

CHAPTER 2011-251

House Bill No. 861

An act relating to the North Springs Improvement District, Broward County; amending chapter 2005-341, Laws of Florida, as amended; extending and enlarging the boundaries of the district; providing an effective date.

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

Section 1. Section 2 of section 3 of chapter 2005-341, Laws of Florida, as amended by chapter 2010-269, Laws of Florida, is amended to read:

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

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

BEGINNING at the southwest corner of said Section 7;

thence North 00°03'12" West (Bearings are relative to State Plane Coordinates as shown on STONER/KEITH RESURVEY OF A PORTION OF TOWNSHIP 47 SOUTH, RANGE 41 EAST, ALL OF TOWNSHIP 48 SOUTH, RANGE 41 EAST, & ALL OF TOWNSHIP 49 SOUTH, RANGE 41 EAST, according to the plat thereof, recorded in Miscellaneous Plat Book 3 at Page 44 of the Public Records of said Broward County), along the west line of the Southwest Quarter (SW 1/4) of said Section 7, a distance of 2647.42 feet to the northwest corner of said Southwest Quarter (SW 1/4);

thence continue North 00°03'12" West, along the west line of the Northwest Quarter (NW1/4) of said Section 7, a distance of 2647.42 feet to the northwest corner of said Section 7 and the southwest corner of said Section 6;

thence North 00°02'58" West, along the west line of the Southwest Quarter (SW1/4) of said Section 6, a distance of 3252.81 feet to the northwest corner of said Southwest Quarter (SW1/4);

thence North 00°02'27" West, along the west line of the Northwest Quarter (NW1/4) of said Section 6, a distance of 3253.12 feet to the northwest corner of said Section 6 and the southwest corner of said Section 31;

thence North 00°03'47" West, along the west line of the Southwest Quarter (SW1/4) of said Section 31, a distance of 2642.42 feet to the northwest corner of said Southwest Quarter (SW1/4);

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

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

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

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

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

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

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

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

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

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

thence North 89°34'40" East, along the north line of the Northeast Quarter (NE1/4) of said Section 30, a distance of 118.81 feet to a line

parallel with and 118.11 feet east of the west line of said Northeast Quarter (NE1/4);

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

thence North 89°50'50" East, along the north line of said Southeast Quarter (SE1/4), a distance of ~~562.93~~ 2098.87 feet to the northeast corner of said Southeast Quarter (SE1/4) and the southwest corner of the Northwest Quarter (NW1/4) of said Section 29;

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

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

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

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

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

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

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

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

thence South 01°16'02" East, along a northerly prolongation of the east line of Tracts 15 and 16 in said Section 29, according to the Plat of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2, as recorded in Plat Book 1 at Page 102 of the Public Records of Palm

Beach County, Florida and along said east line a distance of 1331.52 feet to the northwest corner of Tract 11 of said Plat;

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

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

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

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

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

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

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

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

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

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

thence South 01°14'06" East, along said east line, a distance of 2047.04
2460.10 feet to the southeast corner of said Section 28 and the northeast
corner of Northeast Quarter (NE1/4) of said Section 33;

thence South 01°21'19" East, along the east line of said Northeast
Quarter (NE1/4), a distance of 2638.16 feet to the southeast corner of
said Northeast Quarter (NE1/4);

thence South 01°21'20" East, along the east line of the Southeast
Quarter (SE1/4) of said Section 33, a distance of 2638.16 feet to the
southeast corner of said Section 33 and the northeast corner of said
Section 4;

thence South 89°44'30" West, along the north line of the Northeast
Quarter (NE1/4) of said Section 4, a distance of 60.00 feet to the most
westerly corner of that parcel of land described in Official Record Book
55 at Page 500 of said Public Records of Broward County;

thence South 45°33'09" East, along the southwesterly line of said parcel,
a distance of 85.29 feet to the most southerly corner of said parcel on the
east line of said Northeast Quarter (NE1/4);

thence South 00°50'47" East, along said east line, a distance of 3303.78
feet to the southeast corner of said Northeast Quarter (NE1/4) and the
northwest corner of the Southwest Quarter (SW1/4) of said Section 3;

thence South 89°52'36" East, along the north line of said Southwest
Quarter (SW1/4), a distance of 2640.57 feet to the northeast corner of
said Southwest Quarter. (SW1/4);

thence South 89°52'36" East, along the north line of the Southeast
Quarter (SE1/4) of said Section 3, a distance of 2639.23 feet to the
northeast corner of said Southeast Quarter (SE1/4);

thence South 00°53'22" East, along the east line of said Southeast
Quarter (SE1/4), a distance of 3401.43 feet to the southeast corner of said
Section 3 and the northeast corner of said Section 10;

thence South 00°59'18" East, along the east line of the Northeast
Quarter (NE1/4) of said Section 10, a distance of 2637.04 feet to the
southeast corner of said Northeast Quarter (NE1/4);

thence South 00°59'17" East, along the east line of the Southeast Quarter (SE1/4) of said Section 10, a distance of 2637.03 feet to the southeast corner of said Section 10;

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

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

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

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

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

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

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

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

Less therefrom the following described parcel:

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

BEGINNING at the southwest corner of said Southwest Quarter (SW1/4);

thence North 89°36'59" East, along the south line of said Southwest Quarter (SW1/4), a distance of 30.00 feet to the Point of Beginning;

Thence North 01°15'11" West, along a line parallel with and 30.00 feet east of the west line of said Southwest Quarter (SW1/4), a distance of 769.83 feet to a line parallel with and 769.74 feet north of the south line of said Southwest Quarter;

thence North 89°36'59" East, along said parallel line, a distance of 1387.00 feet to a line parallel with and 1416.84 feet west of the west line of said Southwest Quarter;

thence South 01°15'11" East, along said parallel line, a distance of 769.83 feet to the south line of said Southwest Quarter (SW1/4);

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

Said land being in Broward County, Florida.

Containing 8683.696 ~~8420.477~~ acres, more or less.

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

Approved by the Governor June 21, 2011.

Filed in Office Secretary of State June 21, 2011.