

Prepared By and Return To:
Clifford B. Newton, Esquire
Newton, Hurst & Almand
10192 San Jose Boulevard
Jacksonville, Florida 32257

DECLARATION OF WITHDRAWAL FROM
THE SANCTUARY

THIS DECLARATION OF WITHDRAWAL is made this 15th day of SEPTEMBER, 1993, by FIRST UNION NATIONAL BANK OF FLORIDA, a national banking association, hereinafter referred to as "Declarant".

W I T N E S S E T H :

WHEREAS, pursuant to Certificate of Title recorded in Official Records Volume 7168, page 1458, current public records of Duval County, Florida, Declarant possesses all of the rights granted to and reserved by Mariner Cove, Ltd. as Declarant in that certain Declaration of Covenants, Conditions, Restrictions and Easements The Sanctuary, as recorded in Official Records Volume 6749, page 2236, of the current public records of Duval County, Florida the "Covenants"); and

WHEREAS, pursuant to the provisions of Section 5, Article VIII of the Covenants, Declarant may withdraw property from the Covenants at any time by recording in the public records a declaration of withdrawal.

NOW, THEREFORE, Declarant hereby declares that all of the real property described on Exhibit "A" attached hereto and by this reference made a part hereof is hereby withdrawn and released from the lien and encumbrance of the Covenants and shall no longer be subject to any of the easements, reservations and restrictions contained therein.

IN WITNESS WHEREOF, Declarant has executed this Declaration of Withdrawal on the date stated above.

Signed, sealed and delivered
in the presence of:

FIRST UNION NATIONAL BANK OF
FLORIDA

By: Theodore A. Latour
Its Vice President

Barbara C. Daniels
Barbara C. Daniels

OFFICIAL RECORDS

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 16th of SEPTEMBER, 1993, by William H. Sullivan, as SENIOR VICE President of FIRST UNION NATIONAL BANK OF FLORIDA, a national banking association, on behalf of the association. He/she

() is personally known to me
() produced _____ as identification.



OFFICIAL SEAL
SHEILA H. STEPHENS
My Commission Expires
Sept. 9, 1996
Comm. No. CC 221059

Notary Public

Notary Public Printed Signature

My Commission Expires:

CONSENT AND JOINDER

The undersigned may have an interest in the real property described in Exhibit A attached to the foregoing Declaration of Withdrawal and, therefore, joins in the execution of the foregoing Declaration and consents that the real property be withdrawn from the Covenants as described therein.

Executed this 16th day of SEPTEMBER, 1993.

Signed, sealed and delivered
in the presence of:

Steven J. Mitchell
STEVEN J. MITCHELL

Elinore C. Cox
ELINORE C. COX

AMERICAN NATIONAL BANK OF
FLORIDA

Deborah H. Dunbar
Its Senior Vice President

STATE OF FLORIDA:
COUNTY OF DUVAL:

The foregoing instrument was acknowledged before me this 16th of SEPTEMBER, 1993, by William H. Sullivan, as SENIOR VICE President of AMERICAN NATIONAL BANK OF FLORIDA, a national banking association, on behalf of the association. He/she

(✓) is personally known to me.
() produced _____ as identification.

Notary Public

Notary Public Printed Signature

My Commission Expires:



DEBORAH H. DUNBAR
My Commission CC280691
Expires May 25, 1997
Bonded by ANB
800-852-5878

EXHIBIT "A"
(Page 1 of 2 pages)

A PORTION OF TRACT "B", AS SHOWN ON THE PLAT OF THE SANCTUARY UNIT ONE, AS RECORDED IN PLAT BOOK 45, PAGES 58 THROUGH 581, INCLUSIVE, OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE BEACH, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEASTERLY CORNER OF SAID TRACT "D", SAID CORNER BEING SITUATE ON A CURVE LEADING NORTHWESTERLY AND LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF J. TURNER BUTLER BOULEVARD, STATE ROAD NO. 202; THENCE IN A NORTHWESTERLY DIRECTION, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING TWO (2) COURSES AND DISTANCES: COURSE NO. ONE (1); THENCE ALONG AND AROUND THE ARC OF THE CURVE, SAID CURVE BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 1933.48 FEET, AN ARC LENGTH OF 1033.27 FEET, SAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF NORTH 70° 20' 19" WEST, 1021.02 FEET TO THE POINT OF TANGENCY OF SAID CURVE, COURSE NO. TWO (2); THENCE NORTH 55° 01' 44" WEST, 626.25 FEET; THENCE NORTH 17° 03' 09" EAST, DEPARTING FROM SAID NORTHERLY RIGHT-OF-WAY LINE, 211.93 FEET TO A POINT SITUATE ON A CURVE LEADING NORTHWESTERLY AND LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SANCTUARY BOULEVARD, (A PRIVATE ROAD WITH VARIABLE WIDTHS, AS SHOWN ON SAID PLAT OF THE SANCTUARY UNIT ONE); THENCE ALONG AND AROUND THE ARC OF THE CURVE AND SAID SOUTHERLY RIGHT-OF-WAY LINE, SAID CURVE BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 302.81 FEET, AN ARC LENGTH OF 55.33 FEET, SAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF NORTH 95° 11' 42" EAST, 55.14 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE ALONG AND AROUND THE ARC OF THE CURVE AND CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, SAID CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 372.50 FEET, AN ARC LENGTH OF 51.18 FEET, SAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF NORTH 72° 15' 14" EAST, 51.14 FEET TO A POINT ON SAID CURVE, SAID POINT ALSO BEING THE MOST SOUTHWESTERLY CORNER OF TRACT "D", AS SHOWN ON SAID PLAT. THE SANCTUARY UNIT ONE; THENCE IN A SOUTHEASTERLY AND NORTHEASTERLY DIRECTION, ALONG THE SOUTHERLY LINE OF SAID TRACT "D", THE FOLLOWING TWO (2) COURSES AND DISTANCES: COURSE NO. ONE (1); THENCE SOUTH 44° 38' 00" EAST, 165.48 FEET, COURSE NO. TWO (2); THENCE NORTH 90° 00' 00" EAST, 100.00 FEET TO THE SOUTHEASTERLY CORNER OF SAID TRACT "D"; THENCE NORTH 46° 27' 18" EAST, 155.52 FEET; THENCE NORTH 07° 54' 18" WEST, 256.60 FEET TO A POINT SITUATE ON A CURVE LEADING NORTHEASTERLY AND LYING ON THE AFORESAID RIGHT-OF-WAY OF SANCTUARY BOULEVARD; THENCE IN A NORTHEASTERLY AND SOUTHEASTERLY DIRECTION, ALONG SAID RIGHT-OF-WAY LINE OF SANCTUARY BOULEVARD, THE FOLLOWING FOURTEEN (14) COURSES AND DISTANCES: COURSE NO. ONE (1); THENCE ALONG AND AROUND THE ARC OF THE CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 197.68 FEET, AN ARC LENGTH OF 129.93 FEET, SAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF NORTH 03° 42' 26" EAST, 130.41 FEET TO THE POINT OF TANGENCY OF SAID CURVE, COURSE NO. TWO (2); THENCE SOUTH 76° 29' 48" EAST, 137.89 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY, COURSE NO. THREE (3); THENCE ALONG AND AROUND THE ARC OF THE CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 325.00 FEET, AN ARC LENGTH OF 106.49 FEET, SAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF SOUTH 05° 32' 58" EAST, 106.01 FEET

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TO THE POINT OF TANGENCY OF SAID CURVE, COURSE NO. FOUR (#4); THENCE NORTH 84° 43' 52" EAST, 224.20 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY, COURSE NO. FIVE (#5); THENCE ALONG AND AROUND THE ARC OF THE CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 975.00 FEET, AN ARC LENGTH OF 122.85 FEET, SAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF NORTH 88° 43' 12" EAST, 122.75 FEET TO THE POINT OF TANGENCY OF SAID CURVE, COURSE NO. SIX (#6); THENCE SOUTH 87° 13' 27" EAST, 21.16 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY, COURSE NO. SEVEN (#7); THENCE ALONG AND AROUND THE ARC OF THE CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 152.53 FEET, AN ARC LENGTH OF 220.01 FEET, SAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF SOUTH 45° 54' 13" EAST, 201.43 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING SOUTHWESTERLY, COURSE NO. EIGHT (#8); THENCE ALONG AND AROUND THE ARC OF THE CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 670.31 FEET, AN ARC LENGTH OF 182.57 FEET, SAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF SOUTH 01° 22' 18" WEST, 182.24 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHEASTERLY, COURSE NO. NINE (#9); THENCE ALONG AND AROUND THE ARC OF THE CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 261.76 FEET, SAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF SOUTH 03° 11' 43" WEST, 261.53 FEET TO THE POINT OF TANGENCY OF SAID CURVE, COURSE NO. TEN (#10); THENCE SOUTH 00° 56' 00" EAST, 210.19 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY, COURSE NO. ELEVEN (#11); THENCE ALONG AND AROUND THE ARC OF THE CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 299.17 FEET, AN ARC LENGTH OF 51.31 FEET, SAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF SOUTH 05° 40' 58" EAST, 51.25 FEET TO THE POINT OF TANGENCY OF SAID CURVE, COURSE NO. TWELVE (#12); THENCE SOUTH 10° 43' 47" EAST, 92.00 FEET, COURSE NO. THIRTEEN (#13); THENCE SOUTH 25° 13' 45" EAST, 179.19 FEET, COURSE NO. FOURTEEN (#14); THENCE SOUTH 12° 06' 00" EAST, 73.00 FEET TO THE POINT OF BEGINNING.

LANDS THIS DESCRIBED CONTAIN 24.35 ACRES, MORE OR LESS.

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RECORDED
IN THE
OFFICE OF THE
CLERK OF THE
COUNTY CLERK

93-0140443

CLERK OF DISTRICT COURT

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