

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

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

9  
 10           Section 1.   Section 2 of section 3 of chapter 2005-341,  
 11           Laws of Florida, as amended by chapter 2015-192, Laws of  
 12           Florida, is amended to read

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

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

23  
 24           BEGINNING at the southwest corner of said Section 7;  
 25

26 | run thence North  $00^{\circ}03'12''$  West (bearings are relative  
 27 | to State Plane Coordinates as shown on STONER/KEITH  
 28 | RESURVEY OF A PORTION OF TOWNSHIP 47 SOUTH, RANGE 41  
 29 | EAST, ALL OF TOWNSHIP 48 SOUTH, RANGE 41 EAST, & ALL  
 30 | OF TOWNSHIP 49 SOUTH, RANGE 41 EAST, as according to  
 31 | ~~the plat thereof,~~ recorded in Miscellaneous Plat Book  
 32 | 3 at Page 44 of the Public Records of ~~said~~ Broward  
 33 | County and as translated to the North American Datum  
 34 | of 1983 with the 1990 Adjustment by the Broward County  
 35 | Engineering Division as referenced to the west line of  
 36 | the Southwest Quarter (SW 1/4) of Section 7, Township  
 37 | 48 South, Range 41 East), along the west line of the  
 38 | Southwest Quarter (SW 1/4) of said Section 7, a  
 39 | distance of 2647.43 ~~2647.42~~ feet to the northwest  
 40 | corner of said Southwest Quarter (SW 1/4);

41 |  
 42 | thence ~~continue~~ North  $00^{\circ}03'11''$   ~~$00^{\circ}03'12''$~~  West, along  
 43 | the west line of the Northwest Quarter (NW 1/4) of said  
 44 | Section 7, a distance of 2647.43 ~~2647.42~~ feet to the  
 45 | northwest corner of said Section 7 ~~and the southwest~~  
 46 | ~~corner of said Section 6;~~

47 |  
 48 | thence North  $00^{\circ}02'57''$   ~~$00^{\circ}02'58''$~~  West, along the west  
 49 | line of the Southwest Quarter (SW 1/4) of said Section  
 50 | 6, a distance of 3252.82 ~~3252.81~~ feet to the northwest

51 corner of said Southwest Quarter (SW 1/4);  
 52  
 53 thence North 00°02'27" ~~00°02'27"~~ West, along the west line of  
 54 the Northwest Quarter (NW 1/4) of said Section 6, a  
 55 distance of 3253.14 ~~3253.12~~ feet to the northwest  
 56 corner of said Section 6 ~~and the southwest corner of~~  
 57 ~~said Section 31;~~  
 58  
 59 thence North 00°03'46" ~~00°03'47"~~ West, along the west  
 60 line of the Southwest Quarter (SW 1/4) of said Section  
 61 31, a distance of 2642.44 ~~2642.42~~ feet to the  
 62 northwest corner of said Southwest Quarter (SW 1/4);  
 63  
 64 thence ~~continue~~ North 00°03'46" ~~00°03'47"~~ West, along  
 65 the west line of the Northwest Quarter (NW 1/4) of said  
 66 Section 31, a distance of 2642.43 ~~2642.42~~ feet to the  
 67 northwest corner of said Section 31; ~~and the southwest~~  
 68 ~~corner of said Section 30;~~  
 69  
 70 thence North 00°04'25" ~~00°05'07"~~ West, along the west  
 71 line of the Southwest Quarter (SW 1/4) of said Section  
 72 30, a distance of 2642.71 ~~2642.42~~ feet to the  
 73 northwest corner of said Southwest Quarter (SW 1/4);  
 74  
 75 thence North 00°04'25" ~~00°04'32"~~ West, along the west

76 | line of the Northwest Quarter (NW 1/4) of said Section  
 77 | 30, a distance of 2642.71 ~~2642.88~~ feet to the  
 78 | northwest corner of said Section 30 Northwest Quarter  
 79 | ~~(NW 1/4);~~  
 80 |  
 81 | ~~Also being the Southwest corner of the Southwest~~  
 82 | ~~Quarter (SW 1/4) of said Section 19;~~  
 83 |  
 84 | thence North 00°02'47" ~~00°07'09"~~ West, 1312.53 ~~feet~~  
 85 | along the west line of the said Southwest Quarter (SW  
 86 | 1/4) of said Section 19 as shown on the plat of SABRA  
 87 | PLAT NO. 1, as recorded in Plat Book 180 at Page 88 of  
 88 | the Public Records of Broward County, a distance of  
 89 | 1295.28 feet to a corner on said SABRA PLAT NO. 1;  
 90 |  
 91 | thence South 71°31'57" East, along a northerly  
 92 | boundary line of said SABRA PLAT NO. 1, a distance of  
 93 | 263.68 feet to a corner on said SABRA PLAT NO. 1  
 94 | ~~68°26'01" East 263.00 feet to a line parallel with and~~  
 95 | ~~250.00 feet East of the West line of said Southwest~~  
 96 | ~~Quarter (SW 1/4);~~  
 97 |  
 98 | thence North 00°02'47" West, along a westerly boundary  
 99 | line of said SABRA PLAT NO. 1, a distance of 868.67  
 100 | feet to an intersection with a line 161.00 feet south

101 of and parallel with the centerline of the HILLSBORO  
 102 CANAL RIGHT-OF-WAY as recorded in Right-of-Way Map  
 103 Book 14 at Page 159 of the Public Records of Broward  
 104 County 00°07'09" West 870.00 feet along said parallel  
 105 line to the southerly right-of-way line of State Road  
 106 827;

107

108 ~~thence South 71°31'57" East 2037.21 feet along said~~  
 109 ~~southerly right-of-way line;~~

110

111 ~~thence South 00°42'16" East 1424.47 feet along the~~  
 112 ~~east line of said Southwest Quarter (SW 1/4) to the~~  
 113 ~~southeast corner of said Southwest Quarter;~~

114

115 ~~thence North 89°34'40" East, along the north line of~~  
 116 ~~the Northeast Quarter (NE 1/4) of said Section 30, a~~  
 117 ~~distance of 118.81 feet to a line parallel with and~~  
 118 ~~118.81 feet east of the west line of the Southeast~~  
 119 ~~Quarter (SE 1/4) of said Section 19;~~

120

121 ~~thence North 00°42'16" West, along said parallel line~~  
 122 ~~a distance of 1406.20 feet to the southerly right-of-~~  
 123 ~~way line of said State Road 827;~~

124

125 ~~thence South 72°01'08" East 262.96 feet along said~~

126 ~~southerly right-of-way line;~~  
 127  
 128 ~~thence North 89°32'07" East 78.99 feet;~~  
 129  
 130 ~~thence South 72°00'49" East 246.97 feet;~~  
 131  
 132 ~~thence South 00°41'51" East 87.48 feet~~  
 133  
 134 ~~thence South 76°31'46" East 756.30 feet;~~  
 135  
 136 ~~thence North 00°41' 26" West 29.46 feet;~~  
 137  
 138 ~~thence South 71°52'41" East along said southerly~~  
 139 ~~right-of-way line 2211.87 feet;~~  
 140  
 141 ~~thence South 01°16'02" East 305.48 feet to the south~~  
 142 ~~line of the Southwest Quarter (SW 1/4) of said Section~~  
 143 ~~20 and the north line of the Northwest Quarter (NW 1/4)~~  
 144 ~~of said Section 29;~~  
 145  
 146 ~~thence South 01°16'02" East, along a northerly~~  
 147 ~~prolongation of the east line of Tracts 15 and 16 in~~  
 148 ~~said Section 29, according to the Plat of FLORIDA~~  
 149 ~~FRUIT LANDS COMPANY'S SUBDIVISION NO. 2, as recorded~~  
 150 ~~in Plat Book 1 at Page 102 of the Public Records of~~

151 ~~Palm Beach County, Florida and along said east line a~~  
 152 ~~distance of 1331.52 feet to the northwest corner of~~  
 153 ~~Tract 11 of said Plat;~~  
 154  
 155 ~~thence North 89°41'40" East, along the north line of~~  
 156 ~~said Tract 11 and an easterly prolongation thereof, a~~  
 157 ~~distance of 1320.53 feet to the west line of the~~  
 158 ~~Northeast Quarter (NE 1/4) of said Section 29;~~  
 159  
 160 ~~thence North 01°16'25" West, along said west line, a~~  
 161 ~~distance of 1197.77 feet to the southerly right-of-way~~  
 162 ~~line of State Road No. 827 as it now exists;~~  
 163  
 164 ~~thence South 71°59'44" East, along said southerly~~  
 165 ~~right-of-way line, a distance 2797.53 feet to the east~~  
 166 ~~line of said Northeast Quarter (NE 1/4) and the west~~  
 167 ~~line of the Northwest Quarter (NW 1/4) of said Section~~  
 168 ~~28;~~  
 169  
 170 ~~thence South 01°15'11" East, along said west line, a~~  
 171 ~~distance of 84.45 feet to the southerly right-of-way~~  
 172 ~~line of State Road No. 827, as described in Official~~  
 173 ~~Records Book 8790 at Page 830 of the Public Records of~~  
 174 ~~Palm Beach County, Florida;~~  
 175

176 ~~thence along said southerly right-of-way line South~~  
 177 ~~72°00'16" East 5594.00 feet to the East line of the~~  
 178 ~~Southeast Quarter (SE 1/4) of said Section 28;~~  
 179  
 180 ~~thence South 72°00'16 East, along said southerly~~  
 181 ~~right-of-way line, a distance of 5594.00 feet;~~  
 182  
 183 thence South 71°59'53" 71°59'55" East, along said  
 184 parallel southerly right-of-way line, a distance of  
 185 21189.79 5673.26 feet to an intersection a line  
 186 parallel with a line and 75.00 feet east of and  
 187 parallel with the West East line of the Southwest  
 188 ~~Southeast~~ Quarter (SW SE 1/4) of said Section 26 27;  
 189  
 190 thence South 01°20'12" 01°20'51" East along said  
 191 parallel line, a distance of 723.78 feet to an  
 192 intersection with the south line of the Southwest  
 193 Quarter (SW 1/4) 673.65 feet to the south line of said  
 194 Section 26;  
 195  
 196 thence South 89°40'19" 89°38'57" West along said south  
 197 line, a distance of 75.01 feet to the southwest corner  
 198 of said Section 26;  
 199  
 200 thence North 01°20'12" 01°20'51" West, along the west



201 line of the Southwest Quarter (SW 1/4) of said Section  
 202 26, a distance of 285.33 feet;  
 203  
 204 thence ~~parallel with and 390.00 feet southerly of the~~  
 205 ~~aforesaid southerly right-of-way line,~~ North 71°59'55"  
 206 West a distance of 5594.70 ~~5594.63~~ feet to an  
 207 intersection with the east line of the Southeast  
 208 Quarter (SE 1/4) of said Section 28;  
 209  
 210 thence South 01°14'06" East, along said east line, a  
 211 distance of 2047.07 ~~2047.04~~ feet to the southeast  
 212 corner of said Section 28; ~~and~~  
 213  
 214 thence South 01°21'18" East, along the east line  
 215 ~~northeast corner~~ of the Northeast Quarter (NE 1/4) of  
 216 said Section 33;  
 217  
 218 ~~thence South 01°21'19" East, along the east line of~~  
 219 ~~said Northeast Quarter (NE 1/4),~~ a distance of 2638.15  
 220 ~~2638.16~~ feet to the southeast corner of said Northeast  
 221 Quarter (NE 1/4);  
 222  
 223 thence South 01°21'19" ~~01°21'20"~~ East, along the east  
 224 line of the Southeast Quarter (SE 1/4) of said Section  
 225 33, a distance of 2638.19 ~~2638.16~~ feet to the

226 southeast corner of said Section 33 ~~and the northeast~~  
 227 ~~corner of said Section 4;~~

228  
 229 thence South 89°44'30" West, along the north line of  
 230 the Northeast Quarter (NE 1/4) of said Section 4, a  
 231 distance of 60.00 feet to the most westerly corner of  
 232 that triangular parcel of land described in Official  
 233 Record Book 33011 at Page 280 of the ~~said~~ Public  
 234 Records of Broward County;

235  
 236 thence South 45°33'09" East, along the southwesterly  
 237 line of said parcel and along the southwesterly line  
 238 of that parcel of land described in Official Records  
 239 Book 37079 at page 869 of said Public Records of  
 240 Broward County, a distance of 85.29 ~~85.27~~ feet to an  
 241 intersection with ~~the most southerly corner of said~~  
 242 ~~parcel on~~ the east line of said Northeast Quarter (NE  
 243 1/4);

244  
 245 thence South 00°50'46" ~~00°50'47"~~ East, along said east  
 246 line, a distance of 3303.79 ~~3303.78~~ feet to the  
 247 southeast corner of said Northeast Quarter (NE 1/4) ~~and~~  
 248 ~~the northwest corner of the Southwest Quarter (SW 1/4)~~  
 249 ~~of said Section 3;~~

250

251 |       thence South  $89^{\circ}52'36''$  East, ~~along the north line of~~  
 252 |       ~~the Southwest Quarter (SW 1/4) of said Section 3, a~~  
 253 |       distance of 5279.84 ~~2640.57~~ feet to the northeast  
 254 |       corner of ~~said Southwest Quarter. (SW 1/4);~~

255 |  
 256 |       ~~thence South  $89^{\circ}52'36''$  East, along the north line of~~  
 257 |       the Southeast Quarter (SE 1/4) of said Section 3, ~~a~~  
 258 |       ~~distance of 2639.23 feet to the northeast corner of~~  
 259 |       ~~said Southeast Quarter (SE 1/4);~~

260 |  
 261 |       thence South  $00^{\circ}53'21''$   ~~$00^{\circ}53'22''$~~  East, along the east  
 262 |       line of said Southeast Quarter (SE 1/4), a distance of  
 263 |       3401.44 ~~3401.43~~ feet to the southeast corner of said  
 264 |       Section 3 ~~and the northeast corner of said Section 10;~~

265 |  
 266 |       thence South  $00^{\circ}59'17''$   ~~$00^{\circ}59'18''$~~  East, along the east  
 267 |       line of the Northeast Quarter (NE 1/4) of said Section  
 268 |       10, a distance of 2637.05 ~~2637.04~~ feet to the  
 269 |       southeast corner of said Northeast Quarter (NE 1/4);

270 |  
 271 |       thence South  $00^{\circ}59'17''$  East, along the east line of  
 272 |       the Southeast Quarter (SE 1/4) of said Section 10, a  
 273 |       distance of 2637.04 ~~2637.03~~ feet to the southeast  
 274 |       corner of said Section 10;

275 |

CODING: Words **stricken** are deletions; words **underlined** are additions.

276 |       thence North 89°25'04" ~~89°25'05"~~ West, along the south  
 277 |       line of said Southeast Quarter (SE 1/4), a distance of  
 278 |       2637.50 ~~2637.48~~ feet to the southwest corner of said  
 279 |       Southeast Quarter (SE 1/4);

280 |  
 281 |       thence ~~continue~~ North 89°25'05" West, along the south  
 282 |       line of the Southwest Quarter (SW 1/4) of said Section  
 283 |       10, a distance of 2637.50 ~~2637.47~~ feet to the  
 284 |       southwest corner of said Section 10 ~~and the southeast~~  
 285 |       ~~corner of said Section 9;~~

286 |  
 287 |       thence North 89°26'05" ~~89°26'06"~~ West, along the south  
 288 |       line of the Southeast Quarter (SE 1/4) of said Section  
 289 |       9, a distance of 2641.25 ~~2641.24~~ feet to the southwest  
 290 |       corner of said Southeast Quarter (SE 1/4);

291 |  
 292 |       thence ~~continue~~ North 89°26'06" West, along the south  
 293 |       line of the Southwest Quarter (SW 1/4) of said Section  
 294 |       9, a distance of 2641.25 ~~2641.24~~ feet to the southwest  
 295 |       corner of said Section 9 ~~and the southeast corner of~~  
 296 |       ~~said Section 8;~~

297 |  
 298 |       thence North 89°25'52" ~~89°25'53"~~ West, along the south  
 299 |       line of the Southeast Quarter (SE 1/4) of said Section  
 300 |       8, a distance of 2639.97 ~~2639.96~~ feet to the southwest

301 corner of said Southeast Quarter (SE 1/4);  
 302  
 303 thence North 89°25'51" ~~89°25'52"~~ West, along the south  
 304 line of the Southwest Quarter (SW 1/4) of said Section  
 305 8, a distance of 2639.97 ~~2639.96~~ feet to the southwest  
 306 corner of said Section 8 ~~and the southeast corner of~~  
 307 ~~said Section 7;~~

308  
 309 thence North 89°46'06" West, along the south line of  
 310 the Southeast Quarter (SE 1/4) of said Section 7, a  
 311 distance of 2399.06 feet to the southwest corner of  
 312 said Southeast Quarter (SE 1/4);

313  
 314 thence North 89°46'05" West, along the south line of  
 315 the Southwest Quarter (SW 1/4) of said Section 7, a  
 316 distance of 2399.06 feet to the southwest corner of  
 317 Section 7, also being the POINT OF BEGINNING.

318  
 319 LESS THEREFROM the following described EXCLUDED  
 320 PARCEL:

321  
 322 A portion of the Southwest Quarter (SW 1/4) of said  
 323 Section 28 described as follows:

324  
 325 COMMENCING at the southwest corner of said Southwest

326 Quarter (SW 1/4) run  
 327 ~~thence~~ North 89°36'56" ~~89°36'59"~~ East, along the south  
 328 line of said Southwest Quarter (SW 1/4), a distance of  
 329 30.00 feet to the POINT OF BEGINNING of said EXCLUDED  
 330 PARCEL;

331  
 332 Thence North 01°15'09" ~~01°15'11"~~ West, along a line  
 333 ~~parallel with and~~ 30.00 feet east of and parallel with  
 334 the west line of said Southwest Quarter (SW 1/4), a  
 335 distance of 769.83 feet to a corner of the DeBUYS PLAT  
 336 as recorded in Plat Book 180 at Page 147 of the Public  
 337 Records of Broward County ~~line parallel with and~~  
 338 ~~769.74 feet north of the south line of said Southwest~~  
 339 ~~Quarter;~~

340  
 341 thence North 89°36'56" ~~89°36'59"~~ East, along a  
 342 boundary line of said DeBUYS PLAT ~~parallel line~~, a  
 343 distance of 1387.16 ~~1387.00~~ feet to a corner of said  
 344 DeBUYS PLAT ~~line parallel with and~~ 1416.84 feet east  
 345 ~~of the west line of said Southwest Quarter;~~

346  
 347 thence South 01°15'09" ~~01°15'11"~~ East, along a  
 348 boundary line of said DeBUYS PLAT ~~parallel line~~, a  
 349 distance of 769.83 feet to an intersection with the  
 350 south line of said Southwest Quarter (SW 1/4);

HB 1149

2017

351  
352 thence South 89°36'56" ~~89°36'59"~~ West, along said  
353 south line, a distance of 1387.16 ~~1387.00~~ feet to the  
354 POINT OF BEGINNING of said EXCLUDED PARCEL.

355  
356 Said land being in Broward County, Florida, ~~and~~  
357 containing 8789.2056 ~~8759.209~~ acres, more or less.

358  
359 Section 2. This act shall take effect upon becoming a law.