SET UNLESS NOTED
- PERMANENT CONTROL POINT
- CONC. - CONCRETE
- CURVE DESIGNATION
- PC - POINT OF CURVE
- PT - POINT OF TANGENCY
- R/W - RADIAL LINE
- RIGHT OF WAY
- LINE DESIGNATION
- F.P.L. - FLORIDA POWER & LIGHT
- WETLAND JURISDICTION LINE
- TWP. - TOWNSHIP
- GOVT. MON. - GOVERNMENT MONUMENT
- RGE. - RANGE

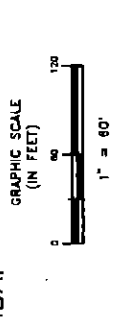
## NOTES

- BEARINGS ASSUMED—SOUTH LINE OF SECTION 26 = N88°38'31"W.
- FUTURE CABLE TELEVISION SERVICE MAY BE PLACED WITHIN THE DEDICATED RIGHTS OF WAY OF THE AVENUE, PLACE AND DRIVE OF THIS SUBDIVISION.
- FLOOD HAZARD ZONE "C", COMMUNITY PANEL NO. 125147-0137-D, 8/18/85.
- CORNER LOTS AND LOTS HAVING FRONTAGE ON MORE THAN ONE RIGHT OF WAY CAN ACCESS FROM ONLY ONE RIGHT OF WAY.
- CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WATERWARD OF THE JURISDICTIONAL WETLAND LINE AS DEPICTED ON THIS PLAN WITHOUT THE WRITTEN APPROVAL OF ST. JOHNS COUNTY AND OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLANDS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN THE WETLAND AREA TO ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO THE PERFORMANCE OF ANY ACTIVITY WITHIN THE WETLANDS. ANY ACTIVITY MAY BE SUSPENDED AND RETRIEVED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENT AGENCIES.
- WETLAND JURISDICTION: U.S. CORPS OF ENGINEERS & ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.

\*NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY

# THE SANCTUARY - UNIT ONE

PART OF GOVERNMENT LOT 7, SECTION 26, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

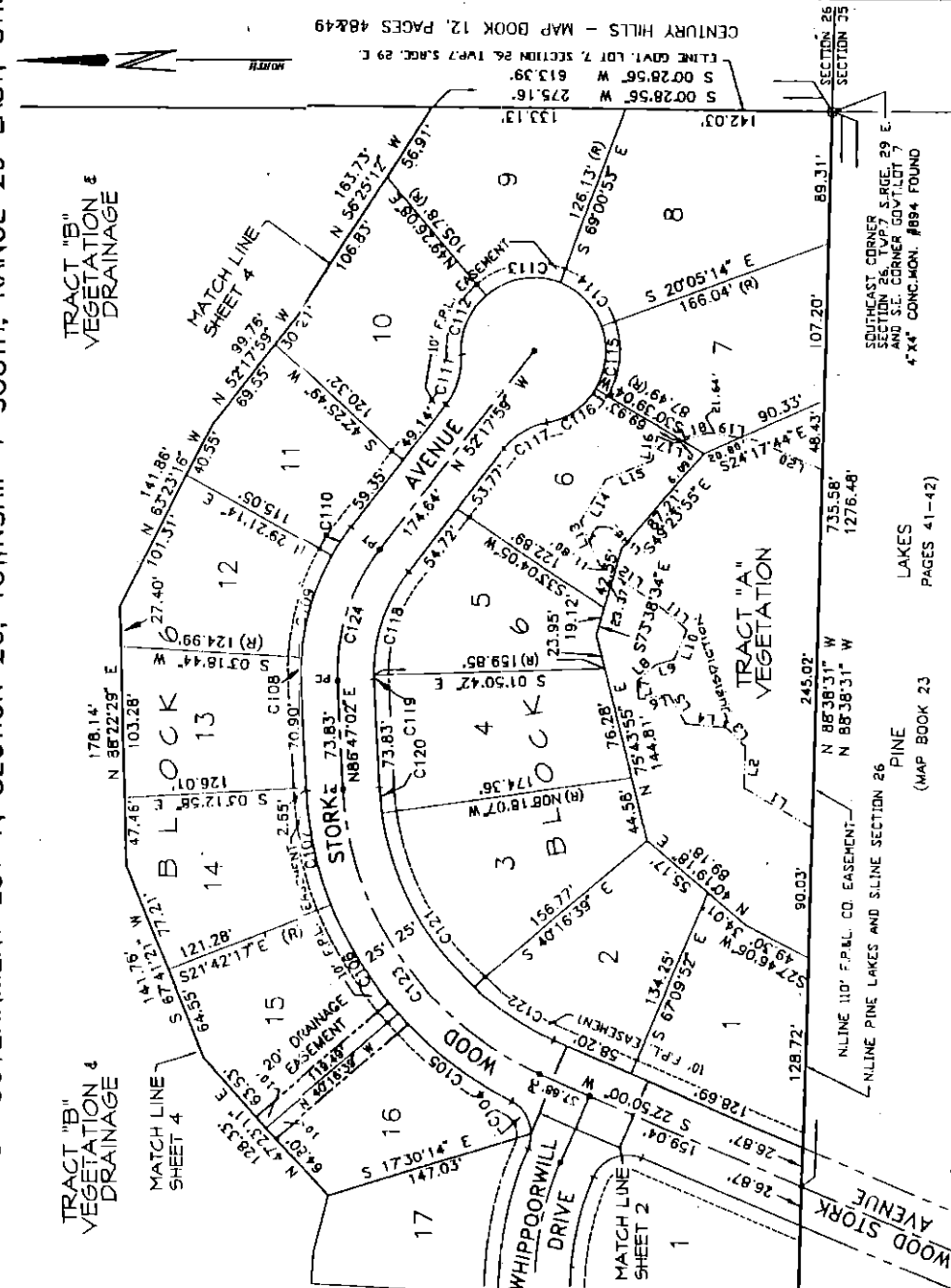


**LINE TABLE**

LINE	DIRECTION	DISTANCE
L1	N 307°11'4" E	54.83'
L2	N 86°16'40" W	27.53'
L3	S 45°15'26" W	18.40'
L4	N 05°08'22" E	28.21'
L5	S 58°53'07" W	23.41'
L6	N 10°11'35" W	21.00'
L7	S 84°32'22" W	12.53'
L8	N 41°15'58" W	17.37'
L9	N 16°25'57" W	3.03'
L10	N 66°00'51" W	21.75'
L11	N 40°23'50" E	25.48'
L12	N 33°54'14" E	37.25'
L13	S 66°14'57" W	32.80'
L14	N 58°11'39" W	33.96'
L15	N 23°01'18" W	35.01'
L16	N 75°47'10" W	17.10'
L17	N 22°06'28" E	12.44'
L18	N 16°52'38" W	25.07'
L19	N 08°07'59" E	33.79'
L20	N 24°28'25" E	49.18'

**CURVE TABLE**

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA	TANGENT
C104	25.00'	27.53'	26.18'	S 57°07'08" W	63.0572'	
C105	249.26'	98.88'	98.24'	S 36°43'35" W	274.4344'	
C106	249.26'	87.83'	87.18'	N 58°08'50" E	207.8145'	
C107	249.26'	80.70'	80.34'	S 77°30'35" W	18.3795'	
C108	139.50'	18.17'	18.16'	N 89°57'17" W	0.63132'	
C109	139.50'	72.28'	71.87'	S 73°42'07" E	25.3132'	
C110	139.50'	23.48'	23.43'	S 95°30'14" E	0.82529'	
C111	50.00'	36.14'	35.36'	N 73°00'16" W	41.2435'	
C112	50.00'	46.09'	44.47'	N 67°18'09" W	57.4848'	
C113	50.00'	54.00'	51.41'	N 09°57'19" W	61.52952'	
C114	50.00'	42.84'	41.64'	N 49°35'27" E	49.1239'	
C115	50.00'	44.35'	42.81'	N 84°23'33" W	50.4971'	
C116	50.00'	41.97'	40.75'	S 34°56'08" E	48.0528'	
C117	50.00'	36.14'	35.36'	N 31°35'42" E	41.2435'	
C118	109.50'	75.55'	74.06'	S 87°28'38" W	39.3147'	
C119	109.50'	2.65'	2.65'	S 87°28'38" W	0.12317'	
C120	199.26'	17.69'	17.68'	N 84°14'26" E	05.0317'	
C121	199.26'	138.17'	135.41'	N 61°49'48" E	67.4343'	
C122	199.26'	66.45'	66.24'	N 37°24'03" E	187.0805'	
C123	234.26'	250.31'	237.52'	N 54°48'28" E	635.9702'	
C124	134.50'	96.05'	94.02'	S 72°45'28" E	405.4595'	
					90.15'	



**LEGEND**

- PERMANENT REFERENCE MONUMENT
- PERMANENT CONTROL POINT
- CURVE DESIGNATION
- RADIAL WAY
- RIGHT OF WAY
- F.P.L. - FLORIDA POWER & LIGHT
- WETLAND JURISDICTION LINE
- GOVT. MON. - GOVERNMENT MONUMENT
- CONC. - CONCRETE
- PC - POINT OF CURVE
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- TWP. - TOWNSHIP
- RGE. - RANGE

**NOTES**

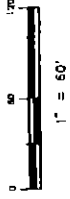
1. BEARINGS ASSUMED - SOUTH LINE OF SECTION 26 = N88°38'31" W.
2. FUTURE CABLE TELEVISION SERVICE MAY BE PLACED WITHIN THE DEDICATED RIGHTS OF WAY OF THE AVENUE, PACE AND DRIVE OF THIS SUBDIVISION.
3. FLOOD HAZARD ZONE 'C'. COMMUNITY PANEL NO. 125147-0137-D. 8/18/85
4. CORNER LOTS AND LOTS HAVING FRONTAGE ON MORE THAN ONE RIGHT OF WAY MAY GAIN ACCESS FROM ONLY ONE RIGHT OF WAY.
5. CURRENT MAP PROVIDES THAT NO CONSTRUCTION, FILING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WATERWARD OF THE JURISDICTIONAL WETLAND LINE AS DEPICTED ON THIS MAP. THE RESPONSIBILITY FOR OBTAINING NECESSARY PERMITS AND REGULATORY APPROVALS FOR JURISDICTION OVER SUCH WETLANDS IS THE RESPONSIBILITY OF THE LOT OWNER. HIS AGENT AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN THE WETLAND AREA TO ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF ANY WORK. THIS WETLAND JURISDICTIONAL LINE MAY BE SUPERCEDED AND REDEFINED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENT AGENCIES.
6. WETLAND JURISDICTION: U.S. CORPS OF ENGINEERS & ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.

\*NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY

# THE SANCTUARY - UNIT ONE

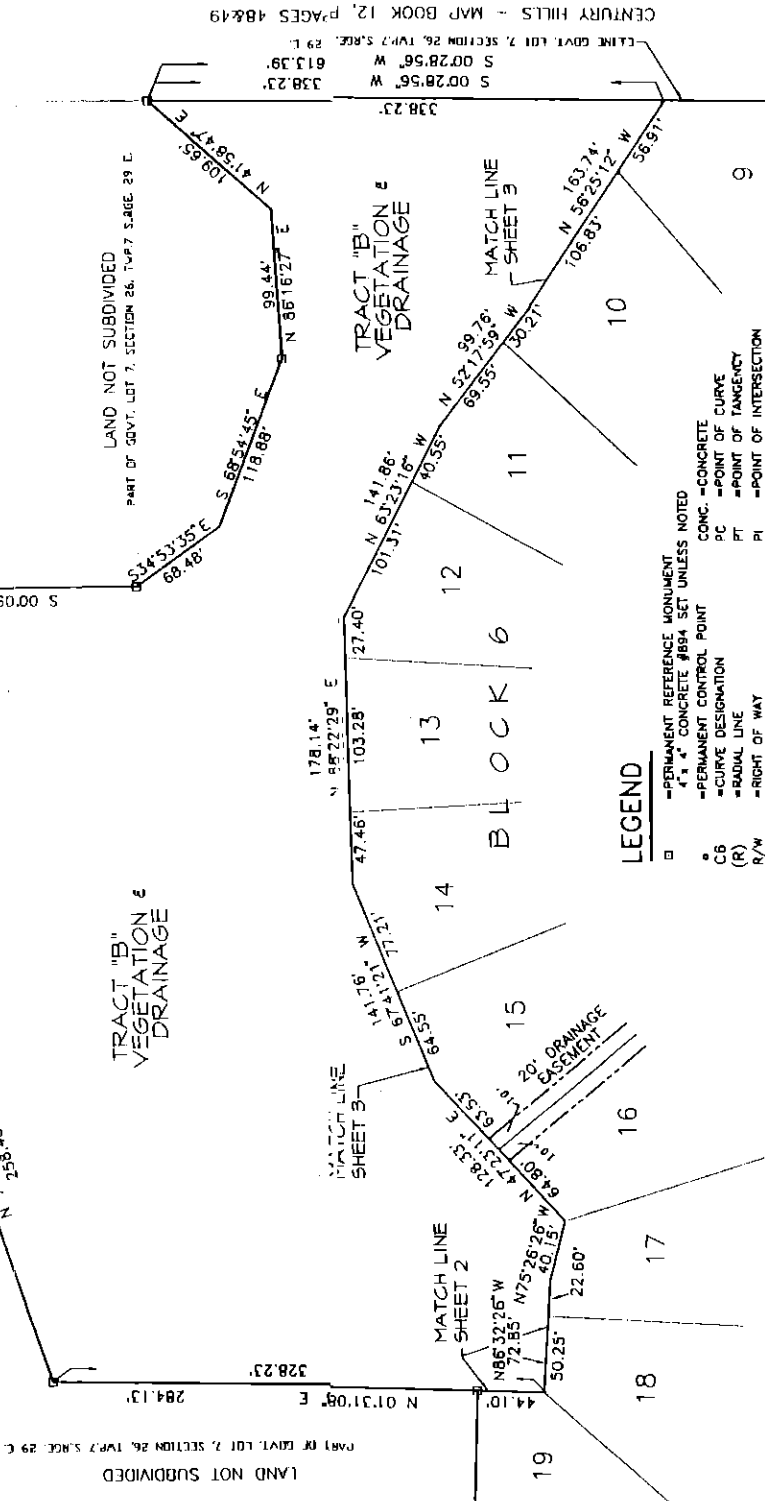
PART OF GOVERNMENT LOT 7, SECTION 26, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

GRAPHIC SCALE  
(IN FEET)



## NOTES

1. BEARINGS ASSUMED--SOUTH LINE OF SECTION 26 = N88°33'17\"/>



## LEGEND

- PERMANENT REFERENCE MONUMENT
- 4" x 4" CONCRETE #894 SET UNLESS NOTED
- PERMANENT CONTROL POINT
- C6 CURVE DESIGNATION
- (R) RADIAL LINE
- R/W RIGHT OF WAY
- LS LINE DESIGNATION
- WETLAND JURISDICTION LINE
- GOVT. TWP. MONUMENT
- CONCRETE
- POINT OF CURVE
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