

LEGAL DESCRIPTION:
A TRACT OF LAND LYING IN GOVERNMENT LOT 4, SECTION 2, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:
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 3,938.17 TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°17'40" EAST ALONG SAID RIGHT OF WAY LINE 64.04 FEET; THENCE SOUTH 58°30'22" EAST ALONG SAID RIGHT OF WAY LINE 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 ALSO BEING THE WEST RIGHT OF WAY LINE OF SOUTH ANDREWS AVENUE, HAVING A RADIUS OF 2028.00 FEET, A CENTRAL ANGLE OF 07°16'55", FOR AN ARC DISTANCE OF 257.74 FEET; THENCE SOUTH 89°17'50" WEST 165.64 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF C.S.X. RAILROAD; THENCE NORTH 02°45'16" WEST ALONG SAID EAST RIGHT OF WAY LINE 196.33 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE; THENCE NORTHERLY 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°43'29", FOR AN ARC DISTANCE OF 54.19 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.

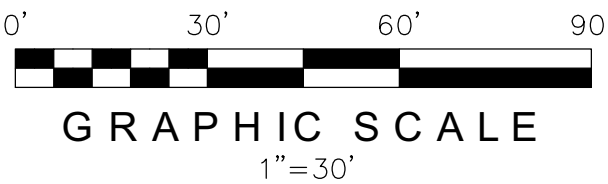
- NOTES:**
1. THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 2. ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. BROWARD COUNTY BENCHMARK #0711, ELEVATION: 11.82 FEET.
 3. FLOOD ZONE: X; BASE FLOOD ELEVATION: NONE; PANEL #12011C0357H; COMMUNITY #120055; MAP DATE: 8/18/14.
 4. THIS SITE LIES IN SECTION 2, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.
 5. 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 NORTH LINE OF LOT 4 BEING N89°17'40"E.
 6. REASONABLE EFFORTS 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.
 7. THIS SURVEY IS CERTIFIED EXCLUSIVELY TO: POWER PETROLEUM, INC.
 8. THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.2'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.1'.
 9. THIS SITE NO CONTAINS PARKING SPACES.
 10. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. ONLY PLATTED OR KNOWN EASEMENTS ARE DEPICTED HEREON.
 11. ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY PUBLIC RECORDS, UNLESS OTHERWISE NOTED.

CERTIFICATION:
I HEREBY CERTIFY: THAT THIS MAP OF SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS' RULES AND REGULATIONS, CHAPTER 17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.022, FLORIDA STATUTES.

John F Pulice
Date: 2023.08.16 16:46:55
-04'00'

- ☐ 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

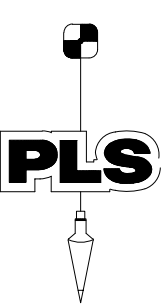
- LEGEND & ABBREVIATIONS**
- CONCRETE
 - ASPHALT PAVEMENT
 - OVERHEAD WIRES
 - UNDERGROUND STORM SEWER LINE
 - UNDERGROUND SANITARY SEWER LINE
 - CENTERLINE
 - R= RADIUS
 - CA= CENTRAL ANGLE
 - A= ARC LENGTH
 - FPL FLORIDA POWER & LIGHT COMPANY
 - LB LICENSED BUSINESS
 - O.R.B. OFFICIAL RECORDS BOOK
 - TP TRAVERSE POINT (FOR FIELD INFORMATION ONLY)



5			
4			
3			
2			
1			
NO.	REVISIONS		BY

POWER PETROLEUM HQ
201 SW 12TH AVENUE
POMPANO BEACH, FLORIDA 33069
(CITY OF POMPANO BEACH, BROWARD COUNTY)

BOUNDARY AND TOPOGRAPHIC SURVEY



PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUITE 101, POMPANO BEACH, FLORIDA 33069
TELEPHONE: (954) 2-1777
AX: (954) 772-7778
E-MAIL: surveys@pulice-land.com
WWW: www.pulice-land.com
CERTIFICATE OF AUTHORIZATION LB 14270

CLIENT: POWER PETROLEUM, INC.
ORDER NO. 18018
09/20/2023

DRAWN BY: A.R.
CHECKED BY: J.F.P.

SCALE: 1" = 30'
SURVEY DATE: 08/10/23