

DESCRIPTION:

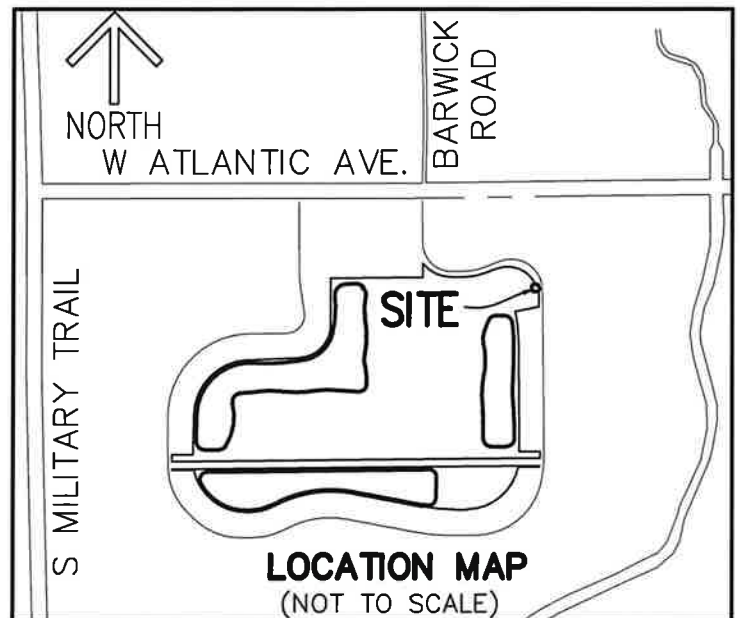
A PORTION OF TRACT F, ENCLAVE AT SHERWOOD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 134, PAGES 33 THROUGH 41, INCLUSIVE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID LANDS SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT 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 $N00^{\circ}34'32''W$ 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 $S89^{\circ}27'26''W$, A RADIAL DISTANCE OF 167.39 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF $17^{\circ}27'00''$, A DISTANCE OF 50.98 FEET TO THE POINT OF BEGINNING; THENCE $S89^{\circ}25'28''W$, A DISTANCE OF 17.92 FEET; THENCE $N00^{\circ}34'32''W$, A DISTANCE OF 12.00 FEET; THENCE $N89^{\circ}25'28''E$, A DISTANCE OF 13.65 FEET TO SAID EAST LINE OF SAID TRACT F, ALSO BEING THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE RIGHT, HAVING FOR ITS ELEMENTS A CHORD BEARING (CB) OF $S20^{\circ}10'24''E$, A CHORD DISTANCE (CD) OF 12.74 FEET AND A RADIAL DISTANCE OF 167.39 FEET; THENCE SOUTHERLY ALONG SAID EAST LINE AND THE SAID ARC, THROUGH A CENTRAL ANGLE OF $04^{\circ}21'40''$, A DISTANCE OF 12.74 FEET TO THE POINT OF BEGINNING.

CONTAINING 190 SQUARE FEET OR 0.0044 ACRES, MORE OR LESS.

LEGEND/ABBREVIATIONS

CB — CHORD BEARING
CD — CHORD DISTANCE
 Δ — DELTA (CENTRAL ANGLE)
LB — LICENSED BUSINESS
L — LENGTH
P.B. — PLAT BOOK
PG(S). — PAGES
R — RADIUS



CERTIFICATE:

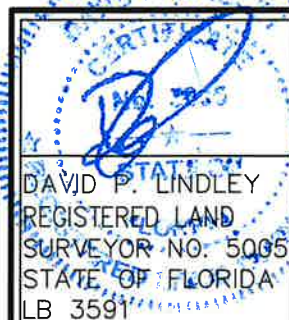
I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON OCTOBER 16, 2024. I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 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 3



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE — SURVEYING
7900 GLADES ROAD — SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452



DATE	10-16-2024
DRAWN BY	sl
E.B. / PG.	N/A
SCALE	NONE
JOB NO.	8159-HYD

**ENCLAVE AT SHERWOOD
HYDRANT EASEMENT TRACT F
SKETCH AND DESCRIPTION**

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 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 3



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE — SURVEYING
7900 GLADES ROAD — SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

**ENCLAVE AT SHERWOOD
HYDRANT EASEMENT TRACT F
SKETCH OF DESCRIPTION**

DATE 10-16-2024

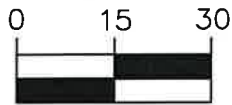
DRAWN BY SL

F.B./ PG. N/A

SCALE N/A

JOB NO. 8159-HYD

GRAPHIC SCALE

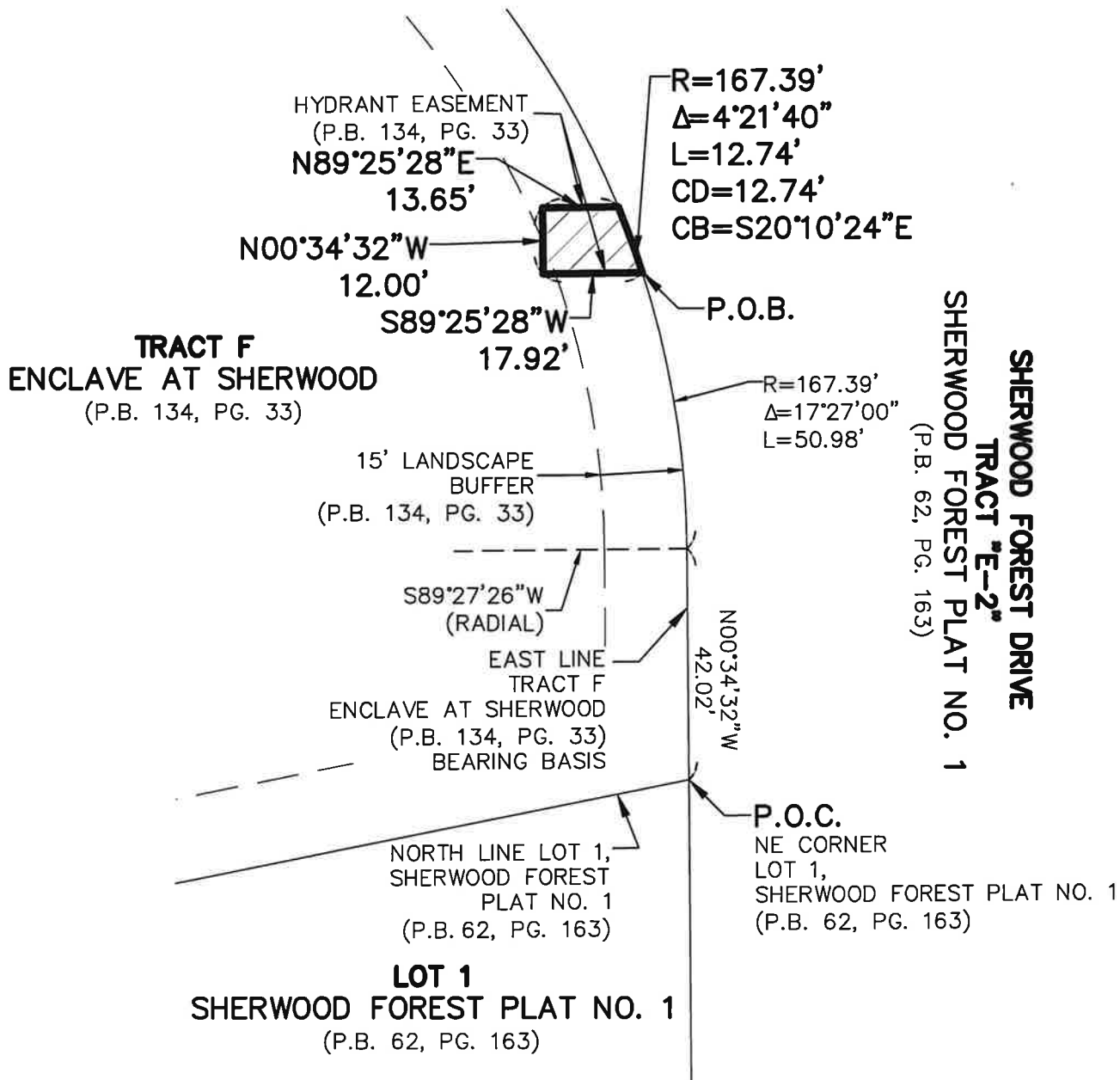


(IN FEET)

1 INCH = 30 FT.



NORTH



SHEET 3 OF 3

CAULFIELD & WHEELER, INC.



CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

**ENCLAVE AT SHERWOOD
HYDRANT EASEMENT TRACT F
SKETCH OF DESCRIPTION**

DATE 10-16-2024

DRAWN BY SL

F.B./ PG. N/A

SCALE 1"=30'

JOB NO. 8159-HYD