





























1. Calvin, Giordano & Associates Inc., did not research title for this property and the plat, right-of-way and deed information shown hereon as per a diligent search of the Public Records of Broward County, Florida.
2. The purpose of this Map of Survey is to prepare a Boundary and Topographic Survey for the parcel of land described as Parcel 'A', "SURGEON COLLISION", P.B. 183, Pgs. 417-418, B.C.R. located at 261 S. Andrews Avenue, Pompano Beach, FL 33069 and having a Broward County Parcel Folio No. of: 4942-02-57-0010.
3. Not valid without the signature and seal of a Florida Professional Surveyor & Mapper.
4. Underground improvements and/or encroachments were not located as part of this survey task.
5. Unless otherwise noted hereon, record and measured values are in substantial agreement.
6. Bearings shown hereon are assumed and referenced to the West line of Parcel 'A', "SURGEON COLLISION", P.B. 183, Pgs. 417-418, B.C.R., having a bearing of N02°45'16"W.
7. The property as described hereon has a Flood Zone classification of Zone AH (8) and X as per FEMA Flood Map 12011C03574, Community Name & Number: City of Pompano Beach 120055, Date of Map: 8/18/2014.
8. The horizontal features shown hereon are plotted to within 1/20' of the map scale.
9. Horizontal and vertical data shown hereon was obtained utilizing a "TOPCON ES-105" Total Station and "TDS-NOMAD" Data Collection System.
10. Horizontal feature location is to the center of the symbol and may be enlarged for clarity.
11. The elevations shown hereon are based on the North American Vertical Datum of 1988 (NAVD88) and referenced to National Geodetic Survey (NGS) Benchmark Designation: SR 814.2, Elevation 11.57' (NAVD88).
12. The Temporary Construction Easement has shown on the plat of Parcel 'A', "SURGEON COLLISION", P.B. 183, Pgs. 417-418, B.C.R. and recorded in O.R.B. 50217, Pg. 928, B.C.R. expired on May 31, 2019, is not shown hereon as it is no longer an encumbrance on the property



-  = BACKFLOW PREVENTOR
 = BELLSOUTH HANDHOLE/ RISER
 = BOLLARD
 = CATCH BASIN
 = CLEANOUT
 = COLUMN
 = CONC. POWER POLE
 = ELECTRIC HANDHOLE
 = ELECTRIC METER\ RACK
 X = FENCE
 = FIRE HYDRANT
 FLAG = FLAG POLE
 = FOUND PROPERTY CORNER
 = FPL TRANSFORMER PAD
 = GROUND LIGHT
 = GUY ANCHOR
 = IRRIGATION VALVE
 = LAMP POST
 = MAIL BOX
 = METAL LIGHT POLE
 XOV = OVERHEAD ELECTRIC
 = SANITARY MANHOLE
 = SANITARY VALVE
 = SIGN
 = WATER METER
 = WATER VALVE
 = MONITORING WELL
 = WOOD POWER POLE

- | | |
|--------|----------------------------------|
| B.C.R. | = BROWARD COUNTY RECORDS |
| B.LDG. | = BUILDING |
| CL | = CENTERLINE |
| CLF | = CHAIN LINK FENCE |
| CONC. | = CONCRETE |
| CBS | = CONCRETE BLOCK W STUCCO |
| D.B. | = DEED BOOK |
| D.I.P. | = DARK IRON PIPE |
| EL. | = ELEVATION |
| ELEC. | = ELECTRIC |
| FPL | = FLORIDA POWER & LIGHT |
| I.P. | = IRON PIPE |
| INV. | = INVERT |
| IRC | = IRON ROD & CAP |
| LB | = LICENSED BUSINESS |
| N&D | = NAIL AND DISK |
| NAVD88 | = NORTH AMERICAN DATUM OF 1988 |
| NVAL | = NON VEHICULAR ACCESS LANE |
| O.R.B. | = OFFICIAL RECORDS BOOK |
| PG. | = PAGE |
| P.B. | = PLAT BOOK |
| PRM | = PERMANENT REFERENCE MONUMENT |
| PSM | = PROFESSIONAL SURVEYOR & MAPPER |
| R/W | = RIGHT-OF-WAY |
| RCP | = REINFORCED CONCRETE PIPE |
| U.E. | = UTILITY EASEMENT |
| UNK. | = UNKNOWN |

A portion of the land lying in the Southwest One-Quarter (SW 1/4) of Government Lot 4, Section 2, Township 49 South, Range 42 East, Broward County, Florida, as shown on the Florida Department of Transportation Right of Way Map of Andrews Avenue Extension, Item/Segment No. 2307241, Section 86000-2590 and being more particularly described as follows:

Commence at the West One-Quarter (W 1/4) corner of said Section 2; thence North 02°50'19" East, along the West line of the Northwest One-Quarter of said Section 2 (Bearings based on the Florida Department of Transportation Right Of Way Map Project No. 86000-2590. This right of way map is supported by a right of way control survey dated January 11, 2000, prepared under the responsible charge of Eric Wilhelm, Florida Professional Surveyor and Mapper's number 5872. Certified copies of this survey are filed and on record in the District 4 office in Fort Lauderdale. The West line of Section 2, Township 49 South, Range 42 East bears South 02°50'19" East and all other bearings are relative thereto), a distance of 3,537.04 feet (3,536.52 feet per Deed recorded in Instrument number 114486315 of the Public Records of Broward County, Florida); thence North 87°09'41" East along a line at a right angle to the last described course, a distance of 37.04 feet to a point on the East Right of Way line of CSX Transportation Inc. per Official Records Book 17290, Page 887 of the Public Records of Broward County, Florida, and the Point of Beginning; thence North 89°17'50" East, a distance of 203.63 feet to the beginning of a non-tangent curve concave to the Southwest and a point on the Westerly Existing Right of Way line of said Andrews Avenue Extension; thence Southeasterly along the arc of said curve having a radius of 2,028 feet and a central angle of 03°49'32" and a chord bearing of South 12°24'52" East, a distance of 124.25 feet to a point on the northerly Existing Right of Way line of South 04°48'02" West, a distance of 24.82 feet; thence leaving said Westerly Existing Right of Way line of said Andrews Avenue Extension, South 88°42'30" West, a distance of 223.72 feet to a point on said East Right of Way line of CSX Transportation Inc.; thence along East Right of Way line North 02°45'16" West, a distance of 159.53 feet to the Point of Beginning, lying and being in Broward County, Florida.

Parcel 'A', "SURGEON COLLISION", according to the plat thereof as recorded in Plat Book 183,, Pages 417-418 of the Public Records of Broward County, Florida.



I, Steven M. Watts, do hereby state that this Map of Boundary and Topographic Survey was done under my direct supervision and is accurate to the best of my knowledge and belief. I further state that this Map of Boundary & Topographic Survey was completed in accordance with the Standards of Practice requirements for Surveying and Mapping as stated in Rule 5J-17 of the Florida Administrative Code, pursuant to Florida Statutes Chapter 472.027.

Last Date of Field Survey: October 5, 2023

CALVIN, GIORDANO & ASSOCIATES, INC.

Signature _____
Steven M. Watts
Professional Surveyor and Mapper
Florida Registration No. 4588

								SURVEY			
								DATE OCT 2023			
								DRAWN 10/16/2023			
								DATE KP			
								CHECKED 10/18/2023			
								DATE SMW			
NO	DATE	REVISION	BY	NO	DATE	REVISION	BY				

  Calvin, Giordano & Associates, Inc.
A SAFEbuilt COMPANY
560 Village Blvd., Suite 325, West Palm Beach, FL 33409
Phone: 561.684.6161 • Fax: 561.684.6360
Certificate of Authorization 8791

BLOSSMAN GAS - POMPANO
261 SW. 12TH AVENUE
POMPANO BEACH, FLORIDA 33069

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY
PARCEL 'A', P.B. 183, PGS. 417-418, B.C.R.
BLOSSMAN GAS, INC.

SEAL OF THE STATE OF FLORIDA
NOT VALID WITHOUT THE
SIGNATURE AND THE SEAL OF
A FLORIDA LICENSED
SURVEYOR & MAPPER

SCALE: 1" = 20'
PROJECT No. 23-7806
FIELD BOOK

SHEET: 1 OF 1

STEVEN M. WATTS
PSM NO. 458R

P22472000017

09/04/2024