

LOCATION MAP (NOT TO SCALE)

SECTIONS 13 & 24, TOWNSHIP 46 SOUTH, RANGE 42 EAST

KNOW ALL MEN BY THESE PRESENTS THAT PULTE HOME COMPANY, LLC., A MICHIGAN LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN ON THIS PLAT OF ENCLAVE AT SHERWOOD, BEING A REPLAT OF TRACTS G-3 AND G-4, SHERWOOD FOREST PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 62, PAGES 163 THROUGH 168, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 13 AND 24, TOWNSHIP 46 SOUTH, RANGE 42 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACTS G-3 AND G-4, SHERWOOD FOREST PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 62, PAGES 163 THROUGH 168, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LYING IN SECTIONS 13 AND 24, TOWNSHIP 46 SOUTH. RANGE 42 EAST. CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

CONTAINING 1,625,081 SQUARE FEET, OR 37.3067 ACRES, MORE OR LESS.

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS ENCLAVE AT SHERWOOD AND FURTHER DEDICATES AS FOLLOWS:

1. LOTS

LOTS 1 THROUGH 79 ARE HEREBY RESERVED BY PULTE HOME COMPANY, LLC., A MICHIGAN LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO ZONING REGULATIONS OF THE CITY OF DELRAY BEACH, FLORIDA.

2. RESIDENTIAL ACCESS STREET

TRACT R, AS SHOWN HEREON IS HEREBY RESERVED FOR ENCLAVE AT SHERWOOD HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, AS A PRIVATE STREET FOR DRAINAGE, INGRESS AND EGRESS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ENCLAVE AT SHERWOOD HOMEOWNERS' ASSOCIATION. INC., A FLORIDA NOT-FOR-PROFIT CORPORATION., ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH, FLORIDA.

3. OPEN SPACE TRACTS

TRACTS OS1, OS2, OS3, OS4 AND OS5, AS SHOWN HEREON ARE HEREBY RESERVED FOR ENCLAVE AT SHERWOOD HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR OPEN SPACE, PUBLIC DRAINAGE AND UTILITY PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ENCLAVE AT SHERWOOD HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS. WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH, FLORIDA.

TRACT OS1 IS SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORD BOOK 5974, PAGE 472, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT

4. RECREATION TRACT

TRACT F. AS SHOWN HEREON IS HEREBY RESERVED FOR THE ENCLAVE AT SHERWOOD HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE ENCLAVE AT SHERWOOD HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH, FLORIDA.

5. WATER MANAGEMENT TRACTS

TRACTS W-1, W-2 AND W-3, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE ENCLAVE AT SHERWOOD HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND PUBLIC DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE ENCLAVE AT SHERWOOD HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

6. LANDSCAPE BUFFERS

THE LANDSCAPE BUFFERS, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE ENCLAVE AT SHERWOOD HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR LANDSCAPE, WALL REPAIR, DRAINAGE AND UTILITY PURPOSES PURPOSES AND ARE THE PERPETUAL MAINTÉNANCE OBLIGATION OF SAID ENCLAVE AT SHERWOOD HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH, FLORIDA.

ALONG WITH THE FOLLOWING EASEMENTS:

THE CITY OF DELRAY BEACH IS HEREBY GRANTED ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.

GENERAL UTILITY (G.U.E.) EASEMENTS ARE MADE TO ANY PUBLIC OR PRIVATE UTILITY, SUCH AS BUT NOT LIMITED TO, STORM DRAINAGE, ELECTRIC POWER, GAS SERVICE, TELEPHONE LINES, CABLE TELEVISION AND WATER AND SEWER SYSTEMS; PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC FACILITY.

DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE ENCLAVE AT SHERWOOD HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT. ITS SUCCESSORS AND OR ASSIGNS. AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE SAID HOMEOWNERS' ASSOCIATION WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

PUBLIC DRAINAGE EASEMENTS, AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. SAID EASEMENTS ARE FOR THE PURPOSE OF PROVIDING DRAINAGE, STORAGE, AND CONVEYANCE FOR LANDS ADJOINING THE LANDS PLATTED HEREIN OR STORMWATER THAT CONTRIBUTES OR FLOWS THROUGH THEM. THE MAINTENANCE OF THE PUBLIC DRAINAGE EASEMENT, INCLUDING ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE DELRAY TRAILS HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

MAINTENANCE AND ROOF OVERHANG EASEMENTS ARE HEREBY RESERVED IN PERPETUITY TO THE OWNER OF THE LOT ABUTTING THE EASEMENT AND THE ENCLAVE AT SHERWOOD HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS FOR THE PURPOSE OF ACCESS TO AND MAINTENANCE OF IMPROVEMENTS, THE ROOF OVERHANG, EAVE, GUTTERS, DRAINAGE, UTILITY SERVICES, DECORATIVE ARCHITECTURAL TREATMENT AND IMPACT SHUTTERS, WITHIN AND ADJACENT TO SAID EASEMENT WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH, FLORIDA.

ENCLAVE AT SHERWOOD

BEING A REPLAT OF TRACTS G-3 AND G-4, SHERWOOD FOREST PLAT NO. 1 AS RECORDED IN PLAT BOOK 62, PAGES 163 THROUGH 168, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 13 AND 24, TOWNSHIP 46 SOUTH, RANGE 42 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

> THIS INSTRUMENT WAS PREPARED BY DAVID P. LINDLEY, PLS

CAULFIELD & WHEELER, INC.

FNGINFERS - PLANNERS - SURVEYORS 7900 GLADES ROAD, SUITE 100

BOCA RATON, FLORIDA 33434 - (561)392-1991

"NOTICE" THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.

PULTE HOME COMPANY, LLC

IN WITNESS WHEREOF. THE ABOVE-NAMED MICHIGAN LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS DIVISION VICE PRESIDENT, THIS _____, DAY OF _____, 202__.

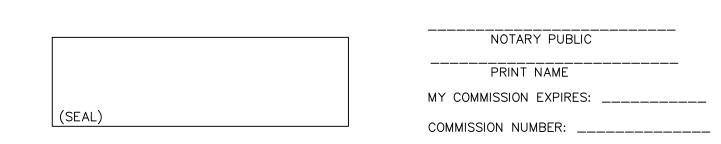
A MICHIGAN LIMITED LIABILITY COMPANY WITNESS: _____ PRINT NAME WITNESS: _____ BY: PATRICK GONZALEZ PRINT NAME VICE PRESIDENT LAND AND ACQUISITION (SOUTHEAST FLORIDA)

ACKNOWLEDGEMENT:

STATE OF FLORIDA)

COUNTY OF PALM BEACH)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF __ PHYSICAL PRESENCE OR __ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 202_, BY PATRICK GONZALEZ AS VICE PRESIDENT, LAND AND ACQUISITION (SOUTHEAST FLORIDA) OF PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS __ PERSONALLY KNOWN TO ME OR HAS PRODUCED ______ AS IDENTIFICATION.



ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA)

COUNTY OF PALM BEACH)

THE ENCLAVE AT SHERWOOD HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS ______ DAY OF ______, 202__.

> ENCLAVE AT SHERWOOD HOMEOWNERS' ASSOCIATION. INC. A FLORIDA NOT-FOR-PROFIT CORPORATION DAVID KANAREK PRESIDENT

WITNESS: _____

WITNESS: _____

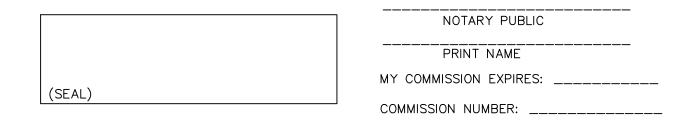
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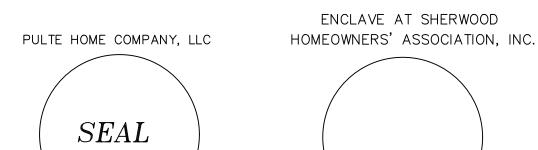
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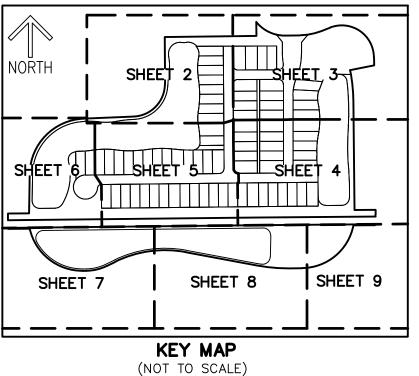
ACKNOWLEDGEMENT: STATE OF FLORIDA)

COUNTY OF PALM BEACH)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF __ PHYSICAL PRESENCE OR __ ONLINE NOTARIZATION, THIS _____, 202__, BY DAVID KANAREK AS PRESIDENT OF ENCLAVE AT SHERWOOD HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ON BEHALF OF THE NOT-FOR-PROFIT CORPORATION, WHO IS __ PERSONALLY KNOWN TO ME OR HAS PRODUCED ______ AS IDENTIFICATION.







COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT _____ M. THIS ____ DAY OF _____
A.D. 202__ AND DULY RECORDED IN PLAT BOOK _____ ON PAGES ____ THROUGH ____

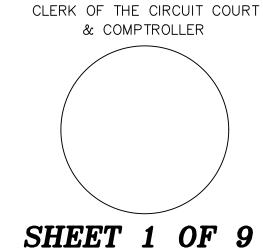
STATE OF FLORIDA

JOSEPH ABRUZZO, CLERK OF THE CIRCUIT COURT & COMPTROLLER

DEPUTY CLERK

TABULAR DATA

| NAME | SQUARE FEET | ACRES |
|----------------|-------------|---------|
| LOTS 1-79 | 523,013 | 12.0067 |
| TRACT R | 165,054 | 3.7891 |
| TRACTS OS1-OS5 | 332,891 | 7.6421 |
| TRACT F | 77,992 | 1.7904 |
| TRACTS W1-W3 | 526,131 | 12.0784 |
| TOTAL | 1,625,081 | 37.3067 |
| | | |



TITLE CERTIFICATION:

COUNTY OF PALM BEACH) STATE OF FLORIDA)

I, DAVID P. BARKER, ESQ., A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: _____

DAVID P. BARKER, ESQ. ATTORNEY AT LAW LICENSED IN FLORIDA

CITY APPROVALS:

THIS PLAT OF ENCLAVE AT SHERWOOD IS APPROVED ON THE _____, DAY OF _______, A.D. 202__ BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

______ ATTEST: _____

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:

DEVELOPMENT SERVICES DIRECTOR PLANNING & ZONING BOARD

CHAIRPERSON

CITY ENGINEER FIRE MARSHAL

REVIEWING SURVEYOR'S STATEMENT:

THIS IS TO CERTIFY THAT THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, UNDER CONTRACT WITH THE CITY OF DELRAY BEACH, FLORIDA, HAS REVIEWED THIS PLAT OF ENCLAVE AT SHERWOOD, AS REQUIRED BY CHAPTER 177.081(1), FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177.091. FLORIDA STATUTES.

DATE: _____

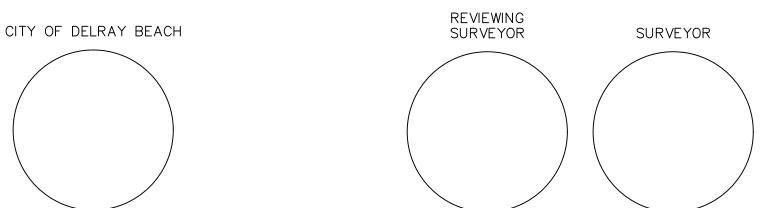
JOHN T. DOOGAN, P.L.S. PROFESSIONAL LAND SURVEYOR, REG. #4409 STATE OF FLORIDA AVIROM & ASSOCIATES, INC. LB #3300 50 SW 2ND AVENUE, SUITE 102 BOCA RATON, FL 33432

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF DELRAY BEACH, FLORIDA, FOR THE REQUIRED IMPROVEMENTS, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF DELRAY BEACH, FLORIDA.

DATE: _____

DAVID P. LINDLEY, P.L.S. PROFESSIONAL LAND SURVEYOR #5005 STATE OF FLORIDA CAULFIELD & WHEELER, INC. 7900 GLADES ROAD. SUITE 100 BOCA RATON, FLORIDA 33434 CERTIFICATE OF AUTHORIZATION NUMBER LB#3591 TELEPHONE: 561-392-1991



ENCLAVE AT SHERWOOD THIS INSTRUMENT WAS PREPARED BY DAVID P. LINDLEY, PLS BEING A REPLAT OF TRACTS G-3 AND G-4, SHERWOOD FOREST PLAT NO. 1, CAULFIELD & WHEELER, INC. AS RECORDED IN PLAT BOOK 62, PAGES 163 THROUGH 168, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ENGINEERS - PLANNERS - SURVEYORS LYING IN SECTIONS 13 AND 24, TOWNSHIP 46 SOUTH, RANGE 42 EAST, 7900 GLADES ROAD, SUITE 100 CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA. BOCA RATON, FLORIDA 33434 - (561)392-1991 "NOTICE" THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC SHEET 9 RECORDS OF PALM BEACH COUNTY. SHEET 8 SHEET 7 KEY MAP (NOT TO SCALE) **LEGACY** SHEET 2 OF 9 LOT 59 (P.B. 96, PG. 126-128) LOT 60 LOT 61 LOT 62 GRAPHIC SCALE LOT 63 LOT 64 LOT 65 LOT 66 LOT 67 LOT 68 LOT 69 | LOT 70 | LOT 71 | LOT 72 (IN FEET) TRACT E TABULAR DATA LEGACY 1 INCH = 30 FEETN89*20'38"E 477.85' SQUARE FEET ACRES (P.B. 96, PG. 126-128) LOTS 1-79 523,013 12.0067 TRACT R 165,054 3.7891 TRACTS OS1-OS5 332,891 7.6421 TRACT F 1.7904 77,992 LOT 125 TRACT OS1 L₁₅' LANDSCAPE 12.0784 TRACTS W1-W3 526,131 204,209 SQ FT BUFFER 1,625,081 37.3067 L=27.38'SURVEY NOTES: $\Delta = 15^{\circ}05'06'$ 1. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT R=104.00' S89°49'54"W 415.46' TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY 138.06 25.00 EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS N48°16'57"E EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL LOT 124 OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED 57 BY USE RIGHTS GRANTED. 6529 SQ FT 2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT DELRAY BEACH CITY ZONING 10' G.U.E. - - -REGULATIONS. L.M.E. N89°38'46"E 3. THERE SHALL BE NO TREES OR SHRUBS PLACED 127.14 ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR -Δ=2°07'51" WATER AND SEWER USE OR UPON DRAINAGE LOT 123 NOO 243. EASEMENTS. LANDSCAPING ON OTHER UTILITY L=2.12'EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL THE UTILITY COMPANIES OCCUPYING SAME. 4. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE 6577 SQ FT NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, 25' 25' N89°38'46"E FLORIDA. 134.47 5. THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND LOT 122 MAINTENANCE PURPOSES OVER THE LANDS WITHIN TRACT W1 THIS PLAT. (WATER MANAGEMENT TRACT ALL RECORDING REFERENCES ARE RECORDED IN AND PUBLIC DRAINAGE EASEMENT) THE PUBLIC RECORDS OF PALM BEACH COUNTY, 241,103 SQ FT 6722 SQ FT BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S89°32'01"W ALONG THE SOUTH LINE OF SECTION 13, RELATIVE TO THE FLORIDA STATE S89°38'46"W 132.96 PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT). —∆=2°42'49" S89°49'54"W THERE SHALL BE NO BUILDINGS OR ANY KIND OF LOT 121 L=13.49' 331.45' CONSTRUCTION PLACED ON WATER, SEWER OR DRAINAGE EASEMENTS. NO STRUCTURES SHALL BE PLACED WITHIN A HORIZONTAL DISTANCE OF 10 FEET FROM ANY EXISTING OR PROPOSED CITY OF DELRAY BEACH MAINTAINED WATER, SEWER OR DRAINAGE FACILITIES. CONSTRUCTION OR MAINTENANCE OR N89°38'46"E MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ALL BUILDING AND ZONING CODES AND/OR ORDINANCES OF THE CITY OF DELRAY BEACH. 9. LINES INTERSECTING CIRCULAR CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED. LEGEND/ABBREVIATIONS S89°38'46"W 124.00 ↓ - CENTERLINE \triangle - DELTA (CENTRAL ANGLE) CB - CHORD BEARING LOT 120 CD - CHORD DISTANCE D.E. - DRAINAGE EASEMENT FPL - FLORIDA POWER & LIGHT G.U.E. — GENERAL UTILITY EASEMENT L — ARC LENGTH 6239 SQ FT LB - LICENSED BUSINESS O.R.B. — OFFICIAL RECORD BOOK P.D.E. — PUBLIC DRAINAGE EASEMENT N89°38'46"E R - RADIUS 126.35' RB — RADIAL BEARING R.P.B. - ROAD PLAT BOOK L.W.D.D. - LAKE WORTH DRAINAGE DISTRICT R/W - RIGHT-OF-WAY SQ FT — SQUARE FEET U.E. - UTILITY EASEMENT MOHE - MAINTENANCE AND ROOF OVERHANG EASEMENT PC - POINT OF CURVATURE PCC - POINT OF COMPOUND CURVATURE **~**Δ=1°56'54" Ć☆ S89°38'46"W PT - POINT OF TANGENCY LOT 118 133.48 L=5.78'► - INDICATES "ZERO" SIDE OF LOT LINE LOT 117 LOT 115 LOT 114 PRM - DENOTES SET PERMANENT REFERENCE MONUMENT 4"x 4"X 24" CONCRETE MONUMENT WITH N87'40'29"E ALUMINUM DISK STAMPED "C&W PRM LB3591" 261.04 UNLESS NOTED OTHERWISE TRACT OS1 - DENOTES PERMANENT CONTROL POINT 6736 SQ FT NAIL AND METAL DISK STAMPED "PCP LB3591" 204,209 SQ FT R=520.00' 15' LANDSCAPE DENOTES FOUND PERMANENT REFERENCE MONUMENT R=295.00' Δ=8°41'34" BUFFER NAIL AND DISC STAMPED "PRM" LB 3591 _L=78.89'— — — -N87°40'29"E N89°38'46"E MATCHLINE SEE SHEET 5 _∆=1°59'11" L=5.90' D.E./P.D.E.

THIS INSTRUMENT WAS PREPARED BY DAVID P. LINDLEY, PLS

CAULFIELD & WHEELER, INC.

ENGINEERS - PLANNERS - SURVEYORS

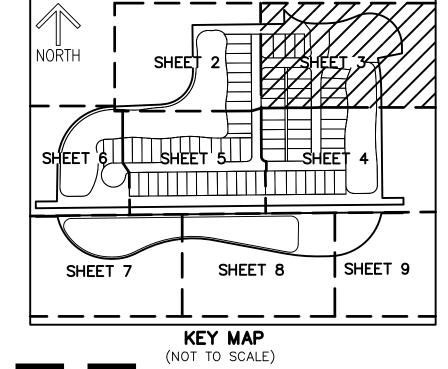
7900 GLADES ROAD, SUITE 100

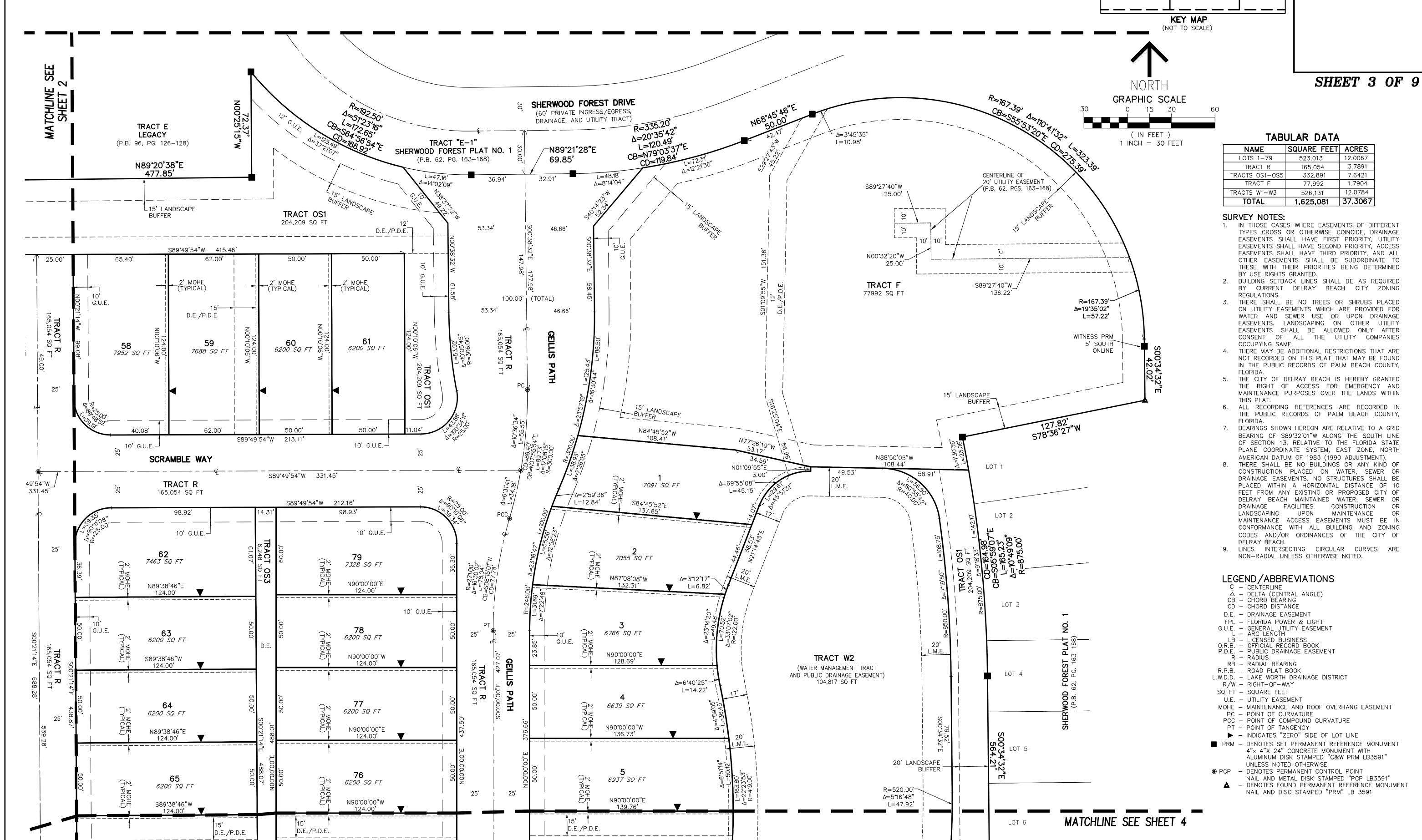
BOCA RATON, FLORIDA 33434 - (561)392-1991

ENCLAVE AT SHERWOOD

BEING A REPLAT OF TRACTS G-3 AND G-4, SHERWOOD FOREST PLAT NO. 1,
AS RECORDED IN PLAT BOOK 62, PAGES 163 THROUGH 168, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
LYING IN SECTIONS 13 AND 24, TOWNSHIP 46 SOUTH, RANGE 42 EAST,
CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

"NOTICE" THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.





THIS INSTRUMENT WAS PREPARED BY DAVID P. LINDLEY, PLS

CAULFIELD & WHEELER, INC.

FNGINFERS - PLANNERS - SURVEYORS 7900 GLADES ROAD, SUITE 100 BOCA RATON, FLORIDA 33434 - (561)392-1991

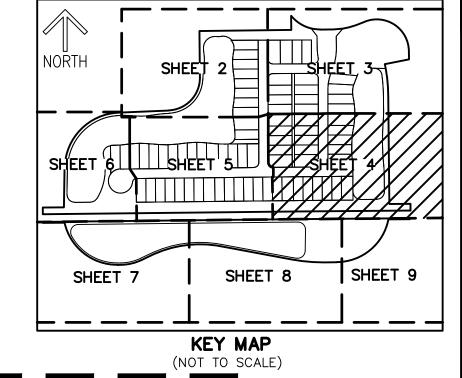
<u> 1300.47'</u>

MATCHLINE SEE SHEET 8

ENCLAVE AT SHERWOOD

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> "NOTICE" THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL

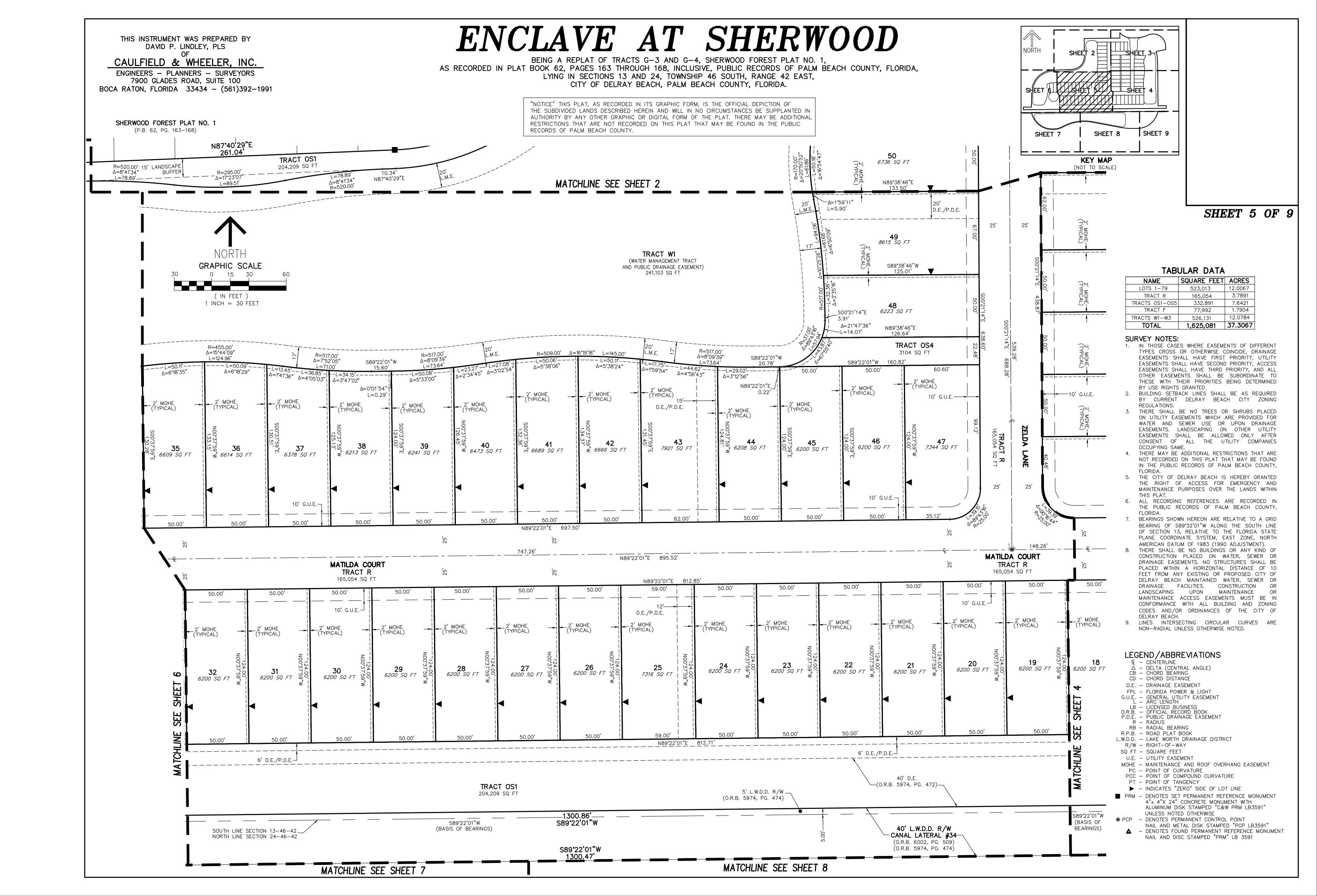


RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY. MATCHLINE SEE SHEET 3 LOT 6 D.E./P.D.E. D.E./P.D.E. D.E./P.D.E. SHEET 4 OF 9 R=520.00' 25' I 75 Δ=5°16'48"-8571 SQ FT 7688 SQ FT 7688 SQ FT L=47.92' GRAPHIC SCALE LOT 7 N90°00'00"W N90°00'00"E N89°38'46"E 20' LANDSCAPE 135.18 124.00' 124.00' (IN FEET) TABULAR DATA L=15.00' 1 INCH = 30 FEETSQUARE FEET ACRES NAME LOTS 1-79 523,013 12.0067 6554 SQ FT 6200 SQ FT 6200 SQ FT 3.7891 TRACT R 165,054 LOT 8 TRACTS OS1-OS5 332,891 7.6421 N90°00'00"E N90°00'00"W S89°38'46"W 1.7904 77,992 127.41**'** 124.00' 124.00' 12.0784 TRACTS W1-W3 526,131 1,625,081 37.3067 TOTAL ----10' G.U.E. SURVEY NOTES: 1. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT **73** 6200 SQ FT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE 6267 SQ FT 6200 SQ FT EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS N90°00'00"W EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL N90°00'00"E N89°38'46"E 124.08 124.00 OTHER EASEMENTS SHALL BE SUBORDINATE TO 124.00' THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED. L=9.25' 10' G.U.E. -N00°00'00"E 2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT DELRAY BEACH CITY ZONING REGULATIONS. 3. THERE SHALL BE NO TREES OR SHRUBS PLACED 6200 SQ FT 6204 SQ FT ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR 6200 SQ FT Δ=2°26'19"\ WATER AND SEWER USE OR UPON DRAINAGE TRACT W2 L=22.00'EASEMENTS. LANDSCAPING ON OTHER UTILITY N90°00'00"W N90°00'00"W (WATER MANAGEMENT TRACT S89°38'46"W EASEMENTS SHALL BE ALLOWED ONLY AFTER 124.47' 124.00 124.00' AND PUBLIC DRAINAGE EASEMENT) CONSENT OF ALL THE UTILITY COMPANIES 104,817 SQ FT OCCUPYING SAME. 4. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, L.M.E. THE CITY OF DELRAY BEACH IS HEREBY GRANTED LOT 11 71 THE RIGHT OF ACCESS FOR EMERGENCY AND 8192 SQ FT 7961 SQ FT 7991 SQ FT MAINTENANCE PURPOSES OVER THE LANDS WITHIN N89°32'01"E 10' G.U.E.¬ 10' G.U.E. ¬ 6. ALL RECORDING REFERENCES ARE RECORDED IN 10' G.U.E.-THE PUBLIC RECORDS OF PALM BEACH COUNTY, L=18.25' N89°32'01"E 102.47' 7. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S89°32'01"W ALONG THE SOUTH LINE N89°32'01"E 111.25' N89°22'01"E 98.13' OF SECTION 13, RELATIVE TO THE FLORIDA STATE MATILDA COURT PLANE COORDINATE SYSTEM, EAST ZONE, NORTH LOT 12 AMERICAN DATUM OF 1983 (1990 ADJUSTMENT). THERE SHALL BE NO BUILDINGS OR ANY KIND OF __<u>148.26'</u>_____ N89°22'01"E 895.52' CONSTRUCTION PLACED ON WATER, SEWER OR N89°32'01"E 315.31' N00°27'59"W DRAINAGE EASEMENTS. NO STRUCTURES SHALL BE 7.90' TRACT R PLACED WITHIN A HORIZONTAL DISTANCE OF 10 165,054 SQ FT FEET FROM ANY EXISTING OR PROPOSED CITY OF N89°32'01"E 315.51' DELRAY BEACH MAINTAINED WATER, SEWER OR N89°22'01"E 812.85' 20' LANDSCAPE DRAINAGE FACILITIES. CONSTRUCTION OR 50.00' BUFFER LANDSCAPING UPON MAINTENANCE MAINTENANCE ACCESS EASEMENTS MUST BE IN LOT 13 CONFORMANCE WITH ALL BUILDING AND ZONING 10' G.U.E. 5.51' 10' G.U.E. — CODES AND/OR ORDINANCES OF THE CITY OF DELRAY BEACH. 9. LINES INTERSECTING CIRCULAR CURVES ARE 2' MOHE (TYPICAL) _2' MOHE (TYPICAL) TYPICAL) TYPICAL) (TYPICAL) NON-RADIAL UNLESS OTHERWISE NOTED. (TYPICAL) (TYPICAL) TYPICAL) TRACT 204,209 TRACT OS5 LEGEND/ABBREVIATIONS CENTERLINE Δ - DELTA (CENTRAL ANGLE) 6200 SQ F1 6200 SQ FT CB - CHORD BEARING 6200 SQ FT TRACT "E-2"

OOD FOREST PLAT

P.B. 62, PG. 163-168) CD - CHORD DISTANCE D.E. - DRAINAGE EASEMENT FPL - FLORIDA POWER & LIGHT Δ=35°42'50" G.U.E. — GENERAL UTILITY EASEMENT L — ARC LENGTH L=24.93' D.E./P.D.E. LB - LICENSED BUSINESS
O.R.B. - OFFICIAL RECORD BOOK
P.D.E. - PUBLIC DRAINAGE EASEMENT 5.29'¬ R - RADIUS L.M.E. S89°32'01"W LOT 15 RB - RADIAL BEARING R.P.B. - ROAD PLAT BOOK 50.00 S39°17'17"W L.W.D.D. - LAKE WORTH DRAINAGE DISTRICT N89°32'01"E <u>315.29</u>' _ _ _ _ _ _ _ _ _ _ _ _ _ 21.49 R/W - RIGHT-OF-WAY N89°32'01"E _ SQ FT - SQUARE FEET 6' D.E./P.D.E.-110.00 U.E. — UTILITY EASEMENT MOHE - MAINTENANCE AND ROOF OVERHANG EASEMENT PC - POINT OF CURVATURE R=385.00' PCC - POINT OF COMPOUND CURVATURE Δ=1*27'06" 40' D.E. PT - POINT OF TANGENCY TRACT OS1 –(O.R.B. 5974, PG. 472)*–* L=9.75' ► - INDICATES "ZERO" SIDE OF LOT LINE 5' L.W.D.D. R/W __ 204,209 SQ FT 5' L.W.D.D. R/W _ (O.R.B. 5974, PG. 474) CD = 9.75'■ PRM — DENOTES SET PERMANENT REFERENCE MONUMENT (O.R.B. 5974, PG. 474) 4"x 4"X 24" CONCRETE MONUMENT WITH - CB=S00'09'01"W ALUMINUM DISK STAMPED "C&W PRM LB3591" UNLESS NOTED OTHERWISE _614.16'___ S89°32'01"W S89°32'01"W .1300.86' ● PCP - DENOTES PERMANENT CONTROL POINT S89°32'01"W \$89°22'01"W (BASIS OF S89'32'01"W S89°22'01"W SOUTH LINE SECTION 13-46-42 NORTH LINE SECTION 24-46-42 NAIL AND METAL DISK STAMPED "PCP LB3591" 40' L.W.D.D. R/W - DENOTES FOUND PERMANENT REFERENCE MONUMENT -SOUTH 1/4 CORNER BEARINGS) CANAL LATERAL #34-NAIL AND DISC STAMPED "PRM" LB 3591 SECTION 13-46-42 (O.R.B. 6002, PG. 509) S89'32'01"W S89°32'01"W 611.07' (O.R.B. 5974, PG. 474) S89°22'01"W 6<u>11.07</u>

MATCHLINE SEE SHEET 9



ENCLAVE AT SHERWOOD THIS INSTRUMENT WAS PREPARED BY DAVID P. LINDLEY, PLS BEING A REPLAT OF TRACTS G-3 AND G-4, SHERWOOD FOREST PLAT NO. 1, CAULFIELD & WHEELER, INC. AS RECORDED IN PLAT BOOK 62, PAGES 163 THROUGH 168, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ENGINEERS - PLANNERS - SURVEYORS LYING IN SECTIONS 13 AND 24, TOWNSHIP 46 SOUTH, RANGE 42 EAST, 7900 GLADES ROAD, SUITE 100 CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA. LSHEET 511 LSHEET BOCA RATON, FLORIDA 33434 - (561)392-1991 "NOTICE" THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY. SHEET 9 SHEET 8 SHEET 7 N87'40'29"E-261.04' KEY MAP LOT 111 R=520.00' 15' LANDSCAPE (NOT TO SCALE) Δ=8°41'34" _MATCHLINE SEE _L=78.89'__ _ _ _ LOT 110 LOT 109 ------R=520.00'-SHEET 6 OF 9 ∆=8°41'34" L=78.89' LOT 108 TABULAR DATA NAME | SQUARE FEET | ACRES 523,013 12.0067 GRAPHIC SCALE LOTS 1-79 LOT 107 TRACT W1 TRACT R 165,054 3.7891 (WATER MANAGEMENT TRACT TRACTS OS1-OS5 332,891 7.6421 AND PUBLIC DRAINAGE EASEMENT) TRACT F 1.7904 77,992 241,103 SQ FT 12.0784 TRACTS W1-W3 526,131 (IN FEET) TOTAL 1,625,081 37.3067 1 INCH = 30 FEETSURVEY NOTES: R = 455.00'1. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT LOT 106 Δ=15°44'09" _____ TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE L=124.96'¬ R=455.00' EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY $\Delta = 15^{\circ}44'09"$ EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS L=124.96' EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL S00°37'59"E_ S89°22'01"W | L.M.E. --·L=50.09'-OTHER EASEMENTS SHALL BE SUBORDINATE TO Δ=6°18'29" $\Delta = 6^{\circ}18'35''$ THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED. ∆=4°19'11" ∆=3°32'54" 2. BUILDING SETBACK LINES SHALL BE AS REQUIRED Δ=1°25'29" LOT 105 BY CURRENT DELRAY BEACH CITY ZONING L=11.31'-REGULATIONS. 2' MOHE 3. THERE SHALL BE NO TREES OR SHRUBS PLACED TYPICAL) 2' MOHE 2' MOHE (TYPICAL) ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR TYPICAL) WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL THE UTILITY COMPANIES OCCUPYING SAME. 4. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE LOT 104 NOT RECORDED ON THIS PLAT THAT MAY BE FOUND ₹ 6614 SQ FT ·^ω. 6609 SQ FT 6574 SQ FT 6367 SQ FT IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. 5. THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES OVER THE LANDS WITHIN THIS PLAT. 6. ALL RECORDING REFERENCES ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, LOT 103 7. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S89°32'01"W ALONG THE SOUTH LINE OF SECTION 13, RELATIVE TO THE FLORIDA STATE 50.00' PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT). N89°22'01"E THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON WATER, SEWER OR DRAINAGE EASEMENTS. NO STRUCTURES SHALL BE PLACED WITHIN A HORIZONTAL DISTANCE OF 10 LOT 102 N89°22'01"E 895.52' FEET FROM ANY EXISTING OR PROPOSED CITY OF DELRAY BEACH MAINTAINED WATER, SEWER OR DRAINAGE FACILITIES. CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ALL BUILDING AND ZONING CODES AND/OR ORDINANCES OF THE CITY OF DELRAY BEACH. 9. LINES INTERSECTING CIRCULAR CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED. LOT 101 MATILDA COURT (TYPICAL) (TYPICAL) TRACT R LEGEND/ABBREVIATIONS 165,054 SQ FT Δ=14°46'40" ℚ – CENTERLINE L=16.25' \triangle - DELTA (CENTRAL ANGLE) CB - CHORD BEARING CD - CHORD DISTANCE LOT 100 D.E. - DRAINAGE EASEMENT 6200 SQ FT FPL - FLORIDA POWER & LIGHT G.U.E. — GENERAL UTILITY EASEMENT L — ARC LENGTH LB - LICENSED BUSINESS
O.R.B. - OFFICIAL RECORD BOOK
P.D.E. - PUBLIC DRAINAGE EASEMENT R - RADIUS RB — RADIAL BEARING R.P.B. - ROAD PLAT BOOK L.W.D.D. - LAKE WORTH DRAINAGE DISTRICT L.M.E. S89°22'01"W 81.46' R/W - RIGHT-OF-WAY SQ FT — SQUARE FEET LOT 99 -2" PLAT 7–168) U.E. - UTILITY EASEMENT MOHE - MAINTENANCE AND ROOF OVERHANG EASEMENT 15' LANDSCAPE 6' D.E./P.D.E.-PC - POINT OF CURVATURE BUFFER N89°22'01"E PCC - POINT OF COMPOUND CURVATURE 110.00 PT - POINT OF TANGENCY ► - INDICATES "ZERO" SIDE OF LOT LINE ■ PRM - DENOTES SET PERMANENT REFERENCE MONUMENT 4"x 4"X 24" CONCRETE MONUMENT WITH —(O.R.B. 5974, PG. 472)— ALUMINUM DISK STAMPED "C&W PRM LB3591" 5' L.W.D.D. R/W _ TRACT OS1 UNLESS NOTED OTHERWISE (O.R.B. 5974, PG. 474) 204,209 SQ FT - DENOTES PERMANENT CONTROL POINT NAIL AND METAL DISK STAMPED "PCP LB3591" - DENOTES FOUND PERMANENT REFERENCE MONUMENT _1300.86'_ NAIL AND DISC STAMPED "PRM" LB 3591 S89°22'01"W SOUTH LINE SECTION 13-46-42_ NORTH LINE SECTION 24-46-42 40' L.W.D.D. R/W BEARINGS) NORTH LINE SECTION 24-46-42 -CANAL LATERAL #34— (O.R.B. 6002, PG. 509) 20' 🔶 20' ____R=355.17'

S89°22'01"W ___1300.47'_

∆=2°59'43"

MATCHLINE SEE SHEET 7

(O.R.B. 5974, PG. 474)

THIS INSTRUMENT WAS PREPARED BY DAVID P. LINDLEY, PLS

CAULFIELD & WHEELER, INC.

ENGINEERS - PLANNERS - SURVEYORS

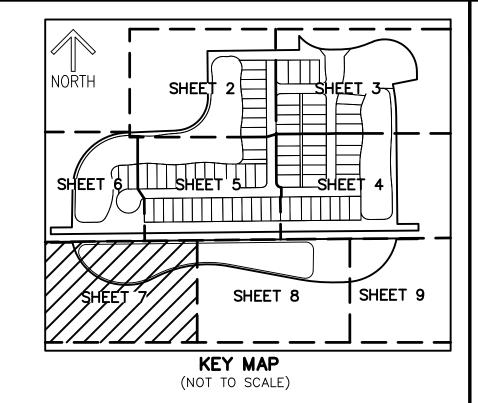
7900 GLADES ROAD, SUITE 100

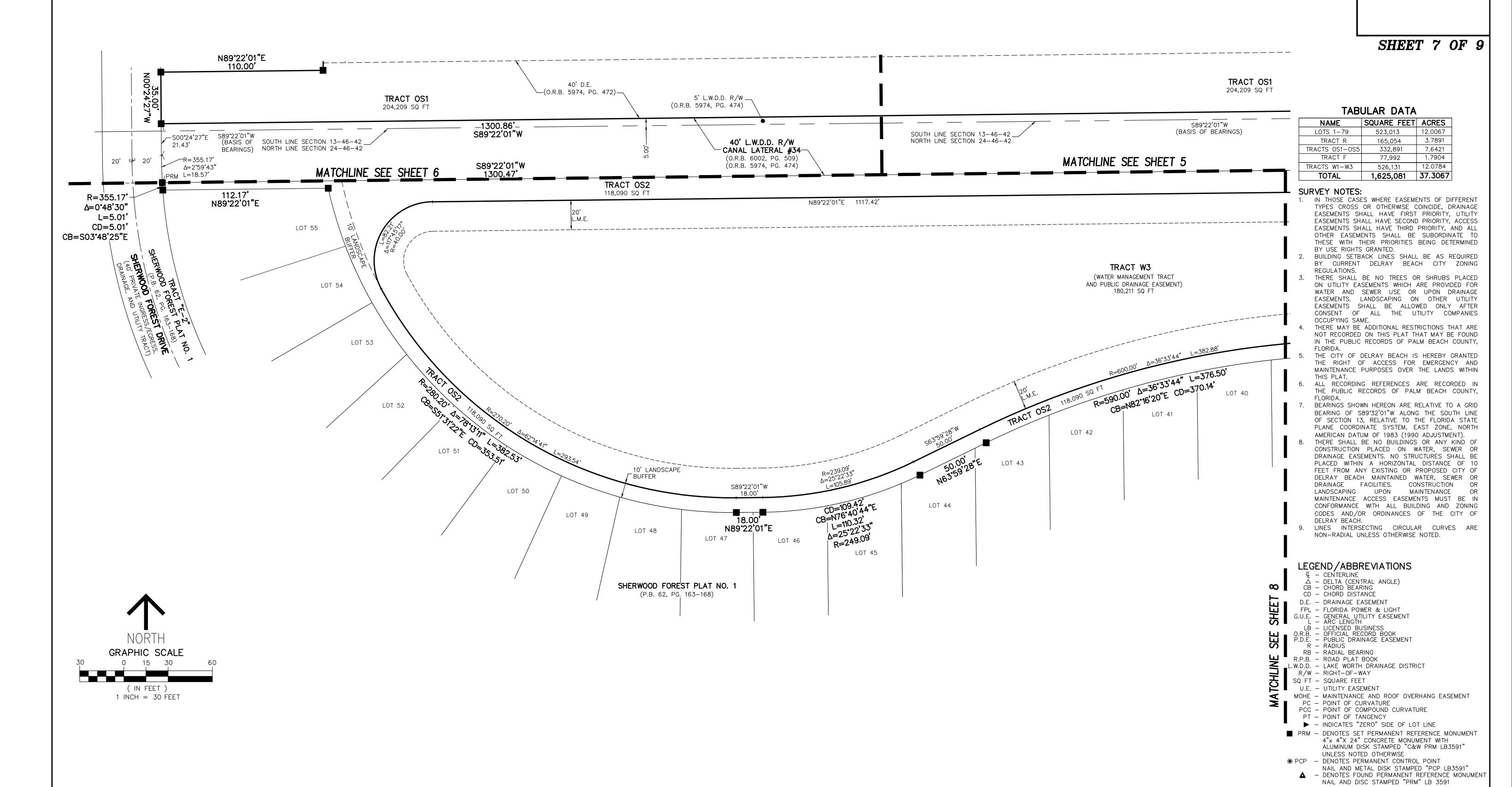
BOCA RATON, FLORIDA 33434 - (561)392-1991

ENCLAVE AT SHERWOOD

BEING A REPLAT OF TRACTS G-3 AND G-4, SHERWOOD FOREST PLAT NO. 1,
AS RECORDED IN PLAT BOOK 62, PAGES 163 THROUGH 168, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
LYING IN SECTIONS 13 AND 24, TOWNSHIP 46 SOUTH, RANGE 42 EAST,
CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

"NOTICE" THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.





THIS INSTRUMENT WAS PREPARED BY DAVID P. LINDLEY, PLS

CAULFIELD & WHEELER, INC.

ENGINEERS - PLANNERS - SURVEYORS

7900 GLADES ROAD, SUITE 100

BOCA RATON, FLORIDA 33434 - (561)392-1991

GRAPHIC SCALE

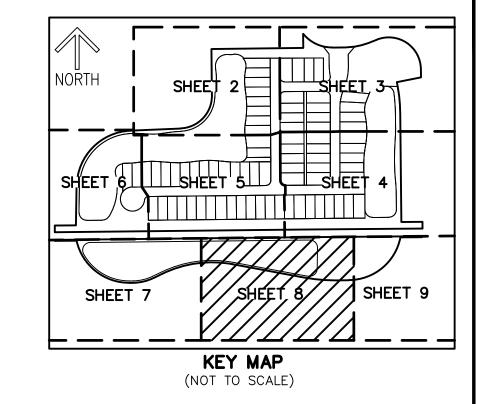
(IN FEET)

1 INCH = 30 FEET

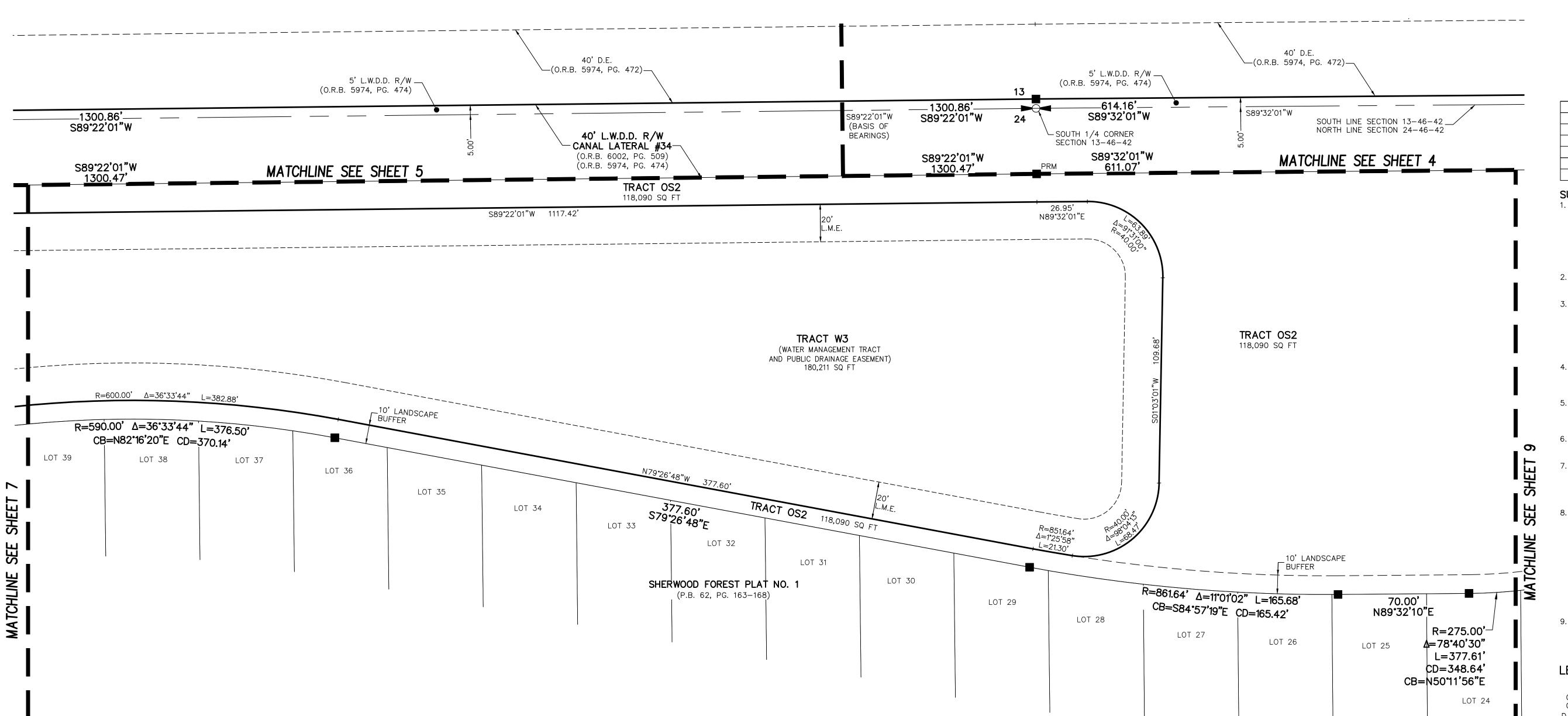
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SHEET 8 OF 9



TABULAR DATA

| NAME | SQUARE FEET | ACRES | |
|----------------|-------------|---------|--|
| LOTS 1-79 | 523,013 | 12.0067 | |
| TRACT R | 165,054 | 3.7891 | |
| TRACTS OS1-OS5 | 332,891 | 7.6421 | |
| TRACT F | 77,992 | 1.7904 | |
| TRACTS W1-W3 | 526,131 | 12.0784 | |
| TOTAL | 1,625,081 | 37.3067 | |

SURVEY NOTES:

- 1. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- 2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT DELRAY BEACH CITY ZONING REGULATIONS.
- THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL THE UTILITY COMPANIES OCCUPYING SAME.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. THE CITY OF DELRAY BEACH IS HEREBY GRANTED
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- BEARING OF S89°32'01"W ALONG THE SOUTH LINE OF SECTION 13, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON WATER, SEWER OR DRAINAGE EASEMENTS. NO STRUCTURES SHALL BE PLACED WITHIN A HORIZONTAL DISTANCE OF 10 FEET FROM ANY EXISTING OR PROPOSED CITY OF DELRAY BEACH MAINTAINED WATER, SEWER OR DRAINAGE FACILITIES. CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ALL BUILDING AND ZONING CODES AND/OR ORDINANCES OF THE CITY OF DELRAY BEACH.
- LINES INTERSECTING CIRCULAR CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED.

LEGEND/ABBREVIATIONS

- ♠ − CENTERLINE Δ - DELTA (CENTRAL ANGLE)
- CB CHORD BEARING
- CD CHORD DISTANCE
- D.E. DRAINAGE EASEMENT FPL - FLORIDA POWER & LIGHT
- G.U.E. GENERAL UTILITY EASEMENT L ARC LENGTH
- LB LICENSED BUSINESS O.R.B. OFFICIAL RECORD BOOK
- P.D.E. PUBLIC DRAINAGE EASEMENT R - RADIUS
- RB RADIAL BEARING
- R.P.B. ROAD PLAT BOOK L.W.D.D. - LAKE WORTH DRAINAGE DISTRICT
- R/W RIGHT-OF-WAY
- SQ FT SQUARE FEET
- U.E. UTILITY EASEMENT MOHE - MAINTENANCE AND ROOF OVERHANG EASEMENT
- PC POINT OF CURVATURE PCC - POINT OF COMPOUND CURVATURE
- PT POINT OF TANGENCY
- → INDICATES "ZERO" SIDE OF LOT LINE
- PRM DENOTES SET PERMANENT REFERENCE MONUMENT 4"x 4"X 24" CONCRETE MONUMENT WITH ALUMINUM DISK STAMPED "C&W PRM LB3591"
- UNLESS NOTED OTHERWISE ● PCP - DENOTES PERMANENT CONTROL POINT
- NAIL AND METAL DISK STAMPED "PCP LB3591" ▲ - DENOTES FOUND PERMANENT REFERENCE MONUMENT NAIL AND DISC STAMPED "PRM" LB 3591

THIS INSTRUMENT WAS PREPARED BY DAVID P. LINDLEY, PLS

CAULFIELD & WHEELER, INC.

ENGINEERS - PLANNERS - SURVEYORS

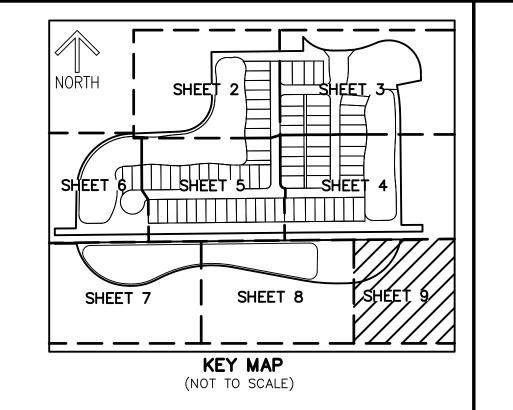
7900 GLADES ROAD, SUITE 100

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SHEET 9 OF 9

TABULAR DATA

| NAME | SQUARE FEET | ACRES |
|----------------|-------------|---------|
| LOTS 1-79 | 523,013 | 12.0067 |
| TRACT R | 165,054 | 3.7891 |
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| TOTAL | 1,625,081 | 37.3067 |
| | | |

SURVEY NOTES:

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- 5. THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES OVER THE LANDS WITHIN
- 6. ALL RECORDING REFERENCES ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- 7. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S89°32'01"W ALONG THE SOUTH LINE OF SECTION 13, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
- 8. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON WATER, SEWER OR DRAINAGE EASEMENTS. NO STRUCTURES SHALL BE PLACED WITHIN A HORIZONTAL DISTANCE OF 10 FEET FROM ANY EXISTING OR PROPOSED CITY OF DELRAY BEACH MAINTAINED WATER, SEWER OR DRAINAGE FACILITIES. CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ALL BUILDING AND ZONING CODES AND/OR ORDINANCES OF THE CITY OF DELRAY BEACH.
- 9. LINES INTERSECTING CIRCULAR CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED.

LEGEND/ABBREVIATIONS

- ℚ CENTERLINE
- Δ DELTA (CENTRAL ANGLE) CB - CHORD BEARING
- CD CHORD DISTANCE D.E. - DRAINAGE EASEMENT
- FPL FLORIDA POWER & LIGHT
- G.U.E. GENERAL UTILITY EASEMENT L ARC LENGTH LB - LICENSED BUSINESS
- O.R.B. OFFICIAL RECORD BOOK P.D.E. - PUBLIC DRAINAGE EASEMENT
- R RADIUS RB — RADIAL BEARING
- R.P.B. ROAD PLAT BOOK L.W.D.D. - LAKE WORTH DRAINAGE DISTRICT
- R/W RIGHT-OF-WAY SQ FT — SQUARE FEET
- U.E. UTILITY EASEMENT
- MOHE MAINTENANCE AND ROOF OVERHANG EASEMENT PC - POINT OF CURVATURE
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- ► INDICATES "ZERO" SIDE OF LOT LINE
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- NAIL AND METAL DISK STAMPED "PCP LB3591" - DENOTES FOUND PERMANENT REFERENCE MONUMENT NAIL AND DISC STAMPED "PRM" LB 3591

