

By Senator Geller

29-1831-02

See HB 995

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A bill to be entitled
An act relating to the Cities of Coral Springs,
Coconut Creek, and Margate, Broward County;
clarifying and delineating the corporate limits
of the Cities of Coral Springs, Coconut Creek,
and Margate to include specified lands within
said corporate limits; providing an effective
date.

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

Section 1. The present corporate limits of the City of
Coral Springs, Broward County, Florida, are hereby amended as
follows:

A portion of Sections 7, 18, and 19 Township 48
South, Range 42 East and a portion of Sections
5, 6, 7, 11, 12, 15, 31, 32, 33, 34, and all of
Sections 8, 9, 10, 13, 14, 16, 17, 18, 19, 20,
21 22, 27, 28, 29, 30, Township 48 South, Range
41 East, Broward County Florida described as
follows; Commencing at the Southwest Corner of
Section 31, Township 48 South, Range 41 East,
thence North 00°-06'-57" West, along the West
line of the Southwest one-quarter (SW 1/4) of
said Section 31, a distance of 123.02 feet to
the top of bank of the South Florida Water
Management District C-14 Canal, being the Point
of Beginning (P.O.B); Thence North 89°-07'-38"
East, continuing along said top of bank of the
said South Florida Water Management District

1 C-14 Canal a distance of 2560.31 feet to the
2 East line of the Southwest one-quarter of said
3 Section 31; Thence North 89°-08'-55" East,
4 continuing along said top of bank of the said
5 South Florida Water Management District C-14
6 Canal a distance of 2591.98 feet to the East
7 line of the Southeast one-quarter (SE 1/4) of
8 said Section 31; Thence North 88°-56'-49" East
9 continuing along said top of bank of the said
10 South Florida Water Management District C-14
11 Canal thru the Southwest one-quarter (SW 1/4)
12 of Section 32, and a portion of Southeast
13 one-quarter (SE 1/4) of said Section 32, a
14 distance of 4991.32 feet; Thence South
15 69°-18'-55" East continuing thru the said
16 Southeast one-quarter (SE 1/4) of said Section
17 32 and continuing along said top of bank of the
18 said South Florida Water Management District
19 C-14 Canal a distance of 107.65 feet; Thence
20 North 88°-56'-49" East continuing thru the said
21 Southeast one-quarter (SE 1/4) of said Section
22 32, a distance of 180.11 feet along said top of
23 bank to the East line of the Southeast
24 one-quarter (SE 1/4) of said Section 32; Thence
25 North 88°-56'-49" East continuing along said
26 top of bank thru the Southwest one-quarter (SW
27 1/4) of Section 33, a distance of 55.00 feet;
28 Thence North 67°-08'-44" East continuing along
29 said top of bank of the said South Florida
30 Water Management District C-14 Canal thru the
31 Southwest one-quarter (SW 1/4) of said Section

1 33, a distance of 107.70 feet; Thence North
2 88°-56'-49" continuing along said top of bank
3 of the said South Florida Water Management
4 District C-14 Canal thru the Southwest
5 one-quarter (SW 1/4) of said Section 33, and a
6 portion of the Southeast one-quarter (SE 1/4)
7 of said Section 33, a distance of 3845.11 feet;
8 Thence South 61°-38'-32" East continuing along
9 said top of bank of the said South Florida
10 Water Management District C-14 Canal thru the
11 said Southeast one-quarter (SE 1/4) of said
12 Section 33, a distance of 75.00 feet; Thence
13 North 88°-56'-49" East continuing along said
14 top of bank of the said South Florida Water
15 Management District C-14 Canal thru the said
16 Southeast one-quarter (SE 1/4) of said Section
17 33, a distance of 250.00; Thence North
18 73°-41'-40" East continuing along said top of
19 the bank of the said South Florida Water
20 Management District C-14 Canal thru the said
21 Southeast one-quarter (SE 1/4) of said Section
22 33, a distance of 140.00 feet; Thence North
23 88°-56'-49" East continuing thru said Southeast
24 one-quarter (SE 1/4) of said Section 33, a
25 distance of 824.93 feet, along said top of bank
26 to the East line of the said Southeast
27 one-quarter (SE 1/4) of said Section 33; Thence
28 North 89°-22'-00" East continuing along said
29 top of bank of the said South Florida Water
30 Management District C-14 Canal thru the
31 Southwest one-quarter of Section 34, a distance

1 of 2582.30 feet; Thence South 86°-03'-08" East
2 continuing along said top of bank of the said
3 South Florida Water Management District C-14
4 Canal thru the Southwest, one-quarter of said
5 Section 34, and intersecting the East line of
6 said Southwest one-quarter of said Section 34,
7 and continuing thru into the Southeast
8 one-quarter of said Section 34, a distance of
9 197.55 feet; Thence North 89°-16'-00" East
10 continuing along said top of bank of the said
11 South Florida Water Management District C-14
12 Canal thru the Southeast one-quarter (SE 1/4)
13 of said Section 34 and intersecting the East
14 line of said Southeast one-quarter (SE 1/4) of
15 said Section 34, a distance of 2499.22 feet;
16 Thence North 01°-07'-55" West along the East
17 line of the said Southeast one-quarter of said
18 Section 34, a distance of 1960.38 feet to
19 Northeast Corner of the said Southeast
20 one-quarter (SE 1/4) of said Section 34; Thence
21 North 01°-07'-53" West along the East line of
22 the Northeast one-quarter (NE 1/4) of said
23 Section 34, a distance of 2714.33 feet to the
24 Northeast Corner of the said Northeast
25 one-quarter (NE 1/4) of said Section 34; Thence
26 North 00°-59'-26" West along the East line of
27 the Southeast one-quarter (SE 1/4) of Section
28 27, a distance of 2643.18 feet to the Northeast
29 corner of the said Southeast one-quarter (SE
30 1/4) of said Section 27; Thence North
31 00°-59'-25" West along the East line of the

1 Northeast one-quarter (NE 1/4) of said Section
2 27, a distance of 2643.25 feet, to the
3 Northeast corner of the said Northeast
4 one-quarter (NE 1/4) of said Section 27; Thence
5 North 01°-01'-49" West along the East line of
6 the Southeast one-quarter (SE 1/4) of Section
7 22, a distance of 2639.56 feet to the Northeast
8 corner of the Southeast one-quarter (SE 1/4) of
9 said Section 22; Thence North 01°-01'-45' West
10 along the East line of the Northeast
11 one-quarter (NE 1/4) of said Section 22, a
12 distance of 2639.55 feet to the Northeast
13 Corner of the said Northeast one-quarter (NE
14 1/4) of said Section 22; Thence South
15 89°-29'-46" East along the South line of the
16 Southwest one-quarter (SW 1/4) of Section 14 a
17 distance of 2639.48 feet to the Southeast
18 Corner of the said Southeast one-quarter (SW
19 1/4) of said Section 14; Thence South
20 89°-29'-45" East along the South line of the
21 Southeast one-quarter (SE 1/4) of said Section
22 14, a distance of 2640.63 feet to the Southeast
23 Corner of said Southeast one-quarter (SE 1/4)
24 of said Section 14; Thence South 89°-29'-09"
25 East along the South line of the Southwest
26 one-quarter (SW 1/4) of Section 13 a distance
27 of 2641.68 feet to the Southeast Corner of said
28 Southeast one-quarter (SW 1/4) of said Section
29 13; Thence South 89°-29'-10" East along the
30 South line of the Southeast one-quarter (SE
31 1/4) of said Section 13, a distance of 2641.68

1 feet to the Southeast Corner of said Southeast
2 one-quarter (SE 1/4) of said Section 13; Thence
3 South 89°-29'-09" East, along the Easterly
4 Extension of the North line of said Section 13,
5 a distance of 76.13 feet to a point of
6 intersection with the Southerly extension of
7 the East edge of the East concrete barrier wall
8 of the State Road 7 / Sample Road overpass;
9 Thence North 01°-00'-41" West along said East
10 edge of the East concrete barrier wall and its
11 Southerly extension, a distance of 1,596.45
12 feet to the Northeast corner of said East
13 concrete barrier wall; Thence South 88°-59'-19"
14 West, a distance of 19.95 feet to a point on
15 the Eastern most Northbound lane edge line of
16 State Road 7; Thence North 00°-28'-09" West
17 along said lane edge line and its Northerly
18 extension, a distance of 1,564.03 feet; Thence
19 North 01°-02'-15" West along said lane edge
20 line, a distance of 1,008.15 feet; Thence North
21 01°-34'-22" West, along said lane edge line, a
22 distance of 435.62 feet; Thence North
23 00°-58'-25" West, along said lane edge line, a
24 distance of 3,734.83 feet to a point of
25 curvature of a non-tangent circular curve
26 concave Westerly, having a radius of 8,577.21
27 feet and a radial bearing of North 88°-42'-18"
28 East; Thence Northerly along said lane edge
29 line and the arc of said curve through a
30 central angle of 5°-23'-19", an arc distance of
31 806.66 feet to a point of reverse curvature of

1 a non-tangent circular curve concave Easterly
2 having a radius of 7,350.40 and a radial
3 bearing of South 82°-31'-27" West; Thence
4 Northerly along said lane edge line and the arc
5 of said curve through a central angle of
6 6°-37'-19", an arc distance of 849.51 feet to a
7 point of non-tangency; Thence North 00°-24'-07"
8 West along said lane edge line, a distance of
9 593.04 feet to a point on the North line of
10 Section 12, Township 48 South, Range 41 East;
11 Thence North 89°-26'-21" West along the
12 Easterly extension of the said North line of
13 the said Northeast one-quarter (NE 1/4) of said
14 Section 12, a distance of 33.05 feet; Thence
15 ~~North 01°-00'-24" East along the South line of~~
16 ~~the Southeast one-quarter (SE 1/4) of said~~
17 ~~Section 13, a distance of 831.11 feet to the~~
18 ~~South right-of-way line of Sample Road; Thence~~
19 ~~North 89°-27'-29" East along the said South~~
20 ~~right-of-way line of said Sample Road, a~~
21 ~~distance of 40.00 feet; Thence North~~
22 ~~01°-00'-24" West along a line parallel with and~~
23 ~~40.00 feet East if the said East line of the~~
24 ~~Southeast one-quarter (SE 1/4) of said Section~~
25 ~~13, a distance of 53.02 feet to the South line~~
26 ~~of Section 18, Township 48 South, Range 42~~
27 ~~East; And the beginning of a curve concave to~~
28 ~~the North west, having a radius of 240.00 feet~~
29 ~~and a central angle of 56°-09'-12", said point~~
30 ~~being on the edge of pavement of the proposed~~
31 ~~improvement for State Road No. 7. Thence~~

1 ~~Northeasterly continuing along said curve, and~~
2 ~~said proposed edge of pavement, a distance of~~
3 ~~235.21 feet. Thence North 00°-59'-59" West~~
4 ~~continuing along said proposed edge of~~
5 ~~pavement, a distance of 309.08 feet to the~~
6 ~~beginning of a curve concave to the West,~~
7 ~~having a radius of 4004.4 feet, and a central~~
8 ~~angle of 06°-10'-47"; Thence Northerly~~
9 ~~continuing along said curve, and said proposed~~
10 ~~edge of pavement, a distance of 431.85 feet;~~
11 ~~Thence North 07°-10'-46" West continuing along~~
12 ~~said proposed edge of pavement, a distance of~~
13 ~~240.15 feet to the beginning of a curve concave~~
14 ~~to the East, having a radius of 3981.00 feet,~~
15 ~~and a central angle of 06°-10'-48"; Thence~~
16 ~~Northerly continuing along said curve, and said~~
17 ~~proposed edge of pavement, a distance of 429.39~~
18 ~~feet; Thence North 01°-22'-42" West continuing~~
19 ~~along said proposed edge of pavement, a~~
20 ~~distance of 77.42 feet; Thence North~~
21 ~~00°-15'-16" East continuing along said proposed~~
22 ~~edge of pavement, a distance of 200.07 feet;~~
23 ~~Thence North 00°-19'-02" West continuing along~~
24 ~~said proposed edge of pavement a distance of~~
25 ~~299.94 feet; Thence North 01°-00'-17" West~~
26 ~~continuing along said proposed edge pavement a~~
27 ~~distance of 663.79 feet; Thence North~~
28 ~~06°-57'-15" West continuing along said proposed~~
29 ~~edge of pavement a distance of 135.07 feet;~~
30 ~~Thence North 01°-00'-17" West continuing along~~
31 ~~said proposed edge of pavement, a distance of~~

1 ~~268.93 feet; Thence North 01°-45'-34" West~~
2 ~~continuing along said proposed edge of pavement~~
3 ~~a distance of 455.59 feet; Thence North~~
4 ~~01°-00'-17" West, continuing along said~~
5 ~~proposed edge of pavement a distance of 577.38~~
6 ~~feet; Thence North 00°-21'-33" West, continuing~~
7 ~~along said proposed edge of pavement, a~~
8 ~~distance of 110.96 feet; Thence North~~
9 ~~01°-00'-19" West along a line parallel with and~~
10 ~~70.00 feet East of the West line of the~~
11 ~~Northwest one-quarter (NW 1/4) of Section 18,~~
12 ~~Township 48 South, Range 42 East, a distance of~~
13 ~~967.10 feet to the North line of said Northwest~~
14 ~~one-quarter (NW 1/4) of said Section 18; Thence~~
15 ~~North 00°-59"-46" West along a line parallel~~
16 ~~with and 70.00 feet East to the West line of~~
17 ~~the Southwest one-quarter (SW 1/4) of Section~~
18 ~~7, Township 48 South, Range 42 East, a distance~~
19 ~~of 2745.34 feet to the North line of said~~
20 ~~Southwest one-quarter (SW 1/4) of said Section~~
21 ~~7; Thence North 00°-56'-15" West along a line~~
22 ~~parallel with and 70.00 feet East to the West~~
23 ~~line of the Northwest one-quarter (NW 1/4) of~~
24 ~~said Section 7, a distance of 1566.58 feet~~
25 ~~intersecting the Easterly extension of the~~
26 ~~North line of the Northeast one-quarter (NE~~
27 ~~1/4) of Section 12, Township 48 South, Range~~
28 ~~41; Thence North 89°-26'-21" West along the~~
29 ~~Easterly extension of the said North line of~~
30 ~~the said Northeast one-quarter (NE 1/4) of said~~
31 ~~Section 12, a distance of 120.04 feet; Thence~~

1 South 00°-56'-15" East, along a line parallel
2 with and 50.00 feet West of the East line of
3 the said Northeast one-quarter (NE 1/4) of said
4 Section 12; a distance of 1569.85 feet; Thence
5 South 00°-59'-46" East continuing along a line
6 parallel with and 50.00 feet West of the
7 Northeast one-quarter (NE 1/4) of said Section
8 12, a distance of 421.86 to the beginning of a
9 non-tangent curve concave to the Southwest,
10 having a radius of 8577.40 feet and a central
11 angle of 03°-32'-02"; Thence Northwesterly
12 along the Westerly and Southerly right-of-way
13 line of the Sawgrass Expressway and said curve,
14 a distance of 528.72 feet to a point of reverse
15 curvature of a curve concave to the Northeast
16 having a radius of 7705.78 feet and a central
17 angle of 03°-13'-36"; Thence Northwesterly
18 along said curve, a distance of 433.94 feet to
19 a point non-tangent to said curve and to said
20 point a radial line bears North 85°-50'-31"
21 East. Thence North 07°-09'-38" West, a distance
22 of 186.28 feet to the beginning of a
23 non-tangent curve concave to the West, having a
24 radius of 7717.69 feet and a central angle of
25 01°-41'-15", and Thence Northwesterly along
26 said curve a distance of 227.30 feet and to
27 said point a radial line bears North
28 88°-54'-38" East; Thence North 57°-07'-42"
29 West, non-tangent to said curve a distance of
30 161.10 feet; Thence South 89°-37'-06" West
31 continuing along the southerly right-of-way

1 line of the said Sawgrass Expressway a distance
2 of 583.40 feet, to the beginning of a curve
3 concave northerly, having a radius of 3879.72
4 feet and a central angle of 9°-05'-33"; Thence
5 Westerly along the said Southerly right-of-way
6 line of the said Sawgrass Expressway, a
7 distance of 615.89 feet; Thence North
8 81°-17'-21" West continuing along the said
9 Southerly right-of-way line of the said
10 Sawgrass Expressly, a distance of 962.14 feet
11 to the beginning of a curve concave to the
12 South, having radius of 24405.33 feet, and a
13 central angle of 4°-22'-16"; Thence continuing
14 Westerly along the said Southerly right-of-way
15 line of the said Sawgrass Expressway a distance
16 of 1861.87 feet;

17
18 Thence North 89°-26'-26" West continuing along
19 the said Southerly right-of-way line of the
20 said Sawgrass Expressway, a distance of 991.64
21 feet to the West line of the Northwest
22 one-quarter (NW 1/4) of Section 12, Township 48
23 South, Range 41 East; Thence South 00°-59'-57"
24 East along the said West line of the said
25 Northwest one-quarter (NW 1/4) of said Section
26 12, a distance of 2338.34 feet to the Northeast
27 Corner of the Southeast one-quarter (SE 1/4) of
28 Section 11; Thence North 89°-26'-26" West along
29 the North line of the said Southeast
30 one-quarter (SE 1/4) of said Section 11, a
31 distance of 1320.24 feet; Thence South

1 00°-56'-23" East thru the said Southeast
2 one-quarter (SE 1/4) of said Section 11, a
3 distance of 1236.11 feet; Thence South
4 01°-03'-06" East continuing thru the said
5 Southeast one-quarter (SE 1/4) of said Section
6 11, a distance of 1387.13 feet to the North
7 line of the Northeast one-quarter (NE 1/4) of
8 Section 14, Thence North 89°-25'-25" West along
9 the said North line of the said Northeast
10 one-quarter (NE 1/4) of said Section 14, a
11 distance of 661.43 feet; Thence North
12 00°-59'-43" West thru the Southeast one-quarter
13 (SE 1/4) of said Section 11, a distance of
14 1440.04 feet; Thence North 01°-03'-18" West
15 continuing thru said Southeast one-quarter (SE
16 1/4) of said Section 11, a distance of 1198.02
17 feet to the North line of the said Southeast
18 one-quarter (SE 1/4) of said Section 11; Thence
19 North 01°-01' 19" West thru the Northeast
20 one-quarter (NE 1/4) of said Section 11, a
21 distance of 2638.12 feet to the North line of
22 the said Northeast one-quarter (NE 1/4) of said
23 Section 11; Thence North 89°-27'-04" West along
24 the North line of the said Northeast
25 one-quarter (NE 1/4) of said Section 11, a
26 distance of 659.98 feet to the Northwest Corner
27 of the said Northeast one-quarter (NE 1/4) of
28 said Section 11; Thence North 89°-27'-38" West
29 along the North line of the East one-half (E
30 1/2) of the Northwest one-quarter (NW 1/4) of
31 said Section 11, a distance of 1320.18 feet;

1 Thence South 00°-59'-25" East along the West
2 line of said East one-half (E 1/2) of the said
3 Northwest one-quarter (NW 1/4) of said Section
4 11, a distance of 1978.13 feet to the Northeast
5 corner of the South one-half (S 1/2) of the
6 South one-half (S 1/2) of the said Northwest
7 one-quarter (NW 1/4) of said Section 11; Thence
8 North 89°-26'-44" West along the North line of
9 the South one-half (S 1/2) of the South
10 one-half (S 1/2) of the said Northwest
11 one-quarter (NW 1/4) of said Section 11, a
12 distance of 1320.26 feet to the East line of
13 the Northeast one-quarter (NE 1/4) of Section
14 10; Thence North 01°-01'-28" West along the
15 said East line of the said Northeast
16 one-quarter (NE 1/4) of said Section 10, a
17 distance of 1977.80 feet to the Northeast
18 Corner of the Northeast one-quarter (NE 1/4) of
19 said Section 10; Thence North 89°-27'-45" West
20 along the North line of the said Northeast
21 one-quarter (NE 1/4) of said Section 10, a
22 distance of 2640.56 feet to the Northwest
23 Corner of the said Northeast one-quarter (NE
24 1/4) of said Section 10; Thence North
25 89°-27'-47" West along the North line of the
26 Northwest one-quarter (NW 1/4) of said Section
27 10, a distance of 2640.27 feet to the Northeast
28 Corner of the said Northwest one-quarter (NW
29 1/4) of said Section 10; Thence North
30 89°-28'-13" West along the North line of the
31 Northeast one-quarter (NE 1/4) of Section 9, a

1 distance of 2641.52 feet to the Northwest
2 Corner of the said Northeast one-quarter (NE
3 1/4) of said Section 9; Thence North
4 89°-28'-03" West, along the North line of the
5 Northwest one-quarter (NW 1/4) of said Section
6 9, a distance of 2640.50 feet to the Northwest
7 Corner of the said Northwest one-quarter (NW
8 1/4) of said Section 9; Thence North
9 89°-28'-03" West along the North line of the
10 Northeast one-quarter (NW 1/4) of Section 8, a
11 distance of 2640.97 feet to the Northeast
12 Corner of the said Northeast one-quarter (NE
13 1/4) of said Section 8; Thence North
14 89°-32'-51" West along the North line of the
15 Northwest one-quarter (NW 1/4) of said Section
16 8, a distance of 2641.04 feet to the Northwest
17 Corner of the said Northwest one-quarter (NW
18 1/4) of said Section 8; Thence South
19 01°-04'-26" East along the West line of the
20 said Northwest one-quarter (NW 1/4) of said
21 Section 8, a distance of 79.91 feet; Thence
22 North 85°-20'-18" West along the Southerly
23 right-of-way line of the Sawgrass Expressway, a
24 distance of 1147.42 feet to the beginning of a
25 curve concave to the Southeast having a radius
26 of 2662.74 feet and a central angle of
27 67°-19'-17"; Thence Westerly and Southwesterly
28 along said curve on the said right-of-way line
29 of the said Sawgrass Expressway a distance of
30 3128.67 feet and to said Point a Radial Line
31 bears North 66°-40' 35" East; Thence South

1 66°-40'-35" East continuing along said radial
2 line and along the said right-of-way line of
3 the said Sawgrass Expressway a distance of
4 85.00 feet intersecting a non tangent curve
5 concave to the Southeast having a radius of
6 2577.74 feet and a central angle of 8°-17'-15";
7 Thence Southwesterly along said curve on the
8 Easterly right-of-way line of said Sawgrass
9 Expressway a distance of 372.86 feet to a point
10 of compound curvature concave to the Northeast
11 having a radius of 50.00 feet and a central
12 angle of 104°-33'-03"; Thence Southwesterly,
13 Southerly and Southeasterly along said curve
14 and continuing along said right-of-way line of
15 said Sawgrass Expressway, a distance of 91.27
16 feet to a point of intersection with the North
17 right-of-way line of Canal C-1 (120 foot wide)
18 as described in O.R. Book 5570, Page 658 of the
19 Public Records of Broward County, Florida;
20 Thence North 89°-32'-51" West non tangent to
21 said curve and continuing along said
22 right-of-way line of said Canal C-1, a distance
23 of 63.83 feet, intersecting a non-tangent curve
24 concave to the Southeast, having a radius of
25 2577.74 feet and a central angle of
26 02°-43'-30"; Thence Southwesterly along said
27 curve, a distance of 122.60 feet to the
28 Southerly right-of-way line of said Canal C-1;
29 Thence South 89°-32'-51" East along the
30 Southerly right-of-way line of the said C-1
31 Canal, a distance of 39.69 feet intersecting a

1 non-tangent curve concave to the Southeast
2 having a radius of 50.00 feet and a central
3 angle of 80°-31'-01"; Thence Southwesterly
4 along said curve a distance of 70.26 feet
5 intersecting a point of compound curvature to
6 the Southeast, having a radius of 2577.74 feet
7 and a central angle of 09°-55'-43"; Thence
8 Southwesterly along said curve, a distance of
9 446.69 feet to the Point of Tangency; Thence
10 South 00°-00'-25" West, a distance of 1276.51
11 feet to the North line of the South one half (S
12 1/2) of the Southwest one-quarter (SW 1/4) of
13 Section 7, Township 48 South, Range 41 East;
14 Thence North 89°-39'-35" West along the said
15 North line of the said South one-half (S 1/2)
16 of the Southwest one-quarter (SW 1/4) of said
17 Section 7, Township 48 South, Range 41 East, a
18 distance of 300.77 feet to the Northwest Corner
19 of the West line of the said South one-half (S
20 1/2) of the said Southwest one-quarter (SW 1/4)
21 of said Section 7; Thence South 00°-03'-12"
22 East along the West line of the said South one
23 half (S 1/2) of the Southwest one-quarter (SW
24 1/4) of said Section 7, a distance of 1322.46
25 feet to the Southwest Corner of the Southwest
26 one-quarter (SW 1/4) of said Section 7; Thence
27 South 00°-04'-19" East along the West line of
28 the Northwest one-quarter (NW 1/4) of Section
29 18, a distance of 2645.89 feet to the Southwest
30 Corner of the said Northwest one-quarter (NW
31 1/4) of said Section 18; Thence South

1 00°-04'-20" East, along the West line of the
2 Southwest one quarter (SW 1/4) of said Section
3 18, a distance of 2644.46 feet to the Southwest
4 Corner of said Southwest one-quarter (SW 1/4)
5 of said Section 18; Thence South 00°-03'-41"
6 East along the West line of the Northwest
7 one-quarter (NW 1/4) of Section 19, a distance
8 of 2642.77 feet to the Southwest Corner of the
9 said Northwest one-quarter (NW 1/4) of said
10 Section 19; Thence South 00°-03'-39" East along
11 the West line of the Southwest one-quarter (SW
12 1/4) of said Section 19, a distance of 2642.77
13 feet to the Southwest Corner of the said
14 Southwest one-quarter (SW 1/4) of said Section
15 19; Thence South 00°-03'-43" East along the
16 West line of the Northwest one-quarter (NW 1/4)
17 of Section 30, a distance of 2645.28 feet to
18 the Southwest Corner of the said Northwest
19 one-quarter (NW 1/4) of said Section 30; Thence
20 South 00°-03'-45" East along the West line of
21 the Southwest one-quarter (SW 1/4) of said
22 Section 30, a distance of 2645.29 feet to the
23 Southwest Corner of the said Southwest
24 one-quarter (SW 1/4) of said Section 30; Thence
25 South 00°-06'-57" East along the West line of
26 the Northwest one-quarter (NW 1/4) of Section
27 31, a distance of 1000.06 feet; Thence South
28 89°-27'-42" East, a distance of 311.17 feet
29 intersecting a non-tangent curve concave to the
30 East, having a radius of 11234.16 feet and a
31 central angle of 06°-07'-44" and to said

1 intersecting a radial line bears South
2 81°-26'-06" West; Thence Southerly along said
3 curve and along the Easterly line of Parcel
4 147.1D of the Sawgrass Expressway, a distance
5 of 1201.71 feet to a point of compound
6 curvature of a curve concave to the East having
7 a radius of 7355.00 feet and a central angle of
8 03°-39'-28" and to said point a radial line
9 bears South 75°-18' 22" West; Thence Southerly
10 along said curve and continuing along said
11 Easterly line of Parcel 147.1D of the Sawgrass
12 Expressway, a distance of 469.55 feet
13 intersecting the North line of the Southwest
14 one-quarter (SW 1/4) of said Section 31; Thence
15 North 89°-01'-25" West along the North line of
16 the said Southwest one-quarter (SW 1/4) of said
17 Section 31, a distance of 579.02 feet to the
18 Northwest corner of the said Southwest
19 one-quarter (SW 1/4) of said Section 31; Thence
20 South 00°-06'-57" East along the West line of
21 the said Southwest one-quarter (SW 1/4), a
22 distance of 2517.31 feet to the Point of
23 Beginning (P.O.B.);
24
25 Together with Northwest Quarter (NW 1/4) of the
26 Southwest quarter (SW 1/4) and that portion of
27 the East Half (E 1/2) of the Southwest quarter
28 (SW 1/4) lying Northerly of the Sawgrass
29 Expressway Section 5, Township 48 South, Range
30 41 East, Broward County, Florida; Being more
31 particularly described as follows commencing at

1 the Northwest Corner of the North one-half (N
2 1/2) of the Southwest one-quarter (SW 1/4) of
3 Section 6, Township 48 South, Range 414 East,
4 Broward County, Florida; Thence South
5 89°-48'-18" East along the North line of the
6 West one-half (W 1/2) of the said North
7 one-half (N 1/2) of the said Southwest
8 one-quarter (SW 1/4) of said Section 6, a
9 distance of 6329.47 feet to the Northeast
10 Corner of the said North one-half (N 1/2) of
11 the said Southwest one-quarter (SW 1/4) of said
12 Section 6; Thence continue South 89°-48'-18"
13 East along the North line of the East one-half
14 (E 1/2) of the said North one-half (N 1/2) of
15 the said Southwest one-half (SW 1/2) of said
16 Section 6, a distance of 2329.47 feet to the
17 Northeast Corner of the said North one-half (N
18 1/2) of the said Southwest one-quarter (SW 1/4)
19 of said Section 6; Thence continue South
20 89°-48'-18" East along the North line of the
21 East one-half (E 1/2) of the said North
22 one-half (N 1/2) of the said Southwest
23 one-quarter (SW 1/4) of said Section 6, a
24 distance of 2330.22 feet to the Northeast
25 Corner of the said North one-half (N 1/2) of
26 the said Southwest one-quarter (SW 1/4) of said
27 Section 6; Thence South 89°-53'-02" East along
28 the North line of the Southwest one-quarter (SW
29 1/4) of said Section 6, a distance of 2639.30
30 feet to the Northeast Corner of the said
31 Southwest one-quarter (SW 1/4) of said Section

1 6; Thence South 00°-51'-09" East line of the
2 said Southwest one-quarter (SW 1/4) of said
3 Section 5, a distance of 2923.37 feet to the
4 Northerly right-of-way line of the Sawgrass
5 Expressway; Thence North 85°-28'-03" West along
6 the Northerly right-of-way line of the said
7 Sawgrass Expressway, a distance of 1151.60
8 feet; Thence North 68°-02'-11" West continuing
9 along the said Northerly right-of-way line of
10 the said Sawgrass Expressway, a distance of
11 85.85 feet; Thence North 1°-26'-32" West along
12 the Easterly right-of-way line of the said
13 Sawgrass Expressway a distance of 221.65 feet;
14 Thence North 1°-53'-04" West continuing along
15 the said Easterly right-of-way line of the said
16 Sawgrass Expressway, a distance of 174.11 feet;
17 Thence North 9°-44'-28" West continuing along
18 the said Easterly right-of-way of said Sawgrass
19 Expressway, a distance of 232.80 feet; Thence
20 North 00°-50'-43" West continuing along the
21 said Easterly right-of-way line of the said
22 Sawgrass Expressway, a distance of 100.53 feet;
23 Thence South 89°-09'-17" West along the
24 Northerly right-of-way line of the said
25 Sawgrass Expressway, a distance of 53.00 feet
26 to the West line of the Southeast one-quarter
27 (SW 1/4) of the Southeast one-quarter (SE 1/4)
28 of said Section 5; Thence North 00°-49'-45"
29 West along the said West line of the said
30 Southeast one-quarter (SE 1/4) of the said
31 Southeast one-quarter (SE 1/4) of said Section

1 5, a distance of 427.93 feet to the South line
2 of the Northwest one-quarter (NW 1/4) of the
3 Southwest one-quarter (SW 1/4) of said Section
4 5; Thence 89°-42'-57" West along the said South
5 line of the said Northwest one-quarter (NW 1/4)
6 of the said Southwest one-quarter (SW 1/4) of
7 said Section 5, a distance of 1320.39 feet to
8 the Southwest Corner of the said Northwest
9 one-quarter (NW 1/4) of the said Southwest
10 one-quarter (SW 1/4) of said Section 5; Thence
11 North 89°-33'-56" West along the South line of
12 the North one-half (N 1/2) of the Southeast
13 one-quarter (SE 1/4) of Section 6, a distance
14 of 2341.27 feet to the Southwest one-quarter
15 (SW 1/4) of said Section 6; Thence continuing
16 North 89°-33'-56" West along the South line of
17 the North one-half (N 1/2) of the Southwest
18 one-quarter (SW 1/4) of said Section 6, a
19 distance of 2340.90 feet to the West line of
20 the North one-half (N 1/2) of the Southwest
21 one-quarter (SW 1/4), of said Section 6; Thence
22 North 00°-02'-58" West along the West line of
23 the North one-half (N 1/2) of the Southwest
24 one-quarter (SW 1/4) of said Section 6, a
25 distance of 1626.41 feet to the
26 Point-of-Beginning (P.O.B.); Less that portion
27 of Tract 11, 12, and 13, Section 15, Township
28 48 South, Range 41 East being more particularly
29 described as follows: Commencing at the
30 Southwest Corner of the Southwest one-quarter
31 (SW 1/4) of said Section 15, thence South

1 89°-28' 55" West along the South line of the
2 said Southwest one-quarter (SW 1/4) of said
3 Section 15, a distance of 53.016 feet; thence
4 North 00°-54'-30" West along a line parallel
5 with and 53.00 feet (as measured at right
6 angle) from the West line of the said Southwest
7 one-quarter (SW 1/4) of said Section 15, a
8 distance of 15.005 feet to the Point of
9 Beginning (P.O.B.); Thence continue North
10 00°-54'-30" West along said parallel line, a
11 distance of 647.65 feet to the North line of
12 said Tract 13; Thence South 89°-27'-57" East
13 along the North line of said Tract 13, a
14 distance of 1266.30 feet to the Southwest
15 Corner of said Tract 13; Thence North
16 00°-55'-33" West along the West line of said
17 tract 13, a distance of 1266.30 feet to the
18 Southwest corner of said Tract 13; Thence South
19 89°-27'-00" East along the North line of said
20 Tract 13, a distance of 1294.11 feet; Thence
21 South 00°-56'-36" East along a line of 25.00
22 feet West of (as measured at right angle) from
23 the East line of the said Southwest one-quarter
24 (SW 1/4) of said Section 15, a distance of
25 1308.90 feet;
26
27 Thence North 89°-28'-55" West along a line
28 15.00 feet North of (as measured at right
29 angle) from the South line of the said
30 Southwest one-quarter (SW 1/4) of said Section
31 15, a distance of 2560.98 feet to the Point of

1 Beginning (P.O.B.) Said land situate, lying and
2 being in the City of Coral Springs, Broward
3 County, Florida.

4
5 Section 2. The present corporate limits of the City of
6 Coconut Creek, Broward County, Florida, are hereby amended as
7 follows:

8
9 That portion of Section 36, Township 47 South,
10 Range 41 East, Sections 31 and 32, Township 47
11 South, Range 42 East, Section 1, Township 48
12 South, Range 41 East, Sections 5, 6, 7, 8, 17,
13 18, 19, 20, 21, 28, 29, 30, 31, and 32,
14 Township 48 South, Range 42 East, and Sections
15 5 and 6, Township 49 South, Range 42 East,
16 Broward County, Florida described as follows:
17 BEGINNING at the intersection of the centerline
18 of the Hillsboro Canal with the West
19 Right-of-Way of the Sunshine State Parkway;
20 THENCE Southerly and Southwesterly along said
21 West Right-of-Way to the West line of the East
22 one-quarter (E 1/4) of Section 6, Township 49
23 South, Range 42 East; THENCE Northerly along
24 said West line to the North line of said
25 Section 6; THENCE Easterly along said North
26 line to the Southerly extension of the West
27 line of the East 50.00 feet of Tract 31, Block
28 94, PALM BEACH FARMS CO. PLAT NO. 3, according
29 to the plat thereof as recorded in Plat Book 2,
30 Pages 45 through 54 inclusive, of the Public
31 Records of Palm Beach County, Florida; THENCE

1 Northerly along said Southerly extension and
2 said West line to the Northerly Right-of-Way of
3 State Road No. 814 (West Atlantic Boulevard);
4 THENCE Northwesterly along said Northerly
5 Right-of-Way to the West line of the East
6 One-Half (E 1/2) of Tract 26, said Block 94;
7 THENCE Northerly along said West line to the
8 South line of Tract 21, said Block 94; THENCE
9 Westerly along said South line to the
10 centerline of Banks Road; THENCE Northerly
11 along the centerline of Banks Road to the South
12 line of a 110 foot Right-of-Way known as State
13 Road No. 912 (Coconut Creek Parkway); THENCE
14 South 89°-49'20" West along said South
15 Right-of-Way, a distance of 97.85 feet; THENCE
16 North 00°-10'40" West, a distance of 110.00
17 feet to a point on the South line of Parcel
18 "A", CENTRAL PARK OF COMMERCE, as recorded in
19 Plat Book 119, Page 27, of the Public Records
20 of Broward County, Florida; THENCE North
21 45°-15'02" East, along said South line, a
22 distance of 49.13 feet; THENCE North 89°-18'51"
23 East, a distance of 118.03 feet to the South
24 line of Parcel "B", said CENTRAL PARK OF
25 COMMERCE; THENCE South 44°-44'58" East, along
26 said South line, a distance of 49.86 feet to
27 the North Right-of-Way of said State Road No.
28 912 (Coconut Creek Parkway); THENCE Easterly
29 along said North Right-of-Way to the Southwest
30 corner of Tract 46, Block 93, said PALM BEACH
31 FARMS CO. PLAT NO. 3; THENCE Northerly along

1 the West line of Tracts 46, 39, 34, 27, 22, 15,
2 10, and 3, Block 93 and their extensions and
3 Tracts 98, 82, 71, 54, 43, 26, 18, and 3, Block
4 90, and their extension said PALM BEACH FARMS
5 CO. PLAT NO. 3 to the South Right-of-Way of
6 Sample Road, being 53.00 feet South of the
7 North Line of Section 19, Township 48 South,
8 Range 42 East; THENCE Westerly along said South
9 Right-of-Way to the East Right-of-Way of State
10 Road No. 7 (U.S. 441); ~~THENCE Northerly along~~
11 ~~said East Right-of-Way to the Easterly~~
12 ~~extension of the North line of Section 12,~~
13 ~~Township 48 South, Range 41 East;~~THENCE
14 continuing Westerly along the Westerly
15 extension of said South Right-of-Way to the
16 intersection of the East edge concrete barrier
17 wall of the State Road 7 / Sample Road
18 overpass; THENCE North 00°00'41" West along
19 said East edge of the East concrete barrier
20 wall to the Northeast corner of said East
21 concrete barrier wall; THENCE South 88°59'10"
22 West, a distance of 19.95 feet to a point on
23 the Eastern most Northbound lane edge line of
24 State Road 7; THENCE North 00°28'09" West along
25 said lane edge line and its Northerly
26 extension, a distance of 1564.03 feet; THENCE
27 North 01°02'15" West along said lane edge line,
28 a distance of 1008.15 feet; THENCE North
29 01°34'22" West along said lane edge line, a
30 distance of 435.62 feet; THENCE North 00°58'25"
31 West along said lane edge line, a distance of

1 3734.83 feet to a point of curvature of a
2 non-tangent circular curve concave Westerly,
3 having a radius of 8577.21 feet and a radial
4 bearing of North 88°42'18" East; THENCE
5 Northerly along said lane edge line and the arc
6 of said curve through a central angle of
7 05°23'19", an arc distance of 806.66 feet to a
8 point of reverse curvature of a non-tangent
9 circular curve concave Easterly, having a
10 radius of 7350.40 feet and a radial bearing of
11 South 82°31'27" West; THENCE Northerly along
12 said lane edge line and the arc of said curve
13 through a central angle of 06°37'19", an arc
14 distance of 849.51 feet to a point of
15 non-tangency; THENCE North 00°24'07" West along
16 said lane edge line, a distance of 593.04 feet
17 to a point on the North line of Section 12,
18 Township 48 South, Range 41 East;THENCE
19 Westerly along said North line to the West
20 Right-of-Way of said State Road No. 7 (U.S.
21 441) as shown on Florida Department of
22 Transportation Right-of-Way Map Section
23 86100-2507 dated October 1, 1971 and revised
24 through 1981; THENCE Northerly along said
25 Right-of-Way line to the South Right-of-Way
26 line of Hillsboro Canal in Section 31, Township
27 47 South, Range 42 East; THENCE Easterly along
28 the South line of Hillsboro Canal Right-of-Way
29 to the East Right-of-Way of State Road No. 7;
30 THENCE Southerly along said East Right-of-Way
31 line to an intersection with the South line of

1 the plat of Hillsboro Pines Section "A", as
2 recorded in Plat Book 42, Page 22, of the
3 Public Records of Broward County, Florida;
4 THENCE Easterly along said South line to the
5 Northwest corner of the plat of Hillsboro Pines
6 Section "D" as recorded in Plat Book 87, Page
7 18, of the Public Records of Broward County,
8 Florida; THENCE Southerly along the West line
9 of said plat to the North line of Tract 59 of
10 Block 82; THENCE East along the North lines of
11 Tracts 59, 60, 61, and 62, Block 82 aforesaid
12 plat of PALM BEACH FARMS CO. PLAT NO. 3 to the
13 Northwest corner of said Tract 83; THENCE South
14 along the West lines of Tracts 63, and 78,
15 Block 82 to the Northwest corner of Tract 87,
16 Block 82; THENCE East along the North lines of
17 Tracts 87, 88, 89 and 90, Block 82, of said
18 plat to the Southwest corner of Tract 71, Block
19 82; THENCE North along the West line of said
20 Tract 71, to the South Right-of-Way line of a
21 60 foot road reservation known as Northwest
22 74th Place; THENCE Westerly along said South
23 Right-of-Way line to a point lying 56.82 feet
24 East of the West line of Tract 74, Block 82;
25 THENCE North 00°-54'04" West, a distance of
26 193.48 feet; THENCE North 18°-41'02" East, a
27 distance of 387.93 feet; THENCE North
28 00°-54'04" West, a distance of 1000.53 feet to
29 a point on the South Right-of-Way line of the
30 Hillsboro Canal; THENCE Easterly along said
31 South Right-of-Way to a point lying on the East

1 Right-of-Way of Lyons Road; THENCE Southerly
2 along the East Right-of-Way of Lyons Road to a
3 point on the south line of Tract 25, Block 83
4 which is coincident with the North line of a
5 30' wide Right-of-Way known as Northwest 79th
6 Court, both as platted in PALM BEACH FARMS CO.
7 PLAT NO. 3, Plat Book 2, Pages 45-54, Public
8 Records of Palm Beach County; , Florida THENCE
9 Easterly at a bearing of North 89°-34'58" East
10 along the North side of said Northwest 79th
11 Court ~~for approximately 636.0 feet to the West~~
12 ~~line of the North Broward School Plat as~~
13 ~~recorded in Plat Book 163, Page 19 of the~~
14 ~~Public Records of Broward County, Florida;~~
15 ~~THENCE Northerly along said West Plat line at a~~
16 ~~bearing of North 00°-56'38" West for 210.51~~
17 ~~feet and the extension of said line for 130.0~~
18 ~~feet to the centerline of the Hillsboro Canal;~~
19 to a line parallel with and 322.5 feet West of
20 the East line of said Tract 25; THENCE
21 Northerly along said parallel line to the
22 centerline of the Hillsboro Canal, also being
23 the boundary of Broward County; THENCE Easterly
24 along said centerline and said boundary to said
25 East line of Tract 25; THENCE continue Easterly
26 along said centerline and said boundary ~~THENCE~~
27 ~~Easterly along said centerline~~ at a bearing of
28 North 89°-33'27" East for 483.85 feet; THENCE
29 continuing Easterly along said centerline at a
30 bearing of North 89°-37'32" East for
31 approximately 1292.09 feet to the Northerly

1 extension of the East line of the West one-half
2 (W 1/2) of Tract 28, Block 83 of the aforesaid
3 PALM BEACH FARMS CO. PLAT NO. 3; THENCE
4 Southerly along the Northerly extension of the
5 East line and the East line of the West
6 one-half (W 1/2) of Tracts 28 and 29, Block 83
7 including the extension across platted but
8 unnamed 30' Right-of-Way between said tracts
9 for a distance of approximately 1125.0 feet;
10 THENCE Westerly along the South line of the
11 West one-half (W 1/2) of Tract 29 for
12 approximately 455.0 feet to the Southwest
13 corner being one in the same with the Northeast
14 corner of Tract 38; THENCE Southerly along the
15 East line of Tract 38 and the Southerly
16 extension of said east line for approximately
17 675.0 feet to the centerline of a 30'
18 Right-of-Way known as Northwest 74th Street.
19 THENCE Westerly along said center line for
20 approximately 280.0 feet to a point on the
21 Southerly extension of a line 50' East of and
22 parallel to the West line of Tract 28. THENCE
23 Northerly along said parallel line of Tract 38
24 for approximately 675 feet to a point on the
25 North line of Tract 38 and on the south line of
26 the North Broward School Plat. THENCE South
27 89°-36'39" West for 330.0 feet along the South
28 plat line; THENCE South 00°-53'39" East for
29 675.70 feet to the centerline of Northwest 74th
30 Street; THENCE South 89°-36'39" West for 50
31 feet along centerline; THENCE North 00°-53'39"

1 West for 675.70 feet; THENCE South 89°-36'39"
2 West for 1320.17 feet along the South plat line
3 to the Easterly Right-of-Way of Lyons Road;
4 THENCE Southerly along the Easterly
5 Right-of-Way of Lyons Road to a point lying on
6 the centerline of Northwest 74th Street; THENCE
7 Easterly along said centerline of Northwest
8 74th Street to the point of intersection with
9 the Northerly extension of the East line of
10 SABAL PINES, as recorded in Plat Book 138, Page
11 37, Public Records of Broward County, Florida;
12 THENCE Southerly along said East line and
13 Northerly extension, a distance of 1336 feet to
14 the Southeast corner of said SABAL PINES and
15 the southwest corner of Tract 51 of said Block
16 83; THENCE Easterly along the South line of
17 Tracts 51 and 50 of said Block 83 an
18 approximate distance of 984 feet; THENCE
19 Northerly along a line parallel to the West
20 line of COCONUT POINT as recorded in plat book
21 164, Page 27, Public Records of Broward County,
22 Florida an approximate distance of 220 feet;
23 THENCE Easterly along a line parallel with the
24 South line of said Tract 50 an approximate
25 distance of 198 feet; THENCE Southerly along a
26 line parallel with the West line of said
27 COCONUT POINT an approximate distance of 138
28 feet to a point on said West line of COCONUT
29 POINT; THENCE Northerly along said West line, a
30 distance of 660 feet to the Northwest corner of
31 said COCONUT POINT; THENCE Easterly along the

1 North line of said COCONUT POINT, ~~a distance of~~
2 ~~986.83 feet to a point on the West Right-of-Way~~
3 ~~line of NW 39th Ave. as shown on the ADIOS~~
4 ~~PLAT, as recorded in Plat Book 113, Page 24,~~
5 ~~Public Records of Broward County, Florida;~~to
6 the Southwest corner of Tract 41 of said Block
7 83; THENCE Northerly along the West line of
8 said Tract 41 to the Northwest corner of said
9 Tract 41; THENCE on an assumed bearing of
10 North, perpendicular to the North line of said
11 Tract 41, a distance of 30.00 feet to the North
12 Right of Way line of Northwest 74th Street;
13 THENCE East, along said North Right of Way
14 line, a distance of 294.48 feet; THENCE South,
15 a distance of 30.00 feet to said North line of
16 Tract 41; THENCE South 01°19'46" East a
17 distance of 345.82 feet; THENCE South 46°53'03"
18 West a distance of 137.91 feet; THENCE South
19 00°30'00" East a distance of 220.00 feet to the
20 South line of said Tract 41, also being said
21 North line of COCONUT POINT; THENCE Easterly
22 along said North line to a point on the West
23 Right of Way line of NW 39th Ave. as shown on
24 the ADIOS PLAT, as recorded in Plat Book 113,
25 Page 24, Public Records of Broward County,
26 Florida;THENCE Northerly along said West
27 Right-of-Way of Northwest 39th Avenue to the
28 center line of the Hillsboro Canal in Section
29 32, Township 47 South, Range 42 East; THENCE
30 Easterly along the center line of the Hillsboro
31

1 Canal to the West Right-of-Way of the Sunshine
2 State Parkway and the POINT OF BEGINNING.

3
4 Said lands situate in Broward County, Florida.

5
6 Section 3. The present corporate limits of the City of
7 Margate, Broward County, Florida, are hereby amended as
8 follows:

9
10 (1) As established by Special Acts, Chapter
11 65-1902, Section 2: (a) That the boundaries of
12 the City of Margate and the lands embraced in
13 and by the City of Margate shall be as follows:
14 The South Half (S 1/2) of Section 25, Township
15 48 South, Range 41 East; the South Half (S 1/2)
16 of Section 26, Township 48 South, Range 41
17 East; and all of Sections 35 and 36, Township
18 48 South, Range 41 East; the South 1800 feet of
19 the East 900 feet of the North Half (N 1/2) of
20 Section 25, Township 48 South, Range 41 East;
21 the East 900 feet of the North Half (N 1/2) of
22 Section 25, Township 48 South, Range 41 East,
23 less the South 1800 feet of said East 900 feet;
24 all of the North Half (N 1/2) of said Section
25 25, less the East 900 feet thereof; all of
26 Section 23, Township 48 South, Range 41 East;
27 the South Half (S 1/2) of the South Half of
28 Section 24, Township 48 South, Range 41 East;
29 Parcel "A" and North 960 feet of Parcel "B",
30 Section 1, Township 49 South, Range 41 East,
31 containing 77.7 acres, more or less, according

1 to the Plat thereof recorded in Plat Book 26,
2 Page 21, of the public records of Broward
3 County, Florida; all of Parcel "B", less the
4 North 960 feet thereof (as measured at right
5 angles) according to the plat of a Subdivision
6 of Section 1, Township 49 South, Range 41 East
7 Broward County, Florida, as recorded in Plat
8 Book 26, Page 21, of the public records of
9 Broward County, Florida; Sections 1 and 2 of
10 SERINO PARK, according to the Plats thereof
11 recorded in Plat Book 54, Page 42, and Plat
12 Book 55, Page 16, of the public records of
13 Broward County, Florida; and Tracts 1, 3, 4, 5
14 and 8, Block 95, PALM BEACH FARMS PLAT NO. 3,
15 according to the plat thereof recorded in Plat
16 Book 2, Pages 45 to 54, inclusive, of the
17 public records of Palm Beach County, Florida;
18 and that part of Tract 2, Block 95, PALM BEACH
19 FARMS, described as follows: Beginning at the
20 Southwest corner of said Tract 2, thence along
21 the West boundary thereof North 1 17' West
22 711.7 feet, thence North 88 39' East 1012.7
23 feet; thence North 0 42' West 613.6 feet,
24 thence North 89 42' East 496.4 feet to the
25 Northeast corner of said Tract 2; thence along
26 the East boundary thereof South 1 34' West 1345
27 feet to the Southeast corner thereof, thence
28 along the South boundary of said Tract 2 South
29 89 42' West 1451 feet to Point of Beginning,
30 containing 31.3 acres, more or less, according
31 to Palm Beach Farms Company's Plat No. 3,

1 recorded in Plat Book 2, Pages 45 to 54,
2 inclusive, of the public records of Palm Beach
3 County, Florida; and all of the remaining
4 portions of said Tract 2, Block 95; and all of
5 Tract 35, in Block 94, of PALM BEACH FARMS PLAT
6 NO. 3, according to the Plat thereof recorded
7 in Plat Book 2, Pages 45 to 54, inclusive, of
8 the public records of Palm Beach County,
9 Florida, lying South of Cypress Creek (Pompano)
10 Canal; and all of that part of the West Half (W
11 1/2) of Government Lot 2 lying South of Cypress
12 Creek (Pompano) Canal; and all of Government
13 Lot 7; and the Southwest Quarter (SW 1/4) of
14 the Northeast Quarter (NE 1/4); all lying in
15 Section 6, Township 49 South, Range 42 East;
16 excepting therefrom a strip of land along the
17 West side thereof conveyed by Model Land
18 Company to Palm Beach Farms Company by warranty
19 deed dated September 7, 1917, and recorded in
20 Deed Book 7, Page 337, of the public records of
21 Broward County, Florida, described as follows:
22 Beginning at a point on the North line of
23 Section 6, Township 49 South, Range 42 East, a
24 distance of 2478.79 feet Westerly from the
25 Northeast corner of said Section, and run
26 thence Southerly to the South line of said
27 Section at a point 2465.9 feet Westerly from
28 the Southeast corner of said Section; thence
29 Westerly 151 feet to the quarter post on the
30 South line of said Section; thence Northerly to
31 the quarter post on the North line of said

1 Section, being 2660.79 feet Westerly from the
2 Northeast corner of said Section; thence
3 Easterly along the North line of said Section
4 182 feet to a Point of Beginning; excepting
5 therefrom and reserving therefrom the
6 right-of-way of Cypress Creek State Drainage
7 Canal as now located and constructed over and
8 across the above described land, containing 29
9 acres, more or less, together with any and all
10 dedications for the use and benefit of the
11 public, including rights-of-way and drainage
12 easements shown in any of the plats that may be
13 described herein, and all dedications and
14 grants for the benefit of the public as may be
15 a matter of record. LESS a portion of
16 Government Lot 7, in Section 6, Township 49
17 South, Range 42 East, lying and being in
18 Broward County, Florida, more particularly
19 described as follows: Commence at the
20 intersection of the center line of Southwest
21 Sixth Street, as shown on the Plat of MARGATE
22 ESTATES SECTION 2, according to the Plat
23 thereof as recorded in Plat Book 51, Page 21,
24 of the public records of Broward County,
25 Florida, with the East line of the said Plat of
26 MARGATE ESTATES SECTION 2; thence run North 9
27 18'0" West along the East line of the said Plat
28 of MARGATE ESTATES SECTION 2, along the East
29 line of the Plat of PALM BEACH FARMS COMPANY
30 PLAT NO. 3, as recorded in Plat Book 2, Page
31 54, of the public records of Palm Beach County,

1 Florida, 405.02 feet to the Point of Beginning;
2 thence continue North 0 18'0" West along the
3 last described course for 387.64 feet to the
4 North line of said Government Lot 7; thence run
5 North 87 37'03" East along the North line of
6 said Government Lot 7 for 7.84 feet, thence run
7 Southerly along a circular curve to the left
8 having a radius of 387.27 feet and a central
9 angle of 22 0'34" for an arc distance of 148.76
10 feet to the Point of Tangency; thence run South
11 22 40'06" East for 151.64 feet to a Point of
12 Curvature; thence run Southerly along a
13 circular curve to the right having a radius of
14 270 feet a central angle of 22 22'06" for an
15 arc distance of 105.41 feet to the Point of
16 Tangency; thence run Westerly radial to the
17 last described curve for 115 feet to the Point
18 of Beginning. LESS lands platted as MARGATE
19 ESTATES SECTION 1, according to the Plat
20 thereof recorded in Plat Book 50, Page 9, of
21 the public records of Broward County, Florida.
22 LESS lands platted as MARGATE ESTATES SECTION
23 2, according to the Plat recorded in Plat Book
24 51, Page 21, of the public records of Broward
25 County, Florida. LESS lands platted as MARGATE
26 ESTATES SECTION 3, according to the Plat
27 thereof recorded in Plat Book 53, Page 2, of
28 the public records of Broward County, Florida.
29 LESS a portion of Government Lot 7, in Section
30 6, Township 49 South, Range 42 East, lying and
31 being in Broward County, Florida, and more

1 particularly described as follows: BEGIN at the
2 intersection of the South line of the Plat of
3 MARGATE ESTATES SECTION 3, according to the
4 Plat thereof, recorded in Plat Book 53, Page 2,
5 of the public records of Broward County,
6 Florida, and the center line of Southwest 50
7 Avenue as shown on said Plat of MARGATE ESTATES
8 SECTION 3; thence run North 87 37'03" East
9 along the South line of said Plat of MARGATE
10 ESTATES SECTION 3 and the Easterly extension
11 thereof for 943.02 feet to a point on the East
12 line of said Government Lot 7; thence run South
13 0 36'02" East along the East line of said
14 Government Lot 7 for 501.29 feet to the
15 Southeast corner of said Government Lot 7;
16 thence South 86 27'44" West along the South
17 line of said Government Lot 7 for 946.53 feet
18 to a point lying on the Southerly extension of
19 the center line of Southwest 50 Avenue as shown
20 on the said Plat of MARGATE ESTATES SECTION 3;
21 thence North 0 18' West along the Southerly
22 extension of the center line of said Southwest
23 50 Avenue for 520.47 feet to the Point of
24 Beginning. A portion of Tract 6, Block 95, PALM
25 BEACH FARMS COMPANY PLAT NO. 3, according to
26 the plat thereof recorded in Plat Book 2, Page
27 54, of the public records of Palm Beach County,
28 Florida, more fully described as follows:
29 Commencing at the Northwest corner of said
30 Tract 6; thence South 0 59' East along the West
31 line of said Tract 6, a distance of 10 feet to

1 the Point of Beginning; thence continuing South
2 0 59' East along the said West line a distance
3 of 1323.97 feet to the Southwest corner of said
4 Tract 6; thence due East along the South line
5 of said Tract 6, a distance of 1314.10 feet to
6 the Southeast corner of said Tract 6; thence
7 North 1 52' East along the East line of said
8 Tract 6, a distance of 951.50 feet to the
9 Southeast corner of SERINO PARK SECTION 2,
10 according to the Plat thereof recorded in Plat
11 Book 55, Page 16, of the public records of
12 Broward County, Florida; thence due West along
13 the South boundary line of said SERINO PARK
14 SECTION 2, a distance of 1161.40 feet; thence
15 North 0 59' West along the West line of said
16 SERINO PARK SECTION 2, a distance of 372.83
17 feet to a point on the South line of SERINO
18 PARK SECTION 1, according to the plat thereof
19 recorded in Plat Book 54, Page 42, of the
20 public records of Broward County, Florida;
21 thence due West along the said South line, a
22 distance of 200 feet to the Point of Beginning.
23 The North Half (N 1/2) of Section 26, Township
24 48 South, Range 41 East, located in Broward
25 County, Florida. All of State Road 7, also
26 known as U.S. 441, also known as Main
27 Boulevard, up to and including all of the
28 eastern right-of-way and the western
29 right-of-way of said State Road 7, from the
30 southernmost boundary to the northernmost
31 boundary of the existing territorial limits of

1 the City of Margate, Broward County, Florida.
2 Also described as all of the lands included in
3 the right-of-way map recorded in the
4 Right-of-Way Map Book 5, Page 50, of the public
5 records of Broward County, Florida. All of said
6 lands lying and being in Broward County,
7 Florida. (b) That certain areas in the
8 immediate environs of the existing City Limits
9 of the City of Margate are designated as the
10 "Greater Margate Area" to be eventually
11 integrated into the City of Margate; such
12 "Greater Margate Area" consisting of two (2)
13 separate areas of land in the unincorporated
14 area of Broward County, Florida, which areas
15 are hereby designated for description purposes
16 as Parcels A and B, which areas are described
17 as follows: Parcel A, the West Half (W 1/2) of
18 Sections 19, 30 and 31, Township 48 South,
19 Range 42 East, Broward County, Florida; and
20 that portion of Section 24, Township 48 South,
21 Range 41 East, Broward County, Florida, lying
22 North of the present boundary lines of the City
23 of Margate. Parcel B, all of Parcel "C" of the
24 Subdivision of Section 1, Township 49 South,
25 Range 41 East as recorded in Plat Book 26, Page
26 21, of the public records of Broward County,
27 Florida, less and except therefrom the North
28 Half (N 1/2) of Section 24, Township 48 South,
29 Range 41 East, Broward County, Florida. (2)
30 Addition by Special Acts, Chapter 69-1293,
31 Section 1: Chapter 30962, Laws of Florida,

1 Special Acts of 1955, as amended, as said
2 chapter relates to the boundaries of the City
3 of Margate, in Broward County, Florida, is
4 amended to enlarge the city's limits and
5 boundaries to include additional lands and
6 territory legally described as follows: The
7 West Half (W 1/2) of Section 31, Township 48
8 South, Range 42 East; and also, all of MARGATE
9 ESTATES SECTIONS 1, 2 and 3 as recorded in Plat
10 Book 50, Page 9, Plat Book 51, Page 21 and Plat
11 Book 53, Page 2, public records of Broward
12 County, Florida. All of the aforesaid land
13 being in Broward County, Florida. (3) Addition
14 by Special Acts, Chapter 70-801, Section 1:
15 Chapter 30962, Laws of Florida, Special Acts of
16 1955, as amended, as said chapter relates to
17 the boundaries of the City of Margate, in
18 Broward County, Florida is amended to enlarge
19 the city's limits and boundaries to include
20 additional lands and territory described as
21 follows: (a) The North Half (N 1/2) of the
22 South Half (S 1/2) of Section 24, Township 48
23 South, Range 41 East, and also the North Half
24 (N 1/2) of said Section 24. (b) Tracts 4
25 through 9 inclusive; 16 through 21 inclusive;
26 28 through 33 inclusive; 40 through 45
27 inclusive, Block 93. And also all portions of
28 Tracts 4, 5 and the West Half (W 1/2) of Tract
29 3, Block 94, lying within Section 30, Township
30 48 South, Range 42 East, AND ALSO Tracts 11
31 through 17 inclusive; Tracts 27 through 42

1 inclusive; Tracts 55 through 70 inclusive;
2 Tracts 83 through 97 inclusive, Block 90, and
3 all portions of Tracts 4 through 10 inclusive,
4 Block 90, lying South of the South right-of-way
5 line of Sample Road. All according to PALM
6 BEACH FARMS COMPANY PLAT NO. 3, Plat Book 2,
7 Pages 45-54, Palm Beach County Records. (c) The
8 East Half (E 1/2) of Government Lot 2, Section
9 6, Township 49 South, Range 42 East, lying
10 South of Cypress Creek Canal (C-14). (d) A
11 portion of Government Lot 7, in Section 6,
12 Township 49 South, Range 42 East, lying and
13 being in Broward County, Florida, and more
14 particularly described as follows: BEGIN at the
15 intersection of the South line of the Plat of
16 MARGATE ESTATES SECTION 3, according to the
17 Plat thereof, recorded in Plat Book 53, Page 2,
18 of the public records of Broward County,
19 Florida, and the center line of Southwest 50
20 Avenue as shown on said Plat of MARGATE ESTATES
21 SECTION 3; thence run North 87 37'03" East
22 along the South line of said Plat of MARGATE
23 ESTATES SECTION 3 and the Easterly extension
24 thereof for 943.02 feet to a point on the East
25 line of said Government Lot 7; thence run South
26 0 36'02" East along the East line of said
27 Government Lot 7 for 501.29 feet to the
28 Southeast corner of said Government Lot 7;
29 thence South 86 27'44" West along the South
30 line of said Government Lot 7 for 946.53 feet
31 to a point lying on the Southerly extension of

1 the center line of Southwest 50 Avenue as shown
2 on the said Plat of MARGATE ESTATES SECTION 3;
3 thence North 0 18' West along the Southerly
4 extension of the center line of said Southwest
5 50 Avenue for 520.47 feet to the Point of
6 Beginning. (e) Parcel C of the Subdivision in
7 Section 1, Township 49 South, Range 41 East, as
8 recorded in Plat Book 26, Page 21, Public
9 Records of Broward County, Florida. (f) All
10 lands included in the above described
11 boundaries to be annexed to the City of Margate
12 which are presently within the boundaries of
13 any other municipal corporation or city are
14 hereby de-annexed therefrom to the extent
15 necessary to give effect to this Act. (4)
16 Addition by Ordinance No. 73-27: The property
17 described in the attached petition for
18 annexation, being Tract 7, Block 95, of PALM
19 BEACH FARMS COMPANY PLAT NO. 3, according to
20 the Plat thereof, as recorded in Plat Book 2,
21 Pages 45-54, inclusive, of the public records
22 of Palm Beach County, Florida, and containing
23 39.125 acres, more or less. All situate, lying
24 and being in Broward County, Florida, as set
25 forth in Florida Statute 171.16 and Chapter
26 30962, Special Laws of Florida 1955, as amended
27 by Special Acts, Chapter 65-1902, Chapter
28 69-193, and by Chapter 70-081, said special
29 acts being the Charter of the City of Margate,
30 be and the same is hereby incorporated into the
31 City of Margate under the provisions of the

1 aforementioned Florida Statutes and Charter of
2 the City of Margate. (5) Addition by Ordinance
3 No. 74-13: The property described in the
4 attached petition for annexation, being: All
5 that portion of a 50.0 foot right-of-way lying
6 between Blocks 95 and 96, according to the Plat
7 of PALM BEACH FARMS COMPANY PLAT NO. 3, as
8 recorded in Plat Book 2, Page 53 of the public
9 records of Palm Beach County, Florida, all
10 situate, lying and being in Broward County,
11 Florida, as set forth in Florida Statute
12 171.16, be and the same is hereby incorporated
13 into the City of Margate under the provisions
14 of the aforementioned Florida Statute. (6)
15 Addition by Ordinance No. 81-41: The property
16 described in the attached petition for
17 annexation being: Property lying and being in
18 Broward County, Florida, described as: All that
19 portion of the West Half (W 1/2) of the
20 Southeast Quarter (SE 1/4) lying Westerly of
21 Sunshine State Parkway and lying Easterly of
22 Palm Beach Farms Plat No. 3 recorded in Plat
23 Book 2, Page 54, of the Public Records of Palm
24 Beach County, Florida, in Section 6, Township
25 49 South, Range 42 East, all situate lying and
26 being in Broward County, Florida, be and the
27 same is hereby incorporated into the City of
28 Margate under the provisions of Florida Statute
29 171.044. (7) Addition by Ordinance No. 81-42:
30 The property described in the attached petition
31 for annexation being: Government Lot 7 lying

1 North and West of MARGATE ESTATES SECTION THREE
2 according to the Plat thereof recorded in Plat
3 Book 53, Page 2 of the public records of
4 Broward County, Florida, less part in Palm
5 Beach Farms, all situate, lying and being in
6 Broward County, Florida, be and the same is
7 hereby incorporated into the City of Margate
8 under the provisions of Florida Statute
9 171.044. (8) Addition by Special Acts, Chapter
10 83-465, Sections 1 and 2: Section 1. The
11 present corporate limits of the City of
12 Margate, Broward County, Florida, are hereby
13 extended and enlarged so as to include, in
14 addition to the territory presently within its
15 corporate limits, the following: ANNEXATION
16 PARCEL A (Portion of State Road 7 right-of-way
17 lying north of the South right-of-way line of
18 SW 8th Court) A portion of Section 1, Township
19 49 South, Range 41 East more particularly
20 described as follows: Commence at the NE corner
21 of said Sec. 1-49-41; thence westerly along the
22 North line of said Sec. 1-49-41; thence
23 southerly along a line 85 feet west of and
24 parallel to the East line of said Sec. 1-49-41
25 for 2927.27 feet to the Point of Beginning;
26 thence continue along the previously described
27 course 314.92 feet; thence easterly along a
28 line 3242.19 feet south of and parallel to the
29 North line of said Sec. 1-49-41 85 feet; thence
30 northerly along the East line of said Sec.
31 1-49-41 314.92 feet; thence westerly along a

1 line 2927.27 feet south of and parallel to the
2 North line of said Sec. 1-49-41 85 feet to the
3 Point of Beginning. ANNEXATION PARCEL B Parcel
4 2, OAKLAND HILLS 7th SECTION, as recorded in
5 Plat Book 81, page 30 of the Public Records of
6 Broward County, Florida less and except the
7 West 320 feet thereof. Section 2. The present
8 corporate limits within the City of Margate,
9 Broward County, Florida, are hereby reduced and
10 contracted so as to exclude those portions of
11 territory presently within its corporate limits
12 as follows: DEANNEXATION PARCEL A (The East
13 One-Half of Rock Island Road right-of-way south
14 of the South right-of-way of Southgate
15 Boulevard to South city limits) A portion of
16 Section 1, Township 49 South, Range 41 East
17 more particularly described as follows:
18 Commence at the NW corner of said Sec. 1-49-41;
19 thence S 1 14'05"E along the West line of said
20 Sec. 1-49-41 40 feet to the Point of Beginning;
21 thence continue along the previous course
22 2340.69 feet; thence S 89 54'51"E 53.01 feet to
23 a point coincident with the SW corner of Tract
24 G, KIMBERLY FOREST as recorded in Plat Book 68,
25 page 31 of the Public Records of Broward
26 County, Florida; thence N 1 14'05"W 2340.69
27 feet; thence N 89 49'42"W 53 feet to the Point
28 of Beginning. DEANNEXATION PARCEL B (A portion
29 of State Road 7 right-of-way lying south of the
30 South right-of-way of SW 8th Court) A portion
31 of Section 6, Township 49 South, Range 42 East

1 more particularly described as follows: All of
2 that portion of Tract 7 and the adjacent 25
3 foot road reservation, Block 95 and the South
4 147.88 feet of Tract 6 and the adjacent 25 foot
5 road reservation, Block 95, PALM BEACH FARMS
6 COMPANY PLAT NO. 3, as recorded in Plat Book 2,
7 page 54 of the Public Records of Palm Beach
8 County, Florida lying west of a line 115 feet
9 east of and parallel to the West line of said
10 Section 6-49-42. (9) Addition by Special Acts,
11 Chapter 85-390, Sections 1 and 2: Section 1.
12 The present corporate limits of the City of
13 Coconut Creek, Broward County, Florida, are
14 hereby realigned so as to include, in addition
15 to the territory presently within its corporate
16 limits, a portion of Sections 30 and 31,
17 Township 48 South, Range 42 East, Broward
18 County, Florida, being more particularly
19 described as follows: District No. 1: Beginning
20 at the Northwest corner of Section 31, Township
21 48 South, Range 42 East, and run North 89
22 degrees 49 minutes 20 seconds East, along the
23 centerline of Coconut Creek Parkway (State Road
24 No. 912) for 2170.02 feet to the Point of
25 Beginning of the parcel of land hereinafter
26 described; Thence run North 0 degrees 10
27 minutes 40 seconds West, at right angles to the
28 last described course for 55.00 feet; Thence
29 run North 45 degrees 15 minutes 02 seconds East
30 for 49.13 feet (said last course being
31 coincident with a boundary line of Parcel "A"

1 as shown on the "CENTRAL PARK OF COMMERCE",
2 according to the plat thereof recorded in Plat
3 Book 119 at Page 27 of the Public Records of
4 Broward County, Florida); Thence run North 89
5 degrees 18 minutes 51 seconds East for 118.03
6 feet; Thence run South 44 degrees 44 minutes 58
7 seconds East for 49.86 feet; Thence run North
8 89 degrees 49 minutes 20 seconds East for
9 586.84 feet; Thence run South 0 degrees 39
10 minutes 05 seconds West, along the West line of
11 the East 1/2 of the aforementioned Tract 3, 8,
12 11, 16, and 21 of Block 94 for 3336.67 feet;
13 Thence run North 89 degrees 21 minutes 53
14 seconds West along the South line of the
15 aforesaid Tract 21 for 676.51 feet to a point
16 on the centerline of Banks Road (as same is
17 shown on "LAKEWOOD EAST SECTION ONE" according
18 to the plat thereof recorded in Plat Book 93 at
19 Page 4 of the Public Records of Broward County,
20 Florida) said point lying in a circular curve,
21 and bearing North 89 degrees 19 minutes 40
22 seconds West from the radius of said curve;
23 Thence run Northerly along the arc of a
24 circular curve concave to the East having a
25 radius of 1000.00 feet and a central angle of
26 15 degrees 44 minutes 26 seconds, for an arc
27 distance of 274.72 feet to Point of Reverse
28 Curvature; Thence run Northerly along the arc
29 of a circular curve concave to the West having
30 a radius of 1000.00 feet and a central angle of
31 15 degrees 44 minutes 26 seconds for an arc

1 distance of 274.72 feet to a Point of Tangency;
2 Thence run North 0 degrees 40 minutes 20
3 seconds East for 1616.42 feet to a Point of
4 Curvature; Thence run Northerly along a
5 circular curve concave to the West having a
6 radius of 1000.00 feet and a central angle of
7 15 degrees 44 minutes 26 seconds of an arc
8 distance of 274.72 feet to a Point of Reverse
9 Curvature; Thence run Northerly along a
10 circular curve concave to the East having a
11 radius of 1000.00 feet and central angle of 15
12 degrees 44 minutes 26 seconds for an arc
13 distance of 274.72 feet to Point of Tangency;
14 Thence run North 0 degrees 40 minutes 20
15 seconds East for 515.53 feet to a point on the
16 South Right-of-Way line of the aforementioned
17 Coconut Creek Parkway (said last described six
18 courses being coincident with the
19 aforementioned centerline of Banks Road);
20 Thence run South 89 degrees 49 minutes 20
21 seconds West along said South Right-of-Way line
22 of Coconut Creek Parkway for 97.85 feet; Thence
23 run North 0 degrees 10 minutes 40 seconds West,
24 at right angles to the last described course
25 for 55.00 feet to the Point of Beginning, lying
26 and being in Broward County, Florida and
27 containing 48.35 Acres more or less. Section 2.
28 The present corporate limits of the City of
29 Margate, Broward County, Florida, are hereby
30 realigned so as to include, in addition to the
31 territory presently within its corporate

1 limits, a portion of Section 31, Township 48
2 South, Range 42 East, Broward County, Florida,
3 being more particularly described as follows:
4 District No. 2. Commence at the Northwest
5 corner of Section 31 Township 48 South, Range
6 42 East and run North 89 degrees 49 minutes 20
7 seconds East, along the centerline of Coconut
8 Creek Parkway (State Road No. 912) for 2929.07
9 feet; Thence run South 0 degrees 39 minutes 05
10 seconds West along the West line of the East
11 1/2 of Tract 3, 8, 11, 16, 21, and 26 in Block
12 98 of "THE PALM BEACH FARMS COMPANY PLAT NO.
13 3", for 3791.96 feet to a Point of Intersection
14 with the Northerly Right-of-Way line of West
15 Atlantic Boulevard (State Road No. 814), said
16 point being the Point of Beginning of the
17 parcel of land hereinafter described; Thence
18 run South 73 degrees 14 minutes 58 seconds East
19 along said Northerly Right-of-Way line of West
20 Atlantic Boulevard for 636.74 feet; Thence run
21 South 0 degrees 37 minutes 50 seconds West,
22 along a line parallel with and 50.00 feet West
23 of, as measured at right angles to, the East
24 line of Tract 31 in the aforesaid Block 94 of
25 "THE PALM BEACH FARMS COMPANY PLAT NO. 3" for
26 973.41 feet; Thence run South 89 degrees 52
27 minutes 55 seconds West, along the Northerly
28 Right-of-Way of the South Florida Water
29 Management District's Canal C-14 for 612.18
30 feet; Thence run North 0 degrees 39 minutes 05
31 seconds East along the West line of the

1 aforesaid Tract 31 and along the West line of
2 the East 1/2 of tract 26 in Block 94 for
3 1158.20 feet to the Point of Beginning, lying
4 and being in Broward County, Florida and
5 containing 14.97 Acres more or less. Less the
6 following described property: A portion of the
7 northwest one-quarter (NW 1/4) of the northwest
8 one-quarter (NW 1/4) of Section 19, Township 48
9 South, Range 42 East described as a strip of
10 land being a portion of the State Road 7
11 right-of-way approximately 76.13 feet in width
12 bounded on the north by the south right-of-way
13 line of West Sample Road (State Road 834),
14 bounded on the east by the east edge of the
15 east concrete barrier wall of the State Road 7
16 / West Sample Road overpass, bounded on the
17 south by the easterly extension of the south
18 line of Section 13, Township 48 South, Range 41
19 East and bounded on the west by the westerly
20 line of said Section 19.

21
22 Said lands situate in Broward County, Florida.

23
24 Section 4. This act shall take effect upon becoming a
25 law.

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