

LEGEND & ABBREVIATIONS

- CONCRETE
- ASPHALT PAVEMENT
- PAVER
- ELEVATION
- OVERHEAD WIRES
- UNDERGROUND STORM SEWER LINE
- UNDERGROUND SANITARY SEWER LINE
- CENTERLINE
- A/C
- AIR CONDITIONER
- (D)
- DEEDED BEARING
- LB
- LICENSED BUSINESS
- O.R.B.
- OFFICIAL RECORDS BOOK
- TP
- TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
- PALM TREE
- TREE

LEGAL DESCRIPTION:

BEING IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 48 SOUTH, RANGE 43 EAST, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 7; RUN THENCE EASTWARDLY 150.25 FEET MORE OR LESS ALONG THE NORTH LINE THEREOF TO AN INTERSECTION WITH A LINE 200 FEET WEST OF, AS MEASURED ALONG SAID NORTH LINE, AND PARALLEL TO THE WESTERLY RIGHT OF WAY LINE OF UNITED STATES HIGHWAY NO. 1 (FEDERAL HIGHWAY AND STATE ROAD NO. 5) (120 FOOT RIGHT OF WAY); RUN THENCE SOUTHWESTERLY 25.37 FEET ALONG SAID PARALLEL LINE, TO AN IRON PIPE IN CONCRETE AT THE POINT OF BEGINNING IN THE SOUTHERLY RIGHT OF WAY LINE OF NORTHEAST 54TH STREET (50 FOOT RIGHT OF WAY), SAID LINE BEING 25.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL TO THE SAID NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 7; RUNNING THENCE (1) ALONG THE SAID LINE OF NORTHEAST 54TH STREET, NORTH 88°41'16"E EAST 200.00 FEET TO AN IRON PIPE IN CONCRETE IN THE SAID LINE OF UNITED STATES HIGHWAY NO. 1; THENCE (2) ALONG THE SAID LINE OF UNITED STATES HIGHWAY NO. 1, SOUTH 8°30'59" WEST 200.00 FEET TO AN IRON PIPE IN CONCRETE IN A LINE OF LAND NOW OR FORMERLY OF FIRST NATIONAL BANK IN FORT LAUDERDALE, AS TRUSTEE; THENCE (3) ALONG SAID LINE OF LAND OF FIRST NATIONAL BANK IN FORT LAUDERDALE, AS TRUSTEES, SOUTH 88°41'16" WEST 200.00 FEET TO AN IRON PIPE IN CONCRETE IN ANOTHER LINE OF LAND NOW OR FORMERLY OF FIRST NATIONAL BANK IN FORT LAUDERDALE, AS TRUSTEES; AND THENCE (4) ALONG SAID OTHER LINE OF LAND OF FIRST NATIONAL BANK IN FORT LAUDERDALE, AS TRUSTEE, NORTH 8°30'59" EAST 200.00 FEET TO THE PLACE OF BEGINNING. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, LESS THAT PORTION AS SHOWN IN THE ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 7997, PAGE 71.

SAID LANDS LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 39,136 SQUARE FEET (0.898 ACRES), MORE OR LESS.

NOTES:

- 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.
- ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. CITY OF POMPANO BEACH BENCHMARK 0011/2011, ELEVATION: 7.533 FEET.
- FLOOD ZONE: X/AH; BASE FLOOD ELEVATION: NONE/9 FEET; PANEL #12011C0186J; COMMUNITY #120055; MAP DATE: 7/31/24
- THIS SITE LIES IN SECTION 7, TOWNSHIP 48 SOUTH, RANGE 43 EAST, BROWARD COUNTY, FLORIDA.
- GRID BEARINGS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT, FL-E ZONE, WITH THE WEST RIGHT-OF-WAY LINE OF NORTH FEDERAL HIGHWAY/U.S. NO. 1/STATE ROAD NO. 5 BEING S08°11'25"W.
- 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.
- THIS SURVEY IS CERTIFIED EXCLUSIVELY TO: EDGE EXPRESS CAR WASH.
- 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'.
- THIS SITE CONTAINS 15 TOTAL CLEARLY IDENTIFIABLE PARKING SPACES (14 REGULAR & 1 DISABLED).
- THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. ONLY PLATTED OR KNOWN EASEMENTS ARE DEPICTED HEREON.
- ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY PUBLIC RECORDS.

CERTIFICATION:

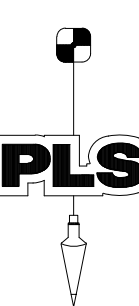
I HEREBY CERTIFY: THAT THIS MAP OF SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
- VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
- MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660

EDGE EXPRESS CAR WASH

5391 NORTH FEDERAL HIGHWAY
POMPANO BEACH, FLORIDA 33064
(CITY OF POMPANO BEACH, BROWARD COUNTY)

BOUNDARY AND TOPOGRAPHIC SURVEY



PULICE LAND SURVEYORS, INC.

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CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: A.R.

SCALE: 1" = 20'

CLIENT: EDGE EXPRESS CAR WASH

CHECKED BY: J.F.P.

SURVEY DATE: 12/23/24

ORDER NO.: 73633



GRAPHIC SCALE

1" = 20'