

**DRC**PZ24- 12000017  
11/19/2025**Blossman Gas Proposed Propane Storage****Written Legal Description – 261 S. Andrews Ave**

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 Wilhjelm, 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 bearing 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.

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09/04/2024