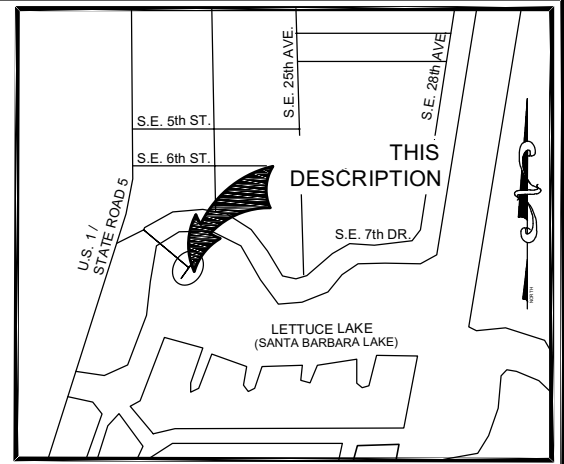


**LEGAL DESCRIPTION:**

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.



**LOCATION MAP:**  
NOT TO SCALE

**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

**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**

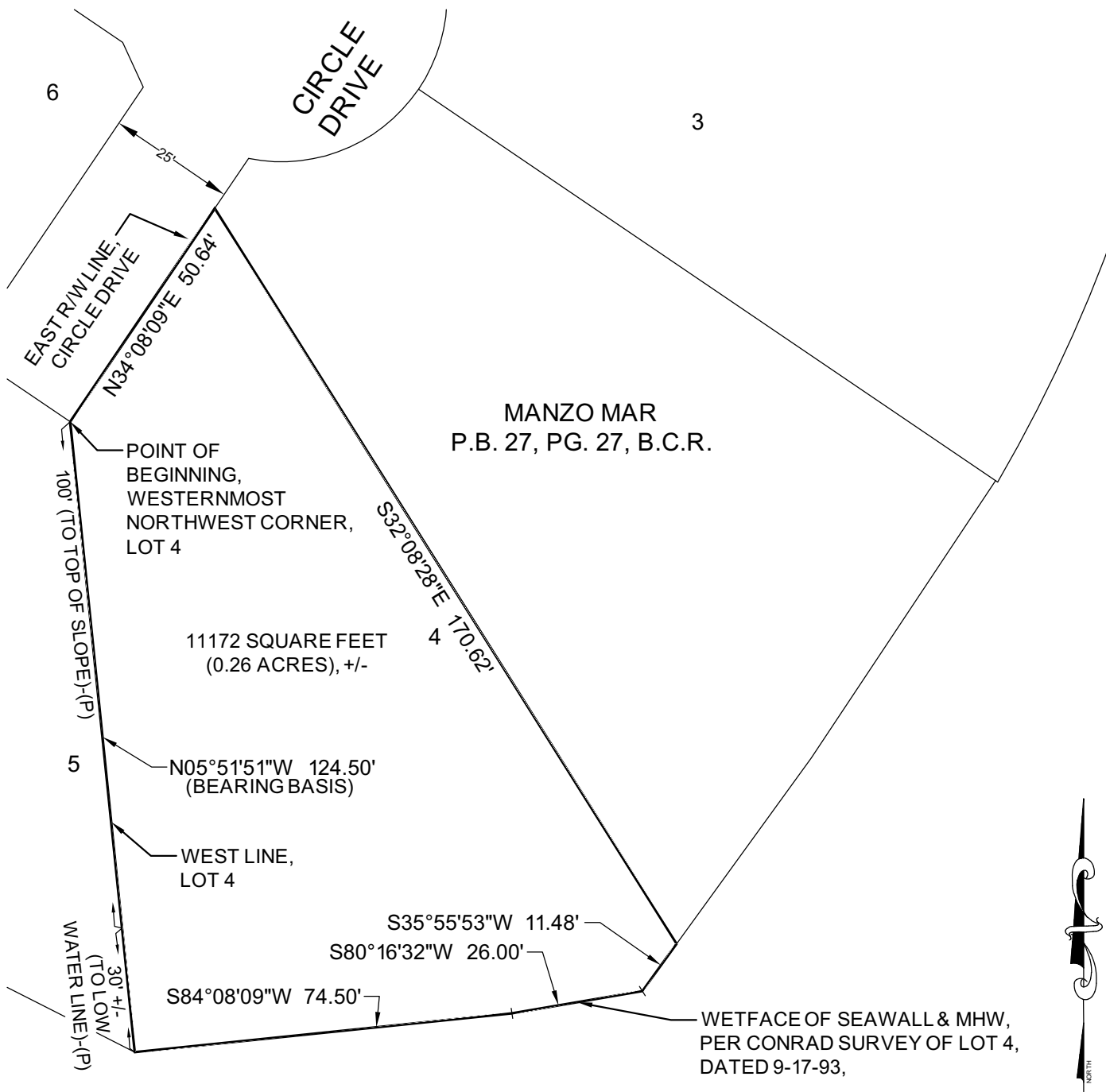
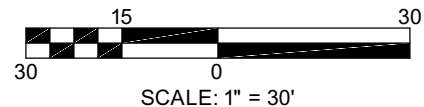
**P721-13000003**

**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

DWNG. BY G.

CHK. BY W.A.

DATE REVISIONS

**P&Z**

P721-13000003

6/23/2021