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2 An act relating to the City of Pembroke Pines,
3 Broward County; extending and enlarging the
4 corporate limits of the City of Pembroke Pines
5 to include specified unincorporated lands
6 within said corporate limits; providing an
7 effective date.

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

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11 Section 1. The present corporate limits of the City of
12 Pembroke Pines, Broward County, Florida are hereby extended
13 and enlarged so as to include, in addition to the territory
14 presently within its corporate limits, a portion of Section
15 10, Township 51 South, Range 41 East, being more particularly
16 described as follows:

17
18 DESCRIPTION:

19
20 ALL OF TRACTS 1 THROUGH 6, INCLUSIVE, 9 THROUGH
21 21, INCLUSIVE, 25 THROUGH 28, INCLUSIVE AND
22 TRACTS 31 AND 32, TOGETHER WITH PORTIONS OF
23 TRACTS 7 AND 8, INCLUSIVE; TOGETHER WITH
24 PORTIONS OF PLATTED ROADWAYS LYING ADJACENT TO
25 SAID TRACTS, ALL LYING WITHIN SECTION 10,
26 TOWNSHIP 51 SOUTH, RANGE 41 EAST OF "A.J.
27 BENDLE SUBDIVISION OF SECTIONS 3 AND 10" AS
28 RECORDED IN PLAT BOOK 1, PAGE 27 OF THE PUBLIC
29 RECORDS OF DADE COUNTY, FLORIDA; TOGETHER WITH
30 LOTS 1 THROUGH 13, BLOCK 1, LOTS 1 THROUGH 13,
31 BLOCK 2, AND LOTS 1 THROUGH 13, BLOCK 3 OF

1 "HOLLYWOOD SUNNYCREST SUBDIVISION" AS RECORDED
2 IN PLAT BOOK 12, PAGE 22 OF THE PUBLIC RECORDS
3 OF BROWARD COUNTY, FLORIDA, TOGETHER WITH ALL
4 OF DORTHEA AVENUE, DAVID AVENUE AND TAFT STREET
5 AS SHOWN ON SAID PLAT; ALL BEING MORE
6 PARTICULARLY DESCRIBED AS FOLLOWS:
7
8 BEGIN AT THE NORTHEAST CORNER OF SAID SECTION
9 10; THENCE SOUTHERLY ALONG THE EAST LINE OF THE
10 NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION
11 10 TO THE SOUTHEAST CORNER OF THE NORTHEAST
12 ONE-QUARTER (NE 1/4) OF SAID SECTION 10; THENCE
13 WESTERLY ALONG THE SOUTH LINE OF SAID NORTHEAST
14 ONE-QUARTER (NE 1/4) TO AN INTERSECTION WITH
15 THE SOUTHERLY PROLONGATION OF THE EAST LINE OF
16 TRACT A OF "TAFT STREET BAPTIST CHURCH", AS
17 RECORDED IN PLAT BOOK 129, PAGE 5 OF THE PUBLIC
18 RECORDS OF BROWARD COUNTY, FLORIDA; THENCE
19 NORTHERLY ALONG SAID PROLONGATION AND SAID EAST
20 LINE TO THE NORTHEAST CORNER OF SAID TRACT A;
21 THENCE WESTERLY ALONG THE NORTH LINE OF SAID
22 TRACT A TO THE NORTHWEST CORNER OF SAID TRACT
23 A; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID
24 TRACT A AND ITS SOUTHERLY PROLONGATION TO THE
25 SOUTH LINE OF THE NORTHEAST ONE-QUARTER (NE
26 1/4) OF SAID SECTION 10; THENCE WESTERLY ALONG
27 SAID SOUTH LINE AND THE SOUTH LINE OF THE
28 NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION
29 10 TO THE SOUTHWEST CORNER OF SAID NORTHWEST
30 ONE-QUARTER (NW 1/4); THENCE NORTHERLY ALONG
31 THE WEST LINE OF SAID NORTHWEST ONE-QUARTER (NW

1 1/4) TO AN INTERSECTION WITH THE WESTERLY
2 PROLONGATION OF THE SOUTH LINE OF PARCEL A OF
3 "SOLOMON OFFICE PARK", AS RECORDED IN PLAT BOOK
4 121, PAGE 13 OF THE PUBLIC RECORDS OF BROWARD
5 COUNTY, FLORIDA; THENCE EASTERLY ALONG SAID
6 PROLONGATION AND SAID SOUTH LINE TO THE
7 SOUTHEAST CORNER OF SAID PARCEL A; THENCE
8 NORTHERLY ALONG THE EAST BOUNDARY OF SAID
9 PARCEL A AND THE EAST BOUNDARY OF TRACT A OF
10 "PEMBROKE TOWER", AS RECORDED IN PLAT BOOK 101,
11 PAGE 50 OF THE PUBLIC RECORDS OF BROWARD
12 COUNTY, FLORIDA AND ALONG THE EAST LINE OF
13 TRACT 22 IN SAID SECTION 10 OF SAID "A.J.
14 BENDLE SUBDIVISION" TO THE NORTHEAST CORNER OF
15 SAID TRACT 22; THENCE WESTERLY ALONG THE NORTH
16 LINE OF SAID TRACT 22 AND ITS PROLONGATION TO
17 THE WEST LINE OF THE NORTHWEST ONE-QUARTER (NW
18 1/4) OF SAID SECTION 10; THENCE NORTHERLY ALONG
19 THE WEST LINE OF SAID SECTION 10 TO THE
20 NORTHWEST CORNER OF SAID SECTION 10; THENCE
21 EASTERLY ALONG THE NORTH LINE OF SAID NORTHWEST
22 ONE-QUARTER (NW 1/4) AND THE NORTH LINE OF THE
23 NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION
24 10 TO THE POINT OF BEGINNING.

25
26 (SAID LANDS SITUATE, LYING AND BEING IN BROWARD
27 COUNTY, FLORIDA AND CONTAINING 286.5 ACRES,
28 MORE OR LESS.)

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

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