2079-C

1964-B
2079-C

THE SANCTUARY
FINAL PLAT

Scale 1" = 60'

EAST BEAR CREEK

TOP OF BANK

FUTURE DEVELOPMENT

COMMON AREA (POOL SITE)

FUTURE DEVELOPMENT

TOP OF BANK

COMMON AREA

EAST BEAR CREEK

EAST BEAR CREEK ESTATES, UNIT 3 (AMENDED)
RECORDED ON SLIDE 1557-B
BALDWIN COUNTY, ALABAMA

BEAR CREEK COVE

MOSSY OAK DRIVE

CANAL

COMMON AREA

P.O.B.

LEGEND

P.O.B. - POINT OF BEGINNING
O - 5/8" CAPPED REBAR SET (CA-0085-LS)
- WETLAND
R - RADIUS
± - MORE OR LESS
C# - CURVE DATA LABEL

NOTE:
HERON COVE LANE AND MOSSY OAK DRIVE ARE PRIVATE STREETS AND WILL NOT BE MAINTAINED BY THE CITY OF GULF SHORES.

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	25.00	39.27	25.00	35.36	N 89°57'00" W	90°00'00"
C2	25.00	39.27	25.00	35.36	S 89°57'00" W	90°00'00"
C3	25.00	39.27	25.00	35.36	S 89°57'00" W	90°00'00"
C4	25.00	39.27	25.00	35.36	N 89°57'00" W	90°00'00"
C5	25.00	39.27	25.00	35.36	N 89°57'00" W	90°00'00"
C6	25.00	39.27	25.00	35.36	S 89°57'00" W	90°00'00"
C7	25.00	39.27	25.00	35.36	S 89°57'00" W	90°00'00"
C8	25.00	39.27	25.00	35.36	N 89°57'00" W	90°00'00"
C9	25.00	39.27	25.00	35.36	N 89°57'00" W	90°00'00"
C10	25.00	39.27	25.00	35.36	S 89°57'00" W	90°00'00"
C11	25.00	39.27	25.00	35.36	S 89°57'00" W	90°00'00"
C12	25.00	39.27	25.00	35.36	N 89°57'00" W	90°00'00"
C13	25.00	39.27	25.00	35.36	N 89°57'00" W	90°00'00"
C14	25.00	39.27	25.00	35.36	S 89°57'00" W	90°00'00"
C15	25.00	39.27	25.00	35.36	S 89°57'00" W	90°00'00"
C16	25.00	39.27	25.00	35.36	N 89°57'00" W	90°00'00"
C17	25.00	39.27	25.00	35.36	N 89°57'00" W	90°00'00"
C18	25.00	39.27	25.00	35.36	S 89°57'00" W	90°00'00"
C19	25.00	39.27	25.00	35.36	S 89°57'00" W	90°00'00"
C20	25.00	39.27	25.00	35.36	N 89°57'00" W	90°00'00"
C21	25.00	39.27	25.00	35.36	N 89°57'00" W	90°00'00"
C22	25.00	39.27	25.00	35.36	S 89°57'00" W	90°00'00"
C23	25.00	39.27	25.00	35.36	S 89°57'00" W	90°00'00"
C24	25.00	39.27	25.00	35.36	N 89°57'00" W	90°00'00"
C25	25.00	39.27	25.00	35.36	N 89°57'00" W	90°00'00"
C26	25.00	39.27	25.00	35.36	S 89°57'00" W	90°00'00"
C27	25.00	39.27	25.00	35.36	S 89°57'00" W	90°00'00"
C28	25.00	39.27	25.00	35.36	N 89°57'00" W	90°00'00"
C29	25.00	39.27	25.00	35.36	N 89°57'00" W	90°00'00"
C30	25.00	39.27	25.00	35.36	S 89°57'00" W	90°00'00"
C31	25.00	39.27	25.00	35.36	S 89°57'00" W	90°00'00"
C32	25.00	39.27	25.00	35.36	N 89°57'00" W	90°00'00"
C33	25.00	39.27	25.00	35.36	N 89°57'00" W	90°00'00"
C34	25.00	39.27	25.00	35.36	S 89°57'00" W	90°00'00"
C35	25.00	39.27	25.00	35.36	S 89°57'00" W	90°00'00"
C36	25.00	39.27	25.00	35.36	N 89°57'00" W	90°00'00"
C37	25.00	39.27	25.00	35.36	N 89°57'00" W	90°00'00"
C38	25.00	39.27	25.00	35.36	S 89°57'00" W	90°00'00"
C39	25.00	39.27	25.00	35.36	S 89°57'00" W	90°00'00"
C40	25.00	39.27	25.00	35.36	N 89°57'00" W	90°00'00"
C41	25.00	39.27	25.00	35.36	N 89°57'00" W	90°00'00"
C42	25.00	39.27	25.00	35.36	S 89°57'00" W	90°00'00"
C43	25.00	39.27	25.00	35.36	S 89°57'00" W	90°00'00"
C44	25.00	39.27	25.00	35.36	N 89°57'00" W	90°00'00"
C45	25.00	39.27	25.00	35.36	N 89°57'00" W	90°00'00"
C46	25.00	39.27	25.00	35.36	S 89°57'00" W	90°00'00"
C47	25.00	39.27	25.00	35.36	S 89°57'00" W	90°00'00"
C48	25.00	39.27	25.00	35.36	N 89°57'00" W	90°00'00"
C49	25.00	39.27	25.00	35.36	N 89°57'00" W	90°00'00"
C50	25.00	39.27	25.00	35.36	S 89°57'00" W	90°00'00"
C51	25.00	39.27	25.00	35.36	S 89°57'00" W	90°00'00"
C52	25.00	39.27	25.00	35.36	N 89°57'00" W	90°00'00"
C53	25.00	39.27	25.00	35.36	N 89°57'00" W	90°00'00"
C54	25.00	39.27	25.00	35.36	S 89°57'00" W	90°00'00"
C55	25.00	39.27	25.00	35.36	S 89°57'00" W	90°00'00"
C56	25.00	39.27	25.00	35.36	N 89°57'00" W	90°00'00"
C57	25.00	39.27	25.00	35.36	N 89°57'00" W	90°00'00"
C58	25.00	39.27	25.00	35.36	S 89°57'00" W	90°00'00"
C59	25.00	39.27	25.00	35.36	S 89°57'00" W	90°00'00"
C60	25.00	39.27	25.00	35.36	N 89°57'00" W	90°00'00"
C61	25.00	39.27	25.00	35.36	N 89°57'00" W	90°00'00"
C62	25.00	39.27	25.00	35.36	S 89°57'00" W	90°00'00"
C63	25.00	39.27	25.00	35.36	S 89°57'00" W	90°00'00"
C64	25.00	39.27	25.00	35.36	N 89°57'00" W	90°00'00"
C65	25.00	39.27	25.00	35.36	N 89°57'00" W	90°00'00"
C66	25.00	39.27	25.00	35.36	S 89°57'00" W	90°00'00"
C67	25.00	39.27	25.00	35.36	S 89°57'00" W	90°00'00"
C68	25.00	39.27	25.00	35.36	N 89°57'00" W	90°00'00"
C69	25.00	39.27	25.00	35.36	N 89°57'00" W	90°00'00"
C70	25.00	39.27	25.00	35.36	S 89°57'00" W	90°00'00"
C71	25.00	39.27	25.00	35.36	S 89°57'00" W	90°00'00"
C72	25.00	39.27	25.00	35.36	N 89°57'00" W	90°00'00"
C73	25.00	39.27	25.00	35.36	N 89°57'00" W	90°00'00"
C74	25.00	39.27	25.00	35.36	S 89°57'00" W	90°00'00"
C75	25.00	39.27	25.00	35.36	S 89°57'00" W	90°00'00"
C76	25.00	39.27	25.00	35.36	N 89°57'00" W	90°00'00"
C77	25.00	39.27	25.00	35.36	N 89°57'00" W	90°00'00"
C78	25.00	39.27	25.00	35.36	S 89°57'00" W	90°00'00"
C79	25.00	39.27	25.00	35.36	S 89°57'00" W	90°00'00"
C80	25.00	39.27	25.00	35.36	N 89°57'00" W	90°00'00"
C81	25.00	39.27	25.00	35.36	N 89°57'00" W	90°00'00"
C82	25.00	39.27	25.00	35.36	S 89°57'00" W	90°00'00"
C83	25.00	39.27	25.00	35.36	S 89°57'00" W	90°00'00"
C84	25.00	39.27	25.00	35.36	N 89°57'00" W	90°00'00"
C85	25.00	39.27	25.00	35.36	N 89°57'00" W	90°00'00"
C86	25.00	39.27	25.00	35.36	S 89°57'00" W	90°00'00"
C87	25.00	39.27	25.00	35.36	S 89°57'00" W	90°00'00"
C88	25.00	39.27	25.00	35.36	N 89°57'00" W	90°00'00"
C89	25.00	39.27	25.00	35.36	N 89°57'00" W	90°00'00"
C90	25.00	39.27	25.00	35.36	S 89°57'00" W	90°00'00"
C91	25.00	39.27	25.00	35.36	S 89°57'00" W	90°00'00"
C92	25.00	39.27	25.00	35.36	N 89°57'00" W	90°00'00"
C93	25.00	39.27	25.00	35.36	N 89°57'00" W	90°00'00"
C94	25.00	39.27	25.00	35.36	S 89°57'00" W	90°00'00"
C95	25.00	39.27	25.00	35.36	S 89°57'00" W	90°00'00"

LOT AREAS

1	19138±	SQ.FT.
2	19086.84	SQ.FT.
3	13846±	SQ.FT.
4	18141±	SQ.FT.
5	18219±	SQ.FT.
6	24,351±	SQ.FT.
7	22561±	SQ.FT.
8	12227±	SQ.FT.
9	11581±	SQ.FT.
10	13086±	SQ.FT.
11	16173±	SQ.FT.
12	16192.17	SQ.FT.
13	16668.87	SQ.FT.
14	18811.80	SQ.FT.
15	19819.79	SQ.FT.
16	13801.88	SQ.FT.
PRE. SITE	187845.F	SQ.FT.

SITE DATA

ZONING ——— GM.

SETBACKS RESIDENTIAL LOTS:
FRONT ——— 30'
REAR ——— 30'
SIDE ——— 10'
SIDE ADJOINING STREET ——— 30'
SHOWN AS ——— ———

EXCEPTIONS:
1. NO SETBACKS SHALL EXTEND BEYOND ANY WETLANDS LINE
2. ALL BUILDING CONSTRUCTION TO BE SETBACK FROM WETLANDS A MINIMUM OF 5'

MIN. LOT AREA ——— 10,890+ SQ.FT.

NO. OF RESIDENTIAL LOTS ——— 16

TOTAL ACRAGE ± ——— 5.64 AC.

TOTAL LINEAR FT. OF STREET ——— 1660'

ALL LOTS ARE SUBJECT TO A 10' UTILITY EASEMENT ALONG THE REAR, AND A 5' UTILITY EASEMENT ALONG EACH SIDE OF EACH SIDE LOT LINE, UNLESS SHOWN OTHERWISE.
SHOWN AS ——— ———

SURVEYOR'S NOTES

1. DESCRIPTION AS FURNISHED BY CLIENT
2. ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH U. S. STANDARDS
3. BEARINGS BY INCORPORATION HERE WERE PREVIOUS SURVEYS BY THIS AND OTHER FIRMS AND THE RECORDED SUBDIVISION PLAT
4. NO TITLE SEARCH, TITLE OPINION OR ABSTRACT WAS FURNISHED TO NOR PERFORMED BY THIS FIRM FOR THE SUBJECT PROPERTY. THERE MAY BE, BEYOND OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHTS OF WAY OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OF SAID PROPERTY.
5. THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL RESTRICTIONS THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY
6. THE LINES SHOWN REPRESENTING THE CENTERLINE AND RIGHTS OF WAY OF THE STREETS ARE SHOWN FOR VISUAL PURPOSES ONLY AND WAS NOT SURVEYED UNLESS SUBMARGINATION IS ALSO SHOWN.
7. THERE WAS NO ATTEMPT TO DETERMINE THE EXISTENCE, LOCATION OR EXTENT OF ANY SUBMARGINAL FEATURES OTHER THAN THOSE SHOWN ON THIS MAP WHICH WERE FLAGGED FOR LOCATION BY THE UTILITY COMPANIES LOCATORS.
8. THE SHORELINE SHOWN IS THE APPARENT SHORELINE AND IS SUBJECT TO CHANGE DUE TO NATURAL CAUSES AND MAY OR MAY NOT REPRESENT THE LIMITS OF TITLE. THE SHORELINE IS REPRESENTED BY A CURVED LINE FOR VISUAL PURPOSES ONLY

WETLAND NOTICE:

BY APPROVAL OF THIS PLAT, THE PLANNING COMMISSION OF THE CITY OF GULF SHORES MAKES NO REPRESENTATION OR WARRANTY, EITHER EXPRESSED OR IMPLIED, THAT ANY LOT DELINEATED ON THIS PLAT WHICH MAY BE ENCUMBERED BY ANY WETLANDS IS OR WILL BE SUITABLE FOR IMPROVEMENT OR OTHER DEVELOPMENT. PURCHASERS ARE ON NOTICE THAT IMPROVEMENT OF PROPERTY ENCUMBERED BY WETLANDS WILL REQUIRE SEPARATE PERMITTING BY FEDERAL AND/OR STATE AUTHORITIES UNDER SUCH LAWS AND REGULATIONS REGARDING WETLANDS AS MAY BE IN EFFECT FROM TIME TO TIME.

FLOOD STATEMENT

THE PROPERTY SHOWN HEREON IS IN ZONE "AE" EL. 10 AS SCALED FROM THE MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION (COMMUNITY-4 AND, HARRIS CREEK DOUG S. GULF SHORES, ALABAMA. PER REVISED MAP DATED JANUARY 5, 1982.

NOTE:
THIS PLAT HAS BEEN AMENDED TO CORRECT SCRIVENERS ERRORS FOUND AND AS RECORDED ON SLIDE 1964A & 1964B.

VOLKERT & ASSOCIATES, INC.
Engineers • Architects • Surveyors • Planners

THE SANCTUARY (AMENDED)
WADE WARD

PROJECT NO. 93070.50
SHEET 2 OF 2
FILE NO. TR-RVE-0371

8 & 9 of 1964B/1964A