

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

DEDICATION:

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 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.

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  
OF  
**CAULFIELD & WHEELER, INC.**  
ENGINEERS - 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.

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\_\_\_\_.

PULTE HOME COMPANY, LLC  
A MICHIGAN LIMITED LIABILITY COMPANY

WITNESS: \_\_\_\_\_  
PRINT NAME

WITNESS: \_\_\_\_\_  
PRINT NAME

BY: PATRICK GONZALEZ  
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.

\_\_\_\_\_  
NOTARY PUBLIC

\_\_\_\_\_  
PRINT NAME

MY COMMISSION EXPIRES: \_\_\_\_\_

COMMISSION NUMBER: \_\_\_\_\_

(SEAL)

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

WITNESS: \_\_\_\_\_  
PRINT NAME

BY: \_\_\_\_\_  
DAVID KANAREK  
PRESIDENT

WITNESS: \_\_\_\_\_  
PRINT NAME

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 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.

\_\_\_\_\_  
NOTARY PUBLIC

\_\_\_\_\_  
PRINT NAME

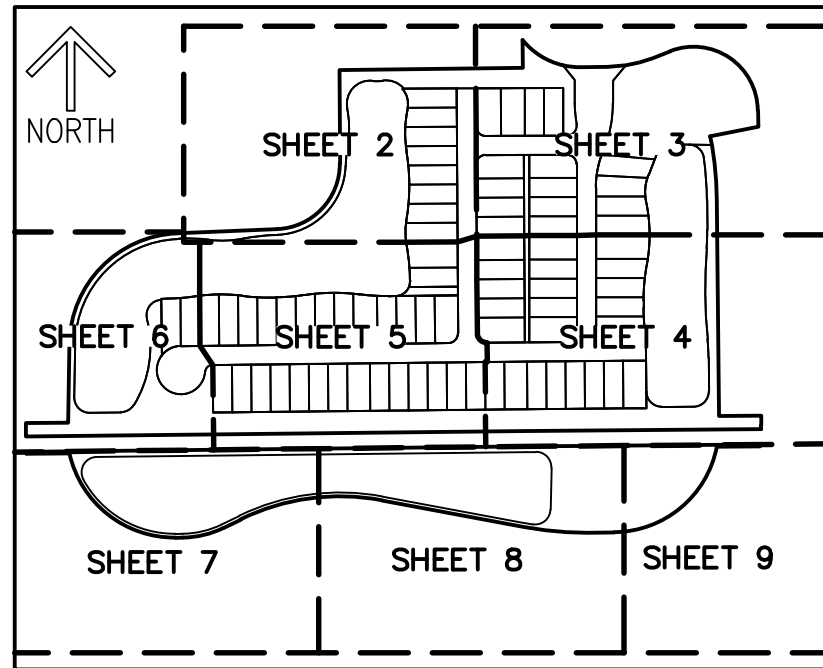
MY COMMISSION EXPIRES: \_\_\_\_\_

COMMISSION NUMBER: \_\_\_\_\_

(SEAL)

PULTE HOME COMPANY, LLC

ENCLAVE AT SHERWOOD  
HOMEOWNERS' ASSOCIATION, INC.



KEY MAP  
(NOT TO SCALE)

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
<b>TOTAL</b>	<b>1,625,081</b>	<b>37.3067</b>

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: \_\_\_\_\_  
CITY CLERK

MAYOR

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

CITY OF DELRAY BEACH

REVIEWING  
SURVEYOR

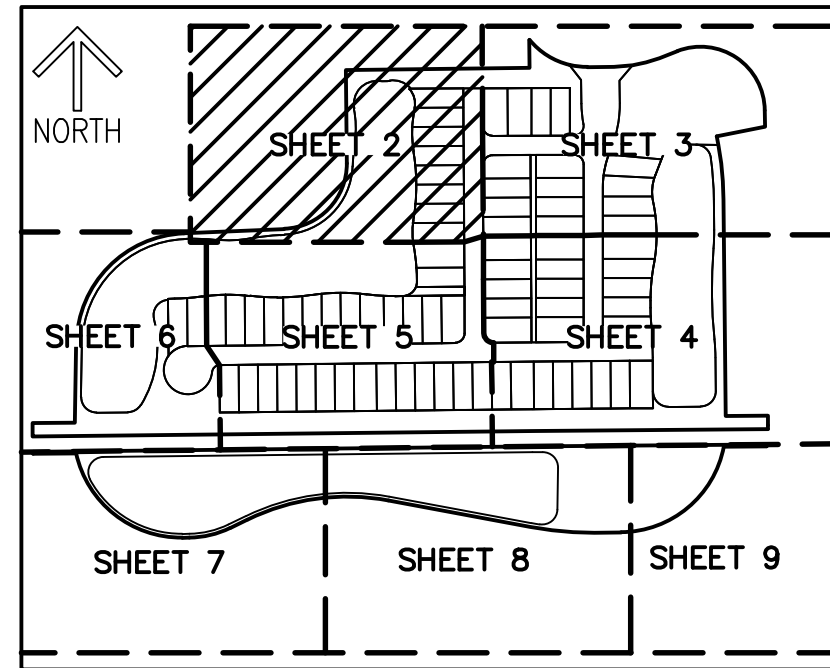
SURVEYOR

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# ENCLAVE AT SHERWOOD

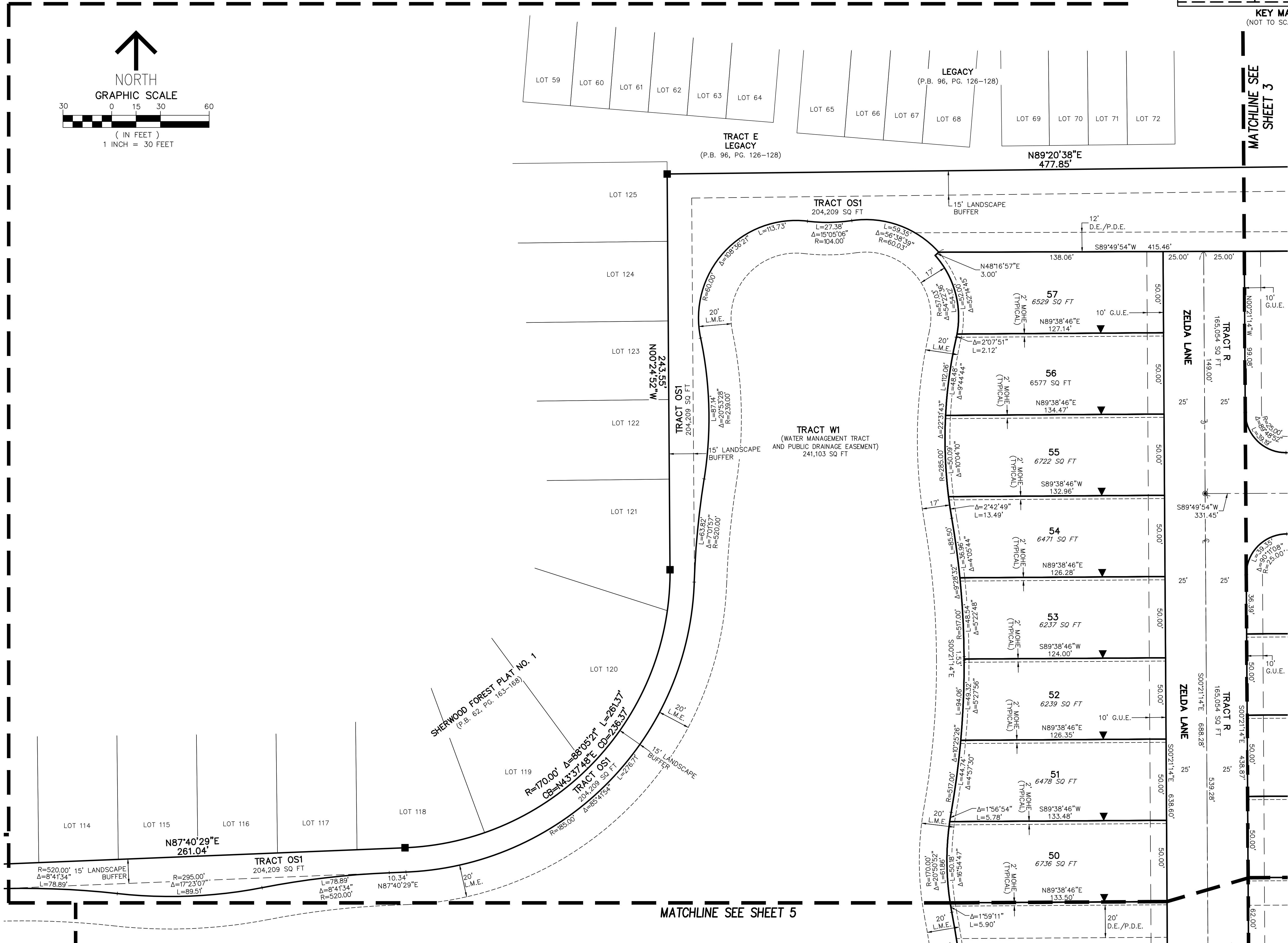
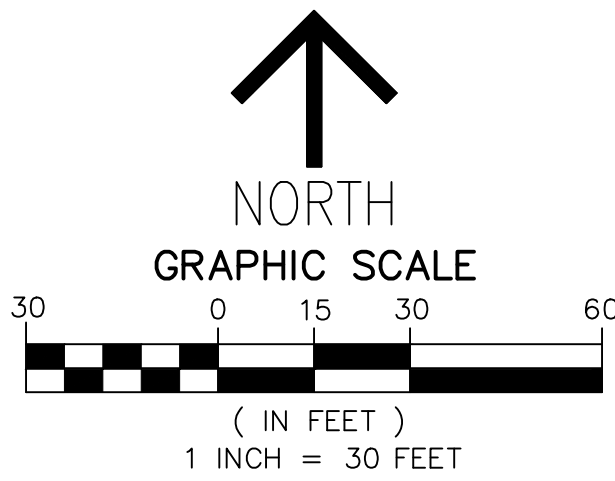
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KEY MAP  
(NOT TO SCALE)

SHEET 2 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
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TOTAL	1,625,081	37.3067

- SURVEY NOTES:**
- 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.
  - 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 THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES OVER THE LANDS WITHIN THIS PLAT.
  - ALL RECORDING REFERENCES ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
  - 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).
  - 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.
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## LEGEND / ABBREVIATIONS

- C - 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

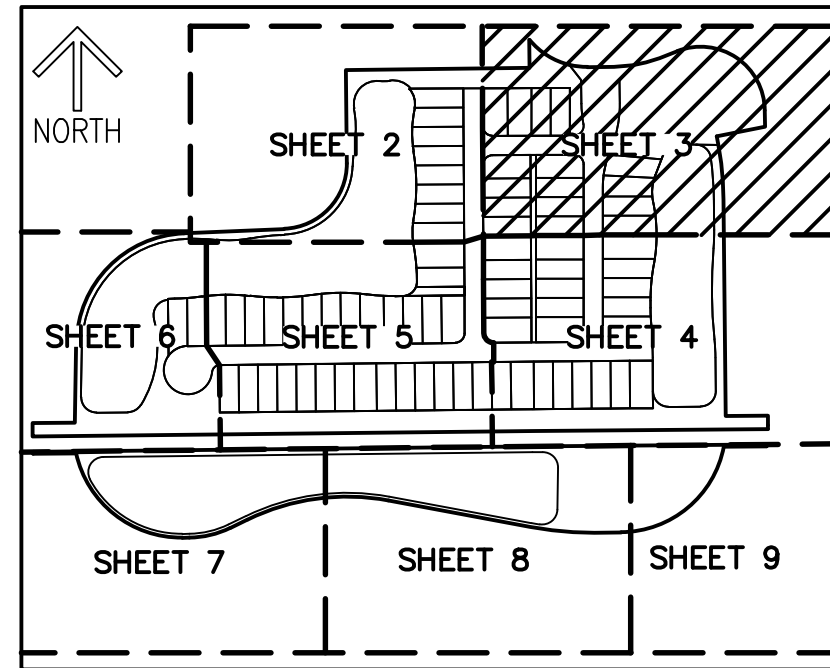


THIS INSTRUMENT WAS PREPARED BY  
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# ENCLAVE AT SHERWOOD

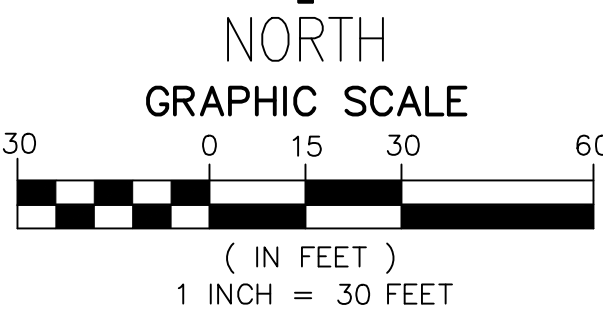
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KEY MAP  
(NOT TO SCALE)

SHEET 3 OF 9



## TABULAR DATA

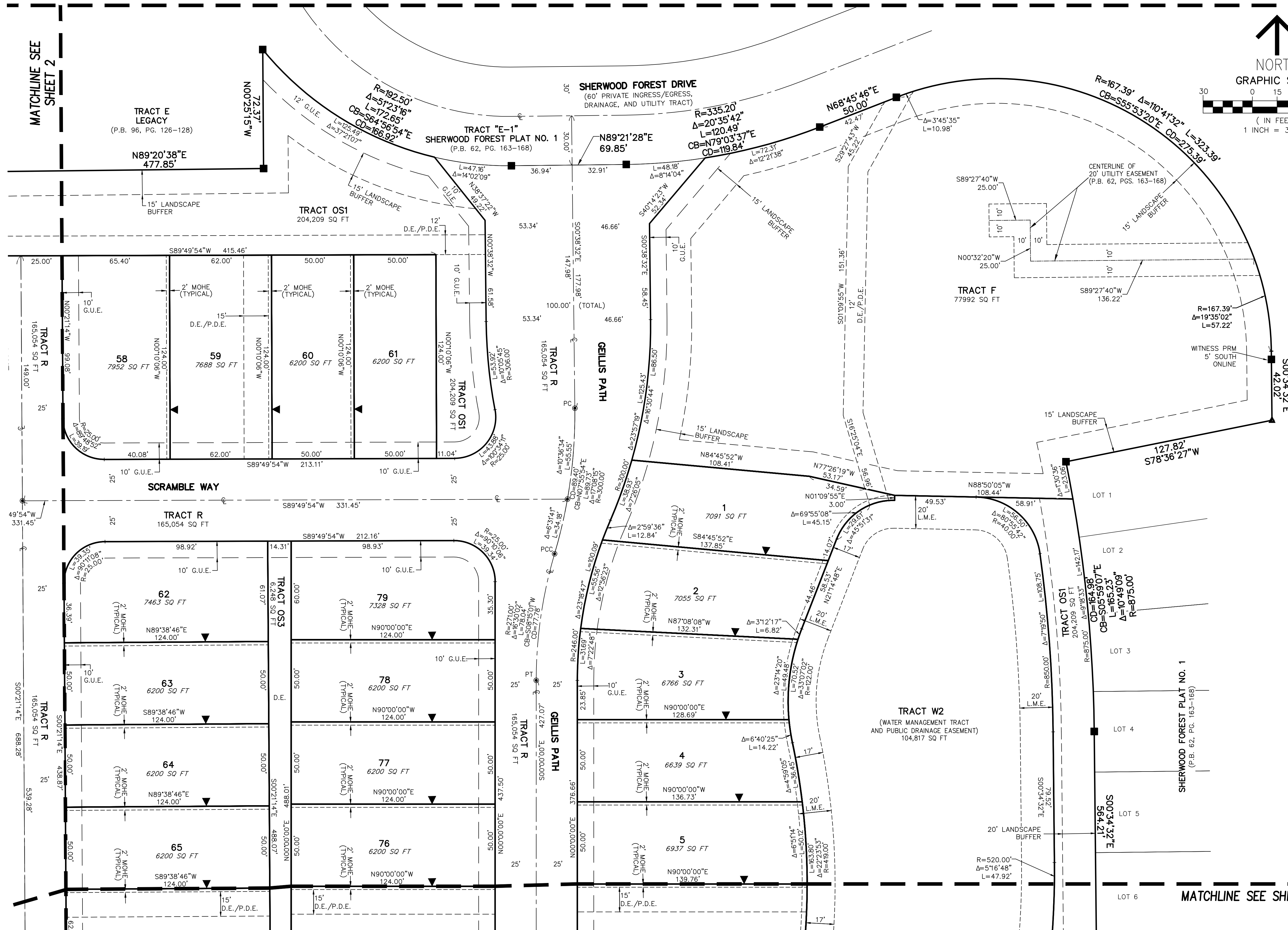
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- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT DELRAY BEACH CITY ZONING REGULATIONS.
- THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL THE UTILITY COMPANIES OCCUPYING SAME.
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- PRM - DENOTES SET PERMANENT REFERENCE MONUMENT 4"x 4"x 24" CONCRETE MONUMENT WITH ALUMINUM DISK STAMPED "C&W FRM 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

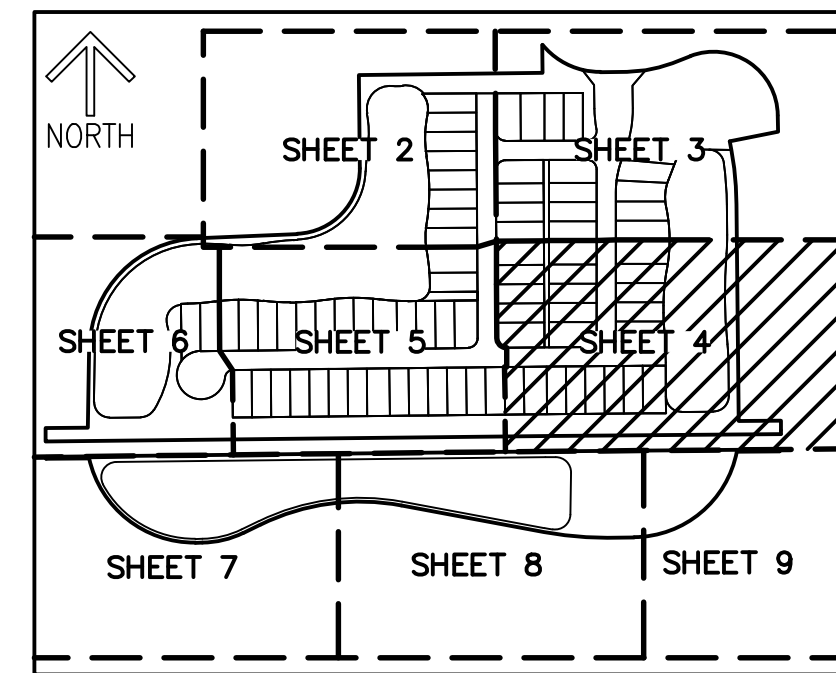


THIS INSTRUMENT WAS PREPARED BY  
DAVID P. LINDLEY, PLS  
OF  
**CAULFIELD & WHEELER, INC.**  
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7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434 - (561)392-1991

# ENCLAVE AT SHERWOOD

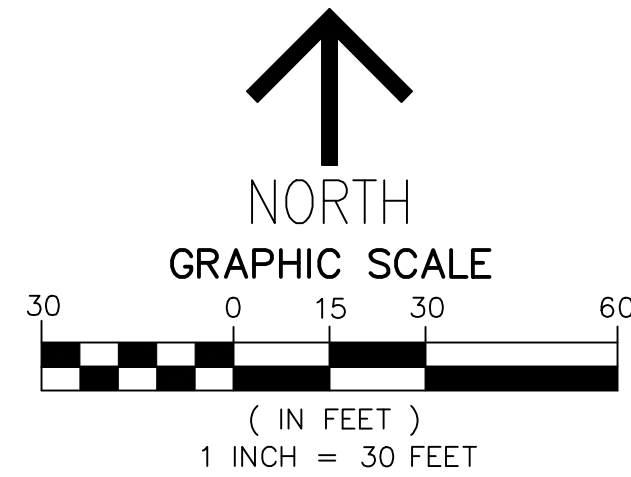
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KEY MAP  
(NOT TO SCALE)

SHEET 4 OF 9

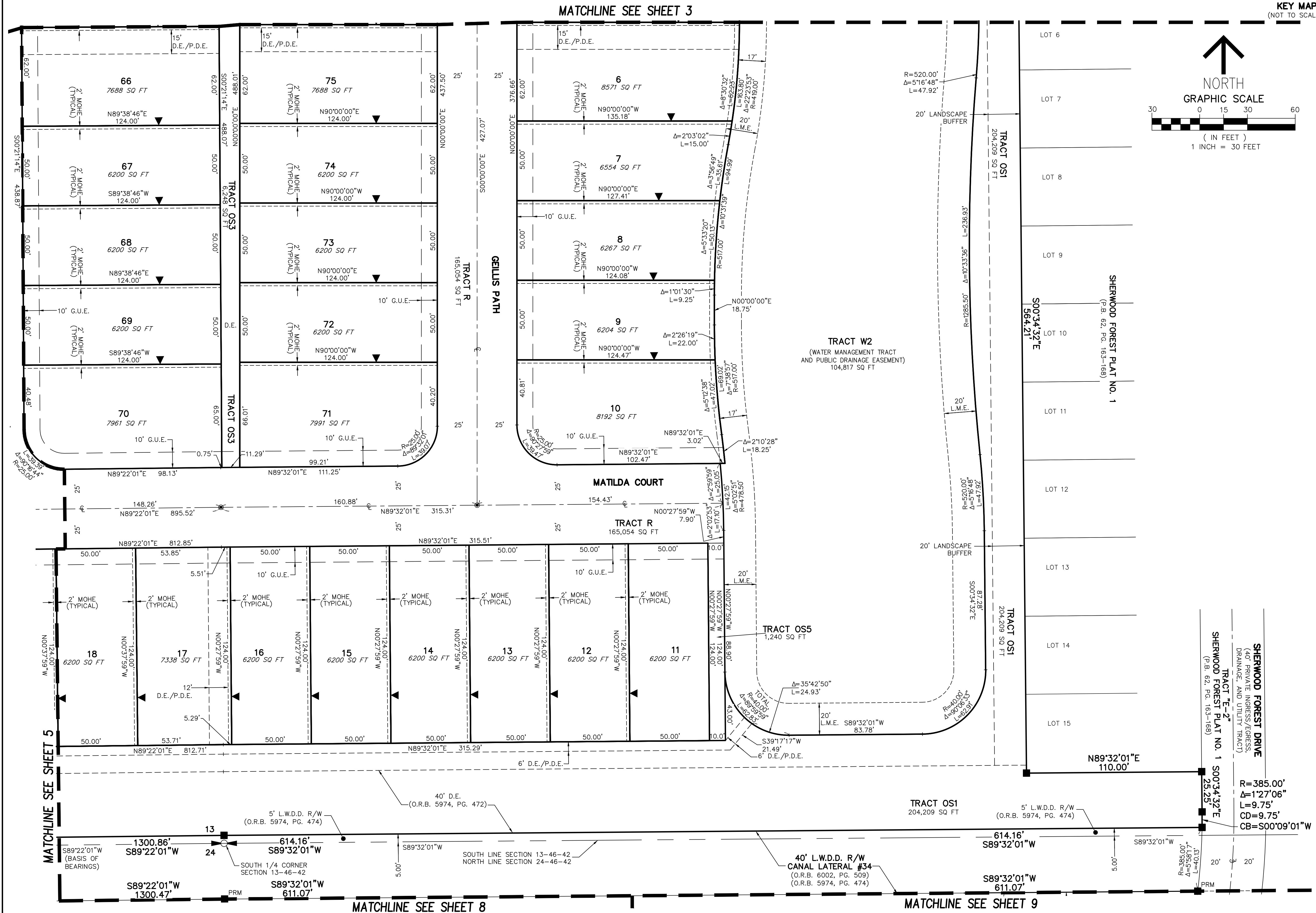


TABULAR DATA		
NAME	SQUARE FEET	ACRES
LOTS 1-79	523,013	12.0067
TRACT R	165,054	3.7891
TRACTS OS1-OS5	332,891	7.6421
TRACT F	77,992	1.7904
TRACTS W1-W3	526,131	12.0784
<b>TOTAL</b>	<b>1,625,081</b>	<b>37.3067</b>

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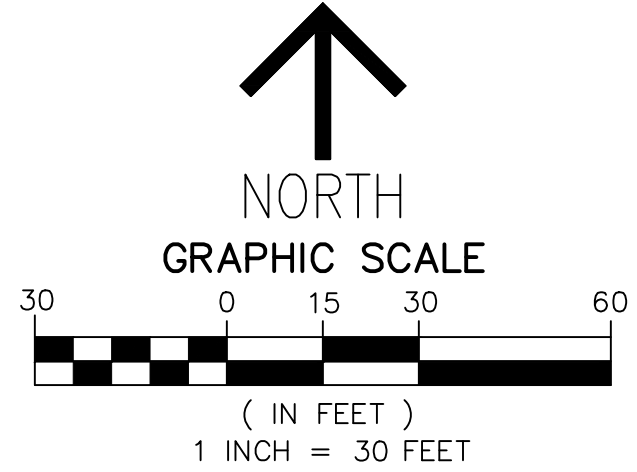
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# ENCLAVE AT SHERWOOD

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SHERWOOD FOREST PLAT NO. 1  
(P.B. 62, PG. 163-168)



MATCHLINE SEE SHEET 2

TRACT W1  
(WATER MANAGEMENT TRACT  
AND PUBLIC DRAINAGE EASEMENT)  
241,103 SQ FT

KEY MAP  
(NOT TO SCALE)

SHEET 5 OF 9

## TABULAR DATA

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- - DENOTES PERMANENT REFERENCE MONUMENT (BASIS OF BEARINGS)
- ▲ - DENOTES FOUND PERMANENT REFERENCE MONUMENT NAIL AND DISC STAMPED "PRM" LB 3591

MATCHLINE SEE SHEET 6

MATILDA COURT  
TRACT R  
165,054 SQ FT

MATILDA COURT  
TRACT R  
165,054 SQ FT

TRACT OSI  
204,209 SQ FT

SOUTH LINE SECTION 13-46-42  
NORTH LINE SECTION 24-46-42

S89°22'01"W  
(BASIS OF BEARINGS)

S89°22'01"W  
1300.47'

5' L.W.D.D. R/W  
(O.R.B. 5974, PG. 474)

40' L.W.D.D. R/W  
CANAL LATERAL #34  
(O.R.B. 6002, PG. 509)  
(O.R.B. 5974, PG. 474)

MATCHLINE SEE SHEET 7

MATCHLINE SEE SHEET 8

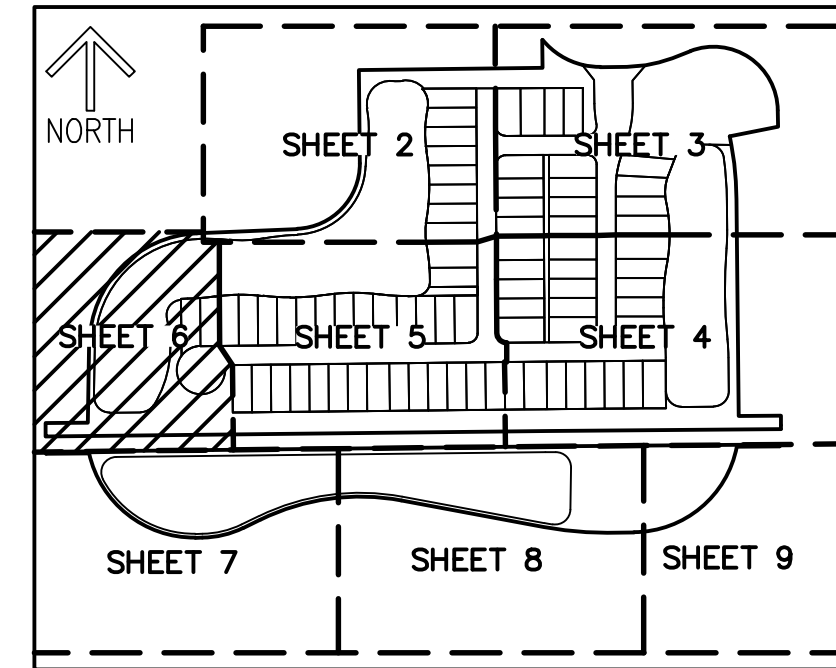
MATCHLINE SEE SHEET 4

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ENGINEERS - PLANNERS - SURVEYORS  
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# ENCLAVE AT SHERWOOD

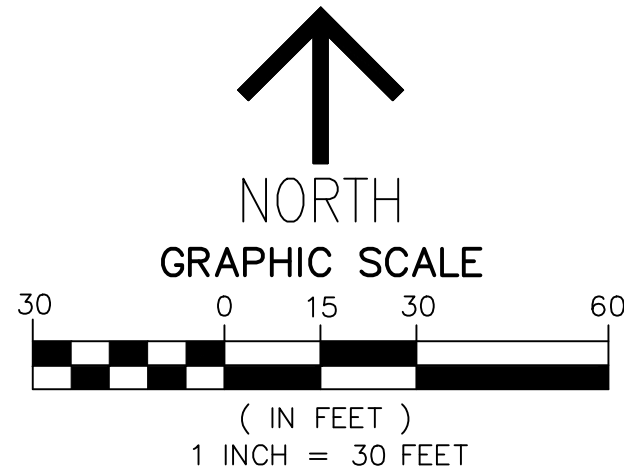
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KEY MAP  
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SHEET 6 OF 9



## TABULAR DATA

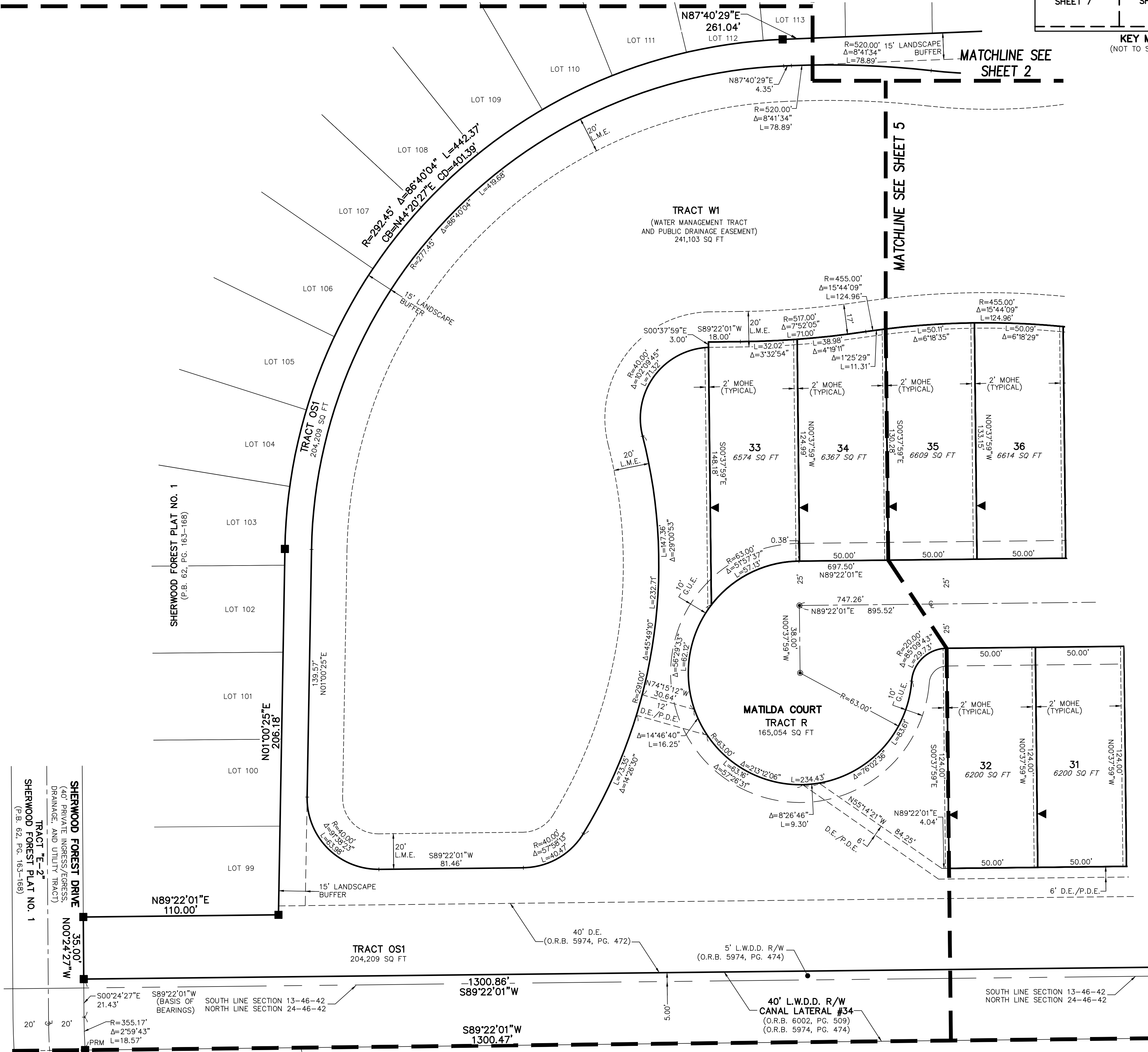
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MATCHLINE SEE SHEET 7

MATCHLINE SEE SHEET 2

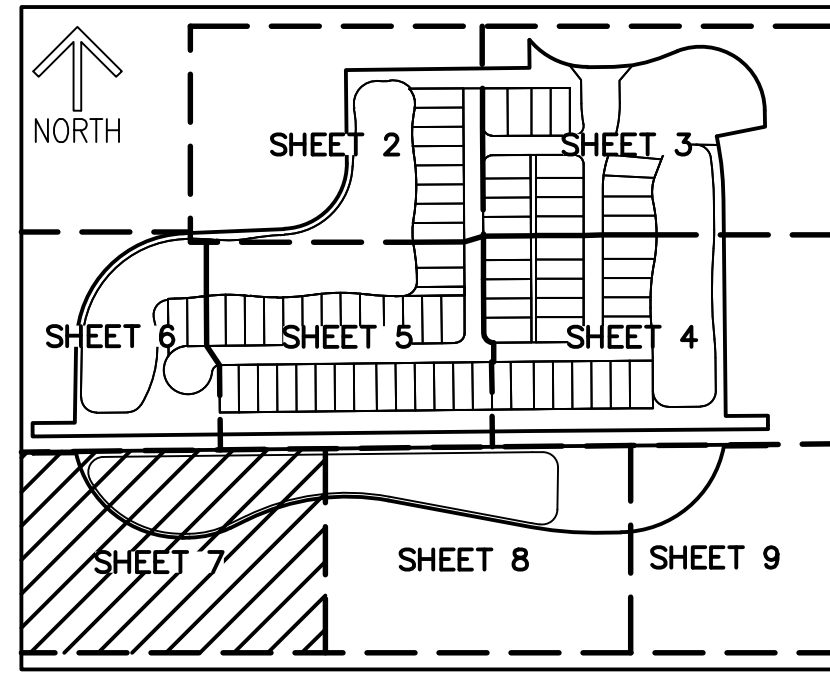
MATCHLINE SEE SHEET 5

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# ENCLAVE AT SHERWOOD

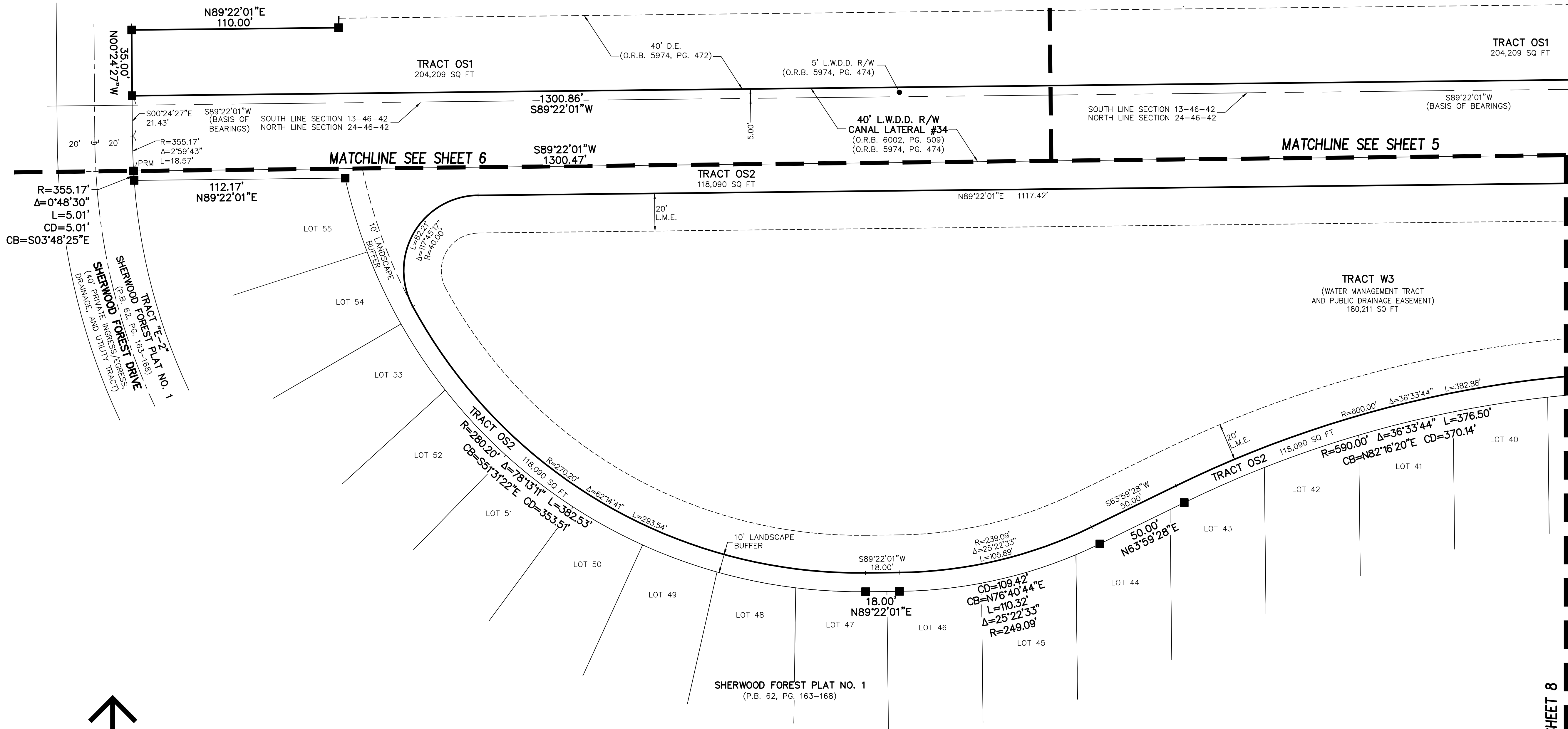
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KEY MAP  
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SHEET 7 OF 9



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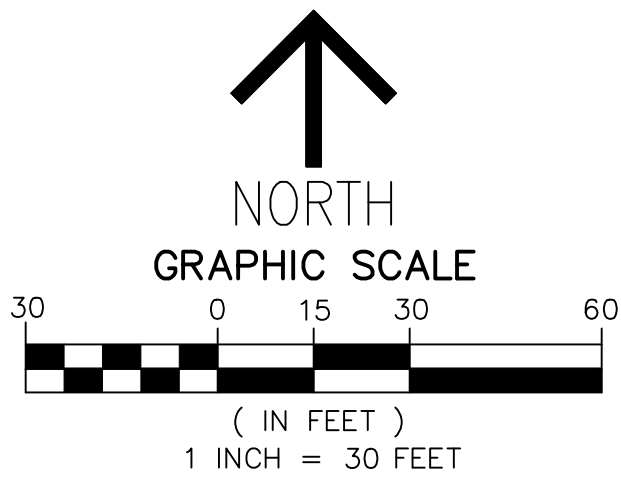
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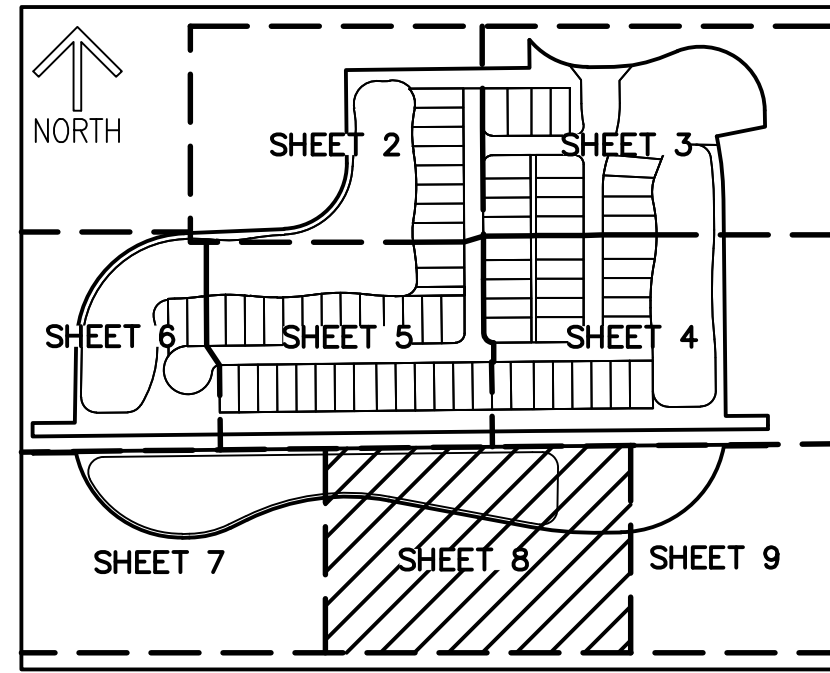


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SHEET 8 OF 9

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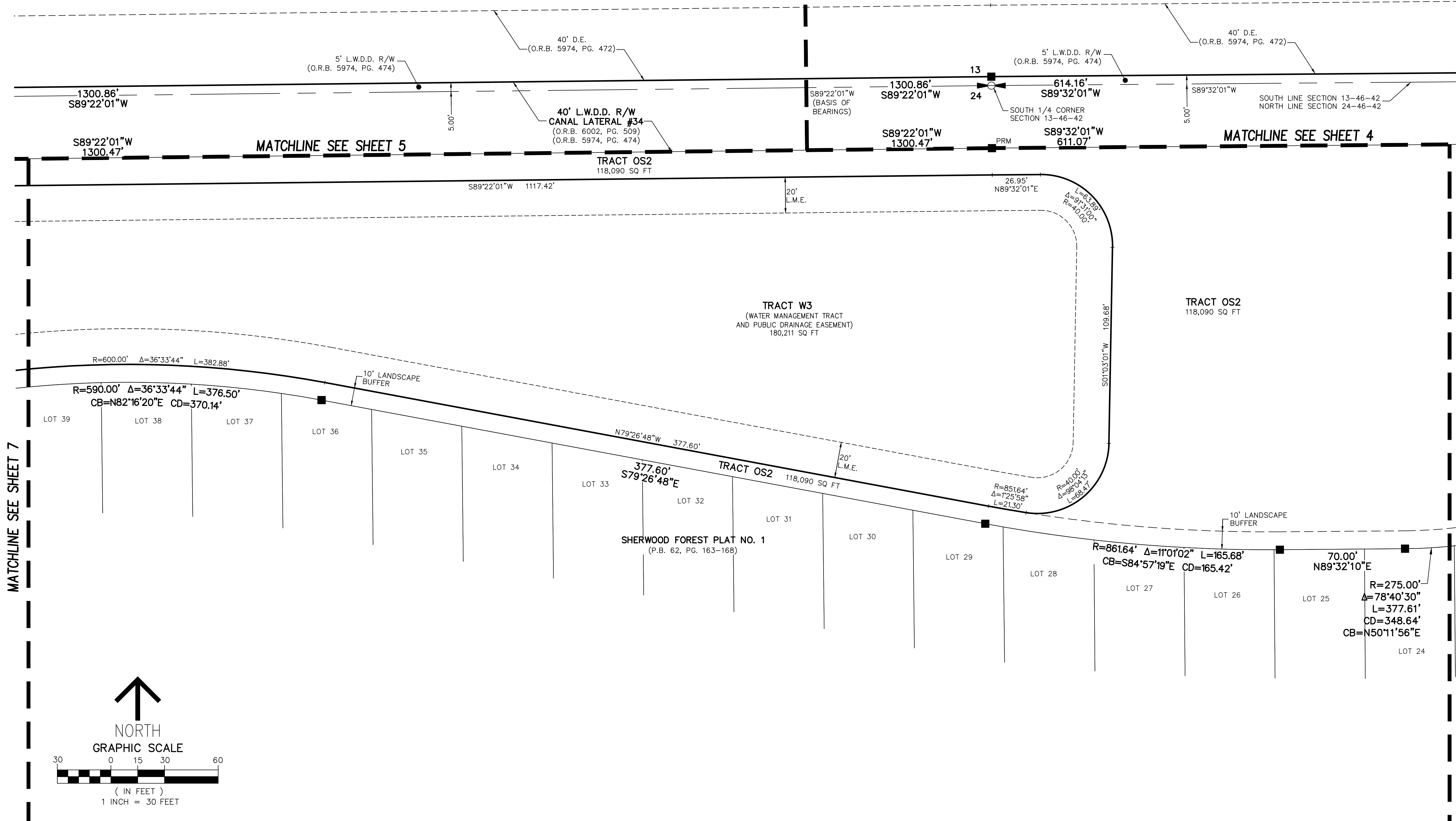
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TRACT R	165,054	3.7891
TRACTS OS1-OS5	332,891	7.6421
TRACT F	77,992	1.7904
TRACTS W1-W3	526,131	12.0784
TOTAL	1,625,081	37.3067

## SURVEY NOTES:

- 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.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT DELRAY BEACH CITY ZONING REGULATIONS.
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- 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 THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES OVER THE LANDS WITHIN THIS PLAT.
- ALL RECORDING REFERENCES ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- 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).
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- Lines intersecting circular curves are non-radial unless otherwise noted.

## LEGEND/ABBREVIATIONS

- CL - 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
- 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



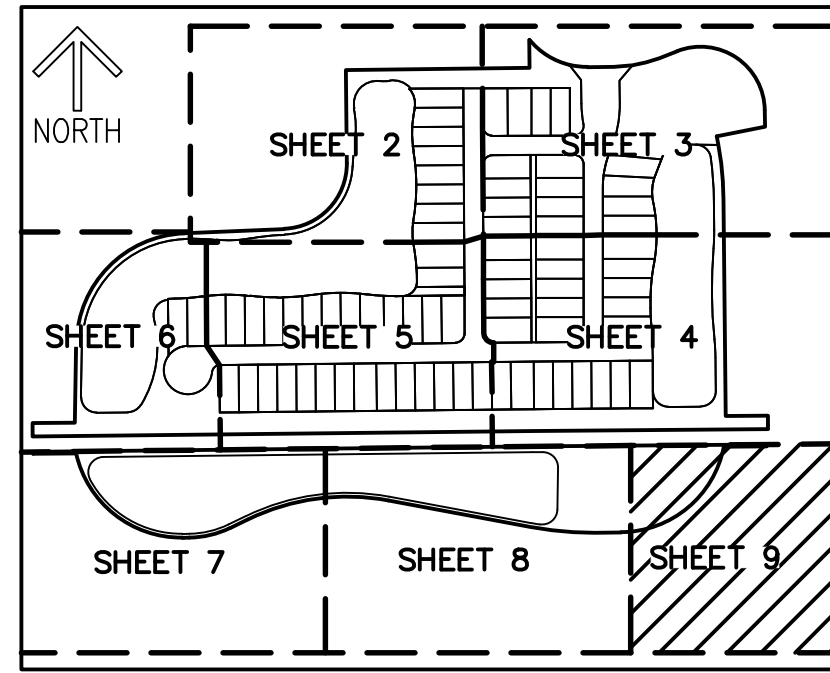


THIS INSTRUMENT WAS PREPARED BY  
DAVID P. LINDLEY, PLS  
OF  
**CAULFIELD & WHEELER, INC.**  
ENGINEERS – PLANNERS – SURVEYORS  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434 – (561)392-1991

# ENCLAVE AT SHERWOOD

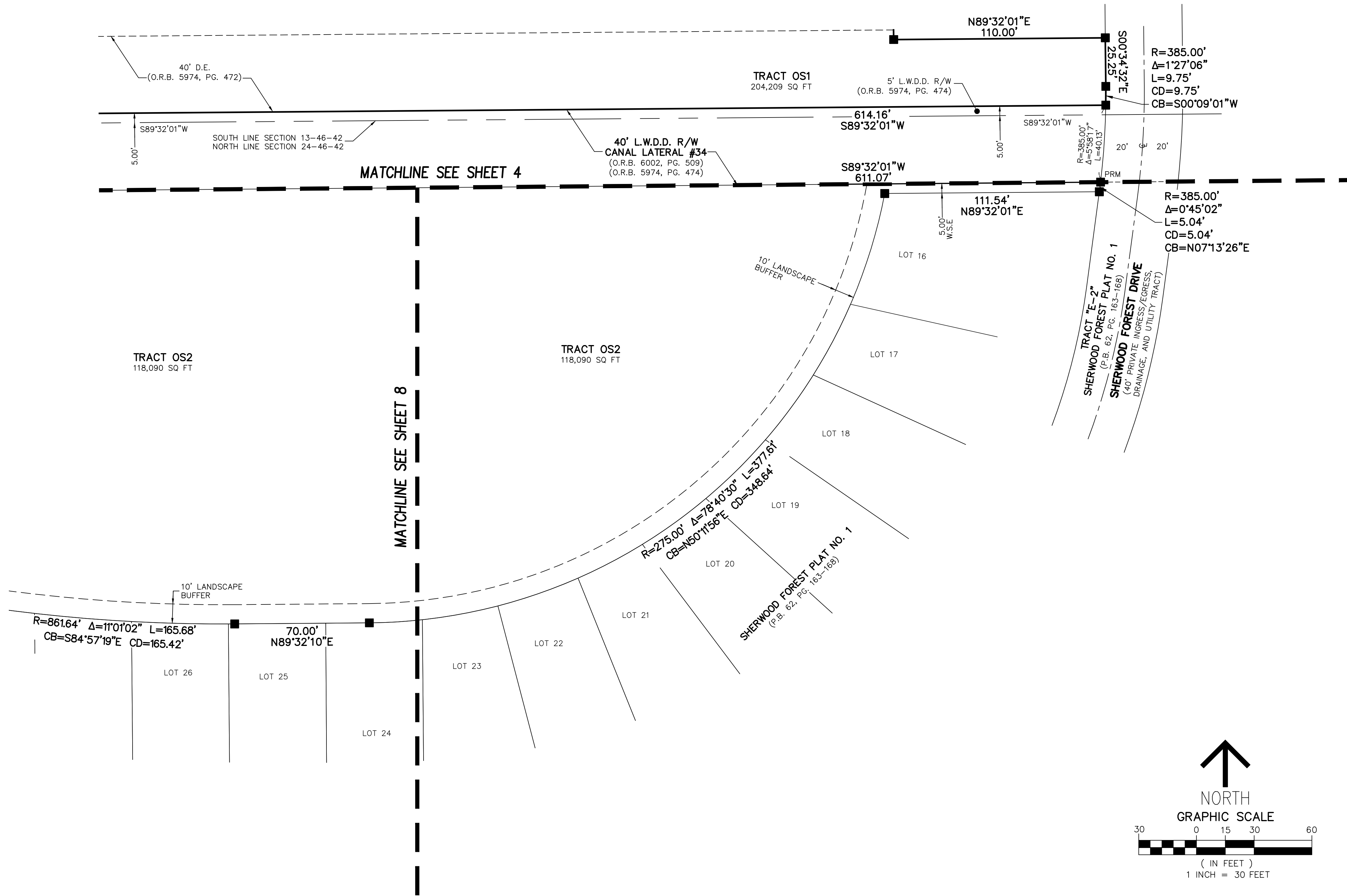
BEING A REPLAT OF TRACTS G-3 AND G-4, SHERWOOD FOREST PLAT NO. 1,  
AS RECORDED IN PLAT BOOK 62, PAGES 163 THROUGH 168, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,  
LYING IN SECTIONS 13 AND 24, TOWNSHIP 46 SOUTH, RANGE 42 EAST,  
CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

"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.



KEY MAP  
(NOT TO SCALE)

SHEET 9 OF 9



## TABULAR DATA

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