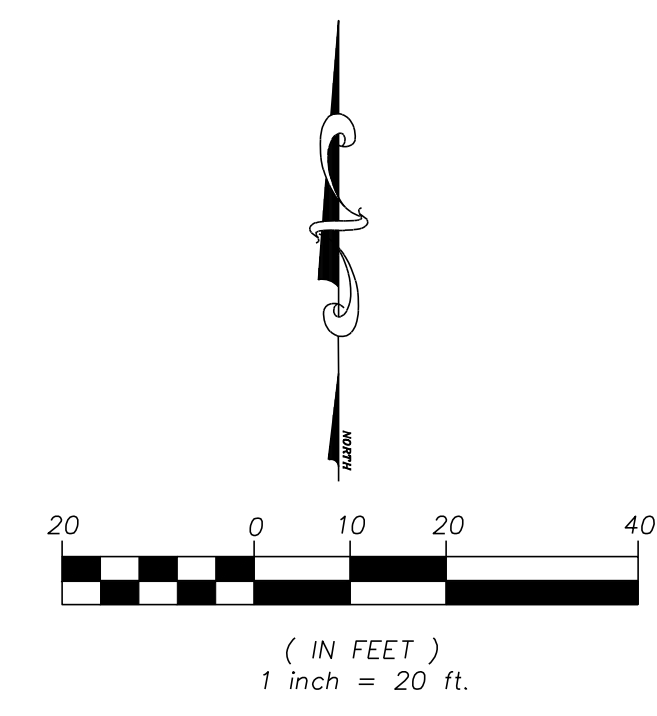
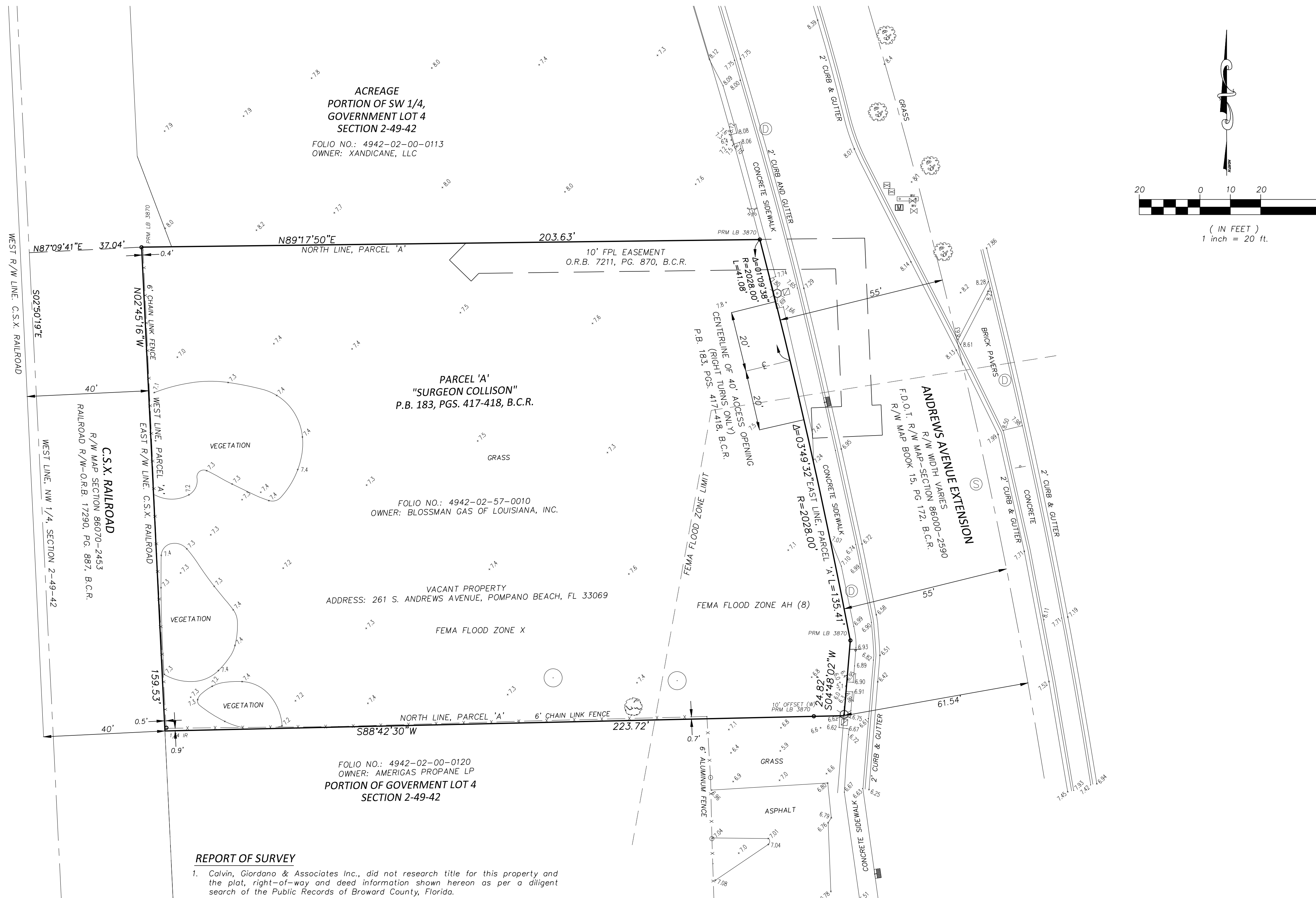


File Name: P:\Projects\2023\237806 Blossman Gas Pompano\Survey\Sketch\23-7806-Y-BS-Blossman Gas.dwg (Plotted by: Steve Watts on Thursday, October 19, 2023 10:47:21 AM)



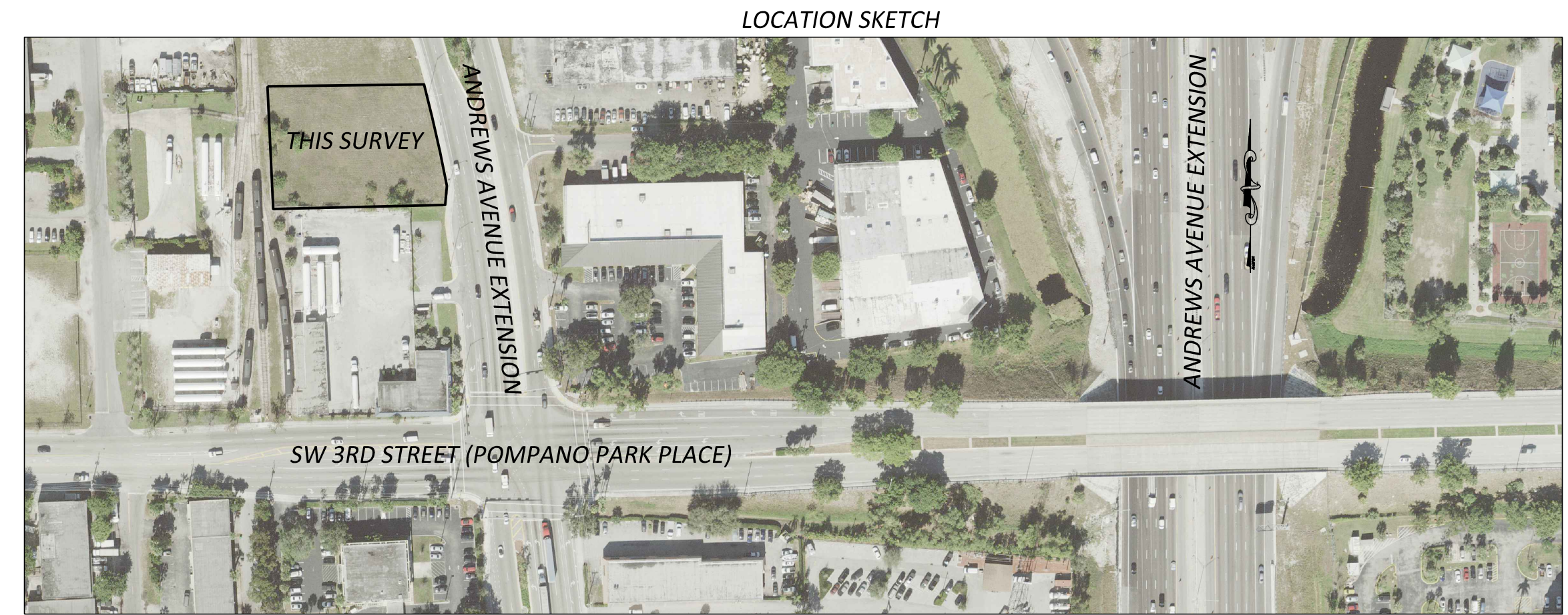
SYMBOL LEGEND		ABBREVIATIONS	
	= BACKFLOW PREVENTOR	B.C.R.	= BROWARD COUNTY RECORDS
	= BELLSOUTH HANDHOLE/ RISER	BLDG.	= BUILDING
	= BOLLARD	CL	= CENTERLINE
	= CATCH BASIN	CLF	= CHAIN LINK FENCE
	= CLEANOUT	CONC.	= CONCRETE
	= COLUMN	CBS	= CONCRETE BLOCK W STUCCO
	= CONC. POWER POLE	D.B.	= DEED BOOK
	= 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		

LEGAL DESCRIPTION
 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" 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 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 2,028.00 feet and a central angle of 03°49'32" and a chord bearing of South 12°42'57" East, a distance of 135.41 feet to a non-tangent line; thence along non-tangent line 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.

ALSO KNOWN AS:
 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.

- REPORT OF SURVEY**
- 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.
 - 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.
 - Not valid without the signature and seal of a Florida Professional Surveyor & Mapper.
 - Underground improvements and/or encroachments were not located as part of this survey task.
 - Unless otherwise noted hereon, record and measured values are in substantial agreement.
 - 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.
 - The property as described hereon has a Flood Zone classification of Zone AH (8) and X as per FEMA Flood Map 12011C0357H, Community Name & Number: City of Pompano Beach 120055, Date of Map: 8/18/2014.
 - The horizontal features shown hereon are plotted to within 1/20 of the map scale.
 - Horizontal and vertical data shown hereon was obtained utilizing a "TOPCON ES-105" Total Station and "TDS-NOMAD" Data Collection System.
 - Horizontal feature location is to the center of the symbol and may be enlarged for clarity.
 - 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).
 - 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.



NO	DATE	REVISION	BY	NO	DATE	REVISION	BY

CSA 95
 Calvin, Giordano & Associates, Inc.
 A SAFESUIT COMPANY
 580 Village Blvd., Suite 325, West Palm Beach, FL 33409
 Phone: 561.684.6161 • Fax: 561.684.6360
 Certificate of Authorization 6791

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

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

SEAL
 NOT VALID WITHOUT THE SIGNATURE AND THE SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER
 STEVEN M. WATTS
 PSM NO. 4588

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

SHEET:
1 OF 1