

Marc Stotler P:\5500\5578.00 Hunters Manor Development\Survey\Drawings\Parcel Sketches\557800-SV-S&D-UE10.dwg 8x11 p Plotted: 4/24/2025 2:59:06 PM Saved: 4/24/2025 10:18:33 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 "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

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

(NOT A SURVEY-DESCRIPTION AND SKETCH ONLY)

PROJECT:

HUNTER'S MANOR

TASK:

UTILITY EASEMENT 10

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-UE10.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 TEN FOOT (10.00') 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 SOUTHEAST CORNER OF SAID PARCEL "A"; THENCE SOUTH 89°17'39" WEST, ALONG THE SOUTH LINE OF SAID PARCEL "A", A DISTANCE OF 122.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°17'39" WEST ALONG SAID NORTH LINE, A DISTANCE OF 10.00 FEET TO A COMMON LINE BETWEEN PROPOSED LOT 8 AND OPEN SPACE 3; THENCE NORTH 00°42'21" WEST, ALONG SAID COMMON LINE, A DISTANCE OF 10.00 FEET; THENCE NORTH 89°17'39" EAST DEPARTING SAID COMMON LINE, A DISTANCE OF 10.00 FEET; THENCE SOUTH 00°42'21" EAST, ALONG A LINE 10.00 FEET EAST OF AND PARALLEL WITH SAID COMMON LINE BETWEEN LOT 8 AND OPEN SPACE 3, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

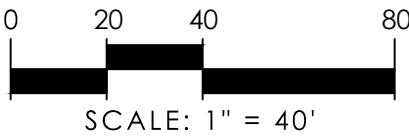
SAID LANDS LYING AND SITUATE IN SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

SAID LANDS CONTAIN 100 SQUARE FEET, MORE OR LESS.

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PARCEL "A"
HUNTER'S MANOR
COMMUNITY PLAT
(PB 183, PG. 32, B.C.R.)

LOT 14

LOT 13

LOT 12

LOT 11

N.W. 6th COURT
(40' R/W)

5

LOT 6

LOT 7

LOT 8

OS-3

LOT 9

LOT 10

SOUTH LINE OF
PARCEL "A"
(PB 183, PG. 32, B.C.R.)

N89°17'39"E 10.00'

N00°42'21"W
10.00'

POC
SE CORNER OF
PARCEL "A"
(PB 183, PG. 32, B.C.R.)

S00°42'21"E
10.00'

POB (BASIS OF BEARING)
S89°17'39"W 122.00'

S89°17'39"W
10.00'

N.W. 6TH STREET
50' R/W
(PB 19, PG. 27, B.C.R.)

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