



COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 2; THENCE NORTH 02°50'19" WEST ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 2 FOR 3,938.18 TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SW 2ND STREET; THENCE NORTH 89°17'40" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE 33.98 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°17'40" EAST AND SOUTH 2°10'19" WEST LINE OF SAID SECTION 2 FOR 1,000.00 FEET TO 58°30'22" EAST ALONG THE WEST RIGHT-OF-WAY LINE OF SOUTH ANDREWS AVENUE 21.06 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE SOUTHWESTERLY FROM WHICH A RADIAL LINE BEARS SOUTH 63°40'36" WEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT AND ALONG SAID WEST RIGHT-OF-WAY LINE, HAVING A RADIUS OF 2028.0 FEET, A CENTRAL ANGLE OF 07°16'55", FOR AN ARC DISTANCE OF 257.74 FEET; THENCE SOUTH 89°17'40" WEST 165.66 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE C.S.X. AIRCRAFT ROAD; THENCE NORTH 02°50'19" EAST AND SOUTH 2°10'19" WEST LINE OF SAID SECTION 2 FOR 1,000.00 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT AND ALONG SAID EAST RIGHT-OF-WAY LINE, HAVING A RADIUS OF 401.97 FEET, A CENTRAL ANGLE OF 07°43'44", FOR AN ARC DISTANCE OF 54.22 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA
AND CONTAINING 30,616 SQUARE FEET (0.7028 ACRES), MORE OR LESS.

THIS SURVEY MAP AN REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. CITY OF POMPA NO BEACH BENCHMARK 0024/2011, ELEVATION: 13.747 FEET.

GRID ZONE: 18QDL 1804.0000; MAGNETIC DECLINATION: 8.18/14.

MAP DATE: 8/18/14.

THIS SITE LIES IN SECTION 2, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.

BEARINGS ARE BASED ON STATE PLANE COORDINATES AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT, FL-E ZONE, WITH THE SOUTH RIGHT-OF-WAY LINE OF SOUTHWEST 2ND STREET BEING N89°17'40"E.

ALL RECORDS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.

THIS SURVEY IS CERTIFIED EXCLUSIVELY TO: POWER PETROLEUM, INC..

THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS $\pm 0.2'$. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS $\pm 0.1'$.

THIS SITE NO CONTAINS PARKING SPACES.

THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. UNPLATTED OR KNOWN EASEMENTS ARE DEPICTED HEREON.

ALL REQUIRED DOCUMENTS ARE PER BROWARD COUNTY PUBLIC RECORDS, UNLESS OTHERWISE NOTED.

I HEREBY CERTIFY: THAT THIS MAP OF SURVEY MEETS THE STANDARDS OF PRACTICE SET FOR BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

☐ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
☐ VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
☐ DONNA C. WEST, PROFESSIONAL SURVEYOR AND MAPPER LS4290
 STATE OF FLORIDA

5				<p>POWER PETROLEUM HQ</p> <p>201 SW 12TH AVENUE</p> <p>POMPAÑO BEACH, FLORIDA 33069</p> <p>(CITY OF POMPAÑO BEACH, BROWARD COUNTY)</p>
4				
3				
2				
1	LEGAL DESCRIPTION & BOUNDARY 1/31/24	W.M.V		
NO.	REVISIONS	BY		

PULICE LAND SURVEYORS, INC.
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 WEBSITE: www.pulicelandsurveyors.com
 CERTIFICATE OF AUTHORIZATION 13870

DRAWN BY: A.R.	SCALE: 1" = 30'	CLIENT: POWER PETROLEUM, INC.
CHECKED BY: J.F.P.	SURVEY DATE: 08/10/23	ORDER NO.: 171624

PZ23-14000018
07/24/2024