

DESCRIPTION:

PORTIONS OF TRACTS OS1, OS2, OS5 AND W2, 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.

BEGINNING AT THE MOST EASTERLY SOUTHEAST CORNER OF TRACT R, SAID PLAT, ALSO BEING POINT OF BEGINNING#1; THENCE N00°27'59"W ALONG THE MOST EASTERLY LINE OF SAID TRACT R, ALSO BEING THE WEST LINE OF SAID TRACT W2, A DISTANCE OF 7.90 FEET TO A POINT OF CURVE TO THE LEFT, HAVING A RADIUS OF 478.50 FEET AND A CENTRAL ANGLE OF 00°29'30"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 4.11 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, N89°32'01"E, A DISTANCE OF 5.02 FEET; THENCE S00°27'59"E, A DISTANCE OF 114.22 FEET; THENCE S45°27'59"E, A DISTANCE OF 19.50 FEET; THENCE N89°32'01"E, A DISTANCE OF 146.11 FEET; THENCE S00°27'59"E, A DISTANCE OF 25.00 FEET TO A HEREINAFTER KNOW AS REFERENCE POINT A, ALSO BEING A POINT ON THE NORTH LINE OF A 40-FOOT DRAINAGE EASEMENT, AS RECORDED IN OFFICIAL RECORD BOOK 5974, PAGE 472, SAID PUBLIC RECORDS; THENCE S89°32'01"W ALONG SAID NORTH LINE, A DISTANCE OF 20.00 FEET; THENCE N00°27'59"W, A DISTANCE OF 5.00 FEET; THENCE S89°32'01"W, A DISTANCE OF 134.40 FEET; THENCE N45°27'59"W, A DISTANCE OF 29.00 FEET TO A POINT ON THE EAST LINE OF LOT 11 SAID PLAT; THENCE N00°27'59"W ALONG SAID EAST LINE LOT 11, A DISTANCE OF 105.50 FEET TO THE SOUTH LINE OF A 10-FOOT GENERAL UTILITY EASEMENT, SAID PLAT; THENCE N89°32'01"E ALONG SAID GENERAL UTILITY EASEMENT, A DISTANCE OF 10.00 FEET TO A POINT ON THE WEST LINE OF SAID TRACT W2; THENCE N00°27'59"W ALONG SAID WEST LINE OF SAID TRACT W2, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING#1.

TOGETHER WITH:

COMMENCING AT REFERENCE POINT A, THENCE S13°34'10"W, A DISTANCE OF 82.46 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT OS2 ALSO BEING THE POINT OF BEGINNING#2; THENCE N89°32'01"E ALONG SAID NORTH LINE TRACT OS2, A DISTANCE OF 150.91 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SHERWOOD DRIVE, OF SAID PLAT, ALSO BEING THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE RIGHT, HAVING FOR ITS ELEMENTS, A CHORD BEARING (CB) OF S07°13'26"W, A CHORD DISTANCE (CD) OF 5.04 FEET, AND A RADIAL DISTANCE OF 385.00 FEET; THENCE SOUTHERLY ALONG THE ARC AND SAID WEST RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 00°45'02", A DISTANCE OF 5.04 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID TRACT OS2; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE ALSO BEING THE SAID SOUTH LINE OF TRACT OS2, S89°32'01"W, A DISTANCE OF 111.54 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE RIGHT ALSO BEING THE EAST LINE OF SAID TRACT OS2, HAVING FOR ITS ELEMENTS, A CHORD BEARING (CB) OF S11°36'26"W, A CHORD DISTANCE (CD) OF 7.16 FEET, AND A RADIAL DISTANCE OF 275.00 FEET; THENCE SOUTHERLY ALONG THE ARC AND ALONG SAID EAST LINE TRACT OS2, THROUGH A CENTRAL ANGLE OF 01°29'29", A DISTANCE OF 7.16 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, S89°32'01"W, A DISTANCE OF 37.20 FEET; THENCE N00°27'59"W, A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING#2.

CONTAINING 6,201 SQUARE FEET OR 0.1424 ACRES, MORE OR LESS.

CERTIFICATE:

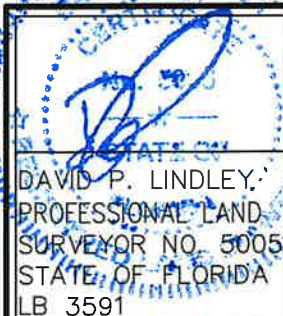
I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON MARCH 13, 2025. I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 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 4



CAULFIELD & WHEELER, INC.

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



DATE 03-13-2025

DRAWN BY sl

F.B. / PG. N/A

SCALE NONE

JOB NO. 8159-WMTR.

**ENCLAVE AT SHERWOOD
WATER MAIN TRACTS OS1, OS2, OS5 AND W2
SKETCH AND DESCRIPTION**



LEGEND/ABBREVIATIONS

CB	—	CHORD BEARING
CD	—	CHORD DISTANCE
Δ	—	DELTA (CENTRAL ANGLE)
D.E.	—	DRAINAGE EASEMENT
G.U.E.	—	GENERAL UTILITY EASEMENT
LB	—	LICENSED BUSINESS
L	—	LENGTH
O.R.B.	—	OFFICIAL RECORD BOOK
P.B.	—	PLAT BOOK
P.D.E.	—	PUBLIC DRAINAGE EASEMENT
PG(S).	—	PAGES
R	—	RADIUS
R/W	—	RIGHT-OF-WAY
L.W.D.D.	—	LAKE WORTH DRAINAGE DISTRICT
(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 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 2 OF 4



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SKETCH AND DESCRIPTION**

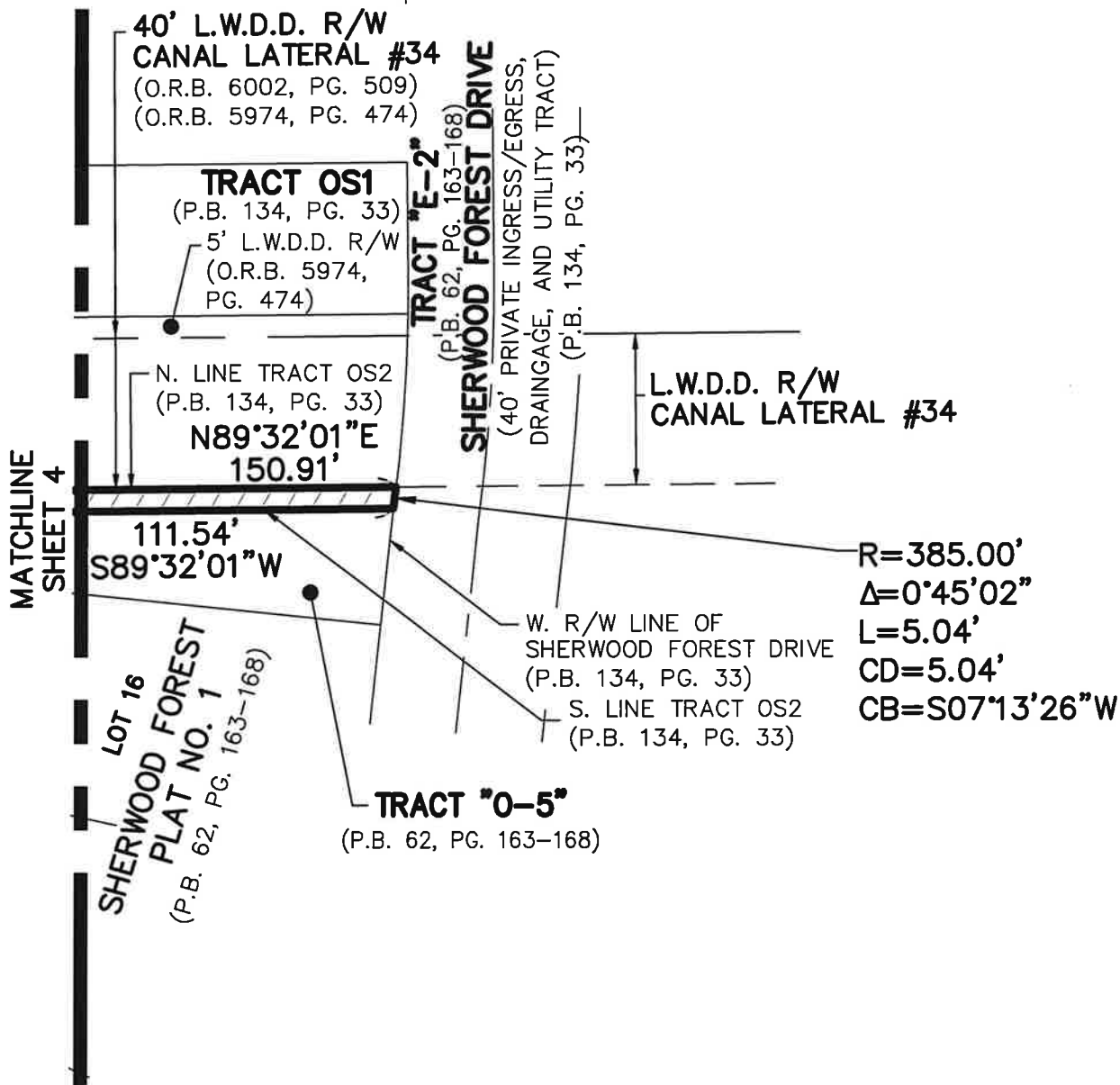
DATE 03-13-2025

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F.B./ PG. N/A

SCALE N/A

JOB NO.8159-WMTR.



SHEET 4 OF 4



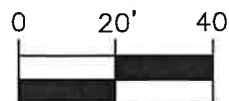
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**ENCLAVE AT SHERWOOD
 WATER MAIN TRACTS OS1, OS2, OS5 AND W2
 SKETCH AND DESCRIPTION**



NORTH



1 INCH = 40 FEET

DATE 03-13-2025

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F.B./ PG. N/A

SCALE 1"=40'

JOB NO.8159-WMTR.