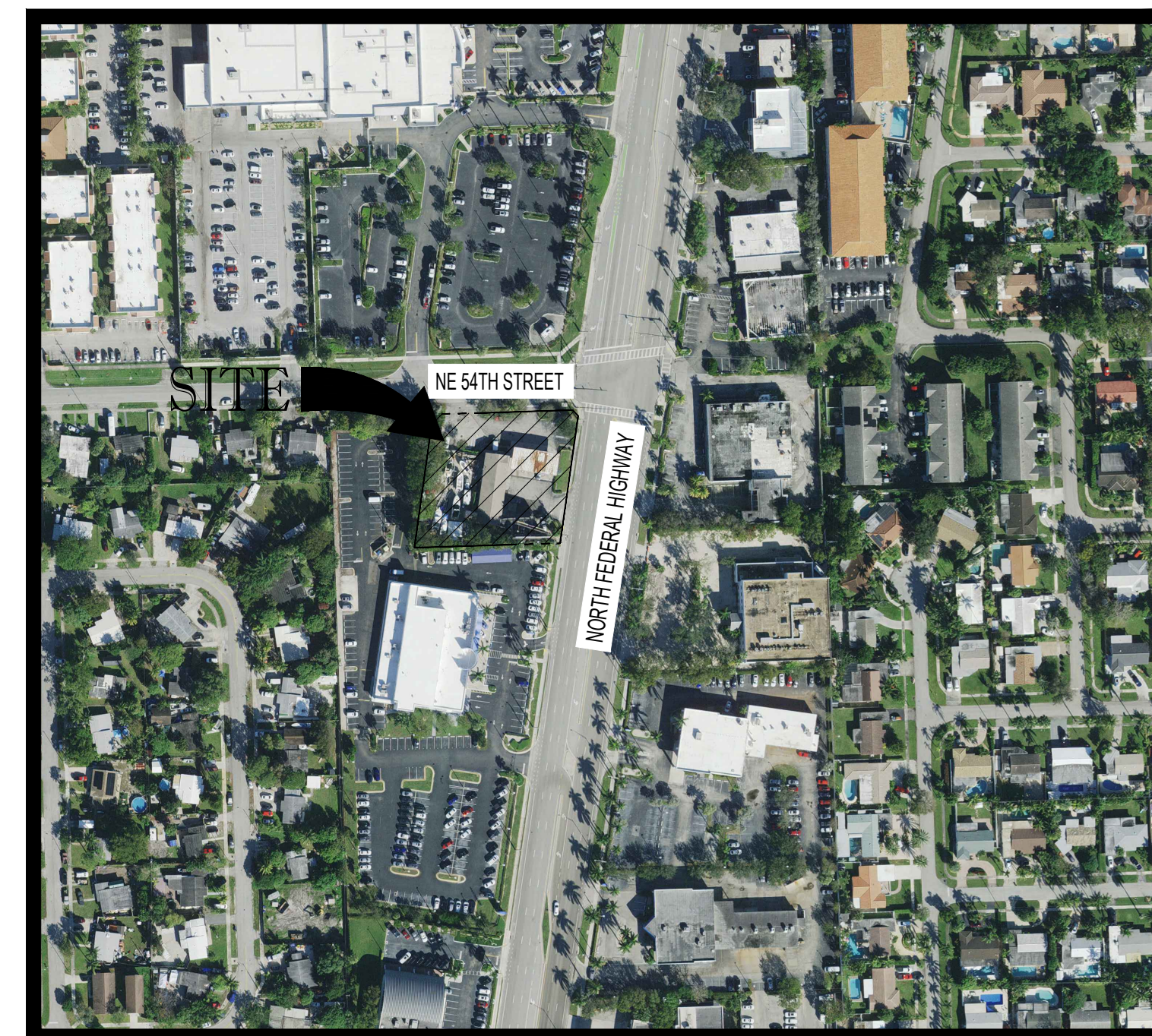


SITE DEVELOPMENT DRAWINGS FOR:
EDGE EXPRESS
CAR WASH
5391 NORTH FEDERAL HIGHWAY
POMPANO BEACH, BROWARD COUNTY, FL 3306
SECTION 07, TOWNSHIP 48S, RANGE 43E
FOR
EDGE EXPRESS CAR WASH

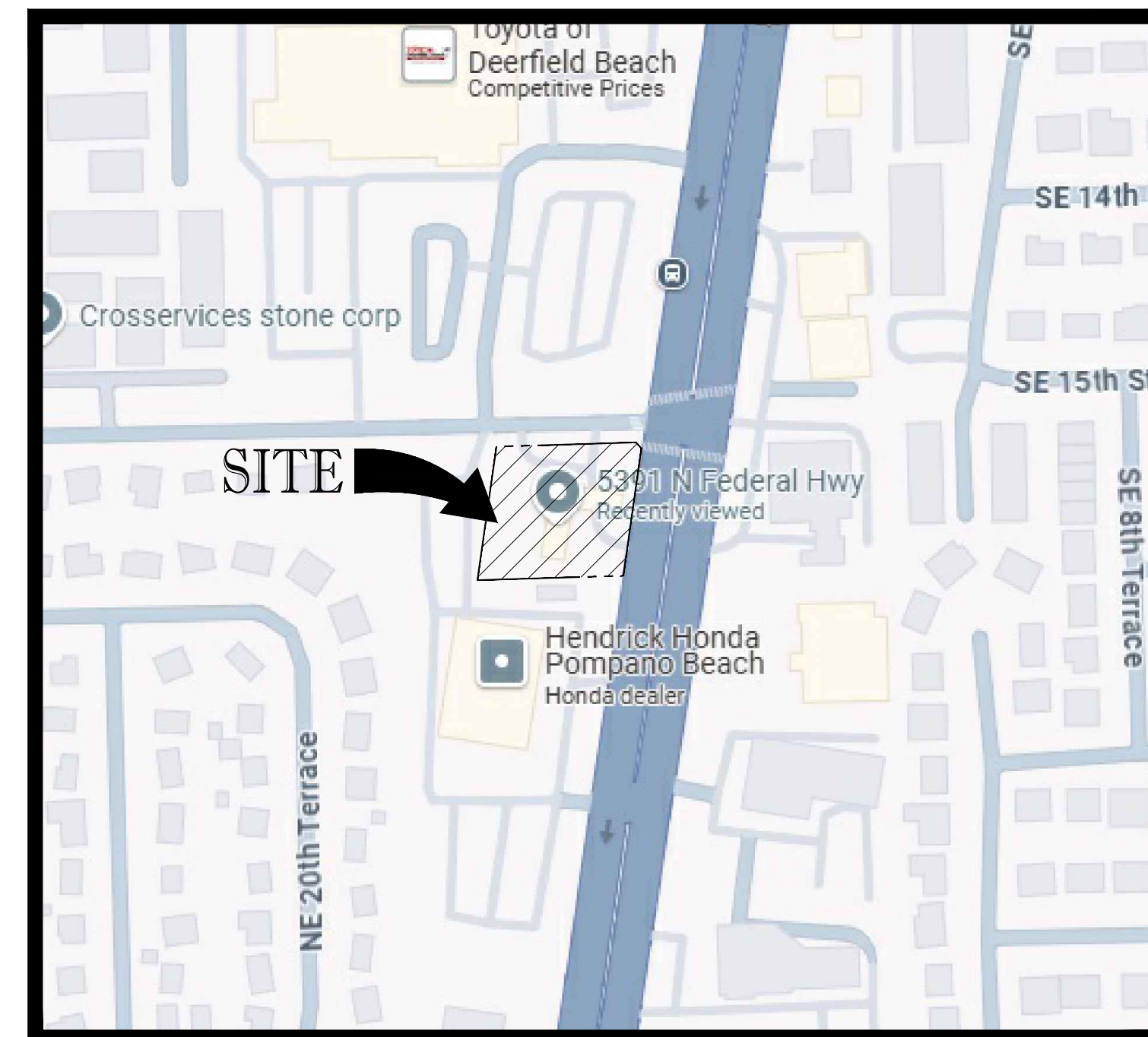
VICINITY \ AERIAL MAP

1''=XXXX



LOCATION MAP

1''=XXXX



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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 NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 7; RUN THENCE EASTERLY 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);

(1) FROM SAID INTERSECTION; RUN THENCE SOUTHWESTERLY 25.37 FEET LONG 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 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 89°00'00"E 100.00 FEET TO A CORNER OF SAID FORMERLY OF FIRST NATIONAL BANK IN FORT LAUDERDALE, AS TRUSTEES; 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 FIRST NATIONAL BANK IN FORT LAUDERDALE, AS TRUSTEE, NORTH 83°05'59"E EAST 200.00 FEET TO THE PLACE OF BEGINNING, SAID LINE BEING 37.75 FEET WIDE, SITUATE, LYING AND BEING IN BROWARD COUNTY OF FLORIDA, LESS THAT PORTION AS SHOWN IN THE ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 37, PAGE 171.

SAID LANDS LYING AND BEING IN THE CITY OF POMPAHO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 39,136 SQUARE FEET (0.904 ACRES). MORE OR LESS.

PREPARED BY



CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
6300 NW 31ST AVENUE PH: (954) 202-7000
FT. LAUDERDALE, FL. 33309 www.ThomasEngineeringGroup.com

[illegible]

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Check positive response codes before you di

SITE PLAN
SUBMITTAL

PROJECT No.: F24010
DRAWN BY: JF
CHECKED BY: MT
DATE: 04-08-2021
CAD I.D.: F240108 COVER

PROJECT:

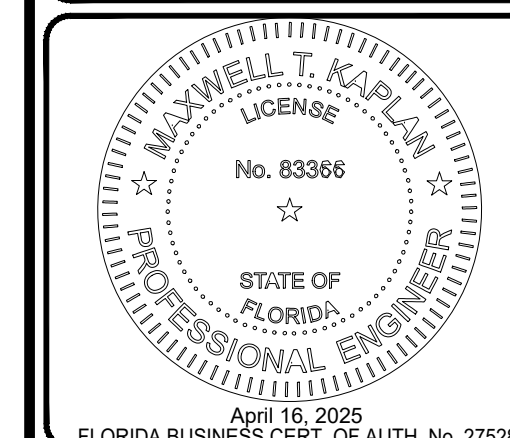
5391 N FEDERAL
HIGHWAY

FOR
**EDGE EXPRESS
CAR WASH**

POMPANO BEACH
FL



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SHEET TITLE:

COVER SHEET

SET NUMBER:

C-01