

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

7  
 8   Be It Enacted by the Legislature of the State of Florida:

9  
 10           Section 1. Section 2 of section 3 of chapter 2005-341,  
 11           Laws of Florida, as amended by chapter 2011-251, Laws of  
 12           Florida, is amended to read:

13           Section 2. Boundaries.—The boundaries of the district  
 14           shall be:

15  
 16           A tract of land being Sections 5, 6, 7, 8, 9 and 10, a  
 17           portion of Sections 3 and 4, all in Township 48 South,  
 18           Range 41 East, Broward County, Florida, and Sections  
 19           31, 32 and 33, a portion of Sections 19, 20, 26, 27,  
 20           28, 29 and 30, all in Township 47 South, Range 41  
 21           East, Broward County, Florida, described as follows:

22  
 23           BEGINNING at the southwest corner of said Section 7;  
 24  
 25           thence North 00°03'12" West (Bearings are relative to  
 26           State Plane Coordinates as shown on STONER/KEITH

27 RESURVEY OF A PORTION OF TOWNSHIP 47 SOUTH, RANGE 41  
 28 EAST, ALL OF TOWNSHIP 48 SOUTH, RANGE 41 EAST, & ALL  
 29 OF TOWNSHIP 49 SOUTH, RANGE 41 EAST, according to the  
 30 plat thereof, recorded in Miscellaneous Plat Book 3 at  
 31 Page 44 of the Public Records of said Broward County),  
 32 along the west line of the Southwest Quarter (SW 1/4)  
 33 of said Section 7, a distance of 2647.42 feet to the  
 34 northwest corner of said Southwest Quarter (SW 1/4);

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

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

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

52

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

57 |  
 58 |       thence continue North 00°03'47" West, along the west  
 59 |       line of the Northwest Quarter (NW 1/4) of said Section  
 60 |       31, a distance of 2642.42 feet to the northwest corner  
 61 |       of said Section 31; and the southwest corner of said  
 62 |       Section 30;

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

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

73 |  
 74 |       Also being the Southwest corner of the Southwest  
 75 |       Quarter (SW 1/4) of said Section 19, ~~Township 41~~  
 76 |       ~~South, Range 41 East;~~

77 |

78 |       thence North 00°07'09" West 1312.53 feet along the  
 79 |       west line of said Southwest Quarter (SW 1/4);  
 80 |  
 81 |       thence South 68°26'01" East 263.00 feet to a line  
 82 |       parallel with and 250.00 feet East of the West line of  
 83 |       said Southwest Quarter (SW 1/4);  
 84 |  
 85 |       thence North 00°07'09" West 870.00 feet along said  
 86 |       parallel line to the southerly right-of-way line of  
 87 |       State Road 827;  
 88 |  
 89 |       thence South 71°31'57" East 2037.21 feet along said  
 90 |       southerly right-of-way line;  
 91 |  
 92 |       thence South 00°42'16" East 1424.47 feet along the  
 93 |       east line of said Southwest Quarter (SW 1/4) to the  
 94 |       southeast corner of said Southwest Quarter;  
 95 |  
 96 |       thence North 89°34'40" East, along the north line of  
 97 |       the Northeast Quarter (NE 1/4) of said Section 30, a  
 98 |       distance of 118.81 feet to a line parallel with and  
 99 |       118.81 ~~118.11~~ feet east of the west line of the  
 100 |       Southeast Quarter (SE 1/4) of said Section 19 ~~said~~  
 101 |       ~~Northeast Quarter (NE1/4)~~;  
 102 |

103 |       thence North 00°42'16" West ~~South 00°40'57" East~~,  
 104 |       along said parallel line a distance of 1406.20 ~~2653.89~~  
 105 |       feet to the southerly right-of-way ~~south~~ line of said  
 106 |       State Road 827 Northeast Quarter (NE1/4) ~~and the north~~  
 107 |       ~~line of the Southeast Quarter (SE1/4) of said Section~~  
 108 |       ~~30;~~

109 |  
 110 |       thence South 72°01'08" East 262.96 feet along said  
 111 |       southerly right-of-way line;

112 |  
 113 |       thence North 89°32'07" East 78.99 feet;

114 |  
 115 |       thence South 72°00'49" East 246.97 feet;

116 |  
 117 |       thence South 00°41'51" East 87.48 feet ~~thence North~~  
 118 |       ~~89°50'50" East, along the north line of said Southeast~~  
 119 |       ~~Quarter (SE1/4), a distance of 562.93 feet;~~

120 |  
 121 |       ~~thence North 00°50'04" West 3816.85 feet;~~

122 |  
 123 |       thence South 76°31'46" East 756.30 ~~765.36~~ feet;

124 |  
 125 |       thence North 00°41' 26" West 29.46 feet;

126 |  
 127 |       thence South 71°52'41" East along said southerly  
 128 |       right-of-way line 2211.87 ~~2210.69~~ feet;

129  
 130 thence South 01°16'02" East 305.48 feet to the south  
 131 line of the Southwest Quarter (SW 1/4) of said Section  
 132 20 and the north line of the Northwest Quarter (NW  
 133 1/4) of said Section 29;

134  
 135 thence South 01°16'02" East, along a northerly  
 136 prolongation of the east line of Tracts 15 and 16 in  
 137 said Section 29, according to the Plat of FLORIDA  
 138 FRUIT LANDS COMPANY'S SUBDIVISION NO. 2, as recorded  
 139 in Plat Book 1 at Page 102 of the Public Records of  
 140 Palm Beach County, Florida and along said east line a  
 141 distance of 1331.52 feet to the northwest corner of  
 142 Tract 11 of said Plat;

143  
 144 thence North 89°41'40" East, along the north line of  
 145 said Tract 11 and an easterly prolongation thereof, a  
 146 distance of 1320.53 feet to the west line of the  
 147 Northeast Quarter (NE 1/4) of said Section 29;

148  
 149 thence North 01°16'25" West, along said west line, a  
 150 distance of 1197.77 feet to the southerly right-of-way  
 151 line of State Road No. 827 as it now exists;

152  
 153 thence South 71°59'44" East, along said southerly  
 154 right-of-way line, a distance 2797.53 feet to the east

155 line of said Northeast Quarter (NE 1/4) and the west  
 156 line of the Northwest Quarter (NW 1/4) of said Section  
 157 28;

158  
 159 thence South 01°15'11" East, along said west line, a  
 160 distance of 84.45 feet to the southerly right-of-way  
 161 line of State Road No. 827, as described in Official  
 162 Records Book 8790 at Page 830 of the Public Records of  
 163 Palm Beach County, Florida;

164  
 165 thence along said southerly right-of-way line South  
 166 72°00'16" East 5594.00 feet to the East line of the  
 167 Southeast Quarter (SE 1/4) of said Section 28;

168  
 169 thence South 72°00'16 East, along said southerly  
 170 right-of-way line, a distance of 5594.00 feet;

171  
 172 thence South 71°59'55" East along said southerly  
 173 right-of-way line, 5673.26 feet to a line parallel  
 174 with and 75.00 feet east of the East line of the  
 175 Southeast Quarter (SE 1/4) of said Section 27;

176  
 177 thence South 01°20'51" East along said parallel line  
 178 673.65 feet to the south line of said Section 26;

179

180 |           thence South 89°38'57" West along said south line,  
 181 |           75.01 feet to the Southwest corner of said Section 26;

182 |  
 183 |           thence North 01°20'51" West along the west line of  
 184 |           said Section 26, 285.33 feet;

185 |  
 186 |           thence parallel with and 390.00 feet southerly of the  
 187 |           aforesaid southerly right-of-way line, North 71°59'55"  
 188 |           West 5594.63 feet to the east line of said Section 28  
 189 |           thence South 01°14'06" East, along said east line, a  
 190 |           distance of 2047.04 feet to the southeast corner of  
 191 |           said Section 28 and the northeast corner of Northeast  
 192 |           Quarter (NE 1/4) of said Section 33;

193 |  
 194 |           thence South 01°21'19" East, along the east line of  
 195 |           said Northeast Quarter (NE 1/4), a distance of 2638.16  
 196 |           feet to the southeast corner of said Northeast Quarter  
 197 |           (NE 1/4);

198 |  
 199 |           thence South 01°21'20" East, along the east line of  
 200 |           the Southeast Quarter (SE 1/4) of said Section 33, a  
 201 |           distance of 2638.16 feet to the southeast corner of  
 202 |           said Section 33 and the northeast corner of said  
 203 |           Section 4;

204 |



205 |       thence South 89°44'30" West, along the north line of  
 206 |       the Northeast Quarter (NE 1/4) of said Section 4, a  
 207 |       distance of 60.00 feet to the most westerly corner of  
 208 |       that parcel of land described in Official Record Book  
 209 |       33011 ~~55~~ at Page 280 ~~500~~ of said Public Records of  
 210 |       Broward County;

211 |  
 212 |       thence South 45°33'09" East, along the southwesterly  
 213 |       line of said parcel and along the Southwesterly line  
 214 |       of that parcel of land described in Official Records  
 215 |       Book 37079 at page 869 of said Public Records of  
 216 |       Broward County, a distance of 85.27 ~~85.29~~ feet to the  
 217 |       most southerly corner of said parcel on the east line  
 218 |       of said Northeast Quarter (NE 1/4);

219 |  
 220 |       thence South 00°50'47" East, along said east line, a  
 221 |       distance of 3303.78 feet to the southeast corner of  
 222 |       said Northeast Quarter (NE 1/4) and the northwest  
 223 |       corner of the Southwest Quarter (SW 1/4) of said  
 224 |       Section 3;

225 |  
 226 |       thence South 89°52'36" East, along the north line of  
 227 |       the ~~said~~ Southwest Quarter (SW 1/4) of said Section 3,  
 228 |       a distance of 2640.57 feet to the northeast corner of  
 229 |       said Southwest Quarter. (SW 1/4);

230 |

231 |       thence South 89°52'36" East, along the north line of  
232 |       the Southeast Quarter (SE 1/4) of said Section 3, a  
233 |       distance of 2639.23 feet to the northeast corner of  
234 |       said Southeast Quarter (SE 1/4);

235 |  
236 |       thence South 00°53'22" East, along the east line of  
237 |       said Southeast Quarter (SE 1/4), a distance of 3401.43  
238 |       feet to the southeast corner of said Section 3 and the  
239 |       northeast corner of said Section 10;

240 |  
241 |       thence South 00°59'18" East, along the east line of  
242 |       the Northeast Quarter (NE 1/4) of said Section 10, a  
243 |       distance of 2637.04 feet to the southeast corner of  
244 |       said Northeast Quarter (NE 1/4);

245 |  
246 |       thence South 00°59'17" East, along the east line of  
247 |       the Southeast Quarter (SE 1/4) of said Section 10, a  
248 |       distance of 2637.03 feet to the southeast corner of  
249 |       said Section 10;

250 |  
251 |       thence North 89°25'05" West, along the south line of  
252 |       said Southeast Quarter (SE 1/4), a distance of 2637.48  
253 |       feet to the southwest corner of said Southeast Quarter  
254 |       (SE 1/4);

255 |

256 |       thence continue North 89°25'05" West, along the south  
 257 |       line of the Southwest Quarter (SW 1/4) of said Section  
 258 |       10, a distance of 2637.47 feet to the southwest corner  
 259 |       of said Section 10 and the southeast corner of said  
 260 |       Section 9;

261 |  
 262 |       thence North 89°26'06" West, along the south line of  
 263 |       the Southeast Quarter (SE 1/4) of said Section 9, a  
 264 |       distance of 2641.24 feet to the southwest corner of  
 265 |       said Southeast Quarter (SE 1/4);

266 |  
 267 |       thence continue North 89°26'06" West, along the south  
 268 |       line of the Southwest Quarter (SW 1/4) of said Section  
 269 |       9, a distance of 2641.24 feet to the southwest corner  
 270 |       of said Section 9 and the southeast corner of said  
 271 |       Section 8;

272 |  
 273 |       thence North 89°25'53" West, along the south line of  
 274 |       the Southeast Quarter (SE 1/4) of said Section 8, a  
 275 |       distance of 2639.96 feet to the southwest corner of  
 276 |       said Southeast Quarter (SE 1/4);

277 |  
 278 |       thence North 89°25'52" West, along the south line of  
 279 |       the Southwest Quarter (SW 1/4) of said Section 8, a  
 280 |       distance of 2639.96 feet to the southwest corner of

281 | said Section 8 and the southeast corner of said  
 282 | Section 7;

283 |  
 284 | thence North 89°46'06" West, along the south line of  
 285 | the Southeast Quarter (SE 1/4) of said Section 7, a  
 286 | distance of 2399.06 feet to the southwest corner of  
 287 | said Southeast Quarter (SE 1/4);

288 |  
 289 | thence North 89°46'05" West, along the south line of  
 290 | the Southwest Quarter (SW 1/4) of said Section 7, a  
 291 | distance of 2399.06 feet to the POINT OF BEGINNING.

292 |  
 293 | Less therefrom the following described parcel:

294 |  
 295 | A portion of the Southwest Quarter (SW 1/4) of said  
 296 | Section 28 described as follows:

297 |  
 298 | COMMENCING ~~BEGINNING~~ at the southwest corner of said  
 299 | Southwest Quarter (SW 1/4);

300 |  
 301 | thence North 89°36'59" East, along the south line of  
 302 | said Southwest Quarter (SW 1/4), a distance of 30.00  
 303 | feet to the Point of Beginning;

304 |  
 305 | Thence North 01°15'11" West, along a line parallel  
 306 | with and 30.00 feet east of the west line of said

307 Southwest Quarter (SW 1/4), a distance of 769.83 feet  
308 to a line parallel with and 769.74 feet north of the  
309 south line of said Southwest Quarter;  
310  
311 thence North 89°36'59" East, along said parallel line,  
312 a distance of 1387.00 feet to a line parallel with and  
313 1416.84 feet east ~~west~~ of the west line of said  
314 Southwest Quarter;  
315  
316 thence South 01°15'11" East, along said parallel line,  
317 a distance of 769.83 feet to the south line of said  
318 Southwest Quarter (SW 1/4);  
319  
320 thence South 89°36'59" West, along said south line, a  
321 distance of 1387.00 feet to the POINT OF BEGINNING.  
322  
323 Said land being in Broward County, Florida.  
324  
325 Containing 8759.209 ~~8683.696~~ acres, more or less.  
326 Section 2. This act shall take effect upon becoming a law.