

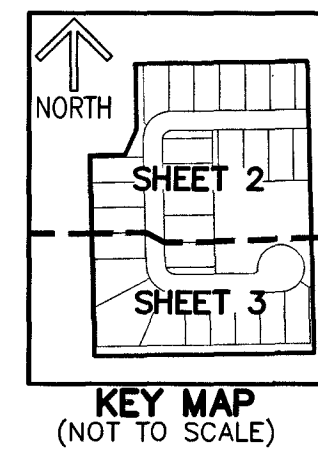
"NOTICE" THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT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

LAYTON POINTE

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.

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

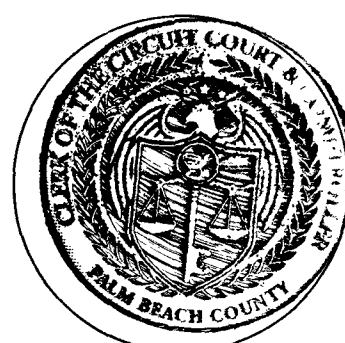
TABULAR DATA		
NAME	SQUARE FEET	ACRES
TRACT R	65,352	1.5003
TRACTS L1-L7	95,772	2.1986
LOTS 1-26	245,843	5.6438
TOTAL	406,967	9.3427



STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 3:11 P.M.
THIS 22 DAY OF May
A.D. 2025 AND DULY RECORDED
IN PLAT BOOK 139 ON
PAGES 126 THROUGH 127

JOSEPH ABRUZZO,
CLERK OF THE CIRCUIT COURT
& COMPTROLLER
BY: *[Signature]*
DEPUTY CLERK

CLERK OF THE CIRCUIT COURT
& COMPTROLLER



SHEET 1 OF 3

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT TOLL SOUTHEAST LP COMPANY, INC., A DELAWARE CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN ON THIS PLAT OF LAYTON POINTE, 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 TWO, 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 ALONG THE SOUTH LINE OF BLOCK 7, REPLAT OF BLOCKS 7-8-9-10, SHERWOOD PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, PAGE 161 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 PARK; THENCE ALONG SAID WEST 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 NORTH LINE OF SAID TRACT "B"; THENCE ALONG SAID NORTH LINE, S89°04'36"W, A DISTANCE OF 573.03 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "A"; THENCE ALONG THE EAST LINE OF SAID PARCEL "A", N01°27'43"W, 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 92.25 FEET; THENCE N23°54'13"E, A DISTANCE OF 76.44 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID PARCEL; THENCE ALONG SAID EAST LINE, N01°27'43"W, A DISTANCE OF 167.42 FEET TO THE POINT OF BEGINNING.

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

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS LAYTON POINTE AND FURTHER DEDICATES AS FOLLOWS:

1. LOTS

LOTS 1 THROUGH 26, INCLUSIVE, AS SHOWN HEREON, ARE HEREBY RESERVED BY TOLL SOUTHEAST LP COMPANY, INC., A DELAWARE CORPORATION, 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 LAYTON POINTE COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, AS A PRIVATE STREET FOR DRAINAGE, INGRESS AND EGRESS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LAYTON POINTE COMMUNITY 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 L1 THROUGH L7, INCLUSIVE, AS SHOWN HEREON, ARE HEREBY RESERVED FOR LAYTON POINTE COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR OPEN SPACE, DRAINAGE AND UTILITY PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LAYTON POINTE COMMUNITY 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:

GENERAL UTILITY (GUE) 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 FACILITY AND SERVICES OF ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC FACILITY.

ALL WATER AND SEWER EASEMENTS ARE DEDICATED EXCLUSIVELY TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF ACCESS, CONSTRUCTION, MAINTENANCE, AND OPERATION ACTIVITIES OF WATER AND SEWER MAINS.

DRAINAGE EASEMENTS (DE) ARE DEDICATED TO THE LAYTON POINTE COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE SAID LAYTON POINTE COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

IN WITNESS WHEREOF, THE ABOVE NAMED DELAWARE CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 30th DAY OF April, 2025.

TOLL SOUTHEAST LP COMPANY, INC.
A DELAWARE CORPORATION
AUTHORIZED TO DO BUSINESS IN FLORIDA

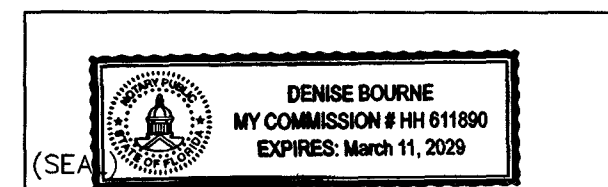
BY: *[Signature]*
LINDSAY PARSONS
VICE PRESIDENT

WITNESS: *[Signature]*
PRINT NAME: Kyle Clavelli
WITNESS: *[Signature]*
PRINT NAME: JAMES HERER

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 30th DAY OF April, 2025, BY LINDSAY PARSONS AS VICE PRESIDENT OF TOLL SOUTHEAST LP COMPANY, INC., A DELAWARE CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA, ON BEHALF OF THE CORPORATION, WHO IS ☒ PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.



[Signature]
NOTARY PUBLIC
Denise Bourne
PRINT NAME
MY COMMISSION EXPIRES: March 11, 2029
COMMISSION NUMBER: H1611890

TOLL SOUTHEAST LP COMPANY, INC.
A DELAWARE CORPORATION

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE LAYTON POINTE COMMUNITY 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 30th DAY OF April, 2025.

WITNESS: *[Signature]*
PRINT NAME: Kyle Clavelli
WITNESS: *[Signature]*
PRINT NAME: JAMES HERER

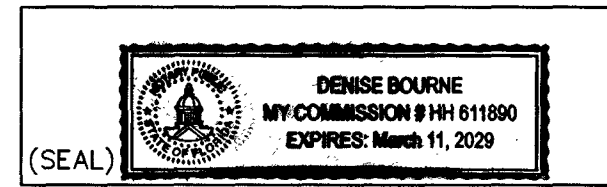
LAYTON POINTE COMMUNITY ASSOCIATION, INC.
A FLORIDA CORPORATION NOT-FOR-PROFIT

BY: *[Signature]*
TAL FALK
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 30th DAY OF April, 2025, BY TAL FALK AS PRESIDENT FOR LAYTON POINTE COMMUNITY 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]
NOTARY PUBLIC
Denise Bourne
PRINT NAME
MY COMMISSION EXPIRES: March 11, 2029
COMMISSION NUMBER: H1611890

TITLE CERTIFICATION:

COUNTY OF PALM BEACH
STATE OF FLORIDA

I, HELEN FORD, ESQUIRE, 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 TOLL SOUTHEAST LP COMPANY, INC., A DELAWARE CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR 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: 5/2/2025

[Signature]
HELEN FORD, ESQ.
ATTORNEY AT LAW
LICENSED IN FLORIDA

CITY APPROVALS:

THIS PLAT OF LAYTON POINTE AS APPROVED ON THE 30th DAY OF May, A.D. 2025 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

[Signature]
MAYOR

ATTEST: *[Signature]*
CITY CLERK

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:

[Signature]
DEVELOPMENT SERVICES DIRECTOR
[Signature]
CITY ENGINEER
[Signature]
UTILITIES DIRECTOR

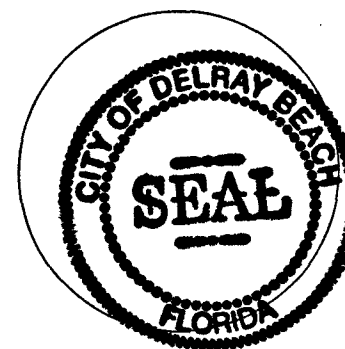
[Signature]
PLANNING & ZONING BOARD
CHAIRPERSON
[Signature]
FIRE MARSHAL

LAYTON POINTE
COMMUNITY
ASSOCIATION, INC.

CITY OF DELRAY BEACH

SEAL

SEAL



SURVEYOR & MAPPER'S NOTES:

- 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.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT DELRAY BEACH CITY ZONING REGULATIONS.
- 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.
- 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.
- THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES OVER THE LANDS WITHIN THIS PLAT.
- ALL RECORDING REFERENCES ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- 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.
- 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.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL, UNLESS OTHERWISE NOTED.

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 LAYTON POINTE, 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: 4/30/2025

[Signature]
JOHN T. DOOGAN, P.L.S.
PROFESSIONAL LAND SURVEYOR,
REG. #1409 STATE OF FLORIDA
AVIROM & ASSOCIATES, INC. LB #3300
50 SW 2ND AVENUE, SUITE 102
BOCA RATON, FL 33432

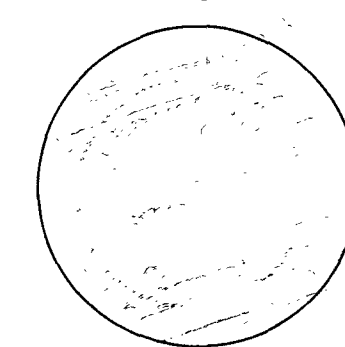
SURVEYOR'S CERTIFICATE:

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: 4/30/2025

[Signature]
DAVID P. LINDLEY, P.L.S.
PROFESSIONAL LAND SURVEYOR #5005
STATE OF FLORIDA
CAULFIELD AND WHEELER, INC.
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434
CERTIFICATE OF AUTHORIZATION NUMBER LB 3591
TELEPHONE: 561-392-1991

REVIEWING
SURVEYOR



SURVEYOR

