

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:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 3; THENCE ALONG THE NORTH LINE OF SAID LOT 3, NORTH 74°08'09" EAST, 132.72 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 06°41'31" WEST, 82.67 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT WITH A RADIUS OF 310.18 FEET; THENCE (2) ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 3°50'04" AND AN ARC LENGTH OF 20.76 FEET; THENCE NORTH 80°23'20" WEST, 145.48 FEET TO THE EAST RIGHT OF WAY LINE OF CIRCLE DRIVE; THENCE ALONG SAID EAST RIGHT OF WAY LINE, NORTH 34°08'09" EAST, 50.81 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, AND CONTAINING 9,713 SQUARE FEET (0.22 ACRES), MORE OR LESS.

SURVEY NOTES:

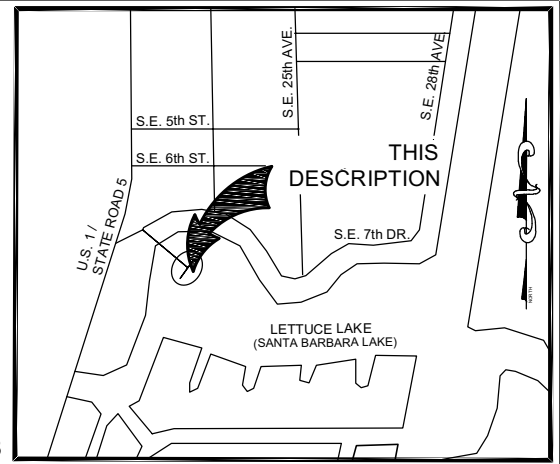
1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR, BASED SOLELY UPON THE OFFICIAL RECORDS INDICATED HEREON. NO FIELD SURVEY WAS PERFORMED.
2. THIS SKETCH AND DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
3. THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL 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.
8. LOT WIDTHS SHOWN HEREON PROVIDED TO DETERMINE AVERAGE LOT WIDTH. DIMENSIONS ARE MEASURED PERPENDICULAR TO THE SOUTHERLY LINE OF THE HEREON DESCRIBED PARCEL.

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

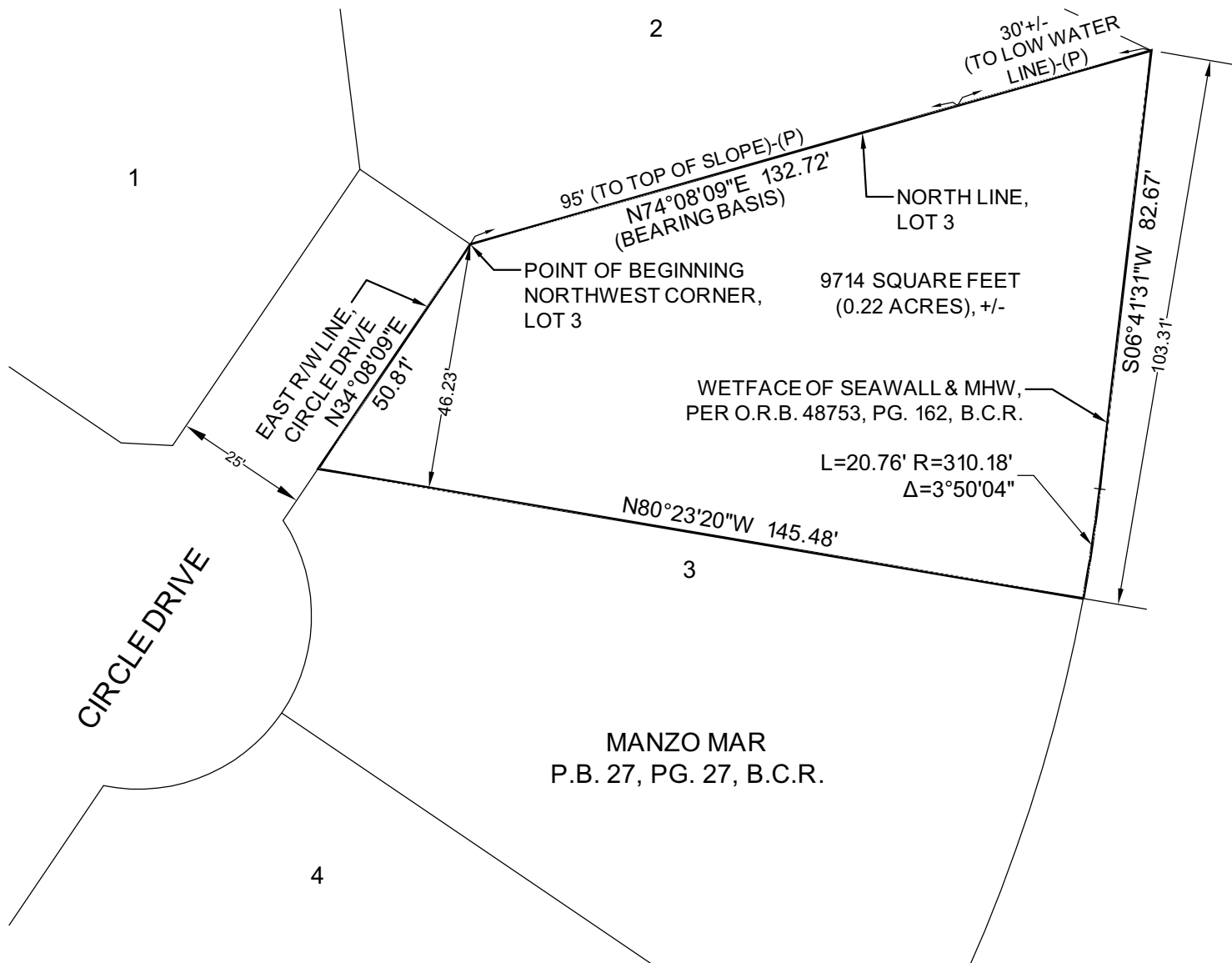
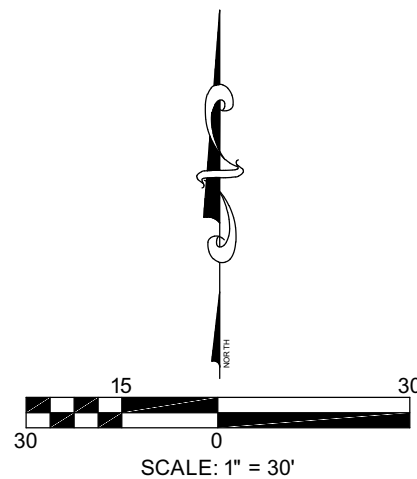
P&Z

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 POMPAHO BEACH, BROWARD COUNTY, FLORIDA



301 EAST ATLANTIC BOULEVARD
POMPAHO 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

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 $34^{\circ}08'09''$ WEST, 50.81 FEET TO THE POINT OF BEGINNING; THENCE SOUTH $80^{\circ}23'20''$ 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 $79^{\circ}28'25''$ WEST, THENCE SOUTHERLY ALONG SAID SEAWALL, MEAN HIGH WATER LINE, AND CURVE THROUGH A CENTRAL ANGLE $19^{\circ}30'50''$ AND AN ARC LENGTH OF 105.64 FEET; THENCE ALONG THE SOUTH LINE OF SAID LOT 3, NORTH $55^{\circ}51'51''$ 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 $55^{\circ}51'51''$ WEST; THENCE NORTHEASTERLY ALONG SAID CURVE AND RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF $67^{\circ}22'48''$ AND AN ARC LENGTH OF 38.22 FEET; THENCE CONTINUE ALONG THE EAST RIGHT OF WAY LINE OF SAID CIRCLE DRIVE, NORTH $34^{\circ}08'09''$ 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:

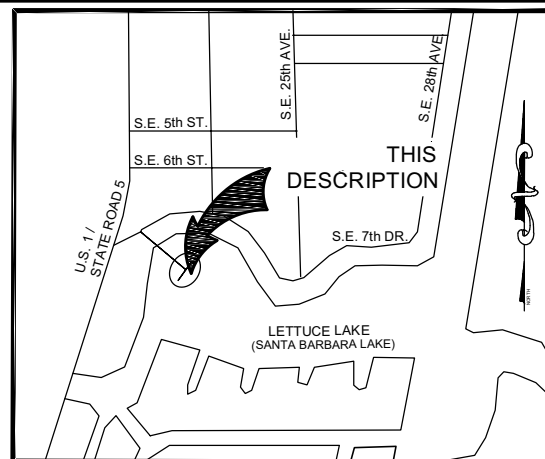
1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR, BASED SOLELY UPON THE OFFICIAL RECORDS INDICATED HEREON. NO FIELD SURVEY WAS PERFORMED.
2. THIS SKETCH AND DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
3. THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL 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 $74^{\circ}08'09''$ 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.
8. THE INTENDED SCALE OF FOR THIS SKETCH IS 1"=30' OR SMALLER. LOT WIDTHS SHOWN HEREON PROVIDED TO DETERMINE AVERAGE LOT WIDTH. DIMENSIONS ARE MEASURED PERPENDICULAR TO THE NORTHERLY LINE OF THE HEREON DESCRIBED PARCEL.

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

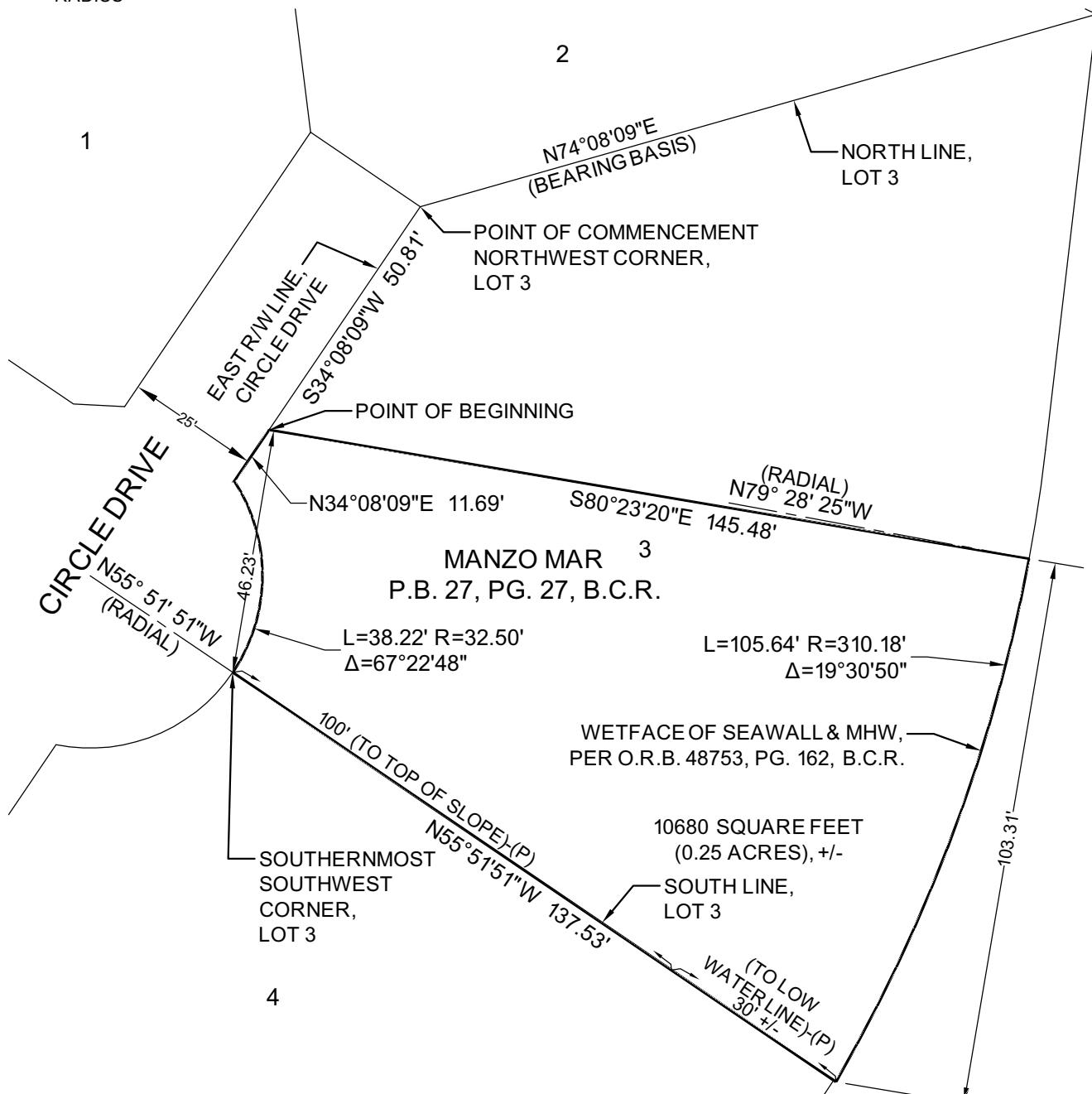
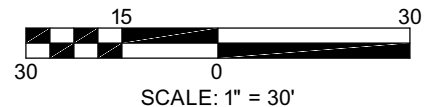
P&Z

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 POMPAÑO BEACH, BROWARD COUNTY, FLORIDA



301 EAST ATLANTIC BOULEVARD
 POMPAÑO 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

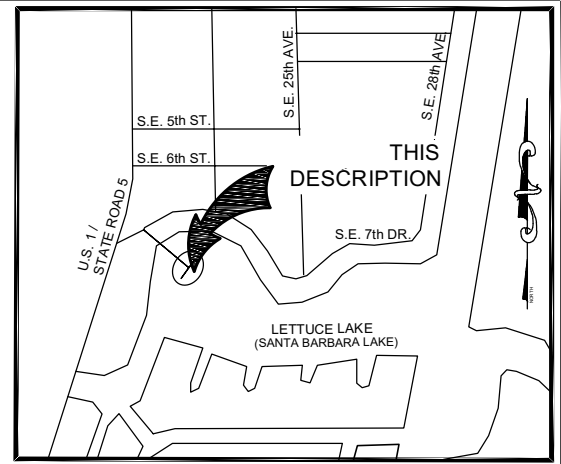
P721-13000003

6/23/2021

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.



LOCATION MAP:
NOT TO SCALE

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.
8. LOT WIDTHS SHOWN HEREON PROVIDED TO DETERMINE AVERAGE LOT WIDTH. DIMENSIONS ARE MEASURED PERPENDICULAR TO THE WESTERLY LINE OF THE HEREON DESCRIBED PARCEL.

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

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

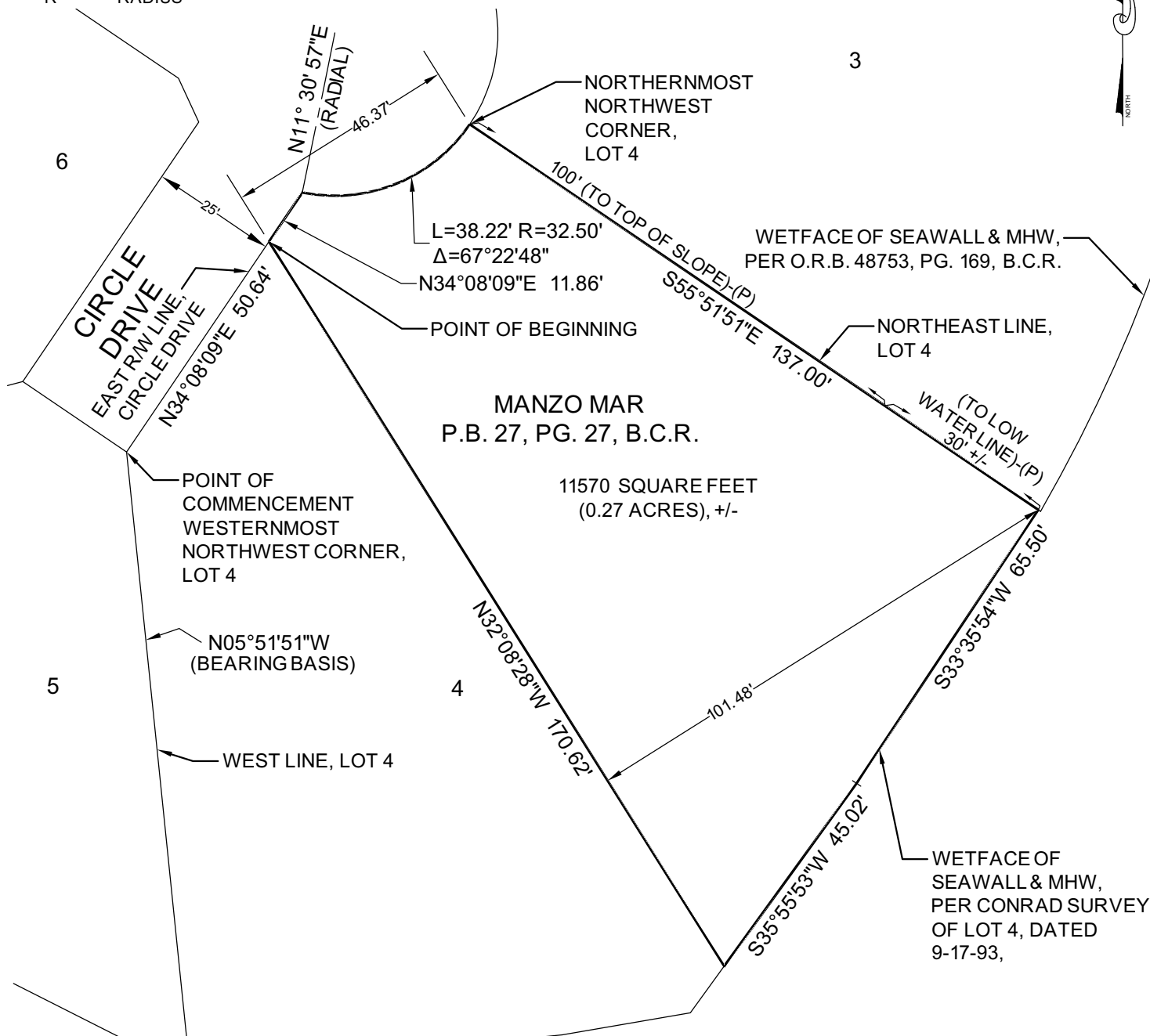
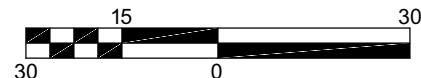
P&Z

P721-13000003

6/23/2021

LEGEND:

B.C.R. BROWARD COUNTY RECORDS
MHW MEAN HIGH WATER
O.R.B. OFFICIAL RECORDSBOOK
(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 POMPAÑO BEACH, BROWARD COUNTY, FLORIDA



301 EAST ATLANTIC BOULEVARD
POMPAÑO 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

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:

BEGINNING 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; THENCE SOUTH 32°08'28" EAST, 170.62 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 THREE (3) COURSES; (1) SOUTH 35°55'53" WEST, 11.48 FEET; THENCE (2) SOUTH 80°16'32" WEST, 26.00 FEET; THENCE SOUTH 84°08'09" WEST, 74.50 FEET TO THE WEST LINE OF SAID LOT 4; THENCE ALONG SAID WEST LINE, NORTH 05°51'51" WEST, 124.50 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, AND CONTAINING 11,172 SQUARE FEET (0.26 ACRES), MORE OR LESS.

SURVEY NOTES:

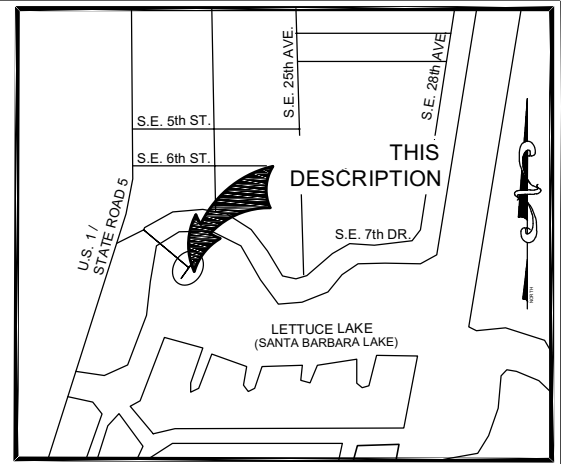
1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR, BASED UPON THE PLAT SHOWN HEREON AND A SURVEY OF 400 CIRCLE DRIVE, DATED 9-17-93 BY FRED CONRAD, JR. (RLS 1730), PROVIDED BY THE CLIENT. NO FIELD SURVEY WAS PERFORMED BY KEITH AND ASSOCIATES.
2. THIS SKETCH AND DESCRIPTION DOES NOT CONSTITUTE 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.
8. LOT WIDTHS SHOWN HEREON PROVIDED TO DETERMINE AVERAGE LOT WIDTH. DIMENSIONS ARE MEASURED PERPENDICULAR TO THE EASTERLY LINE OF THE HEREON DESCRIBED PARCEL.

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

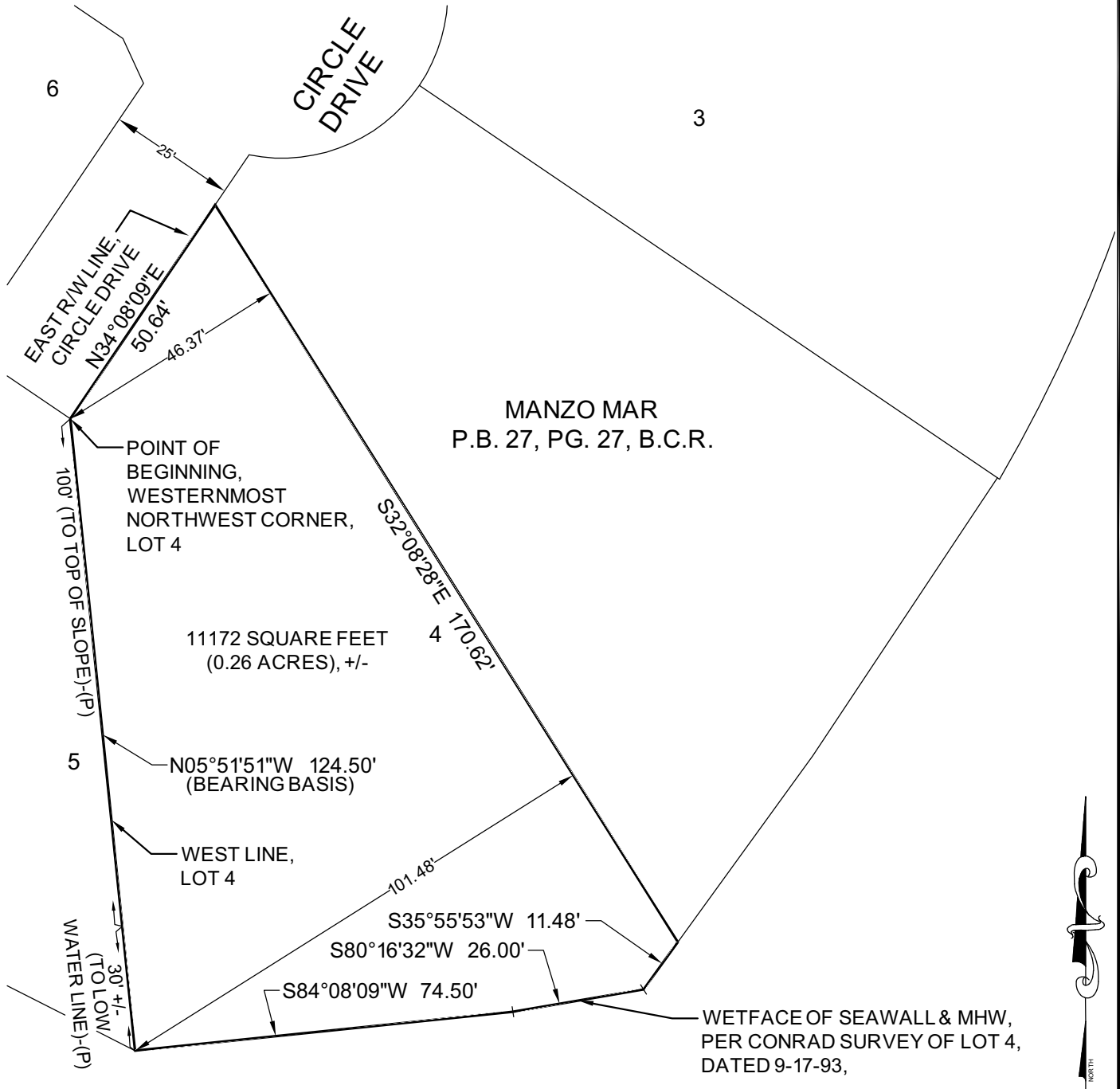
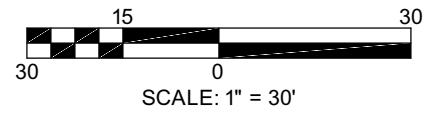
P721-13000003

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 POMPAÑO BEACH, BROWARD COUNTY, FLORIDA



301 EAST ATLANTIC BOULEVARD
POMPAÑO 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. P

DWG. BY G.

CHK. BY W.A.

DATE REVISIONS

P&Z

P721-13000003

6/23/2021