

House Bill No. 1549

An act relating to the Cities of Coconut Creek and Parkland, Broward County; clarifying and delineating the common boundaries between the respective municipalities; providing an effective date.

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

Section 1. The present corporate limits of the City of Coconut Creek and the City of Parkland, Broward County, are hereby extended or contracted in conformance with the following legal description:

That portion of Section 36, Township 47 South, Range 41 East, Sections 31 and 32, Township 47 South, Range 42 East, Section 1, Township 48 South, Range 41 East, Sections 5, 6, 7, 8, 17, 18, 19, 20, 21, 28, 29, 30, 31, and 32, Township 48 South, Range 42 East, and Sections 5 and 6, Township 49 South, Range 42 East, Broward County, Florida described as follows:

BEGINNING at the intersection of the centerline of the Hillsboro Canal with the West Right-of-Way of the Sunshine State Parkway;

THENCE Southerly and Southwesterly along said West Right-of-Way to the West line of the East one-quarter (E $\frac{1}{4}$) of Section 6, Township 49 South, Range 42 East;

THENCE Northerly along said West line to the North line of said Section 6;

THENCE Easterly along said North line to the Southerly extension of the West line of the East 50.00 feet of Tract 31, Block 94, PALM BEACH FARMS CO. PLAT NO. 3, according to the plat thereof as recorded in Plat Book 2, Pages 45 through 54 inclusive, of the Public Records of Palm Beach County, Florida;

THENCE Northerly along said Southerly extension and said West line to the Northerly Right-of-Way of State Road No. 814 (West Atlantic Boulevard);

THENCE Northwesterly along said Northerly Right-of-Way to the West line of the East One-Half (E $\frac{1}{2}$) of Tract 26, said Block 94;

THENCE Northerly along said West line to the South line of Tract 21, said Block 94;

THENCE Westerly along said South line to the centerline of Banks Road;

THENCE Northerly along the centerline of Banks Road to the South line of a 110 foot Right-of-Way known as State Road No. 912 (Coconut Creek Parkway);

THENCE South 89°-49'20" West along said South Right-of-Way, a distance of 97.85 feet;

THENCE North 00°-10'40" West, a distance of 110.00 feet to a point on the South line of Parcel "A", CENTRAL PARK OF COMMERCE, as recorded in Plat Book 119, Page 27, of the Public Records of Broward County, Florida;

THENCE North 45°-15'02" East, along said South line, a distance of 49.13 feet;

THENCE North 89°-18'51" East, a distance of 118.03 feet to the South line of Parcel "B", said CENTRAL PARK OF COMMERCE;

THENCE South 44°-44'58" East, along said South line, a distance of 49.86 feet to the North Right-of-Way of said State Road No. 912 (Coconut Creek Parkway);

THENCE Easterly along said North Right-of-Way to the Southwest corner of Tract 46, Block 93, said PALM BEACH FARMS CO. PLAT NO. 3;

THENCE Northerly along the West line of Tracts 46, 39, 34, 27, 22, 15, 10, and 3, Block 93 and their extensions and Tracts 98, 82, 71, 54, 43, 26, 18, and 3, Block 90, and their extension said PALM BEACH FARMS CO. PLAT NO. 3 to the South Right-of-Way of Sample Road, being 53.00 feet South of the North Line of Section 19, Township 48 South, Range 42 East;

THENCE Westerly along said South Right-of-Way to the East Right-of-Way of State Road No. 7 (U.S. 441);

THENCE continuing Westerly along the Westerly extension of said South Right-of-Way to the intersection of the East edge concrete barrier wall of the State Road 7 / Sample Road overpass;

THENCE North 00°00'41" West along said East edge of the East concrete barrier wall to the Northeast corner of said East concrete barrier wall;

THENCE South 88°59'10" West, a distance of 19.95 feet to a point on the Eastern most Northbound lane edge line of State Road 7;

THENCE North 00°28'09" West along said lane edge line and its Northerly extension, a distance of 1564.03 feet;

THENCE North 01°02'15" West along said lane edge line, a distance of 1008.15 feet;

THENCE North 01°34'22" West along said lane edge line, a distance of 435.62 feet;

THENCE North 00°58'25" West along said lane edge line, a distance of 3734.83 feet to a point of curvature of a non-tangent circular curve concave Westerly, having a radius of 8577.21 feet and a radial bearing of North 88°42'18" East;

THENCE Northerly along said lane edge line and the arc of said curve through a central angle of 05°23'19", an arc distance of 806.66 feet to a point of reverse curvature of a non-tangent circular curve concave Easterly, having a radius of 7350.40 feet and a radial bearing of South 82°31'27" West;

THENCE Northerly along said lane edge line and the arc of said curve through a central angle of $06^{\circ}37'19''$, an arc distance of 849.51 feet to a point of non-tangency;

THENCE North $00^{\circ}24'07''$ West along said lane edge line, a distance of 593.04 feet to a point on the North line of Section 12, Township 48 South, Range 41 East;

~~THENCE Westerly along said North line to the West Right-of-Way of said State Road No. 7 (U.S. 441) as shown on Florida Department of Transportation Right-of-Way Map Section 86100-2507 dated October 1, 1971 and revised through 1981;~~

~~THENCE Northerly along said Right-of-Way line to the South Right-of-Way line of Hillsboro Canal in Section 31, Township 47 South, Range 42 East;~~

THENCE Westerly along said North line to the intersection with the West edge line of the Westerly most Southbound through lane of State Road 7 (U.S. 441);

THENCE Northerly along said West edge line of the Westerly most Southbound through lane the following sixteen (16) courses and distances;

1. North $00^{\circ}44'02''$ West, a distance of 449.31 feet;
2. North $06^{\circ}13'19''$ East, a distance of 36.01 feet; to a point on the arc of a non tangent curve concave to the East, having a radius of 8021.09 feet and a radial bearing of North $88^{\circ}57'38''$ West;
3. Northerly on the arc of said curve through a central angle of $01^{\circ}47'16''$, an arc distance of 250.28 feet to a point of compound curvature of a non-tangent curve concave to the East, having a radius of 7140.52 feet and a radial bearing of North $87^{\circ}10'20''$ West;
4. Northerly on the arc of said curve through a central angle of $01^{\circ}43'32''$, an arc distance of 215.05 feet to a point of non-tangency;
5. North $05^{\circ}00'54''$ East, a distance of 218.12 feet to a point on the arc of a non tangent curve concave to the West, having a radius of 8169.93 feet and a radial bearing of South $85^{\circ}14'26''$ East;
6. Northerly on the arc of said curve through a central angle of $02^{\circ}58'11''$, an arc distance of 423.46 feet to a point of compound curve with a tangent curve concave to the West, having a radius of 9130.55 feet;
7. Northerly on the arc of said curve through a central angle of $03^{\circ}01'48''$, an arc distance of 482.86 feet to a point of tangency;
8. North $01^{\circ}14'26''$ West, a distance of 260.28 feet;
9. North $01^{\circ}17'05''$ West, a distance of 1,149.82 feet;
10. North $00^{\circ}48'03''$ West, a distance of 101.88 feet to a point of curvature of a tangent curve concave to the West having a radius of 11,761.98 feet;

11. Northerly on the arc of said curve through a central angle of 02°16'32", an arc distance of 467.14 feet to a point of non-tangency;

12. North 03°05'23" West, a distance of 1,245.75 feet;

13. North 02°07'50" West, a distance of 226.10 feet;

14. North 03°33'21" West, a distance of 597.06 feet to a point of curvature of a tangent curve concave to the East having a radius of 21,064.02 feet;

15. Northerly on the arc of said curve through a central angle of 02°10'34", an arc distance of 800.02 feet to a point of tangency;

16. North 01°22'47" West, a distance of 2,787.74 feet to the intersection with the South Right-of-Way line of the Hillsboro Canal in Section 31, Township 47 South, Range 42 East;

THENCE Easterly along the South line of Hillsboro Canal Right-of-Way to the East Right-of-Way of State Road No. 7;

THENCE Southerly along said East Right-of-Way line to an intersection with the South line of the plat of Hillsboro Pines Section "A", as recorded in Plat Book 42, Page 22, of the Public Records of Broward County, Florida;

THENCE Easterly along said South line to the Northwest corner of the plat of Hillsboro Pines Section "D" as recorded in Plat Book 87, Page 18, of the Public Records of Broward County, Florida;

THENCE Southerly along the West line of said plat to the North line of Tract 59 of Block 82;

THENCE East along the North lines of Tracts 59, 60, 61, and 62, Block 82 aforesaid plat of PALM BEACH FARMS CO. PLAT NO. 3 to the Northwest corner of said Tract 83;

THENCE South along the West lines of Tracts 63, and 78, Block 82 to the Northwest corner of Tract 87, Block 82;

THENCE East along the North lines of Tracts 87, 88, 89 and 90, Block 82, of said plat to the Southwest corner of Tract 71, Block 82;

THENCE North along the West line of said Tract 71, to the South Right-of-Way line of a 60 foot road reservation known as Northwest 74th Place;

THENCE Westerly along said South Right-of-Way line to a point lying 56.82 feet East of the West line of Tract 74, Block 82;

THENCE North 00°-54'04" West, a distance of 193.48 feet;

THENCE North 18°-41'02" East, a distance of 387.93 feet;

THENCE North 00°-54'04" West, a distance of 1000.53 feet to a point on the South Right-of-Way line of the Hillsboro Canal;

THENCE Easterly along said South Right-of-Way to a point lying on the East Right-of-Way of Lyons Road;

THENCE Southerly along the East Right-of-Way of Lyons Road to a point on the south line of Tract 25, Block 83 which is coincident with the

North line of a 30' wide Right-of-Way known as Northwest 79th Court, both as platted in PALM BEACH FARMS CO. PLAT NO. 3, Plat Book 2, Pages 45-54, Public Records of Palm Beach County;, Florida

THENCE Easterly at a bearing of North 89°-34'58" East along the North side of said Northwest 79th Court to a line parallel with and 322.5 feet West of the East line of said Tract 25;

THENCE Northerly along said parallel line to the centerline of the Hillsboro Canal, also being the boundary of Broward County;

THENCE Easterly along said centerline and said boundary to said East line of Tract 25;

THENCE continue Easterly along said centerline and said boundary

THENCE at a bearing of North 89°-33'27" East for 483.85 feet;

THENCE continuing Easterly along said centerline at a bearing of North 89°-37'32" East for approximately 1292.09 feet to the Northerly extension of the East line of the West one-half (W ½) of Tract 28, Block 83 of the aforesaid PALM BEACH FARMS CO. PLAT NO. 3;

THENCE Southerly along the Northerly extension of the East line and the East line of the West one-half (W ½) of Tracts 28 and 29, Block 83 including the extension across platted but unnamed 30' Right-of-Way between said tracts for a distance of approximately 1125.0 feet;

THENCE Westerly along the South line of the West one-half (W ½) of Tract 29 for approximately 455.0 feet to the Southwest corner being one in the same with the Northeast corner of Tract 38;

THENCE Southerly along the East line of Tract 38 and the Southerly extension of said east line for approximately 675.0 feet to the centerline of a 30' Right-of-Way known as Northwest 74th Street.

THENCE Westerly along said center line for approximately 280.0 feet to a point on the Southerly extension of a line 50' East of and parallel to the West line of Tract 28.

THENCE Northerly along said parallel line of Tract 38 for approximately 675 feet to a point on the North line of Tract 38 and on the south line of the North Broward School Plat.

THENCE South 89°-36'39" West for 330.0 feet along the South plat line;

THENCE South 00°-53'39" East for 675.70 feet to the centerline of Northwest 74th Street;

THENCE South 89°-36'39" West for 50 feet along centerline;

THENCE North 00°-53'39" West for 675.70 feet;

THENCE South 89°-36'39" West for 1320.17 feet along the South plat line to the Easterly Right-of-Way of Lyons Road;

THENCE Southerly along the Easterly Right-of-Way of Lyons Road to a point lying on the centerline of Northwest 74th Street;

THENCE Easterly along said centerline of Northwest 74th Street to the point of intersection with the Northerly extension of the East line of SABAL PINES, as recorded in Plat Book 138, Page 37, Public Records of Broward County, Florida;

THENCE Southerly along said East line and Northerly extension, a distance of 1336 feet to the Southeast corner of said SABAL PINES and the southwest corner of Tract 51 of said Block 83;

THENCE Easterly along the South line of Tracts 51 and 50 of said Block 83 an approximate distance of 984 feet;

THENCE Northerly along a line parallel to the West line of COCONUT POINT as recorded in plat book 164, Page 27, Public Records of Broward County, Florida an approximate distance of 220 feet;

THENCE Easterly along a line parallel with the South line of said Tract 50 an approximate distance of 198 feet;

THENCE Southerly along a line parallel with the West line of said COCONUT POINT an approximate distance of 138 feet to a point on said West line of COCONUT POINT;

THENCE Northerly along said West line, a distance of 660 feet to the Northwest corner of said COCONUT POINT;

THENCE Easterly along the North line of said COCONUT POINT, to the Southwest corner of Tract 41 of said Block 83;

THENCE Northerly along the West line of said Tract 41 to the Northwest corner of said Tract 41;

THENCE on an assumed bearing of North, perpendicular to the North line of said Tract 41, a distance of 30.00 feet to the North Right of Way line of Northwest 74th Street;

THENCE East, along said North Right of Way line, a distance of 294.48 feet;

THENCE South, a distance of 30.00 feet to said North line of Tract 41;

THENCE South $01^{\circ}19'46''$ East a distance of 345.82 feet;

THENCE South $46^{\circ}53'03''$ West a distance of 137.91 feet;

THENCE South $00^{\circ}30'00''$ East a distance of 220.00 feet to the South line of said Tract 41, also being said North line of COCONUT POINT;

THENCE Easterly along said North line to a point on the West Right of Way line of NW 39th Ave. as shown on the ADIOS PLAT, as recorded in Plat Book 113, Page 24, Public Records of Broward County, Florida;

THENCE Northerly along said West Right-of-Way of Northwest 39th Avenue to the center line of the Hillsboro Canal in Section 32, Township 47 South, Range 42 East;

THENCE Easterly along the center line of the Hillsboro to the West right-of-Way of the Sunshine State Parkway and the POINT OF BEGINNING.

Said lands situate in Broward County, Florida.

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

Approved by the Governor June 10, 2003.

Filed in Office Secretary of State June 10, 2003.