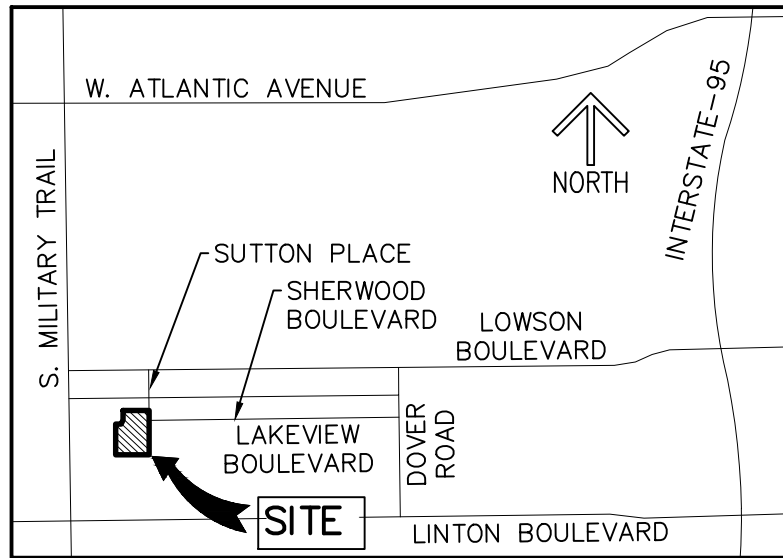
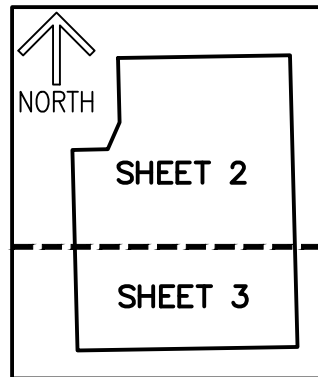


# ALTA/NSPS LAND TITLE SURVEY



**LOCATION MAP**  
(NOT TO SCALE)



**KEY MAP**  
(NOT TO SCALE)

NOTES  
COORDINATES, BEARINGS AND DISTANCES

COORDINATES SHOWN ARE GRID  
DATUM = NAD 83 (1990 ADJUSTMENT)  
ZONE = FLORIDA EAST  
LINEAR UNIT = U.S. SURVEY FEET  
COORDINATE SYSTEM 1983 STATE PLANE  
TRANSVERSE MERCATOR PROJECTION  
ALL DISTANCES ARE GROUND, UNLESS OTHERWISE NOTED  
SCALE FACTOR = 1.000035736  
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE  
BEARINGS AS SHOWN HEREON ARE GRID DIRECTION,  
NAD 83 (1990 ADJUSTMENT), FLORIDA EAST ZONE.

**LEGEND / ABBREVIATIONS:**

P.O.C. – POINT OF COMMENCEMENT  
P.O.B. – POINT OF BEGINNING  
P.B. – PLAT BOOK  
O.R.B. – OFFICIAL RECORD BOOK  
PG(S). – PAGE(S)  
C – CENTERLINE  
E – EASTING (WHEN USED WITH COORDINATES)  
N – NORTHING (WHEN USED WITH COORDINATES)  
PBC – PALM BEACH COUNTY  
LB – LICENSED BUSINESS  
(R) – RADIAL LINE  
NAD – NORTH AMERICAN DATUM  
R/W – RIGHT-OF-WAY  
24-46-42 – SECTION 24, TOWNSHIP 42 SOUTH,  
RANGE 42 EAST  
○ – SET 5/8" IR/CAP LB 3591  
A/C – AIR CONDITIONER  
ALU. – ALUMINUM  
C.O. – CLEANOUT  
C.P.P. – CONCRETE POWER POLE  
CLF – CHAIN LINK FENCE  
CONC. – CONCRETE  
COV. – COVERED  
ELEC. – ELECTRIC  
ELEV. – ELEVATION  
EQUIP. – EQUIPMENT  
EXIST. – EXISTING  
FIN. – FINISHED  
FLR. – FLOOR  
INV. – INVERT  
IRR. – IRRIGATION  
O/S – BUILDING OFFSET  
PROP. – PROPOSED  
WPP – WOOD POWER POLE  
6900 – TREE LOCATION AND NUMBER  
☀ – LIGHT POLE  
🔥 – FIRE HYDRANT  
🚰 – CATCH BASIN  
🚰 – WATER VALVE  
🚰 – SANITARY MANHOLE  
🚰 – DRAINAGE MANHOLE  
🚰 – WOOD POWER POLE (UNLESS NOTED)  
E – EXISTING ELEVATION  
T – TRAFFIC SIGN  
— — — — — ELECTRICAL WIRES OVERHEAD  
⚓ – ANCHOR  
🔍 – WATER METER  
RPZ – RPZ  
🔍 – ELECTRIC HAND HOLE  
🔍 – IRRIGATION CONTROL VALVE  
🔍 – CONCRETE POWER POLE  
🔍 – FIRE DEPARTMENT CONNECTION  
C – CLEANOUT

## BII EXCEPTIONS

CHICAGO TITLE INSURANCE COMPANY,  
FILE NUMBER 111-23000238-CTB, EFFECTIVE 8/1/23

11. RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF REPLAT OF BLOCKS 7, 8, 9 & 10, SHERWOOD PARK, RECORDED IN PLAT BOOK 27, PAGE 161, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. [AFFECTS AS SHOWN]
12. ACCESS EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 13805, PAGE 835, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. [AFFECTS AS SHOWN]
13. TEMPORARY ACCESS EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 13805, PAGE 842, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. [DOES NOT AFFECT]
14. EASEMENT DEED (WATER 1) TO THE CITY OF DELRAY BEACH RECORDED IN OFFICIAL RECORDS BOOK 14049, PAGE 199, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. [AFFECTS AS SHOWN]
15. EASEMENT DEED (SANITARY 1) TO THE CITY OF DELRAY BEACH RECORDED IN OFFICIAL RECORDS BOOK 14049, PAGE 211, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. [AFFECTS AS SHOWN]
16. EASEMENT DEED (SANITARY 2) TO REVEREND JAMES MURTAGH, AS APOSTOLIC ADMINISTRATOR OF THE DIOCESE OF PALM BEACH, HIS SUCCESSORS IN OFFICE, AS CONTAINED ON PLAT OF REPLAT OF OFFICIAL RECORDS BOOK 14049, PAGE 215, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. [AFFECTS AS SHOWN]
17. EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 14930, PAGE 88, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. [AFFECTS AS SHOWN]
18. TERMS AND CONDITIONS OF THE DECLARATION OF PROTECTIVE COVENANTS RECORDED IN OFFICIAL RECORDS BOOK 889, PAGE 413, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. [AFFECTS, NOT PLOTTABLE]

**SURVEYOR'S NOTES AND REPORT:**

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH A SURVEYOR'S SEAL.
2. SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED SIGNATURE AND SEAL, OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR AND MAPPER.
3. LANDS SHOWN HEREON WERE ABSTRACTED BY CHICAGO TITLE INSURANCE COMPANY, FILE NUMBER: 111-23000238-CTB, EFFECTIVE DATE: AUGUST 01, 2023 AT 8:00 AM. RESTRICTIONS AND EASEMENTS WERE REVIEWED BY THIS OFFICE AND ALL PLOTTABLE EXCEPTIONS ARE SHOWN HEREON.
4. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
5. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S01°27'43"E, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT) AND BASED ON FIELD MEASUREMENTS. THE ROTATION FROM GRID BEARINGS TO RECORDED PLAT BEARINGS IS +01°27'43".
6. THE "DESCRIPTION" SHOWN HEREON IS PROVIDED BY THE SURVEYOR.
7. UNDERGROUND FOUNDATIONS, UTILITIES OR ENCROACHMENTS WERE NOT LOCATED.
8. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
9. NO OBSERVED EVIDENCE OF CHANGES IN STREET RIGHT-OF-WAY LINES OR OF CURRENT OR RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS ON THE SITE.
10. NO OBSERVED EVIDENCE OF WETLANDS ON THE SITE MARKED BY OTHERS.
11. FLOOD ZONE: "X"; COMMUNITY PANEL NO. 125102 0978 F; MAP NO. 12099C0978F, EFFECTIVE DATE: OCTOBER 5, 2017
12. BENCHMARK ORIGIN DESCRIPTION: PALM BEACH COUNTY BENCHMARK MILOWSON. ELEVATION = 17.367' NAVD88
13. ADDRESS: 3900 SHERWOOD BOULEVARD, DELRAY BEACH, FLORIDA 33445-5655
14. PURSUANT TO CHAPTER 5J-17(5)(B), FLORIDA ADMINISTRATIVE CODE, THE FOLLOWING NOTE HAS BEEN PLACED ON THE MAP OF THIS SURVEY: "FIXED IMPROVEMENTS WERE NOT LOCATED AT THE REQUEST OF THE CLIENT".

**DESCRIPTION:**

**PARCEL 1:**

THE EAST 73.0 FEET OF LOT 7 AND ALL OF LOTS 8 THROUGH 12, INCLUSIVE, BLOCK 7, REPLAT OF BLOCKS 7, 8, 9 AND 10, SHERWOOD PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGE 161, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

**PARCEL 2:**

THE EAST 573.0 FEET OF THE WEST 1285.0 FEET OF THE SOUTH 60.0 FEET OF THE NORTH 895.0 FEET OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 46 SOUTH RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

**PARCEL 3:**

THE EAST 573.0 FEET OF THE WEST 1285.0 FEET OF THE SOUTH 700.0 FEET OF THE NORTH 1595.0 FEET OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 46 SOUTH RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

LESS AND EXCEPT THERE FROM:

SAID PARCEL 1 AND PARCEL CONVEYED AND DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 13805, PAGE 829, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA  
AND CONTAINING 478,461 SQUARE FEET OR 10.984 ACRES, MORE OR LESS.

**ALSO KNOWN AS:**

BEING A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 24, TOWNSHIP 46 SOUTH, RANGE 42 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF PARCEL "A", EMMAUEL CATHOLIC CHURCH PLAT 24, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 77, PAGES 135 AND 136 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S89°04'49"E ALONG THE EAST LINE OF SAID BLOCK 7, RECORDED IN PLAT BOOK 79-10, SHERWOOD PLAT, ACCORDING TO THE PLAT THEREOF, RECORDED IN DEED BOOK 3, PAGE 61 OF SAID PUBLIC RECORDS, N89°04'49"E, A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH LINE OF BLOCK 7, N89°04'49"E, A DISTANCE OF 448.03 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SUTTON PLACE, AS SHOWN ON SAID REPLAT OF BLOCKS 7-8-9-10, SHERWOOD PLAT, ACCORDING TO THE PLAT THEREOF, RECORDED IN DEED BOOK 3, PAGE 61 OF SAID PUBLIC RECORDS, S89°04'49"E, A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH LINE OF BLOCK 7, N89°04'49"E, A DISTANCE OF 448.03 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SUTTON PLACE, AS SHOWN ON SAID REPLAT OF BLOCKS 7-8-9-10, SHERWOOD PLAT, ACCORDING TO THE PLAT THEREOF, RECORDED IN DEED BOOK 3, PAGE 61 OF SAID PUBLIC RECORDS, S89°04'49"E, A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH LINE OF BLOCK 7, N89°04'49"E, A DISTANCE OF 448.03 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF SAID TRACT "B"; THENCE ALONG SAID NORTH LINE, S89°04'49"E, A DISTANCE OF 125.00 FEET TO THE POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SUTTON PLACE, AS SHOWN ON SAID REPLAT OF BLOCKS 7-8-9-10, SHERWOOD PLAT, ACCORDING TO THE PLAT THEREOF, RECORDED IN DEED BOOK 3, PAGE 61 OF SAID PUBLIC RECORDS, S89°04'49"E, A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE EAST LINE OF SAID PARCEL "A", N10°27'43"W, A DISTANCE OF 522.33 FEET TO THE SOUTHWEST CORNER OF THE PARCEL CONVEYED AND DESCRIBED IN DEED BOOK 13805, PAGE 829 OF SAID PUBLIC RECORDS; THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL, THE FOLLOWING TWO COURSES AND DISTANCES: THENCE N88°32'17"E, A DISTANCE OF 167.22 FEET; THENCE N23°54'13"E, A DISTANCE OF 76.77 FEET TO THE POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SUTTON PLACE, AS SHOWN ON SAID REPLAT OF BLOCKS 7-8-9-10, SHERWOOD PLAT, ACCORDING TO THE PLAT THEREOF, RECORDED IN DEED BOOK 3, PAGE 61 OF SAID PUBLIC RECORDS, S89°04'49"E, A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 406,967 SQUARE FEET, OR 9.3427 ACRES, MORE OR LESS.

**CERTIFICATE:**

TO:  
TOLL SOUTHEAST LP COMPANY, INC.,  
WESTMINSTER TITLE AGENCY, INC.  
CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED  
WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS  
FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA  
AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(a), 8, 10 AND 13 OF TABLE A  
THEREOF.

THE FIELDWORK WAS COMPLETED ON JANUARY 23, 2024

DATE OF PLAT OR MAP: SEPTEMBER 10, 2024

FIELD & WHEELER, INC.  
CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE - SURVEYING  
7900 GLADES ROAD - SUITE 100  
BOCA RATON, FLORIDA 33434  
PHONE (561)-392-1991 / FAX (561)-750-1452



LAYTON POINTE  
ALTA/NSPS LAND TITLE SURVEY

DATE 9-04-2024

DRAWN BY SAS

F.B. / PG. HDS

SCALE 1"=30'

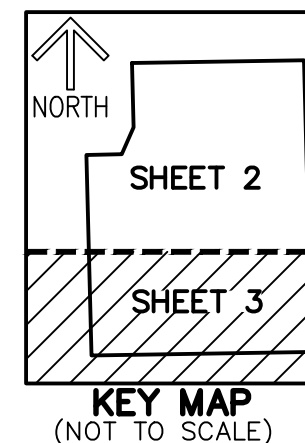
DAVID P. LINDLEY  
REGISTERED LAND  
SURVEYOR NO. 500  
STATE OF FLORIDA  
L.B. 3591

JOB # 8551-

SHT.NO

OF 3 SHEETS



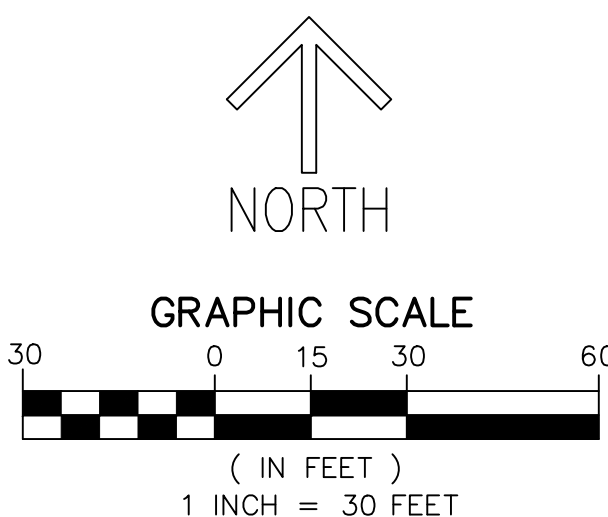
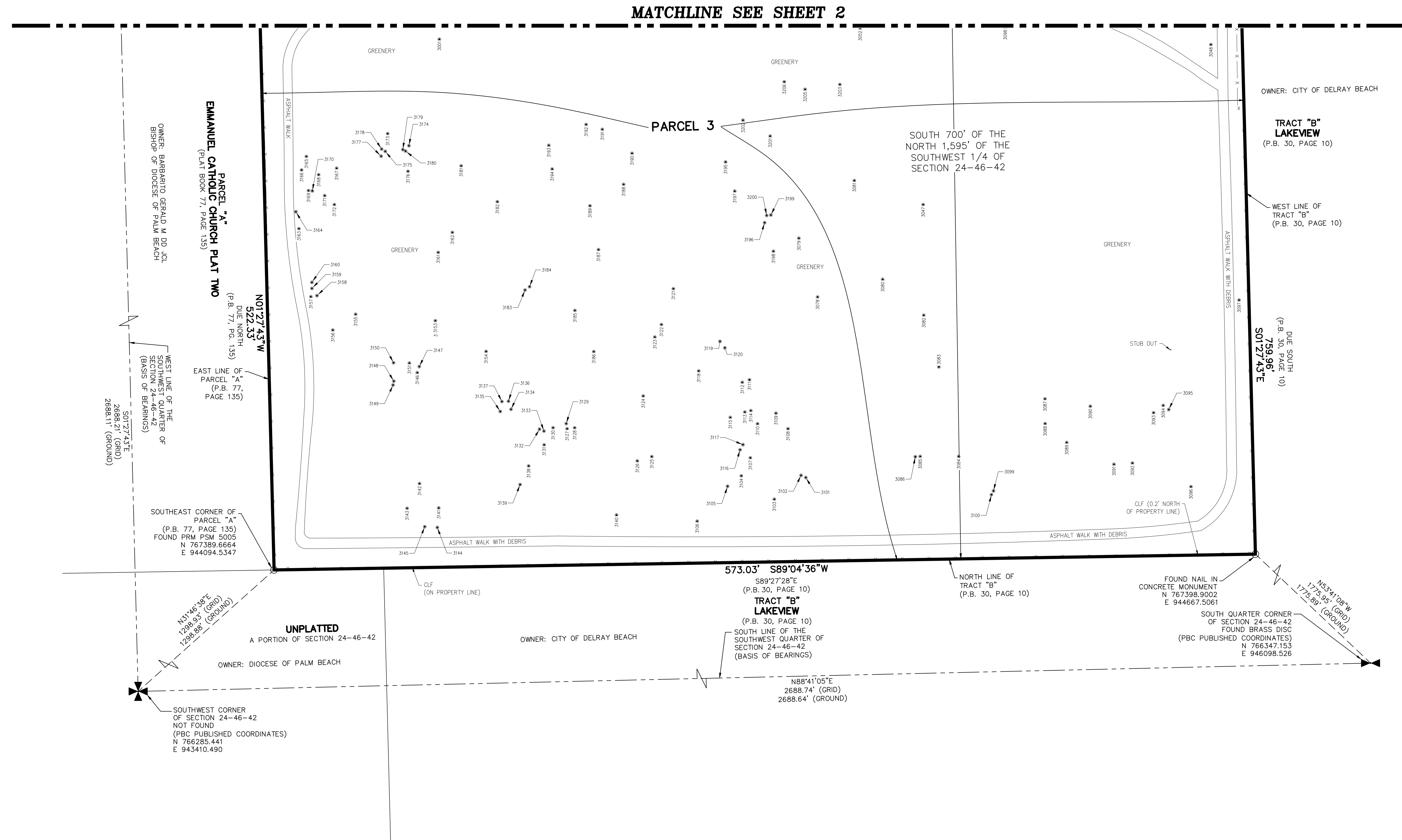


NOTES  
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ZONE = FLORIDA EAST  
LINEAR UNIT = U.S. SURVEY FEET  
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⦿ — CLEANOUT

[illegible]

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LAYTON POINTE  
ALTA/NSPS LAND TITLE SURVEY

DATE	9-04-2024
DRAWN BY	SAS
F.B./ PG.	HDS
SCALE	1"=30'

JOB # 8551-1
SHT.NO. 3
OF 3 SHEETS