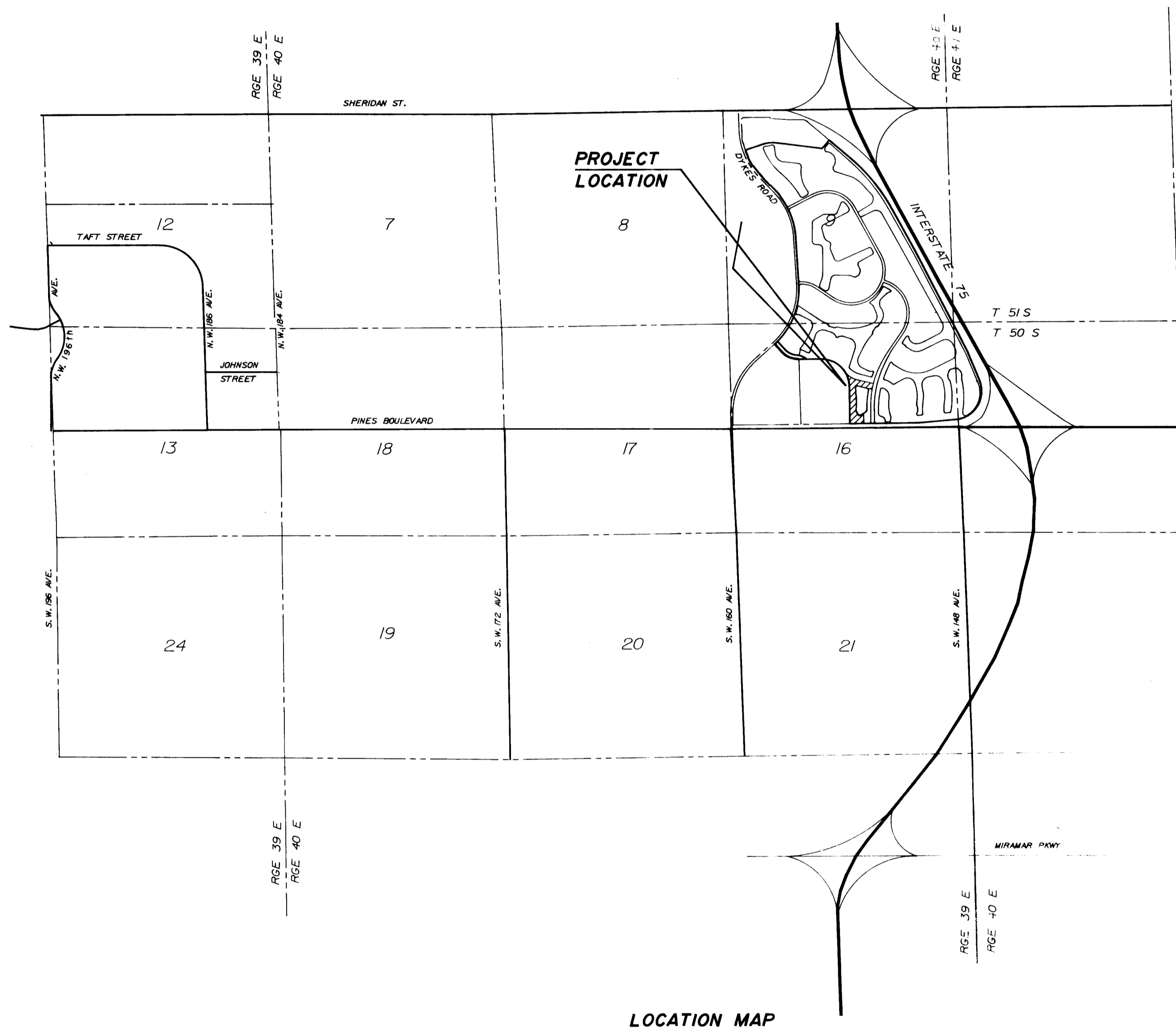


TOWNGATE - VILLAGE 3

CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA

MINTO COMMUNITIES (PEMBROKE) INC. - GENERAL PARTNER

LEGEND	
	SANITARY STRUCTURE DESIGNATION
	LENGTH, SIZE, TYPE, AND SLOPE OF PIPE
	FIRE HYDRANT WITH GATE VALVE & B.R.
	BACTERIOLOGICAL SAMPLING POINT
RE.	RIM ELEVATION
IE.	INVERT ELEVATION
	INLET DESIGNATION
	LENGTH, SIZE, AND TYPE OF PIPE
	FLOW OR WARP LINE
	RIDGE LINE
	PAVEMENT SLOPE AND DIRECTION
	DIRECTION OF OVERLAND FLOW
P.R.B.	POLLUTION RETARDANT BAFFLE
FF. - 8.00	FINISHED FLOOR ELEVATION
	CONCRETE SIDEWALK
	EXISTING OR FUTURE UTILITIES
	PROPOSED GRADE
	EXISTING GRADE
	PROPOSED PAVEMENT
	EXISTING OR FUTURE PAVEMENT
F.H.	FIRE HYDRANT
G.V.	GATE VALVE
W.M.	WATER MAIN
F.M.	FORCE MAIN
B.R.	BLUE REFLECTOR
	PAVEMENT RESTORATION
	PAVEMENT AND/OR ROCK REMOVAL
	SIDEWALK OR GUTTER REMOVAL



LOCATION MAP

PAVING AND DRAINAGE SYSTEM

TRAFFIC MARKINGS

WATER DISTRIBUTION SYSTEM

SEWAGE COLLECTION SYSTEM

INDEX TO SHEETS	DESCRIPTION	SHEET NUMBER
GENERAL NOTES		GNI OF 1
PAVING AND DRAINAGE SYSTEM - PLAN		PDI OF 2
PAVING AND DRAINAGE SYSTEM - SECTIONS - DETAILS		PD2 OF 2
TRAFFIC MARKINGS - PLAN		TMI OF 1
WATER DISTRIBUTION AND SEWAGE COLLECTION SYSTEM - PLAN		WSI OF 4
SEWAGE COLLECTION SYSTEM - PROFILES		WS2 OF 4
WATER DISTRIBUTION SYSTEM - DETAILS		WS3 OF 4
SEWAGE COLLECTION SYSTEM - DETAILS		WS4 OF 4

DESCRIPTION
VILLAGE 3 "TOWNGATE"

DESCRIPTION:
A portion of Section 16, Township 51 South, Range 40 East, Broward County, Florida, including a portion of Parcel "B", "PEMBROKE PINES REGIONAL SHOPPING CENTER", according to the plat thereof as recorded in Plat Book 149, Page 12, of the Public Records of Broward County, Florida, all being more particularly described as follows:

COMMENCING at the southwest corner of said Parcel "B"; thence North 00°34'58" West, (bearing based on the record plat) along the west boundary of said Parcel "B", for 40.00 feet to the POINT OF BEGINNING; thence continue North 00°34'58" West along said west boundary of Parcel "B", for 890.00 feet to a point of curvature; thence northerly along the arc of a curve to the left, and along said west boundary of Parcel "B", having a radius of 700.00 feet and a central angle of 37°44'04", for 461.01 feet; thence North 51°40'58" East along a line radial to the last and next described curves, for 25.00 feet to a point of tangency; thence southeasterly and easterly along the arc of a curve to the left, having a radius of 740.00 feet and a central angle of 37°11'10", for 480.27 feet to a point of tangency; thence South 75°30'12" East for 327.04 feet to a point of curvature; thence easterly and southerly along the arc of a curve to the right, having a radius of 27.00 feet and a central angle of 89°11'48", for 42.03 feet to a point of reverse curvature; thence southerly along the arc of a curve to the left, having a radius of 2311.00 feet and a central angle of 02°31'44", for 102.00 feet; thence North 75°50'08" West along a line radial to the last described curve, for 25.00 feet; thence South 84°07'42" West along a line radial to the next described curve, for 37.46 feet to a point of tangency; thence North 75°30'12" West for 291.89 feet to a point of curvature; thence westerly and southerly along the arc of a curve to the left, having a radius of 20.00 feet and a central angle of 103°47'32", for 36.23 feet to a point of compound curvature; thence southerly along the arc of a curve to the left, having a radius of 250.00 feet and a central angle of 05°17'14", for 23.07 feet to a point of tangency; thence South 04°34'58" East for 190.53 feet to a point of curvature; thence southerly along the arc of a curve to the right, having a radius of 2150.00 feet and a central angle of 07°00'00", for 662.67 feet to a point of tangency; thence South 02°25'02" West for 134.55 feet to a point of curvature; thence southerly along the arc of a curve to the left, having a radius of 50.00 feet and a central angle of 45°24'07", for 39.62 feet to a point of reverse curvature; thence southerly along the arc of a curve to the right, having a radius of 185.00 feet and a central angle of 21°34'28", for 69.66 feet to a point of reverse curvature; thence southeasterly along the arc of a curve to the left, having a radius of 40.00 feet and a central angle of 54°05'24", for 37.76 feet; thence South 23°49'04" West for 221.13 feet; thence South 89°25'02" West for 168.54 feet to the POINT OF BEGINNING.

Said lands situate, lying and being in the City of Pembroke Pines, Broward County, Florida, and contain 7.118 acres, more or less.

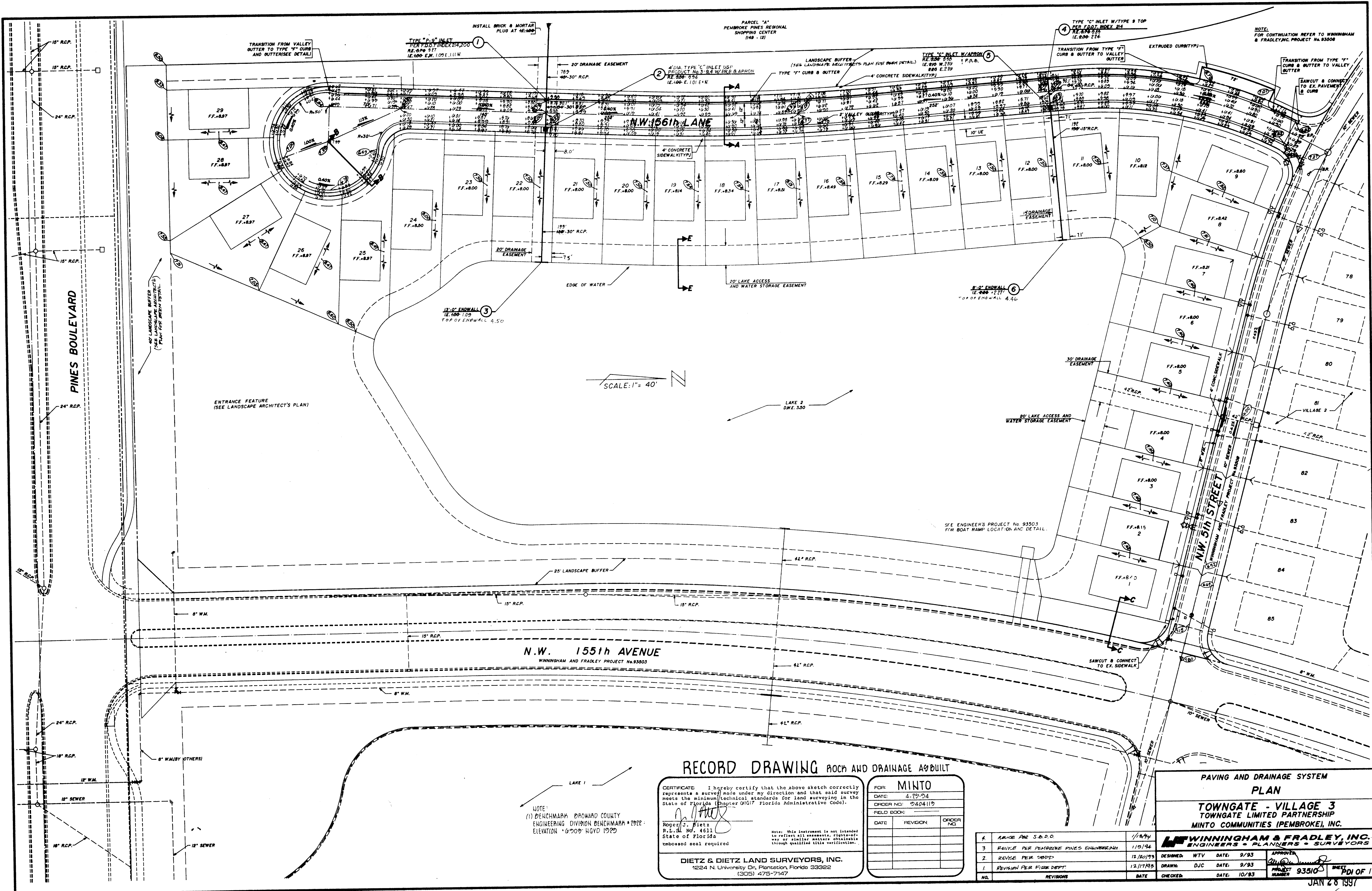
Date: 12/08/93 Order No.: 9312059

SOUTH BROWARD DRAINAGE DISTRICT

APPROVED
AS - BUILT

BY: DATE: 3/7/97

RECEIVED
FEB 05 1997
BY:



RECORD DRAWING ROADS AND DRAINAGE ADJUST

CERTIFICATE: I hereby certify that the above sketch correctly represents a survey made under my direction and that said survey meets the minimum technical standards for land surveying in the State of Florida (Chapter 110, Florida Administrative Code).

Roger S. Dietz
 R.L. No. 4611
 State of Florida
 embossed seal required

DIETZ & DIETZ LAND SURVEYORS, INC.
 1224 N. University Dr., Plantation, Florida 33322
 (305) 475-7147

FOR: MINTO
DATE: 4-29-94
ORDER NO: 2404119
FIELD BOOK:
DATE: REVISION: ORDER NO:

1. REVISE PER S.D.P.O.	11/8/94
2. REVISE PER PEMBROKE PINES ENGINEERING	11/9/94
3. REVISE PER S.D.P.	12/30/93
1. REVISE PER FIRE DEPT.	12/11/93
NO. REVISION DATE	

PAVING AND DRAINAGE SYSTEM PLAN

TOWNGATE - VILLAGE 3
 TOWNGATE LIMITED PARTNERSHIP
 MINTO COMMUNITIES (PEMBROKE), INC.

WINNINGHAM & FRADLEY, INC.
 ENGINEERS - PLANNERS - SURVEYORS

DESIGNED: WTV	DATE: 9/93
DRAWN: DJC	DATE: 9/93
CHECKED: DATE: 10/93	

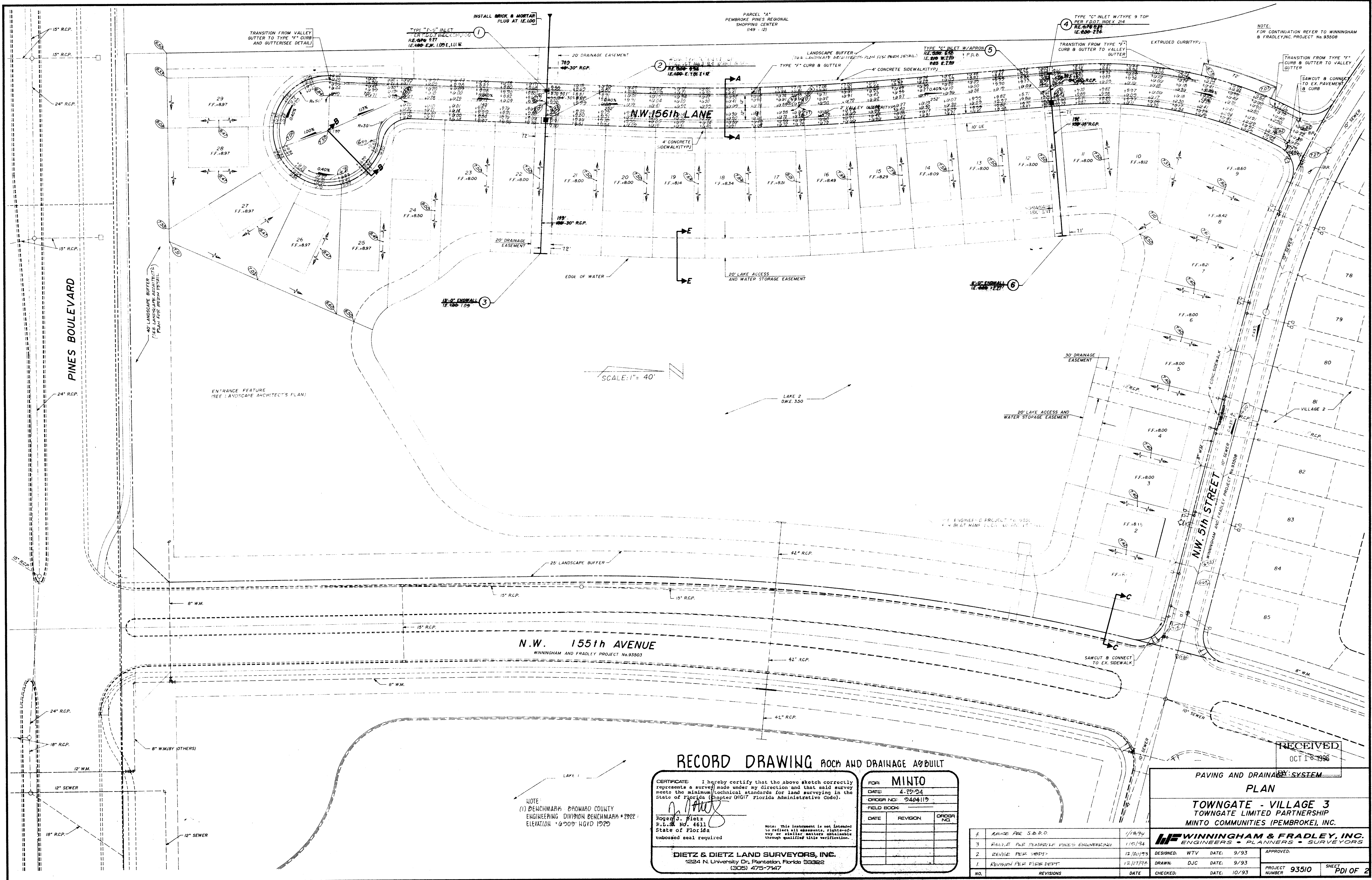
PROJECT NUMBER: 93310 SHEET: PDI OF 1

NOTE:
 (1) BENCHMARK: BROWARD COUNTY
 ENGINEERING DIVISION BENCHMARK #2022
 ELEVATION: 62.00' NGVD 1929

NOTE: This instrument is not intended to reflect all easements, rights-of-way or existing markers obtainable through public title verification.

NOTE:
 FOR CONTINUATION REFER TO WINNINGHAM & FRADLEY, INC. PROJECT No. 93308

JAN 28 1997



SCALE: 1" = 40'

N.W. 155th AVENUE
WINNINGHAM AND FRADLEY PROJECT No. 93503

RECORD DRAWING ROCH AND DRAINAGE AS BUILT

CERTIFICATE: I hereby certify that the above sketch correctly represents a survey made under my direction and that said survey meets the minimum technical standards for land surveying in the State of Florida (Chapter 91G17, Florida Administrative Code).

Roger J. Dietz
 Roger J. Dietz
 R.L.S. No. 4611
 State of Florida
 Unbonded seal required

DIETZ & DIETZ LAND SURVEYORS, INC.
 1224 N. University Dr., Plantation, Florida 33322
 (305) 475-7447

FOR: MINTO		
DATE:	4-29-94	
ORDER NO.:	2404119	
FIELD BOOK:		
DATE:	REVISION:	ORDER NO.:

NO.	REVISIONS	DATE
1	REVISE PER S.D.D.	1/18/94
2	REVISE PER FRADLEY PINES ENGINEERING	1/15/94
3	REVISE PER FRADLEY PINES ENGINEERING	12/20/93
4	REVISE PER FIELD DEPT.	12/17/93

RECEIVED
OCT 18 1996

PAVING AND DRAINAGE SYSTEM
PLAN

TOWNGATE - VILLAGE 3
 TOWNGATE LIMITED PARTNERSHIP
 MINTO COMMUNITIES (PEMBROKE), INC.

WINNINGHAM & FRADLEY, INC.
 ENGINEERS • PLANNERS • SURVEYORS

DESIGNED: WTV	DATE: 9/93	APPROVED:
DRAWN: DJC	DATE: 9/93	
CHECKED:	DATE: 10/93	

PROJECT NUMBER **93510** SHEET **PDI OF 2**

NOTE:
 (1) BENCHMARK: BROWARD COUNTY
 ENGINEERING DIVISION BENCHMARK # 2922
 ELEVATION: 107.00' NGVD 1929