

## EXHIBIT A

Prepared By and Return To:

South Broward Drainage District  
6591 S.W. 160<sup>th</sup> Avenue  
Southwest Ranches, Florida 33331  
(954) 680-3337

Folio No: 514017020070

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### **DRAINAGE EASEMENT {PEMBROKE ROAD EXPANSION}**

THIS DRAINAGE EASEMENT is granted this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by **SOUTH BROWARD DRAINAGE DISTRICT**, a political subdivision of the State of Florida, located at 6591 S.W. 160th Avenue, Southwest Ranches, Florida 33331, hereinafter referred to as "District" to **CITY OF MIRAMAR**, a Florida municipal corporation, whose address is 2200 Civic Center Place, Miramar, FL 33025, and **CITY OF PEMBROKE PINES**, a Florida municipal corporation, whose address is 601 City Center Way, Pembroke Pines, FL 33025, hereinafter referred to as "Cities".

#### W I T N E S S E T H:

That the District, for and in consideration of the sum of ten dollars (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, does hereby grant, and convey:

(1) To the Cities, their successors and assigns, a perpetual and non-exclusive Drainage Easement for the construction and maintenance of drainage facilities, together with any necessary appurtenances incidental and necessary thereto, over, across and through the real property described in Exhibit "1" attached hereto and made a part hereof ("Drainage Easement Area"), together with free ingress and egress across said Drainage Easement Area for the purpose of constructing, maintaining, and repairing the drainage system and appurtenances contained therein.

(2) The rights granted herein to the Cities may be released or modified by a written, recordable release or modification approved by the District and executed by the Cities.

(3) The Cities acknowledge that the City of Miramar and its successors and assigns shall be responsible for construction of all drainage facilities within the Drainage Easement Area, and the City of Pembroke Pines and its successors and assigns shall be responsible for the maintenance of all drainage facilities constructed within the Drainage Easement Area. The District shall have the right but not the obligation to maintain said drainage facilities.

(4) The Cities further acknowledge that in the event the District incurs any expenses in maintaining or repairing the drainage facilities within the Drainage Easement Area, City of Pembroke Pines and its successors and assigns shall reimburse District for said expenses including attorney's fees and costs to collect said expenses. However, before incurring any expenses, except in an emergency, District shall provide written notice to the City of Pembroke Pines at least five (5) working days prior to performing any work to maintain or repair said drainage facilities. During this period of time, the City of Pembroke Pines or its successors and assigns may perform the work proposed by District or notify District that they will perform said work to District's requirements.

(5) If any part of the Drainage Easement is found to be invalid, unconstitutional, or unenforceable by any court, such invalidity, unconstitutionality, or unenforceability shall not affect the other parts of this Drainage Easement if the rights and obligations of the parties contained herein are not materially prejudiced and if the intentions of the parties can continue to be affected. To that end, the remaining provisions of this Drainage Easement shall be deemed to be separate, distinct, and independent provisions and such holding shall not affect the validity of the remaining portions hereof.

IN WITNESS WHEREOF, the District have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in the presence of:

"District"  
(SOUTH BROWARD DRAINAGE DISTRICT)

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
Witness Printed Name

\_\_\_\_\_  
By: Scott Hodges, Chairperson

\_\_\_\_\_  
Witness Address

Attest:

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
Robert E. Goggin IV, Secretary

\_\_\_\_\_  
Witness Printed Name

(SEAL)

\_\_\_\_\_  
Witness Address

STATE OF FLORIDA       )  
                                  )§  
COUNTY OF BROWARD    )

The foregoing Drainage Easement was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ by SCOTT HODGES and ROBERT E. GOGGIN, IV, as Chairperson and Secretary, respectively of the SOUTH BROWARD DRAINAGE DISTRICT, a political subdivision of the State of Florida.

(NOTARY SEAL OR STAMP)

\_\_\_\_\_  
Notary Public - State of Florida at Large

\_\_\_\_\_  
Typed, Printed, or Stamped Name of Notary

They are \_\_ Personally known OR \_\_ Produced Identification

Type of Identification Produced: \_\_\_\_\_

IN WITNESS WHEREOF, the City acknowledges and accepts the dedication of this Drainage Easement and has caused these presents to be signed in its name by its proper officer, the day and year above written.

By:\_\_\_\_\_ (CITY STAFF NAME AND TITLE)

Witness #2 Address \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by \_\_\_\_\_ and \_\_\_\_\_, as \_\_\_\_\_ and \_\_\_\_\_, respectively, for City of Pembroke Pines. They are [ ] personally know to me, or [ ] produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public Signature

**ACKNOWLEDGEMENT AN ACCEPTANCE BY CITY OF MIRAMAR**

IN WITNESS WHEREOF, the City acknowledges and accepts the dedication of this Drainage Easement and has caused these presents to be signed in its name by its proper officer, the day and year above written.

By:\_\_\_\_\_ (CITY STAFF NAME AND TITLE)

By:\_\_\_\_\_ (CITY STAFF NAME AND TITLE)

Signed and sealed in the presence of:

\_\_\_\_\_  
Witness #1 Signature

\_\_\_\_\_  
Witness #1 Printed Name

\_\_\_\_\_  
Witness #1 Address

\_\_\_\_\_  
Witness #2 Signature

\_\_\_\_\_  
Witness #2 Printed Name

\_\_\_\_\_  
Witness #2 Address

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by \_\_\_\_\_ and \_\_\_\_\_, as \_\_\_\_\_ and \_\_\_\_\_, respectively, for the City of Miramar. They are [ ] personally know to me, or [ ] produced \_\_\_\_\_ as identification.

[NOTARY SEAL]

\_\_\_\_\_  
Notary Public Signature

## LEGAL DESCRIPTION:

SHEET 1 OF 1

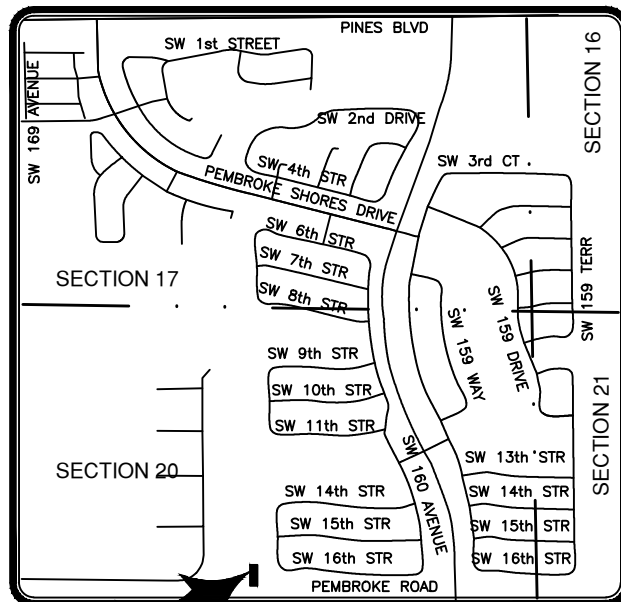
A PORTION OF PARCEL 2 PEMBROKE SHORES ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 157, PAGE 22 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID PARCEL 2; THENCE ALONG SOUTH LINE OF SAID PARCEL 2 ALSO BEING A NORTH RIGHT-OF-WAY LINE OF PEMBROKE ROAD, SOUTH  $89^{\circ}38'38''$  WEST 38.19 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID LINE, SOUTH  $89^{\circ}38'38''$  WEST 20.00 FEET; THENCE NORTH  $00^{\circ}21'22''$  WEST 44.50 FEET; THENCE NORTH  $89^{\circ}38'38''$  EAST 20.00 FEET; THENCE SOUTH  $00^{\circ}21'22''$  EAST 44.50 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING, AND BEING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA AND CONTAINING 890 SQUARE FEET (0.020 ACRES) MORE OR LESS.

## LEGEND &amp; ABBREVIATIONS:

- P.O.C. - POINT OF COMMENCEMENT  
P.O.B. - POINT OF BEGINNING  
CL - CENTERLINE  
N.T.S. - NOT TO SCALE  
P.B. - PLAT BOOK  
PG. - PAGE  
B.C.R. - BROWARD COUNTY RECORDS  
++++ - NON-VEHICULAR ACCESS LINE

SKETCH  
LOCATIONTOWNSHIP 51 SOUTH, RANGE 40 E, SECTIONS 16, 17, 20, 21  
LOCATION MAP  
NOT TO SCALE

PARCEL 2  
"PEMBROKE SHORES"  
(P.B. 157, PG. 22, B.C.R.)

SOUTH LINE PARCEL 2

15' UTILITY EASEMENT  
(P.B. 157, PG. 22, B.C.R.)

$N89^{\circ}38'38''E$   
20.00'

$N00^{\circ}21'22''W$   
44.50'

20.0'

$S00^{\circ}21'22''E$   
44.50'

$S89^{\circ}38'38''W$   
20.00'

P.O.B.

NORTH RIGHT-OF-WAY  
LINE OF PEMBROKE ROAD

PARCEL 'E'  
(P.B. 159, PG. 9, B.C.R.)

P.O.C.  
SE CORNER PARCEL 2  
(P.B. 157, PG. 22, B.C.R.)

LOT 36  
BLOCK 12  
"HEFTLER HOMES AT  
PEMBROKE SHORES"  
(P.B. 159, PG. 9, B.C.R.)

DYKES ROAD  
(SW 160 AVE)

SURVEYOR'S NOTES:  
BEARINGS SHOWN HEREON ARE BASED  
ON PLAT BEARING OF  $S89^{\circ}38'38''W$   
ALONG THE NORTH RIGHT-OF-WAY  
LINE OF PEMBROKE ROAD AS SHOWN  
ON "PEMBROKE SHORES" (P.B. 157,  
PG. 22, B.C.R.)

PEMBROKE ROAD

## SKETCH &amp; DESCRIPTION

THIS SKETCH DOES NOT  
REPRESENT A BOUNDARY SURVEY

CERTIFIED TO:

CITY OF MIRAMAR PEMBROKE ROAD

No. 5857

**MILLER**  
**LEGG**

South Florida Office: 13680 NW 5th Street, Suite 200  
Sunrise, Florida 33325  
954-436-7000  
www.millerlegg.com

I HEREBY CERTIFY THAT THIS SKETCH MEETS  
STANDARDS OF PRACTICE AS SET FORTH BY THE  
FLORIDA DEPARTMENT OF AGRICULTURE AND  
CONSUMER SERVICES OF PROFESSIONAL  
SURVEYORS AND MAPPERS IN CHAPTER 5J-17,  
FLORIDA ADMINISTRATIVE CODE PURSUANT TO  
SECTION 47.027, FLORIDA STATUTES.  
DATED THIS 7th DAY OF NOVEMBER 2024 A.D.

*Martin P. Rossi*  
**MARTIN P. ROSSI**

PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA REGISTRATION No. 5857  
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL  
STAMP OF A FLORIDA LICENSED SURVEYOR AND MAPPER  
CERTIFICATE OF AUTHORIZATION: LB6680

PROJECT NO.  
**24-00350**

FILE NO.  
**V-01**

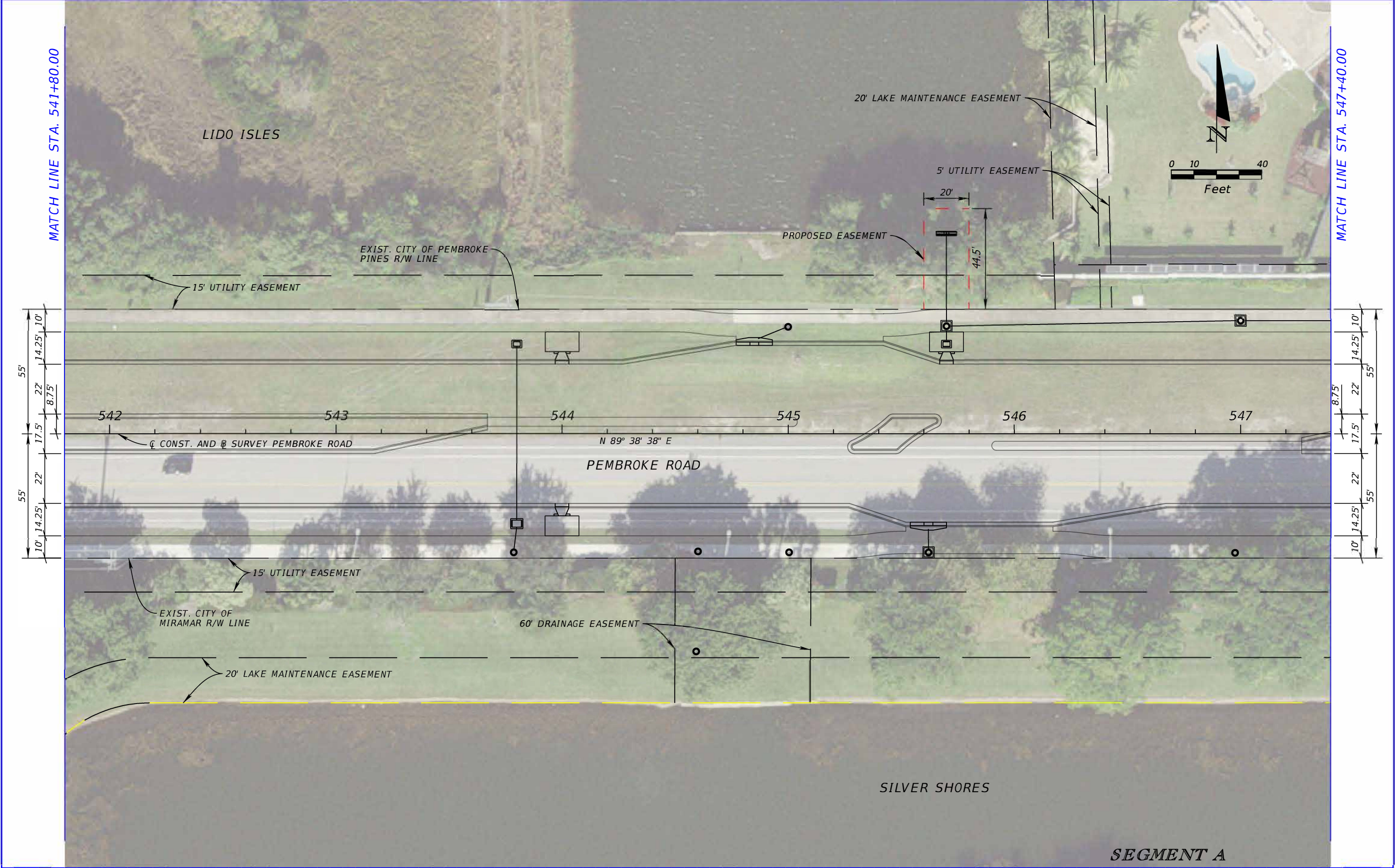
DRAWN BY:

LP

CHECKED BY:

MR





REVISIONS		Kimley»Horn Eric Regueiro, P.E. P.E. License No. 86211 1920 Wekiva Way, Suite 200 West Palm Beach, Florida 33411	 <b>MAP Broward</b> Mobility Advancement Program Brought to you by the Penny For Transportation	CITY OF MIRAMAR ENGINEERING & STRATEGIC DEVELOPMENT			ROADWAY PLAN	SHEET NO.  81
DATE	DESCRIPTION			ROAD NAME	COUNTY	CITY PROJECT ID		
				PEMBROKE ROAD	BROWARD	MIRA 001-004		