

1 A bill to be entitled
 2 An act relating to the North Springs Improvement District,
 3 Broward County; amending chapter 2005-341, Laws of
 4 Florida; extending and enlarging the boundaries of the
 5 district; providing an effective date.

6
 7 Be It Enacted by the Legislature of the State of Florida

8
 9 Section 1. Section 2 of section 3 of chapter 2005-341,
 10 Laws of Florida, is amended to read:

11 Section 2. Boundaries.—The boundaries of the district
 12 shall be:

13
 14 A tract of land being Sections 5, 6, 7, 8, 9 and 10, a
 15 portion of Sections 3 and 4, all in Township 48 South,
 16 Range 41 East, Broward County, Florida, and Sections
 17 31, 32 and 33, a portion of Sections 20, 28, 29 and
 18 30, all in Township 47 South, Range 41 East, Broward
 19 County, Florida, described as follows:

20
 21 BEGINNING at the southwest corner of said Section 7;

22
 23 thence North 00°03'12" West (Bearings are relative to
 24 State Plane Coordinates as shown on STONER/KEITH
 25 RESURVEY OF A PORTION OF TOWNSHIP 47 SOUTH, RANGE 41
 26 EAST, ALL OF TOWNSHIP 48 SOUTH, RANGE 41 EAST, & ALL
 27 OF TOWNSHIP 49 SOUTH, RANGE 41 EAST, according to the
 28 plat thereof, recorded in Miscellaneous Plat Book 3 at

29 | Page 44 of the Public Records of said Broward County),
30 | along the west line of the Southwest Quarter (SW 1/4)
31 | of said Section 7, a distance of 2647.42 feet to the
32 | northwest corner of said Southwest Quarter (SW 1/4);

33 |
34 | thence continue North 00°03'12" West, along the west
35 | line of the Northwest Quarter (NW 1/4) of said Section
36 | 7, a distance of 2647.42 feet to the northwest corner
37 | of said Section 7 and the southwest corner of said
38 | Section 6;

39 |
40 | thence North 00°02'58" West, along the west line of
41 | the Southwest Quarter (SW 1/4) of said Section 6, a
42 | distance of 3252.81 feet to the northwest corner of
43 | said Southwest Quarter (SW 1/4);

44 |
45 | thence North 00°02'27" West, along the west line of
46 | the Northwest Quarter (NW 1/4) of said Section 6, a
47 | distance of 3253.12 feet to the northwest corner of
48 | said Section 6 and the southwest corner of said
49 | Section 31;

50 |
51 | thence North 00°03'47" West, along the west line of
52 | the Southwest Quarter (SW 1/4) of said Section 31, a
53 | distance of 2642.42 feet to the northwest corner of
54 | said Southwest Quarter (SW 1/4);

55 |
56 | thence continue North 00°03'47" West, along the west

57 | line of the Northwest Quarter (NW 1/4) of said Section
 58 | 31, a distance of 2642.42 feet to the northwest corner
 59 | of said Section 31; and the southwest corner of said
 60 | Section 30:

61 |
 62 | thence North 00°05'07" West, along the west line of
 63 | the Southwest Quarter (SW 1/4) of said Section 30, a
 64 | distance of 2642.42 feet to the northwest corner of
 65 | said Southwest Quarter (SW 1/4);

66 |
 67 | thence North 00°04'32" West, along the west line of
 68 | the Northwest Quarter (NW 1/4) of said Section 30, a
 69 | distance of 2642.88 feet to the northwest corner of
 70 | said Northwest Quarter (NW 1/4);

71 |
 72 | thence North 89°34'37" East, along the north line of
 73 | said Northwest Quarter (NW 1/4), a distance of 2189.92
 74 | feet to the northeast corner of said Northwest Quarter
 75 | (NW 1/4);

76 |
 77 | thence North 89°34'40" East, along the north line of
 78 | the Northeast Quarter (NE 1/4) of said Section 30, a
 79 | distance of 118.81 feet to a line parallel with and
 80 | 118.11 feet east of the west line of said Northeast
 81 | Quarter (NE 1/4);

82 |
 83 | thence South 00°40'57" East, along said parallel line
 84 | a distance of 2653.89 feet to the south line of said

85 | Northeast Quarter (NE 1/4) and the north line of the
 86 | Southeast Quarter (SE 1/4) of said Section 30;
 87 |
 88 | thence North 89°50'50" East, along the north line of
 89 | said Southeast Quarter (SE 1/4), a distance of 2098.87
 90 | feet to the northeast corner of said Southeast Quarter
 91 | (SE 1/4) and the southwest corner of the Northwest
 92 | Quarter (NW 1/4) of said Section 29;
 93 |
 94 | thence North 01°16'35" West, along the west line of
 95 | said Northwest Quarter (NW 1/4), a distance of 2664.23
 96 | feet to the northwest corner of said Northwest Quarter
 97 | (NW 1/4) and the southwest corner of the Southwest
 98 | Quarter (SW 1/4) of said Section 20;
 99 |
 100 | thence North 01°15'48" West, along the west line of
 101 | said Southwest Quarter (SW 1/4), a distance of 747.56
 102 | feet to the southerly right-of-way line of State Road
 103 | No. 827 as it now exists;
 104 |
 105 | thence South 71°52'41" East, along said southerly
 106 | right-of-way line, a distance of 1399.86 feet;
 107 |
 108 | thence South 01°16'02" East 305.48 feet to the south
 109 | line of the Southwest Quarter (SW 1/4) of said Section
 110 | 20 and the north line of the Northwest Quarter (NW
 111 | 1/4) of said Section 29;
 112 |

113 thence South 01°16'02" East, along a northerly
114 prolongation of the east line of Tracts 15 and 16 in
115 said Section 29, according to the Plat of FLORIDA
116 FRUIT LANDS COMPANY'S SUBDIVISION NO. 2, as recorded
117 in Plat Book 1 at Page 102 of the Public Records of
118 Palm Beach County, Florida and along said east line a
119 distance of 1331.52 feet to the northwest corner of
120 Tract 11 of said Plat;

121
122 thence North 89°41'40" East, along the north line of
123 said Tract 11 and an easterly prolongation thereof, a
124 distance of 1320.53 feet to the west line of the
125 Northeast Quarter (NE 1/4) of said Section 29;

126
127 thence North 01°16'25" West, along said west line, a
128 distance of 1197.77 feet to the southerly right-of-way
129 line of State Road No. 827 as it now exists;

130
131 thence South 71°59'44" East, along said southerly
132 right-of-way line, a distance 2797.53 feet to the east
133 line of said Northeast Quarter (NE 1/4) and the west
134 line of the Northwest Quarter (NW 1/4) of said Section
135 28;

136
137 thence South 01°15'11" East, along said west line, a
138 distance of 84.45 feet to the southerly right-of-way
139 line of State Road No. 827, as described in Official
140 Records Book 8790 at Page 830 of the Public Records of

141 | Palm Beach County, Florida;
 142 |
 143 | thence South 72°00'16 East, along said southerly
 144 | right-of-way line, a distance of 5594.00 feet to the
 145 | east line of said Section 28;
 146 |
 147 | thence South 01°14'06" East, along said east line, a
 148 | distance of 2460.10 feet to the southeast corner of
 149 | said Section 28 and the northeast corner of Northeast
 150 | Quarter (NE 1/4) of said Section 33;
 151 |
 152 | ~~thence South 89°52'50" East, along the north line of~~
 153 | ~~said Northwest Quarter (NW 1/4), a distance of 2246.01~~
 154 | ~~feet to the northeast corner of said Northwest Quarter~~
 155 | ~~(NW 1/4);~~
 156 |
 157 | ~~thence South 89°52'10" East, along the north line of~~
 158 | ~~the Northeast Quarter (NE 1/4) of said Section 31, a~~
 159 | ~~distance of 2245.70 feet to the northeast corner of~~
 160 | ~~said Section 31 and the northwest corner of said~~
 161 | ~~Section 32;~~
 162 |
 163 | ~~thence North 89°36'52" East, along the north line of~~
 164 | ~~the Northwest Quarter (NW 1/4) of said Section 32, a~~
 165 | ~~distance of 2640.43 feet to the northeast corner of~~
 166 | ~~said Northwest Quarter (NW 1/4);~~
 167 |
 168 | ~~thence North 89°37'21" East, along the north line of~~

169 | ~~the Northeast Quarter (NE 1/4) of said Section 32, a~~
 170 | ~~distance of 2639.40 feet to the northeast corner of~~
 171 | ~~said Section 32 and the northwest corner of said~~
 172 | ~~Section 33;~~

173 |
 174 | ~~thence North 89°36'55" East, along the north line of~~
 175 | ~~the Northwest Quarter (NW 1/4) of said Section 33, a~~
 176 | ~~distance of 2640.59 feet to the northeast corner of~~
 177 | ~~said Northwest Quarter (NW 1/4);~~

178 |
 179 | ~~thence North 89°36'56" East, along the north line of~~
 180 | ~~the Northeast Quarter (NE 1/4) of said Section 33, a~~
 181 | ~~distance of 2640.59 feet to the northeast corner of~~
 182 | ~~said Section 33;~~

183 |
 184 | ~~thence South 01°21'19" East, along the east line of~~
 185 | ~~said Northeast Quarter (NE 1/4), a distance of 2638.16~~
 186 | ~~feet to the southeast corner of said Northeast Quarter~~
 187 | ~~(NE 1/4);~~

188 |
 189 | ~~thence South 01°21'20" East, along the east line of~~
 190 | ~~the Southeast Quarter (SE 1/4) of said Section 33, a~~
 191 | ~~distance of 2638.16 feet to the southeast corner of~~
 192 | ~~said Section 33 and the northeast corner of said~~
 193 | ~~Section 4;~~

194 |
 195 | ~~thence South 89°44'30" West, along the north line of~~
 196 | ~~the Northeast Quarter (NE 1/4) of said Section 4, a~~

197 distance of 60.00 feet to the most westerly corner of
198 that parcel of land described in Official Record Book
199 55 at Page 500 of said Public Records of Broward
200 County;

201
202 thence South 45°33'09" East, along the southwesterly
203 line of said parcel, a distance of 85.29 feet to the
204 most southerly corner of said parcel on the east line
205 of said Northeast Quarter (NE 1/4);

206
207 thence South 00°50'47" East, along said east line, a
208 distance of 3303.78 feet to the southeast corner of
209 said Northeast Quarter (NE 1/4) and the northwest
210 corner of the Southwest Quarter (SW 1/4) of said
211 Section 3;

212
213 thence South 89°52'36" East, along the north line of
214 said Southwest Quarter (SW 1/4), a distance of 2640.57
215 feet to the northeast corner of said Southwest
216 Quarter. (SW 1/4);

217
218 thence South 89°52'36" East, along the north line of
219 the Southeast Quarter (SE 1/4) of said Section 3, a
220 distance of 2639.23 feet to the northeast corner of
221 said Southeast Quarter (SE 1/4);

222
223 thence South 00°53'22" East, along the east line of
224 said Southeast Quarter (SE 1/4), a distance of 3401.43

225 feet to the southeast corner of said Section 3 and the
 226 northeast corner of said Section 10;

227
 228 thence South 00°59'18" East, along the east line of
 229 the Northeast Quarter (NE 1/4) of said Section 10, a
 230 distance of 2637.04 feet to the southeast corner of
 231 said Northeast Quarter (NE 1/4);

232
 233 thence South 00°59'17" East, along the east line of
 234 the Southeast Quarter (SE 1/4) of said Section 10, a
 235 distance of 2637.03 feet to the southeast corner of
 236 said Section 10;

237
 238 thence North 89°25'05" West, along the south line of
 239 said Southeast Quarter (SE 1/4), a distance of 2637.48
 240 feet to the southwest corner of said Southeast Quarter
 241 (SE 1/4);

242
 243 thence continue North 89°25'05" West, along the south
 244 line of the Southwest Quarter (SW 1/4) of said Section
 245 10, a distance of 2637.47 feet to the southwest corner
 246 of said Section 10 and the southeast corner of said
 247 Section 9;

248
 249 thence North 89°26'06" West, along the south line of
 250 the Southeast Quarter (SE 1/4) of said Section 9, a
 251 distance of 2641.24 feet to the southwest corner of
 252 said Southeast Quarter (SE 1/4);

253
 254 thence continue North 89°26'06" West, along the south
 255 line of the Southwest Quarter (SW 1/4) of said Section
 256 9, a distance of 2641.24 feet to the southwest corner
 257 of said Section 9 and the southeast corner of said
 258 Section 8;

259
 260 thence North 89°25'53" West, along the south line of
 261 the Southeast Quarter (SE 1/4) of said Section 8, a
 262 distance of 2639.96 feet to the southwest corner of
 263 said Southeast Quarter (SE 1/4);

264
 265 thence North 89°25'52" West, along the south line of
 266 the Southwest Quarter (SW 1/4) of said Section 8, a
 267 distance of 2639.96 feet to the southwest corner of
 268 said Section 8 and the southeast corner of said
 269 Section 7;

270
 271 thence North 89°46'06" West, along the south line of
 272 the Southeast Quarter (SE 1/4) of said Section 7, a
 273 distance of 2399.06 feet to the southwest corner of
 274 said Southeast Quarter (SE 1/4);

275
 276 thence North 89°46'05" West, along the south line of
 277 the Southwest Quarter (SW 1/4) of said Section 7, a
 278 distance of 2399.06 feet to the POINT OF BEGINNING.

279
 280 Less therefrom the following described parcel:

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A portion of the Southwest Quarter (SW 1/4) of said Section 28 described as follows:

BEGINNING at the southwest corner of said Southwest Quarter (SW 1/4);

thence North 89°36'59" East, along the south line of said Southwest Quarter (SW 1/4), a distance of 30.00 feet to the Point of Beginning;

Thence North 01°15'11" West, along a line parallel with and 30.00 feet east of the west line of said Southwest Quarter (SW 1/4), a distance of 769.83 feet to a line parallel with and 769.74 feet north of the south line of said Southwest Quarter;

thence North 89°36'59" East, along said parallel line, a distance of 1387.00 feet to a line parallel with and 1416.84 feet west of the west line of said Southwest Quarter;

thence South 01°15'11" East, along said parallel line, a distance of 769.83 feet to the south line of said Southwest Quarter (SW 1/4);

thence South 89°36'59" West, along said south line, a distance of 1387.00 feet to the POINT OF BEGINNING.

PCS for HB 1621

2010

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Said land being in Broward County, Florida.

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312

Containing 8420.477 ~~7040.325~~ acres, more or less.

313

314

Section 2. This act shall take effect upon becoming a law.