

**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 POMPANO 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 A POINT ON 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 OF 149.21 FEET; THENCE NORTH 88°51'33" EAST, A DISTANCE OF 302.95 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 1769.10 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH ROAD RIGHT-OF-WAY VACATED PER THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA ORDINANCE NO. 2012-42 RECORDED IN OFFICIAL RECORDS BOOK 49563, PAGE 1610 AND THE CITY OF POMPANO 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 POMPANO 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 POMPANO 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 POMPANO 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 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 178.36 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 POMPANO BEACH, BROWARD COUNTY, FLORIDA.

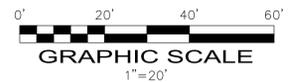
- NOTES:**
- THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  - THIS SITE CONTAINS 52,371 SQUARE FEET (1.2023 ACRES) MORE OR LESS.
  - ELEVATIONS ARE BASED 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 #12011C0356H; COMMUNITY #120056; MAP DATE: 8/18/14.
  - 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, FL-E ZONE, WITH THE SOUTH LINE OF PARCEL "A" BEING N88°51'39".
  - 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.
  - THIS SURVEY WAS PREPARED WITH BENEFIT OF AN OWNERSHIP AND ENCUMBRANCE REPORT, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NUMBER: 2037-5251977, DATED 3/22/21. THE FOLLOWING ITEMS ARE LISTED IN SAID REPORT:
    - ITEM 1: DECLARATION OF COVENANTS AND RESTRICTIONS IN O.R.B. 9623, PAGE 84 DOES NOT APPLY TO THIS SITE.
    - ITEM 2: ORDINANCE NO. 84-5 REDEFINING CITY BOUNDARIES IN O.R.B. 11825, PAGE 970 APPLIES THIS SITE. THE CITY LIMITS ARE NOT WITHIN THE BOUNDARY OF THIS SURVEY AND ARE NOT DEPICTED.
    - ITEM 3: AGREEMENT BETWEEN BROWARD COUNTY AND ARTHUR W. ENGSTROM, JR. IN O.R.B. 18524, PAGE 697
    - ITEM 4: MATTERS ON PLAT BOOK 152, PAGE 45 AND AMENDMENT TO NON-VEHICULAR ACCESS LINES IN O.R.B. 49278, PAGE 215 APPLY TO THIS SITE AS DEPICTED HEREON. (PLATTED NON-VEHICULAR ACCESS LINE AND ABANDONED 12' UTILITY EASEMENT ALONG SOUTH LINE ARE NOT DEPICTED). AGREEMENT FOR AMENDMENT OF NOTATION ON PLAT IN O.R.B. 49278, PAGE 204 APPLIES TO THIS SITE BUT IS NOT PLOTTABLE.
    - ITEM 5: AGREEMENT BETWEEN BROWARD COUNTY AND JULIA L. ENGSTROM IN O.R.B. 20192, PAGE 180 APPLIES TO THIS SITE BUT IS NOT PLOTTABLE.
    - ITEM 6: TERMS AND CONDITIONS OF MEMORANDUM OF LEASE IN O.R.B. 45465, PAGE 1660 APPLIES TO THIS SITE BUT IS NOT PLOTTABLE.
    - ITEM 7: NOTICE OF LIEN FOR REQUIRED OFFSITE IMPROVEMENTS IN O.R.B. 47001, PAGE 992 APPLIES TO THIS SITE BUT IS NOT PLOTTABLE.
    - ITEM 8: ORDINANCE NO. 2016-62 ABANDONING A 12' UTILITY EASEMENT IN INSTRUMENT #113767633 APPLIES TO THIS SITE BUT IS NOT DEPICTED.
  - 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.
  - THE SURVEYOR'S DESCRIPTION HEREON WAS WRITTEN BY THE SURVEYOR.

**CERTIFICATION:**  
 TO RACETRAC PETROLEUM, INC.:

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, 2, 3, 4, 7(a), 8, 9 & 11 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 3/15/21.

DATE OF PLAT OR MAP: 3/15/21

- LEGEND**
- CONCRETE
  - ASPHALT PAVEMENT
  - ELEVATION
  - OVERHEAD WIRES
  - UNDERGROUND STORM SEWER LINE
  - UNDERGROUND SANITARY SEWER LINE
  - CENTERLINE
  - FLORIDA POWER & LIGHT COMPANY
  - STATE PLANE COORDINATES
  - PALM TREE
  - OAK TREE
  - UNIDENTIFIED TREE
  - LICENSED BUSINESS
  - A.A.A. OFFICIAL RECORDS BOOK
  - TP TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
  - P.C.P. PERMANENT CONTROL POINT



GRAPHIC SCALE  
 1" = 20'  
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NO.	REVISIONS	BY
1	ADDED OVERHEAD WIRE ELEVATIONS 3/23/21	B.B.
2	REVISED OWNERSHIP & ENCUMBRANCE REPORT 3/24/21	B.B.
3		
4		
5		

**BOUNDARY AND TOPOGRAPHIC SURVEY  
 ALTA/NSPS LAND TITLE SURVEY**

**RACETRAC SITE**  
 ATLANTIC BLVD & NW 30TH AVE  
 POMPANO BEACH, BROWARD COUNTY,  
 FLORIDA 33069

**PULICE LAND SURVEYORS, INC.**  
 5381 NOB HILL ROAD  
 SUNRISE, FLORIDA 33351  
 TELEPHONE: (954) 572-1777  
 FAX: (954) 572-1778  
 E-MAIL: surveys@puliceandsurveyors.com  
 WEBSITE: www.puliceandsurveyors.com  
 CERTIFICATE OF AUTHORIZATION LB#3870

**PLS**

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

SCALE: 1" = 20'  
 SURVEY DATE: 3/15/21

FILE: RACETRAC PETROLEUM, INC.  
 ORDER NO.: 68201

- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
- BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
- VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
- DONNA C. WEST, PROFESSIONAL SURVEYOR AND MAPPER LS4290
- STATE OF FLORIDA