

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.

115

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
THIS PLAT WAS FILED FOR RECORD AT 1:02 P.M.
THIS 11 DAY OF January A.D. 2021 AND DULY RECORDED
IN PLAT BOOK 131 ON PAGES 115 THROUGH 116
Joseph Abruzzo
SHARON R. BOCK
CLERK AND COMPTROLLER
BY: [Signature] DEPUTY CLERK
SHEET 1 OF 2 SHEETS

DEDICATION AND RESERVATION:

KNOW ALL MEN BY THESE PRESENTS: THAT THE CITY OF BOYNTON BEACH, A MUNICIPAL CORPORATION, OWNER OF THE LAND SHOWN HEREON AS, 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; DESCRIBED AS FOLLOWS:

A PORTION OF BLOCK 'D', BOYNTON HILLS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 51, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

TOGETHER WITH

A PORTION OF HILLTOP VILLAGE, AS RECORDED IN PLAT BOOK , 24, PAGE 70, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

TOGETHER WITH

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;

TOGETHER WITH

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;

TOGETHER WITH

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;

TOGETHER WITH

A PORTION OF RIGHT-OF-WAYS NOW OR FORMERLY KNOWN AS, BENSON STREET, YALE BOULEVARD "W", BOYNTON HEIGHTS, BOYNTON HILLS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 51, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 100, BLOCK 'D' OF THE SAID PLAT, BOYNTON HILLS; THENCE N89°59'30"W ALONG THE SOUTH RIGHT-OF-WAY LINE OF MARTIN LUTHER KING JR BOULEVARD, 326.26 FEET; THENCE S01°33'03"E, 131.37 FEET; THENCE S88°26'57"W, 27.49 FEET; THENCE N01°33'03"W, 15.00 FEET; THENCE S88°26'57"W, 37.49 FEET; THENCE N01°33'03"W, 118.14 FEET TO THE SAID SOUTH RIGHT-OF-WAY LINE; THENCE N89°59'30"W, 382.47 FEET; THENCE S01°33'03"E, 128.55 FEET; THENCE S88°26'57"W, 50.00 FEET; THENCE N01°33'03"W, 129.91 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF MARTIN LUTHER KING JR BOULEVARD; THENCE N89°59'30"W ALONG THE SOUTH RIGHT-OF-WAY LINE OF MARTIN LUTHER KING JR BOULEVARD, 331.50 FEET TO THE WEST LINE OF SAID 20 FOOT SERVICE ROAD; THENCE S01°41'41"E ALONG SAID WEST LINE OF 20 FOOT SERVICE ROAD, 605.18 FEET TO THE NORTH RIGHT-OF-WAY LINE OF N.W. 8TH AVENUE; THENCE N89°56'57"E, 20.01 FEET; THENCE N88°24'08"E, 106.14 FEET (THE PREVIOUS TWO BEARINGS AND DISTANCES BEING ALONG THE SAID NORTH RIGHT-OF-WAY LINE OF N.W. 8TH AVENUE) TO THE WEST RIGHT-OF-WAY LINE OF N.W. 2ND STREET; THENCE N01°33'03"W ALONG THE SAID WEST RIGHT-OF-WAY LINE OF N.W. 2ND STREET, 148.53 FEET TO THE WESTERLY PROJECTION OF THE NORTH RIGHT-OF-WAY LINE OF N.W. 9TH COURT; THENCE N75°14'34"E ALONG THE SAID NORTH RIGHT-OF-WAY LINE OF N.W. 9TH COURT, 451.39 FEET; THENCE N82°08'37"E, 330.53 TO A POINT ON A CURVE (RADIAL BEARING TO SAID POINT BEARS S23°25'36"E), CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 615.69 FEET AND A CENTRAL ANGLE OF 25°51'05"; THENCE NORTHEASTERLY ALONG THE SOUTH LINE OF SAID YALE BOULEVARD, AN ARC DISTANCE OF 288.54 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 14.75 FEET AND A CENTRAL ANGLE OF 138°43'38"; THENCE EASTERLY AND SOUTHERLY AN ARC DISTANCE OF 35.71 FEET TO A POINT OF CUSP; THENCE N01°33'03"W ALONG THE WEST RIGHT-OF-WAY LINE SEACREST BOULEVARD, 130.73 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAINING 394,670 SQUARE FEET (9.0604 ACRES) MORE OR LESS.

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

PARCEL 'A' AND PARCEL 'B' AS SHOWN HEREON IS HEREBY PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE PLANNING AND ZONING REGULATIONS OF THE CITY OF BOYNTON BEACH.

IN WITNESS WHEREOF, THE ABOVE-NAMED MUNICIPALITY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MAYOR AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS CITY COMMISSION, THIS _____ DAY OF _____ 20____.

WITNESS:
PRINT NAME: _____
TITLE: _____

BY: _____
NAME: STEVEN B. GRANT
MAYOR

WITNESS:
PRINT NAME: _____
TITLE: _____

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

BEFORE ME PERSONALLY APPEARED STEVEN B. GRANT WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS _____ AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID MUNICIPALITY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CITY SEAL OF SAID MUNICIPALITY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR MUNICIPALITY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID MUNICIPALITY.

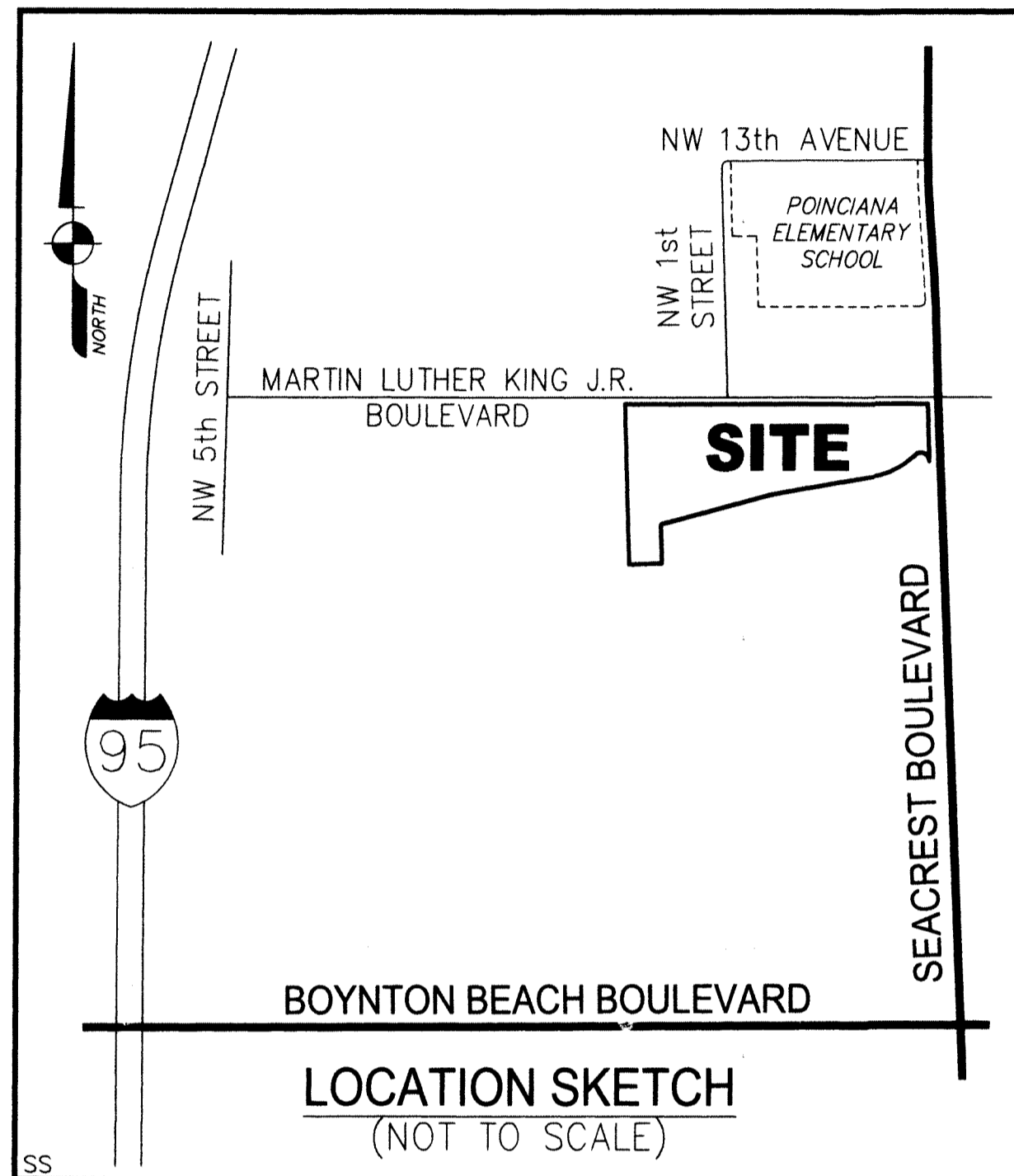
WITNESS MY HAND AND OFFICIAL SEAL THIS 8th DAY OF January, 2021

MY COMMISSION EXPIRES:

June 12, 2024
NOTARY SEAL

616988005
(PRINT NUMBER)

Catharine Cheryl-Husterman
NOTARY PUBLIC



TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

I, JAMES A. CHEROF, 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 CITY OF BOYNTON BEACH, A MUNICIPAL CORPORATION AUTHORIZED TO DO BUSINESS IN FLORIDA; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; THAT THERE ARE NO MORTGAGES OF RECORD; AND THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: 12/17/2020

BY: [Signature]
JAMES A. CHEROF
ATTORNEY-AT-LAW LICENSED IN FLORIDA
FLORIDA BAR NO. 291846

CITY OF BOYNTON BEACH APPROVAL:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO ORDINANCES OF THE CITY OF BOYNTON BEACH, FLORIDA AND IN ACCORDANCE WITH PART III, LDP CHAPTER 2, ART 1, SEC 2, LAND DEVELOPMENT REGULATIONS, THIS 26th DAY OF October, 2020

BY: [Signature]
GARY R. DUNMYER, PE
CITY ENGINEER

BY: [Signature]
STEVEN B. GRANT
MAYOR

BY: [Signature]
CRYSTAL GIBSON
CITY CLERK

NOTES:

- 1. 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.
- 2. 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)
- 3. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CITY OF BOYNTON BEACH ZONING REGULATIONS.
- 4. ALL PREVIOUS PLATS OF THESE LANDS SHOWN HEREON ARE AUTOMATICALLY AND SIMULTANEOUSLY CANCELED, VACATED, ANNULLED AND SUPERCEDED UPON RECORDED OF THIS PLAT.

REVIEWING SURVEYOR:

THIS IS TO CERTIFY THAT THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, UNDER CONTRACT WITH THE CITY OF BOYNTON BEACH, FLORIDA, HAS REVIEWED THIS PLAT OF SARA SIMS PARK, AS REQUIRED BY CHAPTER 177.081(1), FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING FLORIDA STATUTES. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA OR THE FIELD VERIFICATION OF PERMANENT REFERENCE MONUMENTS.

DATED: 10/13/2020

[Signature]
KELSEY SMITH B.S.
FLORIDA REGISTRATION NO. 7096
WGI, INC. LB 7055
2033 VISTA PARKWAY
WEST PALM BEACH, FL

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") ACCORDING TO SEC. 177.091(9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 PART 1, PLATTING FLORIDA STATUTES.

DATED: 10/6/2020

[Signature]
JOHN T. DOOGAN, P.L.S.
FLORIDA REGISTRATION NO. 4409
AVIROM & ASSOCIATES, INC.
L.B. NO. 3300
50 SW 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432

