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HB 1149

2017 Legislature

1
 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

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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

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51 corner of said Southwest Quarter (SW 1/4);
 52
 53 thence North 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

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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

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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~~

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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~~

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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;~~
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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

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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

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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;~~

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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;

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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

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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

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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);

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359

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

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

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