

LEGAL DESCRIPTION:

PARCEL "A", "ENGSTROM PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 152, PAGE 45, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS AND EXCEPT: THE NORTH 15 FEET THEREOF, AS TAKEN BY THE CITY OF POMPAÑO BEACH, BY VIRTUE OF ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 30362, PAGE 53, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

BEGIN AT THE SOUTHEAST CORNER OF SAID PARCEL "A", SAID POINT BEING ON THE EAST LINE OF SAID PARCEL "A" AND THE NORTH RIGHT-OF-WAY LINE OF WEST ATLANTIC BOULEVARD (STATE ROAD 814); THENCE SOUTH 88°50'44" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 272.77 FEET; THENCE NORTH 46°11'32" WEST, A DISTANCE OF 42.40 FEET TO THE EAST RIGHT-OF-WAY LINE OF NW 30TH AVENUE; THENCE NORTH 01°13'47" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE 149.21 FEET; THENCE NORTH 88°51'33" EAST, A DISTANCE OF 302.92 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL "A"; THENCE SOUTH 01°09'31" EAST, ALONG SAID EAST LINE, A DISTANCE OF 179.10 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF 12 FOOT WIDE PORTION OF RIGHT-OF-WAY FOR ATLANTIC BOULEVARD AS SET FORTH IN THE ORDINANCE NO. 2012-42 RECORDED IN OFFICIAL RECORDS BOOK 49563, PAGE 1610 AND THE CITY OF POMPAÑO BEACH, BROWARD COUNTY, FLORIDA ORDINANCE NO. 2013-42 RECORDED IN OFFICIAL RECORDS BOOK 49693, PAGE 1308, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ALSO LESS AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF POMPAÑO BEACH, BROWARD COUNTY, FLORIDA BY THAT CERTAIN QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 50783, PAGE 333, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SURVEYOR'S DESCRIPTION:

PARCEL "A", "ENGSTROM PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 152, PAGE 45, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS AND EXCEPT THE NORTH 15 FEET THEREOF, AS TAKEN BY THE CITY OF POMPAÑO BEACH, BY VIRTUE OF ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 30362, PAGE 53, AND THE SOUTH 15 FEET OF THE NORTH 30 FEET OF SAID PARCEL "A", AS TAKEN BY THE CITY OF POMPAÑO BEACH, BY VIRTUE OF QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 50783, PAGE 333; TOGETHER WITH THAT PORTION 12 FOOT WIDE PORTION OF ABANDONED RIGHT-OF-WAY PER ORDINANCE NO. 2012-42, RECORDED IN OFFICIAL RECORDS BOOK 49563, PAGE 1610, ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID SITE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY SOUTHWEST CORNER OF SAID PARCEL "A", SAID LINE LYING ON THE EAST RIGHT-OF-WAY LINE OF NW 30TH AVENUE AS SHOWN ON SAID PLAT; THENCE NORTH 01°12'52" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, ALSO BEING THE WEST LINE OF SAID PARCEL "A" 134.21 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH NORTH 30.00 FEET OF SAID PARCEL "A"; THENCE NORTH 88°52'28" EAST ALONG SAID SOUTH LINE, BEING THE SOUTH RIGHT-OF-WAY LINE OF NW 1ST STREET AS RECORDED IN AFOREMENTIONED OFFICIAL RECORDS BOOK 50783, PAGE 333 FOR 302.92 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL "A"; THENCE SOUTH 01°08'36" EAST ALONG SAID EAST LINE 176.10 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WEST ATLANTIC BOULEVARD (STATE ROAD NO. 814) AS RECORDED IN THE AFOREMENTIONED ORDINANCE; THENCE ALONG THE SOUTH LINE OF SAID ABANDONED RIGHT-OF-WAY, THE FOLLOWING TWO COURSES, AND DISTANCES: 1) SOUTH 88°51'38" WEST 253.66 FEET; 2) NORTH 46°10'37" WEST 16.98 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL "A"; THENCE SOUTH 88°51'39" WEST ALONG SAID SOUTH LINE, ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF SAID WEST ATLANTIC BOULEVARD (STATE ROAD NO. 814) AS SHOWN ON SAID PLAT 7.08 FEET; THENCE NORTH 46°10'37" WEST ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL "A", ALSO BEING A NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID WEST ATLANTIC BOULEVARD (STATE ROAD NO. 814) 42.40 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF POMPAÑO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 52,371 SQUARE FEET (1.2023 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. BROWARD COUNTY BENCHMARK #004/2011; ELEVATION: 13.632 FEET.
- FLOOD ZONE: X/AH; BASE FLOOD ELEVATION: NONE/12 FEET; PANEL #12011C03564; COMMUNITY #120056; MAP DATE: 7/31/24.
- THIS SITE LIES IN SECTION 33, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.
- BEARINGS ARE BASED ON STATE PLANE COORDINATES AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT, F-L-E ZONE, WITH THE SOUTH LINE OF PARCEL "A" BEING N88°51'39"E.
- 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.
- THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'.
- THIS SITE CONTAINS 0 DELINEATED PARKING SPACES.
- ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY RECORDS.
- THE TREE SYMBOLS DEPICTED HEREON ARE NOT SCALED TO TREE CANOPY.
- THE FLOOD ZONE DESIGNATION LINES DEPICTED HEREON ARE PLACED IN APPROXIMATE LOCATIONS, AS SCALED FROM THE IMAGE FROM THE FEMA.ORG WEBSITE.
- THIS SURVEY WAS PREPARED WITH BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, FILE NUMBER 2025-25, PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED MAY 13, 2025 AT 8:00 AM; REVISION A - MAY 20, 2025 AT 2:36 PM. THE FOLLOWING ITEMS ARE EXCEPTIONS IN SCHEDULE B-II OF SAID COMMITMENT:
 - ITEM 1, 2, 3, 4, 5 & 6: STANDARD EXCEPTIONS, NOT ADDRESSED.
 - ITEM 7: DEDICATIONS, EASEMENTS AND RESTRICTIONS IN PLAT BOOK 152, PAGE 45, AS AFFECTED BY AGREEMENT FOR AMENDMENT OF NOTATION ON PLAT IN O.R.B. 49278, PAGE 204, AND FURTHER AFFECTED BY AMENDMENT TO NON-VEHICULAR ACCESS LINES IN O.R.B. 49278, PAGE 215 APPLY TO THIS SITE AS DEPICTED HEREON.
 - ITEM 8: DECLARATION OF COVENANTS AND RESTRICTIONS IN O.R.B. 9623, PAGE 84 DOES NOT APPLY TO THIS SITE.
 - ITEM 9: ORDINANCE NO. 84-5 RECORDED IN O.R.B. 11825, PAGE 970 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
 - ITEM 10: TERMS AND CONDITIONS OF THE UNRECORDED LEASE AS EVIDENCED BY MEMORANDUM OF LEASE IN O.R.B. 45465, PAGE 1660 APPLY TO THIS SITE BUT CANNOT BE PLOTTED.
 - ITEM 11: DECLARATION OF RESTRICTIVE COVENANTS IN O.R.B. 48508, PAGE 196 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
 - ITEM 12: EASEMENTS AS SET FORTH IN ORDINANCE NO. 2012-42 IN O.R.B. 49563, PAGE 1610 AND ORDINANCE NO. 2013-42 IN O.R.B. 49693, PAGE 1308 APPLY TO THIS SITE AS DEPICTED HEREON.
 - ITEM 13: ORDINANCE NO. 2016-62 IN INSTRUMENT NO. 113767633 APPLIES TO THIS SITE AS DEPICTED HEREON.
 - ITEM 14: NOT ADDRESSED.
- THE SURVEYOR'S DESCRIPTION HEREON WAS WRITTEN BY THE SURVEYOR TO CLARIFY THE DEEDED DESCRIPTION.

CERTIFICATION:

TO RISING TIDE CAR WASH FRANCHISE LLC:

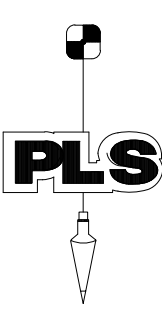
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 8, & 9 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 4/2/25.

DATE OF PLAT OR MAP: 4/2/25

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

PROPOSED RISING TIDE		
ATLANTIC BLVD & NW 30TH AVE		
POMPAÑO BEACH, FLORIDA 33069		
(CITY OF POMPAÑO BEACH, BROWARD COUNTY)		
NO.	REVISIONS	BY
1	UPDATE TITLE COMMITMENT-5/28/25	L.H.
2	#74016- UPDATE SURVEY-4/2/25	J.S.
3	REVIEWED OWNERSHIP & ENCUMBRANCE REPORT 3/24/24	B.B.
4	ADDED OVERHEAD WIRE ELEVATIONS 3/23/21	B.B.
5	#68201- ORIGINAL SURVEY-3/15/21	L.H.

BOUNDARY AND TOPOGRAPHIC SURVEY ALTA/NSPS LAND TITLE SURVEY



PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

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E-MAIL: surveys@pulicelandsurveyors.com
WEBSITE: www.pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: L.H.
CHECKED BY: J.F.P.

SCALE: 1" = 20'
SURVEY DATE: 4/2/25

FILE: RISING TIDE CAR WASH FRANCHISE LLC
ORDER NO.: 74016

TREE TABLE

Tree Number	Common Name	DBH (inches)	Canopy (feet)	Height (feet)
1	CABBAGE PALM	12"	13'	18'
2	CABBAGE PALM	12"	9'	19'
3	CABBAGE PALM	12"	10'	20'
4	CABBAGE PALM	12"	10'	20'
5	CABBAGE PALM	12"	10'	25'
6	CABBAGE PALM	12"	10'	20'
7	CABBAGE PALM	12"	15'	18'
8	CABBAGE PALM	12"	15'	18'
9	CABBAGE PALM	12"	15'	18'
10	CABBAGE PALM	12"	15'	18'
11	CABBAGE PALM	14"	5'	12'
12	CABBAGE PALM	12"	12'	23'
13	CABBAGE PALM	12"	14'	22'
14	CABBAGE PALM	10"	7'	25'
15	CABBAGE PALM	10"	4'	25'
16	CABBAGE PALM	10"	6'	25'
17	CABBAGE PALM	12"	10'	28'
18	CABBAGE PALM	10"	10'	28'
19	CABBAGE PALM	12"	10'	28'
20	CABBAGE PALM	10"	16'	25'
21	CABBAGE PALM	12"	10'	25'
22	CABBAGE PALM	12"	10'	25'
23	CABBAGE PALM	12"	10'	23'
24	CABBAGE PALM	12"	10'	25'
25	CABBAGE PALM	12"	10'	25'
26	CABBAGE PALM	12"	10'	25'
27	CABBAGE PALM	10"	10'	12'

LEGEND

- CONCRETE
- ASPHALT PAVEMENT
- ELEVATION
- OVERHEAD WIRES
- UNDERGROUND STORM SEWER LINE
- UNDERGROUND SANITARY SEWER LINE
- CENTERLINE
- FPL
- FLORIDA POWER & LIGHT COMPANY
- P.C.P.
- PERMANENT CONTROL POINT



- PALM TREE
- OAK TREE
- UNIDENTIFIED TREE
- TREE NUMBER
- LICENSED BUSINESS
- OFFICIAL RECORDS BOOK
- TITLE COMMITMENT NUMBER
- TRAVERSE POINT (FOR FIELD INFORMATION ONLY)



AAC

P225-12000026
01/06/2026