

Marc Stotler P:\5500\5578.00 Hunters Manor Development\SURVEY\Drawings\Survey\Parcel Sketches\557800-SV-S&D-UE14.dwg 8x11 p Plotted: 4/24/2025 2:37:24 PM Saved: 4/24/2025 1:42:19 PM

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 "B", 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 S89°09'12"W.


FOR THE FIRM  
WGI, INC.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
KELSEY M. SMITH  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA LICENSE NO. 7096

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

(NOT A SURVEY-DESCRIPTION AND SKETCH ONLY)

PROJECT: <b>HUNTER'S MANOR</b>		TASK: <b>UTILITY EASEMENT 14</b>	
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-UE14.DWG	
		DRAWN/DESIGNED	MAS
		CHECKED/QC	KMS
		JOB NO.	5578.00
		DATE	03/25/2025
		SHEET: <b>1 of 3</b>	

Marc Stotler P:\5500\5578.00 Hunters Manor Development\SURVEY\Drawings\Survey\Parcel Sketches\557800-SV-S&D-UE14.dwg 8x11 p Plotted: 4/24/2025 3:13:29 PM Saved: 4/24/2025 2:43:17 PM

LEGAL DESCRIPTION:


A SEVEN FOOT (7.00') WIDE STRIP OF LAND LYING WITHIN PARCEL "B", 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 NORTHEAST CORNER OF SAID PARCEL "B"; THENCE SOUTH 89°09'12" WEST, ALONG THE NORTH LINE OF SAID PARCEL "B", A DISTANCE OF 70.91 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 46°25'58" EAST DEPARTING SAID NORTH LINE, A DISTANCE OF 5.55 FEET; THENCE SOUTH 43°34'06" WEST ALONG A LINE 2.00 FEET SOUTHEASTERLY AND PARALLEL WITH THE COMMON LINE BETWEEN PROPOSED LOT 59 AND THE EASTERLY RIGHT-OF-WAY LINE OF NORTHWEST 18TH WAY, A DISTANCE OF 21.00 FEET; THENCE NORTH 46°25'58" WEST, A DISTANCE OF 7.00 FEET; THENCE NORTH 43°34'06" EAST ALONG A LINE 5.00 FEET NORTHWESTERLY OF AND PARALLEL WITH SAID COMMON LINE BETWEEN PROPOSED EASTERLY RIGHT-OF-WAY LINE OF NORTHWEST 18TH WAY AND LOT 59, A DISTANCE OF 19.58 FEET; THENCE NORTH 89°09'12" EAST, A DISTANCE OF 2.03 FEET TO THE POINT OF BEGINNING.

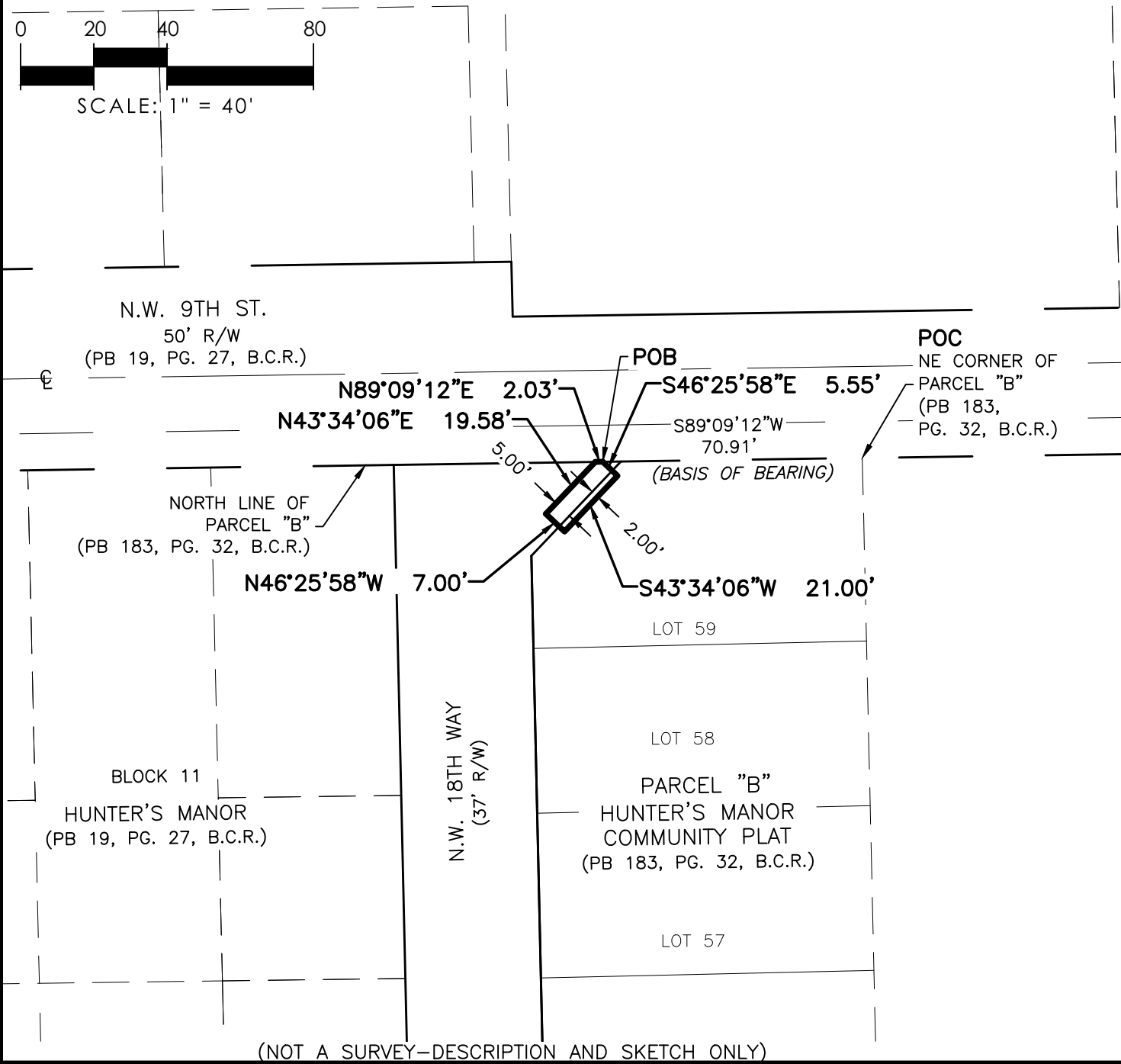
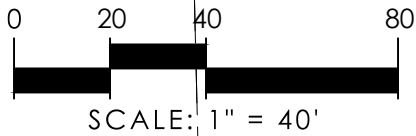
SAID LANDS LYING AND SITUATE IN SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

SAID LANDS CONTAIN 146 SQUARE FEET, MORE OR LESS.


(NOT A SURVEY-DESCRIPTION AND SKETCH ONLY)

PROJECT: HUNTER'S MANOR		TASK: UTILITY EASEMENT 14	
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-UE14.DWG	
		DRAWN/DESIGNED	MAS
		CHECKED/QC	KMS
		JOB NO.	5578.00
		DATE	03/25/2025
			SHEET: 2 of 3

Marc Stotler P:\5500\5578.00 Hunters Manor Development\SURVEY\Drawings\Survey\Parcel Sketches\557800-SV-S&D-UE14.dwg 8x11 p Plotted: 4/24/2025 2:37:25 PM Saved: 4/24/2025 1:42:19 PM



(NOT A SURVEY-DESCRIPTION AND SKETCH ONLY)

PROJECT: <b>HUNTER'S MANOR</b>		TASK: <b>UTILITY EASEMENT 14</b>	
PREPARED BY:  2035 VISTA PARKWAY WEST PALM BEACH, FL 33411		CAD 557800-SV-S&D-UE14.DWG	
PHONE NO. 561.687.2220 CERT NO. 33574 LB NO. 7055		DRAWN/DESIGNED MAS	
		CHECKED/QC KMS	
		JOB NO. 5578.00	
		DATE 03/25/2025	
		SHEET: <b>3 of 3</b>	