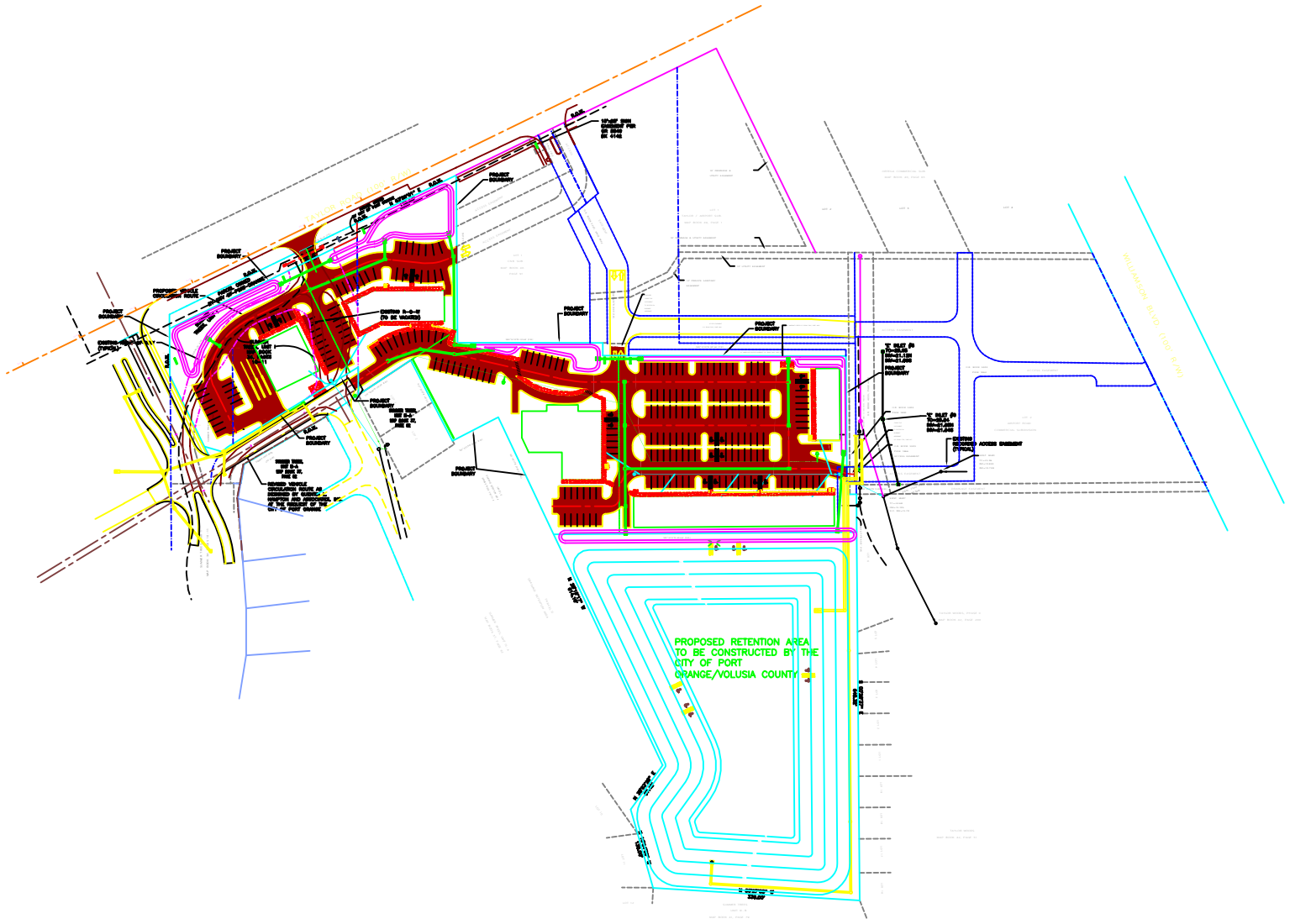
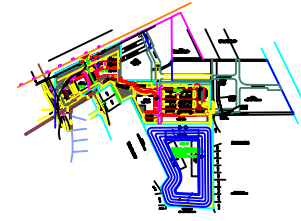
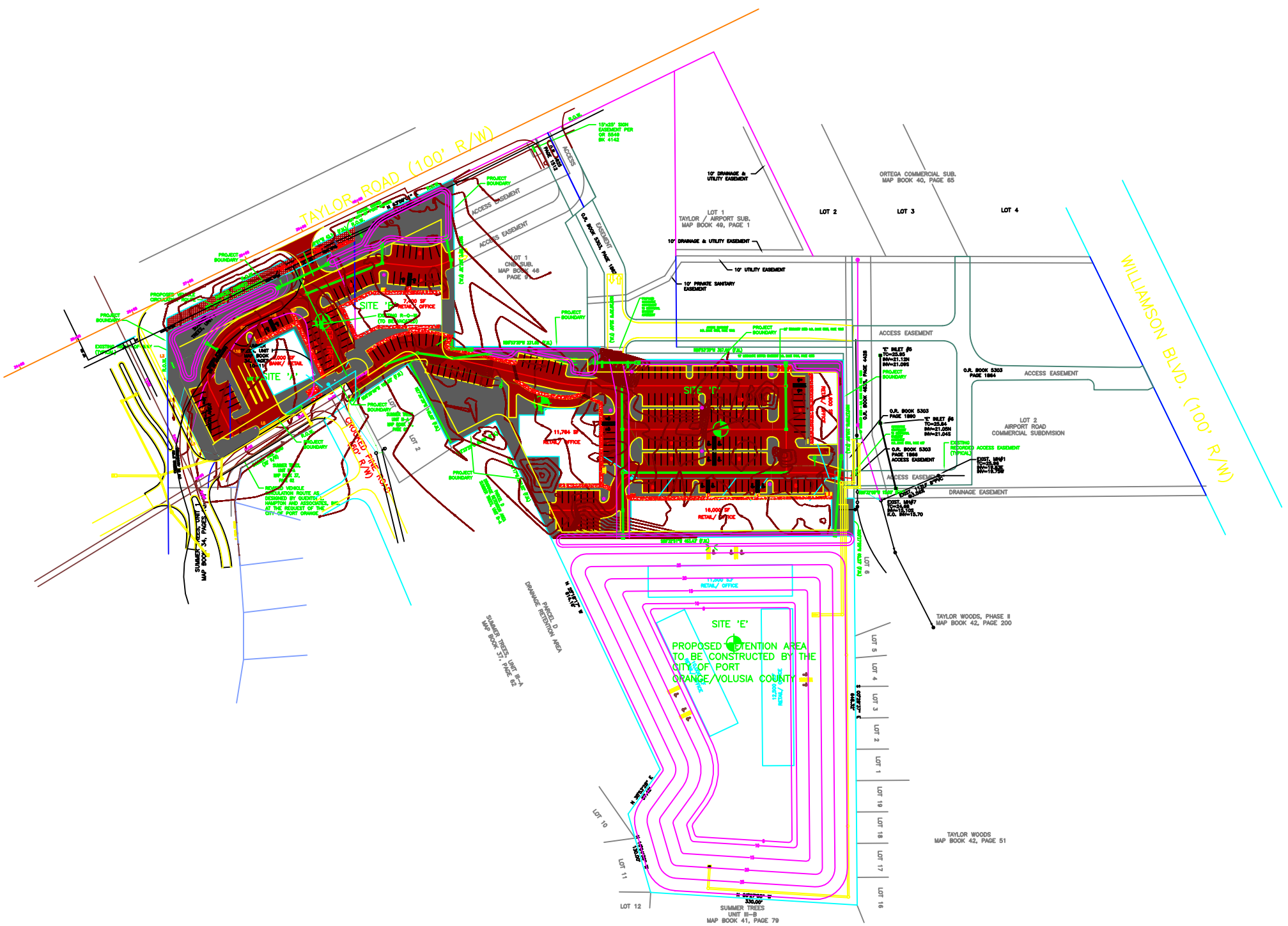
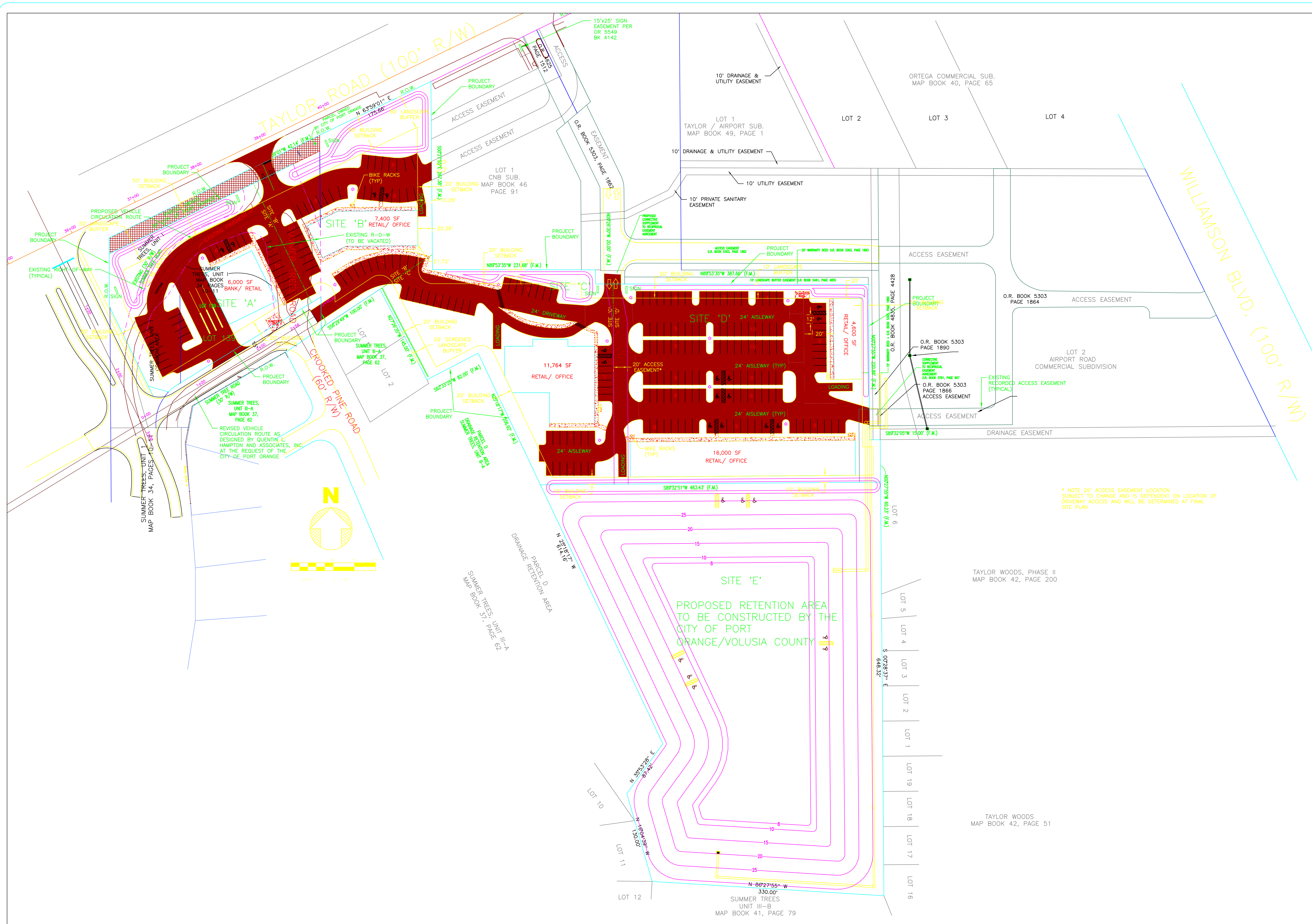


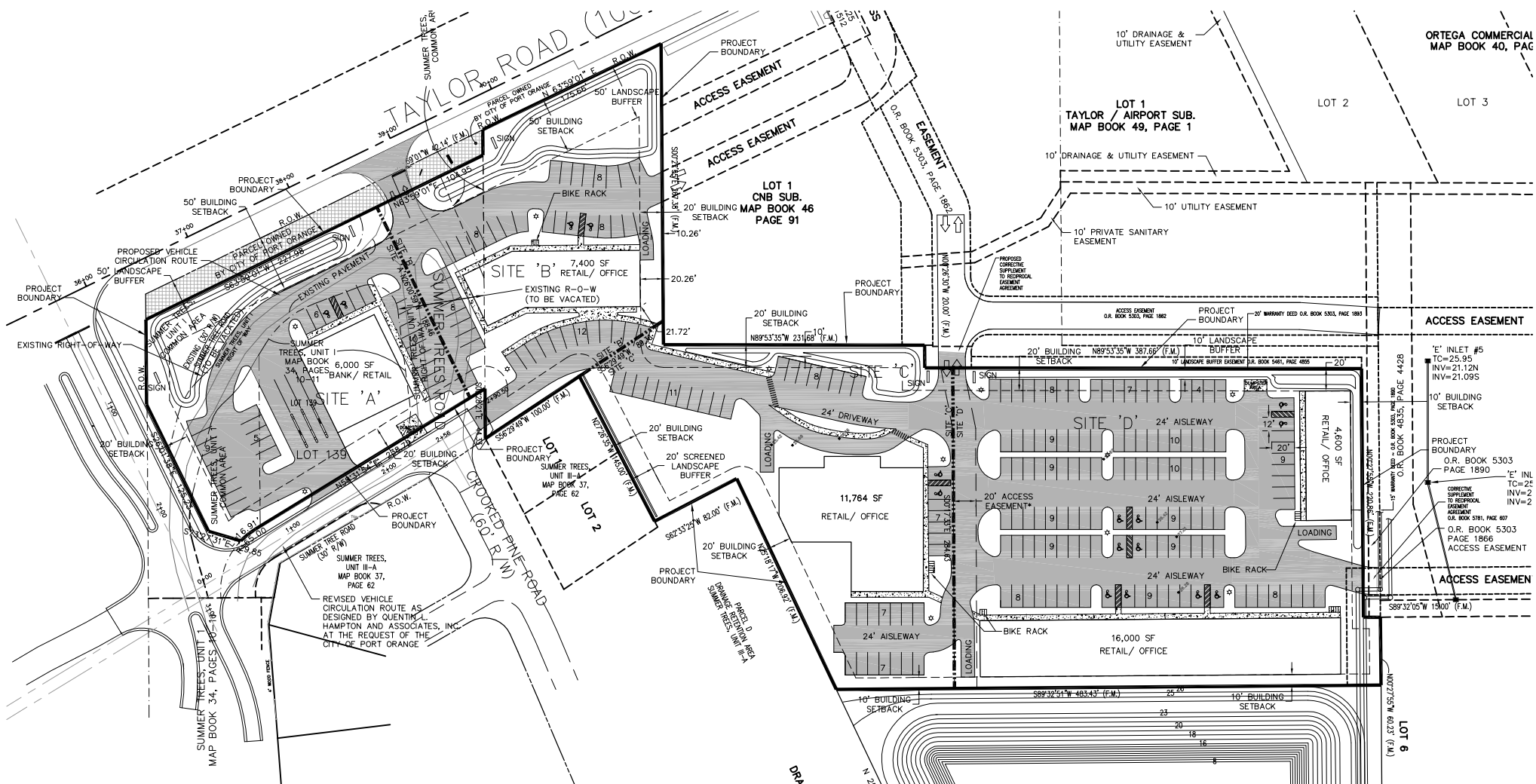


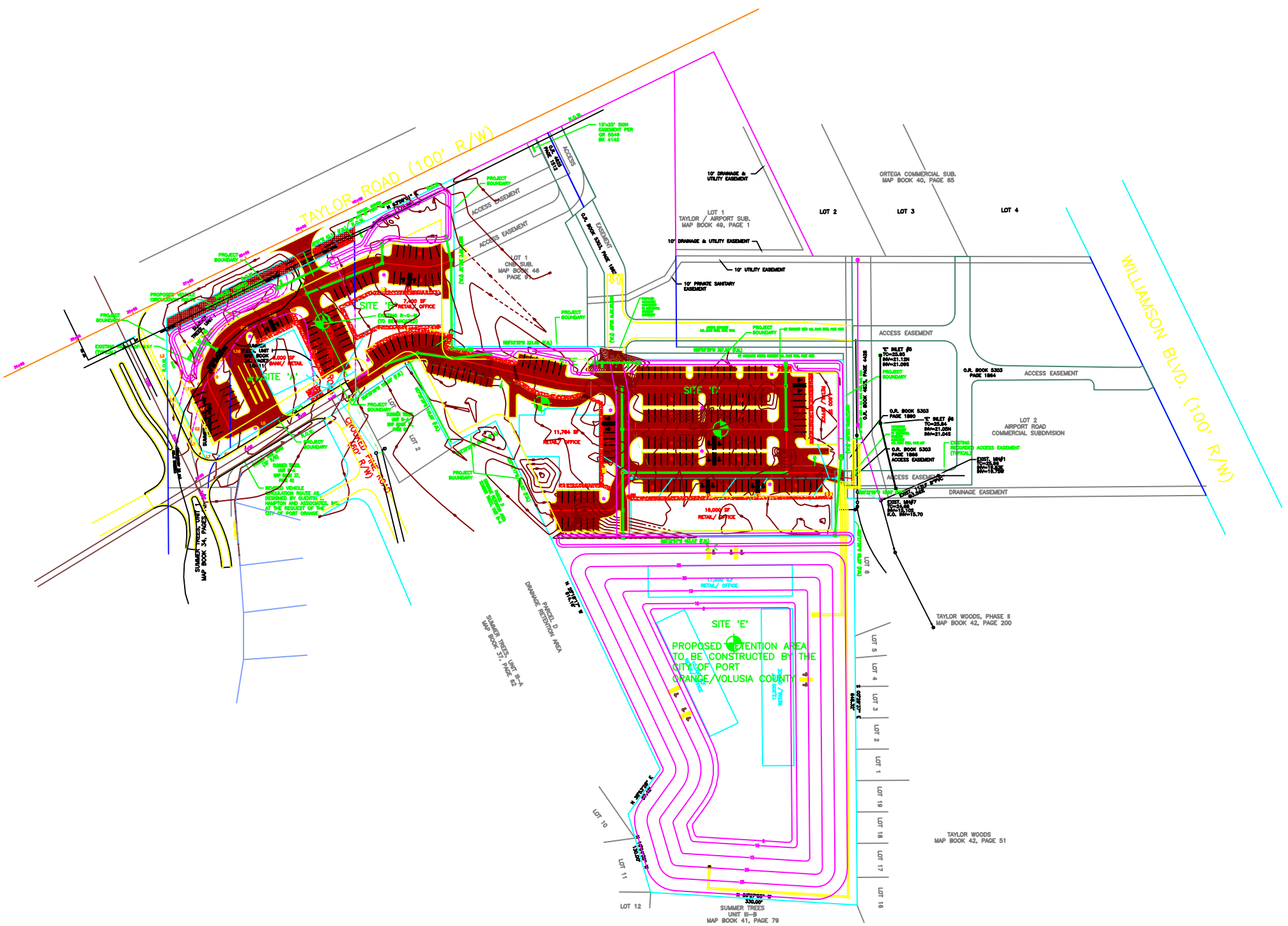


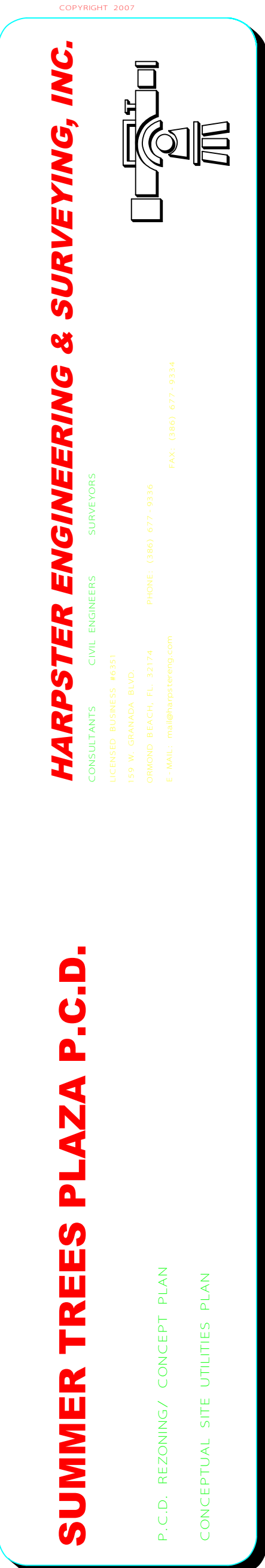
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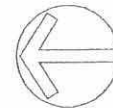








SUMMER TREE ROAD (R/W VARIES)



R=25.00'
L=40.41'
DELTA=92°37'10"
C=36.15'
CB=S2°03'37"W

S2°14'58"E 3.05'

S68°22'12"W 40.68'

LOT 139
SUMMER TREES
UNIT 1

R=115.00'
L=77.05'
DELTA=38°23'13"
C=75.61'
CB=S50°10'36"W

TAYLOR ROAD

SUMMER TREE ROAD (R/W VARIES)

20.00'

R=35.00'
L=9.13'
DELTA=14°36'53"
C=9.11'
CB=S38°27'28"W

R=65.00'
L=35.44'
DELTA=31°14'26"
C=35.00'
CB=S30°18'45"W

S14°41'32"W 32.70'

POINT OF COMMENCEMENT
NORTHWESTERLY CORNER OF
SUMMER TREES UNIT 1
MAP BOOK 34, PAGE 10-11

POINT OF BEGINNING

WESTERLY LINE OF SUMMER TREES UNIT 1

S00°27'55"E 22.17'

LEGAL DESCRIPTION:

A PORTION OF SUMMER TREES, UNIT 1, AS RECORDED IN MAP BOOK 34, PAGES 10 AND 11, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWESTERLY CORNER OF SAID SUMMER TREES, UNIT 1, THENCE S00° 27'55"E, ALONG THE WESTERLY LINE OF SAID SUMMER TREES, UNIT 1, A DISTANCE OF 22.17 FEET; THENCE DEPARTING SAID WESTERLY LINE OF SUMMER TREES, UNIT 1, THENCE NORTH 63°59'01" EAST, A DISTANCE OF 210.70 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SUMMER TREE ROAD, RIGHT OF WAY VARIES; THENCE THE NEXT NINE (9) COURSES ALONG SAID WEST RIGHT OF WAY LINE OF SUMMER TREE ROAD; (1) THENCE SOUTH 2°14'58" EAST, A DISTANCE OF 3.05 FEET TO A POINT OF CURVATURE; (2) THENCE, ALONG A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 92°37'10", A CHORD BEARING OF SOUTH 2°03'37" WEST, 36.15 FEET, AND AN ARC DISTANCE OF 40.41 FEET TO THE POINT OF TANGENCY; (3) THENCE SOUTH 68°22'12" WEST, A DISTANCE OF 40.68 FEET TO A POINT OF CURVATURE; (4) THENCE, ALONG A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 115.00 FEET, A CENTRAL ANGLE OF 38°23'13", A CHORD BEARING OF SOUTH 50°10'36" WEST, 75.61 FEET, AND AN ARC DISTANCE OF 77.05 FEET TO THE POINT OF TANGENCY; (5) THENCE SOUTH 30°58'59" WEST, A DISTANCE OF 36.65 FEET TO A POINT OF CURVATURE; (6) THENCE, ALONG A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 14°36'53", A CHORD BEARING OF SOUTH 38°27'29" WEST, 9.11 FEET, AND AN ARC DISTANCE OF 9.13 FEET; TO THE POINT OF TANGENCY; (7) THENCE SOUTH 45°55'58" WEST, A DISTANCE OF 13.04 FEET TO A POINT OF CURVATURE; (8) THENCE, ALONG A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 65.00 FEET, A CENTRAL ANGLE OF 31°14'26", A CHORD BEARING OF SOUTH 30°18'45" WEST, 35.00 FEET, AND AN ARC DISTANCE OF 35.44 FEET TO THE POINT OF TANGENCY; (9) THENCE SOUTH 14°41'32" WEST, A DISTANCE OF 32.70 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE OF SUMMER TREE ROAD, NORTH 26°01'38" WEST, A DISTANCE OF 45.08 FEET TO A POINT ON SAID WESTERLY LINE OF SUMMER TREES UNIT 1; THENCE NORTH 00°27'55" WEST ALONG SAID WEST LINE OF SUMMER TREES UNIT 1, A DISTANCE OF 75.37 FEET; TO THE POINT OF BEGINNING.

CONTAINING: 9,815 SQUARE FEET OR 0.23 ACRES OF LAND, MORE OR LESS.

EXHIBIT 'A'

SKETCH AND LEGAL DESCRIPTION

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY OF THE SUBJECT PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AS SURVEYED IN THE FIELD UNDER MY SUPERVISION ON THE DATES SHOWN HEREON. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH IN FLORIDA ADMINISTRATIVE CODE CHAPTER 61G17, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS, PURSUANT TO FLORIDA STATUTES SECTION 472.027, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

GREGG S. CULLUM P.S.M. #5095

DATE:

12-18-06

LEGEND / ABBREVIATIONS	
R/W	RIGHT OF WAY
ASPH.	ASPHALT
PLAT	PLAT DATA
F.M.	FIELD MEASURED
FND.	FOUND
I.P.	IRON PIPE
I.R.	IRON ROD
CONC.	CONCRETE
TYP.	TYPICAL
S/W	SIDEWALK
F.F.E.	FINISHED FLOOR ELEVATION
NR	NON-RADIAL
N.D.	NAIL & DISC
OHE	AERIAL UTILITIES

CULLUM LAND SURVEYING INC.

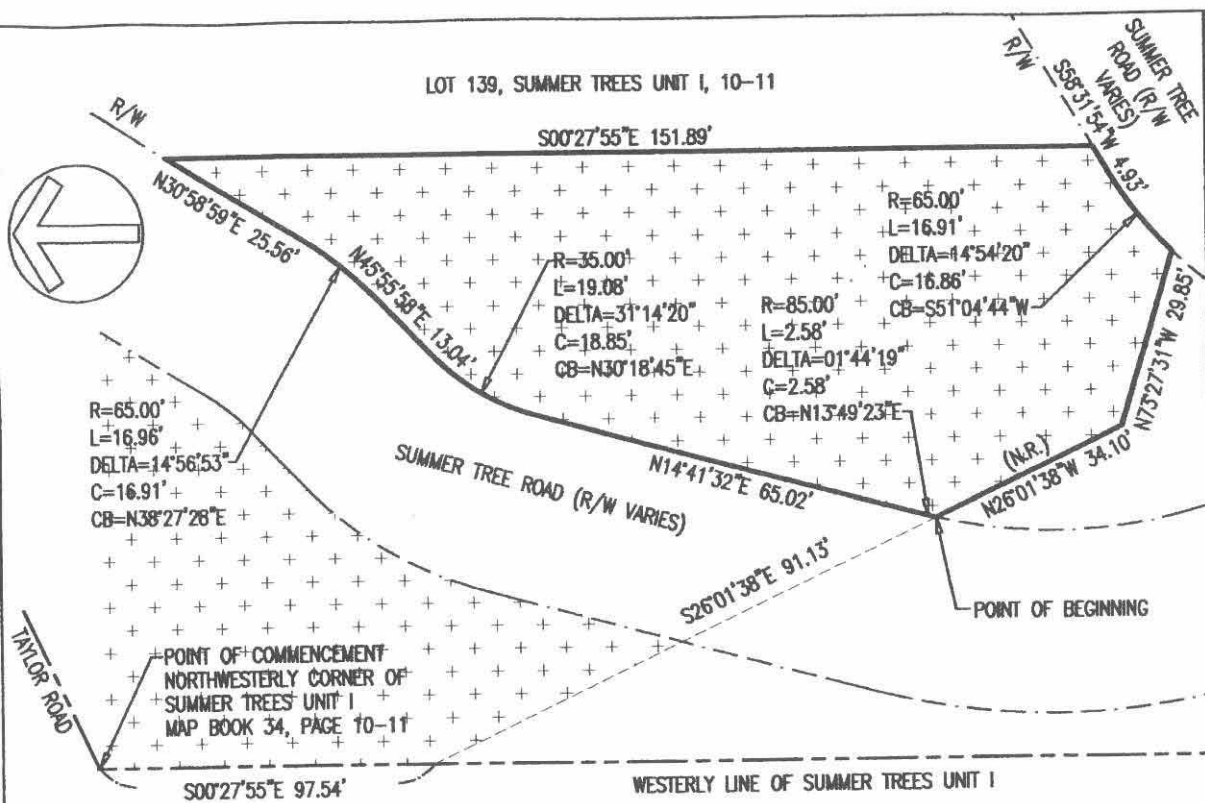
GREGG S. CULLUM
PROFESSIONAL SURVEYOR & MAPPER #5095
LICENSED BUSINESS #7129
5889 S. WILLIAMSON BLVD.
SUITE 1405
PORT ORANGE, FLORIDA 32128
386-761-7666
(FAX) 386-761-7909

CLS

PREPARED FOR: SUN GLOW CONSTRUCTION

NOT VALID UNLESS SIGNED BY A PROFESSIONAL SURVEYOR AND MAPPER AND SEALED WITH AN EMBOSSED SEAL

JOB #:	2004-609
DATE:	12/18/06
SCALE:	1" = 40'
DRAWN BY:	GSC
CHECKED BY:	GSC
FIELD BOOK/PAGE:	N/A
SHEET	1 OF 1



LEGEND / ABBREVIATIONS	
R/W	RIGHT OF WAY
ASPH.	ASPHALT
PLAT	PLAT DATA
F.M.	FIELD MEASURED
FND.	FOUND
I.P.	IRON PIPE
I.R.	IRON ROD
CONC.	CONCRETE
TYP.	TYPICAL
S/W	SIDEWALK
F.F.E.	FINISHED FLOOR ELEVATION
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N.D.	NAIL & DISC
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LEGAL DESCRIPTION:

A PORTION OF SUMMER TREES, UNIT I, AS RECORDED IN MAP BOOK 34, PAGES 10 AND 11, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWESTERLY CORNER OF SAID SUMMER TREES, UNIT I, THENCE S00° 27' 55" E, ALONG THE WESTERLY LINE OF SAID SUMMER TREES, UNIT I, A DISTANCE OF 97.54 FEET; THENCE DEPARTING SAID WESTERLY LINE OF SUMMER TREES, UNIT I, S26° 01' 38" E, A DISTANCE OF 91.13 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SUMMER TREE ROAD, RIGHT OF WAY VARIES AND THE POINT OF BEGINNING; THENCE RUN THE NEXT SIX (6) COURSES ALONG SAID EASTERLY RIGHT OF WAY LINE OF SUMMER TREE ROAD; (1) RUN ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 85.00 FEET, A CENTRAL ANGLE OF 1° 44' 19", A CHORD BEARING OF NORTH 13° 49' 23" EAST, 2.58 FEET AND AN ARC LENGTH OF 2.58 FEET TO THE POINT OF TANGENCY; (2) THENCE NORTH 14° 41' 32" EAST, A DISTANCE OF 65.02 FEET TO A POINT OF CURVATURE; (3) THENCE, ALONG A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 31° 14' 26", A CHORD BEARING OF NORTH 30° 18' 45" EAST, 18.85 FEET AND AN ARC DISTANCE OF 19.08 FEET TO THE POINT OF TANGENCY; (4) THENCE NORTH 45° 55' 58" EAST, A DISTANCE OF 13.04 FEET TO A POINT OF CURVATURE; (5) THENCE, ALONG A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 65.00 FEET, A CENTRAL ANGLE OF 14° 56' 59", A CHORD BEARING OF NORTH 38° 27' 29" EAST, 16.91 FEET AND AN ARC DISTANCE OF 16.96 FEET TO THE POINT OF TANGENCY; (6) THENCE NORTH 30° 58' 59" EAST, A DISTANCE OF 25.55 FEET; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE OF SUMMER TREE ROAD, RUN SOUTH 00° 27' 55" E, ALONG THE WEST LINE OF LOT 139, SAID SUMMER TREES, UNIT I, A DISTANCE OF 151.88 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SAID SUMMER TREE ROAD; THENCE THE NEXT TWO (2) COURSES ALONG SAID NORTHERLY RIGHT OF WAY LINE OF SUMMER TREE ROAD; (1) THENCE SOUTH 58° 31' 54" WEST, A DISTANCE OF 4.92 FEET TO A POINT OF CURVATURE; (2) THENCE, ALONG A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 65.00 FEET, A CENTRAL ANGLE OF 14° 54' 20", A CHORD BEARING OF SOUTH 51° 04' 44" WEST, 16.86 FEET AND AN ARC DISTANCE OF 16.91 FEET TO A POINT ON A NON-TANGENT LINE; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE OF SUMMER TREE ROAD, NORTH 73° 27' 31" WEST, A DISTANCE OF 29.85 FEET; THENCE NORTH 26° 01' 38" WEST, A DISTANCE OF 34.10 FEET TO THE POINT OF BEGINNING.

CONTAINING: 6,456 SQUARE FEET OR 0.15 ACRES OF LAND, MORE OR LESS.

SKETCH AND LEGAL DESCRIPTION

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY OF THE SUBJECT PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AS SURVEYED IN THE FIELD UNDER MY SUPERVISION ON THE DATES SHOWN HEREON. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH IN FLORIDA ADMINISTRATIVE CODE CHAPTER 61C17, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS, PURSUANT TO FLORIDA STATUTES SECTION 472.027, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

GREGG S. CULLUM P.S.M. #5095

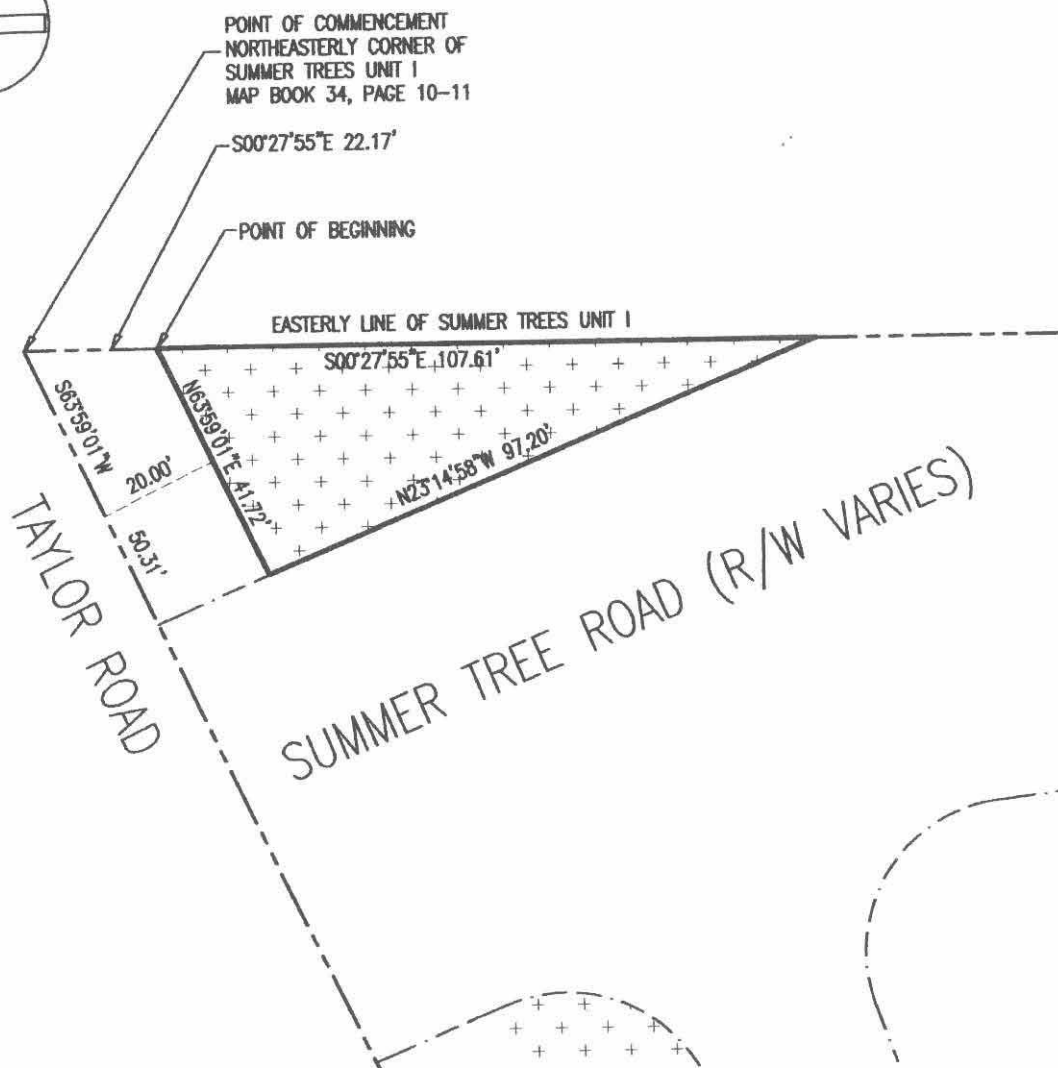
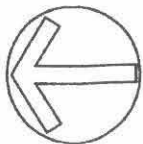
DATE:

PREPARED FOR:
SUN GLOW CONSTRUCTION

NOT VALID UNLESS SIGNED BY A PROFESSIONAL SURVEYOR AND MAPPER AND SEALED WITH AN EMBOSSED SEAL

JOB #: 2004-609
DATE: 12/18/06
SCALE: 1" = 30'
DRAWN BY: GSC
CHECKED BY: GSC
FIELD BOOK/PAGE: N/A
SHEET 1 OF 1

EXHIBIT 'B'



LEGAL DESCRIPTION:

A PORTION OF SUMMER TREES, UNIT I, AS RECORDED IN MAP BOOK 34, PAGES 10 AND 11, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEASTERLY CORNER OF SAID SUMMER TREES, UNIT I, THENCE S00°27'55"E, ALONG THE EASTERLY LINE OF SAID SUMMER TREES, UNIT I, A DISTANCE OF 22.17 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EASTERLY LINE OF SAID SUMMER TREES, UNIT I, S00°27'55"E, A DISTANCE OF 107.61 FEET TO AN INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF SUMMER TREE ROAD, RIGHT OF WAY VARIES; THENCE N23°14'58"W ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 97.20 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE N63°59'01"E, A DISTANCE OF 41.72 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,025 SQ. FT. 0.05 ACRES

EXHIBIT 'C'

SKETCH AND LEGAL DESCRIPTION

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY OF THE SUBJECT PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AS SURVEYED IN THE FIELD UNDER MY SUPERVISION ON THE DATES SHOWN HEREON. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH IN FLORIDA ADMINISTRATIVE CODE CHAPTER 61G17, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS, PURSUANT TO FLORIDA STATUTES SECTION 477.027, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

GREGG S. CULLUM P.S.M. #5095

DATE:

11/2-18-06

LEGEND / ABBREVIATIONS
R/W RIGHT OF WAY
ASPH. ASPHALT
PLAT PLAT DATA
F.M. FIELD MEASURED
FND. FOUND
I.P. IRON PIPE
I.R. IRON ROD
CONC. CONCRETE
TYP. TYPICAL
S/W SIDEWALK
F.F.E. FINISHED FLOOR ELEVATION
NR NON-RADIAL
N.D. NAIL & DISC
OHE AERIAL UTILITIES

CULLUM LAND SURVEYING INC.

GREGG S. CULLUM
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LICENSED BUSINESS #7129
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JOB #: 2004-609

DATE: 12/18/06

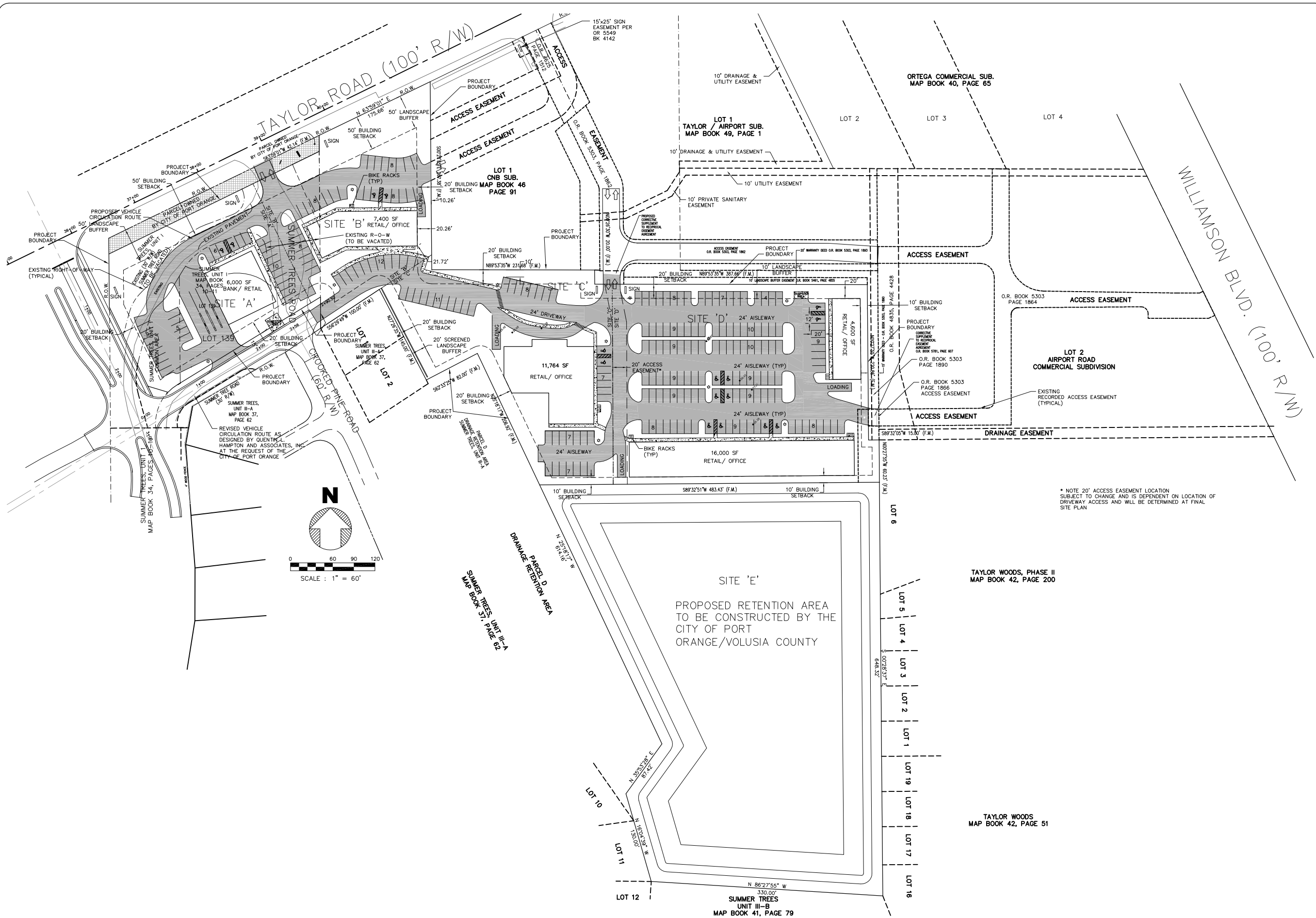
SCALE: 1" = 30'

DRAWN BY: GSC

CHECKED BY: GSC

FIELD BOOK/PAGE: N/A

SHEET 1 OF 1



NO.	DATE	REVISIONS	BY
1.	4/19/07	REVISED PER COMMENTS DATED 4/12/07	MM
2.	5/25/07	REVISED PER CITY OF PORT ORANGE COMMENTS DATED 5/17/07	MM
3.	7/30/07	REVISED PER CITY OF PORT ORANGE COMMENTS DATED 7/19/07	MM

HARPSTER ENGINEERING & SURVEYING, INC.
CONSULTANTS CIVIL ENGINEERS SURVEYORS
LICENSED BUSINESS #6351
1350 W. PALM BLVD., SUITE 174
ORLANDO, FL 32817
E-MAIL: mail@harpsteng.com



PHONE: (386) 677-9336
FAX: (386) 677-9334

SUMMER TREES PLAZA P.C.D.

P.C.D. REZONING/ CONCEPT PLAN
CONCEPTUAL SITE LAYOUT PLAN WITH RETENTION

DESIGN BY: MMM
CHECKED BY: FMH
DATE: 2/12/07
SCALE: 1"=60'
JOB No.: 07-010
Dwg.: 07010STP-SPLWR.DWG
XREF: 07010STP-BAS

FRED M. HARPSTER
P.E./P.L.S. #4724/#1127
NOT VALID UNLESS EMBOSSED SEAL IS AFFIXED

