

ENROLLED
CS/HB 1621

2010 Legislature

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

ENROLLED
CS/HB 1621

2010 Legislature

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

ENROLLED
CS/HB 1621

2010 Legislature

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

ENROLLED
CS/HB 1621

2010 Legislature

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

ENROLLED
CS/HB 1621

2010 Legislature

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

ENROLLED
CS/HB 1621

2010 Legislature

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~~

ENROLLED
CS/HB 1621

2010 Legislature

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

ENROLLED
CS/HB 1621

2010 Legislature

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

ENROLLED
CS/HB 1621

2010 Legislature

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);

ENROLLED
CS/HB 1621

2010 Legislature

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:

ENROLLED
CS/HB 1621

2010 Legislature

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.

ENROLLED
CS/HB 1621

2010 Legislature

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.