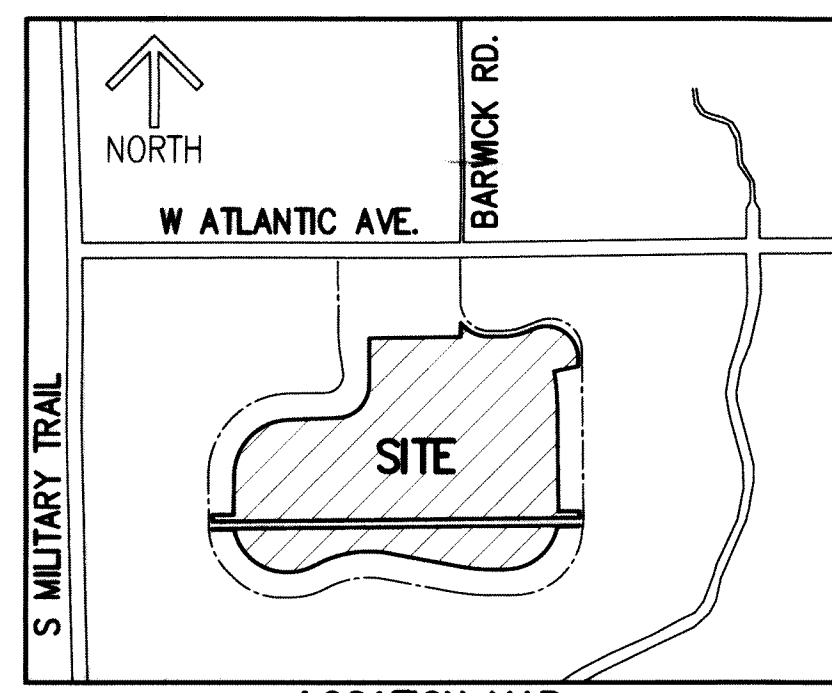


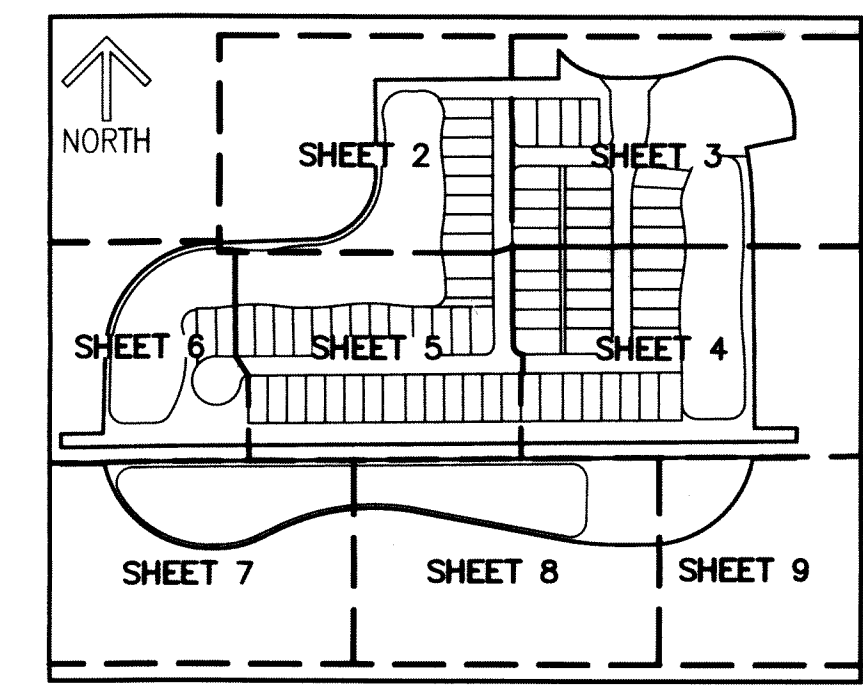
ENCLAVE AT SHERWOOD

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



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



33

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 1:30 P.M.
THIS 22 DAY OF July
A.D. 2022 AND DULY RECORDED
IN PLAT BOOK 134 ON
PAGES 33 THROUGH 41

JOSEPH ABRUZZO,
CLERK OF THE CIRCUIT COURT
& COMPTROLLER

BY: *[Signature]*
DEPUTY CLERK

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 DEDICATED 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 PUBLIC 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 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 (D.E.) 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 (P.D.E.), 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 ENCLAVE AT SHERWOOD HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, 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.

"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 6th DAY OF JULY 2022.

PULTE HOME COMPANY, LLC
A MICHIGAN LIMITED LIABILITY COMPANY

WITNESS: *[Signature]*
PRINT NAME **HUMBERTO MARTINEZ**
WITNESS: *[Signature]*
PRINT NAME **Eliot G. Weinstein**

BY: *[Signature]*
ANDREW MAXEY
VICE PRESIDENT
LAND 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 6 DAY OF July 2022, BY ANDREW MAXEY AS VICE PRESIDENT, LAND 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.

[Signature]
Mary E. Warren
NOTARY PUBLIC
Comm. HH 180353
Expires Oct. 15, 2025
Notary Public - State of Florida

[Signature]
Mary E. Warren
PRINT NAME
MY COMMISSION EXPIRES: 10-15-25
COMMISSION NUMBER: HH 180353

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 6th DAY OF July 2022.

ENCLAVE AT SHERWOOD HOMEOWNERS' ASSOCIATION, INC.
A FLORIDA NOT-FOR-PROFIT CORPORATION

WITNESS: *[Signature]*
ANDREW MAXEY
PRINT NAME
WITNESS: *[Signature]*
Eliot G. Weinstein
PRINT NAME

BY: *[Signature]*
DAVID KANAREK
PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

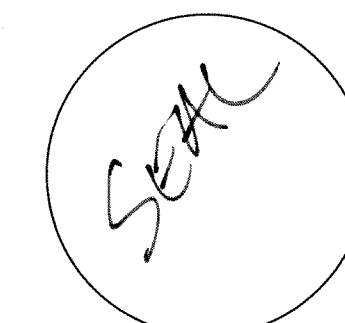
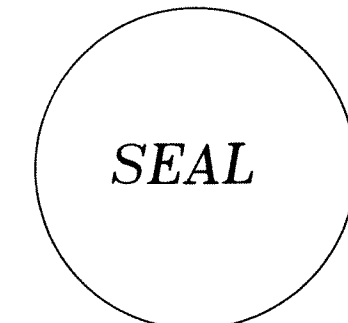
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 6 DAY OF July 2022, BY DAVID KANAREK AS PRESIDENT OF ENCLAVE AT SHERWOOD HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ON BEHALF OF THE NOT-FOR-PROFIT CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

[Signature]
Mary E. Warren
NOTARY PUBLIC
Comm. HH 180353
Expires Oct. 15, 2025
Notary Public - State of Florida

[Signature]
Mary E. Warren
PRINT NAME
MY COMMISSION EXPIRES: 10-15-25
COMMISSION NUMBER: HH 180353

PULTE HOME COMPANY, LLC

ENCLAVE AT SHERWOOD HOMEOWNERS' ASSOCIATION, INC.



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 6 DAY OF July 2022.

ENCLAVE AT SHERWOOD HOMEOWNERS' ASSOCIATION, INC.
A FLORIDA NOT-FOR-PROFIT CORPORATION

WITNESS: *[Signature]*
ANDREW MAXEY
PRINT NAME
WITNESS: *[Signature]*
Eliot G. Weinstein
PRINT NAME

BY: *[Signature]*
DAVID KANAREK
PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 6 DAY OF July 2022, 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.

[Signature]
Mary E. Warren
NOTARY PUBLIC
Comm. HH 180353
Expires Oct. 15, 2025
Notary Public - State of Florida

[Signature]
Mary E. Warren
PRINT NAME
MY COMMISSION EXPIRES: 10-15-25
COMMISSION NUMBER: HH 180353

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) **SHEET 1 OF 9**

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 OR 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: July 8, 2022
[Signature]
DAVID P. BARKER, ESQ.
ATTORNEY AT LAW
LICENSED IN FLORIDA

CITY APPROVALS:

THIS PLAT OF ENCLAVE AT SHERWOOD IS APPROVED ON THE 6 DAY OF July, A.D. 2022 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.
MAYOR: *[Signature]*
CITY CLERK: *[Signature]*
AND REVIEWED, ACCEPTED, AND CERTIFIED BY:
DEVELOPMENT SERVICES DIRECTOR: *[Signature]*
PLANNING & ZONING BOARD CHAIRPERSON: *[Signature]*
CITY ENGINEER: *[Signature]*
FIRE MARSHAL: *[Signature]*

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: 7/12/2022
[Signature]
JOHN T. DOOGAN, P.L.S.
PROFESSIONAL LAND SURVEYOR,
REG. #4409 STATE OF FLORIDA
AVROM & 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: 7-11-2022
[Signature]
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

