

Marc Stotler P:\5500\5578.00 Hunters Manor Development\SURVEY\Drawings\Survey\Parcel Sketches\557800-SV-S&D-UE12.dwg 8x11 p Plotted: 4/24/2025 12:57:33 PM Saved: 4/24/2025 12:56:56 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 SOUTH LINE OF PARCEL "A", 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°17'39"W.

FOR THE FIRM
WGI, INC.

BY: _____ DATE: _____
KELSEY M. SMITH
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. 7096
(NOT A SURVEY-DESCRIPTION AND SKETCH ONLY)

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

PROJECT:

HUNTER'S MANOR

TASK:

UTILITY EASEMENT 12

PREPARED BY:

PHONE NO. 561.687.2220
CERT NO. 33574
LB NO. 7055



2035 VISTA PARKWAY
WEST PALM BEACH, FL 33411

CAD 557800-SV-S&D-UE12.DWG

DRAWN/DESIGNED

MAS

CHECKED/QC

KMS

JOB NO.

5578.00

DATE

03/25/2025

SHEET:

1 of 3

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LEGAL DESCRIPTION:


A SEVEN FOOT (7.00') WIDE STRIP OF LAND LYING WITHIN PARCEL "A", 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 SOUTHWEST CORNER OF SAID PARCEL "A"; THENCE NORTH 46°01'31" WEST, ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL "A", A DISTANCE OF 35.16 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL "A"; THENCE NORTH 01°20'41" WEST ALONG SAID WEST LINE, A DISTANCE OF 126.12 FEET; THENCE NORTH 88°39'19" EAST DEPARTING SAID WEST LINE, A DISTANCE OF 5.74 FEET TO THE POINT OF BEGINNING; THENCE NORTH 43°58'29" EAST, A DISTANCE OF 7.00 FEET; THENCE SOUTH 46°01'31" EAST ALONG A LINE 2.96 FEET SOUTHWESTERLY OF AND PARALLEL WITH NORTH RIGHT-OF-WAY LINE OF NORTHWEST 6TH COURT, A DISTANCE OF 21.00 FEET; THENCE SOUTH 43°58'29" WEST, A DISTANCE OF 7.00 FEET; THENCE NORTH 46°01'31" WEST, A DISTANCE OF 21.00 FEET TO THE POINT OF BEGINNING.

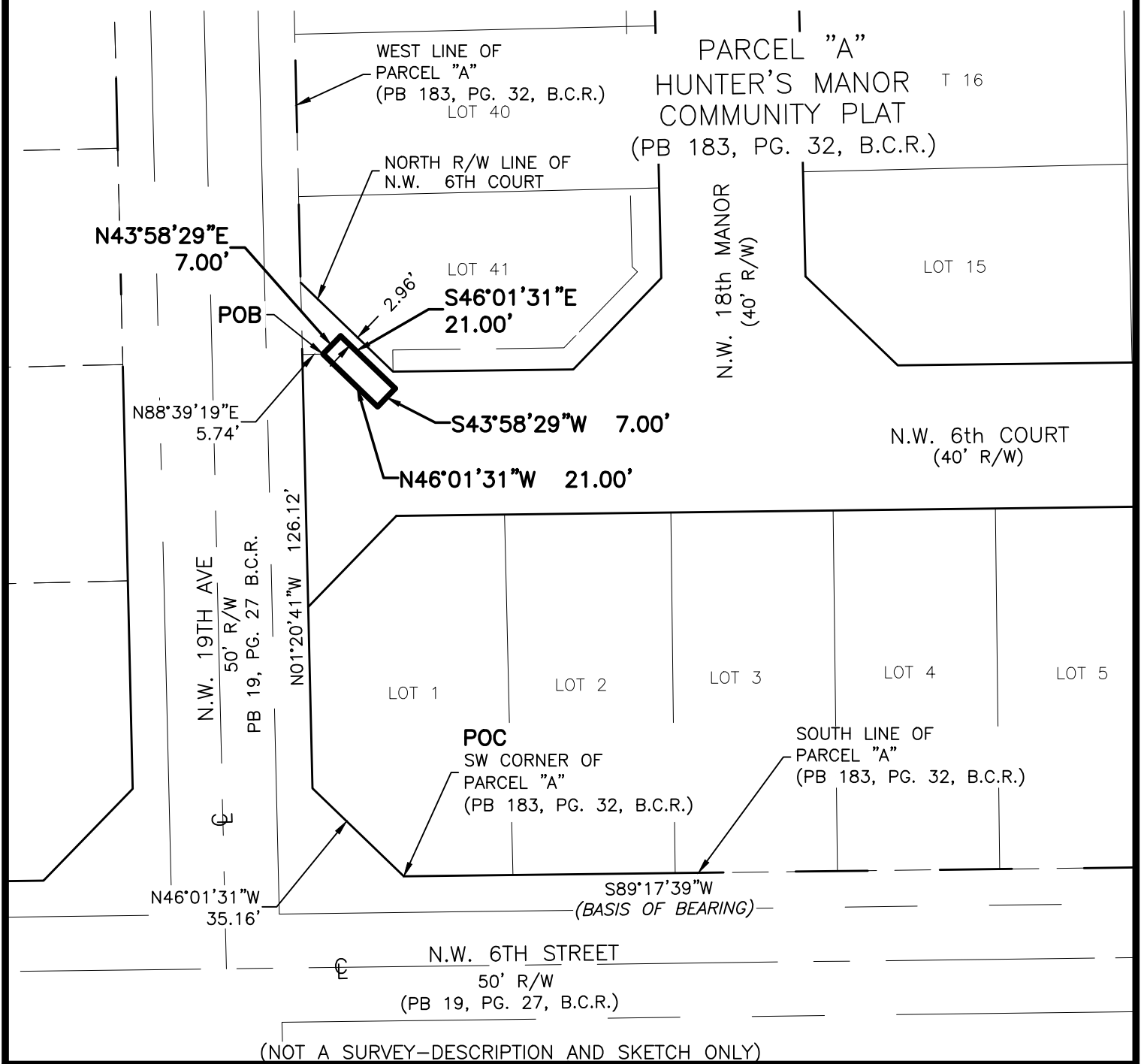
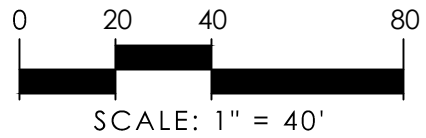
SAID LANDS LYING AND SITUATE IN SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

SAID LANDS CONTAIN 147 SQUARE FEET, MORE OR LESS.


(NOT A SURVEY-DESCRIPTION AND SKETCH ONLY)

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		DRAWN/DESIGNED	MAS
		CHECKED/QC	KMS
		JOB NO.	5578.00
		DATE	03/25/2025
		SHEET: 2 of 3	

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PREPARED BY:  2035 VISTA PARKWAY WEST PALM BEACH, FL 33411		CAD 557800-SV-S&D-UE12.DWG	
PHONE NO. 561.687.2220 CERT NO. 33574 LB NO. 7055		DRAWN/DESIGNED MAS	
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		JOB NO. 5578.00	
		DATE 03/25/2025	
		SHEET: 3 of 3	