



Original Survey Date: 11/28/2015  
Job Number: 22-20083  
Revision:  
a. Updated and added elevations & trees 02/16/2022  
b. Trees updated 12/07/2022  
c. Updated 06/12/2025

National Flood Insurance  
Community Panel: 12011 C 0357 H  
Flood Zone: X  
Base Flood Elevation N/A  
Firm Date: 08/18/2014

Certified by:  
MASTER CARWASH LLC  
2100 WEST ATLANTIC LLC

Title information provided by:  
First American Title Insurance Company  
File No: 1062-3444242  
Effective Date: October 08, 2015 at 8:00 a.m.

## SURVEY MAP

SCALE: 1" = 20'

PZ25-12000021  
01/07/2026

FOLIO: 4942-03-27-0012  
SITE ADDRESS: 2100 West Atlantic Boulevard  
Pompano Beach, Florida

BUILDING FOOTPRINT AREA : ± 10,325.0 Sq. feet  
LOT AREA ± 78,927.3 Sq. feet

Title Legal Description  
A PORTION OF TRACT "A", OF ATLANTIC BUSINESS CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 169, PAGE 126, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT "A"; THENCE SOUTH 88°49'22" EAST, ALONG THE NORTH LINE OF TRACT "A" OR SOUTH CANAL RIGHT-OF-WAY LINE 371.50' FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°49'22" EAST, ALONG THE NORTH LINE OF SAID TRACT "A" A DISTANCE OF 325.23' FEET; THENCE SOUTH 01°10'38" WEST, 306.81' FEET; THENCE NORTH 88°49'39" WEST, 33.65' FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 56°49'14"; THENCE NORTHWESTERLY AN ARC DISTANCE OF 19.83 FEET TO A POINT OF REVERSE CURVATURE, SAID CURVE BEING CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 145.00 FEET AND A CENTRAL ANGLE OF 41°49'14"; THENCE NORTHWEST AN ARC DISTANCE OF 105.84 FEET TO THE POINT OF TANGENCY; THENCE NORTH 73°49'39" WEST, 85.84 FEET TO A POINT OF CURVATURE, OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 14°59'43"; THENCE NORTHWESTERLY AN ARC DISTANCE OF 15.70 FEET TO A POINT OF TANGENCY; THENCE NORTH 88°49'22" WEST, 92.57 FEET; THENCE NORTH 01°10'38" EAST, 212.83 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

Parking  
118 Standard parking spaces  
5 Handicapped parking space  
123 Total Parking spaces

### EXCEPTIONS

Schedule B II

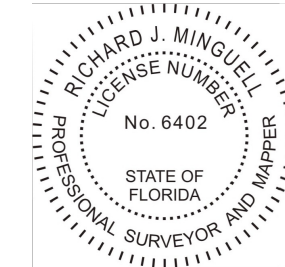
- Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
- Any rights, interests, or claims of parties in possession of the land not shown by the public records.
- Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land.
- Any lien, for services, labor, or materials in connection with improvements, repairs or renovations provided before, on, or after Date of Policy, not shown by the public records.
- Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the land prior to Date of Policy, and any adverse claim to all or part of the land that is, at Date of Policy, or was previously under water.
- Taxes or special assessments not shown as liens in the public records or in the records of the local tax collecting authority, at Date of Policy.
- Any minerals or mineral rights leased, granted or retained by current or prior owners.
- Taxes and assessments for the year 2015 and subsequent years, which are not yet due and payable.
- Restrictions and dedications shown on the plat of ATLANTIC BUSINESS CENTER, as recorded in Plat Book 169, Page 126, of the Public Records of Broward County, Florida. - Hereon shown.
- Reservations in favor of the Board of Commissioners of Everglades Drainage District as contained in Deed Book 463, Page 476, Deed Book 477, Page 336, and Deed Book 562, Page 254; as affected by that Non-Use Commitment No. 1324 recorded July 19, 2001 in Official Records Book 31869, Page 1738, all of the Public Records of Broward County, Florida. - Property lies within bounds of but does not contain matters of survey.
- Easement Agreement in favor of the City of Pompano Beach, recorded June 14, 2001 in Official Records Book 31714, Page 1953, of the Public Records of Broward County, Florida. - Does NOT affect this property.
- Terms, conditions, covenants and restrictions as contained in that Declaration of Restrictive Covenants, recorded May 8, 2002 in Official Records Book 33106, Page 1710, of the Public Records of Broward County, Florida. - Property lies within bounds of but does not contain matters of survey.
- The policy does not insure title to any part of the Land lying below the Mean High Water Line of any adjoining body of water. - Does not contain matters of survey.
- Changes in the boundary of the land resulting from erosion or accretion caused by the flow of the river or creek, is not insured. - Does not contain matters of survey.
- Terms and conditions of any existing unrecorded leases, and all rights of lessees and any parties claiming through the lessees under those leases. - Does not contain matters of survey.
- Any additional real estate taxes resulting from the tax collector challenging the validity of any reduction in the assessed value of the land granted by the Value Adjustment Board in the currently pending proceeding. - Does not contain matters of survey.

### SURVEYORS NOTES

- This is a Topographic survey.
- Legal description used for this survey was provided by others.
- This Survey has been prepared for the exclusive use of the entities named hereon and do not extend to any unnamed parties.
- No title policy, title commitment, abstract, or certificate of title was available; therefore easements and other matters of record may not be reflected in this survey. Obtain current title work and verify easements before constructing improvements.
- Bearings, if any, shown hereon are based on Plat Book 163, Page 35, of the Public Records of Broward County, Florida.
- All dimensions and directions shown hereon are in substantial agreement with record values unless otherwise noted.
- Due to varying construction standards, house dimensions are approximate.
- All ties to property line are perpendicular to it, unless otherwise noted.
- In all cases dimensions shall control location over scaled positions.
- Elevations, if shown, are based on NAVD 88.
- Benchmark FDOT NTRIP (FLMB & FLND)
- This survey does not determine or imply ownership.
- Underground improvements and utilities were not located.
- Not valid without the signature & raised seal of a Florida licensed surveyor and mapper.

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON, AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION, MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE FOR THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

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Richard J. Minguell  
Registered Land Surveyor & Mapper  
No. 6402, State of Florida



R. Minguell, Inc.  
Land Surveyors & Planners  
187272  
Minguell@bellsouth.net  
954-208-8905  
Plantation, Florida 33325

NO.	Common Name	SPECIES	DBH	HEIGHT	NO.	Common Name	SPECIES	DBH	HEIGHT
1	Green Buttonwood	Conocarpus erectus	22		63	Wild tamarind	Lysiloma latissilium	12	
2	Pigeon Plum	Coccoloba diversifolia	5.5		64	Wild tamarind	Lysiloma latissilium	6	
3	Wild tamarind	Lysiloma latissilium	7.5		65	Wild tamarind	Lysiloma latissilium	5	
4	Wild tamarind	Lysiloma latissilium	13.5		66	Pink tabebuia	Tabebuia heterophylla	3	
5	Wild tamarind	Lysiloma latissilium	13		67	Green Buttonwood	Conocarpus erectus	21	
6	Wild tamarind	Lysiloma latissilium	12		68	Green Buttonwood	Conocarpus erectus	17.5	
7	Wild tamarind	Lysiloma latissilium	8.5		69	Green Buttonwood	Conocarpus erectus	21.5	
8	Wild tamarind	Lysiloma latissilium	12		70	Wild tamarind	Lysiloma latissilium	12.5	
9	Green Buttonwood	Conocarpus erectus	5.5		71	Wild tamarind	Lysiloma latissilium	12.5	
10	Wild tamarind	Lysiloma latissilium	7		72	Wild tamarind	Lysiloma latissilium	11	
11	Green Buttonwood	Conocarpus erectus	21.5		73	Green Buttonwood	Conocarpus erectus	17.5	
12	Green Buttonwood	Conocarpus erectus	12		74	Wild tamarind	Lysiloma latissilium	7	
13	Green Buttonwood	Conocarpus erectus	12		75	Wild tamarind	Lysiloma latissilium	11	
14	Sabal Palm	Sabal palmetto	16	19	76	Wild tamarind	Lysiloma latissilium	12.5	
15	Sabal Palm	Sabal palmetto	16	16	77	Pink tabebuia	Tabebuia heterophylla	4.5	
16	Sabal Palm	Sabal palmetto	16	18	78	Green Buttonwood	Conocarpus erectus	22.5	
17	Live Oak	Quercus virginiana	10		79	Pigeon Plum	Coccoloba diversifolia	4.5	
18	Sabal Palm	Sabal palmetto	18	20	80	Pigeon Plum	Coccoloba diversifolia	4.5	
19	Sabal Palm	Sabal palmetto	18	18	81	Green Buttonwood	Conocarpus erectus	21.5	
20	Sabal Palm	Sabal palmetto	18	19	82	Pigeon Plum	Coccoloba diversifolia	5.5	
21	Pigeon Plum	Coccoloba diversifolia	3.5		83	Pigeon Plum	Coccoloba diversifolia	5.5	
22	Green Buttonwood	Conocarpus erectus	18		84	Pigeon Plum	Coccoloba diversifolia	7.5	
23	Sabal Palm	Sabal palmetto	20		85	Pigeon Plum	Coccoloba diversifolia	5.5	
24	Sabal Palm	Sabal palmetto	19		86	Christmas palm Trp	Adonis merrii	15	
25	Sabal Palm	Sabal palmetto	19		87	Christmas palm Trp	Adonis merrii	12	
26	Pigeon Plum	Coccoloba diversifolia	4	18	88	Green Buttonwood	Conocarpus erectus	2.5	
27	Sabal Palm	Sabal palmetto	18		89	Alexander Palms Del	Ptychosperma elegans	15	
28	Sabal Palm	Sabal palmetto	18		90	Alexander Palms Del	Ptychosperma elegans	13	
29	Sabal Palm	Sabal palmetto	18		91	Alexander Palms Del	Ptychosperma elegans	16	
30	Live Oak	Quercus virginiana	14		92	Alexander Palms Del	Ptychosperma elegans	20	
31	Sabal Palm	Sabal palmetto	18		93	Alexander Palms Del	Ptychosperma elegans	15	
32	Sabal Palm	Sabal palmetto	18		94	Alexander Palm	Ptychosperma elegans	20	
33	Sabal Palm	Sabal palmetto	18		95	Alexander Palm	Ptychosperma elegans	4	
34	Pigeon Plum	Coccoloba diversifolia	6		96	Alexander Palms Del	Ptychosperma elegans	10	
35	Sabal Palm	Sabal palmetto	18		97	Alexander Palms Del	Ptychosperma elegans	25	
36	Sabal Palm	Sabal palmetto	18		98	Sabal Palm	Sabal palmetto	25	
37	Sabal Palm	Sabal palmetto	18		99	Sabal Palm	Sabal palmetto	25	
38	Sabal Palm	Sabal palmetto	18		100	Sabal Palm	Sabal palmetto	25	
39	Sabal Palm	Sabal palmetto	18		101	Sabal Palm	Sabal palmetto	25	
40	Sabal Palm	Sabal palmetto	18		102	Sabal Palm	Sabal palmetto	25	
41	Sabal Palm	Sabal palmetto	18		103	Sabal Palm	Sabal palmetto	25	
42	Sabal Palm	Sabal palmetto	18		104	Sabal Palm	Sabal palmetto	25	
43	Sabal Palm	Sabal palmetto	18		105	Pigeon Plum	Coccoloba diversifolia	3	
44	Royal Palm	Royal palm	106	20	106	Royal Palm	Coccoloba diversifolia	4	
45	Pigeon Plum	Coccoloba diversifolia	4		107	Sabal Palm	Sabal palmetto	22	
46	Sabal Palm	Sabal palmetto	20		108	Sabal Palm	Sabal palmetto	22	
47	Sabal Palm	Sabal palmetto	20		109	Sabal Palm	Sabal palmetto	22	
48	Sabal Palm	Sabal palmetto	20		110	Sabal Palm	Sabal palmetto	22	
49	Sabal Palm	Sabal palmetto	20		111	Sabal Palm	Sabal palmetto	22	
50	Sabal Palm	Sabal palmetto	20		112	Royal Palm	Roystonea regia	22	
51	Sabal Palm	Sabal palmetto	20		113	Pigeon Plum	Coccoloba diversifolia	4.5	
52	Sabal Palm	Sabal palmetto	20		114	Pigeon Plum	Coccoloba diversifolia	6	
53	Sabal Palm	Sabal palmetto	20		115	Pigeon Plum	Coccoloba diversifolia	17	
54	Alexander Palms duster	Ptychosperma elegans	14		116	Alexander Palms Del	Ptychosperma elegans	20	
55	Alexander Palms Del	Ptychosperma elegans	17		117	Alexander Palms Del	Ptychosperma elegans	20	
56	Alexander Palms Del	Ptychosperma elegans	19		118	Alexander Palms Del	Ptychosperma elegans	15	
57	Copper pod	Peltophorum pterocarpum	5	10	119	Royal Palm	Roystonea regia	18	
58	Wild tamarind	Lysiloma latissilium	10		120	Royal Palm	Roystonea regia	20	
59	Wild tamarind	Lysiloma latissilium	10		121	Royal Palm	Roystonea regia	20	
60	Copper pod	Peltophorum pterocarpum	6		122	Royal Palm	Roystonea regia	19	
61	Green Buttonwood	Conocarpus erectus	16		123	Royal Palm	Coccoloba diversifolia	7	
62	Green Buttonwood	Conocarpus erectus	14		124	Royal Palm	Roystonea regia	20	
					125	Royal Palm	Roystonea regia	20	

### LEGEND

- X — = CHAIN LINK FENCE
  - X — = STOCKADE FENCE
  - X — = WOOD FENCE
  - X — = ALUMINUM FENCE
  - X — = IRON FENCE
  - X — = UTILITY LINE
  - X — = WATER METER
  - X — = WATER VALVE
  - X — = CATCH BASIN
  - X — = EXCESS ELEVATION
  - X — = FIRE HYDRANT
  - X — = POWER & LIGHT, CO TRANSFORMER
- N.T.S. = NOT TO SCALE  
BCH = BROWARD COUNTY RECORDS  
FCH = PALM BEACH COUNTY RECORDS  
MCH = MIAMI-DADE COUNTY RECORDS  
WCH = WASHINGTON COUNTY RECORDS  
WCH = WATER METER  
WCH = WATER VALVE  
WCH = CATCH BASIN  
WCH = EXCESS ELEVATION  
WCH = FIRE HYDRANT  
WCH = POWER & LIGHT, CO TRANSFORMER

PZ25-12000021

07.16.2025