

LOCATION SKETCH



N (Not to scale)

A PORTION OF BLOCK 4, ALL OF BLOCK 5, BLOCK 16, AND
 BLOCK 23, PLAT NO. 1 WESTMOOR PINES PLAT, AS
 RECORDED IN PLAT BOOK 4, PAGE 21, PUBLIC RECORDS OF
 PALM BEACH COUNTY.

RESOLUTION NO. R2025-_____

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, ABANDONING ANY PUBLIC INTEREST IN A PORTION OF BLOCK 4, ALL OF BLOCK 5, BLOCK 16, AND BLOCK 23, PLAT NO. 1 WESTMOOR PINES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 21, PUBLIC RECORDS OF PALM BEACH COUNTY (COUNTY).

WHEREAS, the Board of County Commissioners (BCC) of Palm Beach County, Florida, pursuant to authority in Section 336.09, Florida Statutes, and as provided in the Palm Beach County (County) Code Chapter 22, Article III, Road Abandonment and Plat Vacation Ordinance (Ordinance), and the petition of the County Engineer, called a public hearing to be held in the County Commissioners' Chambers, at the Robert Weisman Governmental Office Complex, 301 North Olive Avenue, West Palm Beach, Florida, on April 24, 2025, to consider and determine whether the County would vacate, abandon, discontinue and close, renounce and disclaim any right or interest of the County and the public in a portion of Block 4, all of Block 5, Block 16 and Block 23, Plat No. 1 Westmoor Pines (collectively, Plat), according to the plat thereof, as recorded in Plat Book 4, Page 21, Public Records of Palm Beach County, as shown in **Exhibit A**; and

WHEREAS, the petition substantially complies with the terms and conditions of the abandonment process, as set forth in the Ordinance; and

WHEREAS, in accordance with the Ordinance, notice of the holding of such meeting was duly published in the Palm Beach Post on April 6, 2025; and

WHEREAS, the BCC while convened in regular session on April 24, 2025 did hold a meeting on said petition to abandon the Plat; and

WHEREAS, the BCC determined that said petition conforms to the Ordinance.

RESOLUTION NO. R2025-_____

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that:

1. The foregoing recitals are hereby reaffirmed and ratified.

2. Public interest in a portion of Block 4, all of Block 5, Block 16, and Block 23, Plat No. 1 Westmoor Pines, according to the plat thereof, as recorded in Plat Book 4, Page 21, Public Records of Palm Beach County, is hereby vacated, and the BCC does hereby renounce and disclaim any right or interest of the County and the public in and to the Plat, more fully described in the legal description and sketch as shown in **Exhibit A**, attached hereto and made a part hereof.

(Remainder of page left intentionally blank)

RESOLUTION NO. R2025-_____

The foregoing Resolution was offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____ and, upon being put to a vote, the vote was as follows:

- Commissioner Maria G. Marino, Mayor
- Commissioner Sara Baxter, Vice Mayor
- Commissioner Gregg K. Weiss
- Commissioner Joel G. Flores
- Commissioner Marci Woodward
- Commissioner Maria Sachs
- Commissioner Bobby Powell Jr.

The Mayor thereupon declared the Resolution duly passed and adopted this _____ day of _____, 2025.

APPROVED AS TO TERMS AND CONDITIONS

PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, BY AND THROUGH ITS BOARD OF COUNTY COMMISSIONERS

BY: 

Scott B. Cantor, Director
Land Development Division

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

JOSEPH ABRUZZO,
CLERK OF THE CIRCUIT COURT &
COMPTROLLER

BY: _____
Yelizaveta B. Herman,
Assistant County Attorney

BY: _____
Deputy Clerk

EXHIBIT A

DESCRIPTION:

ALL OF BLOCK 5, BLOCK 15, BLOCK 16 AND BLOCK 23, PLAT NO. 1 WESTMOOR PINES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 21 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 26, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

A PORTION OF BLOCK 4 OF SAID PLAT NO. 1 WESTMOOR PINES, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF SECTION 26, S1°24'53"W, A DISTANCE OF 64.02 FEET; THENCE S88°26'20"E, A DISTANCE OF 90.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG A LINE 64.02 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 26, SAID PARALLEL LINE BEING COINCIDENT WITH THE SOUTH LINE OF THE LAKE WORTH DRAINAGE DISTRICT CANAL RIGHT-OF-WAY PER CHANCERY CASE 407, AS RECORDED IN OFFICIAL RECORDS BOOK 6495, PAGE 761 OF SAID PUBLIC RECORDS, S88°26'20"E, A DISTANCE OF 557.96 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID BLOCK 4; THENCE ALONG SAID EAST LINE, S01°21'38"W, A DISTANCE OF 199.34 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 4; THENCE ALONG THE SOUTH LINE OF SAID BLOCK 4, N88°58'02"W, A DISTANCE OF 558.16 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 4; THENCE ALONG THE WEST LINE OF SAID BLOCK 4, N01°24'35"E, A DISTANCE OF 204.49 FEET TO THE POINT OF BEGINNING.

CONTAINING 567,725 SQUARE FEET 13.0332 ACRES, MORE OR LESS.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON SEPTEMBER 27, 2024. I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

SHEET 1 OF 10



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING – LAND PLANNING
LANDSCAPE ARCHITECTURE – SURVEYING
7900 GLADES ROAD-SUITE 100
BOCA RATON, FLORIDA 33433

PHONE (561)-392-1991 / FAX (561)-750-1452



Digitally signed by
David Lindley
Date: 2024.10.01
10:21:19 -04'00'
Adobe Acrobat
version:
2024.003.20112

DAVID P. LINDLEY
REGISTERED LAND
SURVEYOR NO. 5005
STATE OF FLORIDA
LB 3591

DATE 09/27/2024

DRAWN BY SAS

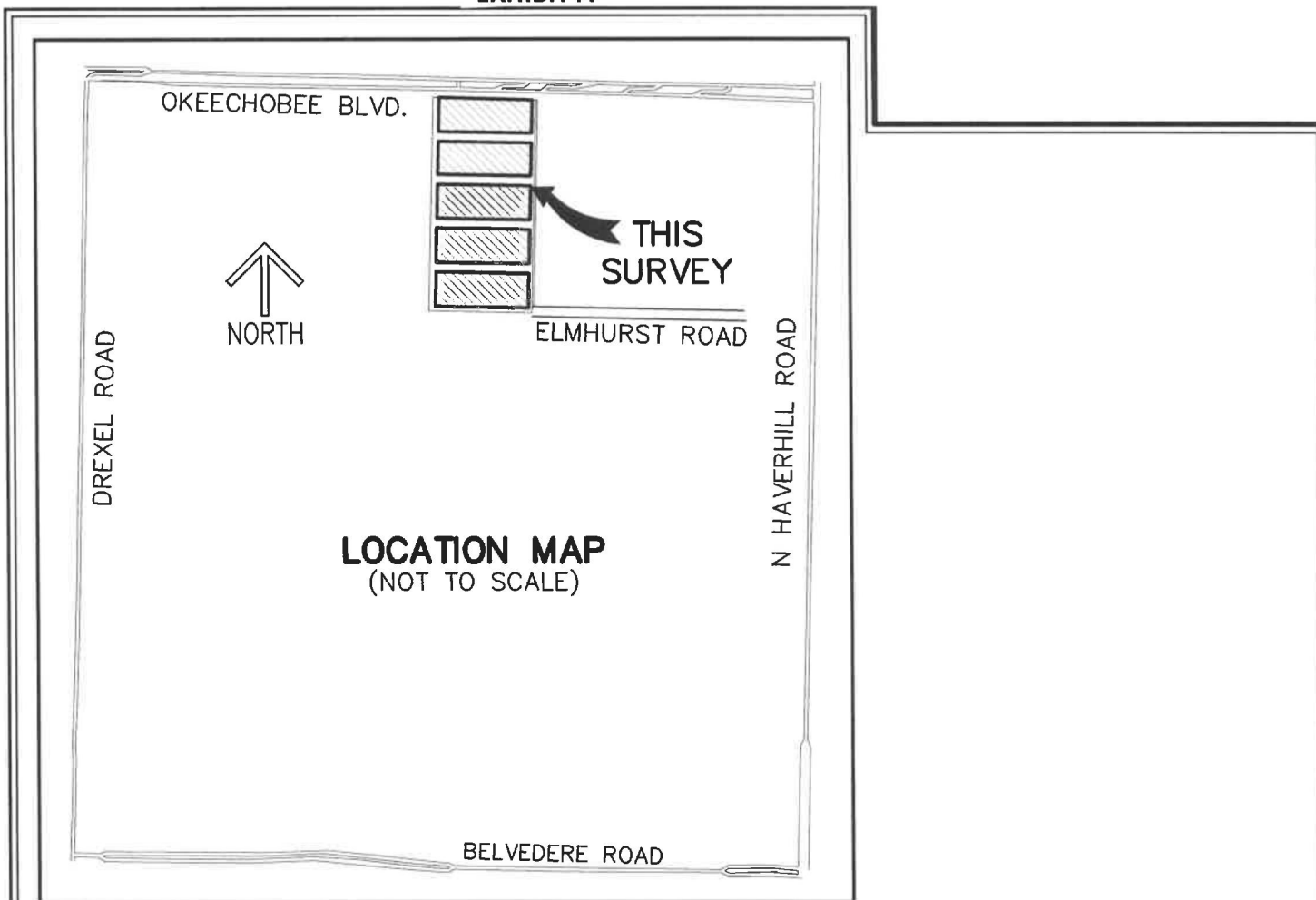
F.B./ PG. N/A

SCALE NONE

JOB NO. 9544-Blocks

**ABANDONMENT OF AREAS OF BLOCKS OF
PLAT NO. 1 WESTMOOR PINES
SPECIFIC PURPOSE SURVEY**


EXHIBIT A



SURVEYOR'S NOTES:

1. SURVEY MAPS OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR AND MAPPER.
2. 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.
3. LANDS SHOWN HEREON WERE ABSTRACTED BY GUARANTEED FLORIDA TITLE, ESCROW & ABSTRACT, INC.. REPORT CERTIFIED AS OF MARCH 12, 2024 AT ELEVEN O'CLOCK P.M.. ALL PLOTTABLE EXCEPTIONS ARE SHOWN HEREON.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S88°42'56"E ALONG THE LINE BETWEEN PALM BEACH COUNTY SURVEY SECTION HORIZONTAL CONTROL POINTS "OKEE DREX" AND "OKEE FIRE" RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983, (90 ADJUSTMENT). (SEE SHEET 4)
5. THE "DESCRIPTION" SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
6. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENTS OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
7. INSTRUMENTS OF RECORD SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, UNLESS OTHERWISE SHOWN.
8. FOR IMPROVEMENTS AND TITLE EXCEPTIONS SEE CAULFIELD & WHEELER SURVEYING INC. BOUNDARY SURVEY JOB NUMBER 9544.

SHEET 2 OF 10



CAULFIELD & WHEELER, INC.
 CIVIL ENGINEERING – LAND PLANNING
 LANDSCAPE ARCHITECTURE – SURVEYING
 7900 GLADES ROAD-SUITE 100
 BOCA RATON, FLORIDA 33433
 PHONE (561)-392-1991 / FAX (561)-750-1452



DATE	09/27/2024
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	9544-Blocks

**ABANDONMENT OF AREAS OF BLOCKS OF
 PLAT NO. 1 WESTMOOR PINES
 SPECIFIC PURPOSE SURVEY**


NOTES
COORDINATES, BEARINGS AND DISTANCES

COORDINATES SHOWN ARE GRID
 DATUM = NAD 83 1990 ADJUSTMENT
 ZONE = FLORIDA EAST
 LINEAR UNIT = U.S. SURVEY FOOT
 COORDINATE SYSTEM 1983 STATE PLANE
 TRANSVERSE MERCATOR PROJECTION
 ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED
 SCALE FACTOR = 1.0000342
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
 BEARINGS AS SHOWN HEREON ARE GRID DATUM,
 NAD 83 1990 ADJUSTMENT, FLORIDA EAST ZONE.

LEGEND/ABBREVIATIONS:

- FDOT – FLORIDA DEPARTMENT OF TRANSPORTATION
- PBCUE – PALM BEACH COUNTY UTILITY EASEMENT
- FPL – FLORIDA POWER & LIGHT COMPANY
- O.R.B. – OFFICIAL RECORDS BOOK
- P.O.C. – POINT OF COMMENCEMENT
- P.O.B. – POINT OF BEGINNING
- UE – UTILITY EASEMENT
- PG(S). – PAGE(S)
- R/W – RIGHT-OF-WAY
- LB – LICENSED BUSINESS
- ⊕ – CENTERLINE
- P.B. – PLAT BOOK
- N – NORTHING (WHEN USING BY COORDINATES)
- E – EASTING (WHEN USING BY COORDINATES)
- NAD – NORTH AMERICAN DATUM
- PBC – PALM BEACH COUNTY
- 26-43-42 – SECTION 26, TOWNSHIP 43 SOUTH, RANGE 42 EAST
- LWDD – LAKE WORTH DRAINAGE DISTRICT
- (P) – PLAT NO.1 WESTMOOR PINES ADDITION TO WEST PALM BEACH
 (PLAT BOOK 4, PAGE 21)

SHEET 3 OF 10

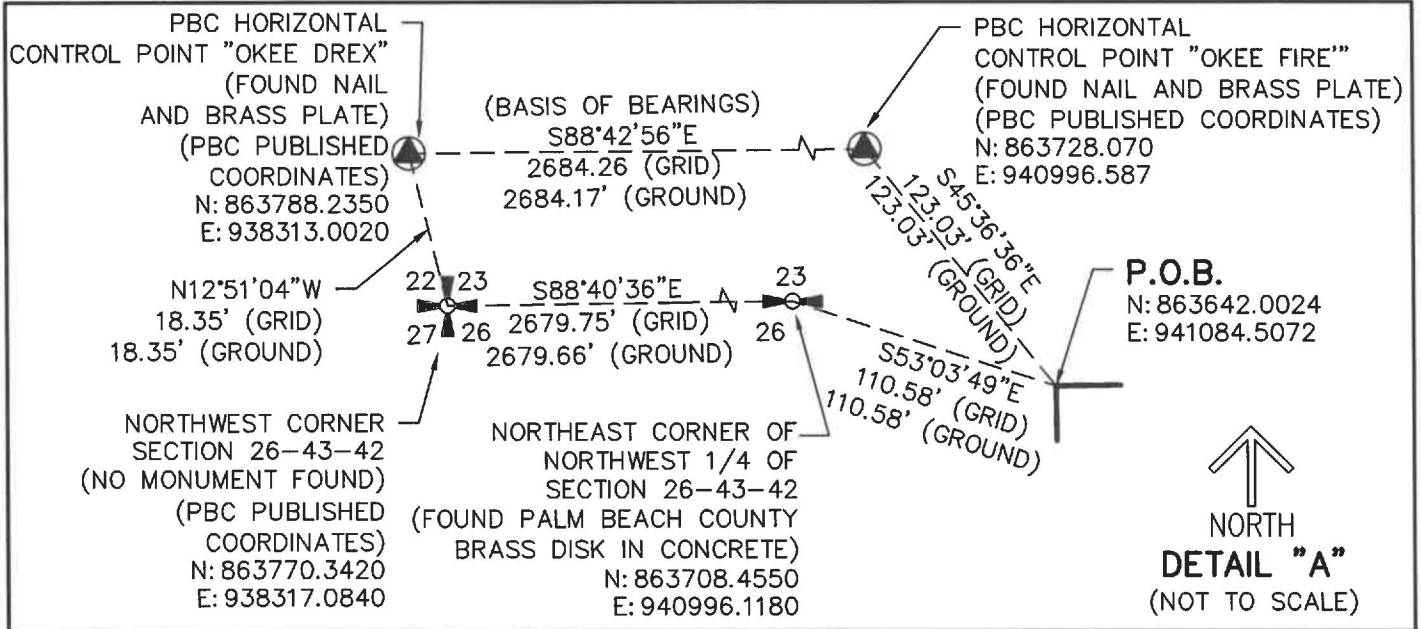
	CAULFIELD & WHEELER, INC. CIVIL ENGINEERING – LAND PLANNING LANDSCAPE ARCHITECTURE – SURVEYING 7900 GLADES ROAD-SUITE 100 BOCA RATON, FLORIDA 33433 PHONE (561)-392-1991 / FAX (561)-750-1452



DATE	09/27/2024
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	9544-Blocks

**ABANDONMENT OF AREAS OF BLOCKS OF
 PLAT NO. 1 WESTMOOR PINES
 SPECIFIC PURPOSE SURVEY**

EXHIBIT A



SHEET 4 OF 10

CAULFIELD & WHEELER, INC.
 CIVIL ENGINEERING - LAND PLANNING
 LANDSCAPE ARCHITECTURE - SURVEYING
 7900 GLADES ROAD-SUITE 100
 BOCA RATON, FLORIDA 33433
 PHONE (561)-392-1991 / FAX (561)-750-1452



DATE	09/27/2024
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	9544-Blocks

**ABANDONMENT OF AREAS OF BLOCKS OF
 PLAT NO. 1 WESTMOOR PINES
 SPECIFIC PURPOSE SURVEY**

EXHIBIT A

NORTH R/W LINE
(O.R.B. 5990, PG. 660)

OKEECHOBEE BOULEVARD (STATE ROAD 704) NORTH 50' SECTION 26-43-42
(PUBLIC R/W, WIDTH VARIES) PARCEL NO. 118

P.O.C.
NORTHWEST CORNER OF
NORTHEAST 1/4 OF
SECTION 26-43-42
N: 863708.4550
E: 940996.1180

CENTERLINE OF R/W PER
PBC DEFINITION
NORTH LINE OF
SECTION 26-43-42

(ORB. 6029 PG. 1155)
(ORB. 6128 PG. 1747)

S88°26'20"E
2677.04' (GRID)
2676.95' (GROUND)

5.49'
135'

23

26

P.O.B.

N: 863642.0024
E: 941084.5072

15.51'

616.79'
669.26'
14.02' REMAINDER OF
LWDD PUBLIC R/W
CHANCERY CASE 407
(O.R.B. 6495 PG. 761)

21'

64.02'

79.53'

S88°26'20"E
90.00'

S1°24'53"W
64.02'

S88°26'20"E
557.96'

ORIGINAL NORTH LINE BLOCK 4

50' PUBLIC R/W
LWDD L-1 CANAL
(O.R.B. 6128, PG. 1511)

DETAIL "A"
SEE SHEET 4

N01°24'53"E PLAT NO. 1 WESTMOOR PINES
204.49'

LOT 11
10' UE
(P.B. 4, PG. 31)

LOT 10

LOT 9

LOT 8

LOT 7

35.98' REMAINDER OF PARCEL 800
50' DRAINAGE EASEMENT
(O.R.B. 6128, PG. 1509)
(O.R.B. 6128, PG. 1747)
WEST LINE OF BLOCK 4
BLOCK 4
AREA OF ABANDONMENT
(O.R.B. 6128, PG. 1749)
AFTER DEDICATION OF LWDD
DEDICATION OF R/W TO FDOT
(O.R.B. 6128, PG. 1511)
THIS EASEMENT IS CURRENTLY AN
LWDD EASEMENT BASED ON THE
THIRD PARTY SUCCESSOR OF JUNE
7TH, 2014 (25 YEARS)
IN THE DOCUMENTS.

LOT 12
LOT 13
SOUTHWEST CORNER OF
BLOCK 4

N88°58'02"W 558.16'

ARCHER STREET (NOT INCLUDED)

(60' PUBLIC R/W)(P.B. 4, PG. 31)
(NOT IMPROVED - NOT OPEN TO PUBLIC)

WEST 1/2 OF
NORTHWEST 1/4 OF
NORTHEAST 1/4 OF
SECTION 26-43-42

S88°58'02"E 558.23'

LOT 11
LOT 10
N01°24'53"E
200.00'

LOT 9

BLOCK 5

LOT 8

LOT 7

NORTH LINE
OF BLOCK 5

15' TEMPORARY ACCESS EASEMENT
(O.R.B. 25412, PG. 1196)

**LUXURY VEHICLES OF
WEST PALM BEACH**
(P.B. 127, PG. 15)

LWDD E-3 CANAL
NORTH-SOUTH QUARTER
SECTION LINE OF
SECTION 26-43-42

N1°24'53"E 1346.17'
52.47' LWDD R/W
CHANCERY CASE 407
(O.R.B. 6495 PG. 761)

ORIGINAL WEST R/W LINE

EMERSON AVENUE
(NOT IMPROVED)
(NOT OPEN TO PUBLIC)

(P.B. 4, PG. 31)

(NOT INCLUDED)
EAST CANAL R/W
(O.R.B. 6495 PG. 761)

MATCHLINE SEE SHEET 6

MATCHLINE SEE SHEET 8

SHEET 5 OF 10



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD-SUITE 100
BOCA RATON, FLORIDA 33433
PHONE (561)-392-1991 / FAX (561)-750-1452



NORTH



1 INCH = 60 FEET

DATE 09/27/2024

DRAWN BY SAS

F.B./ PG. N/A

SCALE 1"=60'

JOB NO. 9544-Blocks

**ABANDONMENT OF AREAS OF BLOCKS OF
PLAT NO. 1 WESTMOOR PINES
SPECIFIC PURPOSE SURVEY**

EXHIBIT A

131' PUBLIC R/W
 FDOT R/W MAP SECTION 93280-2503
 SHEETS 4 & 5 OF 7
 REVISION DATE 10-06-97

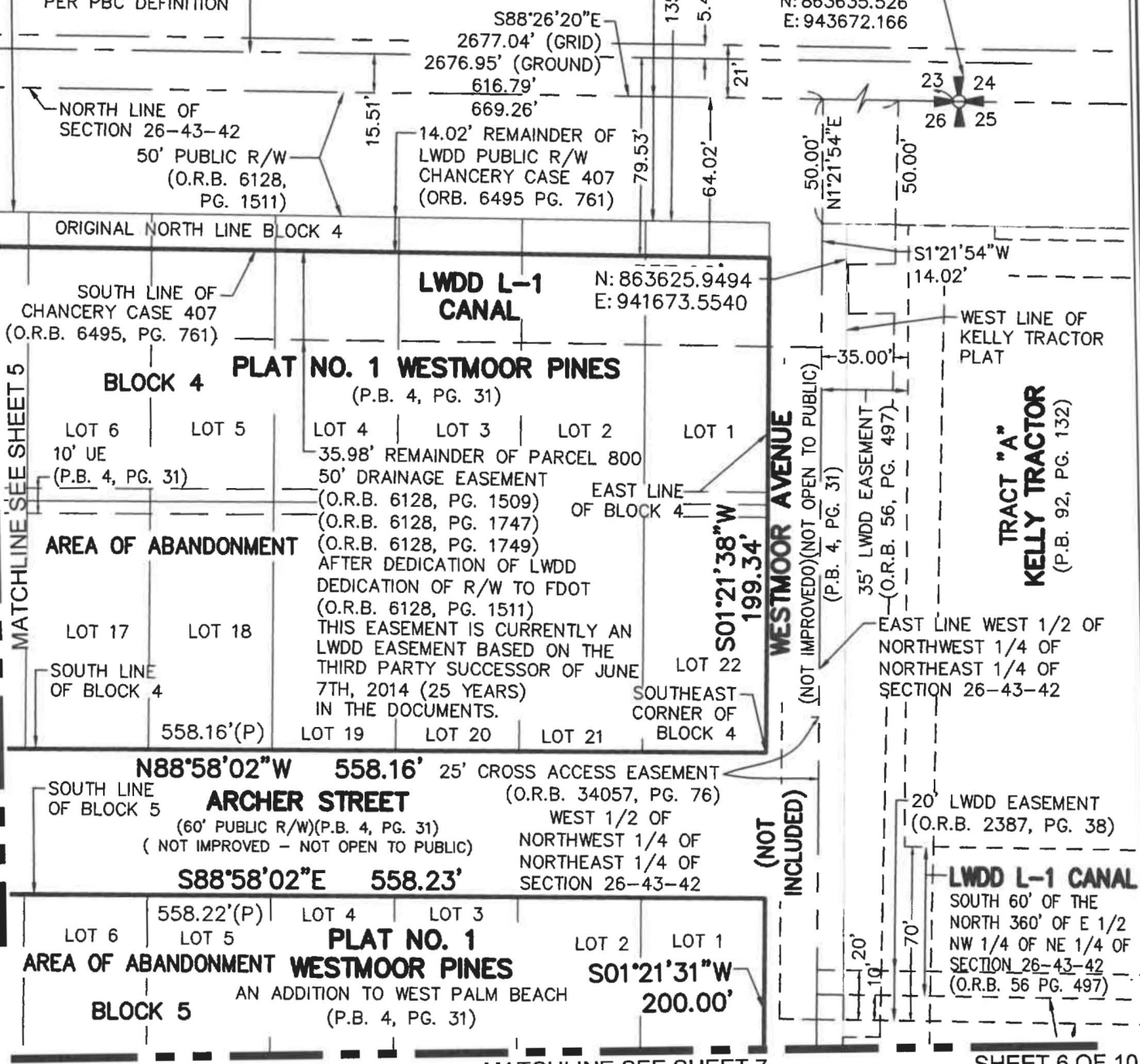
NORTH R/W LINE
 (O.R.B. 5990, PG. 660)

OKEECHOBEE BOULEVARD

(STATE ROAD 704)
 (PUBLIC R/W, WIDTH VARIES)
 CENTERLINE OF R/W
 PER PBC DEFINITION

NORTH 50' SECTION 26-43-42
 PARCEL NO. 118
 (ORB. 6029 PG. 1155)
 (ORB. 6128 PG. 1747)

NORTHEAST CORNER OF
 SECTION 26-43-42
 (PBC PUBLISHED
 COORDINATES)
 N: 863635.526
 E: 943672.166

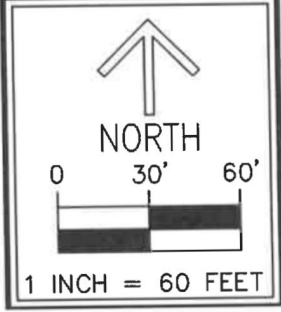


MATCHLINE SEE SHEET 5

MATCHLINE SEE SHEET 7

SHEET 6 OF 10

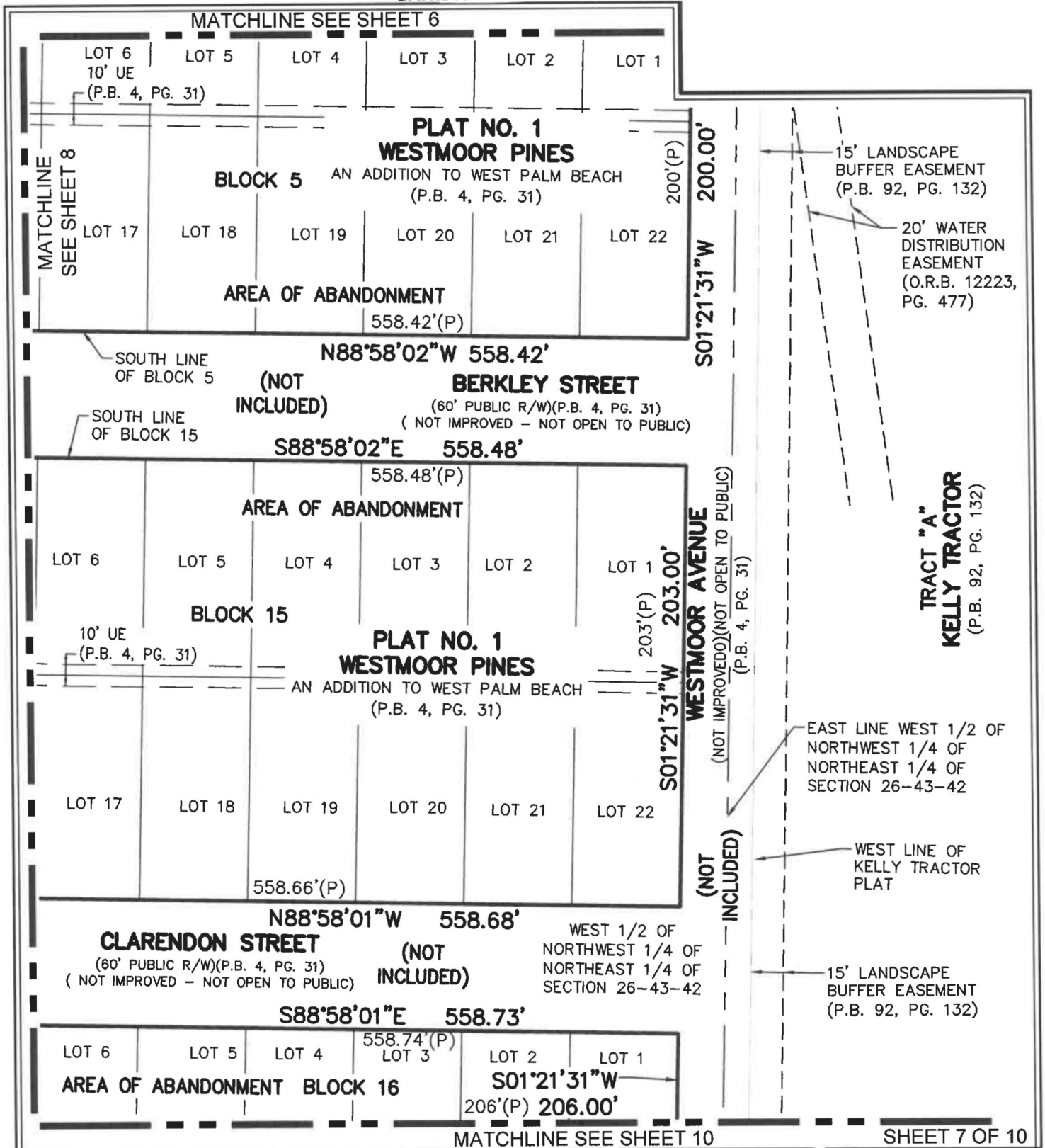
CAULFIELD & WHEELER, INC.
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 LANDSCAPE ARCHITECTURE - SURVEYING
 7900 GLADES ROAD-SUITE 100
 BOCA RATON, FLORIDA 33433
 PHONE (561)-392-1991 / FAX (561)-750-1452



DATE	09/27/2024
DRAWN BY	SAS
F.B. / PG.	N/A
SCALE	1"=60'
JOB NO.	9544-Blocks

**ABANDONMENT OF AREAS OF BLOCKS OF
 PLAT NO. 1 WESTMOOR PINES
 SPECIFIC PURPOSE SURVEY**

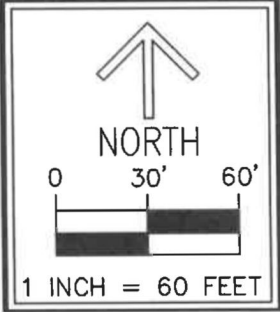
EXHIBIT A



SHEET 7 OF 10

CAULFIELD & WHEELER, INC.
 CIVIL ENGINEERING - LAND PLANNING
 LANDSCAPE ARCHITECTURE - SURVEYING
 7900 GLADES ROAD-SUITE 100
 BOCA RATON, FLORIDA 33433
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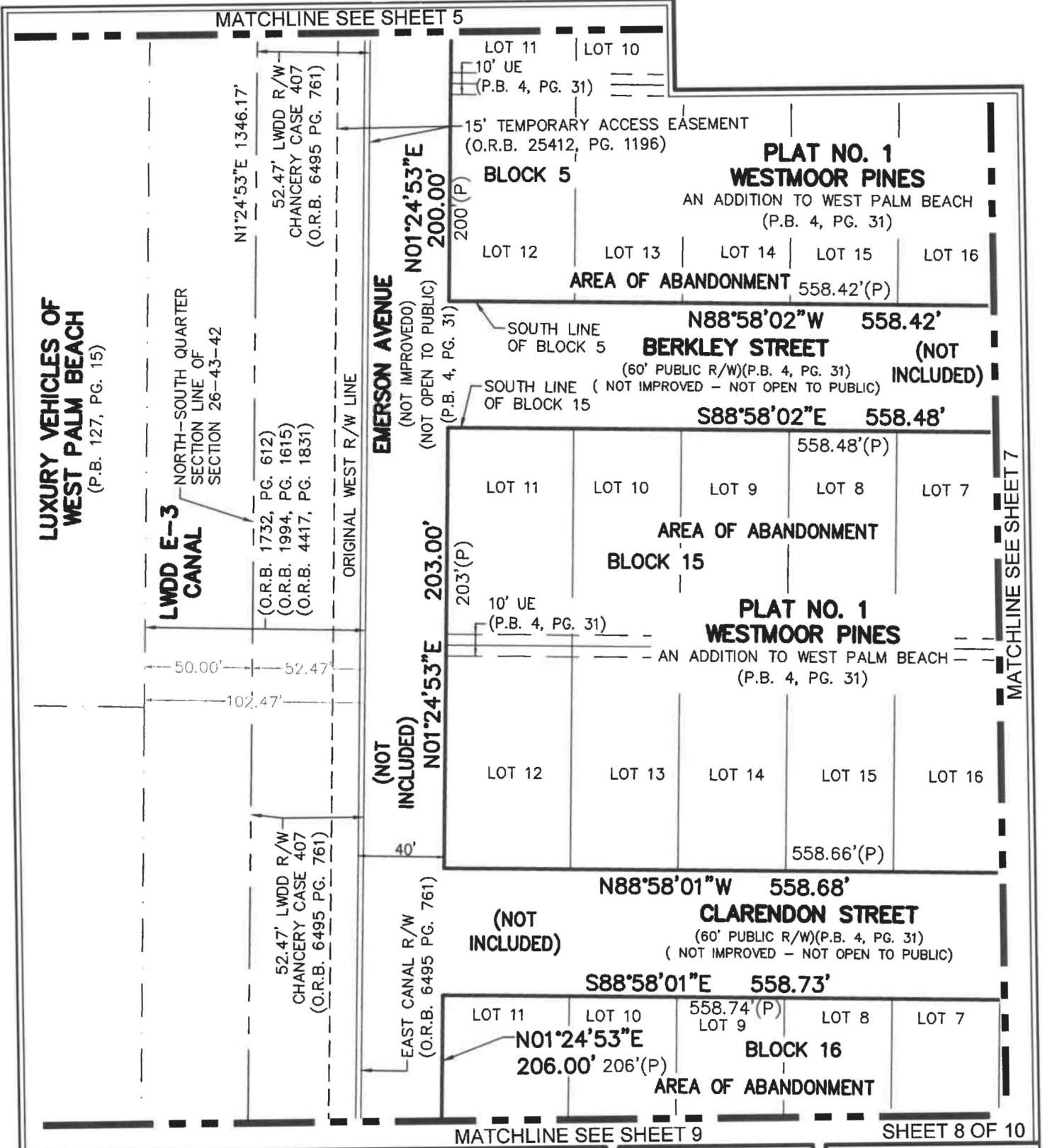
**ABANDONMENT OF AREAS OF BLOCKS OF
 PLAT NO. 1 WESTMOOR PINES
 SPECIFIC PURPOSE SURVEY**



DATE	09/27/2024
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	1"=60'
JOB NO.	9544-Blocks

EXHIBIT A

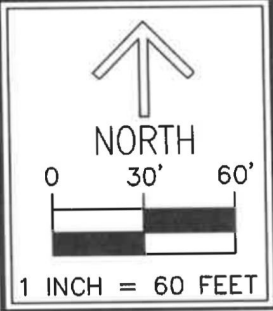
MATCHLINE SEE SHEET 5



MATCHLINE SEE SHEET 9

SHEET 8 OF 10

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD-SUITE 100
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PHONE (561)-392-1991 / FAX (561)-750-1452



DATE	09/27/2024
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	1"=60'
JOB NO.	9544-Blocks

ABANDONMENT OF AREAS OF BLOCKS OF PLAT NO. 1 WESTMOOR PINES SPECIFIC PURPOSE SURVEY

EXHIBIT A

MATCHLINE SEE SHEET 8

LUXURY VEHICLES OF WEST PALM BEACH
(P.B. 127, PG. 15)

LWDD E-3 CANAL

NORTH-SOUTH QUARTER SECTION LINE OF SECTION 26-43-42

N1°24'53"E 1346.17'

52.47' LWDD R/W CHANCERY CASE 407 (O.R.B. 6495 PG. 761)

(O.R.B. 1732, PG. 612)
(O.R.B. 1994, PG. 1615)
(O.R.B. 4417, PG. 1831)

ORIGINAL WEST R/W LINE

EMERSON AVENUE

(NOT IMPROVED)

(NOT OPEN TO PUBLIC)

(P.B. 4, PG. 31)

50.00' 52.47'

102.47'

EAST CANAL R/W (O.R.B. 6495 PG. 761)

52.47' LWDD R/W CHANCERY CASE 407 (O.R.B. 6495 PG. 761)

(NOT INCLUDED)

N01°24'53"E 204.57'

206'(P)

S88°47'00"E 52.47'

53.46'

N88°47'00"W 0.99'

UNPLATTED

PORTION OF SECTION 26-43-42

ELMHURST STREET
(A PORTION OF 60' PUBLIC R/W)(P.B. 4, PG. 31)
(NOT IMPROVED - NOT OPEN TO PUBLIC)

(NOT INCLUDED)

SOUTH BOUNDARY OF PLAT NO. 1 WESTMOOR PINES AND THE SOUTH LINE OF THE NORTH 1/2 OF THE NE 1/4 OF SECTION 26-43-42

BLOCK 23

PLAT NO. 1 WESTMOOR PINES

AN ADDITION TO WEST PALM BEACH (P.B. 4, PG. 31)

LOT 11 LOT 10 LOT 9 LOT 8 LOT 7

10' UE (P.B. 4, PG. 31)

AREA OF ABANDONMENT

LOT 12 LOT 13 LOT 14 LOT 15 LOT 16

SOUTH LINE OF WEST OF 1/2 OF NORTHWEST 1/4 OF NORTHEAST 1/4 OF SECTION 26-43-42

N88°47'00"W 559.20'(P)

LOT 11 LOT 10

10' UE (P.B. 4, PG. 31)

PLAT NO. 1 WESTMOOR PINES

AN ADDITION TO WEST PALM BEACH (P.B. 4, PG. 31)

LOT 12 LOT 13 LOT 14 LOT 15 LOT 16

AREA OF ABANDONMENT

BLOCK 16

558.96'(P)

N88°58'01"W 558.94'

DARTMOUTH STREET

(60' PUBLIC R/W)(P.B. 4, PG. 31)
(NOT IMPROVED - NOT OPEN TO PUBLIC)

(NOT INCLUDED)

S88°58'00"E 558.99'

559.00'(P)

PLAT NO. 1 WESTMOOR PINES

AN ADDITION TO WEST PALM BEACH (P.B. 4, PG. 31)

LOT 11 LOT 10 LOT 9 LOT 8 LOT 7

10' UE (P.B. 4, PG. 31)

AREA OF ABANDONMENT

LOT 12 LOT 13 LOT 14 LOT 15 LOT 16

SOUTH LINE OF WEST OF 1/2 OF NORTHWEST 1/4 OF NORTHEAST 1/4 OF SECTION 26-43-42

N88°47'00"W 559.20'(P)

ELMHURST STREET

(A PORTION OF 60' PUBLIC R/W)(P.B. 4, PG. 31)
(NOT IMPROVED - NOT OPEN TO PUBLIC)

(NOT INCLUDED)

SOUTH BOUNDARY OF PLAT NO. 1 WESTMOOR PINES AND THE SOUTH LINE OF THE NORTH 1/2 OF THE NE 1/4 OF SECTION 26-43-42

SHEET 9 OF 10

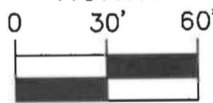


CAULFIELD & WHEELER, INC.

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PHONE (561)-392-1991 / FAX (561)-750-1452



NORTH



1 INCH = 60 FEET

DATE 09/27/2024

DRAWN BY SAS

F.B./ PG. N/A

SCALE 1"=60'

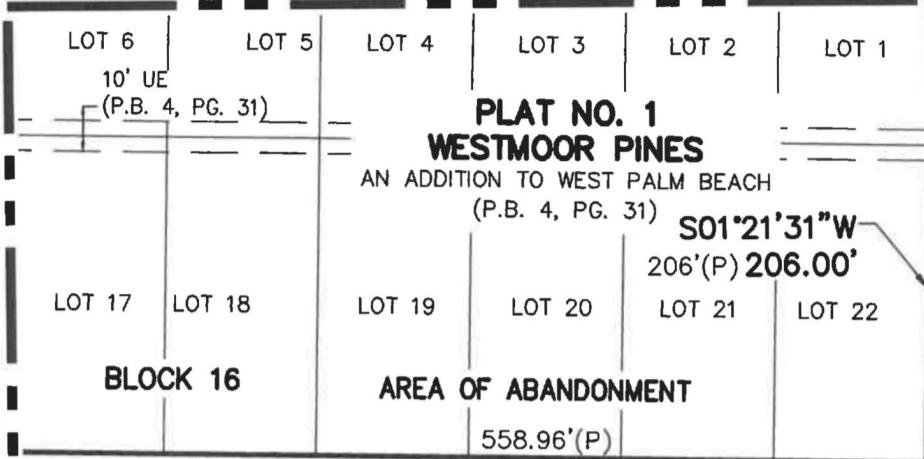
JOB NO. 9544-Blocks

ABANDONMENT OF AREAS OF BLOCKS OF PLAT NO. 1 WESTMOOR PINES SPECIFIC PURPOSE SURVEY

MATCHLINE SEE SHEET 10

EXHIBIT A

MATCHLINE SEE SHEET 7



N88°58'01"W 558.94'

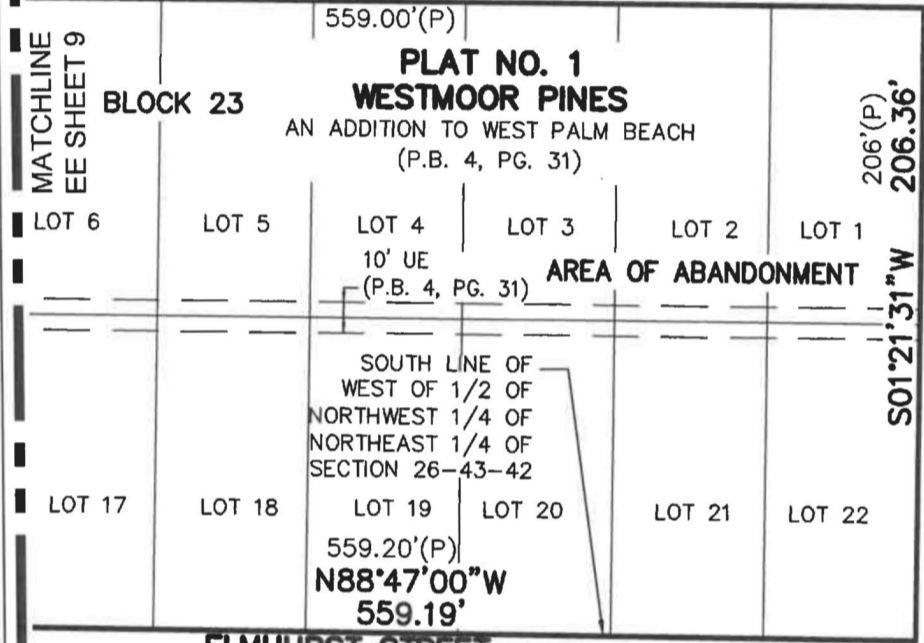
DARTMOUTH STREET

(60' PUBLIC R/W)(P.B. 4, PG. 31)
 (NOT IMPROVED - NOT OPEN TO PUBLIC)

(NOT INCLUDED)

S88°58'00"E 558.99'

MATCHLINE SEE SHEET 9



ELMHURST STREET

(A PORTION OF 60' PUBLIC R/W)(P.B. 4, PG. 31)
 (NOT IMPROVED - NOT OPEN TO PUBLIC)

(NOT INCLUDED)

SOUTH BOUNDARY OF PLAT NO. 1 WESTMOOR PINES AND THE SOUTH LINE OF THE SECTION 26-43-42 NORTH 1/2 OF THE NE 1/4 OF SECTION 26-43-42

UNPLATTED
 PORTION OF SECTION 26-43-42
 5' LIMITED ACCESS EASEMENT (P.B. 39, PG. 70)

ELMHURST ROAD

60' PUBLIC R/W

WESTMOOR AVENUE
 (NOT IMPROVED)(NOT OPEN TO PUBLIC)
 (P.B. 4, PG. 31)

15' LANDSCAPE BUFFER EASEMENT (P.B. 92, PG. 132)

WEST LINE OF KELLY TRACTOR PLAT

TRACT "A" KELLY TRACTOR
 (P.B. 92, PG. 132)

EAST LINE WEST 1/2 OF NORTHWEST 1/4 OF NORTHEAST 1/4 OF SECTION 26-43-42

DRAINAGE EASEMENT KELLY TRACTOR (P.B. 92, PG. 132)

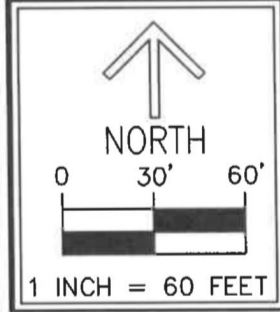
SOUTH LINE OF KELLY TRACTOR PLAT

SOUTHWEST CORNER OF KELLY TRACTOR PLAT

SHEET 10 OF 10

CAULFIELD & WHEELER, INC.
 CIVIL ENGINEERING - LAND PLANNING
 LANDSCAPE ARCHITECTURE - SURVEYING
 7900 GLADES ROAD-SUITE 100
 BOCA RATON, FLORIDA 33433
 PHONE (561)-392-1991 / FAX (561)-750-1452

ABANDONMENT OF AREAS OF BLOCKS OF PLAT NO. 1 WESTMOOR PINES SPECIFIC PURPOSE SURVEY



DATE	09/27/2024
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	1"=60'
JOB NO.	9544-Blocks