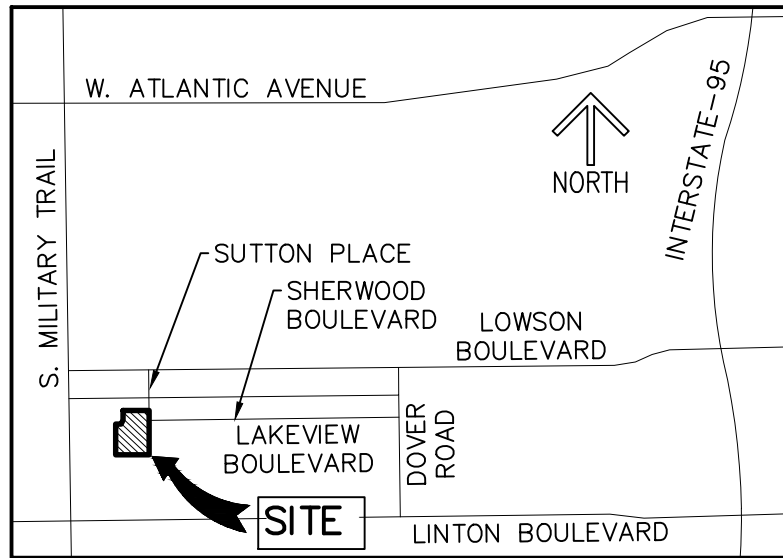
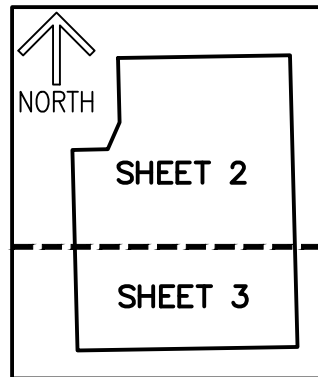


ALTA/NSPS LAND TITLE SURVEY



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)
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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 46 SOUTH,
RANGE 42 EAST
O — SET 5/8" IR/CAP LB 3591
A/C — AIR CONDITIONER
ALUM. — ALUMINUM
C.O. — CLEANOUT
C.P.P. — CONCRETE POWER POLE
CLF — CHAIN LINK FENCE
CONC. — CONCRETE
COV. — COVERED
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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
③ — SANITARY MANHOLE
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⚓ — 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 85, 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", EMMANUEL CATHOLIC CHURCH PLAT BOOK 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, 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 PARK, THENCE ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE WEST RIGHT-OF-WAY LINE OF SUTTON PLACE, AS SHOWN ON LAKEVIEW, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 30, PAGE 10 OF SAID PUBLIC RECORDS AND ALONG THE WEST LINES OF LOT 56, BLOCK 1 AND TRACT "B", AS SHOWN ON SAID LAKEVIEW, S01°27'43"E, A DISTANCE OF 759.96 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY LINE OF SAID TRACT "B", THENCE ALONG THE NORTH LINE, S89°04'49"E, A DISTANCE OF 167.42 FEET TO THE SOUTHWEST CORNER OF THE PALM BEACH COUNTY TRACT ALONG THE EAST LINE OF SAID PARCEL "A", N01°27'43"E, A DISTANCE OF 522.33 FEET TO THE SOUTHWEST CORNER OF THE PARCEL CONVEYED AND DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS 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 12.25 FEET; THENCE N23°01'37"E, A DISTANCE OF 76.17 FEET TO THE SOUTHWEST CORNER OF THE PALM BEACH COUNTY PARCEL; THENCE ALONG SAID EAST LINE, N01°27'43"E, A DISTANCE OF 167.42 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: FEBRUARY 5, 2025

FIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1451

LAYTON POINTE
ALTA/NSPS LAND TITLE SURVEY

DATE 9-04-2024

DRAWN BY SAS

F.B. / PG.	HDS
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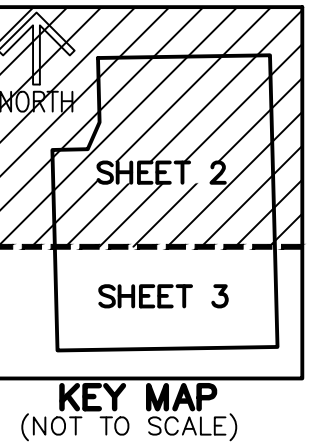
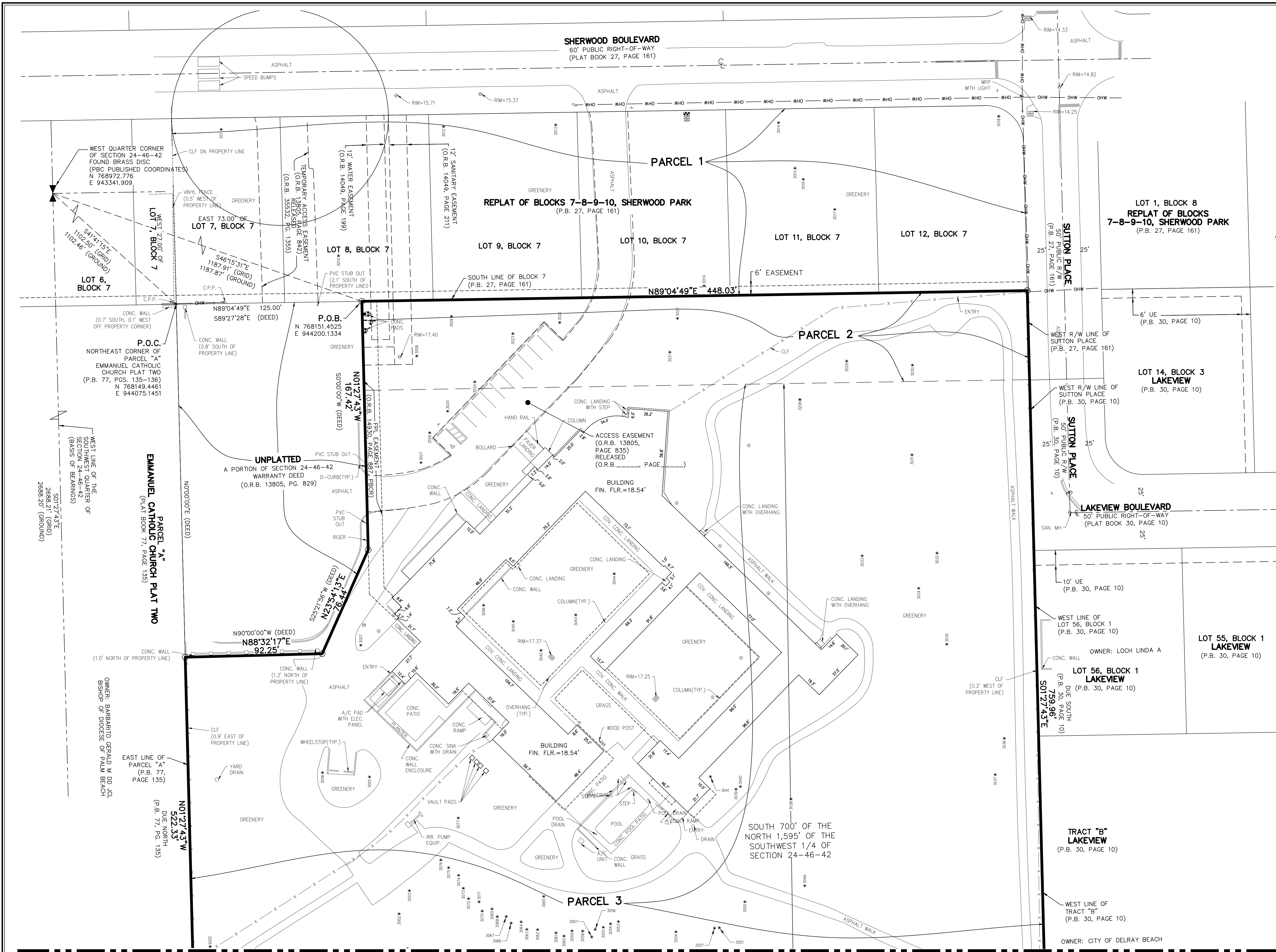
SCALE 1"=30'

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

JOB # 8551-

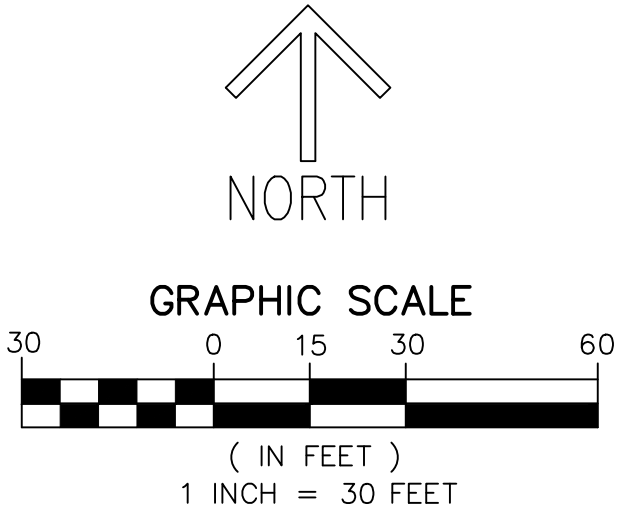
SHT.NO

OF 3 SHEETS



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LEGEND/ABBREVIATIONS:

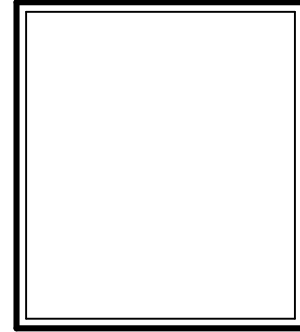
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- - ELECTRIC HAND HOLE
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REVISIONS	DATE	BY

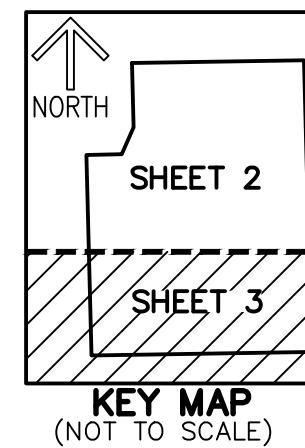
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BOCA RATON, FLORIDA 33434
PHONE (561) 392-1991 / FAX (561) 750-1452

LAYTON POINTE
ALTA/NSPS LAND TITLE SURVEY

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



JOB # 8551-1
SHT.NO. 2
OF 3 SHEETS

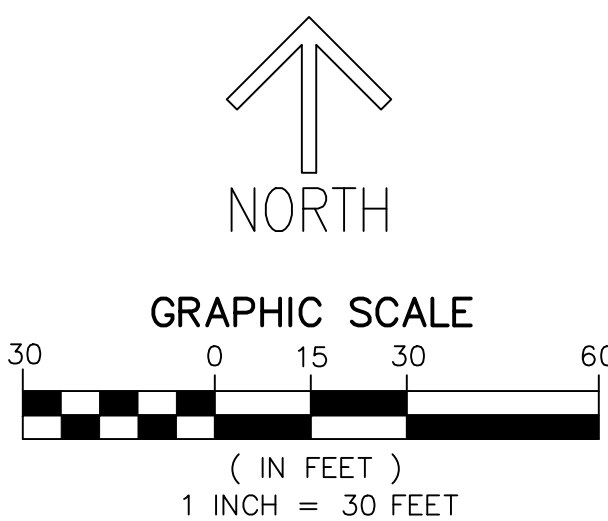
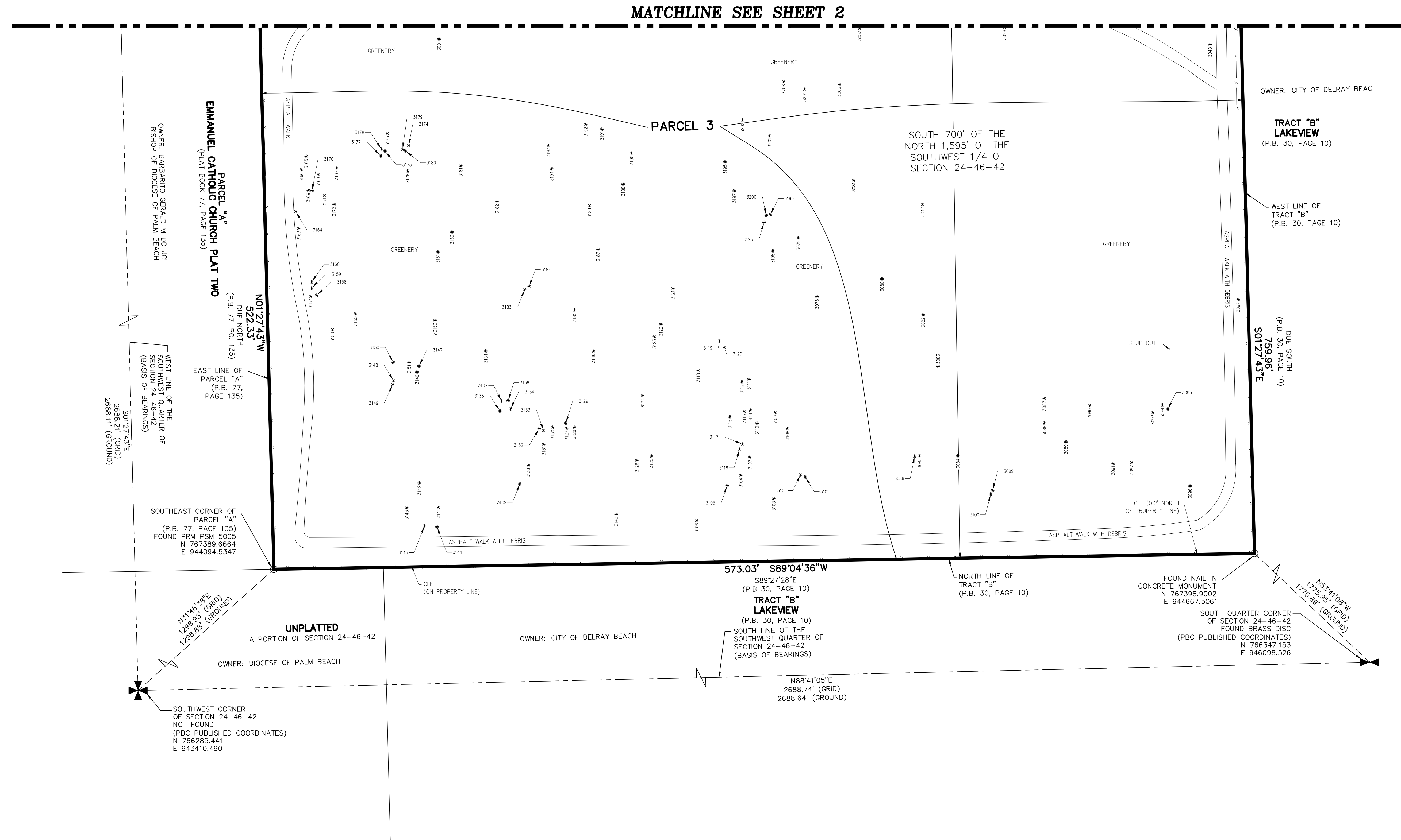


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[illegible]

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