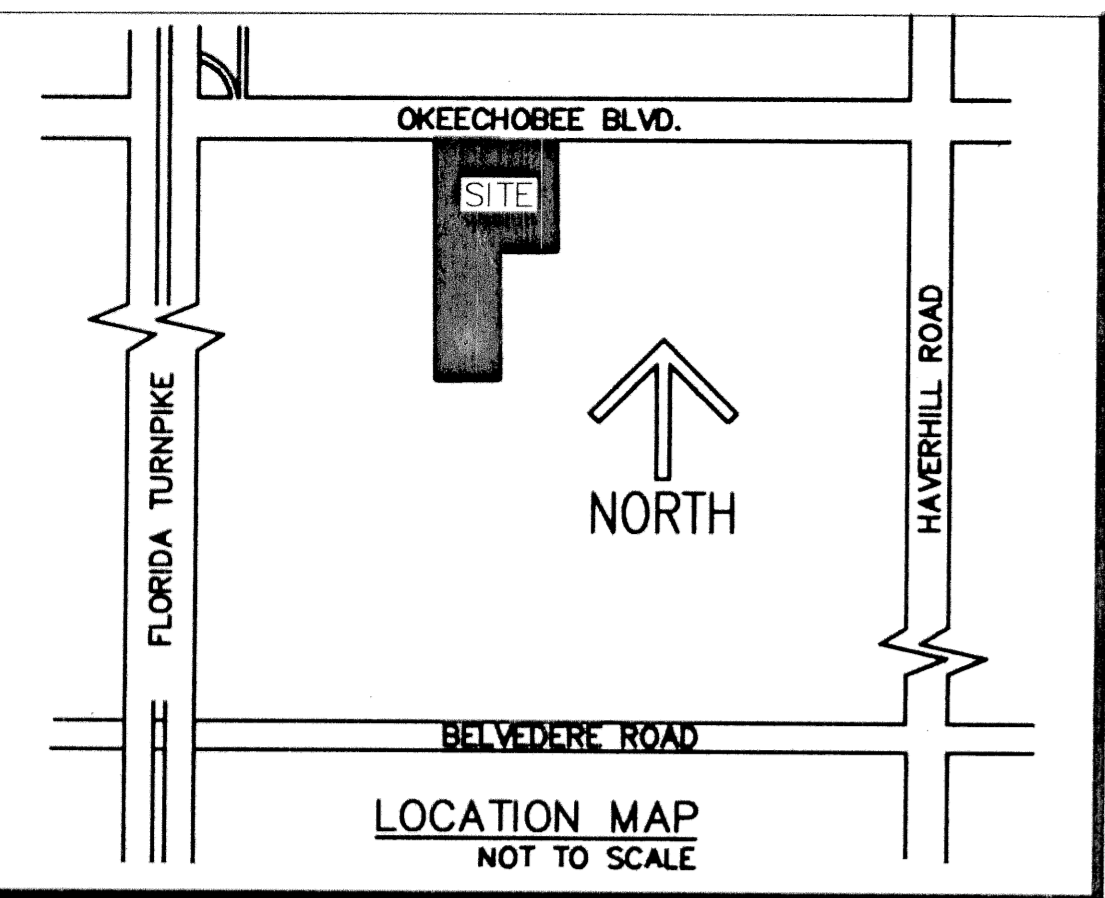


STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 2:31 P.M.  
THIS 28th DAY OF November  
A.D. 2001 AND DULY RECORDED  
IN PLAT BOOK 92 ON  
PAGES 132 AND 133

DOROTHY H. WILKEN  
CLERK CIRCUIT COURT

By: *Sharon L. McAdams*  
DEPUTY CLERK



# KELLY TRACTOR

AN MUPD, BEING A PORTION OF SECTION 26,  
TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY  
DAVID P. LINDLEY  
OF  
**CAULFIELD and WHEELER, INC.**  
SURVEYORS - ENGINEERS - PLANNERS  
7301-A WEST PALMETTO PARK ROAD, SUITE 100A  
BOCA RATON, FLORIDA 33433 - (561)392-1991  
NOVEMBER - 2000

### DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT KELLY TRACTOR COMPANY, INC. A FLORIDA CORPORATION OWNER OF THE LAND SHOWN HEREON AS KELLY TRACTOR, AN MUPD, BEING A PORTION OF SECTION 26, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 26; THENCE S88°26'18"E ALONG THE NORTH LINE OF SAID SECTION 26, A DISTANCE OF 679.19 FEET; THENCE S01°12'56"W, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE S88°26'18"E ALONG A LINE 50.00 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE OF SAID SECTION 26, A DISTANCE OF 360.01 FEET; THENCE S01°12'56"W, A DISTANCE OF 9.00 FEET; THENCE S88°26'18"E ALONG A LINE 59.00 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE OF SECTION 26, A DISTANCE OF 300.00 FEET; THENCE S01°12'56"W ALONG THE WEST LINE OF THE EAST 1337.89 FEET OF THE NORTH ONE-HALF OF THE NORTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 26, A DISTANCE OF 571.00 FEET; THENCE N88°26'18"W ALONG THE SOUTH LINE OF THE NORTH 630.00 FEET OF SAID SECTION 26, A DISTANCE OF 300.00 FEET; THENCE S01°12'56"W ALONG THE WEST LINE OF THE EAST 1637.89 FEET OF THE NORTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 26, A DISTANCE OF 669.91 FEET; THENCE N88°47'06"W ALONG A LINE 40.00 FEET NORTH OF AND PARALLEL WITH THE CENTERLINE OF THAT 60.00 FOOT WIDE RIGHT-OF-WAY FOR ELMHURST STREET, AS SHOWN ON THE PLAT OF PLAT NO. 1 WESTMOOR PINES, AS RECORDED IN PLAT BOOK 4, PAGE 21 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 360.01 FEET; THENCE N01°12'56"E ALONG THE WEST LINE OF THE EAST 1997.89 FEET OF THE NORTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 26, A DISTANCE OF 1252.09 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATE IN PALM BEACH COUNTY, FLORIDA,  
CONTAINING 621,526 SQUARE FEET / 14.268 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON,  
AND DO HEREBY DEDICATE AS FOLLOWS:

- TRACT A**  
TRACT A AS SHOWN HEREON IS HEREBY RESERVED FOR KELLY TRACTOR COMPANY, INC. A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR COMMERCIAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- LANDSCAPE BUFFER EASEMENTS**  
THE LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE OWNER OF TRACT "A", ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER OF TRACT "A", ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

### TABULAR DATA

TOTAL AREA THIS PLAT	14.268 ACRES
LAND USE: CH & HRB	
PETITION NO. PDD79-133(A)	

### DEDICATION AND RESERVATIONS CONTINUED:

**3. LIMITED ACCESS EASEMENTS:**  
THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

### ACKNOWLEDGMENT:

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)  
BEFORE ME PERSONALLY APPEARED L. Patrick Kelly, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF KELLY TRACTOR COMPANY, INC., A FLORIDA CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 9th DAY OF OCTOBER, 2001.  
MY COMMISSION EXPIRES:  
IRAI DA GONINEZ CORREA  
Notary Public, State of Florida  
My comm. exp. Jan. 15, 2002  
Comm. No. CC895747  
*Iraily Garcia-Correa*  
NOTARY PUBLIC

**COUNTY ENGINEER:**  
THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.07(2), F.S., THIS 28 DAY OF November, 2001, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.  
BY: *George T. Webb*  
GEORGE T. WEBB, P.E.  
COUNTY ENGINEER

### TITLE CERTIFICATION:

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)  
I, JEFFREY EISENSMITH, PA, 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 IN KELLY TRACTOR COMPANY, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.  
DATED: OCT. 23, 2001  
*Jeffrey Eisensmith*  
JEFFREY EISENSMITH  
ATTORNEY AT LAW  
LICENSED IN FLORIDA

### 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 THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.  
DATE: 10/23/01  
*David P. Lindley*  
DAVID P. LINDLEY, P.L.S.  
REG. LAND SURVEYOR #5005  
STATE OF FLORIDA  
LB #3591

SUBDIVISION KELLY TRACTOR  
BOOK 92  
PAGE 132  
FLOOD MAP # 155 B  
FLOOD ZONE B  
QUAD # 71  
ZONING MUPD  
SE  
TAZ 221  
FUD NAME

KELLY TRACTOR CO    KELLY TRACTOR CO NOTARY    COUNTY ENGINEER

*Iraily Garcia-Correa*  
IRAI DA GONINEZ CORREA  
Notary Public, State of Florida  
My comm. exp. Jan. 15, 2002  
Comm. No. CC895747

*George T. Webb*  
GEORGE T. WEBB, P.E.  
COUNTY ENGINEER

