

<u><b>SYMBOL LEGEND</b></u>		<u><b>ABBREVIATIONS</b></u>	
	= BACKFLOW PREVENTOR	B.C.R.	= BROWARD COUNTY RECORDS
	= BELL/SOUTH HANDHOLE/ RISER	BLDG.	= BUILDING
	= BOLLARD	☒	= CENTERLINE
	= CATCH BASIN	CLF	= CHAIN LINK FENCE
	= CLEANOUT	CONC.	= CONCRETE
	= COLUMN	CBS	= CONCRETE BLOCK W STUCCO
	= CONC. POWER POLE	D.B.	= DEED BOOK
	= ELECTRIC HANDHOLE	D.I.P.	= DARK IRON PIPE
	= ELECTRIC METER\ RACK	EL.	= ELEVATION
	= FENCE	ELEC.	= ELECTRIC
	= FIRE HYDRANT	FPL	= FLORIDA POWER & LIGHT
	= FLAG POLE	I.P.	= IRON PIPE
	= FOUND PROPERTY CORNER	INV.	= INVERT
	= FPL TRANSFORMER PAD	IRC	= IRON ROD & CAP
	= GROUND LIGHT	LB	= LICENSED BUSINESS
	= GUY ANCHOR	N&D	= NAIL AND DISK
	= IRRIGATION VALVE	NAVD88	= NORTH AMERICAN DATUM OF 1988
	= LAMP POST	NVAL	= NON VEHICULAR ACCESS LANE
	= MAIL BOX	O.R.B.	= OFFICIAL RECORDS BOOK
	= METAL LIGHT POLE	PG.	= PAGE
	= OVERHEAD ELECTRIC	P.B.	= PLAT BOOK
	= SANITARY MANHOLE	PRM	= PERMANENT REFERENCE MONUMENT
	= SANITARY VALVE	PSM	= PROFESSIONAL SURVEYOR & MAPPER
	= SIGN	R/W	= RIGHT-OF-WAY
	= WATER METER	RCP	= REINFORCED CONCRETE PIPE
	= WATER VALVE	U.E.	= UTILITY EASEMENT
	= MONITORING WELL	UNK.	= UNKNOWN
	= WOOD POWER POLE		

A portion of the land lying in the Southwest One-Eighth Section 24, Township 49 South, Range 42 East, Broad River, Florida, as shown on the Florida Department of Transportation Right of Way Map of Anderson Avenue Extension, Item/Segment No. 2307241, Section 86000-2590 and being more particularly described as follows:

Commence at the West ~~1~~<sup>1</sup>/<sub>4</sub> Quarter (W 1/4) corner of said Section 2; thence North 02°50'19" West, 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 dated 1980-2590. This right of way map is supported by a right of way control survey dated January 10, 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 42 South, Range 42 East bears South 02°50'19" West, and all other lines relative thereto), a distance of 3,536.04 feet (3,536.02 feet as 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 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 2,028.00 feet and a central angle of 03°49'32" and a chord bearing of South 04°48'02" West, a distance of 24.82 feet, to the tangent line; thence along the tangent line of South 04°48'02" West, a distance of 24.82 feet; thence along the 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 Beginning1, lying and being in Broward County, Florida.

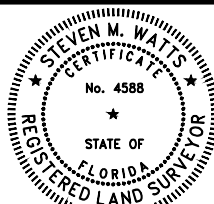
Parcel 'A', "SURGEON COLLISION", according to the plat thereof as recorded in Plat Book 183, Pages 417-418 of the Public Records of Broward County, Florida.

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.

CALVIN, GIORDANO & ASSOCIATES, INC

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

**SEAL**  
NOT VALID WITHOUT THE  
SIGNATURE AND THE SEAL  
OF A FLORIDA LICENSED  
SURVEYOR & MAPPER  
STEVEN M. WATTS



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


SHEET:

1 OF 1

- Colvin, Giordano & Associates Inc., did not research title for this property and the plot, right-of-way and deed information shown herein 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 herein, record and measured values are in substantial agreement.
6. Bearings shown herein 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 herein has a Flood Zone classification of Zone AH (8 and 9) per FEMA Flood Map 12011C0357H, Community Name & Number: City of Pompano Beach 120055, Date of Map: 8/18/2014.
8. The horizontal features shown herein are plotted to within 1/20 of the map scale.
9. Horizontal and vertical data shown herein 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 herein 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 herein as it is no longer an encumbrance on the property.

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



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Certificate of Authorization 6791

*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.

File Name: P:\Projects\237806 Blossman Gas Pompona\Survey\SKETCH\23-7806-V-BS-Blossman Gas.dwg - (Plotted by: Steve Watts on Thursday, October 19, 2023 10:47:21 AM)