

WALTON COUNTY STATEMENT

PURSUANT TO FLORIDA STATUTES CHAPTER 177.021 (2) ALL PUBLIC AREAS SHOWN ON THIS PLAT, UNLESS OTHERWISE STATED, SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR THE USES AND PURPOSES THEREON STATED. HOWEVER, NOTHING HEREIN SHALL BE CONSTRUED AS CREATING AN OBLIGATION UPON WALTON COUNTY TO PERFORM ANY ACT OF CONSTRUCTION OR MAINTENANCE WITHIN SUCH DEDICATED AREAS, EXCEPT WHEN THE OBLIGATION IS VOLUNTARILY ACCEPTED BY THE GOVERNING BODY OF WALTON COUNTY, FLORIDA. THE HEREIN RECORDING OF THIS PLAT DOES NOT CONSTITUTE ACCEPTANCE FOR ANY ACT OF CONSTRUCTION OR MAINTENANCE.

PURSUANT TO FLORIDA STATUTES CHAPTER 177.021 (2) PLATTED UTILITY EASEMENTS

ALL PLATTED UTILITY EASEMENTS SHOWN HEREON SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES. PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

NOTE:

PURSUANT TO FLORIDA STATUTE 177.021 (PARAGRAPHS 8 & 9), PERMANENT CONTROL POINTS ARE FOUND.

BEARING BASE:

BEARING AS SHOWN HEREON ARE REFERENCED TO SOUTH LINE OF EAST COUNTY HIGHWAY 30A, BEING S 70°11'46" E.

NOTICE

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE COUNTY.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT SANCTUARY AT SEAGROVE LLC, A FLORIDA LIMITED LIABILITY COMPANY, UNDER LAWS OF THE STATE OF FLORIDA AND AS OWNER OF THE LANDS HEREON PLATTED AS SANCTUARY AT SEAGROVE, DOES DECLARE THAT IF IT HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT AND SUBJECT TO AND ENCLAMBERED BY ALL THE RESERVATIONS, CONDITIONS AND REQUIREMENTS AS SET FORTH IN THE DEVELOPMENT ORDER, ISSUED BY WALTON COUNTY, FLORIDA FOR SANCTUARY AT SEAGROVE, FURTHER AND IN ACCORDANCE WITH THE STATE STATUTES, SECTION 177.021(2) THIS DEDICATION SHALL NOT CREATE ANY RIGHTS OF THE PUBLIC IN THE PROPERTY SHOWN ON THE PLAT, AND NO STREETS, PATHWAYS, EASEMENTS, RIGHT-OF-WAY, OR OTHER AREAS ARE DEDICATED TO THE PUBLIC BY MEANS OF THIS PLAT. SANCTUARY AT SEAGROVE LLC DOES HEREBY REQUEST THAT SAID PLAT OF SANCTUARY AT SEAGROVE BE RECORDED IN THE PUBLIC RECORDS OF WALTON COUNTY, FLORIDA.

WITNESS: *Sherrill Lynn*

SANCTUARY AT SEAGROVE LLC, FLORIDA LIMITED LIABILITY COMPANY
STACEY J. SCHAFFNER, MANAGING MEMBER

WITNESS: *Wm. Schaefer*

ACKNOWLEDGMENT TO DEDICATION:

BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED, *Stacy Schaefer*, MANAGING MEMBER OF *Sanctuary at Seagrove, LLC*, KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN THE FOREGOING DEDICATION AND WHO ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME FOR THE PURPOSES SET FORTH, GIVEN UNDER MY HAND AND SEAL.

THIS *7th* DAY OF *December*, 2017.



My Commission Expires

DESCRIPTION:

LOTS 7, 8, 9, 11 AND 12, BLOCK 18, GULF SHORE MANOR, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 28, OF THE PUBLIC RECORDS OF WALTON COUNTY, FLORIDA.

PORTION OF GULF SHORE BEACH:

COMMENCE AT A 10" CAPPED IRON ROD (LB 7584), SAID POINT BEING THE SOUTHEAST CORNER OF LOTS 8, BLOCK 18, GULF SHORE MANOR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 28, OF THE PUBLIC RECORDS OF WALTON COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING, THENCE SOUTH 49°39' WEST, A DISTANCE OF 114.83 FEET TO A POINT, THENCE NORTH 70°32' WEST, A DISTANCE OF 104.21 FEET TO A POINT, THENCE NORTH 0°49'39" EAST, A DISTANCE OF 114.83 FEET TO A 10" CAPPED IRON ROD (LB 7584), SAID POINT BEING THE SOUTHWEST CORNER OF LOT 9, BLOCK 18, GULF SHORE MANOR, THENCE ALONG THE SOUTHWEST CORNER OF SAID LOT 9, BLOCK 18, SOUTH 70°32' EAST, A DISTANCE OF 104.21 FEET TO THE POINT OF BEGINNING.

PORTION OF BATHING BEACH:

COMMENCE AT A 10" CAPPED IRON ROD (LB 7584), SAID POINT BEING THE SOUTHEAST CORNER OF LOTS 8, BLOCK 18, GULF SHORE MANOR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 28, OF THE PUBLIC RECORDS OF WALTON COUNTY, FLORIDA, THENCE SOUTH 0°49'39" WEST, A DISTANCE OF 114.83 FEET TO A POINT, SAID POINT ALSO BEING THE POINT OF BEGINNING, THENCE SOUTH 0°49'39" WEST, A DISTANCE OF 114.83 FEET MORE OR LESS TO THE MEAN HIGH WATER LINE OF THE GULF OF MEXICO, THENCE MEANDER NORTHWESTERLY ALONG THE GULF OF MEXICO, A DISTANCE OF 103.89 FEET MORE OR LESS TO A POINT, THENCE NORTH 0°49'39" EAST, A DISTANCE OF 200.79 FEET TO A POINT, THENCE SOUTH 70°32' EAST, A DISTANCE OF 104.21 FEET TO THE POINT OF BEGINNING.

TITLE OPINION:

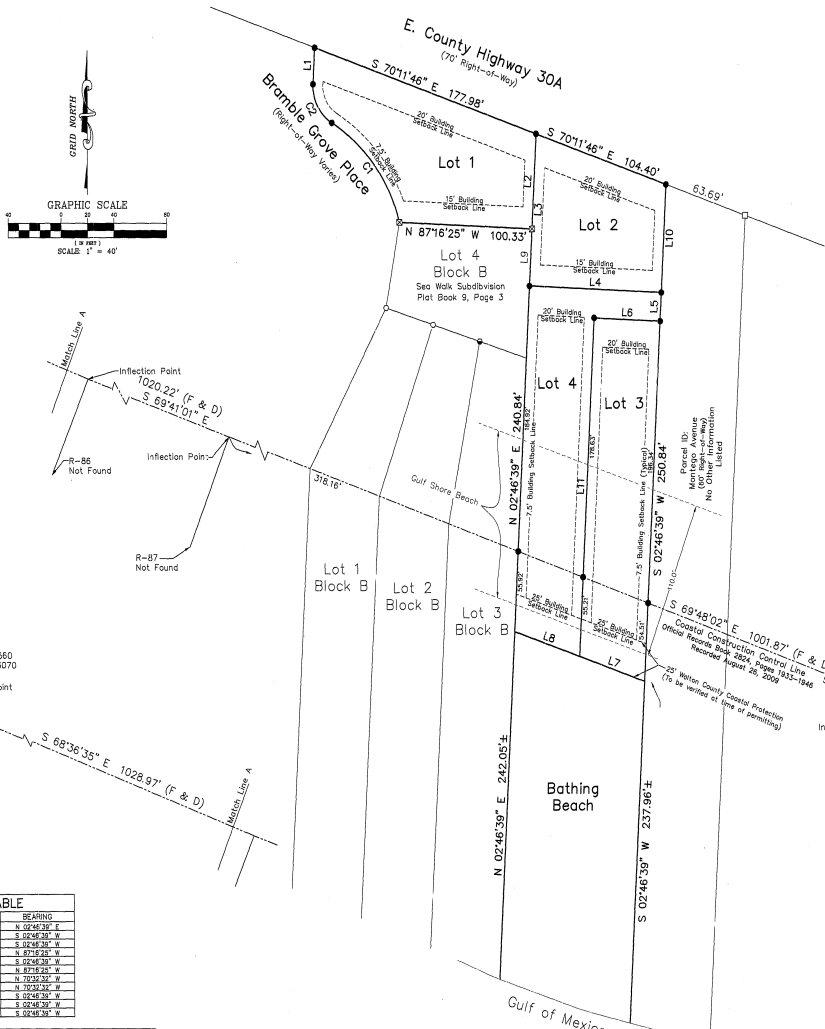
IT IS THE OPINION OF THE UNDERSIGNED ATTORNEY AT LAW, THAT TITLE TO LAND DESCRIBED HEREON, IS IN THE NAME OF THE DEDICATORS, AS SHOWN HEREON AND THERE ARE NO UNSATURATED MORTGAGES ON THE LAND, EXCEPT AS SHOWN.

WATSON BEVELL, P.L., A FLORIDA PROFESSIONAL LIABILITY COMPANY

Brooklyn H. Watson
BROOKLYN H. WATSON
FLORIDA BAR NO. 114670

SANCTUARY AT SEAGROVE

A Replat of Lots 7, 8, 9, 11, 12, Block 18, a Portion of Gulf Shores Beach & Bathing Beach, Gulf Shore Manor, Plat Book 3, Page 28. Section 23, Township 3 South, Range 19 West, Walton County, Florida



LINE TABLE

LINE	LENGTH	BEARING
L1	24.47	N 02°46'39" E
L2	65.25	S 02°46'39" W
L3	108.20	S 02°46'39" W
L4	88.07	S 87°32'23" W
L5	250.84	S 02°46'39" W
L6	59.97	S 87°32'23" W
L7	59.15	N 70°32'23" W
L8	29.10	N 02°46'39" E
L9	29.10	N 02°46'39" E
L10	29.26	S 02°46'39" W
L11	338.84	S 02°46'39" W

CURVE TABLE (RADIAL)

CURVE	LENGTH	RADIUS (CHORD BEARING)	CHORD	DELTA
C1	85.84	110.00	N 39°30'30" E	43.9749
C2	32.00	30.00	N 27°46'39" W	61.92700

BOARD OF COUNTY COMMISSIONERS APPROVAL AND ACCEPTANCE:

THIS IS TO CERTIFY THAT THIS PLAT WAS PRESENTED TO THE BOARD OF COUNTY COMMISSIONERS OF WALTON COUNTY, FLORIDA AND WAS APPROVED BY THE BOARD ON THE 28th DAY OF *January*, IN THE YEAR 2018. THIS APPROVAL BY THE BOARD IS SUBJECT TO ALL THE CONDITIONS, ALLOWANCES AND LIMITATIONS AS DEFINED BY WALTON COUNTY DEVELOPMENT ORDER NO. 17-0000001 FOR THIS PLAT AND DEDICATED, NOTICED AND GRAPHICALLY SHOWN ON THIS PLAT AS PERMITTED BY THE SIGNATURES OF THE CHAIR BELOW.

Cheri Conder
Cheri Conder
COUNTY CLERK

UTILITY COMPANY APPROVAL AND CERTIFICATION:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN PRESENTED TO THE REGIONAL UTILITIES AND SAID UTILITY COMPANY DOES HEREBY APPROVE AND CERTIFY THAT SAID UTILITY COMPANY HAS THE CAPACITY TO PROVIDE THE SERVICE INDICATED ABOVE AND WILL PROVIDE SAID SERVICES INDICATED ABOVE AND INSURE THE CORRECT AND COMPLETE INSTALLATION AND MAINTENANCE OF THE ABOVE UTILITY SYSTEMS INSTALLED IN CONJUNCTION WITH THIS PLAT, CERTIFIED ON THIS DATE, 18th DAY OF *December*, 2017.

Missio W. Pletcher
Missio W. Pletcher
PRINT:

WALTON COUNTY PLANNING AND DEVELOPMENT SERVICE DIVISION APPROVAL:

THIS IS TO CERTIFY THAT THIS PLAT WAS PRESENTED TO THE WALTON COUNTY'S PLANNING AND DEVELOPMENT SERVICES DIVISION OFFICE REVIEWED AND WAS APPROVED ON THE 21st DAY OF *February*, 2018.

COUNTY CLERK'S APPROVAL:

I, ALEX ALFORD, CLERK OF COURT OF WALTON COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD THIS *20th* DAY OF *February*, 2018 IN PLAT BOOK *20* AT PAGE *76*.

Alex Alford by *James...* as Deputy Clerk
COUNTY CLERK

COUNTY ENGINEER'S APPROVAL:

THIS PLAT HAS BEEN REVIEWED AND WAS APPROVED BY THE COUNTY ENGINEER OF WALTON COUNTY, FLORIDA. THIS *30th* DAY OF *January*, 2018.
Greg Graham
COUNTY ENGINEER #51381

COUNTY SURVEYOR'S APPROVAL:

THIS IS TO CERTIFY THAT THIS PLAT, SANCTUARY AT SEAGROVE, WAS REVIEWED AND MEETS THE REQUIREMENTS OF CHAPTER 177, PART 1 AND PART 2, FLORIDA STATUTES, AND WAS APPROVED ON *27th* DAY OF *January*, 2018.
Scott W. Rosenheim
SCOTT W. ROSENHEIM, PROFESSIONAL SURVEYOR & MAPPER
WALTON COUNTY SURVEYOR
FLORIDA CERTIFICATE NUMBER - 6534

- LEGEND
- 3" Capped Iron Rod Set (LB 7584)
 - 2" Capped Iron Rod Set (LB 7584) Witness
 - 4"x4" Concrete Monument "Found (Plan)
 - Permanent Control Point Found (LB 3744)
 - Permanent Control Point Found (2496)
 - 4"x4" Concrete Monument "Found (LB 3744)
 - Department of Natural Resource Monument (R-85)
 - Department of Natural Resource Monument (R-85)
- NOTATION
- N North
 - S South
 - E East
 - W West
 - D Depression
 - M Minutes/Feet
 - S Seconds
 - LB Land Surveying Business
 - Walton County Coastal Protection Zone
 - (F) Field Distance and/or Bearing
 - (D) Deed Distance and/or Bearing
 - C Curve
 - E Equals
- Inflection Point:
R-85
N 48°29'05.500
E 145°48'31.970

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE PLAT WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS SHOWN AND THAT THIS PLAT COMPLES WITH ALL SURVEY REQUIREMENTS OF CHAPTER 177, PART 1 AND PART 2, OF THE FLORIDA STATUTES.

Ronald Voelker, Jr.
RONALD VOELKER, JR., FLORIDA LICENSED PROFESSIONAL SURVEYOR & MAPPER NUMBER 0628
THIS *18th* DAY OF *December*, 2017

Prepared by:
Voelker Surveying
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Sarasota Beach, Florida 34249
Licenses: 14667-7091