

Marc Stotler P:\5500\5578.00 Hunters Manor Development\SURVEY\Drawings\Survey\Parcel Sketches\557800-SV-S&D-UE13.dwg 8x11 p Plotted: 4/24/2025 1:19:22 PM Saved: 4/24/2025 9:18:59 AM

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 "B", 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°26'18"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 13

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-UE13.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 "B", 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 SOUTHEAST CORNER OF SAID PARCEL "B"; THENCE SOUTH 89°26'18" WEST, ALONG THE SOUTH LINE OF SAID PARCEL "B", A DISTANCE OF 74.13 FEET TO THE POINT OF BEGINNING; THENCE NORTH 45°55'44" WEST DEPARTING SAID SOUTH LINE, ALONG A LINE 5.71 FEET SOUTHWESTERLY OF AND PARALLEL WITH THE COMMON LINE BETWEEN PROPOSED EASTERLY RIGHT-OF-WAY LINE OF NORTHWEST 18TH WAY AND LOT 47, A DISTANCE OF 21.00 FEET; THENCE NORTH 44°04'16" EAST, A DISTANCE OF 7.00 FEET; THENCE SOUTH 45°55'44" EAST ALONG A LINE 1.29 FEET NORTHEASTERLY OF AND PARALLEL WITH SAID COMMON LINE BETWEEN THE EASTERLY RIGHT-OF-WAY LINE OF NORTHWEST 18TH WAY AND LOT 47, A DISTANCE OF 21.00 FEET; THENCE SOUTH 44°04'16" WEST, A DISTANCE OF 7.00 FEET TO THE POINT OF BEGINNING.

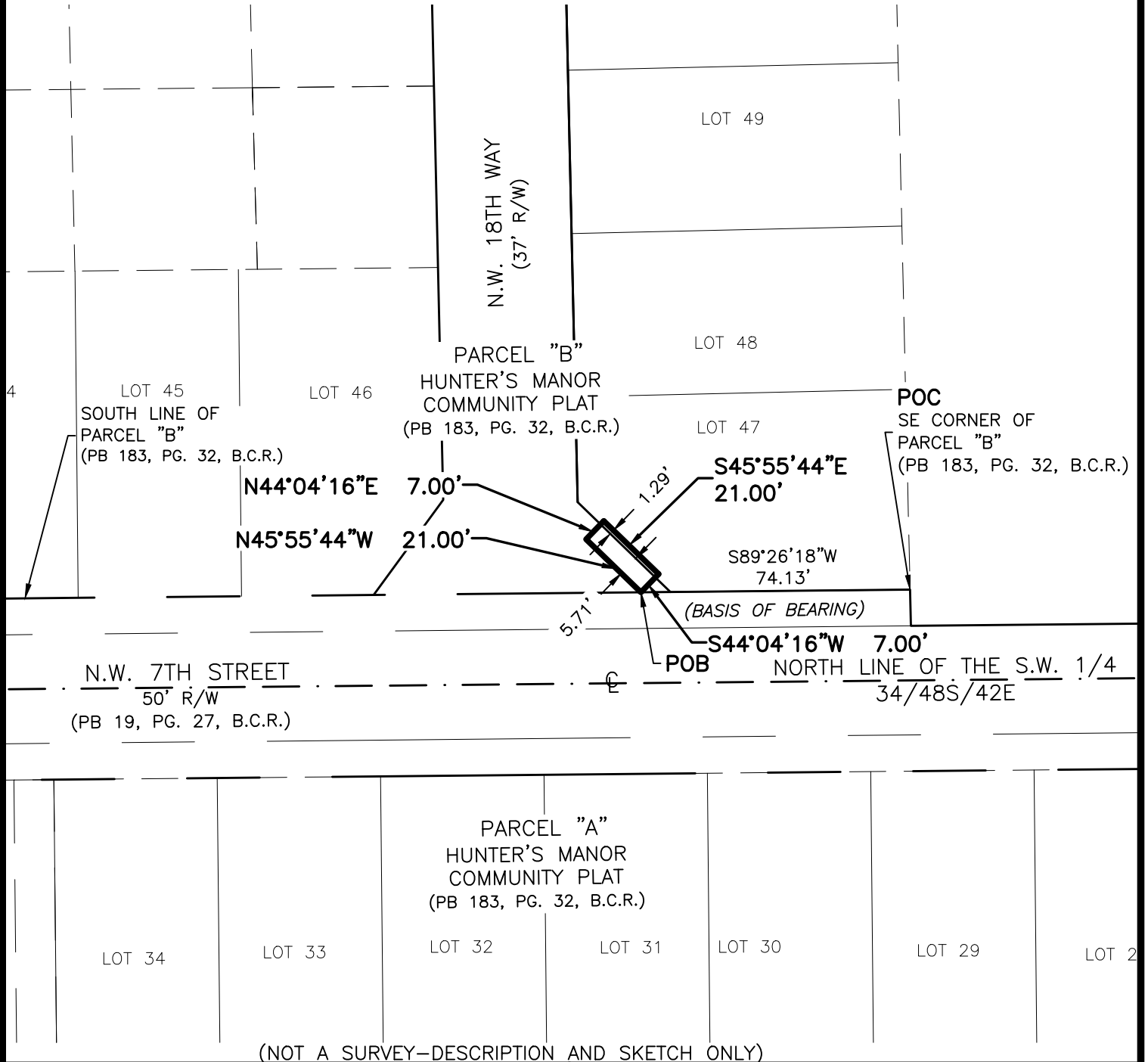
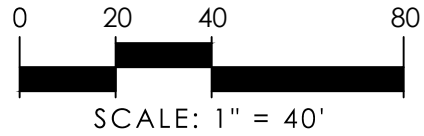
SAID LANDS LYING AND SITUATE IN SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

SAID LANDS CONTAIN 147 SQUARE FEET, MORE OR LESS.

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			SHEET: 2 of 3

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PROJECT:  
**HUNTER'S MANOR**

TASK:  
**UTILITY EASEMENT 13**

PREPARED BY:

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WEST PALM BEACH, FL 33411

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