

PHASE 2 RETAIL CENTER AT WINSTON PARK COCONUT CREEK, FLORIDA

Approved
DATE 1-22-05 BY *[Signature]*
PLANNING & ZONING

DEVELOPMENT SITE PLAN SUBMITTAL PACKAGE

PROPOSED DEVELOPMENT:
TRION VENTURES, INC.
4901 NORTH FEDERAL HIGHWAY, SUITE 100
FORT LAUDERDALE, FLORIDA 33308
PHONE: (954) 491-3848

PROPERTY OWNER:
JOSHUA A MUSS, TRUSTEE
P.O. BOX 1825
MIDDLEBURG, VA 20118-1825

SURVEYOR:
STONER & ASSOCIATES, INC.
SURVEYORS - PLANNERS
1372 N. UNIVERSITY DRIVE
PLANTATION, FLORIDA 33322
PHONE: (954) 370-1880

ARCHITECT:
BARRANCO - GONZALEZ, ARCHITECTURE
CARLOS V. GONZALEZ
3201 GRIFFIN ROAD
SUITE 202
FORT LAUDERDALE, FLORIDA 33312
PHONE: (954) 961-7675

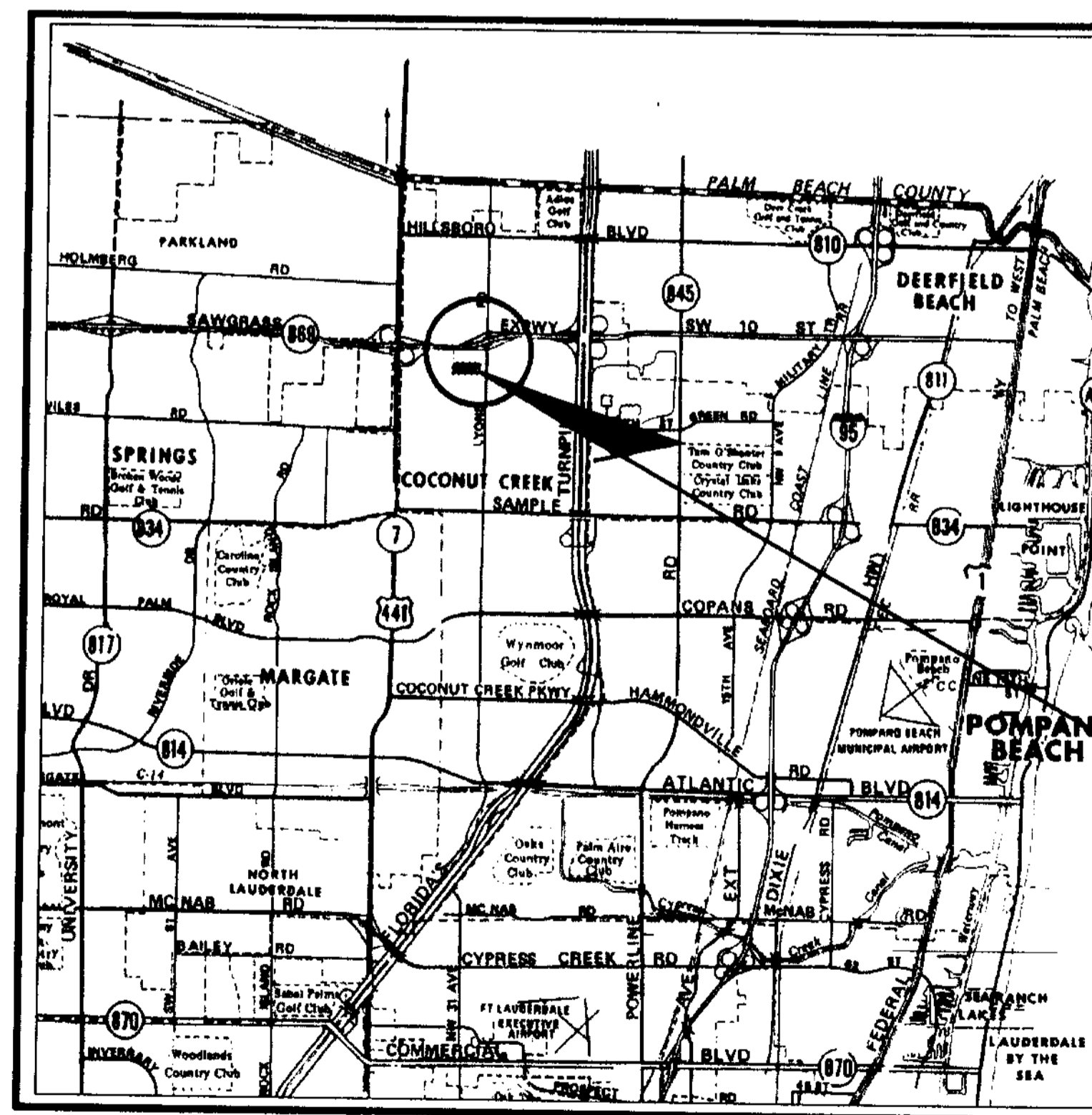
LANDSCAPING:
MICHAEL J. PETROW & ASSOCIATES, INC
P.O. BOX 8601
CORAL SPRING, FLORIDA 33075
PHONE: (954) 757-7900

LIGHTING:
RC ENGINEERING, INC.
12327 N.W. 35TH STREET
CORAL SPRING, FLORIDA 33075
PHONE: (954) 757-7900

SITE PLANNING AND CIVIL ENGINEERING:
JOSEPH ROLES AND ASSOC., INC.
CONSULTING ENGINEERS
7501 N.W. 4th STREET, SUITE 101
PLANTATION, FLORIDA 33317
PHONE: (954) 581-1945
CERTIFICATE OF AUTHORIZATION NO. 3948

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
COVER	SUBMITTAL COVER SHEET / LOCATION MAP
1 - 2	SITE PLAN <i>(JOSEPH ROLES AND ASSOC, INC.)</i>
1 OF 1	SURVEY <i>(STONER & ASSOCIATES, INC.)</i>
1 - 3	BUILDING ELEVATIONS FLOOR PLAN SIGN PLAN <i>(BARRANCO-GONZALEZ, ARCHITECTURE)</i> <i>(CARLOS V. GONZALEZ)</i>
L-1, G-1 & T-1	LANDSCAPE PLAN <i>(MICHAEL J. PETROW & ASSOCIATES, INC.)</i>
PH - 1	SITE LIGHTING PHOTOMETRIC PLAN <i>(RC ENGINEERING, INC.)</i>
1 - 10	PRELIMINARY ENGINEERING PLAN <i>(JOSEPH ROLES AND ASSOC., INC.)</i>



LEGAL DESCRIPTION:

WINSTON PARK SECTION ONE-TRACT "J"
A PARCEL OF LAND BEING A PORTION OF TRACT "J", WINSTON PARK SECTION ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 131, PAGE 23, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT "J";
THENCE S.00°24'54"E., ALONG THE WEST LINE OF SAID TRACT "J", A DISTANCE OF 233.56 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUE S.00°24'54"E., A DISTANCE OF 241.50 FEET;
THENCE N.89°35'06"E., A DISTANCE OF 442.82 FEET;
THENCE N.00°24'54"W., A DISTANCE OF 241.50 FEET;
THENCE S.89°35'06"W., A DISTANCE OF 442.82 FEET TO THE POINT OF BEGINNING;
SAID LAND SITUATE WITHIN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA.

PROJECT



LOCATION MAP

SECTION 7, TOWNSHIP 48 S, RANGE 42 E

OCT 20 2004
[Signature]
JOSEPH W. ROLES, JR., P.E.
REG. ENGINEER NO. 15905