

### LEGAL DESCRIPTION:

A PORTION OF LOT 3, MANZO MAR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, PAGE 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 3; THENCE ALONG THE EAST RIGHT OF WAY LINE OF CIRCLE DRIVE, SOUTH 34°08'09" WEST, 50.81 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 80°23'20" WEST, 145.48 FEET TO A POINT ON THE WET FACE OF AN EXISTING SEAWALL, (ALSO BEING ON THE MEAN HIGH WATER LINE OF SANTA BARBARA LAKE), SAID POINT ALSO BEING ON THE ARC OF OF A CURVE WITH A RADIUS OF 310.18 FEET, A RADIAL LINE THROUGH SAID POINT BEARS NORTH 79°28'25" WEST, THENCE SOUTHERLY ALONG SAID SEAWALL, MEAN HIGH WATER LINE, AND CURVE THROUGH A CENTRAL ANGLE 19°30'50" AND AN ARC LENGTH OF 105.64 FEET; THENCE ALONG THE SOUTH LINE OF SAID LOT 3, NORTH 55°51'51" WEST, 137.53 FEET TO A POINT ON THE ARC OF A CURVE WITH A RADIUS OF 32.50 FEET, A RADIAL LINE THROUGH SAID POINT BEARS NORTH 55°51'51" WEST; THENCE NORTHEASTERLY ALONG SAID CURVE AND RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 67°22'48" AND AN ARC LENGTH OF 38.22 FEET; THENCE CONTINUE ALONG THE EAST RIGHT OF WAY LINE OF SAID CIRCLE DRIVE, NORTH 34°08'09" EAST, 11.69 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, AND CONTAINING 10,680 SQUARE FEET (0.25 ACRES), MORE OR LESS.

### SURVEY NOTES:

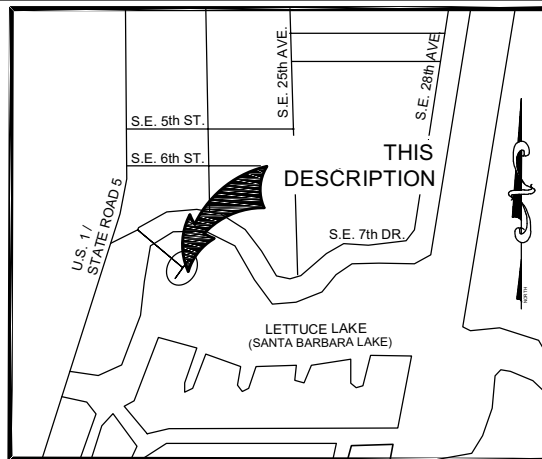
1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR, BASED SOLELY UPON THE OFFICIAL RECORDS INDICATED HEREON. NO FIELD SURVEY WAS PERFORMED.
2. THIS SKETCH AND DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
3. THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SKETCH AND DESCRIPTION WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND DELETIONS MADE TO THE FACE OF THIS SKETCH AND DESCRIPTION WILL MAKE THIS DOCUMENT INVALID.
5. BEARINGS SHOWN HEREON ARE ASSUMED, WITH A REFERENCE BEARING OF NORTH 74°08'09" EAST ALONG THE NORTH LINE OF LOT 3, MANZO MAR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, PAGE 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA.
6. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
7. THE INTENDED SCALE OF FOR THIS SKETCH IS 1"=30' OR SMALLER.

### CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH & DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS WRITTEN UNDER MY DIRECTION ON APRIL 8, 2021 MEETS THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.  
CONSULTING ENGINEERS

TIMOTHY H. GRAY  
PROFESSIONAL SURVEYOR AND MAPPER  
REGISTRATION No. 6604  
STATE OF FLORIDA



### LOCATION MAP:

NOT TO SCALE

### SKETCH & DESCRIPTION

A PORTION OF LOT 3  
MANZO MAR  
P.B. 27, PG. 27, B.C.R.

CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA



301 EAST ATLANTIC BOULEVARD  
POMPANO BEACH, FLORIDA 33060-6643  
(954) 788-3400  
EMAIL: mail@KEITHteam.com LB NO. 6860

SHEET 1 OF 2

DRAWING NO. 12033.00 LOT 3-4 SKD.dwg

DATE 4/08/2021

SCALE N/A

FIELD BK. N/A

DWNG. BY G.

CHK. BY W.A.

DATE REVISIONS

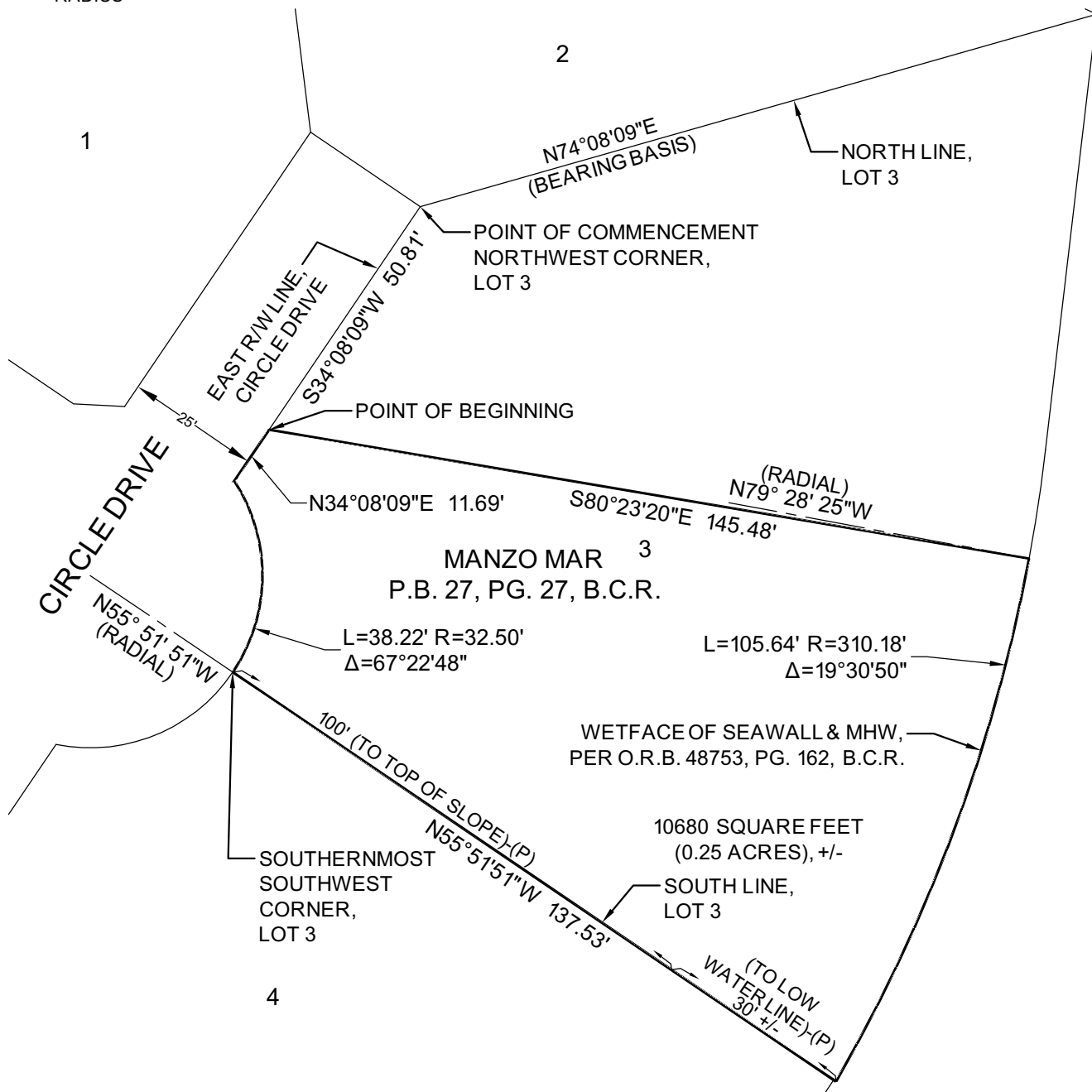
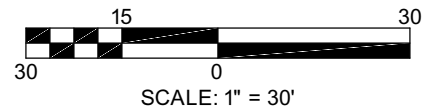
**P&Z**

**P721-13000003**

**6/23/2021**

# LEGEND:

B.C.R. BROWARD COUNTY RECORDS  
 MHW MEAN HIGH WATER  
 O.R.B. OFFICIAL RECORDS BOOK  
 (P) PER PLAT  
 P.B. PLAT BOOK  
 PG. PAGE  
 LB. LICENSED BUSINESS  
 Δ CENTRAL ANGLE  
 L ARC LENGTH  
 R RADIUS



## SKETCH & DESCRIPTION

A PORTION OF LOT 3  
 MANZO MAR  
 P.B. 27, PG. 27, B.C.R.

CITY OF POMPAO BEACH, BROWARD COUNTY, FLORIDA



301 EAST ATLANTIC BOULEVARD  
 POMPAO BEACH, FLORIDA 33060-6643  
 (954) 788-3400  
 EMAIL: mail@KEITHteam.com LB NO. 6860

SHEET 2 OF 2

DRAWING NO. 12033.00 LOTS 3-4 SKD.dwg

DATE 4/08/2021

SCALE 1" = 30'

FIELD BK. A

DWNG. BY G.

CHK. BY W.A.

DATE REVISIONS

**P&Z**

P721-13000003

6/23/2021