

Marc Stotler P:\5500\5578.00 Hunters Manor Development\SURVEY\Drawings\Survey\Parcel Sketches\557800-SV-S&D-UE9.dwg 8x11 p Plotted: 4/24/2025 9:51:39 AM Saved: 4/24/2025 6:33:03 AM

LOCATION MAP



SURVEYOR'S NOTES:

1. DATA SHOWN HEREON WAS COMPILED FROM OTHER INSTRUMENTS AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
2. THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF PARCEL "A", HUNTER'S MANOR COMMUNITY PLAT, AS RECORDED IN PLAT BOOK 183, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA HAVING A BEARING OF N89°26'18"E.

FOR THE FIRM
WGI, INC.

BY: _____ DATE: _____
KELSEY M. SMITH
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. 7096
(NOT A SURVEY-DESCRIPTION AND SKETCH ONLY)

LEGEND:

POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
R/W = RIGHT-OF-WAY
ORB = OFFICIAL RECORD BOOK
B.C.R. = BROWARD COUNTY RECORDS
PB = PLAT BOOK
PG. = PAGE

PROJECT: HUNTER'S MANOR		TASK: UTILITY EASEMENT 9	
PREPARED BY:  2035 VISTA PARKWAY WEST PALM BEACH, FL 33411		CAD 557800-SV-S&D-UE9.DWG	
PHONE NO. 561.687.2220 CERT NO. 33574 LB NO. 7055		DRAWN/DESIGNED MAS	SHEET: 1 of 3
		CHECKED/QC KMS	
		JOB NO. 5578.00	
		DATE 03/24/2025	

Marc Stotler P:\5500\5578.00 Hunters Manor Development\SURVEY\Drawings\Survey\Parcel Sketches\557800-SV-S&D-UE9.dwg 8x11 p Plotted: 4/24/2025 9:51:39 AM Saved: 4/24/2025 6:33:03 AM

LEGAL DESCRIPTION:


A TEN FOOT (10.00') WIDE STRIP OF LAND LYING WITHIN PARCEL "A", HUNTER'S MANOR COMMUNITY PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 183, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID PARCEL "A"; THENCE NORTH 89°26'18" EAST, ALONG THE NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 331.65 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°26'18" EAST ALONG SAID NORTH LINE, A DISTANCE OF 10.00 FEET; THENCE SOUTH 00°33'42" EAST, ALONG A LINE 5.00 EAST OF AND PARALLEL WITH THE COMMON LINE BETWEEN PROPOSED LOTS 29 AND 30, A DISTANCE OF 5.00 FEET; THENCE SOUTH 89°26'18" WEST ALONG A LINE 5.00 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE OF PARCEL "A", A DISTANCE OF 10.00 FEET; THENCE NORTH 00°33'42" WEST, ALONG A LINE 5.00 FEET WEST OF AND PARALLEL WITH SAID COMMON LINE BETWEEN LOTS 29 AND 30, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING.

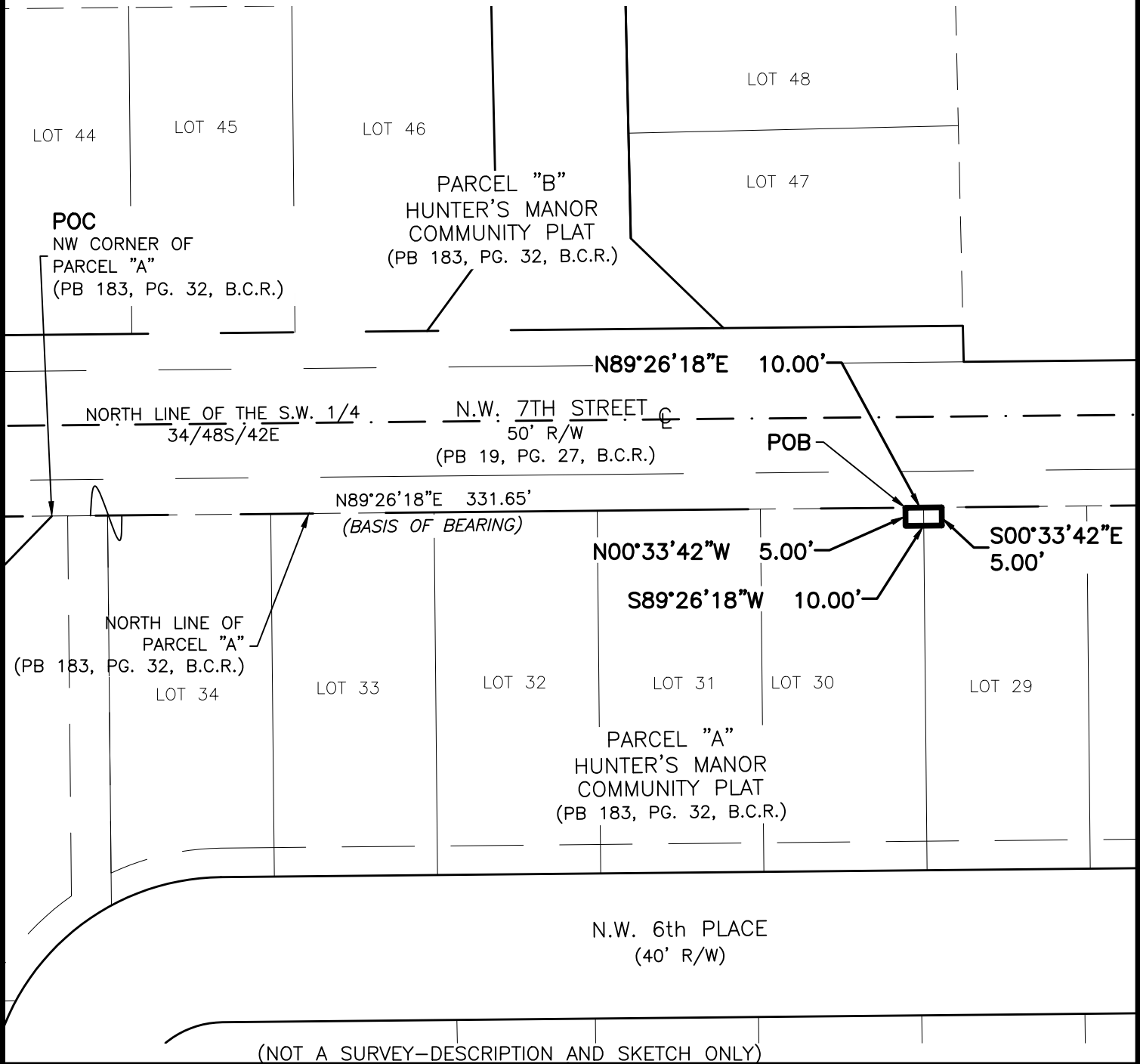
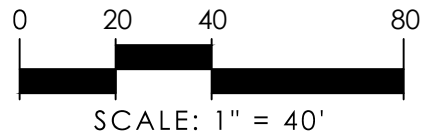
SAID LANDS LYING AND SITUATE IN SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.


SAID LANDS CONTAIN 50 SQUARE FEET, MORE OR LESS.

(NOT A SURVEY-DESCRIPTION AND SKETCH ONLY)

PROJECT: HUNTER'S MANOR		TASK: UTILITY EASEMENT 9	
PREPARED BY:  2035 VISTA PARKWAY WEST PALM BEACH, FL 33411	PHONE NO. 561.687.2220 CERT NO. 33574 LB NO. 7055	CAD 557800-SV-S&D-UE9.DWG	
		DRAWN/DESIGNED	MAS
		CHECKED/QC	KMS
		JOB NO.	5578.00
		DATE	03/24/2025
		SHEET: 2 of 3	

Marc Stotler P:\5500\5578.00 Hunters Manor Development\SURVEY\Drawings\Survey\S&D-UE9.dwg 8x11 p Plotted: 4/24/2025 9:51:40 AM Saved: 4/24/2025 6:33:03 AM



PROJECT: HUNTER'S MANOR		TASK: UTILITY EASEMENT 9	
PREPARED BY:  2035 VISTA PARKWAY WEST PALM BEACH, FL 33411		CAD 557800-SV-S&D-UE9.DWG	
PHONE NO. 561.687.2220 CERT NO. 33574 LB NO. 7055		DRAWN/DESIGNED MAS	SHEET: 3 of 3
		CHECKED/QC KMS	
		JOB NO. 5578.00	
		DATE 03/24/2025	