

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

227

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

232

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

237

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

242

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

248

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

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

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

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

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

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

279  
 280       Less therefrom the following described parcel:

281  
282 A portion of the Southwest Quarter (SW 1/4) of said  
283 Section 28 described as follows:  
284  
285 BEGINNING at the southwest corner of said Southwest  
286 Quarter (SW 1/4);  
287  
288 thence North 89°36'59" East, along the south line of  
289 said Southwest Quarter (SW 1/4), a distance of 30.00  
290 feet to the Point of Beginning;  
291  
292 Thence North 01°15'11" West, along a line parallel  
293 with and 30.00 feet east of the west line of said  
294 Southwest Quarter (SW 1/4), a distance of 769.83 feet  
295 to a line parallel with and 769.74 feet north of the  
296 south line of said Southwest Quarter;  
297  
298 thence North 89°36'59" East, along said parallel line,  
299 a distance of 1387.00 feet to a line parallel with and  
300 1416.84 feet west of the west line of said Southwest  
301 Quarter;  
302  
303 thence South 01°15'11" East, along said parallel line,  
304 a distance of 769.83 feet to the south line of said  
305 Southwest Quarter (SW 1/4);  
306  
307 thence South 89°36'59" West, along said south line, a  
308 distance of 1387.00 feet to the POINT OF BEGINNING.

CS/HB 1621

2010

309

310

Said land being in Broward County, Florida.

311

312

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

313

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