

**Owner Affidavit / Letter of Authorization**

City of Pompano Beach  
Department of Development Services  
100 W. Atlantic Blvd.  
Pompano Beach, FL 33060

Broward County Florida  
Planning and Development Management  
1 N. University Drive, Box m102  
Plantation, FL 33324

RE: 305 Briny Avenue LP  
1800 Chomedey Blvd  
Laval, Quebec, Canada H7T2W#  
Folio: 4943 06 06 0390 , 0400, 0410, 0420 & 0430

To Whom It May Concern;

State of Florida  
County of Broward

I, **Efstathios (Steve) TSATAS**, am the authorized agent of **305 Briny Avenue LP**, the owner of property located at 308 & 316 S OCEAN BOULEVARD and 305 & 317 BRINY AVENUE, POMPANO BEACH FL 33062, and described in the legal description.

LOTS 6,7,8,9,11,12 AND 13 IN BLOCK 5 OF POMPANO BEACH BLOUNT BROS. REALTY CO'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 43, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS THE RIGHT-OF-WAY FOR STATE ROAD A-1-A IN THE DECLARATION OF TAKING AND AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 16571, PAGE 144 AND ALSO:

LOT 10 IN BLOCK 5 OF POMPANO BEACH BLOUNT BROS. REALTY CO'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 43, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS THAT PORTION CONVEYED TO BROWARD COUNTY FOR ROAD PURPOSES AND RECORDED IN OFFICIAL RECORDS BOOK 13100, PAGE 150, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHWEST CORNER OF SECTION 5, TOWNSHIP 49 SOUTH, RANGE 43 EAST, RUN NORTH 89°17'51" EAST, ALONG THE NORTH BOUNDARY OF SAID SECTION 5, FOR 135.65 FEET TO ITS INTERSECTION WITH THE SURVEY BASELINE FOR STATE ROAD A-1-A EAST, AS SHOWN ON SHEET 6 OF 6 OF THE RIGHT-OF-WAY MAPS FOR SECTION 86050-2533, BROWARD COUNTY, FLORIDA; THENCE SOUTH 03°55'02" WEST, ALONG SAID BASELINE FOR 1023.72 FEET; THENCE SOUTH 85°58'14" EAST, FOR 25.00 FEET TO THE POINT OF BEGINNING.

THENCE CONTINUE SOUTH 85°58'14" EAST, FOR 3.22 FEET TO A POINT ON A CURVE, CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 1876.86 FEET, SAID POINT HAVING A RADIAL BEARING OF NORTH 82°43'14" WEST; THENCE SOUTHWESTERLY ALONG SAID CURVE FOR 60.06 FEET THROUGH A CENTRAL ANGLE OF 01°50'01"; THENCE NORTH 85°57'32" WEST, FOR 0.66 FEET; THENCE NORTH 03°55'22" EAST, FOR 60.01 FEET TO THE POINT OF BEGINNING.

**DRC**

PZ21-12000043  
2/2/2022

Said land is situated in the City of Pompano Beach, Broward County, Florida.

We hereby authorize **KEITH**, to act on our behalf to submit all necessary applications for entitlement and development related issues.

Signature of owner/agent

Print Name



EFSTATHIOS (STEVE) TSATAS

Sworn and subscribed to before me this \_\_\_\_ day of \_\_\_\_\_, 2\_\_\_\_

He/she is personally known to me or

Has presented as identification.


Signature of Notary Public



Print Name

Marie Bellitto

 Oct 14, 2021  
Witness Date

 Oct 14, 2021  
Witness Date



**DRC**

PZ21-12000043

2/2/2022