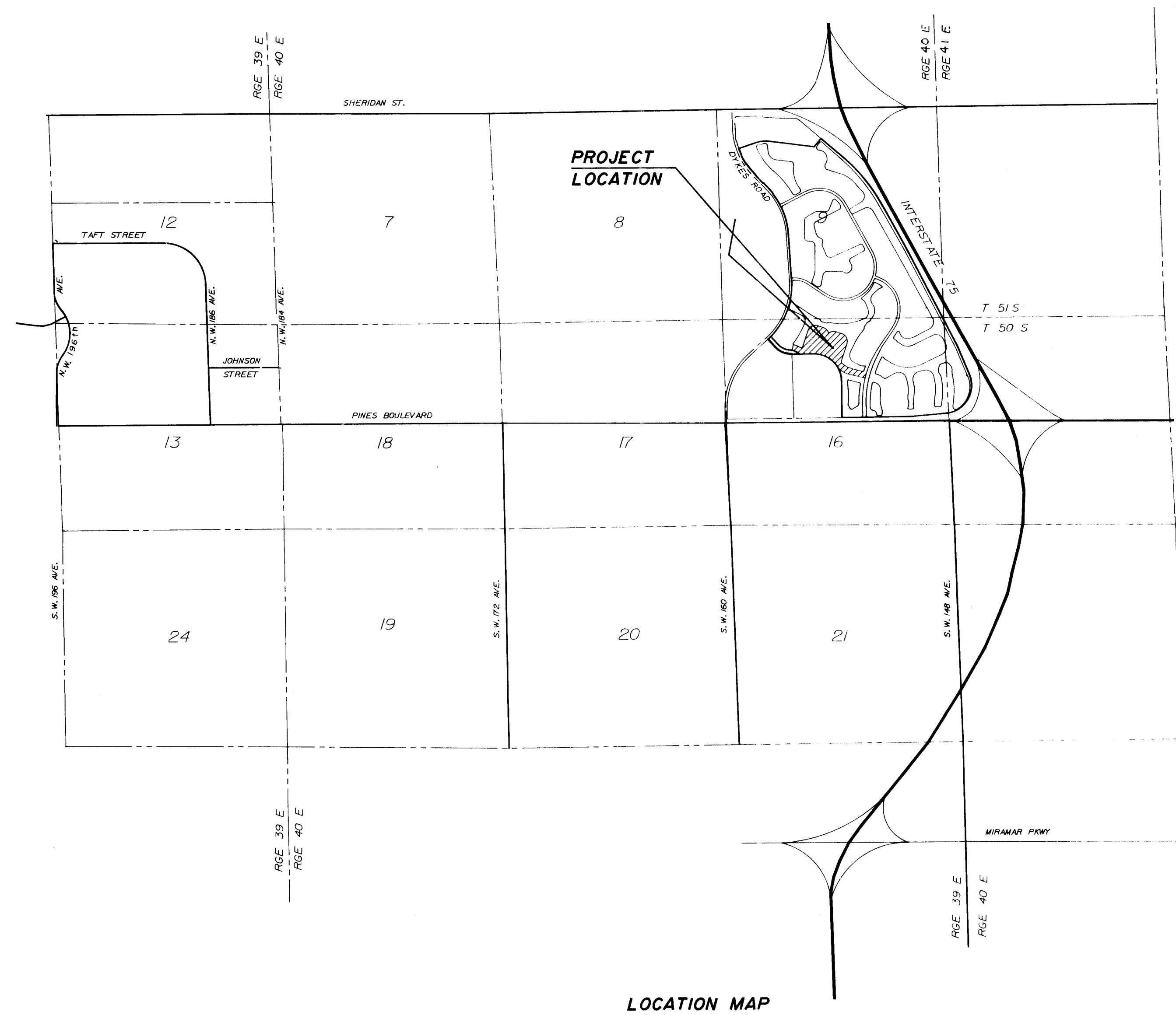


# TOWNGATE - VILLAGE 2

## 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
	RIM ELEVATION
	INVERT ELEVATION
	INLET DESIGNATION
	LENGTH, SIZE, AND TYPE OF PIPE
	FLOW OR WARP LINE
	RIDGE LINE
	PAVEMENT SLOPE AND DIRECTION
	DIRECTION OF OVERLAND FLOW
	POLLUTION RETARDANT BAFFLE
	FINISHED FLOOR ELEVATION
	CONCRETE SIDEWALK
	EXISTING OR FUTURE UTILITIES
	PROPOSED GRADE
	EXISTING GRADE
	PROPOSED PAVEMENT
	EXISTING OR FUTURE PAVEMENT
	FIRE HYDRANT
	GATE VALVE
	WATER MAIN
	FORCE MAIN
	BLUE REFLECTOR
	PAVEMENT RESTORATION
	PAVEMENT AND/OR ROCK REMOVAL
	SIDEWALK OR GUTTER REMOVAL



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DESCRIPTION  
VILLAGE 2  
"TOWNGATE"

DESCRIPTION:  
A portion of Sections 9 and 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 930.00 feet to a point of curvature, thence northwesterly 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 to the POINT OF BEGINNING, thence continue along said curve to the left, also being said west boundary of Parcel "B" and the north boundary of Parcel "A" of said "PEMBROKE PINES REGIONAL SHOPPING CENTER", having a radius of 700.00 feet and a central angle of 52°15'55", for 638.54 feet to a point of tangency, thence South 89°25'02" West, along said north boundary, for 360.99 feet to a point on a curve at which a radial line bears South 47°09'49" West, thence northwesterly along the arc of a curve to the left, having a radius of 290.00 feet and a central angle of 38°58'12", for 202.39 feet, thence North 07°10'37" East, along a line radial to the last described curve, for 174.03 feet, thence North 36°00'00" East, for 34.03 feet, thence North 78°47'45" East along a line radial to the next described curve, for 9.25 feet to a point on a curve, thence southeasterly along the arc of a curve to the left, having a radius of 20.00 feet and a central angle of 68°36'08", for 23.25 feet to a point of reverse curvature, thence southeasterly along the arc of a curve to the right, having a radius of 485.00 feet and a central angle of 17°12'12", for 145.02 feet to a point of reverse curvature, thence southeasterly along the arc of a curve to the left, having a radius of 225.00 feet and a central angle of 18°52'59", for 74.15 feet to a point of compound curvature, thence northwesterly along the arc of a curve to the left, having a radius of 20.00 feet and a central angle of 82°07'01", for 28.66 feet to a point of tangency, thence North 18°23'51" East for 437.33 feet to a point of curvature, thence northerly and easterly along the arc of a curve to the right, having a radius of 200.00 feet and a central angle of 90°00'00", for 314.16 feet to a point of tangency, thence South 71°36'09" East for 150.00 feet to a point of curvature, thence southeasterly along the arc of a curve to the right, having a radius of 200.00 feet and a central angle of 52°11'54", for 183.95 feet to a point of reverse curvature, thence easterly along the arc of a curve to the left, having a radius of 20.00 feet and a central angle of 105°23'47", for 36.79 feet to a point of reverse curvature, thence easterly along the arc of a curve to the right, having a radius of 200.00 feet and a central angle of 52°11'54", for 183.95 feet to a point of tangency, thence South 71°36'09" East for 150.00 feet to a point of curvature, thence southeasterly and southerly along the arc of a curve to the right, having a radius of 200.00 feet and a central angle of 90°00'00", for 314.16 feet to a point of tangency, thence South 18°23'51" West for 482.06 feet to a point of curvature, thence southerly along the arc of a curve to the left, having a radius of 20.00 feet and a central angle of 61°54'23", for 21.61 feet to a point of compound curvature, thence easterly along the arc of a curve to the left, having a radius of 570.00 feet and a central angle of 31°59'40", for 318.29 feet to a point of tangency, thence South 75°30'12" East for 280.92 feet to a point of curvature, thence northeasterly along the arc of a curve to the left, having a radius of 20.00 feet and a central angle of 65°35'11", for 29.88 feet to a point of reverse curvature, thence northerly along the arc of a curve to the right, having a radius of 2361.00 feet and a central angle of 01°14'14", for 50.98 feet, thence South 69°51'09" East along a line radial to the last and next described curve, for 60.00 feet, thence southerly along the arc of a curve to the left, having a radius of 2311.00 feet and a central angle of 06°27'15", for 260.33 feet to a point of cusp whose common tangent bears South 13°41'36" West, thence westerly along the arc of a curve to the left, having a radius of 27.00 feet and a central angle of 89°11'48", for 42.03 feet to a point of tangency, thence North 75°30'12" West for 327.04 feet to a point of curvature, thence northwesterly along the arc of a curve to the right, having a radius of 740.00 feet and a central angle of 37°11'10", for 480.27 feet, thence South 51°40'58" West along a line radial to the last described curve, for 25.00 feet to the POINT OF BEGINNING.

Said lands situate, lying and being in the City of Pembroke Pines, Broward County, Florida, and contain 22.160 acres, more or less.

Date: 12/08/93 Order No. 9312058

53 to 57  
30 Eminent  
Pipes 15 19 28  
15-4(2)

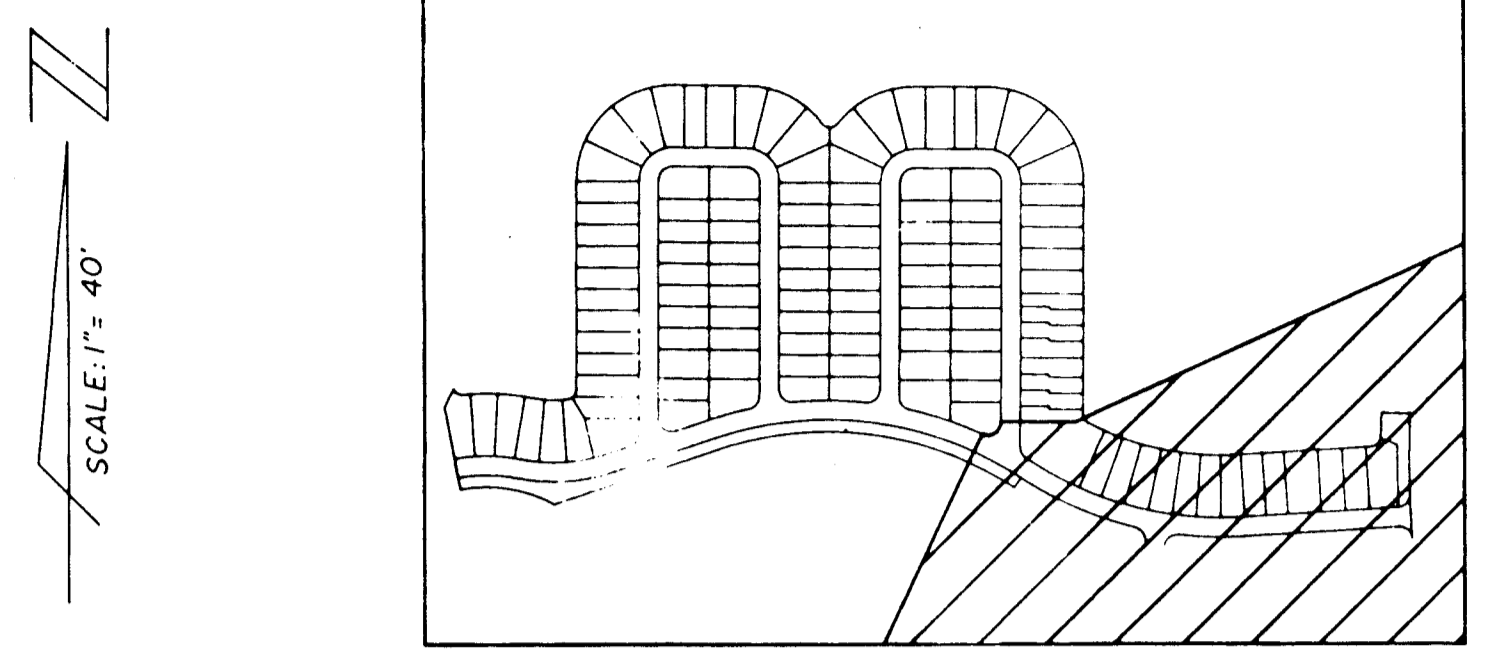
RECEIVED  
FEB 05 1997  
BY:

# PAVING AND DRAINAGE SYSTEM

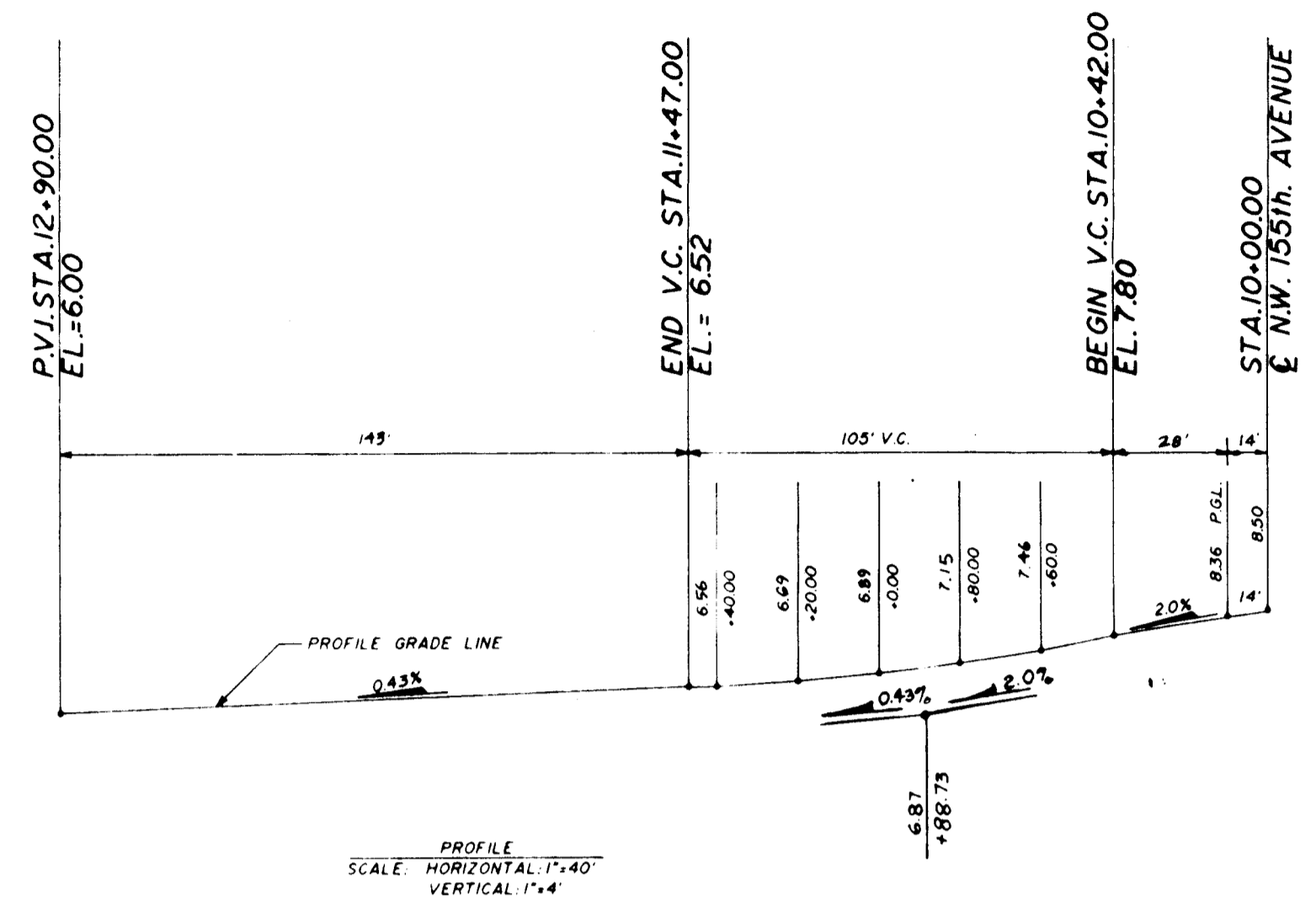
## TRAFFIC MARKINGS

### WATER DISTRIBUTION SYSTEM

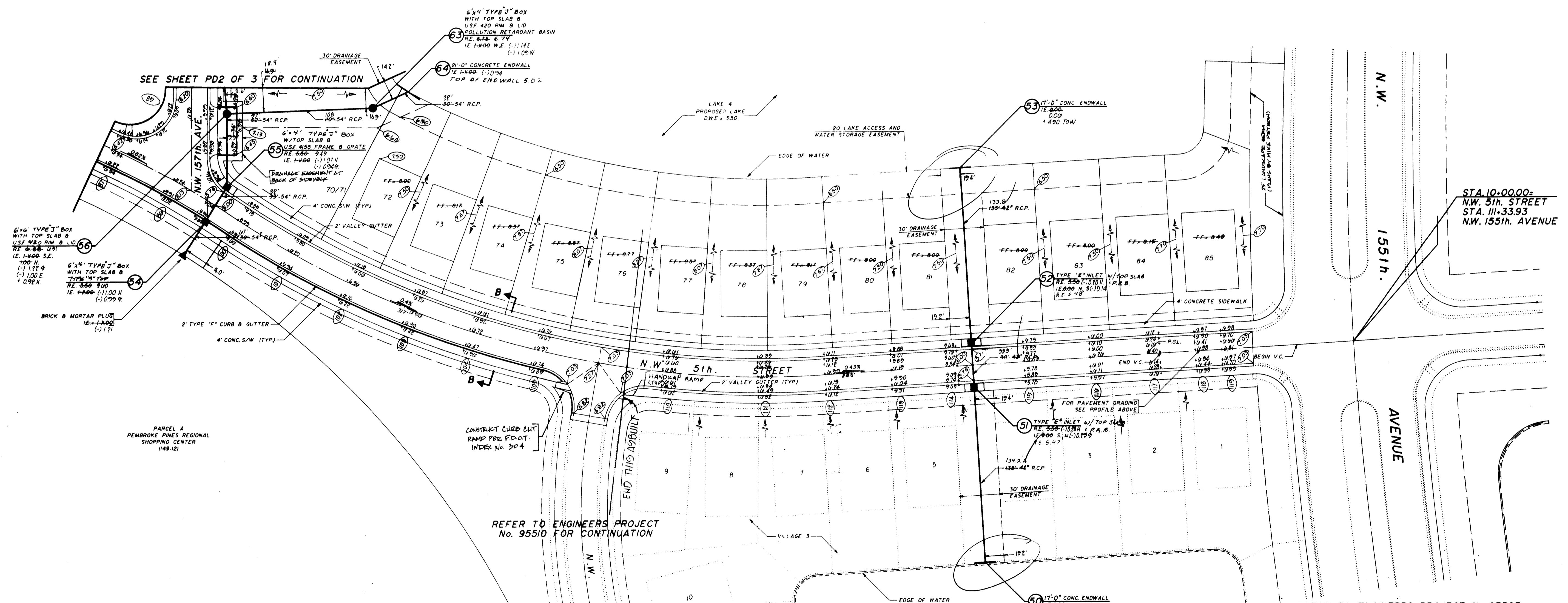
### SEWAGE COLLECTION SYSTEM



KEY MAP  
THIS SHEET



PROFILE  
SCALE HORIZONTAL 1"=40'  
VERTICAL 1"=4'



SEE SHEET PD2 OF 3 FOR CONTINUATION

REFER TO ENGINEERS PROJECT  
No. 95510 FOR CONTINUATION

REFER TO ENGINEERS PROJECT No. 93503  
FOR IMPROVEMENTS TO N.W. 155th AVENUE

**RECORD DRAWING**

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 61G2, Florida Administrative Code).

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

MINTO		
FOR:	LAKE 2	
DATE:	4-29-94	
ORDER NO.:	9404112	
FIELD BOOK:		
DATE	REVISION	ORDER NO.

NOTE:  
(1) BENCHMARK: PLOWARD COUNTY ENGINEERING DIVISION BENCHMARK, #7992 - ELEVATION +6.900' NGVD 1929.

4	REVISE LOTS 70-72 PER CLIENT	11/9/94
5	ADD LOT NO. 70/71	12/12/93
2	ADD P.A.'S PER S.O.D.	12/7/93
1	REV. PER PEMBROKE PINES ENH.	12/1/93

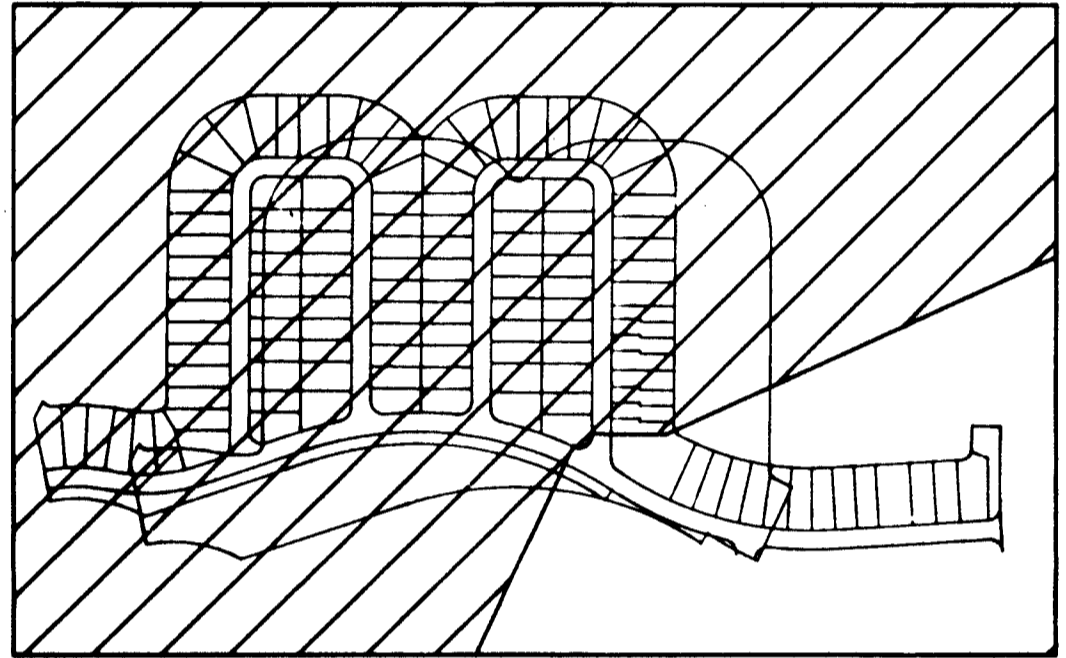
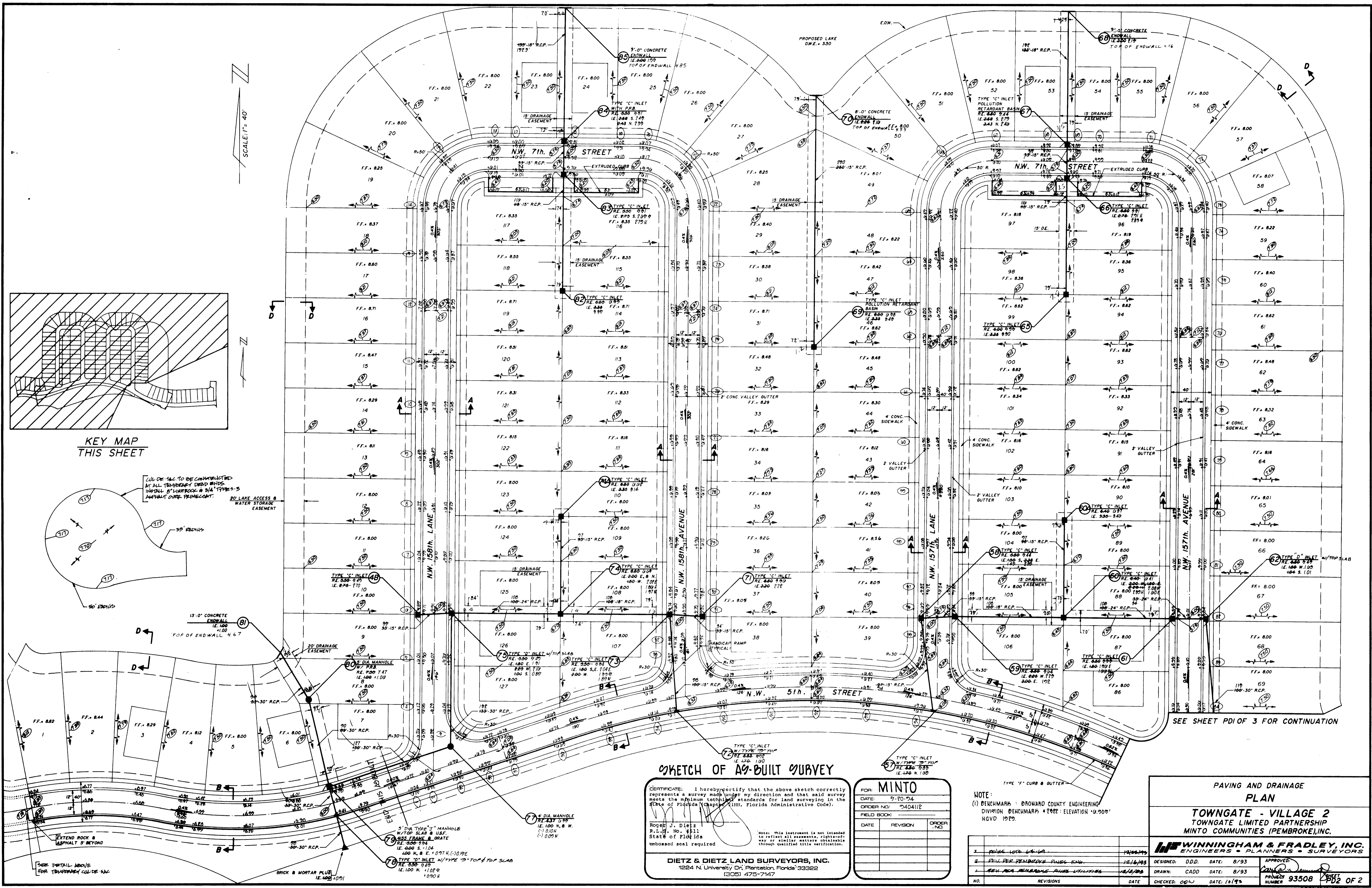
PAVING AND DRAINAGE  
PLAN

**TOWNGATE - VILLAGE 2**  
TOWNGATE LIMITED PARTNERSHIP  
MINTO COMMUNITIES (PEMBROKE), INC.

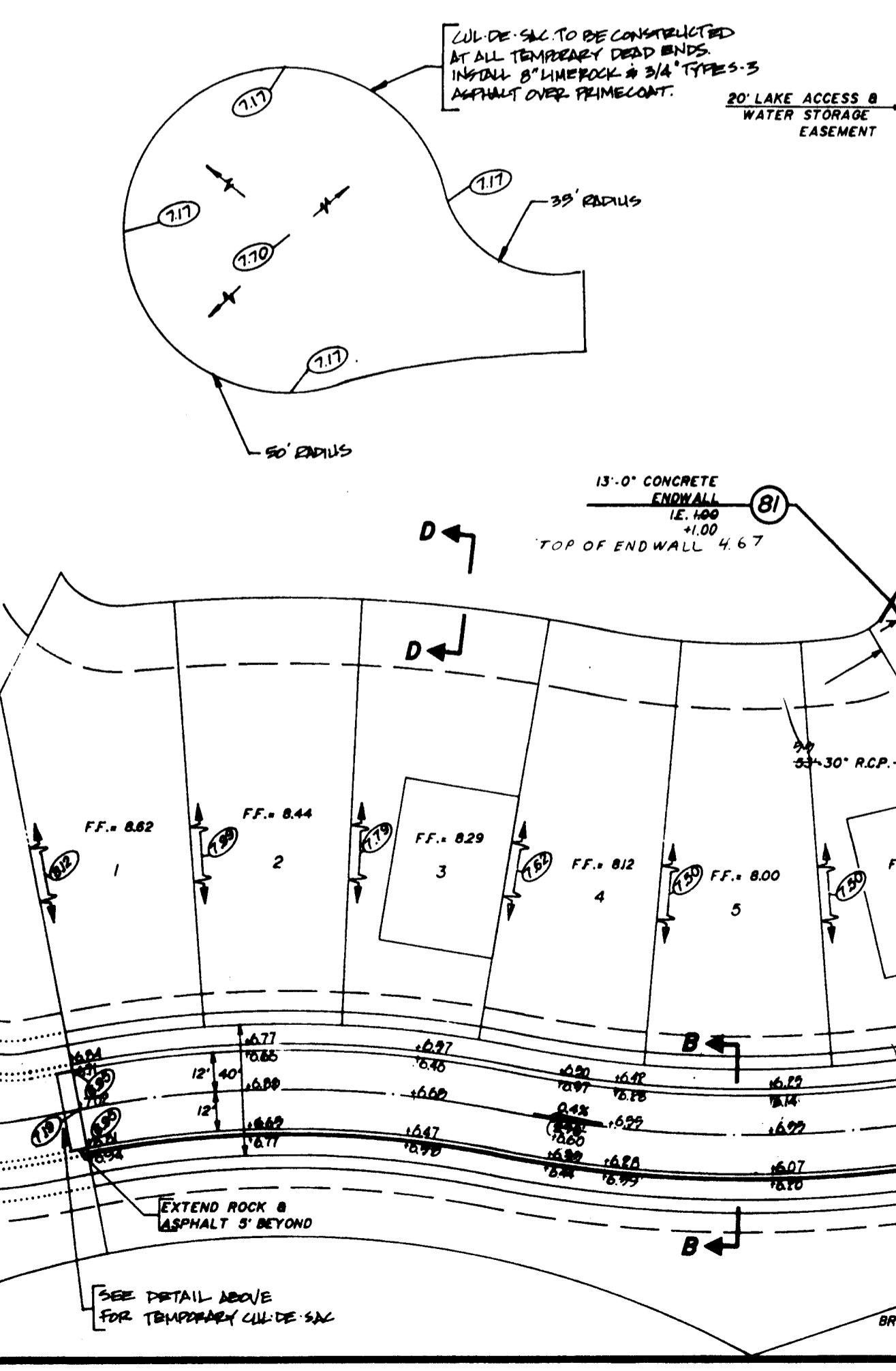
**WINNINGHAM & FRADLEY, INC.**  
ENGINEERS • PLANNERS • SURVEYORS

DESIGNED: DDD. DATE: 8/93  
DRAWN: CADD. DATE: 8/93  
CHECKED: CFW. DATE: 10/93

PROJECT NUMBER: 93508  
SHEET: PD1 OF 2  
JAN 28 1997



KEY MAP THIS SHEET



SKETCH OF AS-BUILT SURVEY

CERTIFICATE: I hereby certify that the above sketch correctly represents a survey made by me or under my direction and that said survey meets the minimum technical standards for land surveying in the State of Florida Chapter 111, Florida Administrative Code.

Roger J. Dietz  
R.L.S. No. 4811  
State of Florida  
unbonded seal required

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

FOR: MINTO		
DATE:	9-20-94	
ORDER NO.:	2404112	
FIELD BOOK:		
DATE	REVISION	ORDER NO.

NOTE:  
(1) BENCHMARK: BROWARD COUNTY ENGINEERING DIVISION BENCHMARK #2022 ELEVATION: 10.000' HGVD 1929.

PAVING AND DRAINAGE PLAN

TOWNGATE - VILLAGE 2  
TOWNGATE LIMITED PARTNERSHIP  
MINTO COMMUNITIES (PEMBROKE), INC.

WINNINGHAM & FRADLEY, INC.  
ENGINEERS & PLANNERS - SURVEYORS

DESIGNED:	D.D.	DATE:	8/93
DRAWN:	CADD	DATE:	8/93
CHECKED:	COJ	DATE:	10/93
APPROVED:	[Signature]	DATE:	10/93

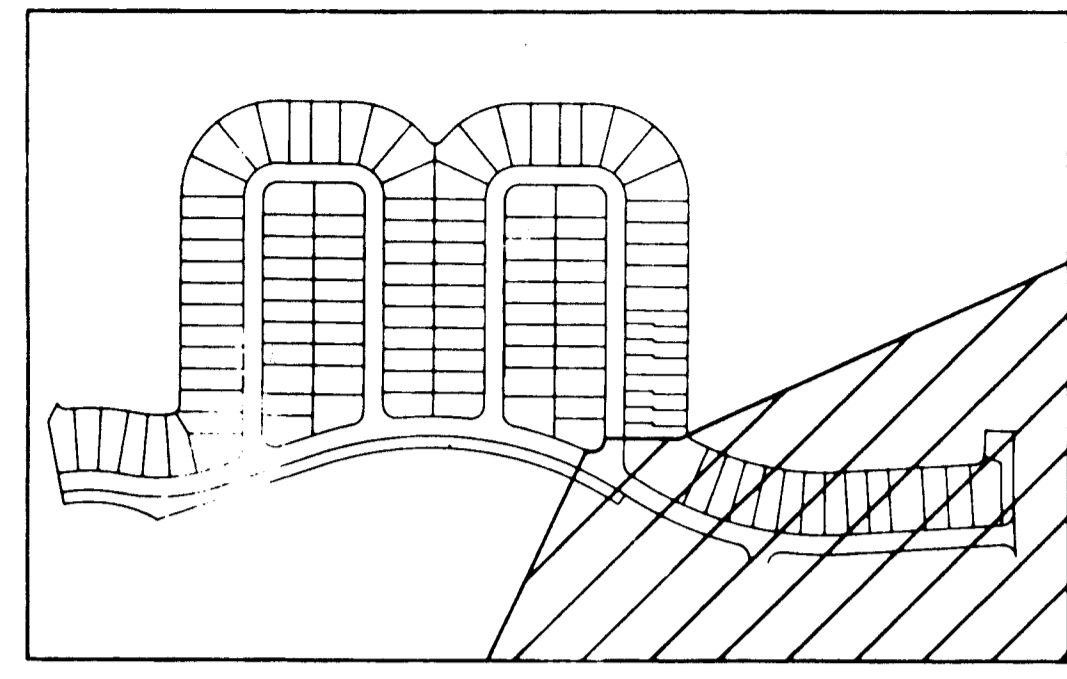
PROJECT NUMBER: 93508

JAN 28 1997

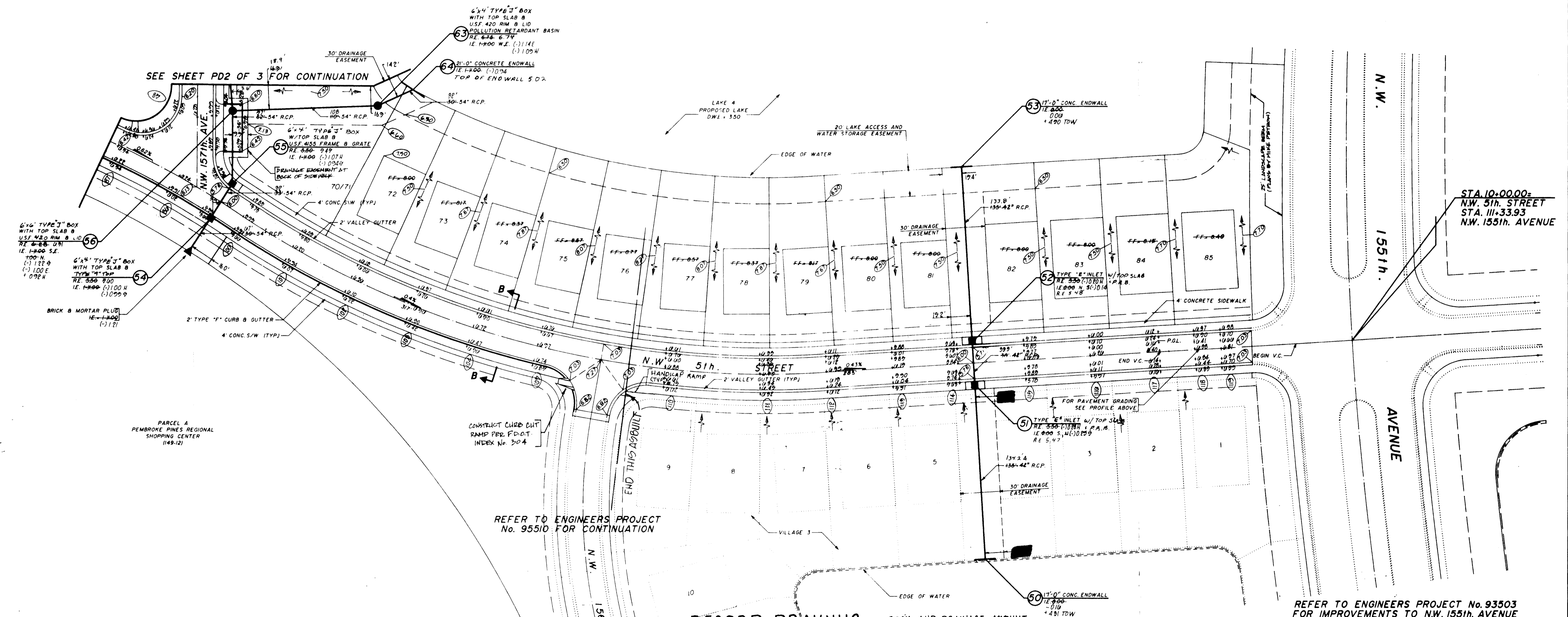
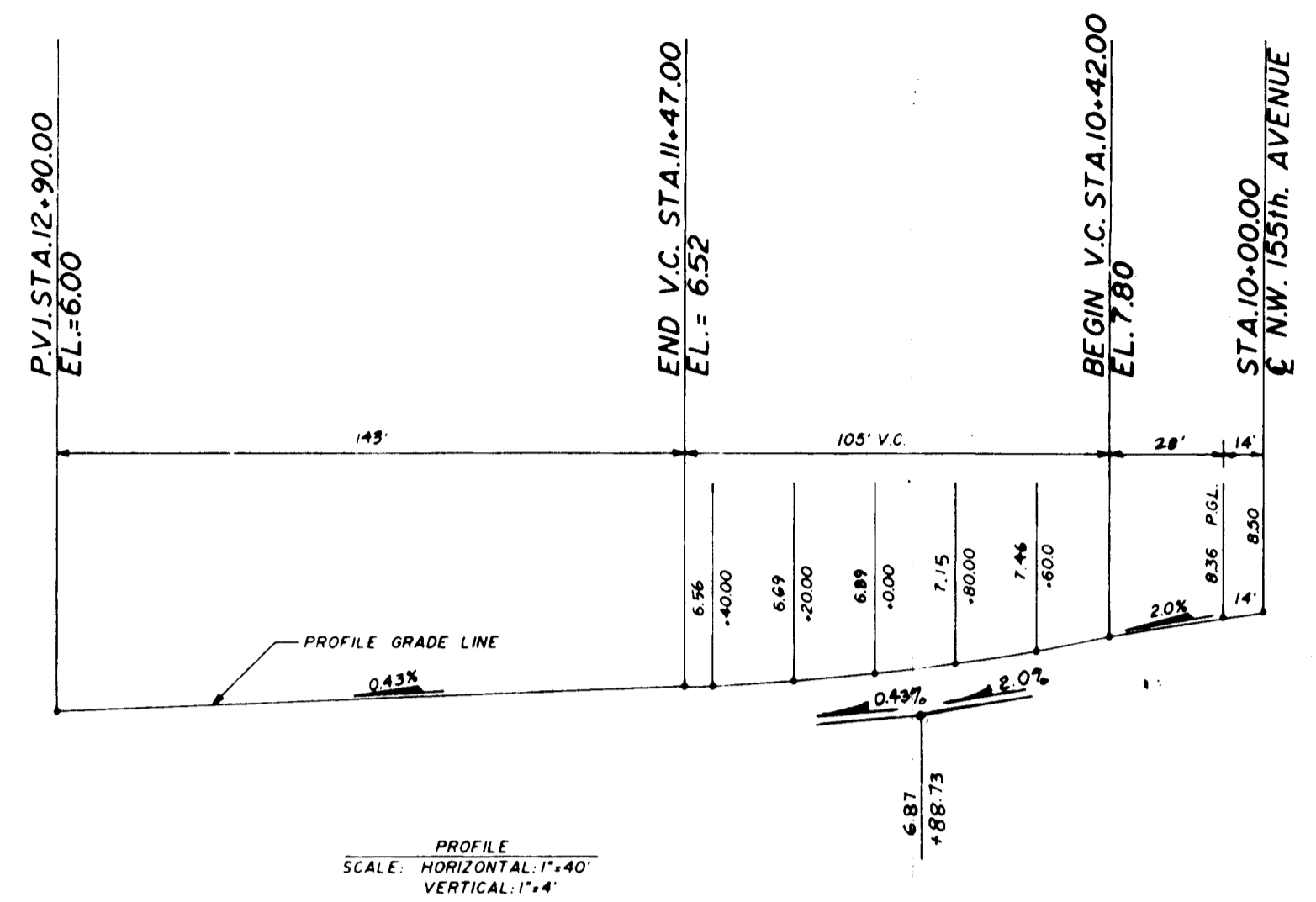
SEE SHEET PDI OF 3 FOR CONTINUATION

SOUTH BROWARD DRAINAGE DISTRICT  
**APPROVED AS - BUILT**  
 BY: *N. P. Dietz* DATE: 4/20/94

SCALE: 1" = 40'



KEY MAP THIS SHEET



**RECORD DRAWING**

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 61G1, Florida Administrative Code).

DIETZ & DIETZ LAND SURVEYORS, INC.  
 1224 N. University Dr., Plantation, Florida 33322  
 (954) 475-7147

MINTO		
DATE:	4-20-94	
ORDER NO.:	2404112	
FIELD BOOK:		
DATE	REVISION	ORDER NO.

4	REVISE LOTS 70-72 PER CLIENT	1/3/94
3	ADD LOT No. 70/11	12/23/93
2	ADD P.A.B.'S PER S.D.O.	11/7/93
1	REV PER PEMBROKE PINES ENR	12/14/93
NO.	REVISIONS	DATE

PAVING AND DRAINAGE PLAN

**TOWNGATE - VILLAGE 2**  
 TOWNGATE LIMITED PARTNERSHIP  
 MINTO COMMUNITIES (PEMBROKE), INC.

WINNINGHAM & FRADLEY, INC.  
 ENGINEERS & PLANNERS & SURVEYORS

DESIGNED: D.D.D. DATE: 8/93  
 DRAWN: CADD DATE: 8/93  
 PROJECT 93508 SHEET 181 OF 2  
 CHECKED: CFW DATE: 10/93