

## LOCATION SKETCH



N (Not to scale)

ALL OF ARCHER STREET LYING BETWEEN BLOCK 4 AND BLOCK 5, TOGETHER WITH ALL OF BERKLEY STREET LYING BETWEEN BLOCK 5 AND BLOCK 15, TOGETHER WITH ALL OF CLARENDON STREET LYING BETWEEN BLOCK 15 AND BLOCK 16, TOGETHER WITH ALL OF DARTMOUTH STREET LYING BETWEEN BLOCK 16 AND BLOCK 23, TOGETHER WITH ALL OF ELMHURST STREET LYING SOUTH OF SAID BLOCK 23, TOGETHER WITH PORTIONS OF EMERSON AVENUE AND WESTMOOR AVENUE, ALL AS SHOWN ON PLAT NO. 1 WESTMOOR PINES, ACCORDING TO THE PLAT THEREOF, 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 ALL OF ARCHER STREET LYING BETWEEN BLOCK 4 AND BLOCK 5, TOGETHER WITH ALL OF BERKLEY STREET LYING BETWEEN BLOCK 5 AND BLOCK 15, TOGETHER WITH ALL OF CLARENDON STREET LYING BETWEEN BLOCK 15 AND BLOCK 16, TOGETHER WITH ALL OF DARTMOUTH STREET LYING BETWEEN BLOCK 16 AND BLOCK 23, TOGETHER WITH ALL OF ELMHURST STREET LYING SOUTH OF SAID BLOCK 23, TOGETHER WITH PORTIONS OF EMERSON AVENUE AND WESTMOOR AVENUE, ALL AS SHOWN ON PLAT NO. 1 WESTMOOR PINES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 21, PUBLIC RECORDS OF PALM BEACH 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 all of Archer Street lying between Block 4 and Block 5, together with all of Berkley Street lying between Block 5 and Block 15, together with all of Clarendon Street lying between Block 15 and Block 16, together with all of Dartmouth Street lying between Block 16 and Block 23, together with all of Elmhurst Street lying south of said Block 23, together with portions of Emerson Avenue and Westmoor Avenue, all as shown on Plat No. 1 Westmoor Pines, according to the plat thereof, as recorded in Plat Book 4, Page 21, Public Records of Palm Beach County, as shown in **Exhibit A** (collectively, ROW); 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

**RESOLUTION NO. R2025-\_\_\_\_\_**

did hold a meeting on said petition to abandon the ROW; and

**WHEREAS**, the BCC determined that the ROW are in excess of the requirements and will not deprive any person of a reasonable means of ingress and egress from at least one County, State, or Federal highway.

**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. All of Archer Street lying between Block 4 and Block 5, together with all of Berkley Street lying between Block 5 and Block 15, together with all of Clarendon Street lying between Block 15 and Block 16, together with all of Dartmouth Street lying between Block 16 and Block 23, together with all of Elmhurst Street lying south of said Block 23, together with portions of Emerson Avenue and Westmoor Avenue, all as shown on 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 abandoned and closed as public rights-of-way and the BCC does hereby renounce and disclaim any right or interest of the County and the public in and to the ROW, more fully described in the legal description and sketch, as shown in **Exhibit A**, attached hereto and made a part hereof.
3. Notice of the adoption of this Resolution shall be published one time in the Palm Beach Post within thirty (30) days of the date of adoption of this Resolution in accordance with Section 336.10, Florida Statutes, and the Ordinance.

(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 ARCHER STREET LYING BETWEEN BLOCK 4 AND BLOCK 5 TOGETHER WITH ALL OF BERKLEY STREET LYING BETWEEN BLOCK 5 AND BLOCK 15 TOGETHER WITH ALL OF CLARENDON STREET LYING BETWEEN BLOCK 15 AND BLOCK 16 TOGETHER WITH ALL OF DARTMOUTH STREET LYING BETWEEN BLOCK 16 AND BLOCK 23 TOGETHER WITH ALL OF ELMHURST STREET (A 30-FOOT RIGHT-OF-WAY) LYING SOUTH OF SAID BLOCK 23 TOGETHER WITH PORTIONS OF EMERSON AVENUE AND WESTMOOR AVENUE, ALL AS SHOWN ON 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, 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 52.47 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 37.53 FEET; THENCE S01°24'35"W, A DISTANCE OF 204.49 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 4; THENCE ALONG THE SOUTH LINE OF SAID BLOCK 4, S88°58'02"E, A DISTANCE OF 558.16 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 4; THENCE ALONG THE EAST LINE OF SAID BLOCK 4, N01°21'38"E, A DISTANCE OF 199.34 FEET TO A POINT OF INTERSECTION WITH A LINE 64.02 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 26; THENCE ALONG SAID PARALLEL LINE, S88°26'20"E, A DISTANCE OF 31.30 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF KELLY TRACTOR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 92, PAGE 132 OF SAID PUBLIC RECORDS; THENCE ALONG SAID WEST LINE, S1°12'52"W, A DISTANCE OF 1,238.06 FEET TO THE SOUTHWEST CORNER OF SAID KELLY TRACTOR PLAT; THENCE ALONG THE WESTERLY PROLONGATION OF THE SOUTH LINE OF SAID KELLY TRACTOR PLAT, N88°47'00"W, A DISTANCE OF 13.23 FEET; THENCE ALONG THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26, S1°12'54"W, A DISTANCE OF 40.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTH BOUNDARY LINE OF SAID PLAT NO. 1 WESTMOOR PINES; THENCE ALONG SAID SOUTH BOUNDARY LINE, BEING COINCIDENT WITH THE SOUTH LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26, N88°46'46"W, A DISTANCE OF 617.93 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT E-3 CANAL, AS RECORDED IN OFFICIAL RECORDS BOOK 6495, PAGE 761 OF SAID PUBLIC RECORDS; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, N01°24'53"E, A DISTANCE OF 1,281.79 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THEREFROM:

BLOCK 5, 15, 16 AND 23 OF SAID PLAT NO. 1 WESTMOOR PINES.

CONTAINING 236,850 SQUARE FEET 5.4373 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  
10:23:07 -04'00'  
Adobe Acrobat  
version:  
2024.003.20112

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

DATE 9/27/2024

DRAWN BY SAS

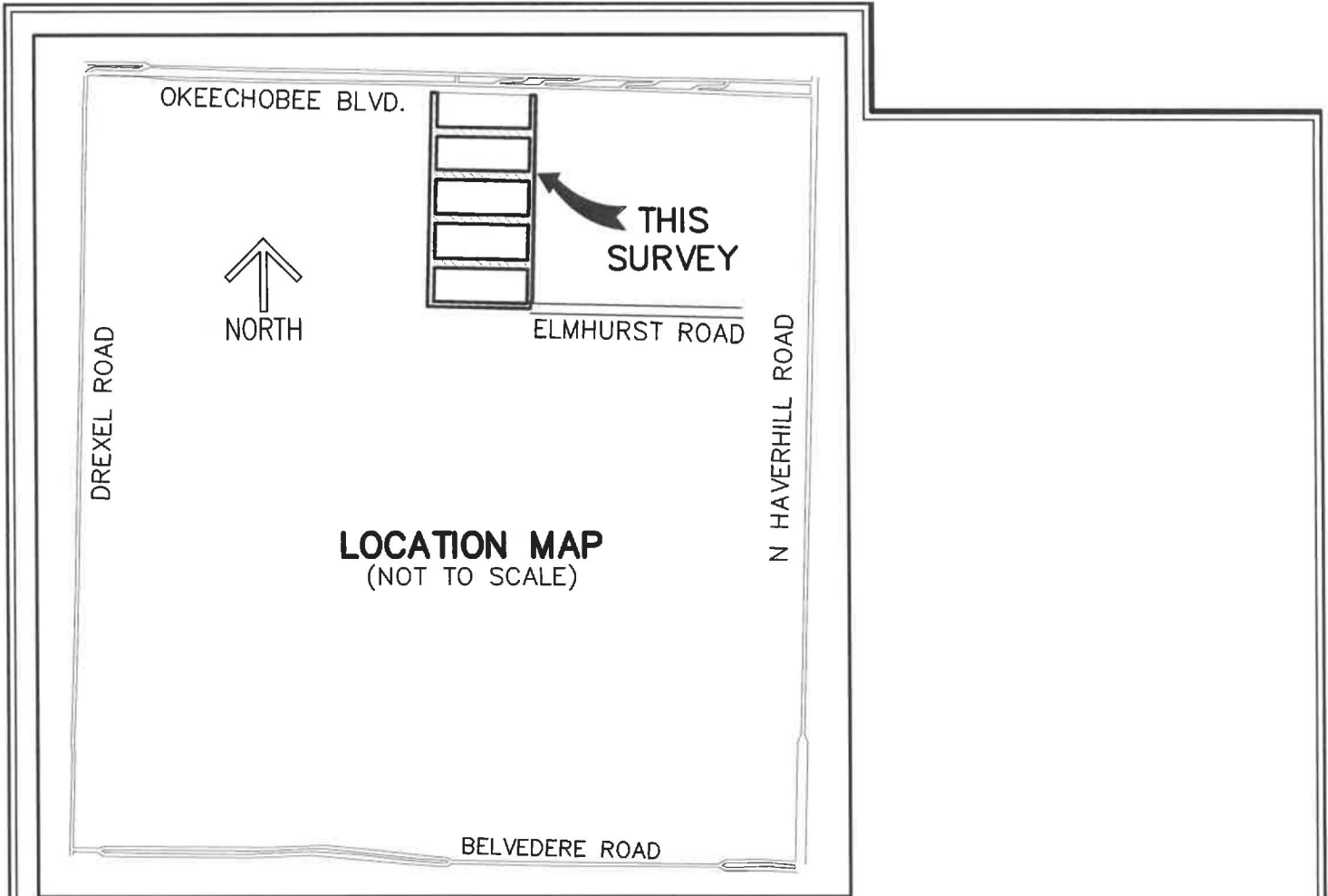
F.B./ PG. N/A

SCALE NONE

JOB NO. 9544-RW Aban

**PORTION OF PLAT NO. 1 WESTMOOR PINES  
RIGHT-OF-WAY ABANDONMENT  
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 FIDELITY NATIONAL TITLE INSURANCE COMPANY, OWNERSHIP & ENCUMBRANCE REPORT, FILE NUMBER 11954043, DATED AUGUST 28, 2024. 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	9/27/2024
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	9544–RW Aban

**PORTION OF PLAT NO. 1 WESTMOOR PINES  
 RIGHT-OF-WAY ABANDONMENT  
 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.

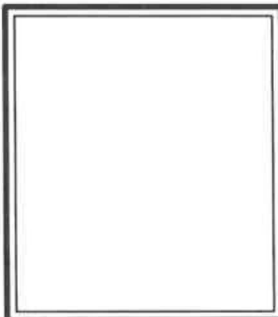
**LEGEND/ABBREVIATIONS:**

- 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



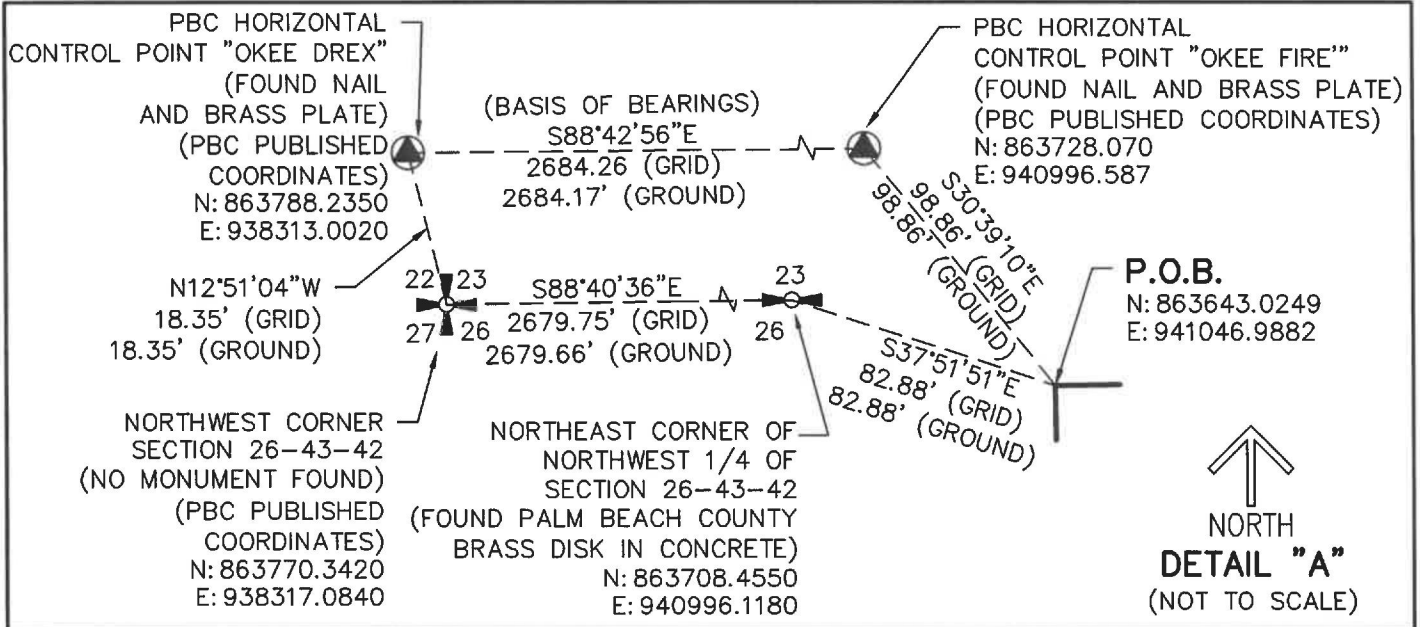
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7900 GLADES ROAD-SUITE 100  
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PHONE (561)-392-1991 / FAX (561)-750-1452



DATE	9/27/2024
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	9544-RW Aban

**PORTION OF PLAT NO. 1 WESTMOOR PINES  
RIGHT-OF-WAY ABANDONMENT  
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	9/27/2024
DRAWN BY	SAS
F.B. / PG.	N/A
SCALE	NONE
JOB NO.	9544-RW Aban

**PORTION OF PLAT NO. 1 WESTMOOR PINES  
 RIGHT-OF-WAY ABANDONMENT  
 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  
(ORB. 6029 PG. 1155)  
(ORB. 6128 PG. 1747)

**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

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

**P.O.B.**  
N: 863643.0249  
E: 941046.9882

S88°26'20"E  
37.53'

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

ORIGINAL NORTH LINE BLOCK 4

S88°26'20"E  
52.47'

DETAIL "A"  
SEE SHEET 4

SOUTH LINE OF  
CHANCERY CASE 407  
(O.R.B. 6495, PG. 761)

**LWDD L-1** (O.R.B. 6128,  
PG. 1511)  
**CANAL**

N01°24'53"E  
1281.79'

S01°24'53"W **PLAT NO. 1 WESTMOOR PINES**  
204.49'  
(P.B. 4, PG. 21)

LOT 11 LOT 10 LOT 9 LOT 8 LOT 7  
10' UE  
(P.B. 4, PG. 21)

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

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

**LWDD E-3  
CANAL**

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. 21)

**ARCHER STREET** S88°58'02"E 558.16'  
(60' PUBLIC R/W)  
(P.B. 4, PG. 21)  
(NOT IMPROVED -  
NOT OPEN TO PUBLIC)

S88°58'02"E 558.23'

LOT 11 LOT 10 LOT 9 LOT 8 LOT 7  
N01°24'53"E  
200.00' 200'(P)  
**BLOCK 5**  
(NOT INCLUDED)

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

MATCHLINE SEE SHEET 8

SHEET 5 OF 10

MATCHLINE SEE SHEET 6



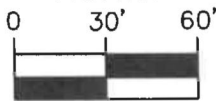
**CAULFIELD & WHEELER, INC.**

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

**PORTION OF PLAT NO. 1 WESTMOOR PINES  
RIGHT-OF-WAY ABANDONMENT  
SPECIFIC PURPOSE SURVEY**



NORTH



1 INCH = 60 FEET

DATE 9/27/2024

DRAWN BY SAS

F.B./ PG. N/A

SCALE 1"=60'

JOB NO. 9544-RW Aban

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

S88°26'20"E  
 2677.04' (GRID)  
 2676.95' (GROUND)  
 616.79'  
 669.26'  
 14.02' REMAINDER OF  
 LWDD PUBLIC R/W  
 CHANCERY CASE 407  
 (ORB. 6495 PG. 761)

NORTH LINE OF  
 SECTION 26-43-42  
 50' PUBLIC R/W  
 (O.R.B. 6128,  
 PG. 1511)

ORIGINAL NORTH LINE BLOCK 4

SOUTH LINE OF  
 CHANCERY CASE 407  
 (O.R.B. 6495, PG. 761)

**LWDD L-1  
 CANAL**

S88°26'20"E  
 31.30'

N: 863625.9494  
 E: 941673.5540

S1°21'54"W  
 14.02'

WEST LINE OF  
 KELLY TRACTOR  
 PLAT

**BLOCK 4 PLAT NO. 1 WESTMOOR PINES**  
 (NOT INCLUDED) (P.B. 4, PG. 21)

LOT 6  
 10' UE  
 (P.B. 4, PG. 21)

LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

LOT 17

LOT 18

LOT 19

LOT 20

LOT 21

LOT 22

SOUTH LINE  
 OF BLOCK 4

558.16'(P)

AREA OF  
 ABANDONMENT

SOUTHEAST  
 CORNER OF  
 BLOCK 4

WESTMOOR AVENUE  
 199.34'  
 N01°21'38"E

(NOT IMPROVED)(NOT OPEN TO PUBLIC)  
 (P.B. 4, PG. 21)

35' LWDD EASEMENT  
 (O.R.B. 56, PG. 497)

**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

S01°12'52"W  
 1238.06'

20' LWDD EASEMENT  
 (O.R.B. 2387, PG. 38)

**LWDD L-1 CANAL**  
 SOUTH 60' OF THE  
 NORTH 360' OF E 1/2  
 NW 1/4 OF NE 1/4 OF  
 SECTION 26-43-42  
 (O.R.B. 56 PG. 497)

S88°58'02"E 558.16'  
 SOUTH LINE  
 OF BLOCK 5  
**ARCHER STREET**

(60' PUBLIC R/W)(P.B. 4, PG. 21)  
 (NOT IMPROVED - NOT OPEN TO PUBLIC)

25' CROSS ACCESS EASEMENT  
 (O.R.B. 34057, PG. 76)

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

S88°58'02"E 558.23'

LOT 6  
 558.22'(P)  
 LOT 5

**PLAT NO. 1  
 WESTMOOR PINES**

LOT 4 LOT 3  
 LOT 2 LOT 1  
 S01°21'31"W  
 200.00'  
 200'(P)

**BLOCK 5**  
 (NOT INCLUDED)

AN ADDITION TO WEST PALM BEACH  
 (P.B. 4, PG. 21)

MATCHLINE SEE SHEET 7

SHEET 6 OF 10

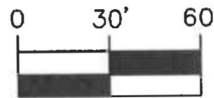


**CAULFIELD & WHEELER, INC.**

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



NORTH



1 INCH = 60 FEET

DATE 9/27/2024

DRAWN BY SAS

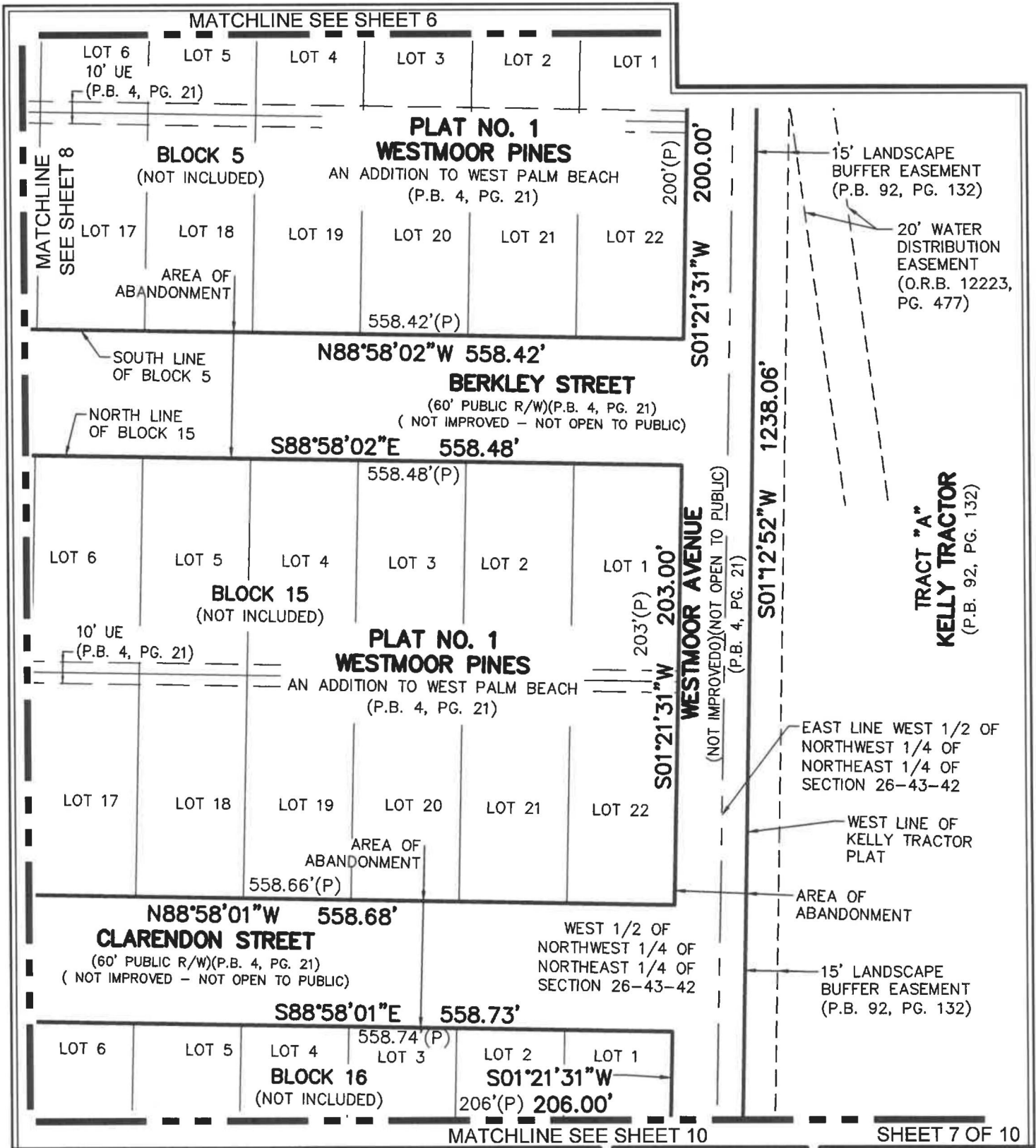
F.B./ PG. N/A

SCALE 1"=60'

JOB NO. 9544-RW Aban

PORTION OF PLAT NO. 1 WESTMOOR PINES  
 RIGHT-OF-WAY ABANDONMENT  
 SPECIFIC PURPOSE SURVEY

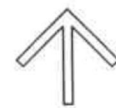
EXHIBIT A



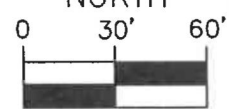
SHEET 7 OF 10

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

**NORTH**



0 30' 60'



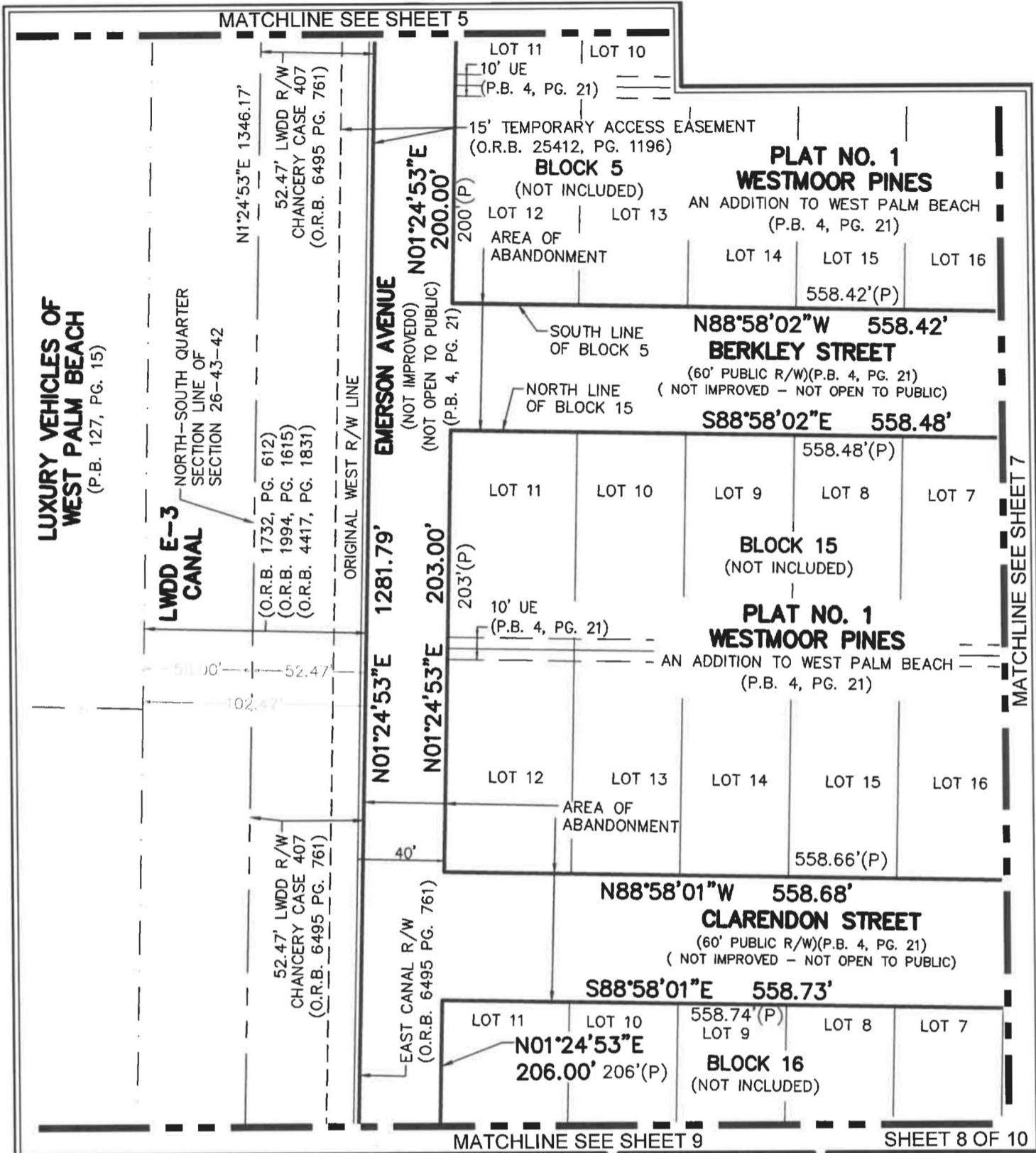
1 INCH = 60 FEET

DATE	9/27/2024
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	1"=60'
JOB NO.	9544-RW Aban

**PORTION OF PLAT NO. 1 WESTMOOR PINES  
 RIGHT-OF-WAY ABANDONMENT  
 SPECIFIC PURPOSE SURVEY**

EXHIBIT A

MATCHLINE SEE SHEET 5



MATCHLINE SEE SHEET 9

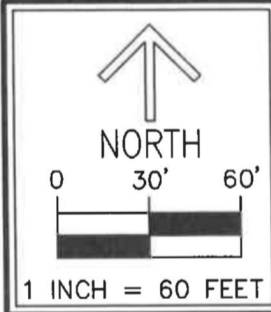
SHEET 8 OF 10



**CAULFIELD & WHEELER, INC.**

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

PORTION OF PLAT NO. 1 WESTMOOR PINES  
 RIGHT-OF-WAY ABANDONMENT  
 SPECIFIC PURPOSE SURVEY



DATE	9/27/2024
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	1"=60'
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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)

N01'24'53"E 1281.79'

(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. 21)

N01'24'53"E 206.00'

(P.B. 4, PG. 21)

N01'24'53"E 204.57'

(P.B. 4, PG. 21)

(P.B. 4, PG. 21)

LOT 11 LOT 10

10' UE (P.B. 4, PG. 21)

PLAT NO. 1 WESTMOOR PINES

AN ADDITION TO WEST PALM BEACH (P.B. 4, PG. 21)

LOT 12 LOT 13 LOT 14 LOT 15 LOT 16

AREA OF ABANDONMENT

BLOCK 16 (NOT INCLUDED)

558.96'(P)

N88°58'01"W 558.94'

DARTMOUTH STREET

(60' PUBLIC R/W)(P.B. 4, PG. 21)  
( NOT IMPROVED - NOT OPEN TO PUBLIC)

S88°58'00"E 558.99'

559.00'(P)

PLAT NO. 1 WESTMOOR PINES

AN ADDITION TO WEST PALM BEACH (P.B. 4, PG. 21)

BLOCK 23 (NOT INCLUDED)

LOT 11 LOT 10 LOT 9 LOT 8 LOT 7

10' UE (P.B. 4, PG. 21)

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

AREA OF ABANDONMENT

LOT 12 LOT 13 LOT 14 LOT 15 LOT 16

N88°47'00"W 559.19' 559.20'(P)

ELMHURST STREET

(A PORTION OF 60' PUBLIC R/W)(P.B. 4, PG. 21)  
( NOT IMPROVED - NOT OPEN TO PUBLIC)

617.93'  
N88°46'46"W UNPLATTED  
PORTION OF SECTION 26-43-42

S88°47'00"E 52.47'

53.46'

N88°47'00"W 0.99'

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

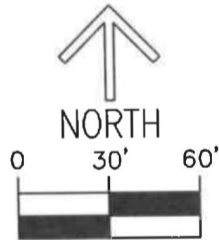
MATCHLINE SEE SHEET 10

SHEET 9 OF 10



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1 INCH = 60 FEET

DATE 9/27/2024

DRAWN BY SAS

F.B./ PG. N/A

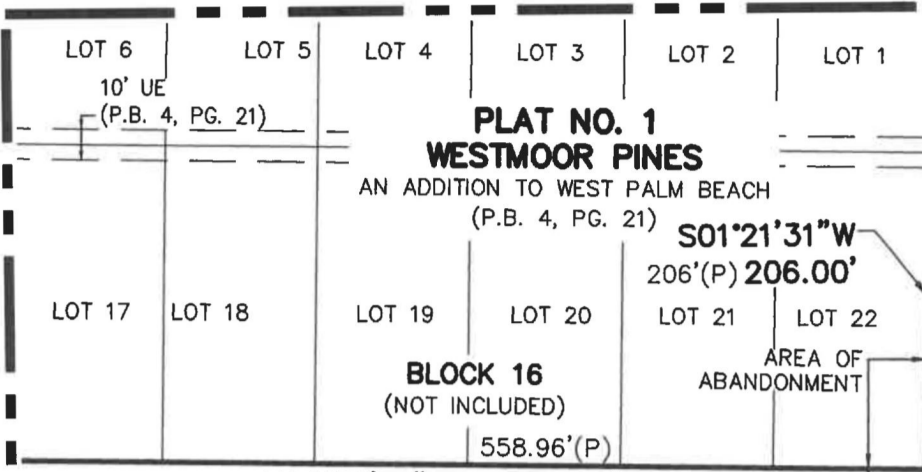
SCALE 1"=60'

JOB NO. 9544-RW Aban

PORTION OF PLAT NO. 1 WESTMOOR PINES  
RIGHT-OF-WAY ABANDONMENT  
SPECIFIC PURPOSE SURVEY

EXHIBIT A

MATCHLINE SEE SHEET 7



**PLAT NO. 1  
WESTMOOR PINES**  
AN ADDITION TO WEST PALM BEACH  
(P.B. 4, PG. 21)

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

S01°21'31"W  
206'(P) 206.00'

1238.06'

WEST LINE OF  
KELLY TRACTOR  
PLAT

**BLOCK 16**  
(NOT INCLUDED)

AREA OF  
ABANDONMENT

558.96'(P)

N88°58'01"W 558.94'

**DARTMOUTH STREET**

(60' PUBLIC R/W)(P.B. 4, PG. 21)  
( NOT IMPROVED - NOT OPEN TO PUBLIC)

S88°58'00"E 558.99'

**WESTMOOR AVENUE**

(NOT IMPROVED)(NOT OPEN TO PUBLIC)  
(P.B. 4, PG. 21)

S01°12'52"W

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

MATCHLINE  
SEE SHEET 9

**BLOCK 23**  
(NOT INCLUDED)

**PLAT NO. 1  
WESTMOOR PINES**

AN ADDITION TO WEST PALM BEACH  
(P.B. 4, PG. 21)

206'(P)  
206.36'

559.00'(P)

10' UE  
(P.B. 4, PG. 21)

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

LOT 6

LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

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

N88°47'00"W  
13.23'

S01°21'31"W

LOT 17

LOT 18

LOT 19

LOT 20

LOT 21

LOT 22

AREA OF  
ABANDONMENT

559.20'(P)

N88°47'00"W  
559.19'

**ELMHURST STREET**

(A PORTION OF 60' PUBLIC R/W)(P.B. 4, PG. 21)  
( NOT IMPROVED - NOT OPEN TO PUBLIC)

S01°21'54"W  
40.00'

**ELMHURST ROAD**  
60' PUBLIC R/W

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

617.93'  
N88°46'46"W **UNPLATTED**

PORTION OF  
SECTION 26-43-42

5' LIMITED ACCESS EASEMENT  
(P.B. 39, PG. 70)

SHEET 10 OF 10

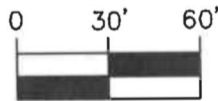


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NORTH



1 INCH = 60 FEET

DATE 9/27/2024

DRAWN BY SAS

F.B./ PG. N/A

SCALE 1"=60'

JOB NO. 9544-RW Aban

**PORTION OF PLAT NO. 1 WESTMOOR PINES  
RIGHT-OF-WAY ABANDONMENT  
SPECIFIC PURPOSE SURVEY**