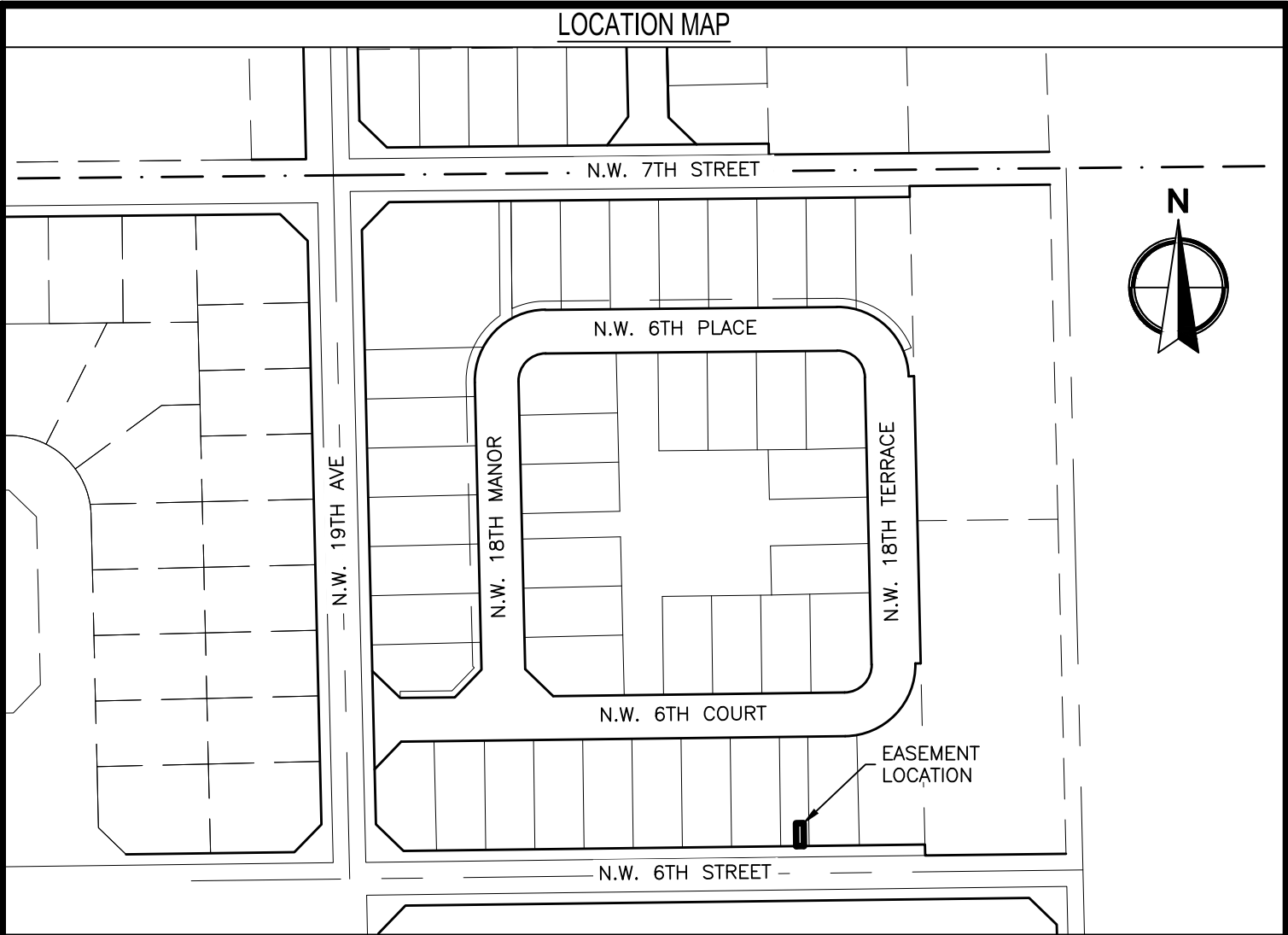


Marc Stotler P:\5500\5578.00 Hunters Manor Development\SURVEY\Drawings\Survey\Parcel Sketches\557800-SV-S&D-UE11.dwg 8x11 p Plotted: 4/24/2025 10:30:24 AM Saved: 4/24/2025 10:28:13 AM



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.

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

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

PROJECT: <b>HUNTER'S MANOR</b>		TASK: <b>UTILITY EASEMENT 11</b>	
PREPARED BY:  2035 VISTA PARKWAY WEST PALM BEACH, FL 33411	PHONE NO. 561.687.2220 CERT NO. 33574 LB NO. 7055	CAD 557800-SV-S&D-UE11.DWG	
		DRAWN/DESIGNED	MAS
		CHECKED/QC	KMS
		JOB NO.	5578.00
		DATE	03/25/2025
		SHEET: <b>1 of 3</b>	

Marc Stotler P:\5500\5578.00 Hunters Manor Development\SURVEY\Drawings\Survey\Parcel Sketches\557800-SV-S&D-UE11.DWG 8x11 p Plotted: 4/24/2025 10:30:24 AM Saved: 4/24/2025 10:28:13 AM

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 SOUTHEAST CORNER OF SAID PARCEL "A"; THENCE SOUTH 89°17'39" WEST, ALONG THE SOUTH LINE OF SAID PARCEL "A", A DISTANCE OF 110.75 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°17'39" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 7.00 FEET; THENCE NORTH 00°42'21" WEST DEPARTING SAID SOUTH LINE, A DISTANCE OF 21.00 FEET; THENCE NORTH 89°17'39" EAST ALONG A LINE 21.00 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE, A DISTANCE OF 7.00 FEET; THENCE SOUTH 00°42'21" EAST, A DISTANCE OF 21.00 FEET TO THE POINT OF BEGINNING.

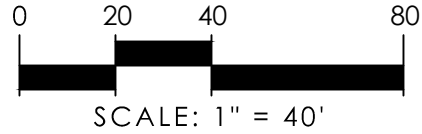
SAID LANDS LYING AND SITUATE IN SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

SAID LANDS CONTAIN 147 SQUARE FEET, MORE OR LESS.

(NOT A SURVEY-DESCRIPTION AND SKETCH ONLY)

PROJECT: HUNTER'S MANOR		TASK: UTILITY EASEMENT 11	
PREPARED BY:  2035 VISTA PARKWAY WEST PALM BEACH, FL 33411	PHONE NO. 561.687.2220 CERT NO. 33574 LB NO. 7055	CAD 557800-SV-S&D-UE11.DWG	
		DRAWN/DESIGNED	MAS
		CHECKED/QC	KMS
		JOB NO.	5578.00
		DATE	03/25/2025
		SHEET: 2 of 3	

Marc Stotler P:\5500\5578.00 Hunters Manor Development\SURVEY\Drawings\Survey\Parcel Sketches\557800-SV-S&D-UE11.dwg 8x11 p Plotted: 4/24/2025 3:02:50 PM Saved: 4/24/2025 10:30:57 AM



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)

LOT 6

LOT 7

LOT 8

OS-3

LOT 9

POC

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

LOT 10

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

N89°17'39"E 7.00'  
N00°42'21"W 21.00'

S00°42'21"E 21.00'

POB

(BASIS OF BEARING)  
S89°17'39"W 110.75'

S89°17'39"W 7.00'

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

(NOT A SURVEY-DESCRIPTION AND SKETCH ONLY)

PROJECT:

HUNTER'S MANOR

TASK:

UTILITY EASEMENT 11

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-UE11.DWG

DRAWN/DESIGNED

MAS

CHECKED/QC

KMS

JOB NO.

5578.00

DATE

03/25/2025

SHEET:

3 of 3