

By Senator Geller

31-2092-03

See HB 1543

1 A bill to be entitled
 2 An act relating to Broward County; clarifying
 3 and delineating the corporate limits of the
 4 Cities of Coral Springs and Margate to include
 5 specified lands within said corporate limits;
 6 providing an effective date.

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

9
10 Section 1. The present corporate limits of the City of
 11 Coral Springs, Broward County, are amended as follows:

12 A portion of Sections 7, 18, and 19 Township 48
 13 South, Range 42 East and a portion of Sections
 14 5, 6, 7, 11, 12, 15, 23, 31, 32, 33, 34, and
 15 all of Sections 8, 9, 10, 13, 14, 16, 17, 18,
 16 19, 20, 21, 22, 27, 28, 29, 30, Township 48
 17 South, Range 41 East, Broward County Florida
 18 described as follows; Commencing at the
 19 Southwest Corner of Section 31, Township 48
 20 South, Range 41 East, thence North 00°-06'-57"
 21 West, along the West line of the Southwest
 22 one-quarter (SW 1/4) of said Section 31, a
 23 distance of 123.02 feet to the top of bank of
 24 the South Florida Water Management District
 25 C-14 Canal, being the Point of Beginning
 26 (P.O.B); Thence North 89°-07'-38" East,
 27 continuing along said top of bank of the said
 28 South Florida Water Management District C-14
 29 Canal a distance of 2560.31 feet to the East
 30 line of the Southwest one-quarter of said
 31 Section 31; Thence North 89°-08'-55" East,

1 continuing along said top of bank of the said
2 South Florida Water Management District C-14
3 Canal a distance of 2591.98 feet to the East
4 line of the Southeast one-quarter (SE 1/4) of
5 said Section 31; Thence North 88°-56'-49" East
6 continuing along said top of bank of the said
7 South Florida Water Management District C-14
8 Canal thru the Southwest one-quarter (SW 1/4)
9 of Section 32, and a portion of Southeast
10 one-quarter (SE 1/4) of said Section 32, a
11 distance of 4991.32 feet; Thence South
12 69°-18'-55" East continuing thru the said
13 Southeast one-quarter (SE 1/4) of said Section
14 32 and continuing along said top of bank of the
15 said South Florida Water Management District
16 C-14 Canal a distance of 107.65 feet; Thence
17 North 88°-56'-49" East continuing thru the said
18 Southeast one-quarter (SE 1/4) of said Section
19 32, a distance of 180.11 feet along said top of
20 bank to the East line of the Southeast
21 one-quarter (SE 1/4) of said Section
22 32; Thence North 88°-56'-49" East continuing
23 along said top of bank thru the Southwest
24 one-quarter (SW 1/4) of Section 33, a distance
25 of 55.00 feet; Thence North 67°-08'-44" East
26 continuing along said top of bank of the said
27 South Florida Water Management District C-14
28 Canal thru the Southwest one-quarter (SW 1/4)
29 of said Section 33, a distance of 107.70
30 feet; Thence North 88°-56'-49" continuing
31 along said top of bank of the said South

1 Florida Water Management District C-14 Canal
2 thru the Southwest one-quarter (SW 1/4) of said
3 Section 33, and a portion of the Southeast
4 one-quarter (SE 1/4) of said Section 33, a
5 distance of 3845.11 feet; Thence South
6 61°-38'-32" East continuing along said top of
7 bank of the said South Florida Water Management
8 District C-14 Canal thru the said Southeast
9 one-quarter (SE 1/4) of said Section 33, a
10 distance of 75.00 feet; Thence North
11 88°-56'-49" East continuing along said top of
12 bank of the said South Florida Water Management
13 District C-14 Canal thru the said Southeast
14 one-quarter (SE 1/4) of said Section 33, a
15 distance of 250.00; Thence North 73°-41'-40"
16 East continuing along said top of the bank of
17 the said South Florida Water Management
18 District C-14 Canal thru the said Southeast
19 one-quarter (SE 1/4) of said Section 33, a
20 distance of 140.00 feet; Thence North
21 88°-56'-49" East continuing thru said Southeast
22 one-quarter (SE 1/4) of said Section 33, a
23 distance of 824.93 feet, along said top of bank
24 to the East line of the said Southeast
25 one-quarter (SE 1/4) of said Section
26 33; Thence North 89°-22'-00" East continuing
27 along said top of bank of the said South
28 Florida Water Management District C-14 Canal
29 thru the Southwest one-quarter of Section 34, a
30 distance of 2582.30 feet; Thence South
31 86°-03'-08" East continuing along said top of

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

1 27, a distance of 2643.25 feet, to the
2 Northeast corner of the said Northeast
3 one-quarter (NE 1/4) of said Section
4 27; Thence North 01°-01'-49" West along the
5 East line of the Southeast one-quarter (SE 1/4)
6 of Section 22, a distance of 2639.56 feet to
7 the Northeast corner of the Southeast
8 one-quarter (SE 1/4) of said Section
9 22; Thence North 01°-01'-45' West along the
10 East line of the Northeast one-quarter (NE 1/4)
11 of said Section 22, a distance of 2639.55 feet
12 to the Northeast Corner of the said Northeast
13 one-quarter (NE 1/4) of said Section 22; Thence
14 South 01°-01'-46" East, along the West line of
15 said section 23, a distance of 44.20 feet to a
16 point on the Southerly edge of pavement of the
17 Eastbound Lanes of Sample Road (State Road
18 834); Thence South 89°-29'-55" East, a distance
19 of 425.18 feet; Thence South 89°-20'-26" East,
20 a distance of 1,604.91 feet; Thence South
21 89°-27'-27" East, a distance of 1263.09 feet to
22 a point of curvature of a circular curve
23 concave Northerly, having a radius of 1714.81
24 feet; Thence Easterly, along the arc of said
25 curve, through a central angle of 7°-27'-28", a
26 distance of 223.20 feet to a point of tangency;
27 Thence North 83°-37'-12" East, a distance of
28 194.46 feet; Thence North 76°-52'-21" East, a
29 distance of 34.00 feet to a point of
30 intersection with the North line of said
31 Section 23-48-41; The preceding six (6) courses

1 along said Southerly edge of pavement of said
2 Eastbound lanes of Sample Road (State Road 834)
3 and bounded on the South by the City of Margate
4 and bounded on the North by the City of Coral
5 Springs, Broward County, Florida; Thence South
6 ~~89°-29'-46" East along the South line of the~~
7 ~~Southwest one-quarter (SW 1/4) of Section 14 a~~
8 ~~distance of 2639.48 feet to the Southeast~~
9 ~~Corner of the said Southeast one-quarter (SW~~
10 ~~1/4) of said Section 14; Thence South~~
11 89°-29'-45" East along the South line of the
12 Southeast one-quarter (SE 1/4) of said Section
13 14, a distance of 1538.39 feet to the Southeast
14 Corner of said Southeast one-quarter (SE 1/4)
15 of said Section 14; Thence South 89°-29'-09"
16 East along the South line of the Southwest
17 one-quarter (SW 1/4) of Section 13 a distance
18 of 2641.68 feet to the Southeast Corner of said
19 Southeast one-quarter (SW 1/4) of said Section
20 13; Thence South 89°-29'-10" East along the
21 South line of the Southeast one-quarter (SE
22 1/4) of said Section 13, a distance of 2641.68
23 feet to the Southeast Corner of said Southeast
24 one-quarter (SE 1/4) of said Section 13; Thence
25 South 89°-29'-09" East, along the Easterly
26 Extension of the North line of said Section 13,
27 a distance of 76.13 feet to a point of
28 intersection with the Southerly extension of
29 the East edge of the East concrete barrier wall
30 of the State Road 7/Sample Road overpass;
31 Thence North 01°-00'-41" West along said East

1 edge of the East concrete barrier wall and its
2 Southerly extension, a distance of 1,596.45
3 feet to the Northeast corner of said East
4 concrete barrier wall; Thence South
5 88°-59'-19" West, a distance of 19.95 feet to
6 appoint on the Eastern most Northbound lane
7 edge line of State Road 7; Thence North
8 00°-28'-09" West along said lane edge line and
9 its Northerly extension, a distance of 1,564.03
10 feet; Thence North 01°-02'-15" West along said
11 lane edge line, a distance of 1,008.15
12 feet; Thence North 01°-34'-22" West, along
13 said lane edge line, a distance of 435.62
14 feet; Thence North 00°-58'-25" West, along
15 said lane edge line, a distance of 3,734.83
16 feet to a point of curvature of a non-tangent
17 circular curve concave Westerly, having a
18 radius of 8,577.21 feet and a radial bearing of
19 North 88° 42'-18" East; Thence Northerly along
20 said lane edge line and the arc of said curve
21 through a central angle of 5°-23'-19", an arc
22 distance of 806.66 feet to a point of reverse
23 curvature of a non-tangent circular curve
24 concave Easterly having a radius of 7,350.40
25 and a radial bearing of South 82°-31'-27"
26 West; Thence Northerly along said lane edge
27 line and the arc of said curve through a
28 central angle of 6°-37'-19", an arc distance of
29 849.51 feet to a point of non-tangency; Thence
30 North 00°-24'-07" West along said lane edge
31 line, a distance of 593.04 feet to a point on

1 the North line of Section 12, Township 48
2 South, Range 41 East; Thence North 89°-26'-21"
3 West along the Easterly extension of the said
4 North line of the said Northeast one-quarter
5 (NE 1/4) of said Section 12, a distance of
6 33.05 feet; Thence North 01°-00'-24" East
7 along the South line of the Southeast
8 one-quarter (SE 1/4) of said Section 13, a
9 distance of 831.11 feet to the South
10 right-of-way line of Sample Road; Thence North
11 89°-27'-29" East along the said South
12 right-of-way line of said Sample Road, a
13 distance of 40.00 feet; Thence North
14 01°-00'-24" West along a line parallel with and
15 40.00 feet East if the said East line of the
16 Southeast one-quarter (SE 1/4) of said Section
17 13, a distance of 53.02 feet to the South line
18 of Section 18, Township 48 South, Range 42
19 East; And the beginning of a curve concave to
20 the North west, having a radius of 240.00 feet
21 and a central angle of 56°-09'-12", said point
22 being on the edge of pavement of the proposed
23 improvement for State Road No. 7. Thence
24 Northeasterly continuing along said curve, and
25 said proposed edge of pavement, a distance of
26 235.21 feet. Thence North 00°-59'-59" West
27 continuing along said proposed edge of
28 pavement, a distance of 309.08 feet to the
29 beginning of a curve concave to the West,
30 having a radius of 4004.4 feet, and a central
31 angle of 06°-10'-47"; Thence Northerly

1 continuing along said curve, and said proposed
2 edge of pavement, a distance of 431.85 feet;
3 Thence North 07°-10'-46" West continuing along
4 said proposed edge of pavement, a distance of
5 240.15 feet to the beginning of a curve concave
6 to the East, having a radius of 3981.00 feet,
7 and a central angle of 06°-10'-48"; Thence
8 Northerly continuing along said curve, and said
9 proposed edge of pavement, a distance of 429.39
10 feet; Thence North 01°-22'-42" West continuing
11 along said proposed edge of pavement, a
12 distance of 77.42 feet; Thence North
13 00°-15'-16" East continuing along said proposed
14 edge of pavement, a distance of 200.07
15 feet; Thence North 00°-19'-02" West continuing
16 along said proposed edge of pavement a distance
17 of 299.94 feet; Thence North 01°-00'-17" West
18 continuing along said proposed edge pavement a
19 distance of 663.79 feet; Thence North
20 06°-57'-15" West continuing along said proposed
21 edge of pavement a distance of 135.07
22 feet; Thence North 01°-00'-17" West continuing
23 along said proposed edge of pavement, a
24 distance of 268.93 feet; Thence North
25 01°-45'-34" West continuing along said proposed
26 edge of pavement a distance of 455.59
27 feet; Thence North 01°-00'-17" West,
28 continuing along said proposed edge of pavement
29 a distance of 577.38 feet; Thence North
30 00°-21'-33" West, continuing along said
31 proposed edge of pavement, a distance of 110.96

1 feet; Thence North 01°-00'-19" West along a
2 line parallel with and 70.00 feet East of the
3 West line of the Northwest one-quarter (NW 1/4)
4 of Section 18, Township 48 South, Range 42
5 East, a distance of 967.10 feet to the North
6 line of said Northwest one-quarter (NW 1/4) of
7 said Section 18; Thence North 00°-59'-46" West
8 along a line parallel with and 70.00 feet East
9 to the West line of the Southwest one-quarter
10 (SW 1/4) of Section 7, Township 48 South, Range
11 42 East, a distance of 2745.34 feet to the
12 North line of said Southwest one-quarter (SW
13 1/4) of said Section 7; Thence North
14 00°-56'-15" West along a line parallel with and
15 70.00 feet East to the West line of the
16 Northwest one-quarter (NW 1/4) of said Section
17 7, a distance of 1566.58 feet intersecting the
18 Easterly extension of the North line of the
19 Northeast one-quarter (NE 1/4) of Section 12,
20 Township 48 South, Range 41; Thence North
21 89°-26'-21" West along the Easterly extension
22 of the said North line of the said Northeast
23 one-quarter (NE 1/4) of said Section 12, a
24 distance of 120.04 feet; Thence South
25 00°-56'-15" East, along a line parallel with
26 and 50.00 feet West of the East line of the
27 said Northeast one-quarter (NE 1/4) of said
28 Section 12; a distance of 1569.85 feet; Thence
29 South 00°-59'-46" East continuing along a line
30 parallel with and 50.00 feet West of the
31 Northeast one-quarter (NE 1/4) of said Section

1 12, a distance of 421.86 to the beginning of a
2 non-tangent curve concave to the Southwest,
3 having a radius of 8577.40 feet and a central
4 angle of 03°-32'-02"; Thence Northwesterly
5 along the Westerly and Southerly right-of-way
6 line of the Sawgrass Expressway and said curve,
7 a distance of 528.72 feet to a point of reverse
8 curvature of a curve concave to the Northeast
9 having a radius of 7705.78 feet and a central
10 angle of 03°-13'-36"; Thence Northwesterly
11 along said curve, a distance of 433.94 feet to
12 a point non-tangent to said curve and to said
13 point a radial line bears North 85°-50'-31"
14 East. Thence North 07°-09'-38" West, a distance
15 of 186.28 feet to the beginning of a
16 non-tangent curve concave to the West, having a
17 radius of 7717.69 feet and a central angle of
18 01°-41'-15", and thence Northwesterly along
19 said curve a distance of 227.30 feet and to
20 said point a radial line bears North
21 88°-54'-38" East; Thence North 57°-07'-42 West,
22 non-tangent to said curve a distance of 161.10
23 feet; Thence South 89°-37'-06" West continuing
24 along the southerly right-of-way line of the
25 said Sawgrass Expressway a distance of 583.40
26 feet, to the beginning of a curve concave
27 northerly, having a radius of 3879.72 feet and
28 a central angle of 9°-05'-33"; Thence Westerly
29 along the said Southerly right-of-way line of
30 the said Sawgrass Expressway, a distance of
31 615.89 feet; Thence North 81°-17'-21" West

1 continuing along the said Southerly
2 right-of-way line of the said Sawgrass
3 Expressly, a distance of 962.14 feet to the
4 beginning of a curve concave to the South,
5 having radius of 24405.33 feet, and a central
6 angle of 4°-22'-16"; Thence continuing Westerly
7 along the said Southerly right-of-way line of
8 the said Sawgrass Expressway a distance of
9 1861.87 feet; Thence North 89°-26'-26" West
10 continuing along the said Southerly
11 right-of-way line of the said Sawgrass
12 Expressway, a distance of 991.64 feet to the
13 West line of the Northwest one-quarter (NW 1/4)
14 of Section 12, Township 48 South, Range 41
15 East; Thence South 00°-59'-57" East along the
16 said West line of the said Northwest
17 one-quarter (NW 1/4) of said Section 12, a
18 distance of 2338.34 feet to the Northeast
19 Corner of the Southeast one-quarter (SE 1/4) of
20 Section 11; Thence North 89°-26'-26" West along
21 the North line of the said Southeast
22 one-quarter (SE 1/4) of said Section 11, a
23 distance of 1320.24 feet; Thence South
24 00°-56'-23" East thru the said Southeast
25 one-quarter (SE 1/4) of said Section 11, a
26 distance of 1236.11 feet; Thence South
27 01°-03'-06" East continuing thru the said
28 Southeast one-quarter (SE 1/4) of said Section
29 11, a distance of 1387.13 feet to the North
30 line of the Northeast one-quarter (NE 1/4) of
31 Section 14; Thence North 89°-25'-25" West along

1 the said North line of the said Northeast
2 one-quarter (NE 1/4) of said Section 14, a
3 distance of 661.43 feet; Thence North
4 00°-59'-43" West thru the Southeast one-quarter
5 (SE 1/4) of said Section 11, a distance of
6 1440.04 feet; Thence North 01°-03'-18" West
7 continuing thru said Southeast one-quarter (SE
8 1/4) of said Section 11, a distance of 1198.02
9 feet to the North line of the said Southeast
10 one-quarter (SE 1/4) of said Section 11; Thence
11 North 01°-01'-19" West thru the Northeast
12 one-quarter (NE 1/4) of said Section 11, a
13 distance of 2638.12 feet to the North line of
14 the said Northeast one-quarter (NE 1/4) of said
15 Section 11; Thence North 89°-27'-04" West
16 along the North line of the said Northeast
17 one-quarter (NE 1/4) of said Section 11, a
18 distance of 659.98 feet to the Northwest Corner
19 of the said Northeast one-quarter (NE 1/4) of
20 said Section 11; Thence North 89°-27'-38" West
21 along the North line of the East one-half (E
22 1/2) of the Northwest one-quarter (NW 1/4) of
23 said Section 11, a distance of 1320.18 feet;
24 Thence South 00°-59'-25" East along the West
25 line of said East one-half (E 1/2) of the said
26 Northwest one-quarter (NW 1/4) of said Section
27 11, a distance of 1978.13 feet to the Northeast
28 corner of the South one-half (S 1/2) of the
29 South one-half (S 1/2) of the said Northwest
30 one-quarter (NW 1/4) of said Section
31 11; Thence North 89°-26'-44" West along the

1 North line of the South one-half (S 1/2) of the
2 South one-half (S 1/2) of the said Northwest
3 one-quarter (NW 1/4) of said Section 11, a
4 distance of 1320.26 feet to the East line of
5 the Northeast one-quarter (NE 1/4) of Section
6 10; Thence North 01°-01'-28" West along the
7 said East line of the said Northeast
8 one-quarter (NE 1/4) of said Section 10, a
9 distance of 1977.80 feet to the Northeast
10 Corner of the Northeast one-quarter (NE 1/4) of
11 said Section 10; Thence North 89°-27'-45" West
12 along the North line of the said Northeast
13 one-quarter (NE 1/4) of said Section 10, a
14 distance of 2640.56 feet to the Northwest
15 Corner of the said Northeast one-quarter (NE
16 1/4) of said Section 10; Thence North
17 89°-27'-47" West along the North line of the
18 Northwest one-quarter (NW 1/4) of said Section
19 10, a distance of 2640.27 feet to the Northeast
20 Corner of the said Northwest one-quarter (NW
21 1/4) of said Section 10; Thence North
22 89°-28'-13" West along the North line of the
23 Northeast one-quarter (NE 1/4) of Section 9, a
24 distance of 2641.52 feet to the Northwest
25 Corner of the said Northeast one-quarter (NE
26 1/4) of said Section 9; Thence North
27 89°-28'-03" West, along the North line of the
28 Northwest one-quarter (NW 1/4) of said Section
29 9, a distance of 2640.50 feet to the Northwest
30 Corner of the said Northwest one-quarter (NW
31 1/4) of said Section 9; Thence North

1 89°-28'-03" West along the North line of the
2 Northeast one-quarter (NW 1/4) of Section 8, a
3 distance of 2640.97 feet to the Northeast
4 Corner of the said Northeast one-quarter (NE
5 1/4) of said Section 8; Thence North
6 89°-32'-51" West along the North line of the
7 Northwest one-quarter (NW 1/4) of said Section
8 8, a distance of 2641.04 feet to the Northwest
9 Corner of the said Northwest one-quarter (NW
10 1/4) of said Section 8; Thence South
11 01°-04'-26" East along the West line of the
12 said Northwest one-quarter (NW 1/4) of said
13 Section 8, a distance of 79.91 feet; Thence
14 North 85°-20'-18" West along the Southerly
15 right-of-way line of the Sawgrass Expressway, a
16 distance of 1147.42 feet to the beginning of a
17 curve concave to the Southeast having a radius
18 of 2662.74 feet and a central angle of
19 67°-19'-17"; Thence Westerly and Southwesterly
20 along said curve on the said right-of-way line
21 of the said Sawgrass Expressway a distance of
22 3128.67 feet and to said Point a Radial Line
23 bears North 66°-40'35" East; Thence South
24 66°-40'-35" East continuing along said radial
25 line and along the said right-of-way line of
26 the said Sawgrass Expressway a distance of
27 85.00 feet intersecting a non tangent curve
28 concave to the Southeast having a radius of
29 2577.74 feet and a central angle of 8°-17'-15";
30 Thence Southwesterly along said curve on the
31 Easterly right-of-way line of said Sawgrass

1 Expressway a distance of 372.86 feet to a point
2 of compound curvature concave to the Northeast
3 having a radius of 50.00 feet and a central
4 angle of 104°-33'-03"; Thence Southwesterly,
5 Southerly and Southeasterly along said curve
6 and continuing along said right-of-way line of
7 said Sawgrass Expressway, a distance of 91.27
8 feet to a point of intersection with the North
9 right-of-way line of Canal C-1 (120 foot wide)
10 as described in O.R. Book 5570, Page 658 of the
11 Public Records of Broward County, Florida;
12 Thence North 89°-32'-51" West non tangent to
13 said curve and continuing along said
14 right-of-way line of said Canal C-1, a distance
15 of 63.83 feet, intersecting a non-tangent curve
16 concave to the Southeast, having a radius of
17 2577.74 feet and a central angle of
18 02°-43'-30"; Thence Southwesterly along said
19 curve, a distance of 122.60 feet to the
20 Southerly right-of-way line of said Canal C-1;
21 Thence South 89°-32'-51" East along the
22 Southerly right-of-way line of the said C-1
23 Canal, a distance of 39.69 feet intersecting a
24 non-tangent curve concave to the Southeast
25 having a radius of 50.00 feet and a central
26 angle of 80°-31'-01"; Thence Southwesterly
27 along said curve a distance of 70.26 feet
28 intersecting a point of compound curvature to
29 the Southeast, having a radius of 2577.74 feet
30 and a central angle of 09°-55'-43"; Thence
31 Southwesterly along said curve, a distance of

1 446.69 feet to the Point of Tangency; Thence
2 South 00°-00'-25" West, a distance of 1276.51
3 feet to the North line of the South one half (S
4 1/2) of the Southwest one-quarter (SW 1/4) of
5 Section 7, Township 48 South, Range 41 East;
6 Thence North 89°-39'-35" West along the said
7 North line of the said South one-half (S 1/2)
8 of the Southwest one-quarter (SW 1/4) of said
9 Section 7, Township 48 South, Range 41 East, a
10 distance of 300.77 feet to the Northwest Corner
11 of the West line of the said South one-half (S
12 1/2) of the said Southwest one-quarter (SW 1/4)
13 of said Section 7; Thence South 00°-03'-12"
14 East along the West line of the said South one
15 half (S 1/2) of the Southwest one-quarter (SW
16 1/4) of said Section 7, a distance of 1322.46
17 feet to the Southwest Corner of the Southwest
18 one-quarter (SW 1/4) of said Section 7; Thence
19 South 00°-04'-19" East along the West line of
20 the Northwest one-quarter (NW 1/4) of Section
21 18, a distance of 2645.89 feet to the Southwest
22 Corner of the said Northwest one-quarter (NW
23 1/4) of said Section 18; Thence South
24 00°-04'-20" East, along the West line of the
25 Southwest one quarter (SW 1/4) of said Section
26 18, a distance of 2644.46 feet to the Southwest
27 Corner of said Southwest one-quarter (SW 1/4)
28 of said Section 18; Thence South 00°-03'-41"
29 East along the West line of the Northwest
30 one-quarter (NW 1/4) of Section 19, a distance
31 of 2642.77 feet to the Southwest Corner of the

1 said Northwest one-quarter (NW 1/4) of said
2 Section 19; Thence South 00°-03'-39" East along
3 the West line of the Southwest one-quarter (SW
4 1/4) of said Section 19, a distance of 2642.77
5 feet to the Southwest Corner of the said
6 Southwest one-quarter (SW 1/4) of said Section
7 19; Thence South 00°-03'-43" East along the
8 West line of the Northwest one-quarter (NW 1/4)
9 of Section 30, a distance of 2645.28 feet to
10 the Southwest Corner of the said Northwest
11 one-quarter (NW 1/4) of said Section
12 30; Thence South 00°-03'-45" East along the
13 West line of the Southwest one-quarter (SW 1/4)
14 of said Section 30, a distance of 2645.29 feet
15 to the Southwest Corner of the said Southwest
16 one-quarter (SW 14/) of said Section 30; Thence
17 South 00°-06'-57" East along the West line of
18 the Northwest one-quarter (NW 1/4) of Section
19 31, a distance of 1000.06 feet; Thence South
20 89°-27'-42" East, a distance of 311.17 feet
21 intersecting a non-tangent curve concave to the
22 East, having a radius of 11234.16 feet and a
23 central angle of 06°-07'-44" and to said
24 intersecting a radial line bears South
25 81°-26'-06" West; Thence Southerly along said
26 curve and along the Easterly line of Parcel
27 147.1D of the Sawgrass Expressway, a distance
28 of 1201.71 feet to a point of compound
29 curvature of a curve concave to the East having
30 a radius of 7355.00 feet and a central angle of
31 03°-39'-28" and to said point a radial line

1 bears South 75°-18'-22" West; Thence Southerly
2 along said curve and continuing along said
3 Easterly line of Parcel 147.1D of the Sawgrass
4 Expressway, a distance of 469.55 feet
5 intersecting the North line of the Southwest
6 one-quarter (SW 1/4) of said Section
7 31; Thence North 89°-01'-25" West along the
8 North line of the said Southwest one-quarter
9 (SW 1/4) of said Section 31, a distance of
10 579.02 feet to the Northwest corner of the said
11 Southwest one-quarter (SW 1/4) of said Section
12 31; Thence South 00°-06'-57" East along the
13 West line of the said Southwest one-quarter (SW
14 1/4), a distance of 2517.31 feet to the Point
15 of Beginning (P.O.B.); Together with Northwest
16 Quarter (NW 1/4) of the Southwest quarter (SW
17 1/4) and that portion of the East Half (E 1/2)
18 of the Southwest quarter (SW 1/4) lying
19 Northerly of the Sawgrass Expressway Section 5,
20 Township 48 South, Range 41 East, Broward
21 County, Florida; Being more particularly
22 described as follows commencing at the
23 Northwest Corner of the North one-half (N 1/2)
24 of the Southwest one-quarter (SW 1/4) of
25 Section 6, Township 48 South, Range 41 East,
26 Broward County, Florida; Thence South
27 89°-48'-18" East along the North line of the
28 West one-half (W 1/2) of the said North
29 one-half (N 1/2) of the said Southwest
30 one-quarter (SW 1/4) of said Section 6, a
31 distance of 6329.47 feet to the Northeast

1 Corner of the said North one-half (N 1/2) of
2 the said Southwest one-quarter (SW 1/4) of said
3 Section 6; Thence continue South 89°-48'-18"
4 East along the North line of the East one-half
5 (E 1/2) of the said North one-half (N 1/2) of
6 the said Southwest one-half (SW 1/2) of said
7 Section 6, a distance of 2329.47 feet to the
8 Northeast Corner of the said North one-half (N
9 1/2) of the said Southwest one-quarter (SW 1/4)
10 of said Section 6; Thence continue South
11 89°-48'-18" East along the North line of the
12 East one-half (E 1/2) of the said North
13 one-half (N 1/2) of the said Southwest
14 one-quarter (SW 1/4) of said Section 6, a
15 distance of 2330.22 feet to the Northeast
16 Corner of the said North one-half (N 1/2) of
17 the said Southwest one-quarter (SW 1/4) of said
18 Section 6; Thence South 89°-53'-02" East along
19 the North line of the Southwest one-quarter (SW
20 1/4) of said Section 6, a distance of 2639.30
21 feet to the Northeast Corner of the said
22 Southwest one-quarter (SW 1/4) of said Section
23 6; Thence South 00°-51'-09" East line of the
24 said Southwest one-quarter (SW 1/4) of said
25 Section 5, a distance of 2923.37 feet to the
26 Northerly right-of-way line of the Sawgrass
27 Expressway; Thence North 85°-28'03" West along
28 the Northerly right-of-way line of the said
29 Sawgrass Expressway, a distance of 1151.60
30 feet; Thence North 68°-02'-11" West continuing
31 along the said Northerly right-of-way line of

1 the said Sawgrass Expressway, a distance of
2 85.85 feet; Thence North 1°-26'-32" West along
3 the Easterly right-of-way line of the said
4 Sawgrass Expressway a distance of 221.65 feet;
5 Thence North 1°-53'04" West continuing along
6 the said Easterly right-of-way line of the said
7 Sawgrass Expressway, a distance of 174.11 feet;
8 Thence North 9°-44'-28" West continuing along
9 the said Easterly right-of-way of said Sawgrass
10 Expressway, a distance of 232.80 feet; Thence
11 North 00°-50'-43" West continuing along the
12 said Easterly right-of-way line of the said
13 Sawgrass Expressway, a distance of 100.53 feet;
14 Thence South 89°-09'-17" West along the
15 Northerly right-of-way line of the said
16 Sawgrass Expressway, a distance of 53.00 feet
17 to the West line of the Southeast one-quarter
18 (SW 1/4) of the Southeast one-quarter (SE 1/4)
19 of said Section 5; Thence North 00°-49'45" West
20 along the said West line of the said Southeast
21 one-quarter (SE 1/4) of the said Southeast
22 one-quarter (SE 1/4) of said Section 5, a
23 distance of 427.93 feet to the South line of
24 the Northwest one-quarter (NW 1/4) of the
25 Southwest one-quarter (SW 1/4) of said Section
26 5; Thence 89°-42'-57" West along the said
27 South line of the said Northwest one-quarter
28 (NW 1/4) of the said Southwest one-quarter (SW
29 1/4) of said Section 5, a distance of 1320.39
30 feet to the Southwest Corner of the said
31 Northwest one-quarter (NW 1/4) of the said

1 Southwest one-quarter (SW 1/4) of said Section
2 5; Thence North 89°-33'-56" West along the
3 South line of the North one-half (N 1/2) of the
4 Southeast one-quarter (SE 1/4) of Section 6, a
5 distance of 2341.27 feet to the Southwest
6 one-quarter (SW 1/4) of said Section 6; Thence
7 continuing North 89°-33'-56" West along the
8 South line of the North one-half (N 1/2) of the
9 Southwest one-quarter (SW 1/4) of said Section
10 6, a distance of 2340.90 feet to the West line
11 of the North one-half (N 1/2) of the Southwest
12 one-quarter (SW 1/4), of said Section 6; Thence
13 North 00°-02'-58" West along the West line of
14 the North one-half (N 1/2) of the Southwest
15 one-quarter (SW 1/4) of said Section 6, a
16 distance of 1626.41 feet to the
17 Point-of-Beginning (P.O.B.); Less that portions
18 of Tract 11, 12, and 13, Section 15, Township
19 48 South, Range 41 East being more particularly
20 described as follows: Commencing at the
21 Southwest Corner of the Southwest one-quarter
22 (SW 1/4) of said Section 15; Thence South
23 89°-28'-55" West along the South line of the
24 said Southwest one-quarter (SW 1/4) of said
25 Section 15, a distance of 53.016 feet; Thence
26 North 00°-54'-30" West along a line parallel
27 with and 53.00 feet (as measured at right
28 angle) from the West line of the said Southwest
29 one-quarter (SW 1/4) of said Section 15, a
30 distance of 15.005 feet to the Point of
31 Beginning (P.O.B.); Thence continue North

1 00°-54'-30" West along said parallel line, a
2 distance of 647.65 feet to the North line of
3 said Tract 13; Thence South 89°-27'-57" East
4 along the North line of said Tract 13, a
5 distance of 1266.30 feet to the Southwest
6 Corner of said Tract 13; Thence North
7 00°-55'-33" West along the West line of said
8 tract 13, a distance of 1266.30 feet to the
9 Southwest corner of said Tract 13; Thence
10 South 89°-27'-00" East along the North line of
11 said Tract 13, a distance of 1294.11 feet;
12 Thence South 00°-56'-36" East along a line of
13 25.00 feet West of (as measured at right angle)
14 from the East line of the said Southwest
15 one-quarter (SW 1/4) of said Section 15, a
16 distance of 1308.90 feet; Thence North
17 89°-28'-55" West along a line 15.00 feet North
18 of (as measured at right angle) from the South
19 line of the said Southwest one-quarter (SW 1/4)
20 of said Section 15, a distance of 2560.98 feet
21 to the Point of Beginning (P.O.B.)
22 Said lands situate in Broward County, Florida.
23 Section 2. The present corporate limits of the City of
24 Margate, Broward County, are amended as follows:
25 (1) As established by Special Acts, Chapters
26 65-1902, Section 2: (a) That the boundaries of
27 the City of Margate and the lands embraced in
28 and by the City of Margate shall be as follows:
29 The South Half (S 1/2) of Section 25, Township
30 48 South, Range 41 East; the South Half (S 1/2)
31 of Section 26, Township 48 South, Range 41

1 East; and all Sections 35 and 36, Township 48
2 South, Range 48 East; the South 1800 feet of
3 the East 900 feet of the North Half (N 1/2) of
4 Section 25, Township 48 South, Range 41 East;
5 the East 900 feet of the North Half (N 1/2) of
6 Section 25, Township 48 South, Range 41 East,
7 less the South 1800 feet of said East 900 feet;
8 all of the North Half (N 1/2) of said Section
9 25, less the East 900 feet thereof; all of
10 Section 23, Township 48 South, Range 41 East;
11 less described as follows; commencing at
12 Northwest corner of said Northwest one-quarter
13 (NW 1/4) of said Section 23, thence South
14 01°-01'-46" East along the West line of said
15 Section 23, A distance of 44.20 feet to a point
16 on the Southerly edge of pavement of the
17 Eastbound lanes of Sample Road (State Road
18 834); Thence South 89°-29'-55" East, a distance
19 of 425.18 feet; Thence South 89°-20'-26" East,
20 a distance of 1,604.91 feet; Thence South
21 89°-27'-27" East a distance of 1,263.09 feet to
22 a point of curvature of a circular curve
23 concave Northerly, having a radius of 1,714.81
24 feet; Thence Easterly along the arc of said
25 curve, through a central angle of 7°-27'-28", a
26 distance of 223.20 feet to a point of tangency;
27 Thence North 83°-37'12" East, a distance of
28 194.46 feet; Thence North 76°-52'-21" East, a
29 distance of 34.00 feet to a point of
30 intersection with the North line of said
31 Section 23, Township 48 South, Range 41 East;

1 the South Half (S 1/2) of the South Half of
2 Section 24, Township 48 South, Range 41; East
3 Parcel "A" and North 960 feet of Parcel "B",
4 Section 1, Township 49 South, Range 41 East;
5 containing 77.7 acres, more or less, according
6 to the Plat thereof recorded in Plat Book 26,
7 Page 21, of the public records of Broward
8 County, Florida; all of parcel "B", less the
9 North 960 feet thereof (as measured at right
10 angles) according to the plat of a Subdivision
11 of Section 1, Township 49 South, Range 41 East
12 Broward County, Florida; as recorded in Plat
13 Book 26, Page 21, of the public records of
14 Broward County, Florida; Sections 1 and 2 of
15 SERINO PARK, according to the Plats thereof
16 recorded in Plat Book 54, Page 42, and Plat
17 Book 55, Page 16, of the public records of
18 Broward County, Florida; and Tracts 1, 3, 4, 5,
19 and 8, Block 95, PALM BEACH FARMS PLAT NO. 3,
20 according to the plat thereof recorded in Plat
21 Book 2, Pages 45 to 54, inclusive, of the
22 public records of Palm Beach County, Florida;
23 and that part of Tract 2, Block 95, PALM BEACH
24 FARMS, described as follows: Beginning at the
25 Southwest corner of said Tract 2, thence along
26 the West boundary thereof North 1° 17' West
27 711.7 feet, thence North 88° 39' East 1012.7
28 feet; Thence North 0° 42' West 613.6 feet,
29 thence North 89° 42' East 496.4 feet to the
30 Northeast corner of said Tract 2; Thence along
31 the East boundary of thereof South 1° 34' West

1 1345 feet to the Southeast corner thereof,
2 thence along the South boundary of said Tract 2
3 South 89° 42' West 1451 feet to the Point of
4 Beginning, containing 31.3 acres, more or less,
5 according to Palm Beach Farms Company Plat No.
6 3, recorded in Plat Book 2, Pages 45 to 54,
7 inclusive, of the public records of Palm Beach
8 County, Florida; and all of the remaining
9 portions of said Tract 2, Block 95; and all of
10 Tract 35, in Block 94, of PALM BEACH FARMS PLAT
11 No. 3, according to the Plat thereof recorded
12 in Plat Book 2, Pages 45 to 54, inclusive, of
13 the public records of Palm Beach County,
14 Florida, lying South of Cypress Creek (Pompano)
15 Canal; and all of that part of the West Half (W
16 1/2) of Government Lot 2 lying South of Cypress
17 Creek (Pompano) Canal; and all of Government
18 Lot 7; and the Southwest Quarter (SW 1/4) of
19 the Northeast (NE 1/4); all lying in Section 6,
20 Township 49 South, Range 42 East; excepting
21 therefrom a strip of land along the West side
22 thereof conveyed by Model Land Company to Palm
23 Beach Farms Company by warranty deed dated
24 September 7, 1917, and recorded in Deed Book 7,
25 Page 337, of the public records of Broward
26 County, Florida, described as follows:
27 Beginning at a point on the North line of
28 Section 6, Township 49 South, Range 42 East, a
29 distance of 2478.79 feet Westerly from the
30 North east corner of said Section, and run
31 thence Southerly to the South line of said

1 Section at a point 2465.9 feet Westerly from
2 the Southeast corner of said Section; thence
3 Westerly 151 feet to the quarter post on the
4 South line of said Section; Thence Northerly to
5 the quarter post on the North line of said
6 Section, being 2660.79 feet Westerly from the
7 Northeast corner of said Section; thence
8 Easterly along the North line of said Section
9 182 feet to a Point of Beginning; excepting
10 therefrom and reserving therefrom the
11 right-of-way of Cypress Creek State Drainage
12 Canal as now located and constructed over and
13 across the above described land, containing 29
14 acres, more or less, together with any and all
15 dedications for the use and benefit of the
16 public, including rights-of-way and drainage
17 easements shown in any of the plats that may be
18 described herein, and all dedications and
19 grants for the benefit of the public as may be
20 a matter of record. LESS a portion of
21 Government Lot 7, in Section 6, Township 49
22 South, Range 42 East, lying and being in
23 Broward County, Florida, more particularly
24 described as follows: Commence at the
25 intersection of the center line of Southwest
26 Sixth Street, as shown on the Plat of MARGATE
27 ESTATES SECTION 2, according to the Plat
28 thereof as recorded in Plat Book 51, Page 21,
29 of the public records of Broward County,
30 Florida, with the East line of said Plat of
31 MARGATE ESTATES SECTION 2; Thence run North

1 9°-18'-0" West along the East line of the said
2 Plat of MARGATE ESTATES SECTION 2, along the
3 East line of the Plat of PALM BEACH FARMS
4 COMPANY PLAT No. 3 as recorded in Plat Book 2,
5 Page 54, of the public records of Palm Beach
6 County, Florida, 405.2 feet to the Point of
7 Beginning; thence continue North 0°-18'-0" West
8 along the last described course for 387.64 feet
9 to the North line of said Government Lot 7
10 thence run North 87°-37'-03" East along the
11 North line of said Government Lot 7 for 7.84
12 feet, thence run Southerly along a circular
13 curve to the left having a radius of 387.27
14 feet and a central angle of 22°-0'-34" for an
15 arc distance of 148.76 feet to the Point of
16 Tangency; Thence run South 22°-40'-06" East for
17 151.64 feet to a Point of Curvature; Thence run
18 Southerly along a circular curve to the right
19 having a radius of 270 feet a central angle
20 22°-22'-06" for an arc distance of 105.41 feet
21 to the Point of Tangency; Thence run Westerly
22 radial to the last described curve for 115 feet
23 to the Point of Beginning. LESS lands platted
24 as MARGATE ESTATES SECTION 1, according to the
25 Plat thereof recorded in Plat Book 50, Page 9,
26 of the public records of Broward County,
27 Florida. LESS lands platted as MARGATE ESTATES
28 SECTION 2, according to the Plat recorded in
29 Plat Book 51, Page 21, of the public records of
30 Broward County, Florida. LESS lands platted as
31 MARGATE ESTATES SECTION 3, according to the

1 Plat thereof recorded in Plat Book 53, Page 2,
2 of the public records of Broward County,
3 Florida. LESS a portion of Government Lot 7, in
4 Section 6, Township 49 South, Range 42 East,
5 lying and being in Broward County, Florida, and
6 more particularly described as follows: BEGIN
7 at the intersection of the South line of the
8 Plat of MARGATE ESTATES SECTION 3, according to
9 the Plat thereof, recorded in Plat Book 53,
10 Page 2, of the public records of Broward
11 County, Florida, and the center line of
12 Southwest 50 Avenue as shown on said Plat of
13 MARGATE ESTATES SECTION 3; Thence run North
14 87°-37'-03" East along the South line of said
15 Plat of MARGATE ESTATES SECTION 3 and the
16 Easterly extension thereof for 943.02 feet to a
17 point on the East line of said Government Lot
18 7, thence run South 0°-36'-02" East along the
19 East line of said Government Lot 7, for 501.29
20 feet to the Southeast corner of said Government
21 Lot 7; Thence South 86°-27'-44" West along the
22 South line of said Government Lot 7; for 946.53
23 feet to a point lying on the Southerly
24 extension of the center line of Southwest 50
25 Avenue as shown on the said Plat of MARGATE
26 ESTATES SECTION 3; Thence North 0° 18' West
27 along the Southerly extension of the center
28 line of said Southwest 50 Avenue for 520.47
29 feet to the Point of Beginning. A portion of
30 Tract 6, Block 95, PALM BEACH FARMS COMPANY
31 PLAT No. 3, according to the plat thereof

1 recorded in Plat Book 2, Page 54, of the Public
2 records of Palm Beach County, Florida, more
3 fully described as follows: Commencing at the
4 Northwest corner of said Tract 6; Thence South
5 0° 59' East along the West line of said Tract
6 6, a distance of 10 feet to the Point of
7 Beginning; Thence continuing South 0° 59' East
8 along the said West line a distance of 1323.97
9 feet to the Southwest corner of said Tract 6;
10 Thence due East along the South line of said
11 Tract 6, a distance of 1314.10 feet to the
12 Southeast corner of said Tract 6; thence North
13 1° 52' East along the East line of said Tract
14 6, a distance of 951.50 feet to the Southeast
15 corner of SERINO PARK SECTION 2, according to
16 the Plat thereof recorded in Plat Book 55, Page
17 16, of the public records of Broward County,
18 Florida; thence due West along the South
19 boundary line of said SERINO PARK SECTION 2, a
20 distance of 1161.40 feet; Thence North 0° 59'
21 West along the West line of said SERINO PARK
22 SECTION 2, a distance of 372.83 feet to a point
23 on the South line of SERINO PARK SECTION 1,
24 according to the plat thereof recorded in Plat
25 Book 54, Page 42, of the public records of
26 Broward County, Florida; Thence due West along
27 the said South line, a distance of 200 feet to
28 the Point of Beginning. The North Half (N 1/2)
29 of Section 26, Township 48 South, Range 41
30 East, located in Broward County, Florida. All
31 of State Road 7 also known as U.S. 441, also

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

1 24, Township 48 South, Range 41 East, Broward
2 County, Florida; (2) Addition by Special Acts,
3 Chapter 69-1293, Section 1: Chapter 30962, Laws
4 of Florida, Special Acts of 1955, as amended,
5 as said chapter relates to the boundaries of
6 the City of Margate in Broward County, Florida,
7 is amended to enlarge the city's limits and
8 boundaries to include additional lands and
9 territory legally described as follows: The
10 West Half (W 1/2) of Section 31, Township 48
11 South, Range 42 East; and also, all of MARGATE
12 ESTATES SECTIONS 1, 2, and 3 as recorded in
13 Plat Book 50, Page 9, Plat Book 51, Page 21,
14 Page 21 and Plat Book 53, Page 2, public
15 records of Broward County, Florida. All of
16 aforesaid land being in Broward County,
17 Florida. (3) Addition by Special Acts, Chapter
18 70-801, Section 1: Chapter 30962, Laws of
19 Florida, Special Acts of 1955, as amended, as
20 said chapter relates to the boundaries of the
21 City of Margate, in Broward County, Florida is
22 amended to enlarge the city's limits and
23 boundaries to include additional lands and
24 territory described as follows: (a) The North
25 Half (N 1/2) of the South Half (S 1/2) of
26 Section 24, Township 48 South, Range 41 East,
27 and also the North Half (N 1/2) of said Section
28 24. (b) Tracts 4 through 9 inclusive; 16
29 through 21 inclusive; 28 through 33 inclusive;
30 40 through 45 inclusive, Block 93. And also all
31 portion of Tracts 4, 5 and the West Half (W

1 1/2) of Tract 3, Block 94, lying within Section
2 30, Township 48 South, Range 42 East, AND ALSO
3 Tracts 11 through 17 inclusive; Tracts 27
4 through 42 inclusive; Tracts 55 through 70
5 inclusive; Tracts 83 through 97 inclusive,
6 Block 90 and all portions of Tracts 4 through
7 10 inclusive, Block 90, lying South of the
8 South right-of-way line of Sample Road. All
9 according to PALM BEACH FARMS COMPANY PLAT NO.
10 3, Plat Book 2, Pages 45-54, Palm Beach County
11 Records. (c) The East Half (E 1/2) of
12 Government Lot 2, Section 6, Township 49 South,
13 Range 42 East, lying South of Cypress Creek
14 Canal (C-14). (d) A portion of Government Lot
15 7, in Section 6, Township 49 South, Range 42
16 East, lying and being in Broward County,
17 Florida, and more particularly described as
18 follows: BEGIN at the intersection of the South
19 line of the Plat of MARGATE ESTATES SECTION 3,
20 according to the Plat thereof, recorded in Plat
21 Book 53, Page 2, of the public records of
22 Broward County, Florida, and the center line of
23 Southwest 50 Avenue as shown on said Plat of
24 MARGATE ESTATES SECTION 3; Thence run North
25 87°-37'-03" East along the South line of said
26 Plat of MARGATE ESTATES SECTION 3 and the
27 Easterly extension thereof for 943.02 feet to a
28 point on the East line of said Government Lot
29 7; Thence run South 0°-36'-02" East along the
30 East line of said Government Lot 7 for 501.29
31 feet to the Southeast corner of said Government

1 Lot 7; thence South 86°-27'-44" West along the
2 South line of said Government Lot 7 for 946.53
3 feet to a point lying on the Southerly
4 extension of the center line of Southwest 50
5 Avenue as shown on the said Plat of MARGATE
6 ESTATES SECTION 3; Thence North 0° 18' West
7 along the Southerly extension of the center
8 line of said Southwest 50 Avenue for 520.47
9 feet to the Point of Beginning. (e) Parcel C of
10 the Subdivision in Section 1, Township 49
11 South, Range 41 East, as recorded in Plat Book
12 26, Page 21, Public Records of Broward County,
13 Florida. (f) All lands included in the above
14 described boundaries to be annexed to the City
15 of Margate which are presently within the
16 boundaries of any other municipal corporation
17 or city are hereby de-annexed therefrom to the
18 extent necessary to give effect to this Act.
19 (4) Addition by Ordinance No. 73-27: The
20 property described in the attached petition for
21 annexation, being Tract 7, Block 95, of PALM
22 BEACH FARMS COMPANY PLAT NO. 3, according to
23 the plat thereof, as recorded in Plat Book 2,
24 Pages 45-54, inclusive, of public records of
25 Palm Beach County, Florida, and containing
26 39.125 acres, more or less. All situate, lying
27 and being in Broward County, Florida, as set
28 forth in Florida Statute 171.16 and Chapter
29 30962, Special Laws of Florida 1955, as amended
30 by Special Acts, Chapter 65-1902, Chapter
31 69-193, and by Chapter 70-081, said special

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

1 Ordinance No. 81-42: The property described in
2 the attached petition for annexation being:
3 Government Lot 7 lying North and West of
4 MARGATE ESTATES SECTION THREE according to the
5 Plat thereof recorded in Plat Book 53, Page 2
6 of the public records of Broward County,
7 Florida, less part in Palm Beach Farms, all
8 situate, lying and being in Broward County,
9 Florida, be and the same is hereby incorporated
10 into the City of Margate under the provisions
11 of Florida Statute 171.044. (8) Addition by
12 Special Acts, Chapter 83-465, Sections 1 and 2:
13 Section 1. The present corporate limits of the
14 City of Margate, Broward County, Florida, are
15 hereby extended and enlarged so as to include,
16 in addition to the territory presently within
17 its corporate limits, the following: ANNEXATION
18 PARCEL A (Portion of State Road 7 right-of-way
19 lying north of the South right-of-way line of
20 SW 8th Court) A portion of Section 1, Township
21 49 South, Range 41 East more particularly
22 described as follows: Commence at the NE corner
23 of said Sec. 1-49-41; Thence westerly along the
24 North line of said Sec. 1-49-41; Thence
25 southerly along a line of 85 feet west of and
26 parallel to the East line of said Sec 1-49-41
27 for 2927.27 feet to the Point of Beginning;
28 Thence continue along the previously described
29 course 314.92 feet; Thence easterly along a
30 line 3242.19 feet south of and parallel to the
31 North line of said Sec. 1-49-41 85 feet; Thence

1 northerly along the East line of said Sec.
2 1-49-41 314.92 feet; thence westerly along a
3 line 2927.27 feet south of and parallel to the
4 North line of said Sec. 1-49-41 85 feet to the
5 Point of Beginning. ANNEXATION PARCEL B, Parcel
6 2, OAKLAND HILLS 7th SECTION, as recorded in
7 Plat Book 81, Page 30 of the Public Records of
8 Broward County, Florida less and except the
9 West 320 feet thereof. Section 2. The present
10 corporate limits within the City of Margate,
11 Broward County, Florida, are hereby reduced and
12 contracted so as to exclude those portions of
13 territory presently within its corporate limits
14 as follows: DEANNEXATION PARCEL A (The East
15 One-Half of Rock Island Road right-of-way south
16 of the South right-of-way of Southgate
17 Boulevard to South city limits) A portion of
18 Section 1 Township 49 South, Range 41 East more
19 particularly described as follows: Commence at
20 the NW corner of said Sec. 1°-49'-41"; Thence S
21 1°-14'-05" E along the West line of said Sec.
22 1°-49'-41" 40 feet to the Point of Beginning;
23 Thence continue along the previous course
24 2340.69 feet; Thence S 89°54'-51" E 53.01 feet
25 to a point coincident with the SW corner of
26 Tract G, KIMBERLY FOREST as recorded in Plat
27 Book 68, Page 31 of the Public Records of
28 Broward County, Florida; Thence N 1°-14'-05" W
29 2340.69 feet; Thence N 89°-49'-42" W 53 feet to
30 the Point of beginning. DEANNEXATION
31 PARCEL B (A portion of State Road 7

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

1 run North 45 degrees 15 minutes 02 seconds East
2 for 49.13 feet (said last course being
3 coincident with a boundary line of Parcel "A"
4 as shown on the "CENTRAL PARK OF COMMERCE",
5 according to the plat thereof recorded in Plat
6 Book 119 at Page 27 of the Public Records of
7 Broward County, Florida); Thence run North 89
8 degrees 18 minutes 51 seconds East for 118.03
9 feet; Thence run South 44 degrees 44 minutes
10 58 seconds East for 49.86 feet; Thence run
11 North 89 degrees 49 minutes 20 seconds East for
12 586.84 feet; Thence run South 0 degrees 39
13 minutes 05 seconds West, along the West line of
14 the East 1/2 of the aforementioned Tract 3, 8,
15 11,16, and 21 of Block 94 for 3336.67
16 feet; Thence run North 89 degrees 21 minutes
17 53 seconds West along the South line of the
18 aforesaid Tract 21 for 676.51 feet to a point
19 on the centerline of Banks Road (as same is
20 shown on: "LAKEWOOD EAST SECTION ONE" according
21 to the plat thereof recorded in Plat Book 93 at
22 Page 4 of the Public Records of Broward County,
23 Florida) said point lying in a circular curve,
24 and bearing North 89 degrees 19 minutes 40
25 seconds West from the radius of said curve;
26 Thence run Northerly along the arc of a
27 circular curve concave to the East having a
28 radius of 1000.00 feet and a central angle of
29 15 degrees 44 minutes 26 seconds, for an arc
30 distance of 274.72 feet to Point of Reverse
31 Curvature; Thence run Northerly along a

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

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

1 Management District's Canal C-14 for 612.18
2 feet; Thence run North 0 degrees 39 minutes 05
3 seconds East along the West line of the
4 aforesaid Tract 31 and along the West line of
5 the East 1/2 tract 26 in Block 94 for 1158.20
6 feet to the Point of Beginning, lying and being
7 in Broward County, Florida and containing 14.97
8 acres more or less. Less the following
9 described property: A portion of the northwest
10 one-quarter (NW 1/4) of the northwest
11 one-quarter of Section 19, Township 48 South,
12 Range 42 East described as a strip of land
13 being a portion of the State Road 7
14 right-of-way approximately 76.13 feet in width
15 bounded on the north by the south right-of-way
16 line of West Sample Road (State Road 834),
17 bounded on the east by the edge of the east
18 concrete barrier wall of State Road 7/West
19 Sample Road overpass, bounded on the south by
20 the easterly extension of the south line of
21 Section 13, Township 48 Range 41 East and
22 bounded on the west by the westerly line of
23 said Section 19.
24 Said lands situate in Broward County, Florida.
25 Section 3. This act shall take effect upon becoming a
26 law.
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