ENCLAVE AT SHERWOOD THIS INSTRUMENT WAS PREPARED BY NORTH DAVID P. LINDLEY, PLS 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, CAULFIELD & WHEELER, INC. LYING IN SECTIONS 13 AND 24, TOWNSHIP 46 SOUTH, RANGE 42 EAST, ENGINEERS - PLANNERS - SURVEYORS CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA. 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. SHEET 9 SHEET 8 SHEET 7 N87'40'29"E-261.04 KEY MAP R=520.00' 15' LANDSCAPE Δ=8'41'34" BUFFER LOT 111 (NOT TO SCALE) L=78.89'\_\_ \_ \_ \_ LOT 110 N87'40'29"E \_\_\_\_\_ SHEET 6 OF 9 LOT 109 R=520.00'-1 ∆=8°41'34" L=78.89'LOT 108 TABULAR DATA SQUARE FEET ACRES NAME 523,013 | 12.0067 LOTS 1-79 3.7891 165,054 TRACT W1 TRACT R GRAPHIC SCALE LOT 107 332,891 7.6421 TRACTS OS1-OS5 (WATER MANAGEMENT TRACT 1.7904 77,992 TRACT F AND PUBLIC DRAINAGE EASEMENT) 12.0784 241,103 SQ FT TRACTS W1-W3 526,131 1,625,081 37.3067 ( IN FEET ) 1 INCH = 30 FEETSURVEY NOTES: R = 455.00'1. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT Δ=15°44'09" TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE \_\_\_\_\_\_ LOT 106 L=124.96'\ EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY R=455.00' Δ=15°44'09" EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL L=124.96' OTHER EASEMENTS SHALL BE SUBORDINATE TO S89°22'01"W | 20' | L.M.E.  $\Delta = 7.52'05'$  L = 71.00'---L=50.09'---S00°37'59"E THESE WITH THEIR PRIORITIES BEING DETERMINED Δ=6°18'29"  $\Delta = 6.18'35''$ BY USE RIGHTS GRANTED. 2. BUILDING SETBACK LINES SHALL BE AS REQUIRED  $\Delta = 4.19'11'$  $\Delta = 3^{\circ}32'54'$ BY CURRENT DELRAY BEACH CITY ZONING Δ=1**°**25'29" L=11.31'-REGULATIONS. LOT 105 3. THERE SHALL BE NO TREES OR SHRUBS PLACED \_ 2' MOHE (TYPICAL) ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR Z' MOHE TYPICAL) WATER AND SEWER USE OR UPON DRAINAGE (TYPICAL) TYPICAL) 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 NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, LOT 104 . <u>Φ</u>. 6609 SQ FT ₹ 6614 SQ FT 6367 SQ FT 20' L.M.E. 6574 SQ FT 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, BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID LOT 103 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 N89\*22'01"E 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 N89\*22'01"E 895.52' LOT 102 DELRAY BEACH MAINTAINED WATER, SEWER OR DRAINAGE FACILITIES. CONSTRUCTION OR MAINTENANCE OR LANDSCAPING UPON MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ALL BUILDING AND ZONING 50.00' CODES AND/OR ORDINANCES OF THE CITY OF DELRAY BEACH. 9. LINES INTERSECTING CIRCULAR CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED. LOT 101 (TYPICAL) MATILDA COURT (TYPICAL) D.E. /P.D.E LEGEND/ABBREVIATIONS 165,054 SQ FT € - CENTERLINE ∆=14°46′40″ -Δ - DELTA (CENTRAL ANGLE)
CB - CHORD BEARING L=16.25' CD - CHORD DISTANCE D.E. - DRAINAGE EASEMENT 6200 SQ FT 6200 SQ FT FPL - FLORIDA POWER & LIGHT LOT 100 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 L=9.30' RB - RADIAL BEARING R.P.B. - ROAD PLAT BOOK L.W.D.D. - LAKE WORTH DRAINAGE DISTRICT R/W - RIGHT-OF-WAY L.M.E. S89\*22'01"W SQ FT - SQUARE FEET U.E. - UTILITY EASEMENT LOT 99 MOHE - MAINTENANCE AND ROOF OVERHANG EASEMENT 6' D.E./P.D.E.-PC - POINT OF CURVATURE 15' LANDSCAPE PCC - POINT OF COMPOUND CURVATURE BUFFER PT - POINT OF TANGENCY N89'22'01"E ► - INDICATES "ZERO" SIDE OF LOT LINE 110.00 ■ PRM - DENOTES SET PERMANENT REFERENCE MONUMENT 4"x 4"X 24" CONCRETE MONUMENT WITH 40' D.E. ALUMINUM DISK STAMPED "C&W PRM LB3591" —(O.R.B. 5974, PG. 472)—√ 5' L.W.D.D. R/W \_ UNLESS NOTED OTHERWISE TRACT OS1 (O.R.B. 5974, PG. 474) ● PCP - DENOTES PERMANENT CONTROL POINT 204,209 SQ FT NAIL AND METAL DISK STAMPED "PCP LB3591" - DENOTES FOUND PERMANENT REFERENCE MONUMENT NAIL AND DISC STAMPED "PRM" LB 3591 \_1300.86'-SOUTH LINE SECTION 13-46-42\_ S89\*22'01"W NORTH LINE SECTION 24-46-42 -S00°24'27"E S89°22'01"W
(BASIS OF SOUTH LINE SECTION 13-46-42 40' L.W.D.D. R/W -CANAL LATERAL #34-BEARINGS) NORTH LINE SECTION 24-46-42 (O.R.B. 6002, PG. 509) (O.R.B. 5974, PG. 474) S89°22'01"W 1300.47' 20' 🗘 20' ∆=2**°**59'43" MATCHLINE SEE SHEET 7 PRM L=18.57