

CHAPTER 2017-209

House Bill No. 1149

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 2015-192, Laws of Florida, is amended to read

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

A tract of land being all of 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 all of Sections 30, 31, 32 and 33, a portion of Sections 19, 20, 26, 27, 28, and 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;

~~run thence~~ run 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, ~~as according to the plat thereof,~~ recorded in Miscellaneous Plat Book 3 at Page 44 of the Public Records of said Broward County and as translated to the North American Datum of 1983 with the 1990 Adjustment by the Broward County Engineering Division as referenced to the west line of the Southwest Quarter (SW ¼) of Section 7, Township 48 South, Range 41 East), along the west line of the Southwest Quarter (SW ¼) of said Section 7, a distance of 2647.43 ~~2647.42~~ feet to the northwest corner of said Southwest Quarter (SW ¼);

thence ~~continue~~ continue North 00°03'11" ~~00°03'12"~~ West, along the west line of the Northwest Quarter (NW ¼) of said Section 7, a distance of 2647.43 ~~2647.42~~ feet to the northwest corner of said Section 7 ~~and the southwest corner of said Section 6;~~

thence North 00°02'57" ~~00°02'58"~~ West, along the west line of the Southwest Quarter (SW ¼) of said Section 6, a distance of 3252.82 ~~3252.81~~ feet to the northwest corner of said Southwest Quarter (SW ¼);

thence North 00°02'27" West, along the west line of the Northwest Quarter (NW ¼) of said Section 6, a distance of 3253.14 ~~3253.12~~ feet to the northwest corner of said Section 6 ~~and the southwest corner of said Section 31;~~

thence North 00°03'46" ~~00°03'47"~~ West, along the west line of the Southwest Quarter (SW $\frac{1}{4}$) of said Section 31, a distance of 2642.44 ~~2642.42~~ feet to the northwest corner of said Southwest Quarter (SW $\frac{1}{4}$);

thence ~~continue~~ North 00°03'46" ~~00°03'47"~~ West, along the west line of the Northwest Quarter (NW $\frac{1}{4}$) of said Section 31, a distance of 2642.43 ~~2642.42~~ feet to the northwest corner of said Section 31; and ~~the southwest corner of said Section 30;~~

thence North 00°04'25" ~~00°05'07"~~ West, along the west line of the Southwest Quarter (SW $\frac{1}{4}$) of said Section 30, a distance of 2642.71 ~~2642.42~~ feet to the northwest corner of said Southwest Quarter (SW $\frac{1}{4}$);

thence North 00°04'25" ~~00°04'32"~~ West, along the west line of the Northwest Quarter (NW $\frac{1}{4}$) of said Section 30, a distance of 2642.71 ~~2642.88~~ feet to the northwest corner of said Section 30 Northwest Quarter (NW $\frac{1}{4}$);

~~Also being the Southwest corner of the Southwest Quarter (SW $\frac{1}{4}$) of said Section 19;~~

thence North 00°02'47" ~~00°07'09"~~ West, 1312.53 ~~feet~~ along the west line of the said Southwest Quarter (SW $\frac{1}{4}$) of said Section 19 as shown on the plat of SABRA PLAT NO. 1, as recorded in Plat Book 180 at Page 88 of the Public Records of Broward County, a distance of 1295.28 feet to a corner on said SABRA PLAT NO. 1;

thence South 71°31'57" East, along a northerly boundary line of said SABRA PLAT NO. 1, a distance of 263.68 feet to a corner on said SABRA PLAT NO. 1 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 $\frac{1}{4}$);

thence North 00°02'47" West, along a westerly boundary line of said SABRA PLAT NO. 1, a distance of 868.67 feet to an intersection with a line 161.00 feet south of and parallel with the centerline of the HILLSBORO CANAL RIGHT-OF-WAY as recorded in Right-of-Way Map Book 14 at Page 159 of the Public Records of Broward County 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 $\frac{1}{4}$) to the southeast corner of said Southwest Quarter;

thence North 89°34'40" East, along ~~the north line of the Northeast Quarter (NE $\frac{1}{4}$) of said Section 30, a distance of 118.81 feet to a line parallel with and 118.81 feet east of the west line of the Southeast Quarter (SE $\frac{1}{4}$) of said Section 19;~~

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

~~thence South 72°01'08" East 262.96 feet along said southerly right-of-way line;~~

~~thence North 89°32'07" East 78.99 feet;~~

~~thence South 72°00'49" East 246.97 feet;~~

~~thence South 00°41'51" East 87.48 feet~~

~~thence South 76°31'46" East 756.30 feet;~~

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

~~thence South 71°52'41" East along said southerly right-of-way line 2211.87 feet;~~

~~thence South 01°16'02" East 305.48 feet to the south line of the Southwest Quarter (SW $\frac{1}{4}$) of said Section 20 and the north line of the Northwest Quarter (NW $\frac{1}{4}$) 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 (NE $\frac{1}{4}$) 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 (NE $\frac{1}{4}$) and the west line of the Northwest Quarter (NW $\frac{1}{4}$) 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 along said southerly right-of-way line South 72°00'16" East 5594.00 feet to the East line of the Southeast Quarter (SE $\frac{1}{4}$) of said Section 28;~~

~~thence South 72°00'16" East, along said southerly right-of-way line, a distance of 5594.00 feet;~~

thence South 71°59'53" ~~71°59'55"~~ East, along said parallel ~~right-of-way~~ line, a distance of 21189.79 ~~5673.26~~ feet to an intersection a line parallel with a line and 75.00 feet east of and parallel with the West East line of the Southwest Southeast Quarter (SW SE ¼) of said Section 26 27;

thence South 01°20'12" ~~01°20'51"~~ East along said parallel line, a distance of 723.78 feet to an intersection with the south line of the Southwest Quarter (SW ¼) 673.65 feet to the south line of said Section 26;

thence South 89°40'19" ~~89°38'57"~~ West along said south line, a distance of 75.01 feet to the southwest corner of said Section 26;

thence North 01°20'12" ~~01°20'51"~~ West, along the west line of the Southwest Quarter (SW ¼) of said Section 26, a distance of 285.33 feet;

~~thence parallel with and 390.00 feet southerly of the aforesaid southerly right-of-way line, North 71°59'55" West a distance of 5594.70 5594.63 feet to an intersection with the east line of the Southeast Quarter (SE ¼) of said Section 28;~~

thence South 01°14'06" East, along said east line, a distance of 2047.07 2047.04 feet to the southeast corner of said Section 28; and

thence South 01°21'18" East, along the east line northeast corner of the Northeast Quarter (NE ¼) of said Section 33;

~~thence South 01°21'19" East, along the east line of said Northeast Quarter (NE ¼), a distance of 2638.15 2638.16 feet to the southeast corner of said Northeast Quarter (NE ¼);~~

thence South 01°21'19" ~~01°21'20"~~ East, along the east line of the Southeast Quarter (SE ¼) of said Section 33, a distance of 2638.19 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 (NE ¼) of said Section 4, a distance of 60.00 feet to the most westerly corner of that triangular parcel of land described in Official Record Book 33011 at Page 280 of the said Public Records of Broward County;

thence South 45°33'09" East, along the southwesterly line of said parcel and along the southwesterly line of that parcel of land described in Official Records Book 37079 at page 869 of said Public Records of Broward County, a distance of 85.29 85.27 feet to an intersection with

~~the most southerly corner of said parcel on the east line of said Northeast Quarter (NE 1/4);~~

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

thence South 89°52'36" ~~East, along the north line of the Southwest Quarter (SW 1/4) of said Section 3,~~ a distance of 5279.84 ~~2640.57~~ feet to the northeast corner of said ~~Southwest Quarter. (SW 1/4);~~

~~thence South 89°52'36" East, along the north line of the Southeast Quarter (SE 1/4) of said Section 3, a distance of 2639.23 feet to the northeast corner of said Southeast Quarter (SE 1/4);~~

thence South 00°53'21" ~~00°53'22"~~ East, along the east line of said Southeast Quarter (SE 1/4), a distance of 3401.44 ~~3401.43~~ feet to the southeast corner of said Section 3 ~~and the northeast corner of said Section 10;~~

thence South 00°59'17" ~~00°59'18"~~ East, along the east line of the Northeast Quarter (NE 1/4) of said Section 10, a distance of 2637.05 ~~2637.04~~ feet to the southeast corner of said Northeast Quarter (NE 1/4);

thence South 00°59'17" East, along the east line of the Southeast Quarter (SE 1/4) of said Section 10, a distance of 2637.04 ~~2637.03~~ feet to the southeast corner of said Section 10;

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

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

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

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

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

thence North 89°25'51" ~~89°25'52"~~ West, along the south line of the Southwest Quarter (SW $\frac{1}{4}$) of said Section 8, a distance of 2639.97 ~~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 (SE $\frac{1}{4}$) of said Section 7, a distance of 2399.06 feet to the southwest corner of said Southeast Quarter (SE $\frac{1}{4}$);

thence North 89°46'05" West, along the south line of the Southwest Quarter (SW $\frac{1}{4}$) of said Section 7, a distance of 2399.06 feet to the southwest corner of Section 7, also being the POINT OF BEGINNING.

LESS THEREFROM the following described EXCLUDED PARCEL:

A portion of the Southwest Quarter (SW $\frac{1}{4}$) of said Section 28 described as follows:

COMMENCING at the southwest corner of said Southwest Quarter (SW $\frac{1}{4}$) ~~run;~~ thence North 89°36'56" ~~89°36'59"~~ East, along the south line of said Southwest Quarter (SW $\frac{1}{4}$), a distance of 30.00 feet to the POINT OF BEGINNING of said EXCLUDED PARCEL;

~~Thence North 01°15'09" 01°15'11" West, along a line parallel with and 30.00 feet east of and parallel with the west line of said Southwest Quarter (SW $\frac{1}{4}$), a distance of 769.83 feet to a corner of the DeBUYS PLAT as recorded in Plat Book 180 at Page 147 of the Public Records of Broward County line parallel with and 769.74 feet north of the south line of said Southwest Quarter;~~

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

~~thence South 01°15'09" 01°15'11" East, along a boundary line of said DeBUYS PLAT parallel line, a distance of 769.83 feet to an intersection with the south line of said Southwest Quarter (SW $\frac{1}{4}$);~~

~~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, containing 8789.2056 ~~8759.209~~ acres, more or less.

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

Approved by the Governor June 6, 2017.

Filed in Office Secretary of State June 6, 2017.