

By Senator Campbell

33-1742-99

See HB 1567

1                                   A bill to be entitled  
2           An act relating to Broward County; amending  
3           chapter 97-371, Laws of Florida, as amended;  
4           extending the corporate limits for the cities  
5           of Pembroke Pines, Davie, Cooper City, and  
6           Weston; providing for the annexation of the  
7           unincorporated area known as Southwest Ranches;  
8           providing for amendment to the legal  
9           description of Southwest Ranches and  
10          surrounding areas and Sunshine Acres and  
11          surrounding areas; providing for incorporation  
12          of a new municipality; providing an effective  
13          date.

14  
15 Be It Enacted by the Legislature of the State of Florida:

16  
17           Section 1. Section 5 of chapter 97-371, Laws of  
18 Florida, as amended by chapter 98-532, Laws of Florida, is  
19 amended to read:

20           Section 5. The legal description of "Southwest  
21 Ranches" is as follows:

22  
23           BEGINNING at the Southwest corner of the East  
24           one-half (E1/2) of the Southwest one-quarter  
25           (SW 1/4) of Section 4, Township 51 South, Range  
26           40 East;

27  
28           THENCE (the next two courses being along the  
29           municipal boundary of the City of Pembroke  
30           Pines as established by Ordinance No. 536)  
31           Westerly along the South line of said Section

1 4, to the Southwest corner of said Section 4  
2 and the Southeast corner of Section 5, Township  
3 51 South, Range 40 East;  
4  
5 THENCE Westerly along the South line of said  
6 Section 5 to an intersection with a line 72.00  
7 feet West of and parallel with the East line of  
8 said Section 5;  
9  
10 THENCE Northerly along said parallel line a  
11 distance of 135.88 feet to a point on the  
12 Easterly Plat limits line of STONERIDGE LAKE  
13 ESTATES PLAT, as recorded in Plat Book 157,  
14 Page 49 of the Public Records of Broward  
15 County, Florida, said point being labeled as  
16 "P.O.B. (PARCEL 1)" on said plat;  
17  
18 THENCE (the next 5 courses being along the  
19 municipal boundary of the City of Pembroke  
20 Pines as established by Ordinance No. 1118)  
21 North 01°42'28" West, along said parallel line,  
22 a distance of 299.99 feet;  
23  
24 THENCE North 88°17'32" East a distance of 15.00  
25 feet to an intersection with a line 57 feet  
26 West of and parallel with the East line of said  
27 Section 5;  
28  
29 THENCE North 01°42'28" West, along said  
30 parallel line, a distance of 1,559.50 feet to  
31 an intersection with the North line of Tract 51

1 of said Section 5, Township 51 South, Range 40  
2 East, of FLORIDA FRUIT LANDS COMPANY'S  
3 SUBDIVISION NO. 1 as recorded in Plat Book 2,  
4 Page 17, of the Public Records of Dade County,  
5 Florida, said line also being the Plat Limits  
6 line of said STONERIDGE LAKE ESTATES PLAT;  
7  
8 THENCE Westerly along said Plat Limits line,  
9 and along the North line of said Tract 51 and  
10 the North line of Tract 62 of said Section 5 of  
11 said plat of FLORIDA FRUIT LANDS COMPANY'S  
12 SUBDIVISION NO. 1, to the Northwest corner of  
13 said Tract 62;  
14  
15 THENCE Southerly along the West line of said  
16 Tract 62 and the West line of Tract 61 of said  
17 Section 5, of said FLORIDA FRUIT LANDS  
18 COMPANY'S SUBDIVISION NO. 1, (said line  
19 described as being 15.00 feet East of and  
20 parallel with the West line of the Southeast  
21 one-quarter (SE 1/4) of said Section 5 by said  
22 Pembroke Pines Ordinance No. 1118) to an  
23 intersection with the Easterly projection of  
24 the North line of Tract 37 of said Section 5 of  
25 said FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION  
26 NO. 1;  
27  
28 THENCE (the next 2 courses being along the  
29 municipal boundary of the City of Pembroke  
30 Pines as established by Ordinance No. 1084)  
31 Westerly along the North line of said Tract 37

1 and the Easterly projection thereof, and along  
2 the North line of Tract 44 of said Section 5 of  
3 said FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION  
4 NO. 1, to the Northwest corner of said Tract  
5 44;  
6  
7 THENCE Southerly along the West line of said  
8 Tract 44 and along the West line of Tracts 43,  
9 42 and 41 and the Southerly projection of said  
10 Tract 41, of said Section 5 of said FLORIDA  
11 FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, said  
12 line being 15.00 feet East of and parallel with  
13 the West line of said Section 5, to an  
14 intersection with the South line of said  
15 Section 5;  
16  
17 THENCE (the next 2 courses being along the  
18 municipal boundary of the City of Pembroke  
19 Pines as established by Ordinance No. 536)  
20 Westerly along the South line of said Section 5  
21 and along the South line of Section 6, Township  
22 51 South, Range 40 East to the Southwest corner  
23 of said Section 6, also being the Southeast  
24 corner of Section 1, Township 51 South, Range  
25 39 East;  
26  
27 THENCE continue Westerly along the South line  
28 of said Section 1, to an intersection with the  
29 East line of Tract 59 of said Section 1, as  
30 shown on THE EVERGLADES LAND COMPANY  
31 SUBDIVISION, as recorded in Plat Book 2, Page

1           1, of the Public Records of Dade County,  
2           Florida;  
3  
4           THENCE (along the municipal boundary of the  
5           City of Pembroke Pines as established by  
6           Ordinance Nos. 916 and 915) Northerly along the  
7           East line of Tracts 59, 54, 43, 38, and 27 to  
8           the Northeast corner of said Tract 27 of said  
9           Section 1 as shown on said plat of THE  
10          EVERGLADES LAND COMPANY SUBDIVISION;  
11  
12          THENCE (the next 3 courses being along the  
13          municipal boundary of the City of Pembroke  
14          Pines as established by Ordinance No. 1163)  
15          Easterly along the South line of Tracts 21 and  
16          20 of said Section 1 as shown on said plat of  
17          THE EVERGLADES LAND COMPANY SUBDIVISION, to an  
18          intersection with the East line of the West  
19          one-half (W 1/2) of said Tract 20;  
20  
21          THENCE Northerly along the East line of the  
22          West one-half (W 1/2) of said Tract 20 to an  
23          intersection with the North line of the South  
24          one-half (S 1/2) of said Tract 20;  
25  
26          THENCE Westerly along the North line of the  
27          South one-half (S 1/2) of said Tracts 20 and  
28          21 of said Section 1, to an intersection with  
29          the West line of said Tract 21, also being the  
30          East line of Tract 22 of said Section 1;  
31

1           THENCE (along the municipal boundary of the  
2           City of Pembroke Pines as established Ordinance  
3           No. 916) Northerly along the East line of  
4           Tracts 22, 11 and 6 to the North line of said  
5           Section 1, of said plat of THE EVERGLADES LAND  
6           COMPANY SUBDIVISION;  
7  
8           THENCE (along the municipal boundary of the  
9           City of Pembroke Pines as established by  
10          Ordinance Nos. 916 and 910) Westerly along the  
11          North line of said Section 1, also being the  
12          South line of Section 36, Township 50 South,  
13          Range 39 East to the intersection with the East  
14          line of Tract 58 in said Section 36, as shown  
15          on THE EVERGLADES LAND COMPANY'S SUBDIVISION OF  
16          SECTION 36 & SOUTH HALF OF SECTION 25, TOWNSHIP  
17          50 S., RANGE 39 E., as recorded in Plat Book 1,  
18          Page 63 of the Public Records of Dade County,  
19          Florida;  
20  
21          THENCE (along the municipal boundary of the  
22          City of Pembroke Pines as established by  
23          Ordinance No. 907) Northerly on the East lines  
24          of Tracts 58, 55 and 42 in said Section 36 as  
25          shown on said plat of THE EVERGLADES LAND  
26          COMPANY'S SUBDIVISION OF SECTION 36 & SOUTH  
27          HALF OF SECTION 25, TOWNSHIP 50 S., RANGE 39  
28          E., to the Northeast corner of said Tract 42,  
29          said point also being the Southeast corner of  
30          FRONTIER TRAILS, as recorded in Plat Book 97,  
31

1 Page 8, of the Public Records of Broward  
2 County, Florida;  
3  
4 THENCE (the next 3 courses ~~courses~~ being along  
5 the municipal boundary of the City of Pembroke  
6 Pines as established by Ordinance No. 930)  
7 Northerly on the East line of said FRONTIER  
8 TRAILS to the Northeast corner of said FRONTIER  
9 TRAILS, said corner being on the center line of  
10 the right-of-way for Southwest 51 Manor (a 50  
11 foot right-of-way);  
12  
13 THENCE Westerly along said center line to the  
14 Northwest corner of said FRONTIER TRAILS;  
15  
16 THENCE Southerly on the West line of said  
17 FRONTIER TRAILS to the southwest corner of said  
18 FRONTIER TRAILS said point also being the  
19 Northwest corner of Tract 42 of said Section 36  
20 of the Plat of THE EVERGLADES LAND COMPANY'S  
21 SUBDIVISION OF SECTION 36 & SOUTH HALF OF  
22 SECTION 25, TOWNSHIP 50 S., RANGE 39 E;  
23  
24 THENCE (along the municipal boundary of the  
25 City of Pembroke Pines as established by  
26 Ordinance No. 907) Southerly along the West  
27 line of said Tracts 42, 55 and 58 to an  
28 intersection with the South line of said  
29 Section 36;  
30  
31

1           THENCE (along the municipal boundary of the  
2           City of Pembroke Pines as established by  
3           Ordinance No. 907) Westerly along said South  
4           line of Section 36 and the South line of  
5           Section 35, Township 50 South, Range 39 East to  
6           an intersection with the Southerly projection  
7           of the East line of SELIGMAN-KIA ACRES,  
8           according to the Plat thereof as recorded in  
9           Plat Book 104, Page 40 of the Public Records of  
10          Broward County, Florida;

11  
12          THENCE (the next 4 courses being along the  
13          municipal boundary of the City of Pembroke  
14          Pines as established by Ordinance No. 909)  
15          Northerly along said East line of SELIGMAN-KIA  
16          ACRES and its Southerly projection to Northeast  
17          corner of Lot 8, Block 4, of said SELIGMAN-KIA  
18          ACRES;

19  
20          THENCE Westerly along said North line of Lot 8,  
21          Block 4 and its Westerly projection to the  
22          Northeast corner of Lot 8, Block 3 of said  
23          SELIGMAN-KIA ACRES;

24  
25          THENCE continue Westerly along the North line  
26          of said Lot 8, Block 3 to the Northwest corner  
27          of said Lot 8, Block 3, said corner being  
28          located on the West line of said SELIGMAN-KIA  
29          ACRES;

30  
31



1           THENCE Southerly along said West line of  
2           SELIGMAN-KIA ACRES to an intersection with a  
3           line 91.69 feet North of and parallel with the  
4           South line of Tract 20 in said Section 35 of  
5           THE EVERGLADES LAND COMPANY SUBDIVISION, as  
6           recorded in Plat Book 2, Page 1, of the Public  
7           records of Dade County, Florida, (said South  
8           line of Tract 20 also being the South boundary  
9           of SELIGMAN-DURANGO WEST as recorded in Plat  
10          Book 98, Page 48, of the Public Records of  
11          Broward County);

12  
13          THENCE (the next 3 courses being along the  
14          municipal boundary of the City of Pembroke  
15          Pines as established by Ordinance No. 907)  
16          Westerly on said parallel line to an  
17          intersection with the East line of the  
18          Northwest one-quarter (NW 1/4) of said Section  
19          35, said line also being the center line of the  
20          right-of-way of Southwest 202 Avenue;

21  
22          THENCE Northerly along said East line of the  
23          Northwest one-quarter (NW 1/4) of said Section  
24          35, to an intersection with the Southerly  
25          boundary of TRAILS OF EL RANCHO ACRES, as  
26          recorded in Plat Book 93, Page 34 of the Public  
27          Records of Broward County, Florida.

28  
29          THENCE Westerly along said Southerly boundary  
30          of TRAILS OF EL RANCHO ACRES to an intersection  
31          with the East line of Tract 9 of said Section

1           35, of THE EVERGLADES LAND COMPANY SUBDIVISION,  
2           as recorded in Plat Book 2, Page 1, of the  
3           Public Records of Dade County, Florida;  
4  
5           THENCE (the next 5 courses being along the  
6           municipal boundary of the City of Pembroke  
7           Pines as established by Ordinance Nos. 1046 and  
8           1041) Northerly along the East line of said  
9           Tracts 9 and 8 of said Section 35 and  
10          continuing Northerly along the East line of  
11          Tract 57 of Section 26, Township 50 South,  
12          Range 39 East of said plat of THE EVERGLADES  
13          LAND COMPANY SUBDIVISION to an intersection  
14          with a line 726.00 feet South of and parallel  
15          with the South right-of-way line of Griffin  
16          Road;  
17  
18          THENCE Westerly along said parallel line to an  
19          intersection with a line 239.93 feet West of  
20          and parallel with the East line of Tracts 57  
21          and 56 of said Section 26 of said plat of THE  
22          EVERGLADES LAND COMPANY SUBDIVISION;  
23  
24          THENCE Northerly along said parallel line to an  
25          intersection with the South right-of-way line  
26          of Griffin Road;  
27  
28          THENCE Westerly along said South right-of-way  
29          line to an intersection with the West line of  
30          said Section 26;  
31

1           THENCE Southerly along the West line of said  
2           Section 26, and continuing Southerly along the  
3           West line of Section 35, Township 50 South,  
4           Range 39 East, to an intersection with the  
5           North line of Tract 32 of Section 34, Township  
6           50 South, Range 39 East of said plat of THE  
7           EVERGLADES LAND COMPANY SUBDIVISION;

8  
9           THENCE (the next 3 courses being along the  
10          municipal boundary of the City of Pembroke  
11          Pines as established by Ordinance No. 1047)  
12          Westerly along the North line of said Tract 32  
13          to the Northwest corner of said Tract 32;

14  
15          THENCE Southerly along the West line of said  
16          Tract 32 to an intersection with the South line  
17          of the North one-half (N 1/2) of said Tract 32;

18  
19          THENCE Easterly along said South line to an  
20          intersection with the East line of said Section  
21          34, said line also being the West line of  
22          Section 35, Township 50 South, Range 39 East;

23  
24          THENCE (the next 2 courses being along the  
25          municipal boundary of the City of Pembroke  
26          Pines as established by Ordinance 1046)  
27          Southerly along said West line of Section 35 to  
28          an intersection with the South line of the  
29          Northwest one-quarter (NW 1/4) of said Section  
30          35;

31

1           THENCE Easterly along said South line to an  
2           intersection with the West line of Tract 39 of  
3           said Section 35 (said West line of Tract 39  
4           also being on the West Plat Limits line of THE  
5           TRAILS as recorded in Plat Book 143, Page 35,  
6           of the Public Records of Broward County,  
7           Florida);  
8  
9           THENCE (along the municipal boundary of the  
10          City of Pembroke Pines as established by  
11          Ordinance No. 907) Southerly along the West  
12          line of said Tract 39 and along the West line  
13          of Tracts 42, and 55 of said Section 35 of said  
14          plat of THE EVERGLADES LAND COMPANY  
15          SUBDIVISION, to an intersection with the North  
16          line of Tract 57 of said Section 35 of said  
17          plat;  
18  
19          THENCE (the next 2 courses being along the  
20          municipal boundary of the City of Pembroke  
21          Pines as established by Ordinance No. 945)  
22          Westerly along the North line of said Tract 57  
23          to an intersection with the West line of said  
24          Section 35;  
25  
26          THENCE Southerly along said West line of  
27          Section 35 to the Southwest corner of said  
28          Section 35, said point also being the Northeast  
29          corner of Section 3, Township 51 South, Range  
30          39 East;  
31

1           THENCE Southerly along the East line of said  
2           Section 3, to an intersection with the South  
3           right-of-way line of Stirling Road as shown on  
4           and dedicated by BROWARD COUNTY INTERIM  
5           CONTINGENCY SANITARY LANDFILL, as recorded in  
6           Plat Book 135, Page 7, of the Public Records of  
7           Broward County, Florida, said right-of-way line  
8           being 55.00 feet South of and parallel with the  
9           North line of said Section 3;  
10  
11           THENCE Westerly along said South right-of-way  
12           line to an intersection with the East  
13           right-of-way line of State Road No. 25 (also  
14           known as U.S. Highway No. 27) as shown on the  
15           State of Florida Department of Transportation  
16           Right-of-Way Map Section 86060-2516, Sheets 4,  
17           5, and 6 of 7, dated August 16, 1976 and last  
18           revised November 1987;  
19  
20           THENCE Northerly along said East right-of-way  
21           line, and along the East right-of-way line of  
22           said State Road No. 25 as shown on the State of  
23           Florida Department of Transportation  
24           Right-of-Way Map Section 86060-2515, Sheets 4  
25           and 5 of 17, dated March 23, 1976 and last  
26           revised November 1987, to an intersection with  
27           the North right-of-way line of the South  
28           Florida Water Management District Canal C-11  
29           (also known as the South New River Canal) in  
30           Section 27, Township 50 South, Range 39 East;  
31

1           THENCE Easterly along the municipal boundary of  
2           the City of Weston as established by the  
3           Florida Senate Bill No. 3130, and along said  
4           North right-of-way line of the Canal C-11, to  
5           an intersection with the East line of Section  
6           29, Township 50 South, Range 40 East, said line  
7           also being the West line of Section 28,  
8           Township 50 South, Range 40 East;  
9  
10          THENCE (the next two courses being along the  
11          municipal boundary of the Town of Davie as  
12          established by Ordinance No. 77-44) Southerly  
13          along the West line of said Section 28, to an  
14          intersection with the original centerline of  
15          right-of-way of said South Florida Water  
16          Management District Canal C-11 (South New River  
17          Canal);  
18  
19          THENCE Easterly along said original centerline  
20          of Canal C-11 right-of-way to an intersection  
21          with the West line of the East one-half (E 1/2)  
22          of the West one-half (W 1/2) of said Section  
23          28;  
24  
25          THENCE (along the municipal boundary of the  
26          Town of Davie as established by Ordinance  
27          86-14) Southerly along said West line of the  
28          East one-half (E 1/2) of the West one-half (W  
29          1/2) of said Section 28, and along the West  
30          line of the East one-half (E 1/2) of the West  
31          one-half (W 1/2) of Section 33, Township 50

1 South, Range 40 East, to an intersection with  
2 the North line of Tract 45 of said Section 33,  
3 as shown on FLORIDA FRUIT LANDS COMPANY  
4 SUBDIVISION NO. 1, as recorded in Plat Book 2,  
5 Page 17 of the Public Records of Dade County,  
6 Florida;

7  
8 THENCE (the next 2 courses being along the  
9 municipal boundary of the Town of Davie as  
10 established by Ordinance No. 88-31) Westerly  
11 along the North line of said Tract 45 (said  
12 line also being the North Plat Limits line of  
13 HAWKE'S BLUFF "TOO", as recorded in Plat Book  
14 134, Page 25, of the Public Records of Broward  
15 County, Florida) to an intersection with a line  
16 55.00 feet East of and parallel with the West  
17 line of said Section 33;

18  
19 THENCE Southerly along said parallel line to an  
20 intersection with a line 1,400 feet North of  
21 and parallel with the South line of said  
22 Section 33;

23  
24 THENCE (the next 2 courses being along the  
25 municipal boundary of the Town of Davie as  
26 established by Ordinance No. 93-12) Westerly  
27 along said parallel line to an intersection  
28 with the West right-of-way line of Southwest  
29 160 Avenue;

30  
31

1           THENCE Southerly along said West right-of-way  
2           line, to an intersection with the North line of  
3           Tract 6 of Section 5, Township 51 South, Range  
4           40 East of FLORIDA FRUIT LANDS COMPANY'S  
5           SUBDIVISION NO. 1, as recorded in Plat Book 2,  
6           Page 17 of the Public Records of Dade County,  
7           Florida, said line also being the North Plat  
8           Limits line of SOUTH BROWARD DRAINAGE DISTRICT  
9           as recorded in Plat Book 144, Page 12, of the  
10          Public Records of Broward County, Florida;

11  
12          THENCE (along the municipal boundary of the  
13          Town of Davie as established by Ordinance No.  
14          88-50) Westerly along said North line of Tract  
15          6 to an intersection with the East line of the  
16          West one-half (W 1/2) of Tract 5 of said  
17          Section 5, as shown on said FLORIDA FRUIT LANDS  
18          COMPANY'S SUBDIVISION NO. 1, said line also  
19          being the Plat Limits line of ESTATES OF  
20          STIRLING LAKE as recorded in Plat Book 142,  
21          Page 6, of the Public Records of Broward  
22          County, Florida;

23  
24          THENCE (the next 9 courses being along the  
25          municipal boundary of the Town of Davie as  
26          established by Ordinance No. 89-11) Northerly  
27          along the East line of the West one-half (W  
28          1/2) of said Tract 5, and along the East line  
29          of the West one-half (W 1/2) of Tracts 4, 3, 2,  
30          and 1, of said Section 5, of FLORIDA FRUIT  
31          LANDS COMPANY'S SUBDIVISION, to an intersection



1 with a line 55.00 feet South of and parallel  
2 with the North line of said Section 5;  
3  
4 THENCE Westerly along said parallel line to an  
5 intersection with the West line of said tract 1  
6 of said Section 5;  
7  
8 THENCE Southerly along the West line of said  
9 Tracts 1, 2, and 3 to the Northeast corner of  
10 Tract 13 of said Section 5 of FLORIDA FRUIT  
11 LANDS COMPANY'S SUBDIVISION;  
12  
13 THENCE Westerly along the North line of said  
14 Tract 13 to an intersection with the West line  
15 of the Northeast one-quarter (NE 1/4) of said  
16 Section 5;  
17  
18 THENCE Southerly along said West line to an  
19 intersection with the South line of Tract 10 of  
20 said Section 5 of FLORIDA FRUIT LANDS COMPANY'S  
21 SUBDIVISION;  
22  
23 THENCE Easterly along said South line to an  
24 intersection with the West line of the East  
25 one-half (E 1/2) of said Tract 10;  
26  
27 THENCE Northerly along said West line, to an  
28 intersection with a line 13.30 feet North of  
29 and parallel with the South line of said Tract  
30 10;  
31

1           THENCE Easterly on said parallel line to an  
2           intersection with the West line of Tract 7 of  
3           said Section 5 of FLORIDA FRUIT LANDS COMPANY'S  
4           SUBDIVISION;  
5  
6           THENCE Southerly on said West line of Tract 7  
7           and on the West line of Tract 8 of said Section  
8           5, to an intersection with the South line of  
9           the Northeast one-quarter (NE 1/4) of said  
10          Section 5;  
11  
12          THENCE (the next 3 courses being along the  
13          municipal boundary of the City of Pembroke  
14          Pines as established by Ordinance No. 1118)  
15          Southerly along the West line of Tract 49 of  
16          said Section 5 of FLORIDA FRUIT LANDS COMPANY'S  
17          SUBDIVISION, to the Southwest corner of said  
18          Tract 49;  
19  
20          THENCE Easterly along the South line of said  
21          Tract 49, to an intersection with a line 57.00  
22          feet West of and parallel with the East line of  
23          said Section 5;  
24  
25          THENCE Northerly along said parallel line, to  
26          an intersection with the South line of the  
27          Northeast one-quarter (NE 1/4) of said Section  
28          5;  
29  
30          THENCE (along the municipal boundary of the  
31          Town of Davie as established by Ordinance No.

1 88-50) Easterly along said South line of the  
2 Northeast one-quarter (NE 1/4) of Section 5, to  
3 an intersection with the East line of said  
4 Section 5, said line also being the West line  
5 of Section 4, Township 51 South, Range 40 East;  
6  
7 THENCE (along the municipal boundary of the  
8 Town of Davie as established by Ordinance No.  
9 88-31) Easterly along the South line of the  
10 Northwest one-quarter (NW 1/4) of said Section  
11 4, to an intersection with the West line of the  
12 East one-half (E 1/2) of the West one-half (W  
13 1/2) of said Section 4;  
14  
15 THENCE (along the municipal boundary of the  
16 Town of Davie as established by Ordinance No.  
17 86-14) Southerly along said West line of the  
18 East one-half (E 1/2) of the West one-half (W  
19 1/2) of said Section 4, to the POINT OF  
20 BEGINNING;  
21  
22 NOTE: There is a history of differences in the  
23 interpretation of the plats of FLORIDA FRUIT  
24 LANDS COMPANY'S SUBDIVISION NO. 1 (Plat Book 2,  
25 Page 17, Dade County Records), THE EVERGLADES  
26 LAND COMPANY SUBDIVISION (Plat Book 2, Page 1,  
27 Dade County Records), and THE EVERGLADES LAND  
28 COMPANY'S SUBDIVISION OF SECTION 36 & SOUTH  
29 HALF OF SECTION 25, TOWNSHIP 50 S., RANGE 39 E  
30 (Plat Book 1, Page 63, Dade County Records).  
31 In some instances, the lack of adequate

1 dimensions, labels and dedication statements on  
2 these plats, has resulted in differences of  
3 interpretation with respect to certain tract  
4 lines being located on the sectional breakdown  
5 lines or on the platted right-of-way lines.  
6 This legal description cannot resolve these  
7 differences. It is the intent of this legal  
8 description to match the boundary of a  
9 municipality in those instances where the legal  
10 description is affected by these differences.

11

12 TOGETHER WITH:

13

14 A parcel of land in the West one-half (W 1/2)  
15 of the East one-half (E 1/2) of Section 2,  
16 Township 51 South, Range 39 East, said parcel  
17 including Lots 60, 61, and 62 and the adjacent  
18 right-of-way for Sylvan Pass lying North of  
19 said Lots, all as shown on the REPLAT OF  
20 PORTION OF WEST BROWARD INDUSTRIAL PARK, as  
21 recorded in Plat Book 157, Page 39, of the  
22 Public Records of Broward County, Florida, said  
23 parcel being bounded as follows:

24

25 On the South by the Northern Plat Limits line  
26 of the B.C.W. PLAT, as recorded in Plat Book  
27 162, Page 22, of the Public Records of Broward  
28 County, Florida;

29

30 On the West by the Eastern Plat Limits line of  
31 the BROWARD CORRECTIONAL INSTITUTION, as

1 recorded in Plat Book 90, Page 12, of the  
2 Public Records of Broward County, Florida;  
3  
4 On the North by the North line of said Lot 62  
5 of REPLAT OF PORTION OF WEST BROWARD INDUSTRIAL  
6 PARK and the Easterly extension thereof, said  
7 line also being the common plat limits line  
8 between said REPLAT OF PORTION OF WEST BROWARD  
9 INDUSTRIAL PARK, and the plat of BROWARD COUNTY  
10 INTERIM CONTINGENCY SANITARY LANDFILL, as  
11 recorded in Plat Book 135, Page 7, of the  
12 Public Records of Broward County, Florida;  
13  
14 On the East by the East line of said Lot 60 of  
15 REPLAT OF PORTION OF WEST BROWARD INDUSTRIAL  
16 PARK and the Northerly extension thereof, said  
17 line also being the Municipal Boundary of the  
18 City of Pembroke Pines as established by  
19 Ordinance Number 907;  
20  
21 TOGETHER WITH:  
22  
23 A portion of Section 3, Township 51 South,  
24 Range 39 East and Sections 27 and 34, Township  
25 50 South, Range 39 East, being more  
26 particularly described as follows:  
27  
28 BEGINNING at the intersection of the East  
29 right-of-way line of State Road No. 25 (also  
30 known as U.S. Highway No. 27) as shown on the  
31 State of Florida Department of Transportation

1           Right-of-Way Map Section 86060-2516, Sheet 4 of  
2           7, dated August 16, 1976 and last revised  
3           November 1987, with a line 55.00 feet South of  
4           and parallel with the North line of said  
5           Section 3;  
6  
7           THENCE Southerly along said East right-of-way  
8           line, as shown on said Sheet 4 of 7 and on  
9           Sheets 2 and 3 of 7 of said Right-of-Way Map to  
10          an intersection with the South line of said  
11          Section 3;  
12  
13          THENCE (along the municipal boundary of the  
14          City of Pembroke Pines as established by  
15          Ordinance No. 536) Westerly along said South  
16          line of Section 3 to the Southwest corner of  
17          said Section 3;  
18  
19          THENCE Northerly along the West line of said  
20          Section 3, and continuing Northerly along the  
21          West line of Section 34, Township 50 South,  
22          Range 39 East and along the West line of the  
23          Southwest One-Quarter (SW 1/4) of Section 27,  
24          Township 50 South, Range 39 East, to an  
25          intersection with the North right-of-way line  
26          of the South Florida Water Management District  
27          Canal C-11 (also known as the South New River  
28          Canal) in said Section 27 as shown on South  
29          Florida Water Management District Right-of-Way  
30          Maps for Canal C-11, Drawing Number C-11-3,  
31          Sheet 1 of 3;

1  
2       THENCE Easterly along said North right-of-way  
3       line of the Canal C-11, to an intersection with  
4       the East right-of-way line of State Road No. 25  
5       as shown on the State of Florida Department of  
6       Transportation Right-of-Way Map Section  
7       86060-2515, Sheet 5 of 17, dated March 23, 1976  
8       and last revised November 1987;

9  
10       THENCE Southerly along said East right-of-way  
11       line, as shown on said Sheet 5 of 17 and on  
12       Sheet 4 of 17 of said Right-of-Way Map and  
13       along the East right-of-way line of State Road  
14       No. 25 as shown on the State of Florida  
15       Department of Transportation Right-of-Way Map  
16       Section 86060-2516 on Sheets 4, 5 and 6 of 7,  
17       to the POINT OF BEGINNING.

18  
19       Section 2. All public roads and the public  
20 rights-of-way associated therewith, on the Broward County Road  
21 System, lying within the limits of the lands subject to  
22 annexation herein, as described in section 1, are transferred  
23 from Broward County jurisdiction to the jurisdiction of the  
24 annexing municipality or new city, except for those portions  
25 of Sheridan Street lying within the limits of the annexation  
26 area and Griffin Road lying within the limits of the  
27 annexation area east of State Road No. 25 (US 27). All  
28 rights, title, interests and responsibilities for any  
29 transferred roads, including, but not limited to, the  
30 ownership, operation, maintenance, planning, design and  
31 construction of said roads and to the rights-of-way associated

1 therewith shall transfer from Broward County jurisdiction and  
2 ownership to the jurisdiction and ownership of the annexing  
3 municipality or new city upon the effective date of this act.

4           Section 3. This act shall take effect upon becoming a  
5 law.

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