THIS INSTRUMENT WAS PREPARED BY
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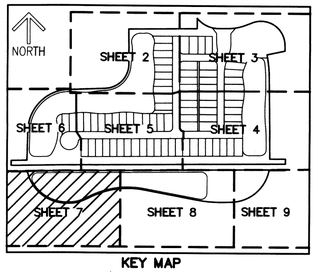
ENCLAVE AT SHERWOOD

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.

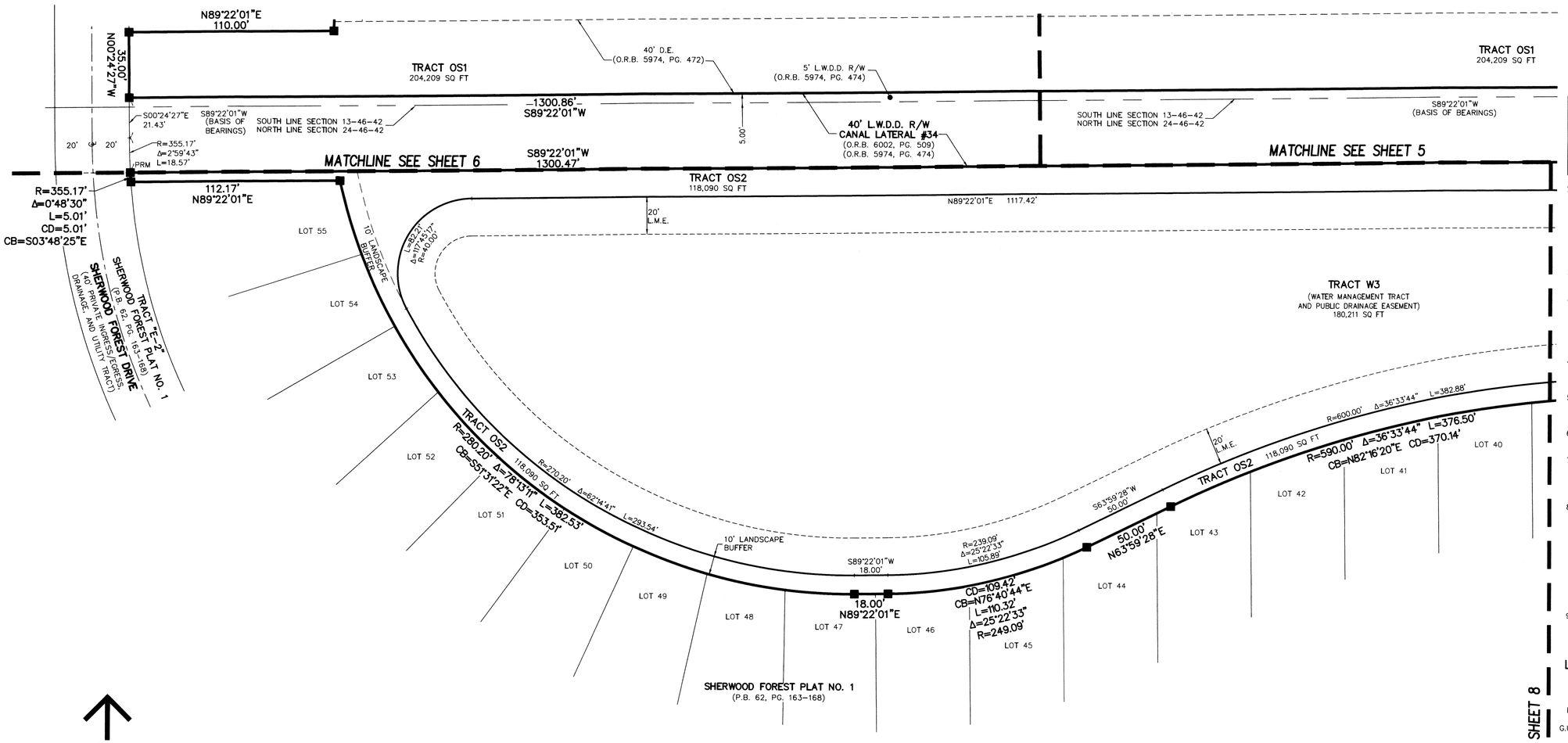
"NOTICE" THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT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



KEY MAP
(NOT TO SCALE)

39

SHEET 7 OF 9



NORTH
GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 INCH = 30 FEET

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.
3. 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.
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, 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, 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

℄ – 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