

DESCRIPTION:

A PORTION OF TRACTS R AND OPEN SPACE TRACT 1 (OS1), 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, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT R; THENCE ALONG THE BOUNDARY OF A 10-FOOT GENERAL UTILITY EASEMENT (G.U.E.), SAID PLAT S40°14'23"W, A DISTANCE OF 13.60 FEET TO THE POINT OF BEGINNING#1; THENCE S40°14'23"W, A DISTANCE OF 12.06 FEET; THENCE N43°50'05"W, A DISTANCE OF 6.81 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE RIGHT, HAVING FOR ITS ELEMENTS, A CHORD BEARING (CB) OF S87°09'53"W, A CHORD DISTANCE (CD) OF 26.57 FEET, AND A RADIAL DISTANCE OF 347.20 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 04°23'11", A DISTANCE OF 26.58 FEET; THENCE S89°21'28"W, A DISTANCE OF 71.79 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE RIGHT, HAVING FOR ITS ELEMENTS, A CHORD BEARING (CB) OF N85°39'04"W, A CHORD DISTANCE (CD) OF 33.27 FEET, AND A RADIAL DISTANCE OF 202.51 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 09°25'30", A DISTANCE OF 33.31 FEET TO A POINT ON SAID BOUNDARY OF SAID 10-FOOT EASEMENT; THENCE ALONG SAID BOUNDARY OF SAID 10-FOOT UTILITY EASEMENT AND ALONG A LINE NON-TANGENT TO SAID CURVE, N38°37'22"W, A DISTANCE OF 18.84 FEET TO THE NORTH LINE OF SAID TRACT R AND THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE LEFT, HAVING FOR ITS ELEMENTS, A CHORD BEARING (CB) OF S83°37'28"E, A CHORD DISTANCE (CD) OF 47.04 FEET, AND A RADIAL DISTANCE OF 192.50 FEET; THENCE EASTERLY ALONG SAID NORTH LINE TRACT R FOR THE FOLLOWING THREE (3) COURSES AND DISTANCES AND ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 14°02'09", A DISTANCE OF 47.16 FEET; THENCE N89°21'28"E, A DISTANCE OF 69.85 FEET TO A POINT OF CURVE TO THE LEFT, HAVING A RADIUS OF 335.20 FEET AND A CENTRAL ANGLE OF 05°21'44"; THENCE EASTERLY ALONG THE ARC A DISTANCE OF 31.37 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, S43°50'05"E, A DISTANCE OF 11.37 FEET TO THE POINT OF BEGINNING#1.

TOGETHER WITH:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT R; THENCE S13°53'26"W, A DISTANCE OF 153.89 FEET TO THE POINT OF BEGINNING#2; THENCE S44°32'21"W, A DISTANCE OF 67.71 FEET; THENCE S45°24'19"E, A DISTANCE OF 15.05 FEET; THENCE S00°00'00"E, A DISTANCE OF 65.44 FEET TO A POINT ON THE BOUNDARY OF A 10-FOOT WIDE GENERAL UTILITY EASEMENT (G.U.E.), SAID PLAT AND THE TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE LEFT, HAVING FOR ITS ELEMENTS, A CHORD BEARING (CB) OF S05°10'24"W, A CHORD DISTANCE (CD) OF 44.36 FEET, AND A RADIAL DISTANCE OF 246.00 FEET; THENCE ALONG SAID BOUNDARY OF SAID 10-FOOT EASEMENT FOR THE FOLLOWING FOUR (4) COURSES AND DISTANCES SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 10°20'47", A DISTANCE OF 44.42 FEET; THENCE S00°00'00"E, A DISTANCE OF 376.66 FEET TO A POINT OF CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°27'59"; THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 39.47 FEET; THENCE N89°32'01"E, A DISTANCE OF 84.83 FEET;

DESCRIPTION CONTINUES ON SHEET 2:

SHEET 1 OF 18



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
WATER SEWER EASEMENT TRACTS R AND OPEN SPACE 1
SKETCH AND DESCRIPTION**

DATE 03-17-2025

DRAWN BY sl

F.B./ PG. N/A

SCALE NONE

JOB NO. 8159-WS

DESCRIPTION CONTINUED FROM SHEET 1:

THENCE S00°27'59"E, A DISTANCE OF 41.13 FEET; THENCE N89°21'59"E, A DISTANCE OF 19.50 FEET TO A POINT ON THE EAST LINE OF SAID TRACT R AND THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE RIGHT, HAVING FOR ITS ELEMENTS, A CHORD BEARING (CB) OF S00°31'40"E, A CHORD DISTANCE (CD) OF 1.02 FEET, AND A RADIAL DISTANCE OF 478.50 FEET; THENCE SOUTHERLY ALONG SAID EAST LINE AND ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 00°07'22", A DISTANCE OF 1.02 FEET; THENCE CONTINUE ALONG SAID EAST LINE S00°27'59"E, A DISTANCE OF 7.90 FEET TO A POINT ON THE SAID BOUNDARY OF SAID GENERAL UTILITY EASEMENT; THENCE ALONG SAID BOUNDARY OF SAID 10-FOOT EASEMENT THE FOLLOWING THREE (3) COURSES AND DISTANCES S89°32'01"W, A DISTANCE OF 315.51 FEET; THENCE S89°22'01"W, A DISTANCE OF 812.85 FEET TO A POINT OF CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 36°53'30"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 12.88 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, S89°21'59"W, A DISTANCE OF 133.05 FEET TO A POINT HEREINAFTER KNOWN AS REFERENCE POINT A, AND TO A POINT ON SAID BOUNDARY OF SAID 10-FOOT EASEMENT AND THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE RIGHT, HAVING FOR ITS ELEMENTS, A CHORD BEARING (CB) OF N13°12'13"E, A CHORD DISTANCE (CD) OF 12.36 FEET, AND A RADIAL DISTANCE OF 63.00 FEET; THENCE NORTHERLY ALONG SAID BOUNDARY OF SAID 10-FOOT EASEMENT AND THE ARC, THROUGH A CENTRAL ANGLE OF 11°15'28", A DISTANCE OF 12.38 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, N89°21'59"E, A DISTANCE OF 124.50 FEET; THENCE N00°38'01"W, A DISTANCE OF 5.11 FEET; THENCE N89°21'59"E, A DISTANCE OF 18.01 FEET; THENCE S00°38'01"E, A DISTANCE OF 5.11 FEET; THENCE N89°21'59"E, A DISTANCE OF 382.59 FEET; THENCE N00°38'01"W, A DISTANCE OF 5.11 FEET; THENCE N89°21'59"E, A DISTANCE OF 18.01 FEET; THENCE S00°38'01"E, A DISTANCE OF 5.11 FEET; THENCE N89°21'59"E, A DISTANCE OF 234.47 FEET; THENCE N00°21'14"W, A DISTANCE OF 11.01 FEET; THENCE S89°21'54"W, A DISTANCE OF 706.61 FEET; THENCE N00°38'06"W, A DISTANCE OF 12.00 FEET; THENCE N89°21'54"E, A DISTANCE OF 706.67 FEET TO A POINT HEREINAFTER KNOWN AS REFERENCE POINT B; THENCE N00°21'14"W, A DISTANCE OF 30.32 FEET TO A POINT ON SAID BOUNDARY OF SAID 10-FOOT EASEMENT AND TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE LEFT, HAVING FOR ITS ELEMENTS, A CHORD BEARING (CB) OF N16°04'31"E, A CHORD DISTANCE (CD) OF 14.14 FEET, AND A RADIAL DISTANCE OF 25.00 FEET; THENCE NORTHERLY ALONG SAID BOUNDARY OF SAID 10-FOOT EASEMENT THE FOLLOWING TWO (2) COURSES AND DISTANCES AND THE ARC, THROUGH A CENTRAL ANGLE OF 32°51'30", A DISTANCE OF 14.34 FEET; THENCE N00°21'14"W, A DISTANCE OF 602.61 FEET; THENCE N89°38'46"E, A DISTANCE OF 50.00 FEET TO A POINT HEREINAFTER KNOWN AS REFERENCE POINT C, AND A POINT ON SAID BOUNDARY OF SAID 10-FOOT EASEMENT; THENCE ALONG SAID BOUNDARY OF SAID 10-FOOT EASEMENT FOR THE FOLLOWING FOUR (4) COURSES AND DISTANCES S00°21'14"E, A DISTANCE OF 63.25 FEET TO A POINT OF CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 89°48'52"; THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 39.19 FEET; THENCE N89°49'54"E, A DISTANCE OF 213.11 FEET TO A POINT OF CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 32°52'45"; THENCE EASTERLY ALONG THE ARC A DISTANCE OF 14.35 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, N89°49'54"E, A DISTANCE OF 2.22 FEET; THENCE N44°35'41"E, A DISTANCE OF 61.42 FEET; THENCE S88°50'05"E, A DISTANCE OF 52.70 FEET;

DESCRIPTION CONTINUED ON SHEET 3:

SHEET 2 OF 18



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**ENCLAVE AT SHERWOOD
WATER SEWER EASEMENT TRACTS R AND OPEN SPACE 1
SKETCH AND DESCRIPTION**

DATE 03-17-2025

DRAWN BY sl

F.B./ PG. N/A

SCALE NONE

JOB NO. 8159-WS

DESCRIPTION CONTINUED FROM SHEET 2:

THENCE N44°32'21"E, A DISTANCE OF 8.93 FEET TO A POINT ON SAID BOUNDARY OF SAID 10-FOOT EASEMENT AND TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE RIGHT, HAVING FOR ITS ELEMENTS, A CHORD BEARING (CB) OF S07°14'32"W, A CHORD DISTANCE (CD) OF 19.80 FEET, AND A RADIAL DISTANCE OF 300.00 FEET; THENCE SOUTHERLY ALONG SAID BOUNDARY OF SAID 10-FOOT EASEMENT AND ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 03°46'59", A DISTANCE OF 19.81 FEET TO THE POINT OF BEGINNING#2.

LESS AND EXCEPT:

COMMENCING AT THE AFOREMENTIONED REFERENCE POINT C; THENCE S33°19'39"W, A DISTANCE OF 14.42 FEET TO THE POINT OF BEGINNING#3; THENCE S00°21'14"E, A DISTANCE OF 65.08 FEET; THENCE S44°46'00"W, A DISTANCE OF 7.03 FEET; THENCE S45°14'00"E, A DISTANCE OF 12.00 FEET; THENCE N44°46'00"E, A DISTANCE OF 7.17 FEET; THENCE S45°15'40"E, A DISTANCE OF 15.13 FEET; THENCE N89°49'54"E, A DISTANCE OF 247.54 FEET; THENCE N44°35'41"E, A DISTANCE OF 10.13 FEET; THENCE S45°24'19"E, A DISTANCE OF 8.84 FEET; THENCE N44°35'41"E, A DISTANCE OF 6.00 FEET; THENCE S45°24'19"E, A DISTANCE OF 17.52 FEET; THENCE S44°32'21"W, A DISTANCE OF 5.47 FEET; THENCE S89°49'54"W, A DISTANCE OF 303.98 FEET; THENCE N00°21'14"W, A DISTANCE OF 76.32 FEET; THENCE S89°38'46"W, A DISTANCE OF 12.00 FEET; THENCE S00°21'14"E, A DISTANCE OF 469.61 FEET; THENCE N89°38'46"E, A DISTANCE OF 12.00 FEET; THENCE N00°21'14"W, A DISTANCE OF 381.29 FEET; THENCE N89°49'54"E, A DISTANCE OF 300.43 FEET; THENCE S00°00'00"E, A DISTANCE OF 524.80 FEET; THENCE S89°21'54"W, A DISTANCE OF 320.19 FEET; THENCE N00°21'14"W, A DISTANCE OF 109.62 FEET; THENCE N89°38'46"E, A DISTANCE OF 5.06 FEET; THENCE N00°38'01"W, A DISTANCE OF 18.00 FEET; THENCE S89°21'59"W, A DISTANCE OF 4.97 FEET; THENCE N00°21'14"W, A DISTANCE OF 506.84 FEET; THENCE N89°38'46"E, A DISTANCE OF 34.00 FEET TO THE POINT OF BEGINNING#3.

ALSO LESS AND EXCEPT:

COMMENCING AT THE AFOREMENTIONED REFERENCE POINT B; THENCE S45°29'40"E, A DISTANCE OF 16.93 FEET TO THE POINT OF BEGINNING#4; THENCE N89°21'54"E, A DISTANCE OF 412.18 FEET; THENCE N00°38'06"W, A DISTANCE OF 12.00 FEET; THENCE S89°21'54"W, A DISTANCE OF 79.93 FEET; THENCE N00°00'00"E, A DISTANCE OF 528.23 FEET; THENCE N44°32'21"E, A DISTANCE OF 5.51 FEET; THENCE S45°24'19"E, A DISTANCE OF 10.02 FEET; THENCE S00°00'00"E, A DISTANCE OF 340.95 FEET; THENCE N90°00'00"W, A DISTANCE OF 5.00 FEET; THENCE S00°00'00"E, A DISTANCE OF 18.00 FEET; THENCE N90°00'00"E, A DISTANCE OF 5.00 FEET; THENCE S00°00'00"E, A DISTANCE OF 155.58 FEET; THENCE N89°32'01"E, A DISTANCE OF 8.22 FEET; THENCE S00°27'59"E, A DISTANCE OF 2.49 FEET; THENCE N89°21'59"E, A DISTANCE OF 18.00 FEET; THENCE N00°38'01"W, A DISTANCE OF 2.44 FEET; THENCE N89°32'01"E, A DISTANCE OF 79.88 FEET; THENCE S00°27'59"E, A DISTANCE OF 33.17 FEET; THENCE S89°21'59"W, A DISTANCE OF 449.42 FEET; THENCE N00°21'14"W, A DISTANCE OF 11.01 FEET TO THE POINT OF BEGINNING#4.

ALSO LESS AND EXCEPT:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT R; THENCE S19°28'28"W, A DISTANCE OF 156.85 FEET TO THE POINT OF BEGINNING#5; THENCE S44°32'21"W, A DISTANCE OF 58.01 FEET; THENCE N45°24'19"W, A DISTANCE OF 26.35 FEET; THENCE N44°35'41"E, A DISTANCE OF 33.13 FEET; THENCE S88°50'05"E, A DISTANCE OF 36.20 FEET TO THE POINT OF BEGINNING#5.

DESCRIPTION CONTINUED ON SHEET 4:

SHEET 3 OF 18



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**ENCLAVE AT SHERWOOD
WATER SEWER EASEMENT TRACTS R AND OPEN SPACE 1
SKETCH AND DESCRIPTION**

DATE 03-17-2025

DRAWN BY sl

F.B./ PG. N/A

SCALE NONE

JOB NO. 8159-WS

DESCRIPTION CONTINUED FROM SHEET 3:

AND ALSO TOGETHER WITH:

COMMENCING AT THE AFOREMENTIONED REFERENCE POINT A; THENCE S89°21'59"W, A DISTANCE OF 10.52 FEET TO A POINT ON THE LINE OF SAID BOUNDARY OF SAID 10-FOOT GENERAL UTILITY EASEMENT (G.U.E.), SAID PLAT AND TO THE POINT OF BEGINNING#6; THENCE CONTINUE S89°21'59"W, A DISTANCE OF 0.82 FEET; THENCE N00°38'01"W, A DISTANCE OF 12.00 FEET; THENCE N89°21'59"E, A DISTANCE OF 3.35 FEET TO A POINT ON SAID BOUNDARY OF SAID 10- FOOT EASEMENT AND THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE LEFT, HAVING FOR ITS ELEMENTS, A CHORD BEARING (CB) OF S11°15'45"W, A CHORD DISTANCE (CD) OF 12.26 FEET, AND A RADIAL DISTANCE OF 73.00 FEET; THENCE SOUTHERLY ALONG SAID BOUNDARY OF SAID 10- FOOT EASEMENT AND ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 09°38'12", A DISTANCE OF 12.28 FEET TO THE POINT OF BEGINNING#6.

SAID LANDS LYING AND BEING IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAINING 59,813 SQUARE FEET, 1.3731 ACRES, MORE OR LESS.

LEGEND/ABBREVIATIONS

D.E. — DRAINAGE EASEMENT
G.U.E. — GENERAL UTILITY EASEMENT
LB — LICENSED BUSINESS
L.W.D.D. — LAKE WORTH DRAINAGE DISTRICT

O.R.B. — OFFICIAL RECORD BOOK
P.B. — PLAT BOOK
P.D.E. — PUBLIC DRAINAGE EASEMENT
PG(S). — PAGES
R/W — RIGHT-OF-WAY

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 17, 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 4 OF 18



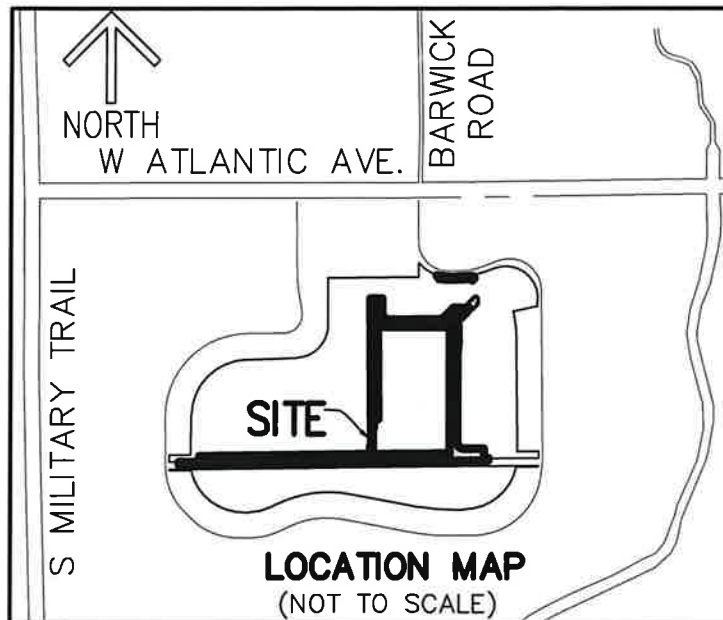
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**ENCLAVE AT SHERWOOD
WATER SEWER EASEMENT TRACTS R AND OPEN SPACE 1
SKETCH AND DESCRIPTION**

DATE	03-17-2025
DRAWN BY	sl
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	8159-WS



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 SOUTH 89°32'01" WEST ALONG THE NORTH LINE OF SECTION 24, TOWNSHIP 46 SOUTH, RANGE 42 EAST, 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. ALL INSTRUMENTS OF RECORD SHOWN HEREON REFERENCE THE ENCLAVE AT SHERWOOD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 134, PAGE 33, AND WERE 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 5 OF 18



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**ENCLAVE AT SHERWOOD
WATER SEWER EASEMENT TRACTS R AND OPEN SPACE 1
SKETCH AND DESCRIPTION**

DATE 03-17-2025

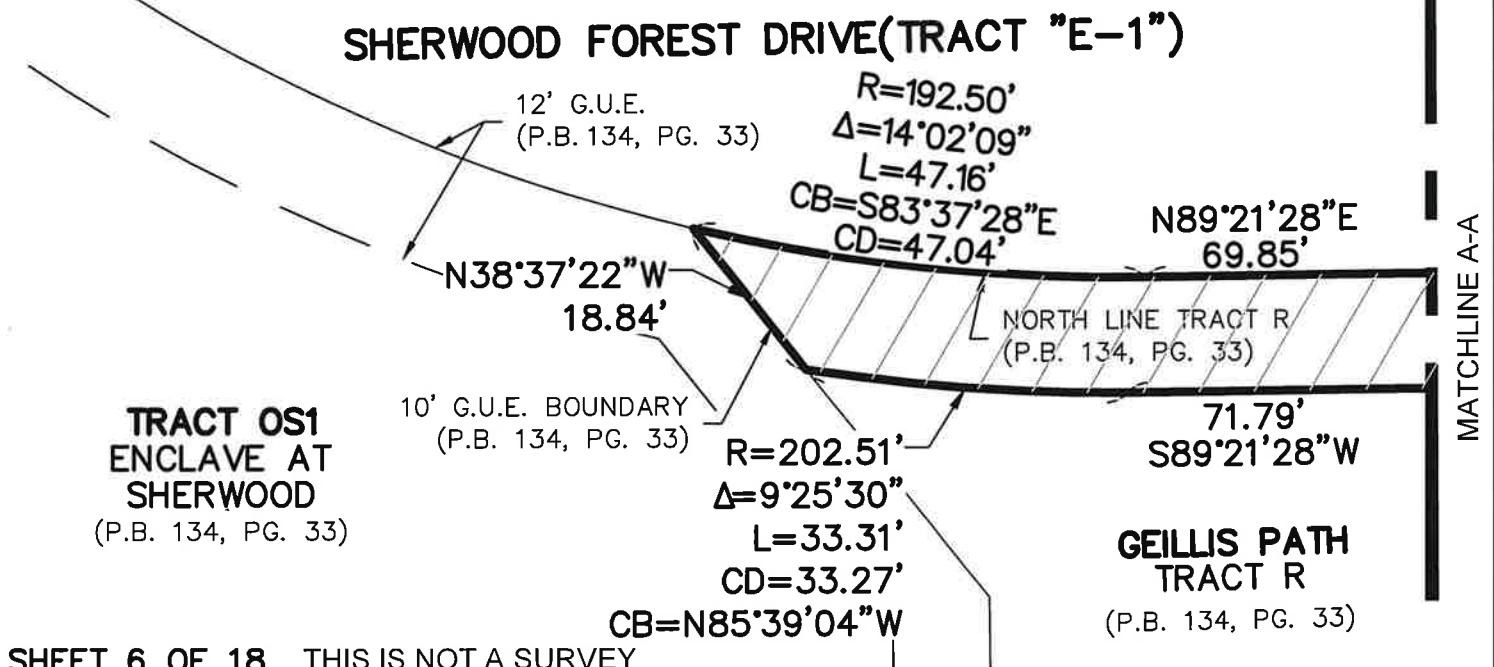
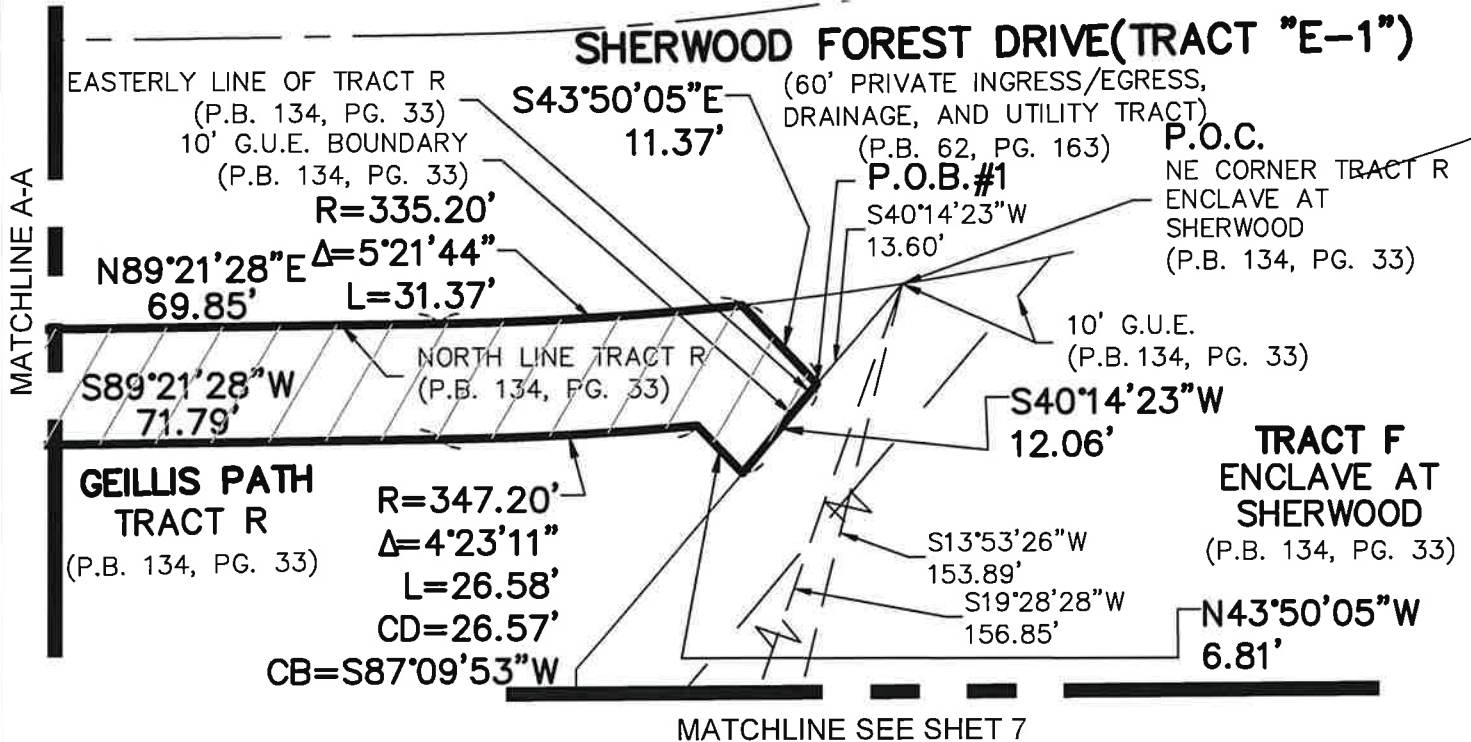
DRAWN BY SL

F.B./ PG. N/A

SCALE N/A

JOB NO. 8159-WS

EXHIBIT "A"

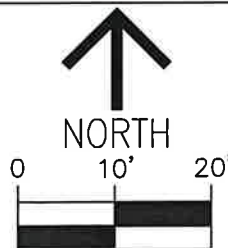


SHEET 6 OF 18 THIS IS NOT A SURVEY



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1 INCH = 20 FEET

DATE 03-17-2025

DRAWN BY SL

F.B./ PG. N/A

SCALE 1"=20'

JOB NO. 8159-WS

ENCLAVE AT SHERWOOD
WATER SEWER EASEMENT TRACTS R AND OPEN SPACE 1
SKETCH AND DESCRIPTION

EXHIBIT "A"

MATCH LINE SEE SHEET 6

10' G.U.E.
(P.B. 134, PG. 33)

N89°49'54"E
300.43'

S89°49'54"W
303.98'

GEILLIS PATH
TRACT R

(P.B. 134, PG. 33)

S45°24'19"E

17.52'

N44°32'21"E
8.93'

S19°28'28"W
156.85'

S88°50'05"E
52.70'

P.O.B.#5

S88°50'05"E
36.20'

N44°35'41"E
61.42'

N44°35'41"E
33.13'

N45°24'19"W
26.35'

S44°32'21"W
58.01'

S44°32'21"W
67.71'

N44°32'21"E
5.51'

S45°24'19"E
15.05'

S45°24'19"E
10.02'

S00°00'00"E
524.80'

N00°00'00"E
528.23'

S00°00'00"E
340.95'

S00°00'00"E
65.44'

EAST LINE OF TRACT R
(P.B. 134, PG. 33)

WEST LINE OF TRACT F
(P.B. 134, PG. 33)

R=300.00'

Δ=3°46'59"

L=19.81'

CD=19.80'

CB=S07°14'32"W

P.O.B.#2

10' G.U.E. BOUNDARY
(P.B. 134, PG. 33)

10' G.U.E. BOUNDARY
(P.B. 134, PG. 33)

TRACT F
ENCLAVE AT
SHERWOOD

(P.B. 134, PG. 33)

1

LOTS

ENCLAVE AT SHERWOOD

(P.B. 134, PG. 33)

MATCH LINE SEE SHEET 18

SHEET 7 OF 18 THIS IS NOT A SURVEY



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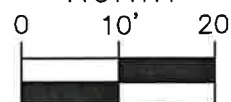
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NORTH



1 INCH = 20 FEET

DATE 03-17-2025

DRAWN BY SL

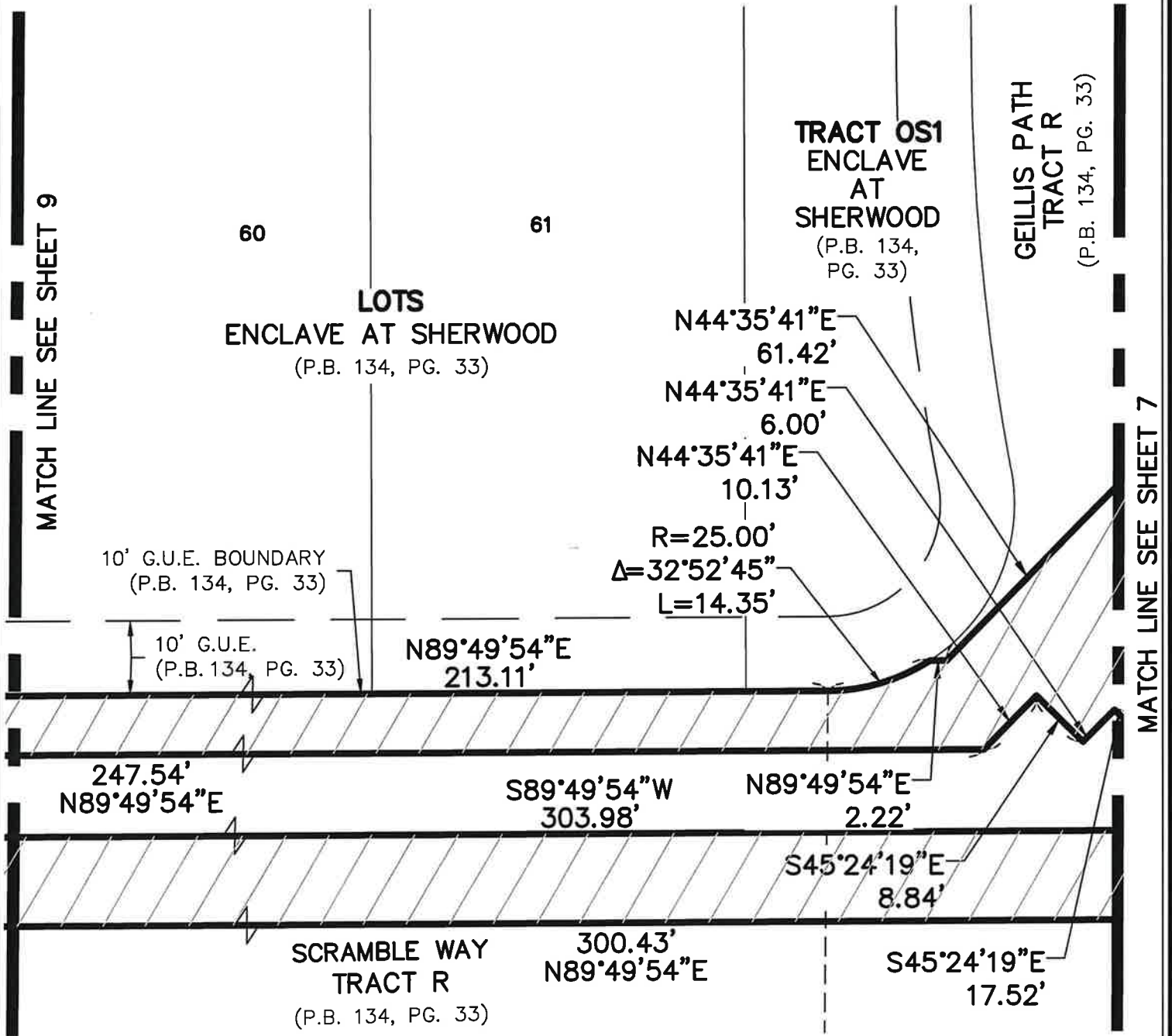
F.B./ PG. N/A

SCALE 1"=20'

JOB NO. 8159-WS

ENCLAVE AT SHERWOOD
WATER SEWER EASEMENT TRACTS R AND OPEN SPACE 1
SKETCH AND DESCRIPTION

EXHIBIT "A"



SHEET 8 OF 18 THIS IS NOT A SURVEY

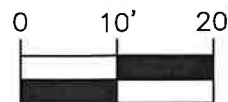


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NORTH



1 INCH = 20 FEET

DATE 03-17-2025

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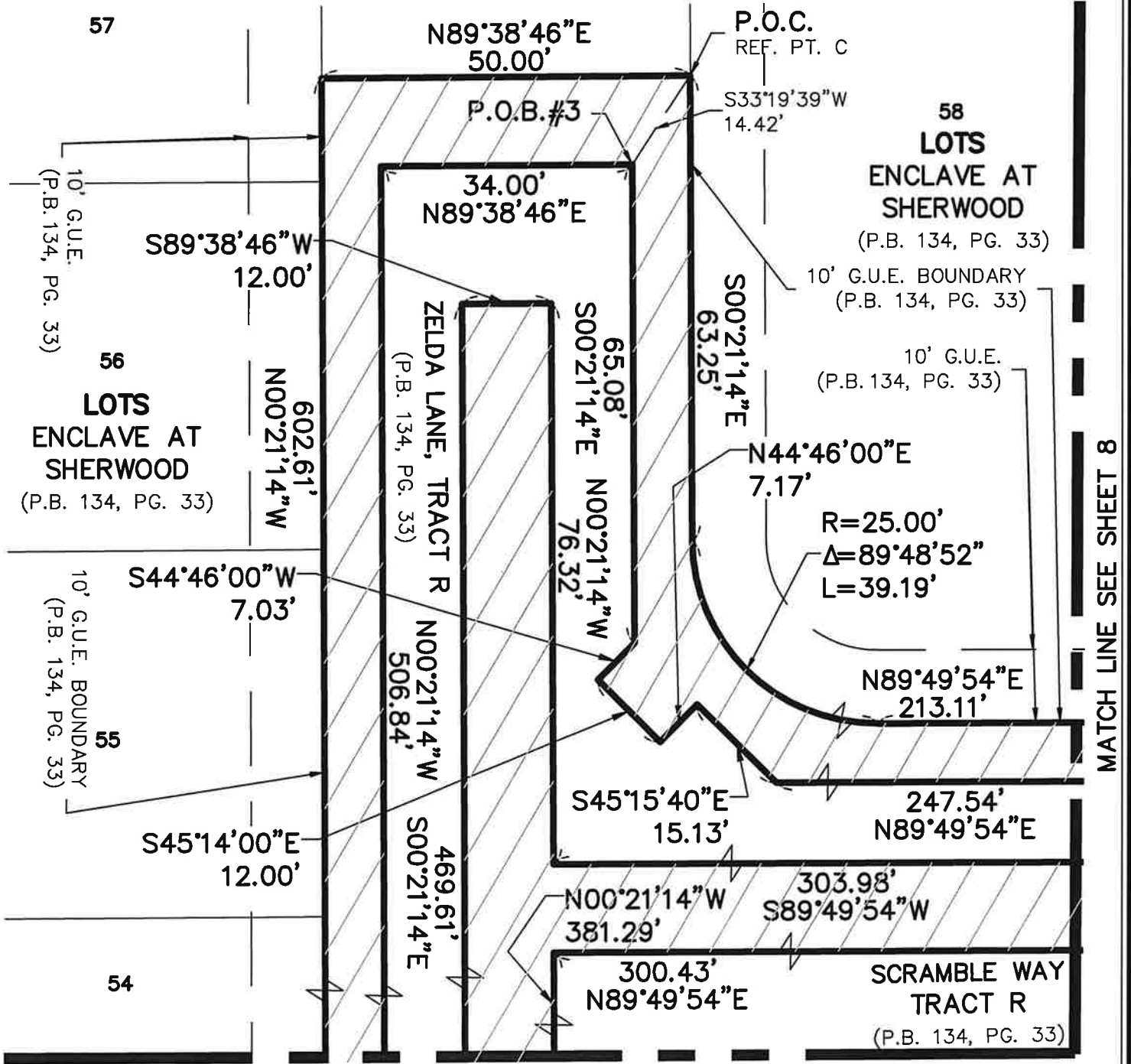
F.B./ PG. N/A

SCALE 1"=20'

JOB NO. 8159-WS

ENCLAVE AT SHERWOOD
WATER SEWER EASEMENT TRACTS R AND OPEN SPACE 1
SKETCH AND DESCRIPTION

EXHIBIT "A"



MATCH LINE SEE SHEET 10

SHEET 9 OF 18 THIS IS NOT A SURVEY



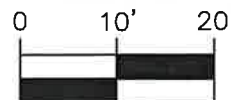
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 7900 GLADES ROAD — SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561)–392–1991 / FAX (561)–750–1452

**ENCLAVE AT SHERWOOD
 WATER SEWER EASEMENT TRACTS R AND OPEN SPACE 1
 SKETCH AND DESCRIPTION**



NORTH



1 INCH = 20 FEET

DATE 03–17–2025

DRAWN BY SL

F.B./ PG. N/A

SCALE 1"=20'

JOB NO. 8159–WS

MATCH LINE SEE SHEET 8

EXHIBIT "A"

MATCH LINE SEE SHEET 9

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

48

TRACT OS4
(P.B. 134, PG. 33)

68

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

47

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

69

10' G.U.E. BOUNDARY
(P.B. 134, PG. 33)

602.61'
N00°21'14"W

10' G.U.E.
(P.B. 134, PG. 33)

469.61'
S00°21'14"E

506.84'
N00°21'14"W

18.00'
N00°38'01"W

5.06'
N89°38'46"E

109.62'
N00°21'14"W

381.29'
N00°21'14"W

12.00'
N89°38'46"E

4.97'
S89°21'59"W

ZELDA LANE
TRACT R
(P.B. 134, PG. 33)

MATCH LINE SEE SHEET 11

SHEET 10 OF 18 THIS IS NOT A SURVEY



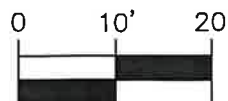
CAULFIELD & WHEELER, INC.

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
WATER SEWER EASEMENT TRACTS R AND OPEN SPACE 1
SKETCH AND DESCRIPTION**



NORTH



1 INCH = 20 FEET

DATE 03-17-2025

DRAWN BY SL

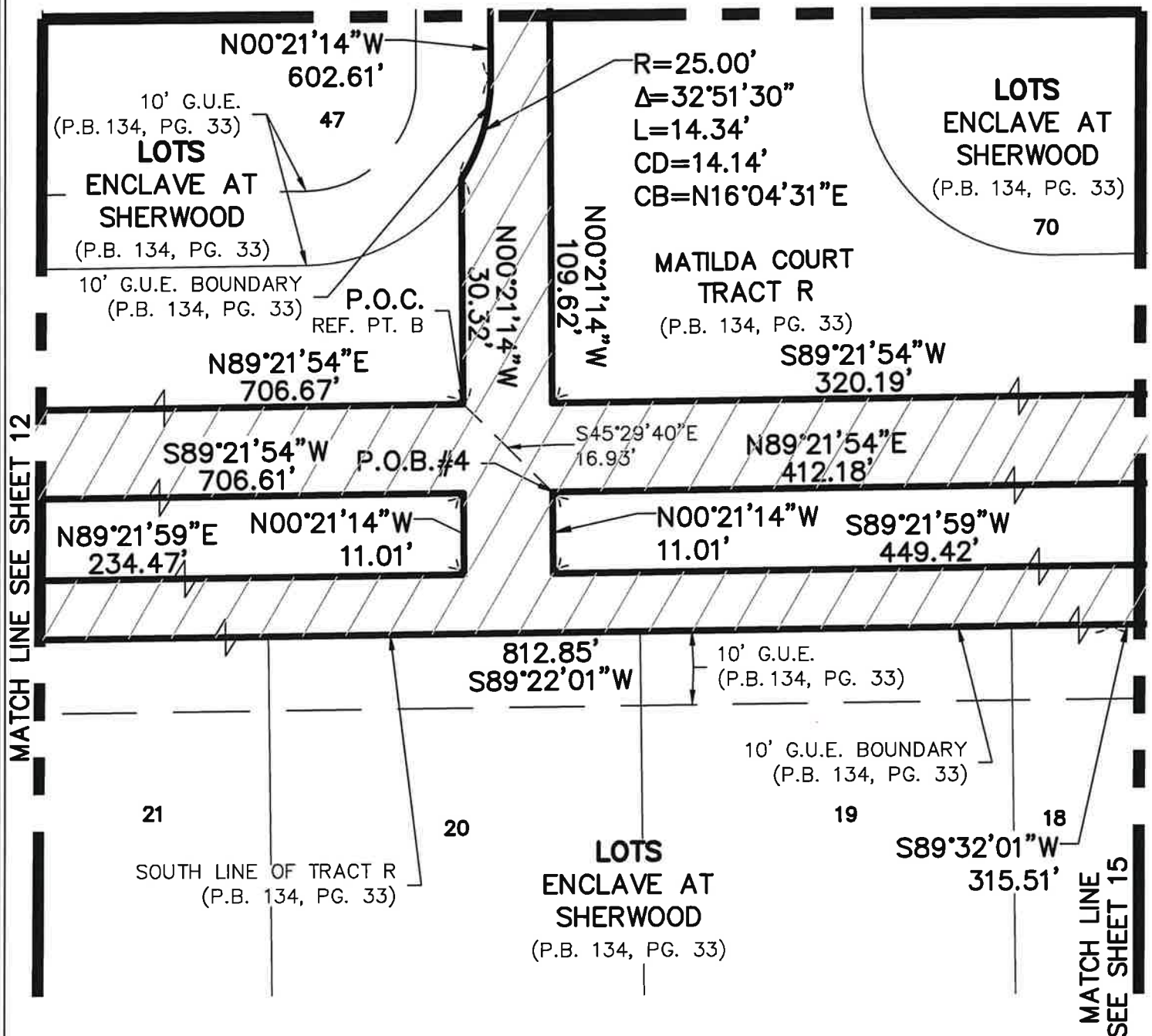
F.B./ PG. N/A

SCALE 1"=20'

JOB NO. 8159-WS

EXHIBIT "A"

MATCH LINE SEE SHEET 10



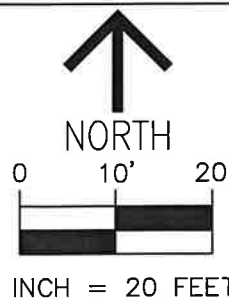
SHEET 11 OF 18 THIS IS NOT A SURVEY



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7900 GLADES ROAD — SUITE 100
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ENCLAVE AT SHERWOOD
WATER SEWER EASEMENT TRACTS R AND OPEN SPACE 1
SKETCH AND DESCRIPTION



DATE 03-17-2025

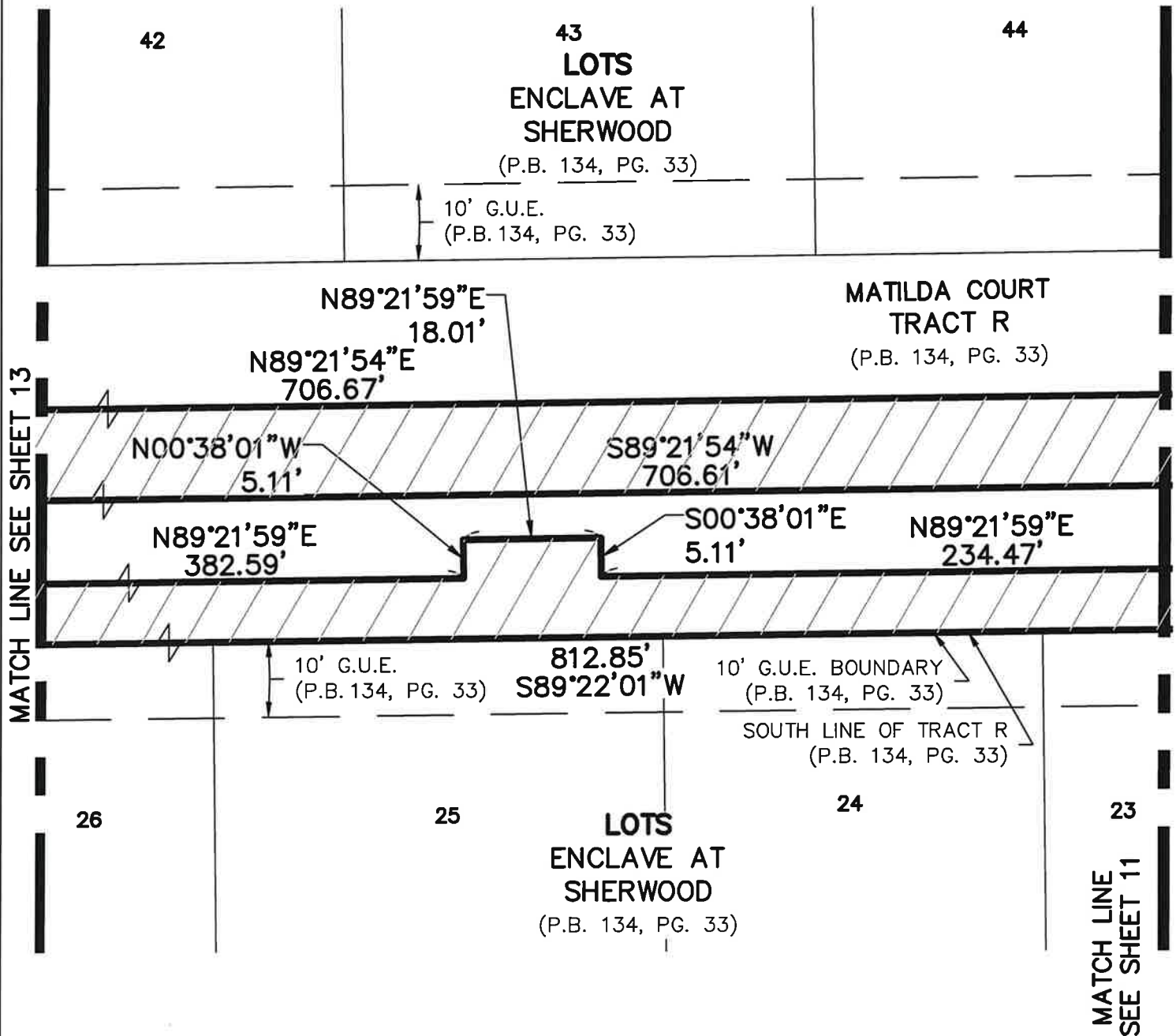
DRAWN BY SL

F.B./ PG. N/A

SCALE 1"=20'

JOB NO. 8159-WS

EXHIBIT "A"



SHEET 12 OF 18 THIS IS NOT A SURVEY



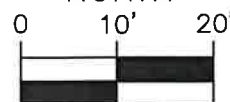
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LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

ENCLAVE AT SHERWOOD
WATER SEWER EASEMENT TRACTS R AND OPEN SPACE 1
SKETCH AND DESCRIPTION



NORTH



1 INCH = 20 FEET

DATE 03-17-2025

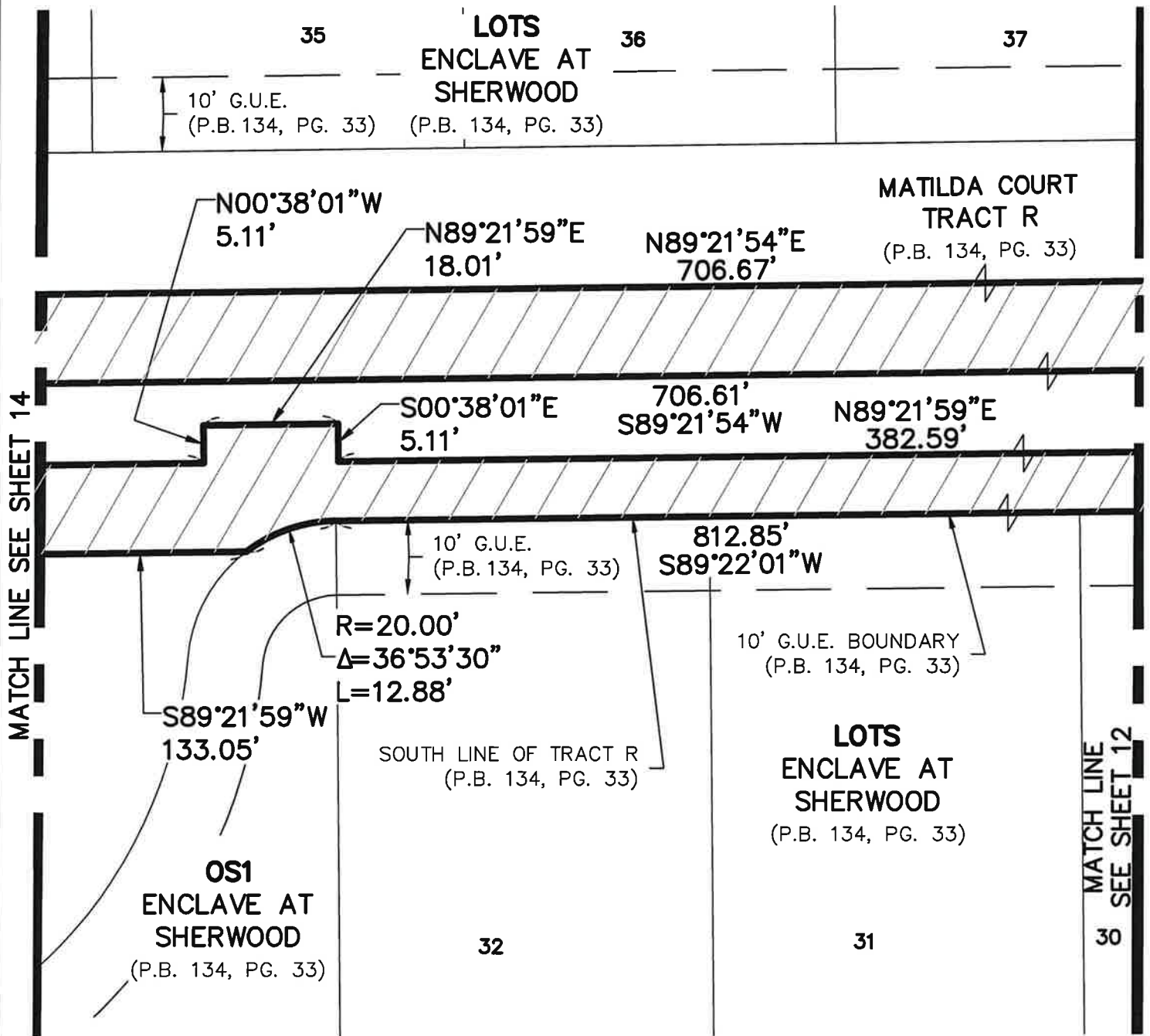
DRAWN BY SL

F.B./ PG. N/A

SCALE 1"=20'

JOB NO. 8159-WS

EXHIBIT "A"



SHEET 13 OF 18 THIS IS NOT A SURVEY

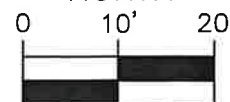


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7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452



NORTH



1 INCH = 20 FEET

DATE 03-17-2025

DRAWN BY SL

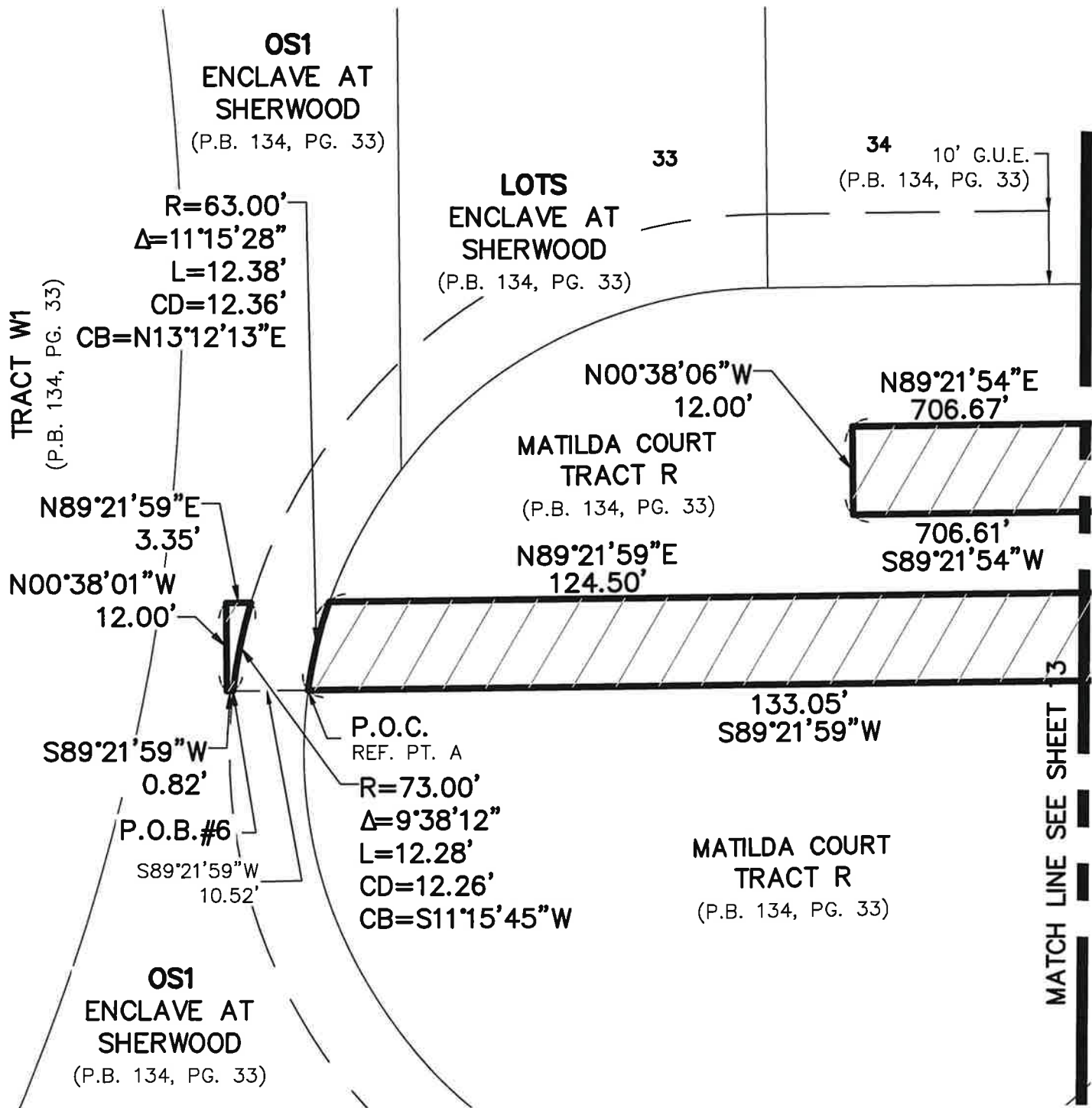
F.B./ PG. N/A

SCALE 1"=20'

JOB NO. 8159-WS

**ENCLAVE AT SHERWOOD
WATER SEWER EASEMENT TRACTS R AND OPEN SPACE 1
SKETCH AND DESCRIPTION**

EXHIBIT "A"



SHEET 14 OF 18 THIS IS NOT A SURVEY



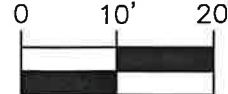
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CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

**ENCLAVE AT SHERWOOD
WATER SEWER EASEMENT TRACTS R AND OPEN SPACE 1
SKETCH AND DESCRIPTION**



NORTH



1 INCH = 20 FEET

DATE 03-17-2025

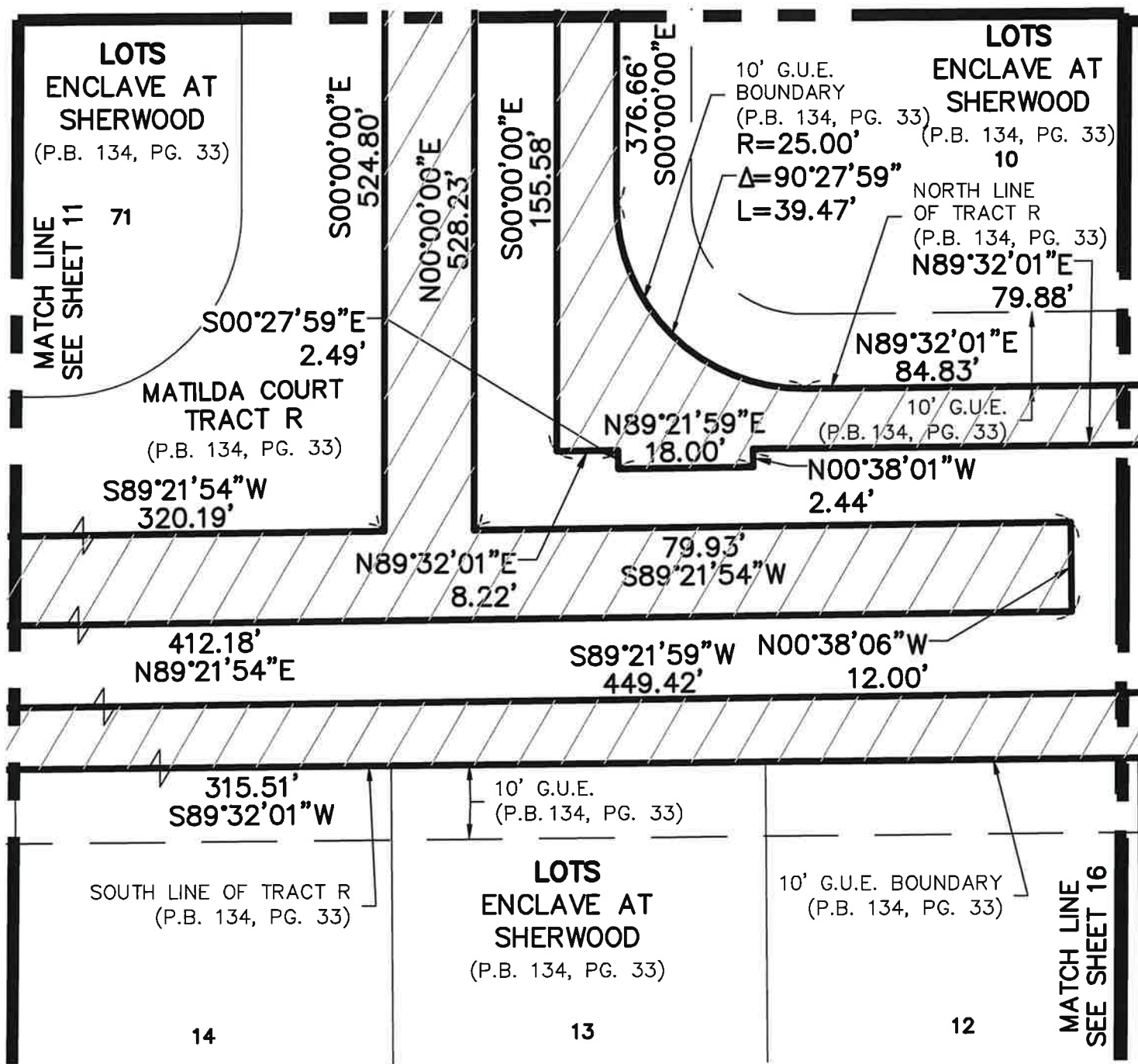
DRAWN BY SL

F.B./ PG. N/A

SCALE 1"=20'

JOB NO. 8159-WS

MATCH LINE SEE SHEET 17



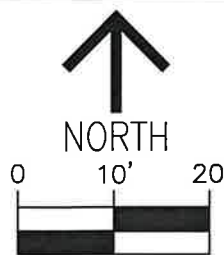
SHEET 15 OF 18 THIS IS NOT A SURVEY



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7900 GLADES ROAD – SUITE 100
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ENCLAVE AT SHERWOOD
WATER SEWER EASEMENT TRACTS R AND OPEN SPACE 1
SKETCH AND DESCRIPTION



1 INCH = 20 FEET

DATE 03-17-2025

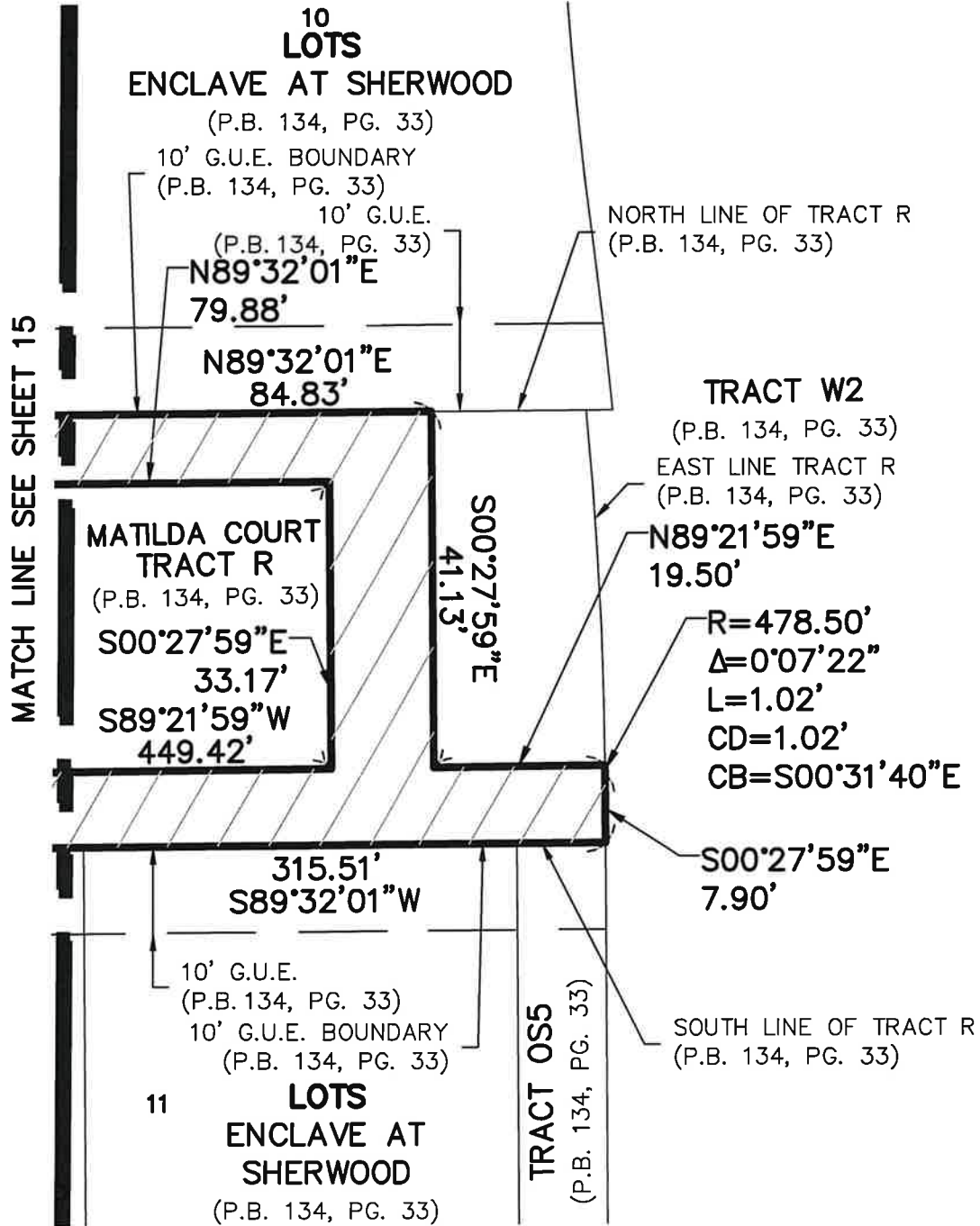
DRAWN BY SL

F.B./ PG. N/A

SCALE 1"=20'

JOB NO. 8159-WS

EXHIBIT "A"



SHEET 16 OF 18 THIS IS NOT A SURVEY

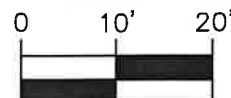


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 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
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NORTH



1 INCH = 20 FEET

DATE 03-17-2025

DRAWN BY SL

F.B./ PG. N/A

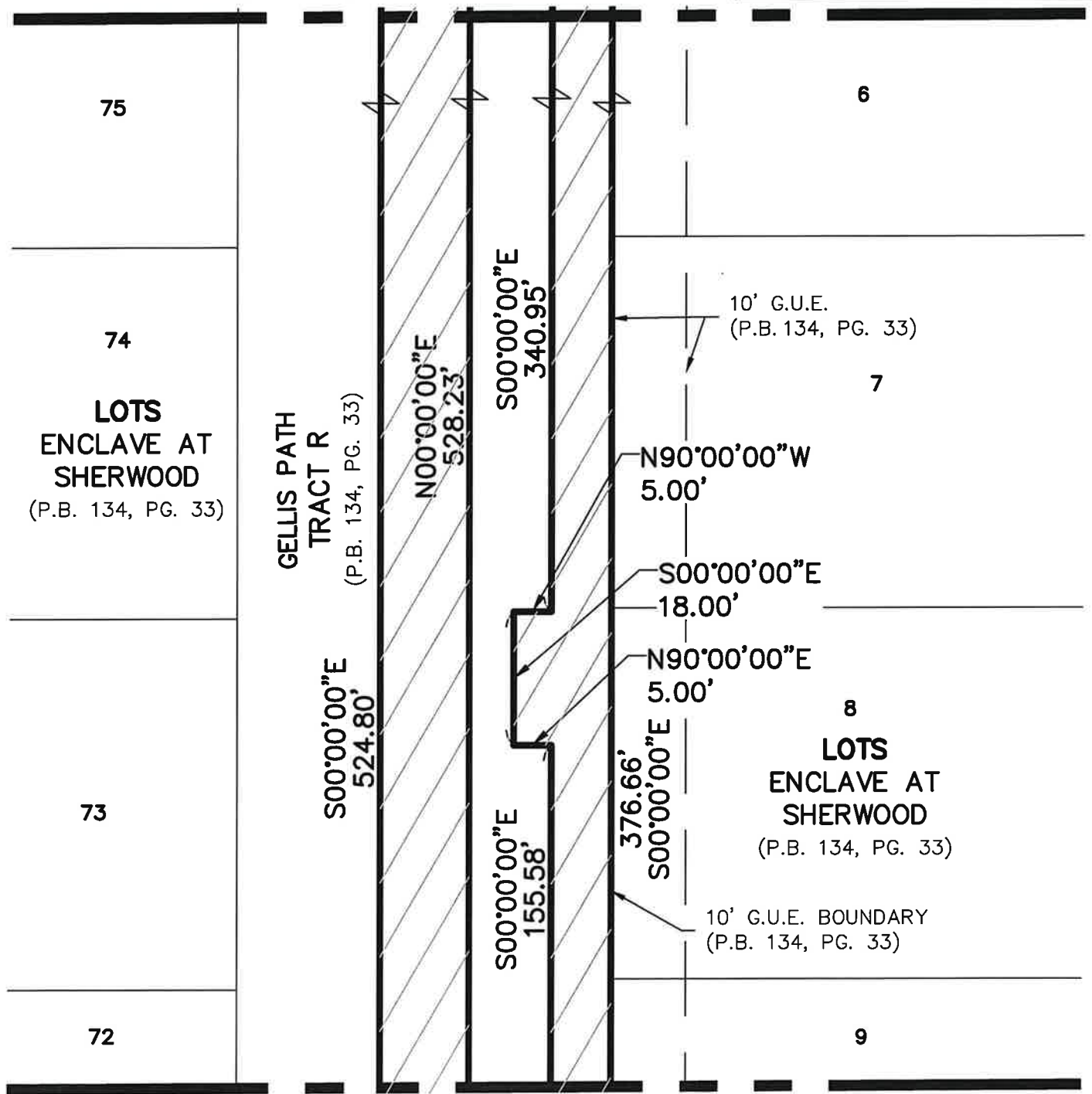
SCALE 1"=20'

JOB NO. 8159-WS

ENCLAVE AT SHERWOOD
WATER SEWER EASEMENT TRACTS R AND OPEN SPACE 1
SKETCH AND DESCRIPTION

EXHIBIT "A"

MATCH LINE SEE SHEET 18



MATCH LINE SEE SHEET 15

SHEET 17 OF 18 THIS IS NOT A SURVEY



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING

LANDSCAPE ARCHITECTURE - SURVEYING

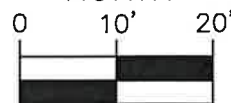
7900 GLADES ROAD - SUITE 100

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



NORTH



1 INCH = 20 FEET

DATE 03-17-2025

DRAWN BY SL

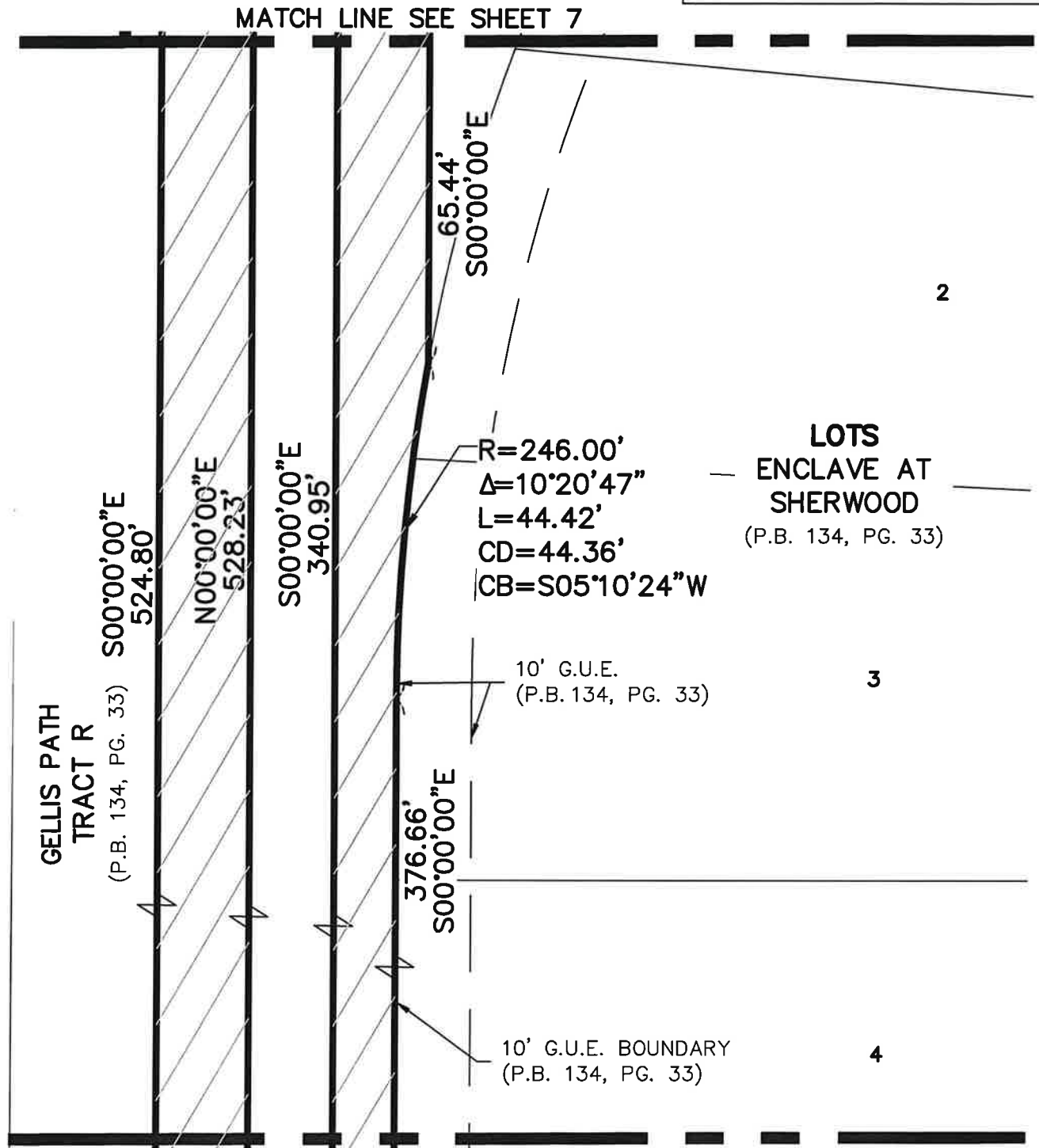
F.B./ PG. N/A

SCALE 1"=20'

JOB NO. 8159-WS

**ENCLAVE AT SHERWOOD
WATER SEWER EASEMENT TRACTS R AND OPEN SPACE 1
SKETCH AND DESCRIPTION**

EXHIBIT "A"



SHEET 18 OF 18 THIS IS NOT A SURVEY

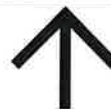
MATCH LINE SEE SHEET 17



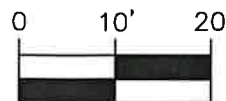
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**ENCLAVE AT SHERWOOD
WATER SEWER EASEMENT TRACTS R AND OPEN SPACE 1
SKETCH AND DESCRIPTION**



NORTH



1 INCH = 20 FEET

DATE 03-17-2025

DRAWN BY SL

F.B./ PG. N/A

SCALE 1"=20'

JOB NO. 8159-WS