

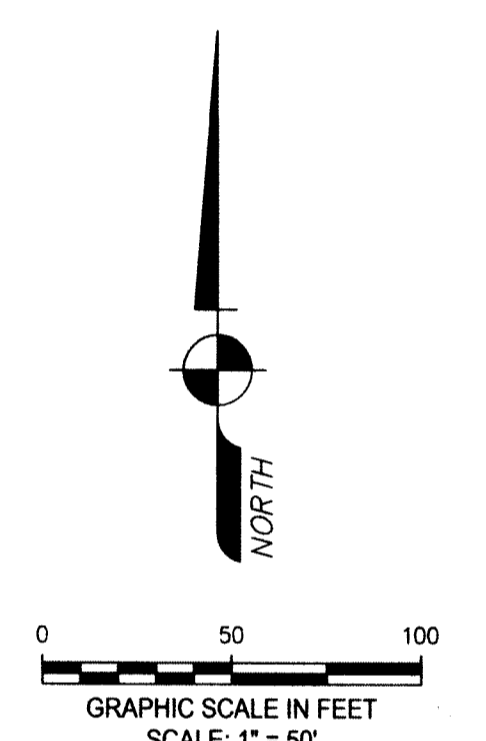
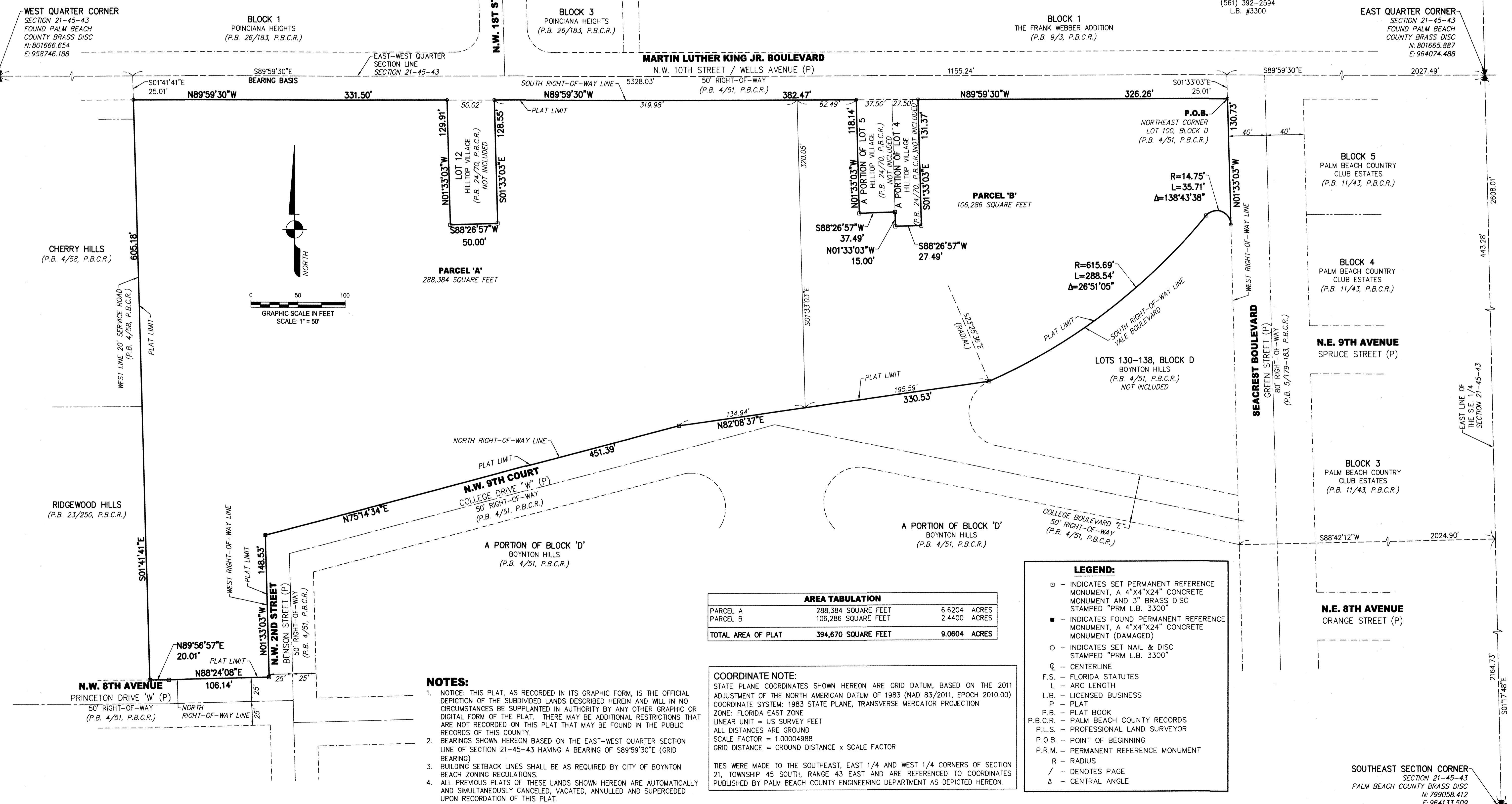
SARA SIMS PARK

BEING A REPLAT OF A PORTION OF, BOYNTON HILLS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 51, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; A PORTION OF HILLTOP VILLAGE, AS RECORDED IN PLAT BOOK , 24, PAGE 70, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; A PORTION OF SARA SIMS MEMORIAL GARDENS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGES 94 AND 95, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; ALL OF THE REPLAT OF SARA SIMS MEMORIAL GARDENS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 26, PAGE 84, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; A PORTION OF THE 20 FOOT SERVICE STREET, CHERRY HILLS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 58, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID LANDS SITUATE IN SECTION 21, TOWNSHIP 45 SOUTH, RANGE 43 EAST, THE CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA.

116

THIS INSTRUMENT WAS PREPARED BY:
JOHN T. DOOGAN, P.L.S.
AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594
L.B. #3300

SHEET 2 OF 2 SHEETS



AREA TABULATION		
PARCEL A	288,384 SQUARE FEET	6.6204 ACRES
PARCEL B	106,286 SQUARE FEET	2.4400 ACRES
TOTAL AREA OF PLAT	394,670 SQUARE FEET	9.0604 ACRES

COORDINATE NOTE:
STATE PLANE COORDINATES SHOWN HEREON ARE GRID DATUM, BASED ON THE 2011 ADJUSTMENT OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83/2011, EPOCH 2010.00) COORDINATE SYSTEM: 1983 STATE PLANE, TRANSVERSE MERCATOR PROJECTION
ZONE: FLORIDA EAST ZONE
LINEAR UNIT = US SURVEY FEET
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.00004988
GRID DISTANCE = GROUND DISTANCE x SCALE FACTOR

TIES WERE MADE TO THE SOUTHEAST, EAST 1/4 AND WEST 1/4 CORNERS OF SECTION 21, TOWNSHIP 45 SOUTH, RANGE 43 EAST AND ARE REFERENCED TO COORDINATES PUBLISHED BY PALM BEACH COUNTY ENGINEERING DEPARTMENT AS DEPICTED HEREON.

LEGEND:

- ◻ - INDICATES SET PERMANENT REFERENCE MONUMENT, A 4"x4"x24" CONCRETE MONUMENT AND 3" BRASS DISC STAMPED "PRM L.B. 3300"
- - INDICATES FOUND PERMANENT REFERENCE MONUMENT, A 4"x4"x24" CONCRETE MONUMENT (DAMAGED)
- - INDICATES SET NAIL & DISC STAMPED "PRM L.B. 3300"
- ⊙ - CENTERLINE
- F.S. - FLORIDA STATUTES
- L - ARC LENGTH
- L.B. - LICENSED BUSINESS
- P - PLAT
- P.B. - PLAT BOOK
- P.B.C.R. - PALM BEACH COUNTY RECORDS
- P.L.S. - PROFESSIONAL LAND SURVEYOR
- P.O.B. - POINT OF BEGINNING
- P.R.M. - PERMANENT REFERENCE MONUMENT
- R - RADIUS
- / - DENOTES PAGE
- Δ - CENTRAL ANGLE

NOTES:

- 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 THIS COUNTY.
- BEARINGS SHOWN HEREON BASED ON THE EAST-WEST QUARTER SECTION LINE OF SECTION 21-45-43 HAVING A BEARING OF S89°59'30"E (GRID BEARING)
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CITY OF BOYNTON BEACH ZONING REGULATIONS.
- ALL PREVIOUS PLATS OF THESE LANDS SHOWN HEREON ARE AUTOMATICALLY AND SIMULTANEOUSLY CANCELED, VACATED, ANNULLED AND SUPERCEDED UPON RECORDATION OF THIS PLAT.

SOUTHEAST SECTION CORNER
SECTION 21-45-43
PALM BEACH COUNTY BRASS DISC
N: 799058.412
E: 964133.509