

Work Request No. \_\_\_\_\_

**UNDERGROUND EASEMENT  
(BUSINESS)**Sec. 35 Twp 48 S, Rge 42 E

This Instrument Prepared By

Name: Tara PattonCo. Name: Planning & EntitlementsParcel I.D. 484235170131/70100Address: 10805 Gleneagles Rd

(Maintained by County Appraiser)

BB, FL 33436

Form 3722 (Stocked) Rev.6/11

pg \_\_\_\_ of \_\_\_\_

The undersigned, in consideration of the payment of \$1.00 and other good and valuable consideration, the adequacy and receipt of which is hereby Acknowledged, grant and give to Florida Power & Light Company, its licensees, agents, successors, and assigns ("FPL"), a non-exclusive easement forever for the construction, operation and maintenance of underground electric utility facilities (including cables, conduits, appurtenant equipment, and appurtenant above ground equipment) to be installed from time to time; with the right to reconstruct, improve, add to, enlarge, change the voltage, as well as, the size of and remove such facilities or any of them within an easement described as follows:

Reserved for Circuit Court

## SEE ATTACHED SKETCH AND LEGAL DESCRIPTION OF EASEMENT

Together with the right to permit FPL to attach wires to any facilities hereunder and lay cable and conduit within the easement and, to operate the same for FPL's communications purposes; the right of ingress and egress to the Easement Area at all times; the right to clear the land and keep it cleared of all trees, undergrowth and other obstructions within the Easement Area; to trim and cut and keep trimmed and cut all dead, weak, leaning or dangerous trees or limbs outside of the easement area which might interfere with or fall upon the lines or systems of communications or power transmission or distribution; and further grants to the fullest extent the undersigned has the power to grant, if all the rights hereinabove granted on the Easement Area heretofore described, over, along, under and across the roads, streets or highways adjoining or through said Easement Area.

IN WITNESS WHEREOF, the undersigned has signed and sealed this instrument on 8/5, 2025

Signed, sealed and delivered in the presence of:

Entity Name Pompano Pickle, LLCBy: Scott WehrPrint Name: Emily Wehr

(Witness' Signature)

Print Name: Scott WehrPrint Address: 2824 NE 36th St.Fort Lauderdale, FL 33308Print Name: Winda Wehr

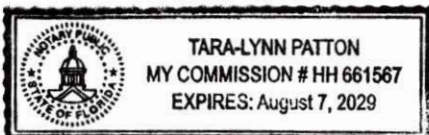
(Witness' Signature)

(Witness)

STATE OF Florida AND COUNTY OF Broward The foregoing instrument was  
acknowledges before me this 5th day of August, 2025 by  
Scott Wehr the Manager of Pompano Pickle  
a LLC, who is personally known to me or has produced n/a as  
identification, and who did (did not) take an oath. (Type of Identification)

My Commission Expires:

Notary Public Signature

Print Name: Tara-Lynn Patton

# "EXHIBIT A"

## DESCRIPTION OF A 10 FOOT UTILITY EASEMENT (NOT A SURVEY)

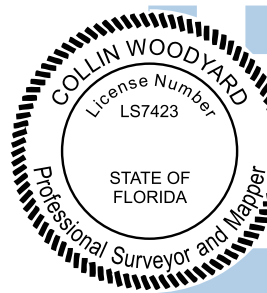
### LEGAL DESCRIPTION

A PORTION OF BLOCK 2, AS SHOWN ON THE PLAT OF CAMPBELL AND SAXON ADDITION, RECORDED IN PLAT BOOK 1, PAGE 125, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 6, BLOCK 2, CAMPBELL AND SAXON ADDITION PLAT, AS RECORDED IN PLAT BOOK 1, PAGE 125, THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF FIRST STREET, AS RECORDED IN PLAT BOOK 1, PAGE 125 NORTH 01°36'25" WEST, FOR A DISTANCE OF 2.00 FEET TO THE POINT OF BEGINNING; THE DEPARTING SAID EAST RIGHT-OF-WAY LINE AND WITH A LINE 2.00 FEET NORTH AND PARALLEL TO THE NORTH LINES OF LOTS 6 THROUGH 8, AND A PORTION OF LOT 9 NORTH 88°23'25" EAST, FOR A DISTANCE OF 183.66 FEET; THENCE NORTH 01°36'25" WEST, FOR A DISTANCE OF 10.00 FEET; THENCE WITH A LINE 2.00 FEET SOUTH AND PARALLEL TO THE SOUTH LINES OF LOTS 3-5, AND A PORTION OF LOT 2 SOUTH 88°23'35" WEST, FOR A DISTANCE OF 183.66 FEET TO THE SAID EAST RIGHT-OF-WAY LINE OF FIRST STREET; THENCE WITH SAID EAST RIGHT-OF-WAY LINE SOUTH 01°36'25" EAST, FOR A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

### SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF FIRST STREET, AS BEING SOUTH 01°36'25" EAST.
2. ALL MEASUREMENTS SHOWN HEREON ARE IN U.S. SURVEY FEET.
3. AN ABSTRACT OF TITLE WAS NOT PERFORMED BY OR FURNISHED TO BOHLER. ANY EASEMENTS OR ENCUMBRANCES THAT MAY APPEAR AS A RESULT OF SAID ABSTRACT ARE NOT WARRANTED BY THIS SKETCH.
4. THIS IS NOT A "BOUNDARY SURVEY" BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON.
5. THE PURPOSE OF THIS DOCUMENT IS TO SKETCH AND DESCRIBE A 10 FOOT UTILITY EASEMENT.
6. THIS SKETCH MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-052, FLORIDA ADMINISTRATIVE CODE. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE RAISED SEAL OR THE ELECTRONIC SIGNATURE AND COMPUTER GENERATED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



Digitally signed by Collin Woodyard  
DN: E=cwoodyard@bohlereng.com,  
CN=Collin Woodyard, O="BOHLER  
ENGINEERING FL, LLC", L=Boca Raton,  
S=Florida,  
SERIALNUMBER=MAS20250909482896,  
C=US  
Date: 2025.09.25 08:45:44-04'00'

COLLIN WOODYARD  
LS NO. 7423  
SEPTEMBER 25, 2025

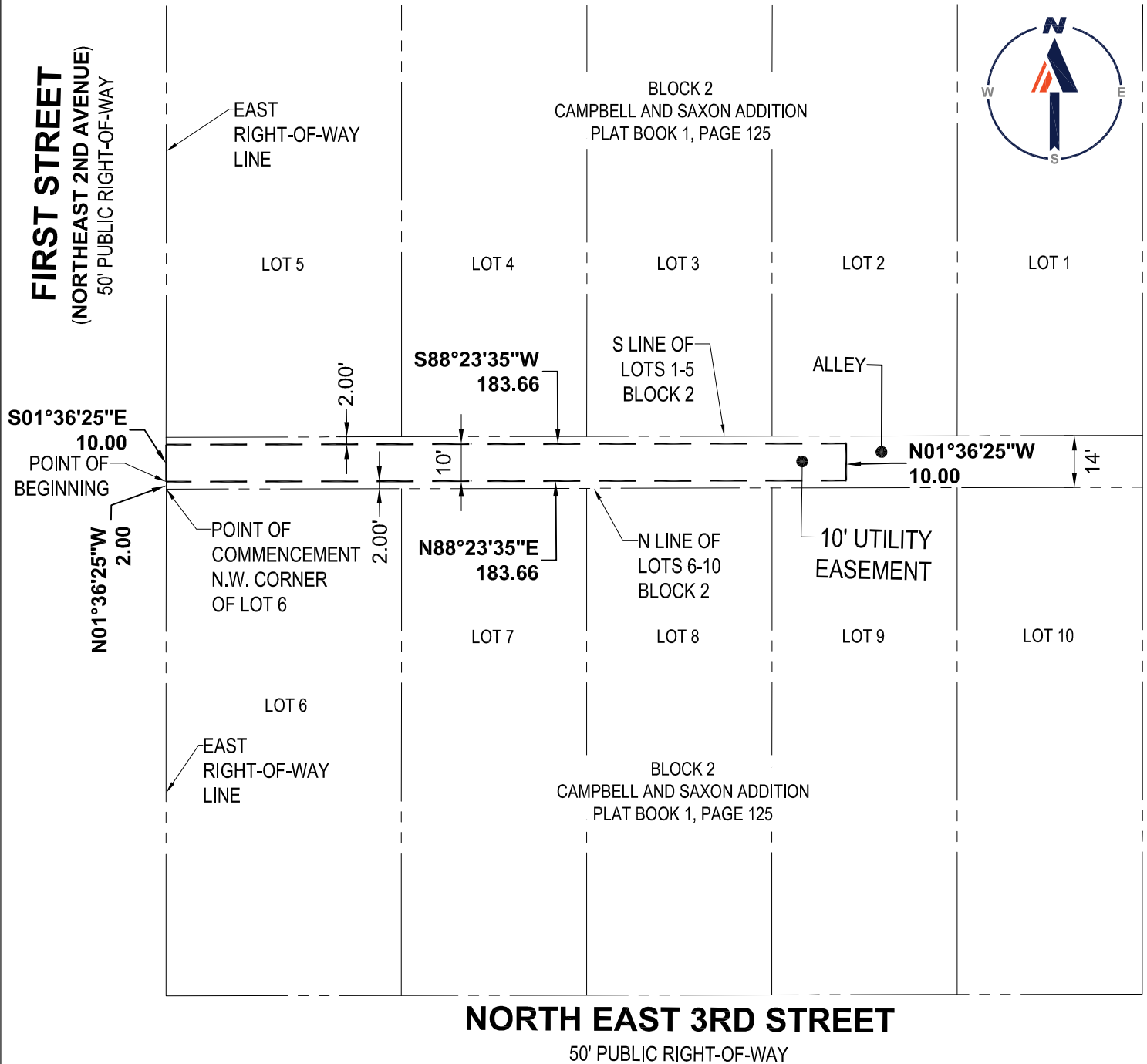
"NOT VALID WITHOUT THE  
SIGNATURE AND THE ORIGINAL  
RAISED SEAL OR DIGITAL  
SIGNATURE OF THE FLORIDA  
LICENSED SURVEYOR AND MAPPER"

SHEET 1 OF 2

SCALE: N.T.S.	DATE 09/25/2025	DRAWN CW	PROJECT FLB240130.00	SEC. 35 TWN. 48 S RNG. 42 E	1900 NW CORPORATE BLVD., SUITE 101E BOCA RATON, FL 33431 561.571.0280	<b>BOHLER</b> LB 8085
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# "EXHIBIT A"

## SKETCH OF A 10 FOOT UTILITY EASEMENT (NOT A SURVEY)



### LEGEND

N	NORTH	SEC	SECTION
W	WEST	TWN	TOWNSHIP
S	SOUTH	RNG	RANGE
E	EAST	PSM	PROFESSIONAL SURVEYOR AND MAPPER

SEE SHEET 1 OF 2 FOR DESCRIPTION

SCALE: 1"=40'	DATE 09/25/2025	DRAWN CW	PROJECT FLB240130.00	SEC. 35 TWN. 48 S RNG. 42 E	1900 NW CORPORATE BLVD., SUITE 101E BOCA RATON, FL 33431 561.571.0280	<b>BOHLER</b> LB 8085
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