

# The Department of Planning and Development Services

City Hall | 16 Colomba Road | DeBary, FL 32713

Development Review Committee (DRC) Meeting Tuesday, November 7<sup>th</sup>, 2023 – 9:30 AM

# **DRC AGENDA**

- 1. CALL TO ORDER
- 2. ROLL CALL
- 3. APPROVAL OF MINUTES
  - DRC meeting on October 17<sup>th</sup>, 2023
- 4. NEW BUSINESS
  - ➤ Case # 23-03-MAJPUD-Tailwinds Commercial; First Review, Applicant is requesting a recommendation for a Major PUD Amendment for part of the Glen Abbey PUD, located on the southeast corner of U.S. Highway 17-92 and North Pine Meadow Drive, to permit a self-storage facility, a restaurant, and a drive-through oil change, and to provide for development standards therein.
- 5. ADDITIONAL BUSINESS:
- 6. DISCUSSION:
- 7. ADJOURNMENT:

#### DISTRIBUTION:

**Technical Review Staff:** 

- Steven Bapp, AICP, Growth Management Director Planning and Zoning (SBapp@DeBary.org)
- > Joseph Barker, AICP, Senior Planner Planning and Zoning (JBarker@DeBary.org)
- ➤ Kayla Burney, *Planning Technician Planning and Zoning (KBurney@DeBary.org)*
- Kevin Hare, Construction Manager (KHare@DeBary.org)
- Amy Long, Deputy Public Works Director (ALong@DeBary.org)
- Chad Qualls, Public Works Superintendent (CQualls@DeBary.org)
- > Robert Scott, Orange City Fire Department (RScott@ourorangecity.com)
- Merylene Thomas, CNU-A, Senior Planner Planning and Zoning (MThomas@DeBary.org)
- > Richard Villasenor, City Engineer (RVillasenor@DeBary.org)
- Steve Wood, Building Inspector (Buildingofficial@DeBary.org)
- > E-Sciences, Environmental Management Consultant (troberts@res.us)
- > Fishback Dominick, Legal Consultant (DLangley@fishbacklaw.com)
- Stanley Group, Transportation Consultant (KingTanya@stanleygroup.com)
- SurvTech Solutions, Surveying Consultant (rfowler@survtechsolutions.com)
- Volusia County Utilities, Utilities (ErinReed@volusia.org)

# PLEASE NOTE: Each DRC project on the agenda will take approximately 30 minutes unless otherwise noted.

**APPLICANT(S):** Please plan to attend the DRC meeting to discuss your project and review the comments with reviewers. Individuals with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk at least three (3) working days in advance of the meeting date and time at (386) 601-0219.



# City of DeBary Development Review Committee Meeting October 17, 2023 - MINUTES

#### **CALL TO ORDER:**

The meeting of the City of DeBary Development Review Committee was called to order by Richard Villasenor, City Engineer, at 9:33 am.

#### DRC MEMBERS PRESENT:

Richard Villasenor, City of DeBary Joseph Barker, City of DeBary Christopher Karl, Orange City Fire Department

#### **OTHERS PRESENT:**

Kayla Burney, City of DeBary Phyllis Butlien, City of DeBary Shari Simmans, City of DeBary Mark Watts, Cobb-Cole

#### **APPROVAL OF MINUTES:**

Joseph Barker made a motion to approve the October 3, 2023 DRC Meeting Minutes, seconded by Christopher Karl. The motion was approved by a 3-0 vote.

#### **NEW BUSINESS:**

#### Tailwinds Residential PUD Amendment Project # 23-04-MAJPUD-Tailwinds Residential

Mark Watts of Cobb-Cole, a representative for the applicant, Kimaya, LLC, came forward to speak.

Mr. Watts asked for further information about what the City desires in regard to capital improvements in the project's vicinity. Chairman Villasenor stated this comment is in regard to the East Highbanks Road right-turn lane. Mr. Watts stated the right-of-way has been set aside. Mr. Villasenor stated the City can manage the improvements in the existing right-of-way, but that surveys of the area will need to be done for this to be confirmed. Mr. Watts stated these improvements can be part of the proportionate fair share agreement.

Mr. Villasenor also noted a project to extend an 8-foot sidewalk along East Highbanks Road.

Mr. Watts made note of the existing Future Land Use boundary, where part of the tract of land is designated Residential/Low-Density without falling any discernible boundaries. He stated he believes the discrepancy does not exceed the 600-foot buffer prescribed in the Comprehensive Plan's Future Land Use Element. Joseph Barker stated Staff's study of the boundary indicates the project is within that 600-foot buffer.

Mr. Watts asked if the City desires the applicant to coordinate with VOTRAN with regard to a bus stop in the area. Mr. Villasenor stated some coordination will be necessary to confirm what facilities, if any, are needed for this project.

Mr. Watts stated he believes they have submitted a preliminary concurrency review to the Volusia County School Board.

Mr. Watts stated they will create specific development standards for the project since it does not meet the development standards of the R-7 zoning classification.

Mr. Watts asked if the City would prefer a development agreement be drafted for this PUD amendment. Mr. Barker stated they will reach out to the City Attorney.

Christopher Karl had no comments.

Mr. Villasenor had no additional comments.

Mr. Barker made note of the City Attorney's comments.

The item was continued to a future DRC meeting.

#### **ADJOURNMENT:**

The meeting was adjourned at 9:49 AM.

#### DRC 11/7/2023

Subject Case # 23-03-MAJPUD-Tailwinds Commercial

Applicant: Kimaya, LLC

#### **Application Summary:**

The applicant is requesting review of a major PUD amendment to the Swallows Golf and Country Club (Glen Abbey) PUD, located on the southeast corner of U.S. Highway 17/92 and North Pine Meadow Drive. The proposed amendment amends the permitted uses for the subject property to include a drive-through oil change, a restaurant, and a self-storage facility, and provides for development standards.

Planning & Zoning Joseph Barker, AICP, Senior Planner

## **Comprehensive Plan Review:**

In reviewing the application (proposed project), staff has reviewed it against the policies contained within the City's Comprehensive Plan (Plan) to determine whether or not the proposed project is consistent with the Plan, as required by Florida Statute 163.3194, and Section 1-2(b)(1) of the City's Land Development Code.

#### **Economic Development**

The goal of the City's Economic Development element is to facilitate the stable, on-going development of the economy of the City, while making wise use of resources, including man-made resources, natural resources, and human resources.

Objective 3.3 requires the City to carry out certain policies to help achieve its development and redevelopment objectives by directing community facility improvements to serve employment areas and non-residential uses.

The City will ensure that streets and roads serving employment areas are constructed to standards sufficient to safely serve trucks. Where necessary, consideration will be given to adequate pavement thickness and width, curves, setbacks to pedestrian areas and landscaping,



accessibility to parking and loading areas, and similar issues. Consideration must be given to the impact the proposed project will have on these elements.

#### Management of Natural Resources

The goal of the City's Management of Natural Resources element is to facilitate the proper management of natural resources through their appropriate conservation, protection and use, consistent with the desired growth and development of the community to ensure the highest environmental quality possible.

Objective 4.2 requires the City to carry out a program of activities to properly manage wetlands so as to maintain the natural functions of wetlands while ensuring the appropriate growth and development of the community. **Please see comments from Environmental Management.** 

Objective 4.4 requires the City to carry out a program of activities to properly manage habitats and vegetative communities so as to maintain these resources and their natural functions while ensuring the appropriate growth and development of the community.

Policy 4.402 states the City, in reviewing land development activities and managing habitat areas for threatened and endangered species, will consider special measures which may be necessary to prevent adverse impacts. **Please see comments from Environmental Management.** 

#### Future Land Use

The goal of the City's Future Land Use element of the Plan is to facilitate the development and use of land, including permanent open space, in an organized arrangement which supports the appropriate development of the overall community, including an efficient multi-modal transportation system that enhances the well-being of the City's residents and businesses.

Objective 5.4 requires the City to base land use and development decisions on its adopted Future Land Use Map.

The subject property is classified as Commercial/Retail (C/R). This classification provides for commercial retail and service uses, as well as the uses and activities permitted in the Commercial/Office (C/O) classification. The purpose and intent of this land use is to identify locations for a variety of commercial uses including neighborhood and community shopping centers, convenience stores, retail sales, highway oriented commercial and other commercial

services. There is an outparcel between the storage building and the restaurant. What is the intended use for this outparcel?

Policy 5.403(b)(3) states areas in this land use classification will be well designed from the perspective of pedestrians and bicyclists. The Valvoline may conflict with this policy, due to its auto-centric nature, as it abuts the corner of the intersection and the meandering trail along North Pine Meadow Drive. A use more beneficial to pedestrians would better meet the requirements of this policy.

Policy 5.403(b)(4) states commercial developments in close proximity to residential areas will be buffered from them so as to reduce the adverse impacts of noise and unsightliness. Internal areas will also be well landscaped and signage will be maintained in a modest and coordinated manner. Pedestrian and bicycle connections between new retail commercial development and redevelopment and adjacent residential land uses commercial land uses shall be encouraged. This development will need to be buffered from the residential portions of the Swallows Golf & Country Club to the east. Please note the landscaping and signage will need to be able to meet the standards of the Land Development Code. Will there be any pedestrian and bicycle connections between this development and the adjacent residential area?

Objective 5.5 states the City has established a set of land development regulations to implement and support the provisions of the Plan.

Policy 5.505 requires the City, when making any decision regarding the approval of a development, to consider certain elements, including how a development will affect the appearance of the overall community, vis-à-vis good design, orderly pattern of development, and compatibility with the development of nearby areas. A Valvoline being on the southeast corner of U.S. Highway 17-92 and North Pine Meadow Drive may negatively affect the appearance of the area. Near the intersection there is an existing monument sign for Glen Abbey, which may not contrast well with the Valvoline being seen behind it as opposed to the trees it is currently back dropped against. The appearance of the North Pine Meadow streetscape adjacent to the Valvoline could also be negatively affected if proper mitigation measures are not taken.

#### Transportation

The goal of the City's Transportation element is to facilitate the development of a safe, cost-effective, coordinated, connected, energy efficient, multimodal transportation system for the

movement of people and goods to benefit the social, economic and physical development of the City and to reduce greenhouse gas emissions and vehicle miles of travel.

Objective 6.1 requires the City to carry out a program of activities to facilitate the provision of a cost-effective, safe, convenient, and energy efficient multimodal transportation system.

Policy 6.103 establishes a regulatory level of service (LOS) to be used to determine whether facilities are adequate to serve new development. U.S. Highway 17-92's minimum LOS is as determined by the Florida Department of Transportation (FDOT), and the local street system's (e.g., North Pine Meadow Drive) LOS is a D as defined by FDOT. In order for a final development order to ultimately be issued for the proposed project, the current LOS for the affected roadways and how this project will affect the LOS must be determined. Please note that if the proposed major PUD amendment is approved, that will not act as a guarantee that existing facilities will be adequate at the time a final development order application is submitted. Please see Policy 6.704 for potential remedies if the LOS is insufficient.

Objective 6.2 requires the City to carry out a program of activities to coordinate the transportation system with the future land uses policies on this Plan, and to ensure that population densities, housing and employment patterns, land use patterns, and the management of important natural features are consistent with transportation modes and services proposed to serve these areas.

Policy 6.201 states the City, when making zoning changes, will consider the need for new transportation facilities necessitated by the potential development, as well as the resources which can be reasonably expected to support new facilities not previously contemplated. **Please see comments from Transportation.** 

Objective 6.7 requires the City to reduce emphasis on transportation system improvements that favor the use of single-occupancy vehicles as the primary means of transportation.

Policy 6.709 suggests locating and configuring parking in ways that will not interrupt street frontages. **Consideration should be given to this policy in the design of the site layout.** 

#### Public Facilities Infrastructure

The goal of the City's Public Facilities Infrastructure element is to facilitate the development of adequate public infrastructure to serve the appropriate growth and development of the City, and with appropriate consideration to managing important natural resources. **Please see comments from Volusia County Utilities and Environmental Management.** 



For all other elements of the Plan not discussed in this report, the project has been determined to be consistent with those elements.

## **Land Development Code Review:**

The proposed project has been reviewed against the provisions of the City's Land Development Code (LDC).

#### Zoning

The subject property is zoned PUD (Swallows Golf and Country Club). Thus, the project is subject to the zoning regulations prescribed in Volusia County Resolution # 1978-96, specifically the Swallows Golf and Country Club Development Agreement (DA). This PUD is commonly referred to as "Glen Abbey" and will be referenced as such herein.

Section 1 of the DA requires Glen Abbey to be developed in accordance with the Community Development Plan (CDP). The subject property is Commercial Area # 2 in the DA. Currently, the only uses permitted in Commercial Area # 2 are retail sales and services, hence the proposed amendment. The development regulations being proposed for this project are those of the B-4 (General Commercial) zoning classification, as provided for in LDC Chapter 3, Article III, Division 3, Section 3-102(d). Compliance with these regulations will need to be confirmed during review for any final development orders.

#### **PUD Regulations**

LDC Chapter 3, Article III, Division 3, Section 3-108 provides for regulations and standards for PUDs.

Section 3-108(b)(5)c.1 provides for information required to be provided for in the PUD preliminary plan. Please provide the following information on the conceptual plan:

• Name, address, and telephone number of the developer, professional project engineers, architects and planners;

- Approximate location, size and description of open spaces, landscaped areas, or buffers; and
- The general topography and physical conditions of the site, including features such as water bodies, wooded areas, wetland areas, vegetation types, soils, 100-year floodplain areas, and steep grades or depressions on the site.

Section 3-108(b)(5)c.2 provides for information required to be provided in the DA. Because the proposed amendment is a major PUD amendment, it must be reviewed and processed in the manner provided for new PUDs, which includes a DA. **Please draft and submit a DA.** 

#### **Supplementary Regulations**

In addition to the development standards of the proposed amendment, LDC Chapter 3, Article III, Division 4 contains supplementary regulations.

Section 3-129(5) provides for minimum off-street parking. Automobile service stations require 2 parking spaces for each grease rack/working bay. Restaurants (Types A and B) require 1 space per 4 seats or 1 for each 200 square feet of gross floor area (GFA), plus 1 space for each employee on the largest shift. Self-storage facilities require 1 space for every 10 storage cubicles/units. In order to determine compliance with Section 3-129(5), the applicable data must be provided.

Section 3-129(8) provides for minimum off-street loading spaces. Restaurants and commercial storage facilities both require off-street loading spaces. **Please delineate the location of these loading spaces on the conceptual plan.** 

Section 3-129(1) provides for required bicycle parking. Restaurants are required to provide parking spaces for bicycles. **Please delineate the location of these spaces on the conceptual plan.** 

#### Landscaping and Buffer Standards

LDC Chapter 5, Article I provides for landscaping and buffer standards. These regulations are intended to promote the health, safety, and welfare of existing and future residents and visitors of the City by establishing minimum standards for the design, installation, and maintenance of landscaping, and by establishing standards for the development of adequate buffers between adjacent or nearby dissimilar uses within the corporate limits of the City.

Section 5-4(2), Table I provides for minimum buffer yards and screening. Commercial uses adjacent to single-family residential use/zoning must have a buffer width of 30 feet, with the screening being masonry wall and landscaping. The design shown in the conceptual plan would fail to meet this requirement.

#### **Gateway Corridor Standards**

LDC Chapter 5, Article V provides for standards for the development of the Gateway Corridor, which includes U.S. Highway 17-92.

Section 5-123 provides for architectural standards in the Gateway Corridor. **Please note these standards must be met for a development order to be issued for any structures.** 

Section 5-124 provides for a minimum 20-foot landscape buffer along the Gateway Corridor. It would appear parts of the project's frontage fails to meet this requirement, including the storage building.

Section 5-128(1) provides for site and building standards for self-storage facilities fronting the Gateway Corridor. Please note self-storage facilities shall be a mixed-use development with a portion of the first floor being an additional office, restaurant, or retail and sales. The entrance of the additional use(s) shall be from the front façade of the principal structure. Access to the individual storage units are only to be provided from interior spaces. Last, there shall be no outdoor storage allowed.

**Public Works Department Amy Long, Deputy Public Works Director** 

No comments have been received.

Fire Services Robert Scott, Fire Marshal

No comments have been received.



Engineering Richard Villaseñor, P.E., City Engineer

No comments.

**Building Department Steve Wood, Building Official** 

No comments have been received.

Volusia County Utilities Erin Reed, PhD, P.E., Water & Utilities Senior Engineer

VCU has reviewed the submittal and has the following comments:

- 1. Adjacent to the site, Volusia County Utilities owns and maintains a 10" diameter potable water main along the southern right-of-way of N. Pine Meadow Drive, a 6" diameter force main along the northern right-of-way of N. Pine Meadow Drive, and an 8" diameter reclaimed water main within 150-feet feet from the subject site. The reclaimed water main currently terminates at the intersection of N. Pine Meadow Drive and Spring Glen Drive.
- 2. Please visit Volusia County Water Resources & Utilities' website to obtain the most recent (2023) Standard Details, Specifications, and a list of approved materials including piping, fittings, valves, meters, etc. for water, sewer, and reclaimed infrastructure. <a href="https://www.volusia.org/services/public-works/water-resources-and-utilities/utility-engineering.stml">https://www.volusia.org/services/public-works/water-resources-and-utilities/utility-engineering.stml</a>
- 3. Payment of the county's utility development fees is required before utility service will be provided. The county's impact fee schedule and commercial water/sewer service application are available online at: <a href="https://www.volusia.org/services/public-works/water-resources-and-utilities/utility-engineering.stml">https://www.volusia.org/services/public-works/water-resources-and-utilities/utility-engineering.stml</a>

# Legal Review Dan Langley, Fishback-Dominick

Please see redline version of proposed ordinance.

## **Environmental Management Tom Roberts, Regional Science Manager, RES**

- 1. Per the proposed Concept Plan by Kimley Horn, this project may impact jurisdictional wetlands and will require an Environmental Resource Permit from the St. John's River Water Management District. If wetlands are impacted, a 404 Permit from the Florida Department of Environmental Protection and a wetland alteration permit from the City of DeBary may be required. Please provide a Biological Report that addresses these issues.
- 2. This site has the potential for the occurrence of state and federal listed species. Please address the potential for protected species in the Biological Report.
- 3. The tree survey prepared by Charles Rob Defoor does not identify trees that meet specimen or historic classification. Please provide a table in the landscape plan that identifies trees which meet specimen or historic classification. Additionally, please provide the proposed tree mitigation calculations.
- 4. Please provide a landscape plan which clearly labels which trees are slated for removal or preservation, where the vegetative buffer is to be located, as well as any planting and irrigation plans.

#### **Transportation**

#### Tanya King, PE, Senior Transportation Engineer, Stanley Group

- 1. In Table 1, Trip Generation, the Unit column for the Retail use should be KSF and DU. Please make this correction.
- 2. In Table 1, Trip Generation, the PM peak hour trip generation for Retail (LUC 8220) is incorrect. Please appropriately apply the trip generation equation or the trip average rate based on the R-squared value. If the R-square value is 0.70 or higher, then use the equation, but if it is less than 0.70 then use the average rate. The Daily Trip generation is correct.

- 3. In Table 1, Trip Generation, the LUC used for the Quality Service Restaurant (QSR) is incorrect. The LUC used 973 is for a Coffee/Donut Shop with Drive-Through. This use does not fall under the category of (QSR). Please revise.
- 4. In Table 1, Trip Generation, the PM peak hour trip generation is incorrect based on LUC 937. Please appropriately apply the proper LUC for the restaurant designation and appropriately apply the trip generation equation or the trip average rate based on the R-squared value; if the R-square value is 0.70 or higher, then use the equation, but if it is less than 0.70 then use the average rate if appropriate.
- 5. In Table 1, Trip Generation, the PM peak hour trip generation is incorrect for LUC 151 Mini Warehouse. Please appropriately apply the trip generation equation or the trip average rate based on the R-squared value; if the R-square value is 0.70 or higher, then use the equation, but if it is less than 0.70 then use the average rate if appropriate.
- 6. Please provide the ITE Trip Generation sheets for the restaurant and Retail uses and revise the analysis based on these changes.

#### \*\*\*END OF COMMENTS\*\*\*

A written response to each of the above comments will be required when revisions are re-submitted to the City. Please be advised that additional comments may be forthcoming after a review of the revised plan set has been completed.

If you should have any questions, please feel free to contact me at 386-601-0203.

Steven Bapp, AICP Sbapp@debary.org Director of Growth Management City of DeBary AN ORDINANCE OF THE CITY OF DEBARY, FLORIDA, APPROVING A MAJOR AMENDMENT TO THE GLEN ABBY PLANNED UNIT DEVELOPMENT (A/K/A SWALLOWS PUD) GOVERNING AN APPROXIMATELY 18.31+/- ACRES OF LAND LOCATED ON THE SOUTH SIDE OF N. PINE MEADOW DRIVE EAST OF US HIGHWAY 17-92 WITH VOLUSIA COUNTY PROPERTY TAX IDENTIFICATION NUMBERS OF 8027-00-00-0048 AND 8027-11-00-1151 AND OWNED BY KIMAYA, LLC; AMENDMING THE PLANNED UNIT DEVELOPMENT AGREEMENT TO PERMIT CERTAIN SPECIFICED USES ON THE PROPERTY AND UPDATING THE CONCEPTUAL DEVELOPMENT PLAN TO SHOW THE PLANNED DEVELOPMENT OF THE PROPERTY; PROVIDING FOR SEVVERABILITY, RECORDING AND AN EFFECTIVE DATE.

WHEREAS, the 18.31 +/- acre parcel of land located in the City of DeBary, Florida and having Volusia County Tax Parcel Identification Numbers 8027-00-00-0048 and 8027-11-00-1151, and legally described on attached Exhibit "A" (the "Subject Property") is part of and included in the Planned Unit Development known as the Glen Abby Planned Unit Development (A/K/A Swallows Planned Unit Development); and

WHEREAS, on September 18, 1972, the County Council of Volusia County, Florida rezoned the Subject Property as part of the Community Development Plan for the Glen Abby Development (A/K/A Swallows Planned Unit Development) and other subsequent amendments to other portions of the development have been approved; and

WHEREAS, the Subject Property was originally identified on the Community Development Plan for the Glen Abby Development (A/K/A Swallows Planned Unit Development) as a portion of the area labelled Commercial #2 located south of Pine Meadows Drive and adjacent to U.S. 17-92; and

WHEREAS, the Subject Property was originally assigned the use of "retail sales and services" with development standards based on the then existing C-1 zoning regulations of Volusia County, Florida; and

WHEREAS, Mark A. Watts, Esq., has submitted an application on behalf of Kimaya, LLC, a Florida limited liability company, as owner of the Subject Property, that requests a major amendment to the Glen Abby Planned Unit Development (A/K/A Swallows Planned Unit Development) that seeks to update the Conceptual Development Plan with the plan attached as Exhibit "B" and add certain additional permitted uses for the Subject Property; and

WHEREAS, this Ordinance has been advertised and noticed in accordance with the requirements of state law and Section 1-10 of the City of DeBary Land Development Code; and

WHEREAS, the Ordinance meets the requirements for zoning pursuant to Section 1-6 of the City of DeBary Land Development Code, is consistent with Policy 5.505 of the City of DeBary Comprehensive Plan and the City Council has determined that the amendments to the Glen Abby Planned Unit Development (A/K/A Swallows Planned Unit Development) proposed herein are consistent with the City of DeBary Comprehensive Plan;

#### NOW THEREFORE, IT IS HEREBY ORDAINED BY THE CITY OF DEBARY AS FOLLOWS:

SECTION 1. Recitals. The City Council finds that the above recitals are true and correct.

SECTION 2. Major Amendment. A major amendment to the Glen Abby Planned Unit Development (A/K/A Swallows Planned Unit Development) and the corresponding Community Development Plan and Development Agreement is hereby approved to modify the permitted uses for the Subject Property to allow for the following principle permitted uses:

- 1. Retail Sales and Services
- 2. Restaurants, Type A and B
- 3. Self-storage facilities and Miniwarehouse, subject to the regulations enacted by Ordinance 04-2023

Development criteria for the proposed uses of the Subject Property shall be consistent with those set forth in the City of DeBary B-4 zoning classification. In addition, the Gateway Corridor standards in Chapter 5, Article V of the City Land Development Code will apply to the development of the Subject Property. Except as specifically amended herein with regard to the Subject Property, this Ordinance is not altering the permitted uses or development criteria for any other portion of the Glen Abby Planned Unit Development (A/K/A Swallows Planned Unit Development).

<u>Section 3.</u> Recording. The City Clerk is hereby directed to record this Ordinance in the Public Records of Volusia County, Florida. This Ordinance affecting the Subject Property shall run with the land and shall be applicable to and binind on all successors and assigns.

<u>Section 4.</u> **Severability.** If any portion of this Ordinance is determined by a court of competent jurisdiction to be invalid, unconstitutional, unenforceable or void, the remaining portions not invalidated shall continue in full force and effect.

<u>Section 5.</u> **Effective Date.**This Ordinance shall take effect immediately upon its adoption.

First reading and public hearing occurred	on								
Second reading and public hearing occurr	ed on								
ADOPTED BY the City Council of the City o	f DeBary, Florida this day of	, 2023.							
	CITY COUNCIL								
	CITY OF DEBARY, FLORIDA								
	BY:								
	KAREN CHAZES, MAYOR								
ATTEST:									
BY:									
, City Clerk									
Attachments:									
Exhibit A – Legal Description of Subject Property									
Exhibit B – Updated Conceptual Development Plan for Subject Property									

#### **EXHIBIT "A"**

#### **LEGAL DESCRIPTION**

#### PARCEL 1:

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 27, TOWNSHIP 18 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA, LYING SOUTH OF THE SOUTH RIGHT-OF-WAY LINE FOR PINE MEADOWS DRIVE A 100.00 FOOT WIDE PUBLIC RIGHT OF WAY PER OFFICIAL RECORDS BOOK 2136, PAGE 1262, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; LYING EAST OF THE OLD EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 17-92, A 100 FOOT WIDE PUBLIC RIGHT-OF-WAY, LYING WEST OF A LINE THAT IS PARALLEL AND 500 FEET EASTERLY OF THE OLD RIGHT-OF-WAY LINE OF U.S. HIGHWAY 17-92 AND NORTH OF DEBARY CORNERS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 55, PAGES 21-23, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA

#### LESS AND EXCEPT:

CERTAIN PARCELS OF LAND TAKEN AS ADDITIONAL RIGHT-OF-WAY AND DRAINAGE RETENTION AREA FOR STATE ROAD  $\frac{15}{600}$  (U.S. 17-92) ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR STATE ROAD  $\frac{15}{600}$ , SECTION NUMBER 79040-2503, SHEETS 3, 4, 5 AND 12 OF 16, MORE PARTICULARLY DESCRIBED IN FINAL JUDGEMENT RECORDED IN O.R. BOOK 4401, PAGE 2212, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

#### PARCEL 2:

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 27, TOWNSHIP 18 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EAST SECTION LINE 25 FEET NORTHERLY OF THE SOUTHEAST CORNER OF SAID SECTION 27, RUN THENCE SOUITH 89 DEG. 41' 25" WEST, ALONGTHE NORTH RIGHT-OF-WAY LINE OF HIGHBANKS ROAD A DISTANCE OF 2576.00 FEET TO THER INTERSECTION OF THE NORTH RIGHT-OF-WAY OF HIGHLANDS ROAD AND THE EAST RIGHT-OF-WAY OF U.S. HIGHWAY 17-92, AS IT EXISTED ON MAY 28, 1974, THENCE NORTH 12 DEG. 30' 50" EAST, ALONG THE SAID EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 17-92, A DISTANCE OF 928.14 FEET, THENCE NORTH 89 DEG. 41' 25" EAST. A DISTANCE OF 512.79 FEET TOTHE POINT OF BEGINNING; THENCE CONTINUE NORTH 89 DEG. 41' 25" EAST, A DISTANCE OF 340.96 FEET TO A POINT ON A LINE THAT IS PARALLEL WITH THE EAST LINE OF SAID SECTION 27; THENCE RUN SOUTH 00 DEG. 29' 32" EAST, FOR A DISTANCE OF 400.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 530 FEET OF THE SOUTHEAST  $\frac{1}{4}$  OF SAID SECTION 27(WHICH LINE IS THE SAME LINE DEPICTED AS THE SOUTH LINE OF LOT 116 OF SPRING GLEN UNIT 2, ACCORDINGTO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 47, PAGES 103 THROUGH 107, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA); THENCE RUN SOUTH 89 DEG. 41' 25" WEST, ALONG SAID NORTH LINE OF THE SOUTH 530 FEET OF THE SOUTHEAST  $\frac{1}{4}$  (WHICH LINE IS DEPICTED AS THE SOUTH LINE OF LOT 116 AND 115 ON SAID POLAT OF SPRING GLEN UNIT 2), FOR A DISTANCE OF 433.29 FEET TO A LINE 500 FEET EASTERLY OF AND PARALLEL WITH THE SAID EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 17-92(TO A POINT WHICH IS DEPICTED AS THE SOUTHWEST CORNER OF LOT 115 ON THE PLAT OF SAID SPRING GLEN UNIT 2); THENCE RUN NORTH 12 DEG. 30' 50" EAST, ALOMNG SAID PARALLEL LINE(WHICK LINE IS DEPICTED AS, THE WEST LINE OF LOT 115 ON THE PLAT OF SAID SPRING GLEN UNIT 2) FOR A DISTANCE OF 410.23 FEET TO THE POINT OF BEGINNING.

TAILWINDS DEVELOPMENT ZONING:	NT, LLC - DEBARY, FLORIDA PUD	4
PARCELS: VALVOLINE: STORMWATER AREA: RESTAURANT: OUTPARCEL #1: STORAGE: TOTAL:	±0.54 AC ±2.01 AC ±1.80 AC ±1.70 AC ±1.88 AC ±7.93 AC	
BUILDING AREA: STORAGE BUILDING: RESTAURANT: VALVOLINE: TOTAL:	34,000 SF 5,492 SF 2,200 SF 41,692 SF	
PARKING: STORAGE BUILDING: RESTAURANT: VALVOLINE:	PROVIDED 23 SPACES 96 SPACES 6 SPACES	
TOTAL:	125 SPACES	

#### LEGAL DESCRIPTION

PARCEL1:

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST \$ OF SECTION 27, TOWNSHIP IB SOUTH, RANGE 30 EAST, WOLUSIA COUNTY, FLORIDA, LYING SOUTH OF THE SOUTH RIGHT-OF-WAY LINE FOR PINE MEADOWS DRIVE A 100,00 FOOT MIDE PUBIC RIGHT OF WAY FER OFFICIAL RECORDS BOOK 2136, PAGE 1262, PUBIC RECORDS OF VOLUSIA COUNTY, FLORIDA: LYING EAST OF THE OLD EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 17-92, A 100 FOOT WIDE PUBIC RIGHT-OF-WAY, LYING WEST OF A LINE THAT IS PARALLEL AND 500 FEET EASTERLY OF THE OLD RIGHT-OF-WAY LINE OF U.S.HIGHWAY 17-92 AND NORTH OF DEBARY CORNERS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 55, PAGES 21-23, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA

LESS AND EXCEPT:

CERTAIN PARCELS OF LAND TAKEN AS ADDITIONAL RICHT-OF-WAY AND DRAINIAGE RETENTION AREA FOR STATE ROAD M. (U.S. 17-92) ACCORDING TO THE FLORING DEPARTMENT OF TRANSPORTATION RICHT-OF-WAY MAP FOR STATE ROAD M. SECTION NUMBER 70040-2503, BHEETS 3, 4, 5 AND 12 OF 16, MORE PARTICULARLY DESCRIBED IN FINAL JUDGEMENT RECORDED W O.R. BOOK 4401, PAGE 2212, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.



TAILWINDS DEVELOPMENT, LLC DETENTION ±11.73 ACRES

CONCEPTUAL SKETCH "Y"

12/13/2022 - CONTACT BROOKS A. STICKLER, P.E. (407) 427-1677



# NORTH PINE MEADOWS AVENUE (100' R.O.W.) the Man ...... S 89'59'16" W 488.66' (D M F.D.O.T R.O.W. MAP 79040-2503) PRI PRI SPOS GIT. GIN POTE. PARCEL 1 SPRING GLEN UNIT 1 PB 47 PG 23-26 S 79'58'56" E 270.00' (D M) S 12'46'29" W 79.31' (M) F.D.O.T. WATER DETENTION AREA AND R.O.W. PER F.D.O.T. R.O.W. MA N 77'13'31' E 8.00' 7773'31' W 40.00' (D M) S 12'46'29" W 30.00' (D M) ME SALE PARCEL 1 5 7773'31" 107 116 SFRING CLEN UNIT 2 PG 47 FG 103-107 S 77'13'31" E 3.00' (M) ME PER SUS S 12'46'29" W 82 44' (M) ME OF CHE S 89'41'43" W 248.19' (D) S 89'56'56" E 248.19' (C) MATCH LINE THIS SHEET

#### LEGAL DESCRIPTION

#### PARCEL1:

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 18 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA, LYING SOUTH OF THE SOUTH RIGHT-OF-WAY LINE FOR PINE MEADOWS DRIVE A 100.00 FOOT WIDE PUBIC RIGHT OF WAY PER OFFICIAL RECORDS BOOK 2136, PAGE 1262, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; LYING EAST OF THE OLD EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 17-92, A 100 FOOT WIDE PUBLIC RIGHT—OF—WAY, LYING WEST OF A LINE THAT IS PARALLEL AND 500 FEET EASTERLY OF THE OLD RIGHT—OF—WAY LINE OF U.S.HIGHWAY 17—92 AND NORTH OF DEBARY CORNERS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 55, PAGES 21-23, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA

#### LESS AND EXCEPT:

CERTAIN PARCELS OF LAND TAKEN AS ADDITIONAL RIGHT-OF-WAY AND DRAINAGE RETENTIION AREA FOR STATE ROAD  $^{15}_{60}$  (U.S. 17–92) ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR STATE ROAD \$\frac{15}{250}\$ SECTION NUMBER 79040-2503, SHEETS 3, 4, 5 AND 12 OF 16, MORE PARTICULARLY DESCRIBED IN FINAL JUDGEMENT RECORDED IN O.R. BOOK 4401, PAGE 2212, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

# PARCEL 2 S 89'41'25" W 433.29' (D) S 89'56'56" W 431.78' (M) MINE SEN HOU. U.S. 5 89'41'43" W 40.00' (D, 5 89'56'56"W 40.00' (M) MC 431, CM N 77'28'44" W 3.00" (0) N 77'3'31" W 3.00" (M)

DEPART CURRERS PB 55 PG 21-23

MATCH LINE THIS SHEET

#### PARCEL 2:

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST 1/2 OF SECTION 27, TOWNSHIP 18 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT A POINT ON THE EAST SECTION LINE 25 FEET NORTHERLY OF THE SOUTHEAST CORNER OF SAID SECTION 27, RUN THENCE SOUITH 89 DEG. 41' 25" WEST, ALONGTHE NORTH RIGHT-OF-WAY LINE OF HIGHBANKS ROAD A DISTANCE OF 2576.00 FEET TO THER INTERSECTION OF THE NORTH RICHT-OF-WAY OF HIGHLANDS ROAD AND THE EAST RIGHT-OF-WAY OF U.S. HIGHWAY 17-92, AS IT EXSISTED ON MAY 28, 1974, THENCE NORTH 12 DEG. 30' 50" EAST, ALONG THE SAID EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 17-92, A DISTANCE OF 928.14 FEET, THENCE NORTH 89 DEG. 41' 25" EAST. A DISTANCE OF 512.79 FEET TOTHE POINT OF BEGINNING; THENCE CONTINUE NORTH 89 DEG. 41' 25" EAST, A DISTANCE OF 340.96 FEET TO A POINT ON A LINE THAT IS PARALLEL WITH THE EAST LINE OF SAID SECTION 27; THENCE RUN SOUTH 00 DEG. 29' 32" EAST, FOR A DISTANCE OF 400.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 530 FEET OF THE SOUTHEAST  $\frac{1}{4}$  OF SAID SECTION 27(WHICH LINE IS THE SAME LINE DEPECTED AS THE SOUTH LINE OF LOT 116 OF SPRING GLEN UNIT 2, ACCORDINGTO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 47, PAGES 103 THROUGH 107, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA); THENCE RUN SOUTH 89 DEG. 41' 25" WEST, ALONG SAID NORTH LINE OF THE SOUTH 530 FEET OF THE SOUTHEAST & WHICH LINE IS DEPICTED AS THE SOUTH LINE OF LOT 116 AND 115 ON SAID POLAT OF SPRING GLEN UNIT 2), FOR A DISTANCE OF 433.29 FEET TO A LINE 500 FEET EASTERLY OF AND PARALLEL WITH THE SAID EAST RICHT-OF-WAY LINE OF U.S. HIGHWAY 17-92(TO A POINT WHICH IS DEPICTED AS THE SOUTHWEST CORNER OF LOT 115 ON THE PLAT OF SAID SPRING GLEN UNIT 2); THENCE RUN NORTH 12 DEG. 30' 50" EAST, ALOMNG SAID PARALLEL LINE(WHICK LINE IS DEPICTED AS, THE WEST LINE OF LOT 115 ON THE PLAT OF SAID SPRING GLEN UNIT 2) FOR A DISTANCE OF 410.23 FEET TO THE POINT OF BEGINNING.

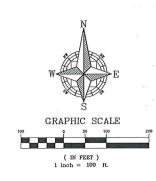
#### PARCEL 3:

THE SOUTH 525 FEET OF THE WEST 864.79 FEET OF THE SOUTHWEST 4 OF SECTION 26, TOWNSHIP 18 SOUTH, RANGE 30 EAST, LESS ROAD RIGHT-OF-WAY FOR HIGHBANKS ROAD.

#### PARCEL 4:

THAT PORTION OF THE SOUTH 530.00' OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 18 SOUTH, RANGE 30 EAST, LYING EAST OF DEBARY CORNER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 55, PAGE 21–24, OFTHE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA SOUTH OF THE DEBARY GOLF COURSE AND SPRING GLEN, UNIT 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 47, PAGE 103-107, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; LESS ROAD RIGHT-OF-WAY FOR

PART OF THE ABOVE REFERENCED PROPERTY IS LOCATED IN ZONE 'A', AREA OF 100 YEAR FLOODING, WITH NO BASE FLOOD ELEVATION PROVIDED WITH THE BALANCE OF SAID PROPERTY BEING LOCATED IN ZONE 'X', AREA OF MINIMAL FLOODING, AS PER F.I.R.M. COMMUNITY PANEL NO. 12127C0620 K, VOLUSIA COUNTY, FLORIDA. MAP DATED SEPTEMBER 29, 2017.





NICE AND BUILD OF THE COUNT LIKE OF THE SOFTHALT I/A SCENDI AT TOPHOSO IT IS SOTH RANCE SO EAST, (TL. EAST MADSS).

DIRECT STORM PRICE AND SAMPLED OF THE LIKEAL EXCENTION PROVIDED OF THE CLEDIK.

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**BOUNDARY SURVEY** 

<sup>l</sup>S.W. CORNER OF THE S.E. 1/4 OF SECTION 27 TOWNSHIP 18 S. RANGE 30 E.

#### nents, LLC c/o Suresh Gupt

N 89'41'43" E 683.67' (0) N 89'56'56" E 683.67' (C)

George Stedronsky, III, Trustee

S 89'56'56 W 2648.99' SOUTH LINE OF THE SOUTHEAST 1/4 SECTION 27 TOWNSHIP 18 S. RANGE 30 E.

N 00"18"17" W 15.00" (D) N 00"03"04" W 15.00 (M)

# CHARLES ROB DEFOOR

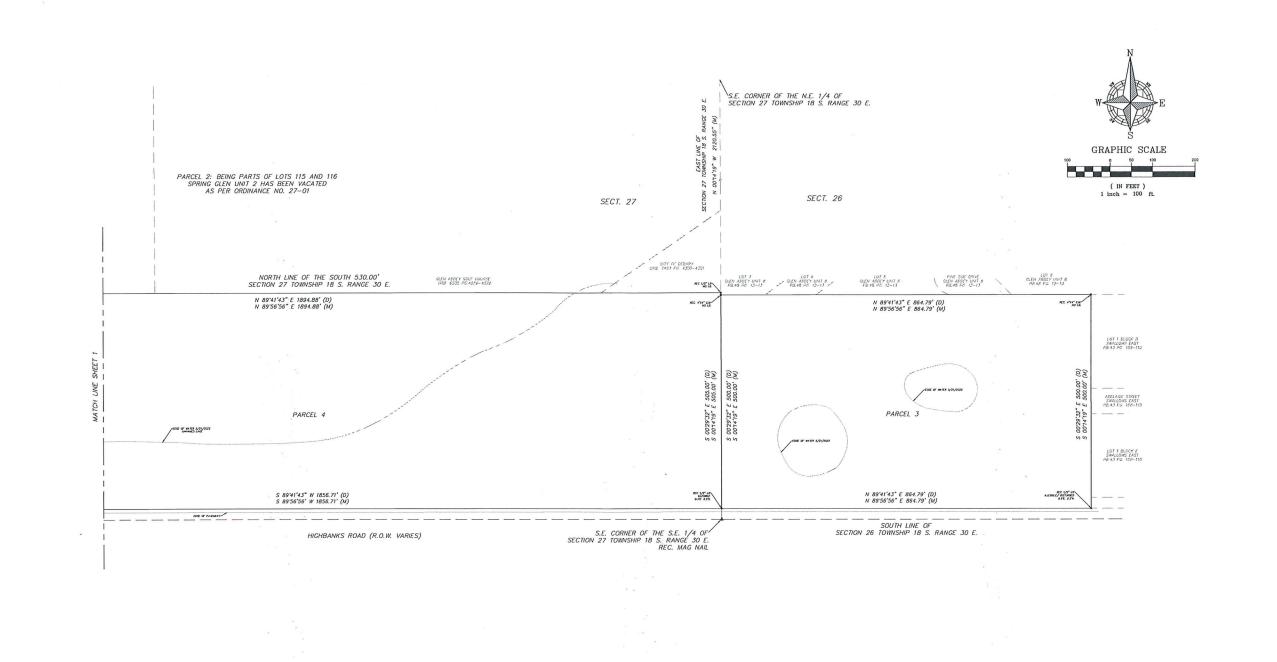
P.O. BOX 1472, GENEVA, FLA. 32732 / (407) 880-9811 WWW.DEFOORSURVEYING.COM



CHAPLES R. DEFOOR, PLS 4189

igitally signed by harles R DeFoor Date: 2022.06.10 5:05:58 -04'00' DATE SIGNED 0-0-22





BELIEVES ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST 1/A SCHOOL 27 TOMISHER IS SOUTH RAINE 30 EAST, (FL. EAST MADS).)

THE SIRTEY SHOWN HEREIN MAS SARVETED BY THE LEGAL DESCRIPTION PROVISED BY THE CLRIM.

IN DISCRIPTION OF THE STATE OF THE SOUTHER SAME BELL OCATED EASTON TO AS SHOWN.

THE SIRTEY IS NOT WALD WITHOUT THE SARVETON SALL.

THE SIRTEY IS NOT WALD WITHOUT THE SARVETON SALL PROVISE OF DAYS BEYON THE PRIME SHOP SALL PROVISED THE SALVETON OF THE STATE OF THE SHOWN.

THE SIRTEY HAS NOT ASSTRACTION THAT ARE NOT RECORDED OF THIS FALT THAT WAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

ALL REARNEST, ANGLES AND CONTRESS ARE AND MEASURED LINESS, SHOULD DISTRIBUTE.

BOUNDARY SURVEY

CERTIFIED TO: Savi Investments, LLC c/o Suresh Gupta

HF Huntsville, LLC

PREPARED BY:

#### CHARLES ROB DEFOOR PROFESSIONAL LAND SURVEYOR

P.O. BOX 1472, GENEVA, FLA. 32732 / (407) 880-9811 WWW.DEFOORSURVEYING.COM

DIAPLES R. DETDOR, PLS 4189



Date: 2022.06.10 15:06:35 -04'00'

# 34 CE . 200 S S X X OF BATTE BATE MATCH LINE THIS SHEET UPLITY LOCATION NOTE: UTILITES MERE LOCATED AS MARKED PER LOCATE TICKET / 214204770. MOST OF THE CRAINING STRUCTURES SHOWN WERE FULLY CHARGED DUE TO THE HOH MATER LEVEL AND ACCIDENTE MERITS MERE MINETE DE BELEASED, THE COMMANDATION PROVIDERS TO COATE SERVICE DECLATED TO MARK THE FREED OFTIC AND COMMANDATION LITES FOR A SURVEY. THESE UTILITIES MERE LOCATED THE VARIE FERMINET MARKETS AND ARRIPHILIMITYS. LEGEND

10. ELEVATIONS ARE BASED ON F.D.O.T. F.P.R.N. NETWORK (NAVD 88).
11. SEE BOUNDARY AND TREE SURVEYS FOR OTHER SURVEY INFORMATION

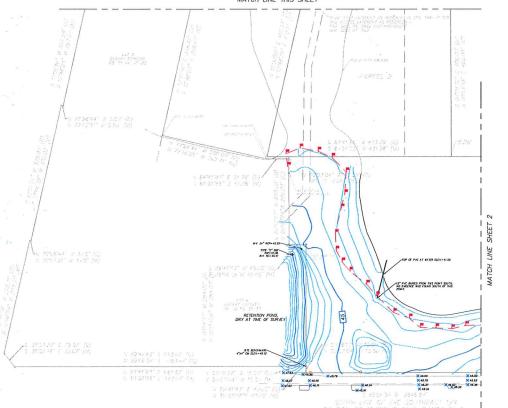
#### LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 18 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA, LYING SOUTH OF THE SOUTH RIGHT-OF-WAY LINE FOR PINE MEADOWS DRIVE A 100.00 FOOT WIDE PUBIC RIGHT OF WAY PER OFFICIAL RECORDS BOOK 2136, PAGE 1262, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; LYING EAST OF THE OLD EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 17-92, A 100 FOOT WIDE PUBLIC RIGHT-OF-WAY, LYING WEST OF A LINE THAT IS PARALLEL AND 500 FEET EASTERLY OF THE OLD RIGHT-OF-WAY LINE OF U.S.HIGHWAY 17-92 AND NORTH OF DEBARY CORNERS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 55, PAGES 21-23, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA

#### LESS AND EXCEPT:

CERTAIN PARCELS OF LAND TAKEN AS ADDITIONAL RIGHT-OF-WAY AND DRAINAGE RETENTION AREA FOR STATE ROAD  $^{15}_{00}$  (U.S. 17–92) ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR STATE ROAD \$\frac{15}{20}\$. SECTION NUMBER 79040-2503, SHEETS 3, 4, 5 AND 12 OF 16, MORE PARTICULARLY DESCRIBED IN FINAL JUDGEMENT RECORDED IN O.R. BOOK 4401, PAGE 2212, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

#### MATCH LINE THIS SHEET



CERTIFIED TO: Savi Investments, LLC c/o Suresh Gupta

George Stedronsky, III, Trustee

TOPOGRAPHIC SURVEY

#### PARCEL 2

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 27, TOWNSHIP 18 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCING AT A POINT ON THE EAST SECTION LINE 25 FEET NORTHERLY OF THE SOUTHEAST CORNER OF SAID SECTION 27, RUN THENCE SOUTH 89 DEG. 41' 25" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF HIGHBANKS ROAD A DISTANCE OF 2576.00 FEET TO THE INTERSECTION OF THE NORTH RICHT-OF-WAY OF HIGHLANDS ROAD AND THE EAST RIGHT-OF-WAY OF U.S. HIGHWAY 17-92, AS IT EXISTED ON MAY 28, 1974, THENCE NORTH 12 DEG. 30' 50" EAST, ALONG THE SAID EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 17-92, A DISTANCE OF 928.14 FEET, THENCE NORTH 89 DEG. 41' 25" EAST. A DISTANCE OF 512.79 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89 DEG. 41' 25" EAST, A DISTANCE OF 340.96 FEET TO A POINT ON A LINE THAT IS PARALLEL WITH THE EAST LINE OF SAID SECTION 27; THENCE RUN SOUTH 00 DEG. 29' 32" EAST, FOR A DISTANCE OF 400.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 530 FEET OF THE SOUTHEAST \$\frac{1}{4}\$ OF SAID SECTION 27; THENCE RUN SOUTH 89 DEG. 41' 25" WEST, ALONG SAID NORTH LINE OF THE SOUTH 530 FEET OF THE SOUTHEAST \$\frac{1}{4}\$ FOR A DISTANCE OF 433.29 FEET TO A LINE 500 FEET EASTERLY OF AND PARALLEL WITH THE SAID EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 17-92; THENCE RUN NORTH 12 DEG. 30' 50" EAST, ALONG SAID PARALLEL LINE FOR A DISTANCE OF 410.23 FEET TO THE

#### PARCEL 3:

THE SOUTH 525 FEET OF THE WEST 864.79 FEET OF THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 26, TOWNSHIP 18 SOUTH, RANGE 30 EAST, LESS ROAD RIGHT—OF—WAY FOR HIGHBANKS ROAD.

#### PARCEL 4:

THAT PORTION OF THE SOUTH 530.00' OF THE SOUTHEAST 1 OF SECTION 27, TOWNSHIP 18 SOUTH, RANGE 30 EAST, LYING EAST OF DEBARY CORNER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 55, PAGE 21—24, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA SOUTH OF THE DEBARY GOLF COURSE AND SPRING GLEN, UNIT 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 47, PAGE 103—107, OF THE PUBLIC DEPOSEDS OF VOLUSIA COUNTY, FLORIDAL LESS BADD BY ACTUAL OF WAY FOR RECORDS OF VOLUSIA COUNTY, FLORIDA; LESS ROAD RIGHT-OF-WAY FOR

PART OF THE ABOVE REFERENCED PROPERTY IS LOCATED IN ZONE 'A', AREA OF 100 YEAR FLOODING, WITH NO BASE FLOOD ELEVATION PROVIDED WITH THE BALANCE OF SAID PROPERTY BEING LOCATED IN ZONE 'X', AREA OF MINIMAL FLOODING, AS PER F.I.R.M. COMMUNITY PANEL NO. 12127C0620 K, VOLUSIA COUNTY, FLORIDA. MAP DATED SEPTEMBER 29, 2017.



#### CHARLES ROB DEFOOR

CHAPLES R., DEFOOR, PLS 4189



-04'00'

P.O. BOX 1472, GENEVA, FLA. 32732 / (407) 880-9811 WWW.DEFOORSURVEYING.COM

#### LEGAL DESCRIPTION

#### PARCEL1:

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST 1 OF SECTION 27, TOWNSHIP 18 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA, LYING SOUTH OF THE SOUTH RIGHT—OF—WAY LINE FOR PINE MEADOWS DRIVE A 100.00 FOOT WIDE PUBIC RIGHT OF WAY PER OFFICIAL RECORDS BOOK 2136, PAGE 1262, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; LYING EAST OF THE OLD EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 17-92, A 100 FOOT WIDE PUBLIC RIGHT-OF-WAY, LYNG WEST OF A LINE THAT IS PARALLEL AND 500 FEET EASTERLY OF THE OLD RIGHT-OF-WAY LINE OF U.S.HIGHWAY 17-92 AND NORTH OF DEBARY CORNERS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 55, PAGES 21-23, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA

#### LESS AND EXCEPT:

CERTAIN PARCELS OF LAND TAKEN AS ADDITIONAL RIGHT-OF-WAY AND DRAINAGE RETENTIION AREA FOR STATE ROAD  $^{15}_{40}$  (U.S. 17-92) ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR STATE ROAD \$\frac{15}{250}\$ SECTION NUMBER 79040-2503, SHEETS 3, 4, 5 AND 12 OF 16, MORE PARTICULARLY DESCRIBED IN FINAL JUDGEMENT RECORDED IN O.R. BOOK 4401, PAGE 2212, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.



#### PARCEL 2:

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST \$\frac{1}{4}\$ OF SECTION 27, TOWNSHIP 18 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EAST SECTION LINE 25 FEET NORTHERLY OF THE SOUTHEAST CORNER OF SAID SECTION 27, RUN THENCE SOUTH 89 DEG. 41' 25" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF HIGHBANKS ROAD A DISTANCE OF 2576.00 FEET TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY OF HIGHLANDS ROAD AND THE EAST RIGHT-OF-WAY OF U.S. HIGHWAY 17-92, AS IT EXISTED ON MAY 28, 1974, THENCE NORTH 12 DEG. 30' 50" EAST, ALONG THE SAID EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 17-92, A DISTANCE OF 928.14 FEET, THENCE NORTH 89 DEG. 41' 25" EAST. A DISTANCE OF 512.79 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89 DEG. 41' 25" EAST, A DISTANCE OF 340.96 FEET TO A POINT ON A LINE THAT IS PARALLEL WITH THE EAST LINE OF SAID SECTION 27; THENCE RUN SOUTH 00 DEG. 29' 32" EAST, FOR A DISTANCE OF 400.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 530 FEET OF THE SOUTHEAST 1 OF SAID SECTION 27; THENCE RUN SOUTH 89 DEG. 41' 25" WEST, ALONG SAID NORTH LINE OF THE SOUTH 530 FEET OF THE SOUTHEAST \$ FOR A DISTANCE OF 433.29 FEET TO A LINE 500 FEET EASTERLY OF AND PARALLEL WITH THE SAID EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 17-92; THENCE RUN NORTH 12 DEG. 30' 50" EAST, ALONG SAID PARALLEL LINE FOR A DISTANCE OF 410.23 FEET TO THE POINT OF BEGINNING.

#### PARCEL 3:

THE SOUTH 525 FEET OF THE WEST 864.79 FEET OF THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 26, TOWNSHIP 18 SOUTH, RANGE 30 EAST, LESS ROAD RIGHT—OF—WAY FOR HIGHBANKS ROAD.

#### PARCEL 4:

THAT PORTION OF THE SOUTH 530.00' OF THE SOUTHEAST \( \frac{1}{2} \) OF SECTION 27, TOWNSHIP 18 SOUTH, RANGE 30 EAST, LYING EAST OF DEBARY CORNER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 55, PAGE 21–24, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA SOUTH OF THE DEBARY GOLF COURSE AND SPRING GLEN, UNIT 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 47, PAGE 103-107, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; LESS ROAD RIGHT-OF-WAY FOR

PART OF THE ABOVE REFERENCED PROPERTY IS LOCATED IN ZONE 'A', AREA OF 100 YEAR FLOODING, WITH NO BASE FLOOD ELEVATION PROVIDED WITH THE BALANCE OF SAID PROPERTY BEING LOCATED IN ZONE 'X', AREA OF MINIMAL FLOODING, AS PER F.I.R.M. COMMUNITY PANEL NO. 12127C0620 K, VOLUSIA COUNTY, FLORIDA. MAP DATED SEPTEMBER 29, 2017.



GRAPHIC SCALE ( IN FEET )

1 inch = 100 ff



MATCH LINE THIS SHEET

BEARNS ARE BARD ON THE SOUTH LIFE OF THE SOUTHARST 1/4 SECTION 27 TOMISHIP 18 SOUTH RANGE SO EAST, (FL. EAST MADS)).
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THE SHRETHERS SHRE TREES 6" AND LARGER WERE LOCATED.
SEE BOUNDARY AND TOPOGRAPHIC SURVEYS FOR ALL OTHER SURVEY INFORMATION

TREE SURVEY

#### CERTIFIED TO: Savi Investments, LLC c/o Suresh Gupta

HF Huntsville, LLC George Stedronsky, III, Trustee

## CHARLES ROB DEFOOR

P.O. BOX 1472, GENEVA, FLA. 32732 / (407) 880-9811 WWW.DEFOORSURVEYING.COM

CHAPLES R. DEFOOR PLS 4189



DeFoor Date: 2022.09.21 16:43:38

DATE SIGNED 9-21-202

## TREE IDENTIFICATION TABLE

																_							
2	14" OAK 14" OAK	101	14" PALM 14" OAK	201	18" PINE 12" PALM	301	30" OAK 32" OAK	401	12" OAK 11" OAK	501 502	13" OAK	601 602	14" PINE 7" OAK	701 702	14" OAK 13" OAK	801 802	8" OAK 8" OAK	901	15" PINE 14" PINE	1001	10" OAK	1101	10° PINE 17' PINE
3	14" OAK	103	14" OAK	203	14" OAK	303	20" OAK	403	14" OAK	503	34" OAK	603	10" OAK	703	14" OAK	803	22" PINE	903	29" PINE	1003	8" OAK	1103	10" PINE
4	14" OAK	104	14" OAK	204	14" PINE	304	25" OAK	404	11" OAK	504	16" OAK	604	21" PINE	704	19" PINE	804	25" PINE	904	6" OAK	1004	8" OAK	1104	7* OAK :
5	18" OAK	105	14" OAK	205	16° PINE	305	22" OAK	405	9* OAK	505	15" PINE	605	12" PINE	705	15" OAK	805	7" PINE	905	8" PINE	1005	8" OAK	1105	8" OAK
7	15" OAK 8" OAK	106	12" OAK 10" OAK	206	14" OAK 7" OAK	306	15" OAK 19" OAK	406 407	12" OAK 8" OAK	506 507	7" OAK 13" PINE	606	12" OAK	706 707	12" PINE 12" PINE	806 807	16" PINE 13" PINE	906	22" PINE 6" OAK	1006	16" PINE 15" OAK	1105	8" OAK
8	10" OAK	108	14" OAK	208	16" OAK	308	14" OAK	408	10" PINE	508	12" OAK	603	14" PINE	708	12" PINE	808	8" OAK	908	10" OAK	1008	10" OAK	1103	8" OAK
9	14" OAK	109	12" OAK	209	16" OAK	309	21" OAK	409	8" OAK	509	12" PINE	609	22" PINE	709	12" PINE	809	11" PINE	909	7" OAK	1009	22" PINE	1109	9" OAK
10	14" OAK	110	12" PINE	210	6" OAK	310	14" OAK	410	9" OAK	510	14" PINE	610	16" PINE	710	12" PINE	810	11" OAK	910	18" OAK	1010	12" OAK	1110	9"OAK
11	8" OAK 10" OAK	111	8" OAK 10" OAK	211	12" OAK 16" OAK	311	16" OAK 18" OAK	411	12" PINE 12" PINE	511 512	16" PINE 8" OAK	611	16" PINE 16" PINE	711	12" PINE 19" PINE	811 812	11" OAK 16" PINE	911 912	10" OAK 12" OAK	1011	16" PINE 6" OAK	1111	9" OAK
13	8" OAK	113	10" OAK	213	8" OAK	313	28" PINE	413	8" OAK	513	8" OAK	613	16" PINE	713	14" PINE	813	22" PINE	913	12" OAK	1013	8" OAK	1113	12" OAK
14	6" BLACK CHERRY	114	10" OAK	214	10" OAK	314	17" OAK	414	7" OAK	514	16" PINE	614	16" PINE	714	18" OAK	814	11" OAK	914	12" OAK	1014	8" OAK	1114	7" OAK
15	8" OAK	115	14" OAK	215	18" OAK 8" OAK	315 316	15" OAK 20" OAK	415	9" OAK 12" OAK	515 516	18" PINE 12" OAK	615 615	16" PINE 16" PINE	715 716	24" OAK 18" PINE	815 816	8" OAK	915 916	9" OAK 8" OAK	1015 1016	8" OAK	1115	7" OAK 14" PINE
15	18" PINE 16" PINE	116	8" OAK 12" OAK	216	6" OAK	317	15" PALM	417	10" OAK	517	12" PINE	617	16" PINE	717	25" OAK	817	19" PINE	917	8" OAK	1017	8" OAK	1117	12" PINE
18	14" PINE	118	12" OAK	218	13" PINE	318	13" PALM	418	10" OAK	518	7" PINE	618	16" PINE	718	22" OAK	818	7" OAK	918	8" OAK	1018	18" PINE	1118	8" OAK
19	12" PINE	119	12" OAK	219	13" OAK	319	26" OAK	419	8" OAK	519	13" PINE	619	16" PINE	719	16" OAK	819	6" OAK	919	7" PINE	1019	6" OAK	1119	10" OAK
20	15" PINE	120	8" OAK 8" OAK	220	13" OAK 13" OAK	320 321	13" PAUM 18" OAK	420 421	8" OAK 8" OAK	520 521	14" PINE 14" PINE	620 621	12" OAK 12" OAK	720	12" OAK 12" PALM	820 821	8" OAK 7" OAK	920 921	7" OAK	1020	8" OAK	1120	8" OAK
21	16" PINE 14" PINE	121	12" OAK	222	18" OAK	322	22" OAK	422	7" OAK	522	14" PINE	622	14" OAK	722	12" PALM	822	8" OAK	922	11" OAK	1022	10" OAK	1122	8" PINE
23	16" PINE	123	14" OAK	223	8" OAK	323	21" OAK	423	9" OAK	523	16" PINE	623	14" PINE	723	12" PALM	823	24" PINE	923	8" OAK	1023	7" OAK	1123	20" PINE
24	13" PINE	124	12" OAK	224	8" OAK	324	23" OAK	424	8" OAK	524	16" PINE	624	14" PINE	724	14" OAK	824	8"BLACK CHERRY	924	8" OAK	1024	10" OAK	1124	8" OAK
25 26	16" PINE 13" PINE	125 126	16" PINE 8" OAK	225 226	8" OAK	325 326	13" PAUM 13" PAUM	425 426	7° OAK 10" PINE	525 526	16" PINE 16" PINE	625 626	18" PINE 20" PINE	725 726	12" PALM 18" OAK	825 826	20" PINE 8" OAK	925 926	9" OAK 8" OAK	1025	8" OAK	1125 1126	8" OAK 9" PINE
27	13" PINE	127	7" OAK	227	12" OAK	327	24" OAK	427	7" OAK	527	10" PINE	627	16" PINE	727	10° OAK	827	8" OAK	927	18" PINE	1027	8" OAK	1127	15" PINE
28	19" OAK	128	14" OAK	228	10" PINE	328	17" OAK	428	18" PINE	528	16" PINE	628	16" PINE	728	10" OAK	828	6" OAK	928	18" PINE	1028	18" PINE	1128	15° PINE
29	21" OAK	129	12" OAK	229	8" OAK	329	18" OAK	429	10" OAK	529	8" PINE	629	14" PINE	729	10" OAK	829	8" OAK	929	15" PINE	1029	8" OAK	1129	8" OAK
30	13" PINE 14" PALM	130	12" OAK 14" OAK	230 231	8" OAK 15" PINE	330 331	14" OAK 30" OAK	430 431	9" OAK 9" OAK	530 531	12" PINE 15" PINE	630 631	14" PINE 14" OAK	730 731	16" OAK	830 831	20" PINE 8" OAK	930 931	14" PINE 7" OAK	1030	11" OAK 10" OAK	1130	10" OAK
32	12" OAK	132	10" OAK	232	10" OAK	332	15" OAK	431	9" OAK	532	16" PINE	632	8" PINE	732	12" OAK	832	25" PINE	932	7" OAK	1031	20" PINE	1132	11" OAK
33	10" OAK	133	10" BLACK CHERRY	233	15" PINE	333	11" BLACK CHERRY	433	7" OAK	533	13" PINE	633	8" PINE	733	10" OAK	833	15" OAK	933	12" OAK	1033	8" OAK	1133	9" OAK
34	8" OAK	134	16" PINE	234	12" OAK	334	11" PALM	434	6" OAK	534	14" PINE	634	10" OAK	734	10" OAK	834	7" OAK	934	12" OAK	1034	8" OAK	1134	14" PINE
35 36	14" OAK 12" OAK	135 136	10" OAK 10" OAK	235 236	8" PINE 6" PINE	335 336	10" BLACK CHERRY 7" OAK	435 436	12" PINE 7" OAK	535 536	13" PINE 14" PINE	635 636	22" PINE 20" PINE	735 736	14" OAK 14" OAK	835 836	22" PINE 8" OAK	935 936	8" OAK 15" PINE	1035	8" OAK 10" OAK	1135 1136	12" PINE 7" OAK
37	14° PALM	137	14° PALM	237	15" OAK	337	12" PALM	437	14" PINE	537	13" PINE	637	14" PINE	737	15" OAK	837	18" PINE	937	11" OAK	1037	12" OAK	1137	13" OAK
38	8" OAK	138	10" OAK	238	20" OAK	338	12" PALM	438	12" PINE	538	7" PINE	638	17" PINE	738	16" PINE	838	7" OAK	938	12" OAK	1038	10" OAK	1138	10" OAK
39 40	18" CEDAR 34" OAK	139	8" OAK 8" OAK	239	7" OAK 14" PINE	339 340	7" BLACK CHERRY 13" PALM	439 440	12" PINE 12" PINE	539 540	12" PINE 8" OAK	639 640	8" PINE 16" PINE	739 740	10" OAK 8" OAK	839 840	7" OAK 9" OAK	939 940	10" OAK 11" OAK	1039	18" PINE 18" PINE	1139 1140	10" OAK 22" PINE
41	14" OAK	141	8°OAK	241	9" BLACK CHERRY	341	6" BLACK CHERRY	441	7" OAK	541	8" OAK	641	8" PINE	741	10" OAK	841	8" OAK	941	12" OAK	1041	8" OAK	1141	11" OAK
42	16" OAK	142	14" PINE	242	14" OAK	342	11" BLACK CHERRY	442	7" OAK	542	16" PINE	642	10" OAK	742	12" OAK	842	9" OAK	942	18" PINE	1042	18" PINE	1142	11" OAK
43	16" OAK	143	14" PINE	243	11" OAK	343	11" BLACK CHERRY	443	7" OAK	543	8" OAK	643	14" PINE	743	12" OAK	843	12" OAK	943	18" PINE	1043	7" OAK	1143	11" OAK
45	18" OAK 12" OAK	144	10" OAK	244	14" OAK 10" PINE	344 345	14" OAK 12" OAK	444	15" OAK 12" PINE	544 545	8" OAK 12" PINE	644 645	10" OAK 16" PINE	744	14" OAK 12" OAK	844 845	8" OAK 20" PINE	944 945	10" OAK 6" OAK	1044	6" OAK 10" OAK	1144	11" OAK
45	14" OAK	146	10" PINE	246	7" PINE	346	15" OAK	446	13° OAK	546	8" OAK	646	22" PINE	745	12" OAK	846	18" PINE	946	8" OAK	1046	18" PINE	1146	7" OAK
47	11" OAK	147	10" OAK	247	8" OAK	347	13" OAK	447	17" PINE	547	8" OAK	647	18" OAK	747	12™ OAK	847	18" PINE	947	7" OAK	1047	8" OAK	1147	7" OAK
48	11" OAK	148	8'OAK	248	19" PINE	348	16" OAK	448	17" PINE	548	14" PINE	648	12" PINE	748	12" OAK	848	12" PINE	948	7" OAK	1048	7" OAK	1148	12" PINE
49 50	11" OAK 8" OAK	149 150	8" OAK 16" OAK	249 250	12" OAK	349 350	14" PINE 8" OAK	449 450	10" OAK 14" PINE	549 550	16" PINE 11" PINE	649 650	16" OAK 22" PINE	749 750	12" OAK 8" OAK	849 850	16" PINE 14" PINE	949 950	9" OAK 12" PINE	1049 1050	10" OAK 14" OAK	1149 1150	10" OAK 11" PINE
51	12" PALM	151	16" OAK	251	18" PINE	351	13" OAK	451	9" OAK	551	14" PINE	651	22" PINE	751	8" OAK	851	16" PINE	951	7" OAK	1051	10" OAK	1151	9" OAK
52	12" PALM	152	16" OAK	252	8" PINE	352	8" OAK	452	16" OAK	552	13" PINE	652	10" OAK	752	12" OAK	852	16" PINE	952	7" OAK	1052	13" OAK	1152	8" OAK
53	18" OAK	153	14" PINE	253	6" BLACK CHERRY	353	16" OAK	453	16" PINE	553	14" PINE	653	10" OAK	753	18" PINE	853	24" PINE	953	7" OAK	1053	8" OAK	1153	8" OAK
54 55	15" OAK 15" OAK	154 155	18" PINE 10" OAK	254 255	7" OAK 8" OAK	354 355	15" PAUM 10" BLACK CHERRY	454 455	14" PINE 14" PINE	554 555	12" PINE 16" PINE	654 655	20" PINE 8" OAK	754 755	12" OAK 12" OAK	854 855	12" PINE 13" PINE	954 955	14" PINE 19" PINE	1054 1055	8" OAK	1154 1155	8" OAK
56	15" OAK	156	18" PINE	256	10" PINE	356	8" OAK	456	16" PINE	556	18" PINE	656	12" OAK	756	12" OAK	856	11" PINE	956	20" PINE	1056	8" OAK	1156	10" OAK
57	19" OAK	157	13" OAK	257	13" CAMPHOR	357	12" OAK	457	8™ OAK	557	14" PINE	657	10" OAK	757	14" OAK	857	7" PINE	957	17" PINE	1057	8" OAK	1157	13" PINE
58 59	18" OAK 12" OAK	158 159	16" OAK	258 259	7" PINE 13" PINE	358 359	16" OAK 15" PINE	458 459	8" OAK 8" OAK	558 559	14" OAK 6" OAK	658 659	12" PINE 20" PINE	758 759	8" OAK 8" OAK	858 859	26" PINE 16" PINE	958 959	7" OAK 12" PINE	1058 1059	8" OAK 9™ OAK	1158 1159	16" PINE 10" OAK
60	22" OAK	160	12" OAK	260	7" OAK	360	15" PINE	460	12" OAK	560	16" PINE	660	20" PINE	760	8" OAK	860	10" PINE	960	18" PINE	1060	18" PINE	1160	9" OAK
61	14" PALM	161	13" OAK	261	11" PINE	361	13" OAK	461	15" OAK	561	21" PINE	661	8" PINE	761	13" PINE	861	9" PINE	961	21" PINE	1061	14" PINE	1161	9" OAK
62	12" OAK	162	10" OAK	262	11" PINE	362	7" OAK	462	12" OAK	562	18" PINE	662	30" OAK	762	11" PINE	862	16" PINE	962	17" OAK	1062	9" PINE	1162	9" OAK
63	12" OAK 12" OAK	163 164	16" OAK 12" OAK	263 264	7" OAK 12" PINE	363 364	7" OAK 12" OAK	463 464	12" OAK 10" OAK	563 564	14" PINE 14" PINE	663 664	15" OAK 18" OAK	763 764	9" OAK 8" OAK	863 864	13" PINE 13" PINE	963 964	8" OAK	1063 1064	14" PINE 8" OAK	1163 1164	9" OAK 16" PINE
65	14" PALM	165	8" OAK	265	· 12" PINE	365	10" OAK	465	7" OAK	565	14" PINE	665	14" PINE	765	8" OAK	865	10" OAK	965	20" PINE	1065	18" PINE	1165	19" PINE
66	8" OAK	166	12° OAK	266	14" PINE	366	10" OAK	466	11" OAK	566	12" PINE	666	18" PINE	766	16" PINE	866	13" OAK	966	15" PINE	1066	13" PINE	1166	16" PINE
67	14" OAK	167	12" OAK	267	6" OAK	367 368	23" OAK	467	12" OAK 8" BLACK CHERRY	567	14" PINE 8" PINE	667 668	10" OAK	767	8" OAK	867	8" OAK 15" OAK	967 968	12" PINE 14" PINE	1067 1068	13" PINE 14" PINE	1167 1168	16" PINE 16" PINE
68 69	14" OAK 14" OAK	168 169	12" OAK 18" OAK	268	10" OAK 18" PINE	369	20" OAK 20" PINE	468 469	15" OAK	568 569	14" PINE	669	18" OAK 12" OAK	. 768 769	19" PINE 13" PINE	868 869	18" PINE	969	17" PINE	1069	8" PINE	1169	16" PINE
70	14" OAK	170	12" OAK	270	18" PINE	370	12" OAK	470	15" OAK	570	12" PINE	670	12" OAK	770	20" PINE	870	14" PINE	970	17" PINE	1070	10" PINE	1170	8" OAK
71	11" OAK	171	18" PINE	271	8" OAK	371	24" OAK	471	15" OAK	571	12" PINE	671	12" OAK	771	· 14" PINE	871	12" PINE	971	17" PINE	1071	16" OAK	1171	11" OAK
72	8" OAK 10" BLACK CHERRY	172	16" OAK 15" PINE	272	14" PINE 15" PAUM	372 373	8" OAK 13" OAK	472	17" PINE 10" OAK	572 573	12" PINE 8" PINE	672 673	10" OAK 11" OAK	772	10" PINE 18" PINE	872 873	14" PINE 8" PINE	972 973	10" PINE 12" OAK	1072	9" OAK 8" OAK	1172 1173	15" PINE 8" OAK
74	8" OAK	174	20" PINE	274	15" PAUM	374	12" OAK	474	12" OAK	574	14" PINE	674	15" PINE	774	17° PINE	874	10" PINE	974	16" PINE	1074	10" OAK	1174	12" OAK
75	8" OAK	175	18" OAK	275	10" CYPRESS	375	11" OAK	475	12" OAK	575	14" PINE	675	16" PINE	775	13" PINE	875	10" PINE	975	17" OAK	1075	10" OAK	1175	19" PINE
76	10" OAK 8" OAK	176	16" OAK 16" PINE	276	11" PINE 10" OAK	376 377	13" OAK 13" OAK	476 477	12" OAK 12" OAK	576 577	12" PINE 18" PINE	676 677	16" PINE 12" OAK	776	18" PINE 18" PINE	876 877	14" OAK 6" OAK	976 977	7" OAK	1076	10" OAK 12" PINE	1176	7° PINE 8° OAK
78	12" OAK	178	16" PINE	277	12" PINE	378	7" OAK	477	12" OAK	578	8" PINE	678	12" OAK	778	19" PINE	878	6" OAK	977	9" OAK	1077	7" OAK	1177	8" OAK
79	7" CAMPHOR	179	8" PINE	279	8' CYPRESS	379	11" OAK	479	6" OAK	579	12" PINE	679	15" OAK	779	12" PINE	879	8" OAK	979	9" OAK	1079	9" OAK	1179	8" OAK
80	7" OAK	180	20" PINE	280	11" PINE	380	11" OAK	480	13" OAK	580	16" PINE	680	24" OAK	780	16" PINE	880	8" OAK	980	10" OAK	1080	9" OAK	1180	11" OAK
81	7" OAK 14" OAK	181 182	16" PINE 16" PINE	281	7" CAMPHOR 7" CAMPHOR	381 382	14" OAK 15" OAK	481 482	12" PALM 6" BLACK CHERRY	581 582	16" PINE 16" PINE	681 682	14" OAK 16" PINE	781 782	16" PINE 8" OAK	. 881 882	8" OAK 14" PINE	981	10" OAK 10" OAK	1081	9" OAK 13" PINE	1181	11" OAK 8" OAK
83	14" OAK	183	6" OAK	283	16" PINE	383	22" PINE	483	16" PINE	583	14" PINE	683	18" PINE	783	13" PINE	883	14" PINE	983	21" PINE	1083	14" PINE	1183	15" OAK
84	16" OAK	184	12" OAK	284	8" OAK	384	13" PAUM	484	16" PINE	584	14" PINE	684	16" PINE	784	22" PINE	884	16" PINE	984	9" OAK	1084	15" PINE	1184	7" OAK
85	14" OAK	185	8" OAK	285	8" BLACK CHERRY	385	13" PALM	485	12" OAK 13" PINE	585	14" PINE	685	14" OAK 14" PINE	785	19" PINE	885	14" PINE	985	8" OAK	1085	9" OAK 10" OAK	1185	12" PINE 19" PINE
85 87	7" OAK 20" OAK	186 187	16" PINE 13" OAK	286 287	8" OAK	386 387	13" OAK 13" OAK	486 487	13" PINE	585 587	14" PINE 16" PINE	686 687	8" OAK	786 787	20" PINE	886 887	10" OAK 8" OAK	986 987	21" PINE 17" PINE	1086	11" OAK	1185 1187	10" OAK
88	7° OAK	188	13" OAK	288	10" OAK	388	14" OAK	488	13" PINE	588	14" PINE	683	11" OAK	788	16" PINE	888	8" PINE	988	10" OAK	1088	12" OAK	1188	14" OAK
89	7" OAK	189	6"OAK	289	16" OAK	389	10" BLACK CHERRY	489	13" PINE	589	16" PINE	689	16" PINE	789	18* PINE	889	6" OAK	989	8" OAK	1089	12" OAK	1189	7" OAK
90	18" OAK 14" OAK	190 191	12" OAK 12" OAK	290 291	16" OAK 7" OAK	390 391	13" PALM 11" PALM	490 491	18" PINE 16" OAK	590 591	14" PINE 16" PINE	690 691	8" OAK 14" PINE	790 791	22" PINE 20" PINE	890 891	9" OAK 8" OAK	990 991	10" OAK 10" OAK	1090 1091	12" OAK 8" OAK	1190 1191	7" OAK 13" PALM
92	10" OAK	191	16" PINE	292	11" OAK	392	26" OAK	491	12" OAK	592	14" PINE	692	15" PINE	792	7" PINE	892	7" PINE	992	8" OAK	1091	10" OAK	1191	12" PALM
93	14" OAK	193	16" PINE	293	17° PINE	393	12" PALM	493	16" PINE	593	10" OAK	693	14" OAK	793	16" PINE	893	9" OAK	993	8" OAK	1093	14" OAK	1193	12' OAK
94	16" OAK	194	16" OAK	294	16" PINE	394	12" OAK	494	16" PINE	594	12" PINE	694	14" OAK	794	18" PINE	894	10" OAK	994	16" PINE	1094	11" OAK	1194	15" PINE 9" PINE
95 96	16" OAK 18" PINE	195 196	12" OAK 10" OAK	295 296	20" OAK 25" OAK	395 396	6" OAK 17" PINE	495 496	13" PINE 13" PINE	595 596	16" PINE 8" MAGNOUA	695 696	12" OAK 18" PINE	795 796	18" PINE 8" OAK	895 896	10" OAK 13" OAK	995 996	11" OAK 10" OAK	1095 1096	15" PINE 8" OAK	1195 1196	9" PINE 13" PALM
97	18" PINE	197	10" OAK	297	18" PINE	397	12" PALM	497	10" OAK	597	24" PINE	697	18" PINE	797	13" PINE	897	15" PINE	997	16" OAK	1097	8" OAK	1197	13" PALM
98	18" PINE	198	22" OAK	298	27" OAK	398	12" PALM	498	13" OAK	598	12" PALM	698	18" PINE	798	19" PINE	898	10" OAK	998	10" OAK	1098	8" OAK	1198	15" PALM
100	12" OAK 14" OAK	199	11" OAK 24" OAK	300	16" PINE 28" PINE	399 400	7" CAMPHOR 12" OAK	499 500	10" OAK 8" OAK	599 600	14" PINE 14" PINE	699 700	14" PINE 14" OAK	799 800	8" OAK 13" PINE	899 900	22" PINE 16" PINE	999 1000	10" OAK 10" OAK	1099	8" OAK 10" PINE	1199	15" PALM 14" PALM
100	14 OAK	200	1 24 UAK	300	1 ZO FINE	1 400	I IE UAN	300	I D OAK	1 000	TA LUAE	100	AT UAK	000	73 LINE	1 300	10 FINE	1 1000	I TO CAK	1100	TO FINE	1200	AT FAUN



1. BEARNOS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST 1/4 SECTION 27 TOMMSHEP 18 SOUTH RANCE 30 EAST, (TL EAST MADAS).

2. THE SUBHEM SHOWN INSTRUMENTED BY THE LIVEL, DESCRIPTION PROVIDED BY THE CLEDIT.

3. THE SUBHEM SHOW FOR THE SOUTH AND THE SOUTH CAST DESCRIPTION FROM THE SHOWN.

5. THIS SUBHEM IS NOT VALUE OF MATERIAL RESTRICTIONS SOUTH AND THE SECTION THE FORM AND THE SOUTH OF THE SOUTH AND THE SOUTH OF THE SO

TREE SURVEY

CERTIFIED TO: Savi Investments, LLC c/o Suresh Gupta

George Stedronsky, III, Trustee

#### CHARLES ROB DEFOOR

P.O. BOX 1472, GENEVA, FLA. 32732 / (407) 880-9811 WWW.DEFOORSURVEYING.COM







CHAPLES R. DEFOOR, PLS 4189