

## DESCRIPTION:

A PORTION OF TRACT F, ENCLAVE AT SHERWOOD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 134, PAGES 33 THROUGH 41, INCLUSIVE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID LANDS SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT POINT OF COMMENCEMENT#1, ALSO BEING, AT THE NORTHEAST CORNER OF LOT 1, SHERWOOD FOREST PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 62, PAGES 163 THROUGH 168, SAID PUBLIC RECORDS; THENCE N00°34'32"W ALONG THE EAST LINE OF SAID TRACT F, THE FOLLOWING TWO (2) COURSES AND DISTANCES, A DISTANCE OF 42.02 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S89°27'26"W, A RADIAL DISTANCE OF 167.39 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 04°50'26", A DISTANCE OF 14.14 FEET TO THE POINT OF BEGINNING#1; THENCE N88°50'05"W, A DISTANCE OF 94.77 FEET; THENCE S46°09'55"W, A DISTANCE OF 74.18 FEET; THENCE N88°50'05"W, A DISTANCE OF 111.87 FEET; THENCE S01°09'55"W, A DISTANCE OF 28.00 FEET; THENCE N88°50'05"W, A DISTANCE OF 12.00 FEET; THENCE N01°09'55"E, A DISTANCE OF 28.00 FEET; THENCE N88°50'05"W, A DISTANCE OF 98.16 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF A 10.00 FEET WIDE GENERAL UTILITY EASEMENT, SAID PLAT, AND A POINT ON A NON-TANGENT CURVE TO THE LEFT, HAVING FOR ITS ELEMENTS, A CHORD BEARING (CB) OF N05°53'37"E, A CHORD DISTANCE (CD) OF 29.83 FEET, AND A RADIAL DISTANCE OF 310.00 FEET; THENCE ALONG SAID 10.00 FEET WIDE EASEMENT, AND NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°30'56", A DISTANCE OF 29.84 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, N44°32'21"E, A DISTANCE OF 29.91 FEET; THENCE N01°10'20"E, A DISTANCE OF 17.03 FEET; THENCE S88°50'05"E, A DISTANCE OF 12.22 FEET; THENCE N01°09'55"E, A DISTANCE OF 32.73 FEET; THENCE N43°50'05"W, A DISTANCE OF 29.20 FEET TO A POINT OF INTERSECTION WITH SAID EAST LINE OF SAID 10.00 WIDE EASEMENT; THENCE N40°14'23"E ALONG SAID EAST LINE, A DISTANCE OF 12.06 FEET; THENCE S43°50'05"E, A DISTANCE OF 35.42 FEET; THENCE S01°09'55"W, A DISTANCE OF 37.70 FEET; THENCE S88°50'05"E, A DISTANCE OF 5.78 FEET TO REFERENCE POINT A; THENCE S01°09'55"W, A DISTANCE OF 56.50 FEET; THENCE S88°50'05"E, A DISTANCE OF 81.14 FEET; THENCE N01°09'55"E, A DISTANCE OF 22.50 FEET; THENCE S88°50'05"E, A DISTANCE OF 12.00 FEET; THENCE S01°09'55"W, A DISTANCE OF 22.50 FEET; THENCE S88°50'05"E, A DISTANCE OF 52.27 FEET; THENCE N01°09'55"E, A DISTANCE OF 22.50 FEET; THENCE S88°50'05"E, A DISTANCE OF 12.00 FEET; THENCE S01°09'55"W, A DISTANCE OF 22.50 FEET; THENCE S88°50'05"E, A DISTANCE OF 6.64 FEET; THENCE N46°09'55"E, A DISTANCE OF 74.18 FEET; THENCE S88°50'05"E, A DISTANCE OF 97.92 FEET TO A POINT OF INTERSECTION WITH THE SAID EAST LINE OF TRACT F AND A POINT ON A NON-TANGENT CURVE TO THE RIGHT, HAVING FOR ITS ELEMENTS, A CHORD BEARING (CB) OF S07°27'40"E, A CHORD DISTANCE (CD) OF 12.14 FEET, AND A RADIAL DISTANCE OF 167.39 FEET; THENCE SOUTHERLY ALONG SAID EAST LINE OF TRACT F AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°09'19", A DISTANCE OF 12.14 FEET TO THE POINT OF BEGINNING#1.

LESS AND EXCEPT:

COMMENCING AT POINT OF COMMENCEMENT#2; THENCE S42°10'32"W, A DISTANCE OF 45.72 FEET TO THE POINT OF BEGINNING#2; THENCE S01°09'37"W, A DISTANCE OF 22.00 FEET; THENCE N88°50'05"W, A DISTANCE OF 20.79 FEET; THENCE N44°32'21"E, A DISTANCE OF 30.26 FEET TO THE POINT OF BEGINNING#2.

CONTAINING 8,422 SQUARE FEET OR 0.1933 ACRES, MORE OR LESS.

## CERTIFICATE:

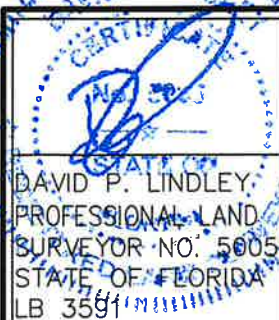
I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON MARCH 13, 2025. I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

SHEET 1 OF 6



**CAULFIELD & WHEELER, INC.**

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PHONE (561)-392-1991 / FAX (561)-750-1452



DATE 03-13-2025

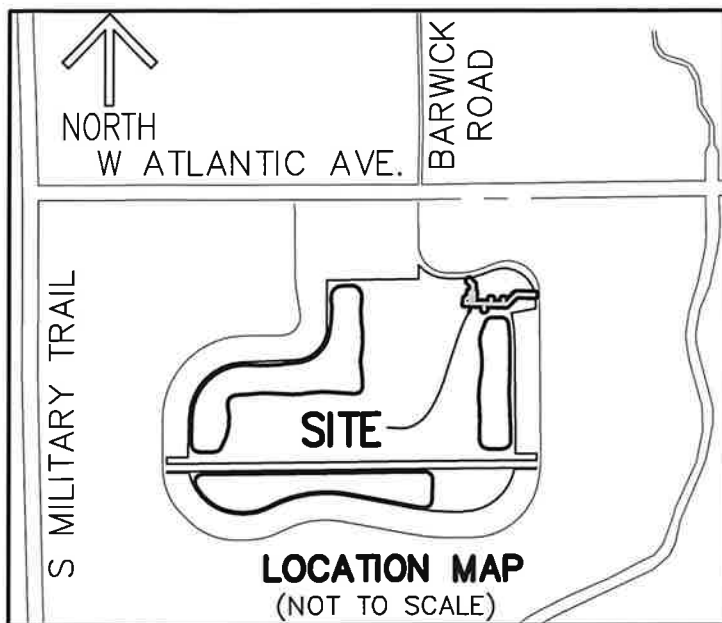
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F.B./ PG. N/A

SCALE NONE

JOB NO. 8159-WS

**ENCLAVE AT SHERWOOD  
WATER SEWER EASEMENT TRACT F  
SKETCH OF DESCRIPTION**



## LEGEND/ABBREVIATIONS

- CB - CHORD BEARING
- CD - CHORD DISTANCE
- $\Delta$  - DELTA (CENTRAL ANGLE)
- LB - LICENSED BUSINESS
- L - LENGTH
- P.B. - PLAT BOOK
- PG(S). - PAGES
- R - RADIUS
- G.U.E. - GENERAL UTILITY EASEMENT
- P.D.E. - PUBLIC DRAINAGE EASEMENT
- D.E. - DRAINAGE EASEMENT
- (P) - ENCLAVE AT SHERWOOD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 134, PAGE 33 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

## SURVEYOR'S NOTES:

1. SURVEY MAPS OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR AND MAPPER.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED, BY THE SURVEYOR, FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF NORTH 00°34'32" WEST ALONG THE EAST LINE OF TRACT F (P.B. 134, PG. 33), RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
5. THE LAND DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
6. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENTS OF RECORD RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
7. INSTRUMENTS OF RECORD SHOWN HEREON ARE ALL OF ENCLAVE AT SHERWOOD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 134, PAGE 33, RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, UNLESS OTHERWISE SHOWN.
8. THIS IS NOT A BOUNDARY SURVEY AND CANNOT BE RELIED ON AS SUCH.

**SHEET 2 OF 6**



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**ENCLAVE AT SHERWOOD  
WATER SEWER EASEMENT TRACT F  
SKETCH OF DESCRIPTION**

DATE 03-13-2025

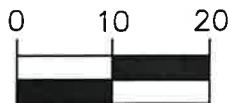
DRAWN BY SL

F.B./ PG. N/A

SCALE N/A

JOB NO. 8159-WS

# GRAPHIC SCALE



( IN FEET )

1 INCH = 20 FT.



NORTH

## TRACT F ENCLAVE AT SHERWOOD

(P.B. 134, PG. 33)

15' LANDSCAPE  
BUFFER(P)

12' WATER  
SEWER  
EASEMENT

S88°50'05"E  
97.92'

94.77'  
N88°50'05"W

## TRACT F ENCLAVE AT SHERWOOD

(P.B. 134, PG. 33)

S89°27'26"W  
(RADIAL)

EAST LINE  
TRACT F  
ENCLAVE AT SHERWOOD  
(P.B. 134, PG. 33)  
BEARING BASIS  
N00°34'32"W

## LOT 1 SHERWOOD FOREST PLAT NO. 1

(P.B. 62, PG. 163)

NORTH LINE LOT 1,  
SHERWOOD FOREST  
PLAT NO. 1  
(P.B. 62, PG. 163)

R=167.39'  
Δ=4°09'19"  
L=12.14'  
CD=12.14'  
CB=S07°27'40"E

P.O.B.#1

R=167.39'  
Δ=4°50'26"  
L=14.14'

TRACT "E-2"  
SHERWOOD FOREST  
PLAT NO. 1  
(P.B. 62, PG. 163)

N00°34'32"W  
42.02'

P.O.C.#1  
NE CORNER  
LOT 1,  
SHERWOOD FOREST  
PLAT NO. 1  
(P.B. 62, PG. 163)

MATCHLINE SEE SHEET 4

SHEET 3 OF 6

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ENCLAVE AT SHERWOOD  
WATER SEWER EASEMENT TRACT F  
SKETCH OF DESCRIPTION

DATE 03–13–2025

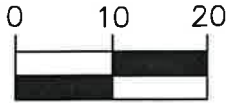
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F.B./ PG. N/A

SCALE 1"=20'

JOB NO. 8159–WS

# GRAPHIC SCALE



( IN FEET )

1 INCH = 20 FT.



NORTH

MATCHLINE  
SEE SHEET 5

**TRACT F  
ENCLAVE AT  
SHERWOOD**  
(P.B. 134, PG. 33)

S88°50'05"E  
6.64'

S88°50'05"E  
97.92'  
N88°50'05"W  
94.77'

S88°50'05"E  
12.00'

N01°09'55"E

22.50'

22.50'

12' WATER SEWER EASEMENT

S88°50'05"E

52.27'

S01°09'55"W

22.50'

111.87'  
N88°50'05"W

S01°09'55"W

22.50'

S88°50'05"E

81.14'

**TRACT F  
ENCLAVE AT  
SHERWOOD**  
(P.B. 134, PG. 33)

N46°09'55"E  
74.18'

74.18'  
S46°09'55"W

**TRACT F  
ENCLAVE AT  
SHERWOOD**  
(P.B. 134, PG. 33)

MATCHLINE SEE SHEET 3

SHEET 4 OF 6



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**ENCLAVE AT SHERWOOD  
WATER SEWER EASEMENT TRACT F  
SKETCH OF DESCRIPTION**

DATE 03-13-2025

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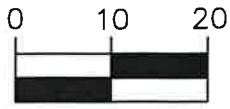
F.B./ PG. N/A

SCALE 1"=20'

JOB NO. 8159-WS



# GRAPHIC SCALE



( IN FEET )

1 INCH = 20 FT.



NORTH

MATCHLINE  
SEE SHEET 6

GEILLIS PATH  
TRACT R  
ENCLAVE AT SHERWOOD  
(P.B. 134, PG. 33)

EASTERLY LINE  
G.U.E.(P)

N01°09'55"E  
32.73'  
S88°50'05"E  
12.22'

N44°32'21"E  
29.91'  
N01°10'20"E  
17.03'

N44°32'21"E  
30.26'

P.O.B.#2  
S01°09'37"W  
22.00'  
15' LANDSCAPE  
BUFFER(P)

0.87'

10' G.U.E.(P)

N88°50'05"W  
20.79'

R=310.00'  
Δ=5°30'56"  
L=29.84'  
CD=29.83'  
CB=N05°53'37"E

98.16'  
N88°50'05"W

TRACT F  
ENCLAVE AT  
SHERWOOD  
(P.B. 134, PG. 33)

56.50'  
S01°09'55"W

12' WATER  
SEWER  
EASEMENT

P.O.C.#2  
REFERENCE POINT A

TRACT F  
ENCLAVE AT  
SHERWOOD  
(P.B. 134, PG. 33)

N88°50'05"W  
111.87'  
S88°50'05"E  
81.14'

12' D.E./P.D.E.(P)

N01°09'55"E  
28.00'

12.00'  
N88°50'05"W

28.00'  
S01°09'55"W

MATCHLINE  
SEE SHEET 4

SHEET 5 OF 6



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ENCLAVE AT SHERWOOD  
WATER SEWER EASEMENT TRACT F  
SKETCH OF DESCRIPTION

DATE 03-13-2025

DRAWN BY SL

F.B./ PG. N/A

SCALE 1"=20'

JOB NO. 8159-WS

# GRAPHIC SCALE



( IN FEET )

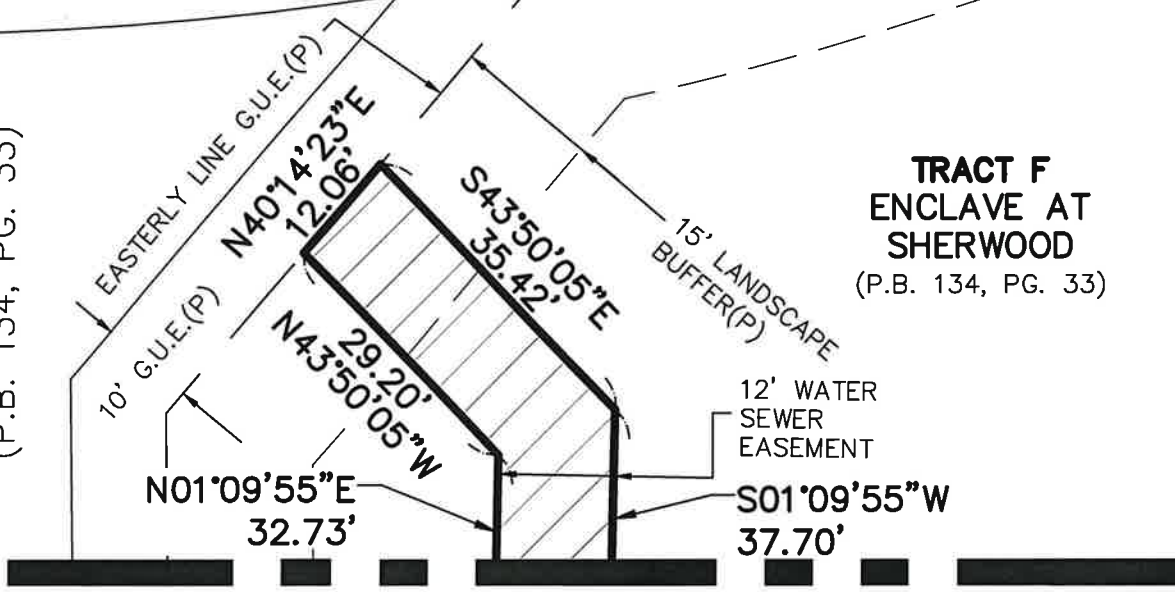
1 INCH = 20 FT.



**SHERWOOD FOREST DRIVE**  
(60' PRIVATE INGRESS/EGRESS,  
DRAINAGE, AND UTILITY TRACT)

**GEILLIS PATH**  
**TRACT R**  
**ENCLAVE AT SHERWOOD**  
(P.B. 134, PG. 33)

**TRACT F**  
**ENCLAVE AT**  
**SHERWOOD**  
(P.B. 134, PG. 33)



MATCHLINE SEE SHEET 5

**SHEET 6 OF 6**



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**ENCLAVE AT SHERWOOD**  
**WATER SEWER EASEMENT TRACT F**  
**SKETCH OF DESCRIPTION**

DATE 03-13-2025

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F.B./ PG. N/A

SCALE 1"=20'

JOB NO. 8159-WS