

ENROLLED
 HB 861

2011 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, as amended; extending and enlarging the
 5 boundaries of the 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, as amended by chapter 2010-269, Laws of
 11 Florida, is amended to read:

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

14
 15 A tract of land being Sections 5, 6, 7, 8, 9 and 10, a
 16 portion of Sections 3 and 4, all in Township 48 South,
 17 Range 41 East, Broward County, Florida, and Sections
 18 31, 32 and 33, a portion of Sections 20, 26, 27, 28,
 19 29 and 30, all in Township 47 South, Range 41 East,
 20 Broward County, Florida, described as follows:

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

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

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29 plat thereof, recorded in Miscellaneous Plat Book 3 at
 30 Page 44 of the Public Records of said Broward County),
 31 along the west line of the Southwest Quarter (SW 1/4)
 32 of said Section 7, a distance of 2647.42 feet to the
 33 northwest corner of said Southwest Quarter (SW 1/4);
 34
 35 thence continue North 00°03'12" West, along the west
 36 line of the Northwest Quarter (NW1/4) of said Section
 37 7, a distance of 2647.42 feet to the northwest corner
 38 of said Section 7 and the southwest corner of said
 39 Section 6;
 40
 41 thence North 00°02'58" West, along the west line of
 42 the Southwest Quarter (SW1/4) of said Section 6, a
 43 distance of 3252.81 feet to the northwest corner of
 44 said Southwest Quarter (SW1/4);
 45
 46 thence North 00°02'27" West, along the west line of
 47 the Northwest Quarter (NW1/4) of said Section 6, a
 48 distance of 3253.12 feet to the northwest corner of
 49 said Section 6 and the southwest corner of said
 50 Section 31;
 51
 52 thence North 00°03'47" West, along the west line of
 53 the Southwest Quarter (SW1/4) of said Section 31, a
 54 distance of 2642.42 feet to the northwest corner of
 55 said Southwest Quarter (SW1/4);
 56

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57 | thence continue North 00°03'47" West, along the west
 58 | line of the Northwest Quarter (NW1/4) of said Section
 59 | 31, a distance of 2642.42 feet to the northwest corner
 60 | of said Section 31; and the southwest corner of said
 61 | Section 30;

62 |
 63 | thence North 00°05'07" West, along the west line of
 64 | the Southwest Quarter (SW1/4) of said Section 30, a
 65 | distance of 2642.42 feet to the northwest corner of
 66 | said Southwest Quarter (SW1/4);

67 |
 68 | thence North 00°04'32" West, along the west line of
 69 | the Northwest Quarter (NW1/4) of said Section 30, a
 70 | distance of 2642.88 feet to the northwest corner of
 71 | said Northwest Quarter (NW1/4);

72 |
 73 | Also being the Southwest corner of the Southwest
 74 | Quarter (SW 1/4) of Section 19, Township 41 South,
 75 | Range 41 East;

76 |
 77 | thence North 00°07'09" West 1312.53 feet along the
 78 | west line of said Southwest Quarter (SW 1/4);

79 |
 80 | thence South 68°26'01" East 263.00 feet to a line
 81 | parallel with and 250.00 feet East of the West line of
 82 | said Southwest Quarter (SW 1/4);

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84 thence North 00°07'09" West 870.00 feet along said
 85 parallel line to the southerly right-of-way line of
 86 State Road 827;

87
 88 thence South 71°31'57" East 2037.21 feet along said
 89 southerly right-of-way line;

90
 91 thence South 00°42'16" East 1424.47 feet along the
 92 east line of said Southwest Quarter (SW 1/4) to the
 93 southeast corner of said Southwest Quarter;

94
 95 ~~thence North 89°34'37" East, along the north line of~~
 96 ~~said Northwest Quarter (NW1/4), a distance of 2189.92~~
 97 ~~feet to the northeast corner of said Northwest Quarter~~
 98 ~~(NW1/4);~~

99
 100 thence North 89°34'40" East, along the north line of
 101 the Northeast Quarter (NE1/4) of said Section 30, a
 102 distance of 118.81 feet to a line parallel with and
 103 118.11 feet east of the west line of said Northeast
 104 Quarter (NE1/4);

105
 106 thence South 00°40'57" East, along said parallel line
 107 a distance of 2653.89 feet to the south line of said
 108 Northeast Quarter (NE1/4) and the north line of the
 109 Southeast Quarter (SE1/4) of said Section 30;

110
 111 thence North 89°50'50" East, along the north line of said

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112 Southeast Quarter (SE1/4), a distance of 562.93 ~~2098.87~~
 113 feet to the northeast corner of said Southeast Quarter
 114 ~~(SE1/4) and the southwest corner of the Northwest Quarter~~
 115 ~~(NW1/4) of said Section 29;~~

116
 117 thence North 00°50'04" West 3816.85 feet;

118
 119 thence South 76°31'46" East 765.36 feet;

120
 121 thence North 00°41' 26" West 29.46 feet;

122
 123 thence South 71°52'41" East along said southerly
 124 right-of-way line 2210.69 feet;

125
 126 ~~thence North 01°16'35" West, along the west line of~~
 127 ~~said Northwest Quarter (NW1/4), a distance of 2664.23~~
 128 ~~feet to the northwest corner of said Northwest Quarter~~
 129 ~~(NW1/4) and the southwest corner of the Southwest~~
 130 ~~Quarter (SW1/4) of said Section 20;~~

131
 132 ~~thence North 01°15'48" West, along the west line of~~
 133 ~~said Southwest Quarter (SW1/4), a distance of 747.56~~
 134 ~~feet to the southerly right-of-way line of State Road~~
 135 ~~No. 827 as it now exists;~~

136
 137 ~~thence South 71°52'41" East, along said southerly~~
 138 ~~right-of-way line, a distance of 1399.86 feet;~~

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140 | thence South 01°16'02" East 305.48 feet to the south
 141 | line of the Southwest Quarter (SW1/4) of said Section
 142 | 20 and the north line of the Northwest Quarter (NW1/4)
 143 | of said Section 29;

144 |
 145 | thence South 01°16'02" East, along a northerly
 146 | prolongation of the east line of Tracts 15 and 16 in
 147 | said Section 29, according to the Plat of FLORIDA
 148 | FRUIT LANDS COMPANY'S SUBDIVISION NO. 2, as recorded
 149 | in Plat Book 1 at Page 102 of the Public Records of
 150 | Palm Beach County, Florida and along said east line a
 151 | distance of 1331.52 feet to the northwest corner of
 152 | Tract 11 of said Plat;

153 |
 154 | thence North 89°41'40" East, along the north line of
 155 | said Tract 11 and an easterly prolongation thereof, a
 156 | distance of 1320.53 feet to the west line of the
 157 | Northeast Quarter (NE1/4) of said Section 29;

158 |
 159 | thence North 01°16'25" West, along said west line, a
 160 | distance of 1197.77 feet to the southerly right-of-way
 161 | line of State Road No. 827 as it now exists;

162 |
 163 | thence South 71°59'44" East, along said southerly
 164 | right-of-way line, a distance 2797.53 feet to the east
 165 | line of said Northeast Quarter (NE1/4) and the west
 166 | line of the Northwest Quarter (NW1/4) of said Section
 167 | 28;

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168
169 thence South 01°15'11" East, along said west line, a
170 distance of 84.45 feet to the southerly right-of-way
171 line of State Road No. 827, as described in Official
172 Records Book 8790 at Page 830 of the Public Records of
173 Palm Beach County, Florida;

174
175 thence South 72°00'16 East, along said southerly
176 right-of-way line, a distance of 5594.00 feet ~~to the~~
177 ~~east line of said Section 28;~~

178
179 thence South 71°59'55" East along said southerly
180 right-of-way line, 5673.26 feet to a line parallel
181 with and 75.00 feet east of the East line of the
182 Southeast Quarter (SE 1/4) of said Section 27;

183
184 thence South 01°20'51" East along said parallel line
185 673.65 feet to the south line of said Section 26;

186
187 thence South 89°38'57" West along said south line,
188 75.01 feet to the Southwest corner of said Section 26;

189
190 thence North 01°20'51" West along the west line of
191 said Section 26, 285.33 feet;

192
193 thence parallel with and 390.00 feet southerly of the
194 aforsaid southerly right-of-way line, North 71°59'55"
195 West 5594.63 feet to the east line of said Section 28

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196
 197 thence South 01°14'06" East, along said east line, a
 198 distance of 2047.04 ~~2460.10~~ feet to the southeast
 199 corner of said Section 28 and the northeast corner of
 200 Northeast Quarter (NE1/4) of said Section 33;
 201
 202 thence South 01°21'19" East, along the east line of
 203 said Northeast Quarter (NE1/4), a distance of 2638.16
 204 feet to the southeast corner of said Northeast Quarter
 205 (NE1/4);
 206
 207 thence South 01°21'20" East, along the east line of
 208 the Southeast Quarter (SE1/4) of said Section 33, a
 209 distance of 2638.16 feet to the southeast corner of
 210 said Section 33 and the northeast corner of said
 211 Section 4;
 212
 213 thence South 89°44'30" West, along the north line of
 214 the Northeast Quarter (NE1/4) of said Section 4, a
 215 distance of 60.00 feet to the most westerly corner of
 216 that parcel of land described in Official Record Book
 217 55 at Page 500 of said Public Records of Broward
 218 County;
 219
 220 thence South 45°33'09" East, along the southwesterly
 221 line of said parcel, a distance of 85.29 feet to the
 222 most southerly corner of said parcel on the east line
 223 of said Northeast Quarter (NE1/4);

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224
 225 thence South 00°50'47" East, along said east line, a
 226 distance of 3303.78 feet to the southeast corner of
 227 said Northeast Quarter (NE1/4) and the northwest
 228 corner of the Southwest Quarter (SW1/4) of said
 229 Section 3;
 230
 231 thence South 89°52'36" East, along the north line of
 232 said Southwest Quarter (SW1/4), a distance of 2640.57
 233 feet to the northeast corner of said Southwest
 234 Quarter. (SW1/4);
 235
 236 thence South 89°52'36" East, along the north line of
 237 the Southeast Quarter (SE1/4) of said Section 3, a
 238 distance of 2639.23 feet to the northeast corner of
 239 said Southeast Quarter (SE1/4);
 240
 241 thence South 00°53'22" East, along the east line of
 242 said Southeast Quarter (SE1/4), a distance of 3401.43
 243 feet to the southeast corner of said Section 3 and the
 244 northeast corner of said Section 10;
 245
 246 thence South 00°59'18" East, along the east line of
 247 the Northeast Quarter (NE1/4) of said Section 10, a
 248 distance of 2637.04 feet to the southeast corner of
 249 said Northeast Quarter (NE1/4);
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251 | thence South 00°59'17" East, along the east line of
 252 | the Southeast Quarter (SE1/4) of said Section 10, a
 253 | distance of 2637.03 feet to the southeast corner of
 254 | said Section 10;

255 |
 256 | thence North 89°25'05" West, along the south line of
 257 | said Southeast Quarter (SE1/4), a distance of 2637.48
 258 | feet to the southwest corner of said Southeast Quarter
 259 | (SE1/4);

260 |
 261 | thence continue North 89°25'05" West, along the south
 262 | line of the Southwest Quarter (SW1/4) of said Section
 263 | 10, a distance of 2637.47 feet to the southwest corner
 264 | of said Section 10 and the southeast corner of said
 265 | Section 9;

266 |
 267 | thence North 89°26'06" West, along the south line of
 268 | the Southeast Quarter (SE1/4) of said Section 9, a
 269 | distance of 2641.24 feet to the southwest corner of
 270 | said Southeast Quarter (SE1/4);

271 |
 272 | thence continue North 89°26'06" West, along the south
 273 | line of the Southwest Quarter (SW1/4) of said Section
 274 | 9, a distance of 2641.24 feet to the southwest corner
 275 | of said Section 9 and the southeast corner of said
 276 | Section 8;

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278 | thence North 89°25'53" West, along the south line of
 279 | the Southeast Quarter (SE1/4) of said Section 8, a
 280 | distance of 2639.96 feet to the southwest corner of
 281 | said Southeast Quarter (SE1/4);

282 |
 283 | thence North 89°25'52" West, along the south line of
 284 | the Southwest Quarter (SW1/4) of said Section 8, a
 285 | distance of 2639.96 feet to the southwest corner of
 286 | said Section 8 and the southeast corner of said
 287 | Section 7;

288 |
 289 | thence North 89°46'06" West, along the south line of
 290 | the Southeast Quarter (SE1/4) of said Section 7, a
 291 | distance of 2399.06 feet to the southwest corner of
 292 | said Southeast Quarter (SE1/4);

293 |
 294 | thence North 89°46'05" West, along the south line of
 295 | the Southwest Quarter (SW1/4) of said Section 7, a
 296 | distance of 2399.06 feet to the POINT OF BEGINNING.

297 |
 298 | Less therefrom the following described parcel:

299 |
 300 | A portion of the Southwest Quarter (SW1/4) of said
 301 | Section 28 described as follows:

302 |
 303 | BEGINNING at the southwest corner of said Southwest
 304 | Quarter (SW1/4);

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306 | thence North 89°36'59" East, along the south line of
 307 | said Southwest Quarter (SW1/4), a distance of 30.00
 308 | feet to the Point of Beginning;
 309 |
 310 | Thence North 01°15'11" West, along a line parallel
 311 | with and 30.00 feet east of the west line of said
 312 | Southwest Quarter (SW1/4), a distance of 769.83 feet
 313 | to a line parallel with and 769.74 feet north of the
 314 | south line of said Southwest Quarter;
 315 |
 316 | thence North 89°36'59" East, along said parallel line,
 317 | a distance of 1387.00 feet to a line parallel with and
 318 | 1416.84 feet west of the west line of said Southwest
 319 | Quarter;
 320 |
 321 | thence South 01°15'11" East, along said parallel line,
 322 | a distance of 769.83 feet to the south line of said
 323 | Southwest Quarter (SW1/4);
 324 |
 325 | thence South 89°36'59" West, along said south line, a
 326 | distance of 1387.00 feet to the POINT OF BEGINNING.
 327 |
 328 | Said land being in Broward County, Florida.
 329 |
 330 | Containing 8683.696 ~~8420.477~~ acres, more or less.
 331 | Section 2. This act shall take effect upon becoming a law.