

ENROLLED
 HB 1585

2006 Legislature

1 A bill to be entitled
 2 An act relating to Broward County; providing for
 3 annexation and deannexation of certain described lands
 4 within the municipal limits of the City of Pembroke Pines
 5 and the Town of Southwest Ranches; providing an effective
 6 date.

7
 8 WHEREAS, the approximately 30 acres of property known as
 9 the Laguna Isles Community Center and adjoining wetlands is
 10 currently located in the Town of Southwest Ranches, with the
 11 remaining area of the Laguna Isles community residing in the
 12 City of Pembroke Pines, and

13 WHEREAS, the approximately 30 acres of property known as
 14 the Frontier Trails Park is owned by the Town of Southwest
 15 Ranches, but currently resides in the City of Pembroke Pines,
 16 and both municipalities desire to return these properties to the
 17 appropriate municipality, NOW, THEREFORE,

18
 19 Be It Enacted by the Legislature of the State of Florida:

20
 21 Section 1. The lands contained in the following legal
 22 description are deannexed from the City of Pembroke Pines,
 23 Broward County:

24 ALL OF THE PLAT OF "FRONTIER TRAILS", AS RECORDED IN
 25 PLAT BOOK 97, PAGE 8, OF THE PUBLIC RECORDS OF BROWARD
 26 COUNTY, FLORIDA. SAID LANDS SITUATE IN THE CITY OF
 27 PEMBROKE PINES, BROWARD COUNTY, FLORIDA AND CONTAINING
 28 30.057 ACRES, MORE OR LESS.

ENROLLED
 HB 1585

2006 Legislature

29 Section 2. The lands contained in the following legal
 30 description are deannexed from the Town of Southwest Ranches,
 31 Broward County:

32 A PORTION OF PARCEL C, ACCORDING TO THE PLAT OF BIG
 33 SKY NORTH RESIDENTIAL, AS RECORDED IN PLAT BOOK 168 AT
 34 PAGE 24 OF THE PUBLIC RECORDS OF BROWARD COUNTY,
 35 FLORIDA, TOGETHER WITH A PORTION OF THE RIGHT-OF-WAY
 36 OF SHERIDAN STREET AS NOW LOCATED AND CONSTRUCTED, AND
 37 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 38 BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL C;
 39 THENCE RUN NORTH 01°46'07" WEST (ON A PLAT BEARING)
 40 2231.07 FEET ALONG THE WEST BOUNDARY OF SAID PARCEL C,
 41 TO AN INTERSECTION WITH THE NORTH BOUNDARY OF THAT
 42 CERTAIN FPL EASEMENT AS DESCRIBED IN THE INSTRUMENT
 43 FOUND IN OFFICIAL RECORDS BOOK 5429 AT PAGE 931 OF THE
 44 PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE RUN
 45 NORTH 89°53'13" EAST 615.03 FEET ALONG SAID NORTH
 46 BOUNDARY, TO AN INTERSECTION WITH A LINE 15 FEET WEST
 47 OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE
 48 EAST BOUNDARY OF SAID PARCEL C; THENCE RUN SOUTH
 49 01°46'15" EAST 1478.21 FEET ALONG SAID PARALLEL LINE,
 50 TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT;
 51 THENCE ALONG SAID PARALLEL LINE, ON THE ARC OF SAID
 52 CURVE TO THE RIGHT, HAVING A RADIUS OF 1485.00 FEET
 53 AND A CENTRAL ANGLE OF 14°29'42" RUN SOUTHWESTERLY
 54 375.68 FEET TO A POINT OF REVERSE CURVATURE; THENCE
 55 ALONG SAID PARALLEL LINE, ON THE ARC OF A CURVE TO THE
 56 LEFT, HAVING A RADIUS OF 1575.00 FEET AND A CENTRAL

ENROLLED
 HB 1585

2006 Legislature

57 ANGLE OF 12°36'11" RUN SOUTHWESTERLY 346.44 FEET;
 58 THENCE RUN SOUTH 44°53'41" WEST 51.23 FEET ALONG SAID
 59 PARALLEL LINE AND ITS EXTENSION TO AN INTERSECTION
 60 WITH THE SOUTH BOUNDARY OF SAID PARCEL C; THENCE RUN
 61 SOUTH 01°46'15" EAST 100.04 FEET TO AN INTERSECTION
 62 WITH THE SOUTH BOUNDARY OF SECTION 1, TOWNSHIP 51
 63 SOUTH, RANGE 39 EAST; THENCE RUN SOUTH 89°53'41" WEST
 64 481.26 FEET ALONG SAID SOUTH BOUNDARY OF SECTION 1, TO
 65 AN INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE
 66 WEST BOUNDARY OF SAID PARCEL C; THENCE RUN NORTH
 67 01°46'07" WEST 100.04 FEET ALONG SAID SOUTHERLY
 68 EXTENSION TO THE POINT OF BEGINNING. SAID LANDS
 69 SITUATE IN THE TOWN OF SOUTHWEST RANCHES, BROWARD
 70 COUNTY, FLORIDA, AND CONTAINING 31.748 ACRES, MORE OR
 71 LESS.

72 Section 3. The present corporate limits of the City of
 73 Pembroke Pines, Broward County, are extended and enlarged so as
 74 to include, in addition to the territory presently within its
 75 corporate limits, the following:

76 A PORTION OF PARCEL C, ACCORDING TO THE PLAT OF BIG
 77 SKY NORTH RESIDENTIAL, AS RECORDED IN PLAT BOOK 168 AT
 78 PAGE 24 OF THE PUBLIC RECORDS OF BROWARD COUNTY,
 79 FLORIDA, TOGETHER WITH A PORTION OF THE RIGHT-OF-WAY
 80 OF SHERIDAN STREET AS NOW LOCATED AND CONSTRUCTED, AND
 81 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 82 BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL C;
 83 THENCE RUN NORTH 01°46'07" WEST (ON A PLAT BEARING)
 84 2231.07 FEET ALONG THE WEST BOUNDARY OF SAID PARCEL C,

ENROLLED
 HB 1585

2006 Legislature

85 TO AN INTERSECTION WITH THE NORTH BOUNDARY OF THAT
 86 CERTAIN FPL EASEMENT AS DESCRIBED IN THE INSTRUMENT
 87 FOUND IN OFFICIAL RECORDS BOOK 5429 AT PAGE 931 OF THE
 88 PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE RUN
 89 NORTH 89°53'13" EAST 615.03 FEET ALONG SAID NORTH
 90 BOUNDARY, TO AN INTERSECTION WITH A LINE 15 FEET WEST
 91 OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE
 92 EAST BOUNDARY OF SAID PARCEL C; THENCE RUN SOUTH
 93 01°46'15" EAST 1478.21 FEET ALONG SAID PARALLEL LINE,
 94 TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT;
 95 THENCE ALONG SAID PARALLEL LINE, ON THE ARC OF SAID
 96 CURVE TO THE RIGHT, HAVING A RADIUS OF 1485.00 FEET
 97 AND A CENTRAL ANGLE OF 14°29'42" RUN SOUTHWESTERLY
 98 375.68 FEET TO A POINT OF REVERSE CURVATURE; THENCE
 99 ALONG SAID PARALLEL LINE, ON THE ARC OF A CURVE TO THE
 100 LEFT, HAVING A RADIUS OF 1575.00 FEET AND A CENTRAL
 101 ANGLE OF 12°36'11" RUN SOUTHWESTERLY 346.44 FEET;
 102 THENCE RUN SOUTH 44°53'41" WEST 51.23 FEET ALONG SAID
 103 PARALLEL LINE AND ITS EXTENSION TO AN INTERSECTION
 104 WITH THE SOUTH BOUNDARY OF SAID PARCEL C; THENCE RUN
 105 SOUTH 01°46'15" EAST 100.04 FEET TO AN INTERSECTION
 106 WITH THE SOUTH BOUNDARY OF SECTION 1, TOWNSHIP 51
 107 SOUTH, RANGE 39 EAST; THENCE RUN SOUTH 89°53'41" WEST
 108 481.26 FEET ALONG SAID SOUTH BOUNDARY OF SECTION 1, TO
 109 AN INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE
 110 WEST BOUNDARY OF SAID PARCEL C; THENCE RUN NORTH
 111 01°46'07" WEST 100.04 FEET ALONG SAID SOUTHERLY
 112 EXTENSION TO THE POINT OF BEGINNING. SAID LANDS

ENROLLED
 HB 1585

2006 Legislature

113 SITUATE IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY,
 114 FLORIDA, AND CONTAINING 31.748 ACRES, MORE OR LESS.
 115 Section 4. The present corporate limits of the Town of
 116 Southwest Ranches, Broward County, are extended and enlarged so
 117 as to include, in addition to the territory presently within its
 118 corporate limits, the following:
 119 ALL OF THE PLAT OF "FRONTIER TRAILS", AS RECORDED IN
 120 PLAT BOOK 97, PAGE 8, OF THE PUBLIC RECORDS OF BROWARD
 121 COUNTY, FLORIDA. SAID LANDS SITUATE IN THE TOWN OF
 122 SOUTHWEST RANCHES, BROWARD COUNTY, FLORIDA AND
 123 CONTAINING 30.057 ACRES, MORE OR LESS.
 124 Section 5. This act shall take effect upon becoming a law.