

LEGAL DESCRIPTION:

A PORTION OF LOT 4, 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 WESTERNMOST NORTHWEST CORNER OF SAID LOT 4; THENCE ALONG THE EAST RIGHT OF WAY LINE OF CIRCLE DRIVE, NORTH 34°08'09" EAST, 50.64 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST RIGHT OF WAY LINE NORTH 34°08'09" EAST, 11.86 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 32.50 FEET, A RADIAL THROUGH SAID POINT BEARS NORTH 11°30'57" EAST, THENCE EASTERLY ALONG SAID CURVE THOUGH A CENTRAL ANGLE OF 67°22'48" AND AN ARC LENGTH OF 38.22 FEET; THENCE ALONG THE NORTHEAST LINE OF SAID LOT 4, SOUTH 55°51'51" EAST, 137.00 FEET TO A POINT ON THE WET FACE OF AN EXISTING SEAWALL, SAID POINT ALSO BEING ON THE MEAN HIGH WATER LINE OF SANTA BARBARA LAKE; THENCE ALONG SAID SEAWALL AND MEAN HIGH WATER LINE THE FOLLOWING TWO (2) COURSES: (1) SOUTH 33°35'54" WEST, 65.50 FEET; THENCE (2) SOUTH 35°55'53" WEST, 45.02 FEET; THENCE NORTH 32°08'28" WEST, 170.62 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, AND CONTAINING 11,570 SQUARE FEET (0.27 ACRES), MORE OR LESS.

SURVEY NOTES:

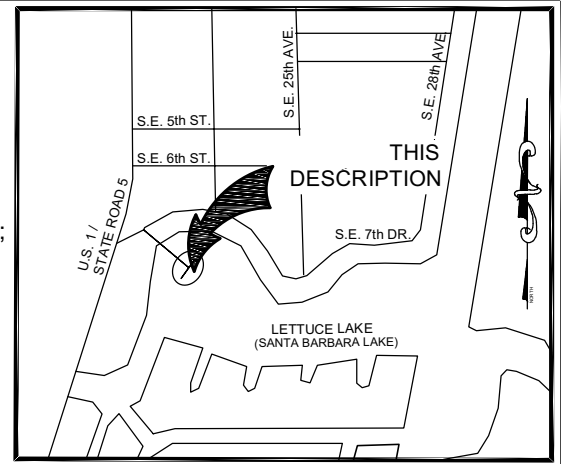
1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR, BASED UPON THE PLAT SHOWN HEREON AND A SURVEY OF 400 CIRCLE DRIVE, DATED 9-17-93, BY FRED CONRAD, JR. (RLS 1730), PROVIDED BY THE CLIENT. NO FIELD SURVEY WAS PERFORMED BY KEITH AND ASSOCIATES.
2. THIS SKETCH AND DESCRIPTION DOES NOT 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 05°51'51" WEST ALONG THE WEST LINE OF LOT 4, 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 4
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

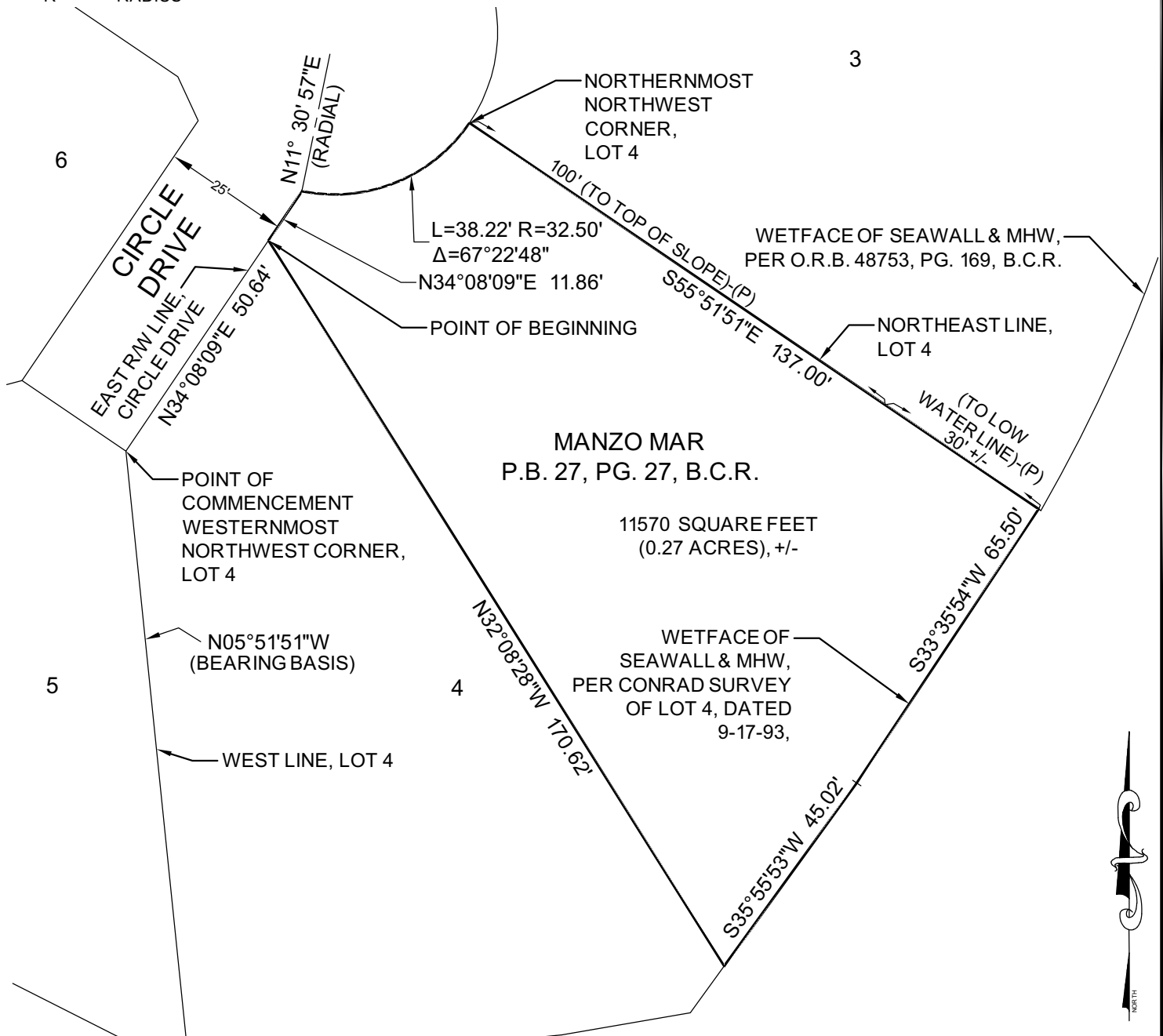
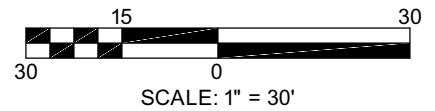
P&Z

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 4
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