

**5 PARCELS COMBINE WEST OF HALIFAX DRIVE**  
**LEGAL DESCRIPTION**  
 ALL OF OFFICIAL RECORDS BOOK 4250 PAGE 4005,  
 ALL OF OFFICIAL RECORDS BOOK 8007 PAGE 4966,  
 ALL OF OFFICIAL RECORDS BOOK 6928 PAGE 1511, LYING WESTERLY  
 OF THE WEST RIGHT-OF-WAY LINE OF HALIFAX DRIVE, ALL OFFICIAL  
 RECORDS BOOK 6598 PAGE 1462,  
 AND ALL OF OFFICIAL RECORDS BOOK 7781 PAGE 4878, BEING  
 DESCRIBED AS FOLLOWS:  
 BEGIN AT THE NORTHEAST CORNER OF SAID OFFICIAL RECORDS BOOK  
 4250 PAGE 4005, THENCE FOLLOWING THE FOLLOWING:  
 THENCE S 26°02'26" E A DISTANCE OF 142.22 FEET;  
 THENCE S 76°48'21" W A DISTANCE OF 181.63 FEET;  
 THENCE S 24°27'17" E A DISTANCE OF 137.06 FEET;  
 THENCE S 65°14'09" W A DISTANCE OF 114.88 FEET;  
 THENCE S 25°41'31" E A DISTANCE OF 79.27 FEET;  
 THENCE N 65°15'37" E A DISTANCE OF 298.71 FEET;  
 THENCE S 26°20'47" E A DISTANCE OF 75.00 FEET;  
 THENCE S 65°18'12" W A DISTANCE OF 152.63 FEET;  
 THENCE S 25°41'50" E A DISTANCE OF 70.23 FEET;  
 THENCE S 65°14'50" W A DISTANCE OF 96.58 FEET;  
 THENCE S 26°19'51" E A DISTANCE OF 39.95 FEET;  
 THENCE S 65°25'49" W A DISTANCE OF 191.93 FEET;  
 THENCE ALONG A NON-TANGENT CURVE CONCAVE SOUTHWEST,  
 HAVING AN ARC LENGTH OF 44.55 FEET, A RADIUS OF 11509.20 FEET,  
 A DELTA ANGLE OF 0°25'18", AND A CHORD BEARING OF N 26°  
 30'15" W, CHORD LENGTH OF 44.55 FEET;  
 THENCE N 26°36'54" W A DISTANCE OF 254.92 FEET;  
 THENCE ALONG A NON-TANGENT CURVE CONCAVE SOUTHWEST,  
 HAVING AN ARC LENGTH OF 178.87 FEET, A RADIUS OF 34.30 FEET,  
 A DELTA ANGLE OF 78°18'37", AND A CHORD BEARING OF N 16°28'50"  
 E, CHORD LENGTH OF 185.94 FEET;  
 THENCE N 57°28'31" E A DISTANCE OF 124.09 FEET;  
 THENCE N 57°29'48" E A DISTANCE OF 206.21 FEET TO THE POINT OF  
 BEGINNING,  
 HAVING AN AREA OF 142,491 SQUARE FEET, 3.27 ACRES.

**4108 HALIFAX DRIVE UPLAND PARCEL EAST**  
**OF HALIFAX DRIVE UPLAND PARCEL EAST**  
**LEGAL DESCRIPTION**  
 ALL OF THAT PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK  
 6928, PAGE 1511, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA,  
 LYING EASTERLY OF HALIFAX DRIVE, A 40 FOOT WIDE ROAD  
 DEEDS, BEING DESCRIBED AS FOLLOWS:  
 BEGIN AT THE INTERSECTION OF THE NORTH LINE OF SAID OFFICIAL  
 RECORD BOOK 6928, PAGE 1511, AND THE EASTERLY LINE OF SAID  
 HALIFAX DRIVE;  
 THENCE N 65°15'37" E ALONG SAID NORTH LINE OF OFFICIAL RECORD  
 BOOK 6928, PAGE 1511, A DISTANCE OF 12.98 FEET;  
 THENCE S 27°27'07" E ALONG THE EAST FACE OF AN EXISTING  
 CONCRETE SEAWALL, A DISTANCE OF 75.01 FEET TO AN INTERSECTION  
 WITH THE SOUTH LINE OF SAID OFFICIAL RECORD BOOK 6928, PAGE  
 1511;  
 THENCE S 65°18'12" W ALONG SAID SOUTH LINE OF OFFICIAL RECORDS  
 BOOK 6928, PAGE 1511, A DISTANCE OF 11.74 FEET TO AN  
 INTERSECTION WITH SAID EAST LINE OF HALIFAX DRIVE;  
 THENCE N 26°20'47" E ALONG SAID EAST LINE OF HALIFAX DRIVE, A  
 DISTANCE OF 75.03 FEET TO THE POINT OF BEGINNING,  
 HAVING AN AREA OF 927 SQUARE FEET, 0.02 ACRES.

**4009 HALIFAX DRIVE UPLAND PARCEL EAST**  
**OF HALIFAX DRIVE UPLAND PARCEL EAST**  
**LEGAL DESCRIPTION**  
 A PORTION OF SECTION 3, TOWNSHIP 16 SOUTH, RANGE 33 EAST,  
 VOLUSIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:  
 FOR A POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE  
 EASTERLY RIGHT-OF-WAY LINE OF HALIFAX DRIVE, A 40 FOOT  
 RIGHT-OF-WAY, WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF  
 DUNLAWTON AVENUE (S-421) RUN N57°37'41"E ALONG THE  
 SOUTHERLY RIGHT-OF-WAY LINE OF SAID DUNLAWTON AVENUE, A  
 DISTANCE OF 29.11 FEET, THENCE S24°38'31"E CONTINUING ALONG  
 SAID RIGHT-OF-WAY LINE, A DISTANCE OF 59.61 FEET; THENCE  
 W65°01'31"E CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A  
 DISTANCE OF 32.74 FEET, THENCE DEPARTING SAID RIGHT-OF-WAY  
 LINE RUN S24°43'42"E, A DISTANCE OF 0.38 FEET TO AN INTERSECTION  
 WITH THE SAFE UPLAND LINE (ELEVATION 1.50 FEET); THENCE ALONG  
 SAID SAFE UPLAND LINE THE FOLLOWING COURSES AND DISTANCES:  
 S08°52'21"W, A DISTANCE OF 16.40 FEET; THENCE S24°32'33"E, A  
 DISTANCE OF 7.63 FEET; THENCE S27°30'16"W, A DISTANCE OF 13.28  
 FEET; THENCE S27°33'36"E, A DISTANCE OF 78.19 FEET TO A POINT  
 ON THE FACE OF A CONCRETE SEAWALL; THENCE S25°28'15" ALONG  
 SAID SEAWALL, A DISTANCE OF 25.45 FEET TO THE MENTIONED  
 EASTERLY RIGHT-OF-WAY LINE OF HALIFAX DRIVE; THENCE  
 N26°20'47"W ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 155.65  
 FEET TO THE POINT OF BEGINNING,  
 HAVING AN AREA OF 4839.18 SQUARE FEET, 1.11 ACRES.

**LAND USE CALCULATION:**  
 SITE AREA = 5 COMBINED PARCELS = 3.27 AC 10'x20' FUTURE BUS  
 SHED AREA (ORR) = 0.11 AC 10'x20' FUTURE BUS  
 SITE AREA PARCEL G = 0.02 AC 6855, PG. 1565)  
 TOTAL SITE AREA PARCELS A-G = 3.40 AC

**PARCEL A & C #630311010030, #630311010022** = 27,179 SF (0.62 AC) = 20,575 SF (0.47 AC)  
 EXISTING PAVEMENT = 17,552 SF (0.04 AC) = 7,855 SF  
 TOTAL IMPERVIOUS AREA = 20,575 SF (0.47 AC) = 92,150 SF (2.11 AC)  
 TOTAL OPEN SPACE AREA = 1,752 SF (0.04 AC) = 7,855 SF  
**PARCEL B #630311010027** = 47,683 SF (1.09 AC) = 25,229 SF (0.58 AC)  
 PROPOSED PAVEMENT = 613 SF (0.01 AC)  
 PROPOSED CONCRETE = 476 SF (0.01 AC)  
 PROPOSED BUILDING = 6,512.5 SF (0.15 AC)

**PARCEL D #631040500020** = 55,236 SF (1.27 AC) = 27,324 SF (0.63 AC)  
 EXISTING CONCRETE = 2,452 SF (0.06 AC)  
 EXISTING BUILDING = 7,090 SF (0.16 AC)  
 PROPOSED PAVEMENT = 350 SF (0.01 AC)  
 PROPOSED CONCRETE = 150 SF (0.003 AC)

**PARCEL E & G #631040500050** = 37,571 SF (0.86 AC) = 68,022 SF (1.56 AC)  
 TOTAL IMPERVIOUS AREA = 14,862.5 SF (0.34 AC) = 31,168 SF (0.71 AC)  
 TOTAL OPEN SPACE AREA = 17,665 SF (0.41 AC) = 31,967 SF (0.73 AC)  
 TOTAL BUILDING COVERAGE = 7,090 SF (0.16 AC) = 12,845 SF (0.29 AC)

**LAND USE SUMMARY:**  
 TOTAL COMBINED SITE AREA = 148,524 SF (3.40 AC) = 67.84%  
 TOTAL IMPERVIOUS AREA = 100,797.5 SF (2.31 AC) = 32.16%  
 TOTAL OPEN SPACE AREA = 42,914.5 SF (1.09 AC) = 32.16%  
 TOTAL BUILDING COVERAGE = 17,336.5 SF (0.39 AC) = 12.14%

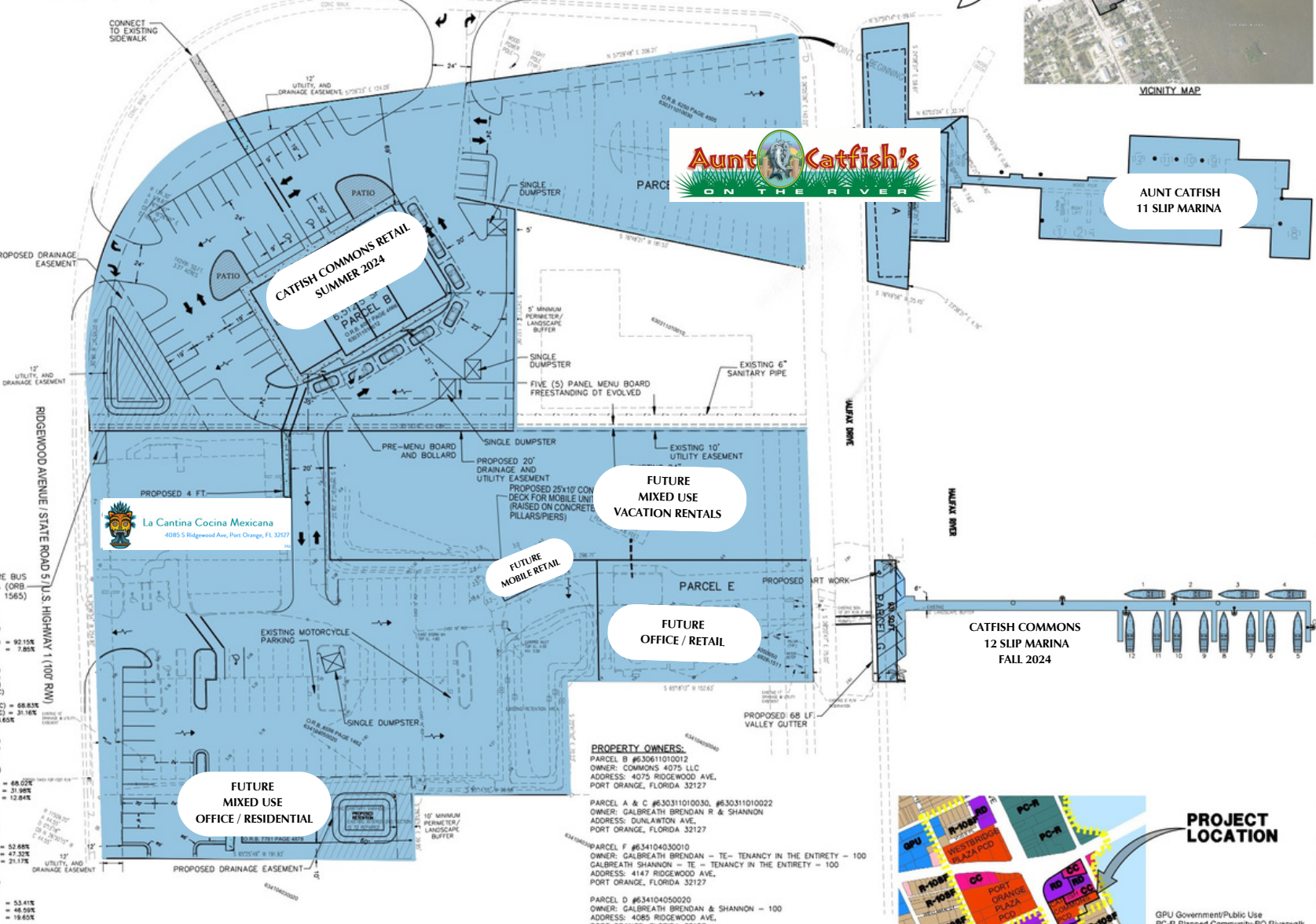
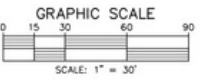
**NOTES:**  
 1) COMPLIANCE WITH THE LAND DEVELOPMENT CODE MAY  
 NECESSITATE MODIFICATION OF THE CONCEPTUAL PLAN PER LDC  
 CHAPTER 17, SECTION 180(2)(X).

**ENGINEER/LANDSCAPE ARCHITECT:**  
 PARKER MYNCHENBERG & ASSOCIATES, INC.  
 PARKER MYNCHENBERG P.E. #32645  
 PARKER MYNCHENBERG L.A. #15513  
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 CULLUM LAND SURVEYING, INC.  
 5889 S. WILLIAMSON BLVD. #205  
 PORT ORANGE, FL 32128  
 PH: 386-761-7666  
 FAX: 386-761-7909  
 GREGG@CULLUMLANDSURVEYING.COM

**DUNLAWTON AVENUE (R/W VARIES)**  
 APPROACH TO PORT ORANGE BRIDGE (DEED)



**PROPERTY OWNERS:**  
 PARCEL B #630611010012  
 OWNER: COMMONS 4075 LLC  
 ADDRESS: 4075 RIDGEWOOD AVE,  
 PORT ORANGE, FLORIDA 32127

PARCEL A & C #630311010030, #630311010022  
 OWNER: GALBREATH BRENDAN R & SHANNON  
 ADDRESS: 4147 RIDGEWOOD AVE,  
 PORT ORANGE, FLORIDA 32127

PARCEL F #63104030010  
 OWNER: GALBREATH BRENDAN - TE - TENANCY IN THE ENTIRETY - 100  
 GALBREATH SHANNON M - TE - TENANCY IN THE ENTIRETY - 100  
 ADDRESS: 4147 RIDGEWOOD AVE,  
 PORT ORANGE, FLORIDA 32127

PARCEL D #63104050020  
 OWNER: GALBREATH BRENDAN & SHANNON - 100  
 ADDRESS: 4085 RIDGEWOOD AVE,  
 PORT ORANGE, FLORIDA 32127

PARCEL E #63104050050  
 OWNER: GALBREATH BRENDAN R - TE - TENANCY IN THE ENTIRETY - 100  
 GALBREATH SHANNON M - TE - TENANCY IN THE ENTIRETY - 100  
 ADDRESS: 4108 HALIFAX DR,  
 PORT ORANGE, FLORIDA 32127



**PROJECT LOCATION**

GPU Government/Public Use  
 PC-R Planned Community-PO Riverwalk  
 CC Community Commercial  
 RD Ridgewood Development  
 R-108F Single Family Residential  
 Riverwalk Overlay District

NO.	DATE	DESCRIPTION	BY

**PARKER MYNCHENBERG & ASSOCIATES, INC.**  
 PROFESSIONAL ENGINEERS • LANDSCAPE ARCHITECTS  
 1729 RIDGEWOOD AVENUE HOLLY HILL, FLORIDA 32117  
 PARKER MYNCHENBERG P.E. #32645  
 CERTIFICATE OF AUTHORIZATION NUMBER 00003910

**CATFISH COMMONS**  
 PORT ORANGE • FLORIDA  
**CONCEPTUAL SITE PLAN**

1  
 SHEET NO.  
 Drawn By: M. GRECO  
 Date:  
 JOB #  
 SCALE: 1"=30'

SEAL