

May 12, 2026

To: George Balaban

Kimley-Horn.

Engineer P.E

8201 Peters Road, Suite 2200

Plantation, FL 33324

(954) 319 6738

george.balaban@kimley-horn.com

From: Eduardo Barcelo

MGR OSP Design Engineer

600 NW 79th AVE

Room 360

Miami, FL 33126

(754) 295-7754

eb449h@att.com

RE: Petitioner/Owner Intent to Release a portion of a 12' Utility Easement (see attached Sketch) and Legal Description Found in Section 21, Township 48 South Range 42 East; Broward County Florida, located at the Southeast of intersection of NW 27th Avenue & Sample Rd within the City of Pompano Beach.

The western-most 2.00 foot wide portion of a 12.00 foot wide Utility Easement falling withing the western portion of Pompano Industrial Park Third Addition as recorded in Plat Book 111, Page 33 of the public records of Broward County, Florida.

1. ☒ We have no objection to the vacation.
2. ☐ We have no objection to the vacation if the following is satisfied:



Signature

Eduardo Barcelo

Print name

Sr OSP Design Engineer

Title

600 NW 79th Ave, Room 360 Miami, FL. 33126

Address

eb449h@att.com

Email

754-295-7754

Phone Number

PZB

PZ26-27000004
7/22/2026

SKETCH TO ACCOMPANY LEGAL DESCRIPTION EXHIBIT "A"

"2 FOOT PARTIAL EASEMENT TO BE VACATED"

REFERENCE PROPERTY ADDRESS:

2690 West Sample Road
Pompano Beach, Florida 33069

LEGAL DESCRIPTION FOR PROPOSED 2 FEET PARTIAL EASEMENT TO BE VACATED:

This Legal Description lies within Section 21, Township 48 South, Range 42 East, City of Pompano Beach, Broward County, Florida more particularly described as follows:

Commencing at the most Northerly Northwest corner of Tract C of POMPANO INDUSTRIAL PARK THIRD ADDITION, according to the Plat thereof as recorded in Plat Book 111, Page 33, of the Public Records of Broward County, Florida.

Thence run S 45° 17' 53" W along the Northwestern line of said Tract C for 49.48 feet to the Point of Beginning; said Point of Beginning is located along the existing East Right of Way line of NW 27th Avenue, the same being the West line of Tract C; thence run S 00° 19' 17" W along the West line of Tract C for a distance of 190.03 feet; thence run S 89° 43' 30" E for a distance of 2.00 feet; thence run N 00° 19' 17" E for a distance of 192.04 feet to a point located along the Northwestern line of said Tract C; thence run S 45° 17' 53" W for a distance of 2.83 feet to the Point of Beginning.

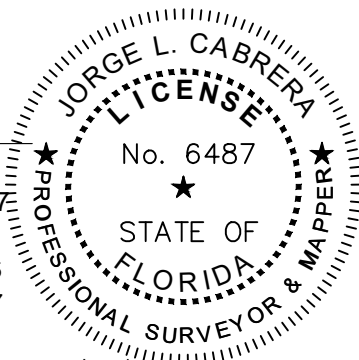
SURVEYOR'S NOTES:

All distances as shown are based on the US Survey foot.

This is not a Boundary Survey, but only a graphic depiction of the description shown hereon.

Bearings are referred to an assumed meridian where the Northerly boundary line of Tract C bears S 89° 43' 30" E as shown in Plat Book 111, Page 33, Public Records of Broward County, Florida.

This instrument was conducted for the purpose of a "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" only and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other entity.



JORGE L. CABRERA
Professional Surveyor & Mapper, # 6487
State of Florida

2852 S.W. 149th Place, Miami, Florida 33185
Phone: (305) 902-9522 Fax: (305) 207-9537
Email: jlcabreraps@gmail.com

This drawing are not valid unless Signed and embossed with the surveyor's seal.

CHECKED BY: JLC.

DRAWN BY: ELF.

DATE: 04/06/2026

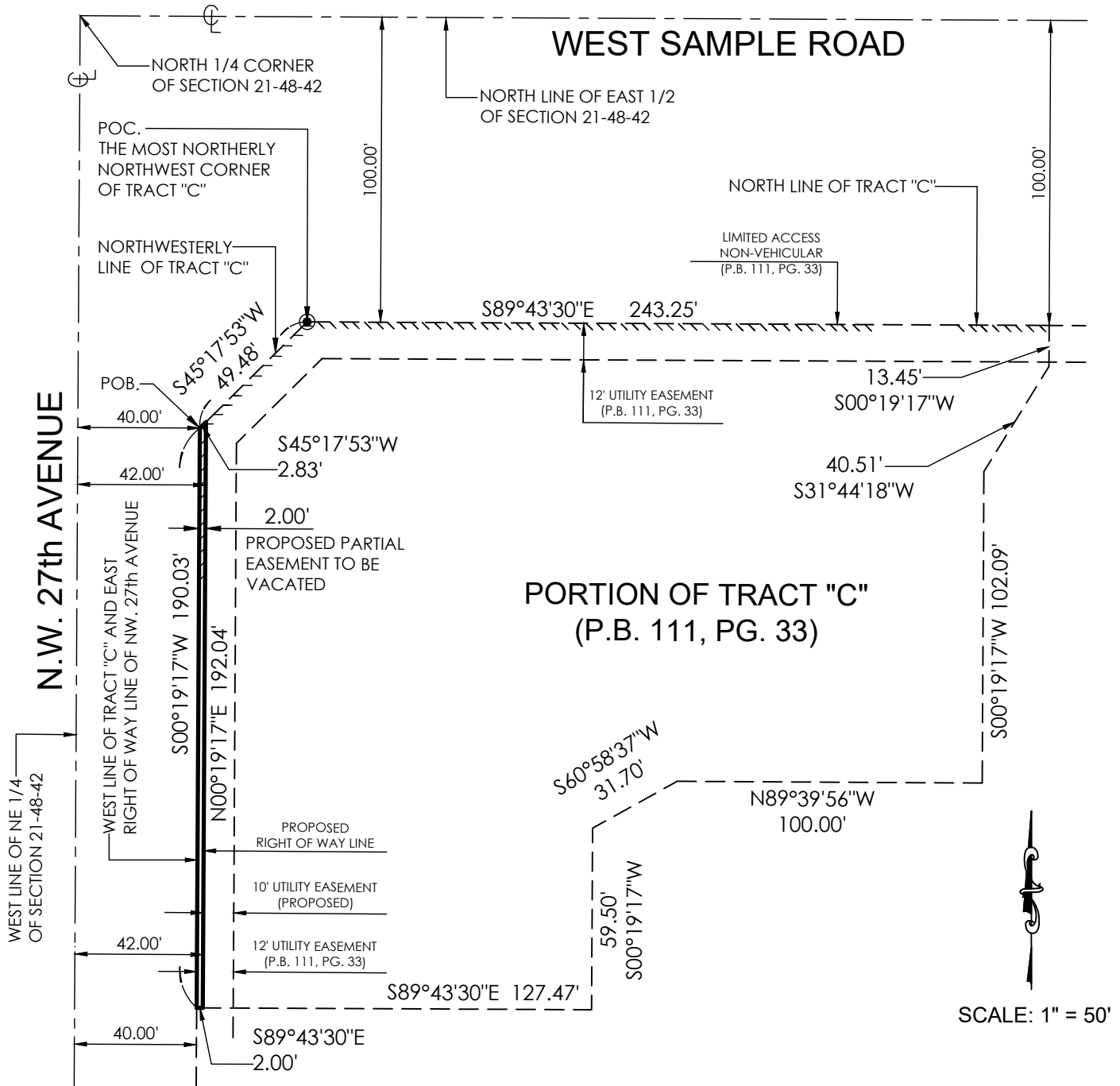
JOB No.: 24-8007-SKLGD

Sheet 1 of 2

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

EXHIBIT "A"

"2 FOOT PARTIAL EASEMENT TO BE VACATED"



[Handwritten Signature]

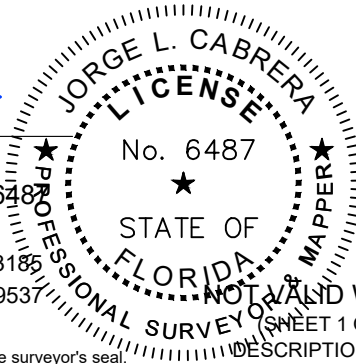
JORGE L. CABRERA
Professional Surveyor & Mapper, # 6487
State of Florida

2852 S.W. 149th Place, Miami, Florida 33185

PZ26-27000004-2522 Fax: (305) 207-9537

7/22/2026 jorgelcaberapls@gmail.com

This drawing are not valid unless Signed and embossed with the surveyor's seal.



ABBREVIATIONS

CL = CENTERLINE
PB = PLAT BOOK
PG = PAGE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCE

NOT VALID WITHOUT ALL PAGES
(SHEET 1 OF 2 CONTAINS LEGAL
DESCRIPTION & SURVEYORS NOTES)

JOB No. 24-8007-SKLGD

Sheet 2 of 2



Public Works and Environmental Services Department
WATER AND WASTEWATER SERVICES - ENGINEERING
2555 West Copans Road • Pompano Beach, Florida 33069
PHONE: 954-831-0745 • FAX: 954-831-0798/0925
March 30, 2026

Alex Beigelman
Kimley-Horn and Associates, Inc.
8201 Peters Road, Suite 2200
Plantation, FL 33324

RE: PETITIONER/OWNER INTENT TO VACATE THE WESTERMOST 2-FT OF THE EXISTING 12-FT UTILITY EASMENT WITHIN PARCELS 1 AND 3 IN TRACT C OF THE POMPANO INDUSTRIAL PARK THIRD ADDITION PLAT PB 111, PG 33 OF THE PUBLIC RECORDS OF BROWARD COUNTY, LOCATED IN THE CITY OF POMPANO BEACH, FL. PROPERTY FOLIO NOS. 484221070031 AND 484221070033

Dear A. Beigelman:

We reference your letter dated March 13, 2026, requesting a Letter of No Objection to vacate the westernmost 2-ft of the existing 12-ft utility easement that borders the referenced properties, within the City of Pompano Beach.

Based on the information submitted for this request (see attached), Broward County Water and Wastewater Services (BCWWS) does not object to the vacation.

Please contact me at (954) -831-0793 or adunne@broward.org if you have any questions.

Sincerely,

Alicia Dunne, PE, PMP
WWED Director

Mario Manrique, E.I
Plan Reviewer

Attachments

Request for Letter of No Objection dated March 13, 2026
Sketch of Boundary Survey
Site Plan

cc: Margarita Jaramillo, WWED Luis Gaslonde, WWED District 2A, Easement vacation

PZB

Broward County Board of County Commissioners
Mark D. Bogen • Alexandra P. Davis • Lamar P. Fisher • Beam Furr • Steve Geller • Robert McKinzie • Nan H. Rich • Hazelle P. Rogers • Michael Udine
www.broward.org

PZ26-27000004
7/22/2026



March 13, 2026

Margarita Jaramillo
Water and Wastewater Engineering Division
Public Works and Environmental Services
2555 W Copans Road
Pompano Beach, FL 33069

**RE: 2690 West Sample Road El Car Wash
Request for Letter No Objection to Vacation of 2-ft of Easement per P.B. 111, PG 33**

Dear Ms. Jaramillo,

This letter is to request a Letter of No Objection as to the vacation of the westernmost 2-ft of the existing 12-ft utility easement within Parcels 1 and 3 in Tract C of the Pompano Industrial Park Third Addition plat (PB 111, PG 33). The affected folio numbers are 4842-21-07-0031 and 4842-21-07-0033.

This part of the existing easement is being vacated due to the dedication of these 2-ft to the NW 27th Avenue right-of-way per the Broward County Trafficways Plan.

Please contact me at (954) 256-5712 or Alex.Beigelman@Kimley-Horn.com should you have any questions or clarifications.

Sincerely,

Alex Beigelman
Kimley-Horn and Associates, Inc.

PZB

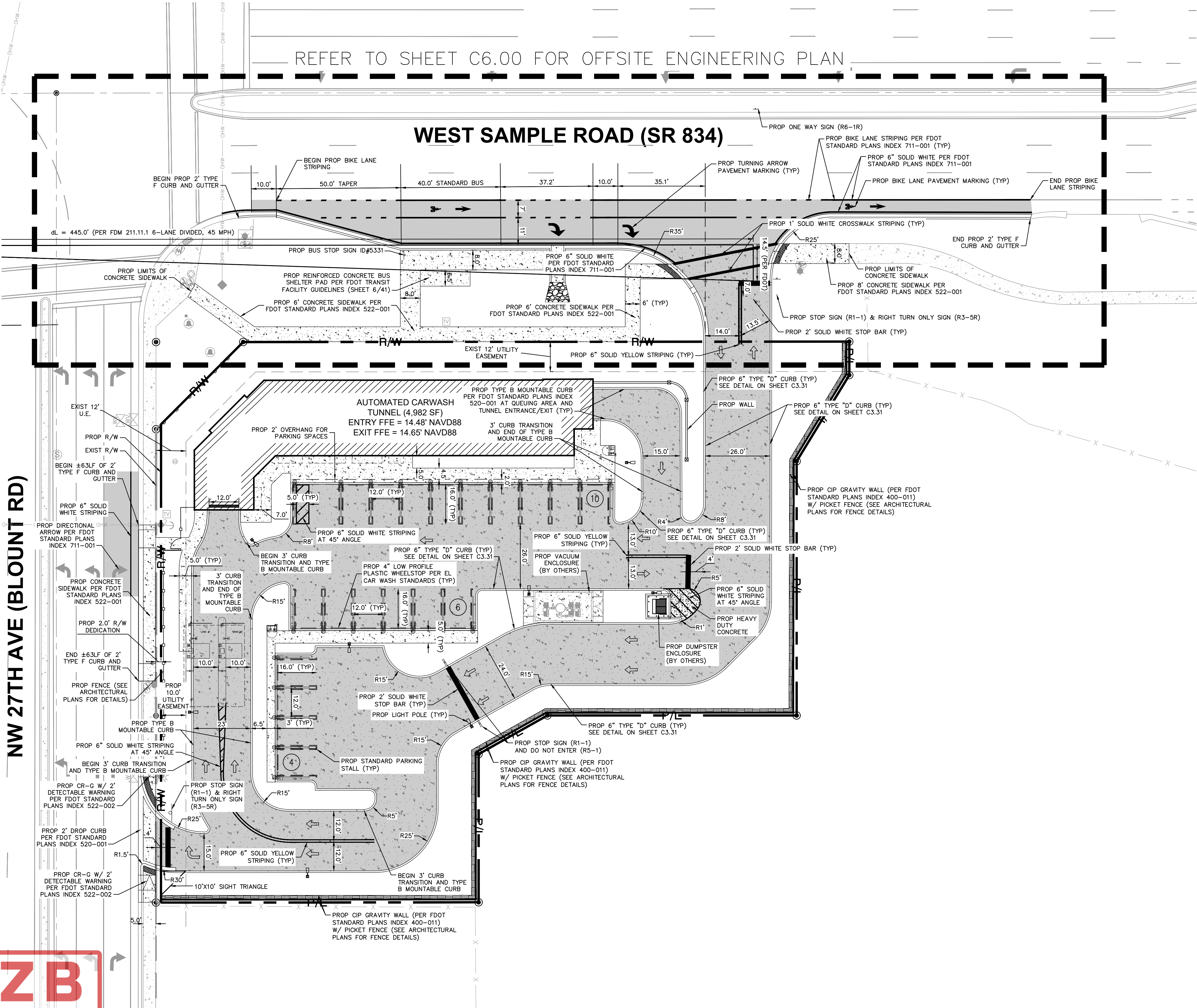
PZ26-27000004
7/22/2026
kimley-horn.com

8201 Peters Road, Suite 2200, Plantation, Florida 33324

954 535 5100

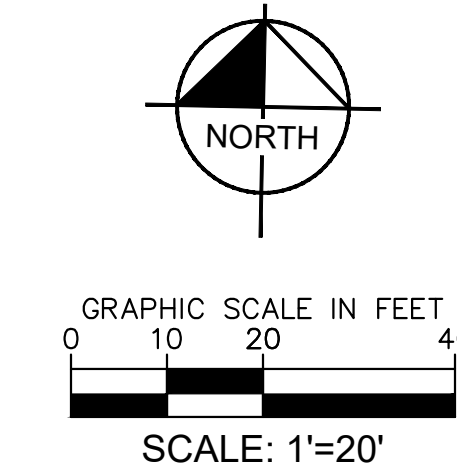
Plotted By: B. Horn, Date: 7/22/2026, Project: 2690 WEST SAMPLE ROAD, Layout: C2.00 PAVEMENT MARKING & SIGNAGE PLAN, Sheet: 1 of 1, Scale: 1"=20', File Path: K:\V\civil\143 jobs\143360001\2690 west sample road civil eng\Design\CADD\plansheets\C2.00 PAVEMENT MARKING & SIGNAGE PLAN.dwg, Author: B. Horn, Title: Designer, Description: This document contains the proposed pavement marking and signage plan for the project. It is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

NW 27TH AVE (BLOUNT RD)



REFER TO SHEET C6.00 FOR OFFSITE ENGINEERING PLAN

WEST SAMPLE ROAD (SR 834)



LEGEND

P/L-R/W

PROP ASPHALT PAVEMENT (REFER TO FDOT OR BROWARD COUNTY R/W PAVEMENT SECTIONS)

PROP 6" CONCRETE PAVEMENT

PROP 8" HEAVY DUTY CONCRETE

PROP BUILDING

EXIST CONCRETE SIDEWALK

PROP 4" CONCRETE SIDEWALK

EXIST OVERHEAD UTILITY

EXIST EASEMENT

EXIST CHAIN LINK FENCE

EXIST SANITARY SEWER

EXIST WOOD FENCE

EXIST COMMUNICATION LINE

EXIST WATER MAIN

EXIST SIGN TO REMAIN

PROP SIGN

EXIST SEWER MANHOLE

EXIST CATCH BASIN

EXIST LIGHT POLE

EXIST WOOD OR CONCRETE POLE

EXIST ELECTRIC BOX

EXIST CABLE TV

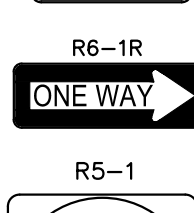
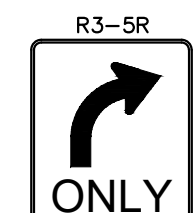
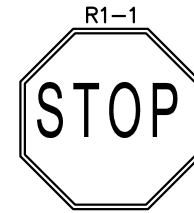
EXIST PEDESTRIAN SIGNAL

EXIST WATER VALVE

EXIST FIRE HYDRANT

PROP LIGHT POLE

SIGN LEGEND



NOTES:

- CONTRACTOR SHALL REPLACE ALL STRIPING REMOVED AND/OR DAMAGED DURING CONSTRUCTION ALONG THE ROAD ABUTTING THE PROPERTY PER APPLICABLE CITY, COUNTY, AND/OR STATE STANDARDS.
- CONTRACTOR SHALL FIELD VERIFY THAT ALL EXISTING AND PROPOSED ADA ITEMS WITHIN PROJECT LIMITS (I.E., ROUTES, PARKING, STRIPING, SIGNAGE, ETC.) MEET THE MINIMUM REQUIREMENTS AND SHALL ADJUST ACCORDINGLY, BEFORE THE PROJECT CAN BE DEEMED CERTIFIED AND COMPLETE.
- ALL CURB RAMPS TO BE INSTALLED IN ACCORDANCE WITH FDOT STANDARD PLAN 522-002 (LATEST EDITION).
- ALL SIGNS TO BE INSTALLED PER FDOT DESIGN STANDARDS AND MUTCD AND AS SHOWN ON THE PLANS UNLESS OTHERWISE NOTED.
- ALL PAVEMENT SYMBOLS AND MARKINGS SHALL BE THERMOPLASTIC PAVEMENT MARKINGS UNLESS OTHERWISE NOTED. INSTALLATION AND MATERIALS SHALL MEET ALL REQUIREMENTS OF SECTION 711 OF FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- ALL PAVEMENT MARKINGS SHALL BE INSTALLED IN ACCORDANCE WITH FDOT STANDARD PLANS 711-001 AND 711-002.
- PAINTED PAVEMENT MARKINGS, INSTALLATION AND MATERIALS SHALL MEET ALL REQUIREMENTS OF SECTION 710 OF FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE FOLLOWING:
 - APPLY TWO COATS OF VOC COMPLIANT, LOCAL DOT APPROVED, UNDILUTED SOLVENT BASED OR LATEX TRAFFIC PAINT.
 - FOLLOW MANUFACTURER'S RECOMMENDED APPLICATION RATE, WITHOUT THE ADDITION OF A THINNER, WITH A MAXIMUM OF 100 SF PER GALLON, OR AS REQUIRED, PROVIDING MINIMUM 25 MILS WET FILM THICKNESS AND 7.5 MILES DRY FILM THICKNESS PER COAT WITH MINIMUM OF 30 DAYS BETWEEN APPLICATIONS.
 - SECOND COAT OF PAINT SHALL NOT BE APPLIED EARLIER THAN 7 DAYS PRIOR TO GRAND OPENING.
 - PAINT SHALL BE CRISP, STRAIGHT, AND APPLIED UNIFORMLY ACROSS THE WIDTH OF THE LINE FOR A TOTAL DRY FILM THICKNESS OF 15 MILS.
- CONTRACTOR SHALL NOT ALLOW TRAFFIC ONTO NEWLY APPLIED PAVEMENT STRIPING/ MARKINGS UNTIL THEY ARE SUFFICIENTLY DRY TO PERMIT VEHICLES TO CROSS THEM WITHOUT DAMAGE. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, REMOVE AND REPLACE ANY PORTION OF THE PAVEMENT STRIPING/MARKINGS DAMAGED BY PASSING TRAFFIC OR ANY OTHER CAUSE.
- SIGNS SHALL BE IN ACCORDANCE WITH SECTION NO. 700, HIGHWAY SIGNING, OF THE FDOT TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), PART II, AND IN THE LOCATIONS SHOWN ON PLANS.
- PARKING STALL MARKINGS DEPICTED ON PLAN ARE FOR GRAPHICAL PURPOSES ONLY.
- ALL EXISTING SIGNALIZATION EQUIPMENT TO REMAIN IS ASSUMED TO BE IN GOOD WORKING ORDER UNLESS NOTED IN WRITING PRIOR TO THE START OF CONSTRUCTION. ANY SUBSEQUENT DAMAGE TO THE SIGNAL EQUIPMENT SHALL BE REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
- PROJECT AREA IS LOCATED WITHIN FLOOD ZONE AH (EL 13 FT NAVD) PER FEMA FLOOD MAP 12011C0170H DATED 08/18/2024.
- DUMPSTER ENCLOSURE TO BE SCREENED ON THREE SIDES PER CITY OF POMPAHO BEACH CODE SEC. 155.5301.C

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY GEORGE BALABAN, P.E. ON THE DATE ADJACENT TO THE SEAL.
SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE AND OBTAINING ALL NECESSARY PERMITS.

ALL ELEVATIONS SHOWN ON THESE PLANS ARE BASED ON THE NAVD 88. TO CONVERT THE ELEVATION HEREON TO NGVD 29 ADD 1.51 FEET.

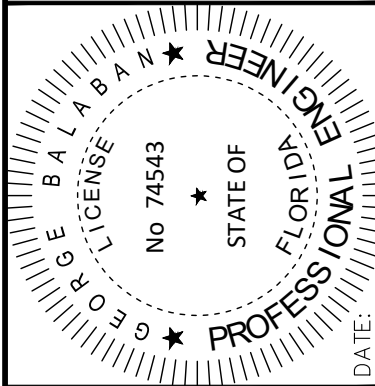


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Kimley»Horn

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8201 PETERS ROAD, SUITE 2200, PLANTATION, FL 33324
PHONE: 954-535-5100 FAX: 954-739-2247
WWW.KIMLEY-HORN.COM REGISTRY No. 696



KHA PROJECT 143360001
DATE JAN 2026
SCALE AS SHOWN
DESIGNED BY MB
DRAWN BY MB
CHECKED BY GB

PAVEMENT MARKING
& SIGNAGE PLAN

2690 WEST SAMPLE ROAD
PREPARED FOR
NATIONAL EXPRESS WASH LLC

CITY OF POMPAHO BEACH FLORIDA

SHEET NUMBER
C2.00

REVISIONS
No. DATE BY

SKETCH OF BOUNDARY SURVEY TOPOGRAPHIC SURVEY

SURVEYOR'S NOTES:

All distances as shown hereon are based on the US Survey foot.

The property described on this Sketch of ALTA/NSPS Land Title Survey is the same property as described in Exhibit "A" under Commitment Order Number: 7341700, with a Commitment Date of 11/19/2018 at 11:00 PM issued by Chicago Title Insurance Company.

Note: No updated Title Commitment and/or Opinion of Title was provided at the time of this Survey. This Survey No. 24-8007 is a revision and update of the original Survey No. 18-4716. Not all property corners were not recovered at the time of the updated survey work. Original Survey done on December 6th, 2018.

There are no visible encroachments on the subject property or upon adjacent land abutting said property.

At the time of survey, The National Flood Insurance Rate Map for Florida, Community Panel No. 120055 (City of Pompano Beach) 12011 C, 0170 H, FIRM Date 08/18/2014 and Revised with an effective date of 08/18/2014, published by the United States Department of Housing and Urban Development, designated by the Federal Emergency Management Agency (FEMA), delineates the herein described property within the following Flood Zones:

- Zone "X" (shaded), areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of more than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood;
- Zone "X", areas determined to be outside the 0.2% annual chance floodplain;
- Flood Hazard Zone "AH", Base Flood Elevation 13 feet (the Base Flood Elevation "AH" 13' refer to the NAVD, 1988).

All elevations as shown on this survey drawing are referred to the North American Vertical Datum, 1988 (NAVD).

The elevations as shown hereon are referred to the North American Vertical Datum of 1988 (NAVD 1988). Official Broward County Single Average Conversion Factor (ACF) from NGVD 1928 to NAVD 1988 datum is (+) 1.51 feet or (minus) 1.51 feet). The closure in feet, as computed, meets the standard of plus or minus 0.05 feet times the squared root of the loop distance in miles. Elevation are based on a level loop from and to the following official Bench Marks:

BENCHMARK REFERENCES:

LABINS NGS BENCHMARK
- BM DESIGNATION - 007
PID - D02646
STATE/COUNTY- FL/BROWARD
COUNTRY - US
USGS QUAD - WEST DIXIE BEND (2018)
BM Elevation: 13.35(feet) NAVD (1988) Datum
MARKER: DB = BENCH MARK DISK
STAMPING: 008 2011
TO REACH THE MARK FROM THE INTERSECTION OF WEST ATLANTIC BOULEVARD AND NORTH DIXIE HIGHWAY IN POMPAÑO BEACH, GO WEST ON WEST ATLANTIC BOULEVARD FOR 1.9 MI (3.1 KM) TO THE INTERSECTION OF POWER LINE ROAD. TURN RIGHT ON NORTH POWER LINE ROAD AND GO NORTHEAST FOR 3.1 MI (5.0 KM) TO A THE MARK ON THE RIGHT. SET IN THE TOP OF A 10-INCH (25 CM) ROUND CONCRETE MONUMENT RECESSED 0.2 FT (6 CM) BELOW THE LEVEL OF THE GROUND AND LEVEL WITH NORTH POWER LINE ROAD.

LABINS NGS BENCHMARK
- BM DESIGNATION - 008
PID - D02647
STATE/COUNTY- FL/BROWARD
COUNTRY - US
USGS QUAD - WEST DIXIE BEND (2018)
BM Elevation: 13.27(feet) NAVD (1988) Datum
MARKER: DB = BENCH MARK DISK
STAMPING: 008 2011
THE MARK IS ABOUT 6.8 MI (10.6 KM) SOUTH-SOUTHWEST OF BOCA RATON, 4.9/7.9 KM SOUTHEAST OF WEST DIXIE BEND, 2.7 MI (4.3 KM) NORTH-NORTHWEST OF POMPAÑO BEACH, IN SECTION 15, TOWNSHIP 48 SOUTH, RANGE 42 EAST. OWNERSHIP IS THE FLORIDA DEPARTMENT OF TRANSPORTATION. TO REACH THE MARK FROM THE INTERSECTION OF WEST ATLANTIC BOULEVARD AND NORTH DIXIE HIGHWAY IN POMPAÑO BEACH, GO NORTH ON NORTH DIXIE HIGHWAY FOR 3.1 MI (5.0 KM) TO THE INTERSECTION OF SAMPLE ROAD. TURN LEFT ON WEST SAMPLE ROAD AND GO WEST FOR 1.45 MI (2.3 KM) TO THE MARK ON THE RIGHT. SET IN THE TOP OF A 10-INCH (25 CM) ROUND CONCRETE MONUMENT RECESSED 0.2 FT (6 CM) BELOW THE LEVEL OF THE GROUND AND 1.0 FT (0.3 M) ABOVE THE LEVEL OF WEST SAMPLE ROAD.

Elevations were not updated at the time of the latest survey work. Elevations as shown hereon have not been revised or updated since the original survey work on December 6th, 2018.

Some elevations as shown hereon were obtained by using RTK - GPS measurements and are subject to variations due equipment vertical displacement.

Delineation between Flood Zone lines were determine by the scale factor only and are noted and plotted within this survey drawing. These lines are the result of an approximation extracted from FEMA maps and are not depicted on any exact location with reference tied points or geometry. In the event of a design, obtaining a FEMA Elevation Certificate for

Flood Insurance, construction purposes or exact location where the dividing flood zone line is, insurance agents, architect or engineer should seek additional information or permission directly from FEMA agents for clarification.

Bearings are based/referred to an assumed meridian where the centerline of West Sample Road bears N 89° 41' 47" E, as shown on Plat Book 111, Page 33, Public Records of Broward County, Florida.

The total area of the surveyed parcels combined as described herein contains 48,531.95 square feet or (1.11) acres more or less.

In some instances graphic representations have been exaggerated to more clearly illustrate the relationship between physical improvements and/or lot lines. In all cases dimensions shall control the location of the improvements over scaled positions.

The dimensions and directions shown hereon are in substantial agreement with the legal description and calculated values unless otherwise noted.

Survey done by occupation, physical evidence, the recovery of existing property corners, field measurements, calculations, adjacent plats and legal description provided to the surveyor and also from the Broward County Public Records/ Property Appraiser Office and no claims as to ownership are made or implied.

Obstructed property corners are witnessed by improvements.

There is no visible evidence of any kind of any earth moving or building construction within recent months. Nor is there any observable evidence of the site being used as a solid waste dump, sump or sanitary landfill.

There is no observable evidence of recent street or sidewalk construction and or repairs within the Public Right of Way.

There are no additional changes in street right of way lines completed or proposed which have been made known to the Surveyor and are disclosed on the survey drawing.

Property is subject to restrictions, conditions, limitations, easements, and reservations of record and existing zoning ordinances.

Adjacent properties were not investigated at the time of this Survey.

Any fencing, walls, entrance features and landscaping could be subject to a "Safe Sight Distance Triangle" rule.

Call 811 or visit www.sunshine811.com before digging.

There may be restrictions not shown on this survey that may affect the future development of this property. Such restrictions could be found in the Public Records or Building and Zoning Department of Broward County, Florida and the City of Pompano Beach.

Only the easements provided to the surveyor and those shown on the recorded plat are noted or plotted hereon. This office has not performed any title search or any search within the Public or Private Records for easements.

Lands depicted hereon were surveyed per legal description provided by client and no claims as to ownership are made or implied.

Legal description subject to any dedications, limitations, reservations or easements of records; search of the Public Records not performed by this office. Code Restrictions not reflected on this survey.

Any notorious evidence of occupation and/or use of the described parcel for Right-of-Way, Ingress or Egress are shown on this survey drawing. However, this survey does not purport to reflect any recorded instruments for Right-of-Way other than shown on the recorded plat or stated in the legal description, as it appears on this drawing.

Only the visible above ground surface indications of the underground utilities have been located. There may be other underground utilities in addition to those evidenced by visible apertures/as shown on this sketch. Underground utility references (if any) is based on limited information provided by the utility company or construction as-builts provided to the surveyor. Owner of his agent should verify all utility locations with the appropriate utility provider before using.

The scope of this survey is to define the boundary lines as defined by the deed and referenced plats, and show all above ground improvements.

No encroachments were noted by this survey.

There are no party walls.

No underground footings were located and no subsurface investigation was performed at the time of survey.

The legal ownership of the fences and walls (if any) as shown hereon was not determined, and the locations as shown are based on the recovered boundary monumentation and calculations.

This survey is intended for the use of the parties to whom this survey is certified to and for. Any reproduction is not an original. This surveyor retains an original to verify these dated contents for validity.

This survey was conducted for the purpose of a "Boundary Survey" only and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other entity. This survey does not reflect or determine ownership.

The accuracy obtained for all horizontal control measurements and office calculations of closed geometric figures, meets or exceeds the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers as contained in Chapter 5J-17.051(3)(b)15.b.i of 1 foot in 10,000 feet for Commercial / High Risk Areas.

This sketch shown hereon in its graphic form is the record depiction of the surveyed lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital format. Each individual page indicates the scale that applies to that specific page. This survey consist of 3 pages. One page not valid without the others.

Surveyor did not perform the Tree Survey or the location of the trees. Smart-Sciences, Environmental Consulting provided a report with the approximate location of the existing trees and wetlands within this site. The location of the Trees and Wetlands as noted and shown within this survey drawing were determined by using the scale factor only based on the report provided.

The Tree Table Inventory, the Wetlands area and the location of the trees as shown hereon was prepared by Jimmy Lange, Senior Scientist from Smart-Sciences, Environmental Consulting under Smart-Science Project No. 361-001 issued March 28th, 2024. See information below:

Jimmy Lange
Senior Scientist
ISA FL-9955A
Smart-Sciences, Environmental Consulting
330 SW 27th Avenue, Suite 504
Miami, Florida 33135
O: 786-313.3977 | C: 954.254.1020 | F: 305.356.4333
jlange@smart-sciences.com
www.smart-sciences.com
Florida CBE | FDOT DBE | Miami-Dade SBE | Federal WOSB | SFWMD SBE

The easements, encumbrances and restrictions evidenced by Recorded Documents and/or other title exceptions provided to the Surveyor and noted in Schedule B, Section II of the Chicago Title Insurance Company, Commitment Order Number: 7341700, with a Commitment Date of 11/19/2018 at 11:00 PM, are a matter of survey and have been plotted hereon or noted below:

Item 1) Not a Survey matter, not noted or plotted hereon.

Item 2) Not a Survey matter, not noted or plotted hereon.

Item 3.a) See Sketch of ALTA/ACSM Land Title Survey. No encroachments were noted by this survey.

Item 3.b) Not a Survey matter, not noted or plotted hereon.

Item 3.c) Not a Survey matter, not noted or plotted hereon.

Item 3.d) Not a Survey matter, not noted or plotted hereon.

Item 4) Not a Survey matter, not noted or plotted hereon.

Item 5) Property is subject to the restrictions, covenants, conditions, easements and other matters as contained on the Plat of Pompano Industrial Park Third Addition, recorded in Plat Book 111, Page 33, as affected by Ordinance No. 85-11 recorded December 10, 1984 in Official Records Book 12186, Page 68; Ordinance No. 86-36 recorded January 29 1986 in Official Records Book 13144, Page 580; by Resolution No. 85-1993 recorded in Official Records Book 12054, Page 341; by Resolution No. 21-V-86 recorded September 25, 1986 in Official Records Book 13760, Page 404; by Ordinance No. 89-56 recorded May 23, 1989 in Official Records Book 16457, Page 47; by Resolution recorded April 7, 1997 in Official Records Book 26252, Page 251 and by Agreement to Place a Notation on Plat, recorded October 11, 2000 in Official Records Book 30325, Page 1266, of the Public Records of Broward County, Florida. All easements noted on the Plat and the Non-Vehicular access line are noted and plotted on this survey drawing. Plat also contains blanket conditions affecting the subject property.

Item 6) Subject property lies within the lands as described in the Declaration of Covenants, Conditions and Restrictions and Reservation of Easements, recorded July 1, 1981 in Official Records Book 9669, Page 892; as amended by instrument recorded January 18, 1985 in Official Records Book 12269, Page 623. These are blanket documents affecting the subject property and contains no plottable matters.

Item 7) Not a Survey matter, not noted or plotted hereon.

Item 8) Not a Survey matter, not noted or plotted hereon.

Item 9) Not a Survey matter, not noted or plotted hereon.

Item 10) Not a Survey matter, not noted or plotted hereon.

Item 11) Not a Survey matter, not noted or plotted hereon.

Item 12) Subject property lies outside the lands as described in the Resolution No. 86-67 of the City o Pompano Beach accepting a Declaration of Limited Access Line Easement recorded January 29, 1986 in Official Records Book 13144, Page 604; as deeded to Broward County by Quit Claim Deed recorded September 11, 1986 in Official Records Book 13721, Page 594. Not plotted hereon.

Item 13) Not a Survey matter, not noted or plotted hereon.

Item 14) Not a Survey matter, not noted or plotted hereon.

Item 15) Not a Survey matter, not noted or plotted hereon.

Item 16) Not a Survey matter, not noted or plotted hereon.

Note: No updated Title Commitment and/or Opinion of Title was provided at the time of this Survey.

This Survey No. 24-8007 is a revision and update of the original Survey No. 18-4716. Original Survey done on December 6th, 2018.

All recorded references noted hereon are referring to the Broward County Public Records, unless otherwise noted.



LOCATION MAP NOT TO SCALE

REFERENCE PROPERTY ADDRESS / Broward County Public Records/Property Appraiser Office
2690 West Sample Road
Pompano Beach, FL 33069

REFERENCE FOLIO NUMBER(S) / Broward County Public Records/Property Appraiser Office
4842 21 07 0031 for Parcel 1
4842 21 07 0032 for Parcel 2
4842 21 07 0033 for Parcel 3

LEGAL DESCRIPTION:

PARCEL 1:

The North 150 feet of the West 150 feet of Tract C of POMPAÑO INDUSTRIAL PARK THIRD ADDITION, according to the Plat thereof as recorded in Plat Book 111, Page 33, of the Public Records of Broward County, Florida.

PARCEL 2:

A Parcel of land being a portion of Tract C POMPAÑO INDUSTRIAL PARK THIRD ADDITION, according to the Plat thereof as recorded in Plat Book 111, Page 33, of the Public Records of Broward County, Florida, said parcel being more particularly described as follows:

Commencing at the Northerly most Northwest corner of said Tract C, thence with a bearing of S 89°43'30" E, along the Southerly right-of-way line of Sample Road for a distance of 115.03 feet to the Point of Beginning; thence continue with bearing of S 89°43'30" E, along the Southerly right-of-way line of Sample Road for a distance of 128.22 feet to a point; thence with a bearing of S 00°19'17" W, for a distance of 13.45 feet to a point; thence with a bearing of S 31°44'18" W, for a distance of 40.51 feet to a point; thence with a bearing of S 00°19'17" W, for a distance of 102.09 feet to a point; thence with a bearing of N 89°39'56" W, for a distance of 100.00 feet to a point; thence with a bearing of S 60°58'51" W, for a distance of 8.16 feet to a point; thence with a bearing of N 00°19'17" E, for a distance of 153.98 feet, more or less, to the Point of Beginning. Said last course being contiguous with the Easterly boundary of the following described parcel of land, The North 150 feet of the West 150 feet of Tract C of POMPAÑO INDUSTRIAL PARK THIRD ADDITION, according to the Plat thereof as recorded in Plat Book 111, Page 33, of the Public Records of Broward County, Florida.

PARCEL 3:

A Parcel of land being a portion of Tract C POMPAÑO INDUSTRIAL PARK THIRD ADDITION, according to the plat thereof as recorded in Plat Book 111, Page 33, of the Public Records of Broward County, Florida, said parcel being more particularly described as follows:

Commencing at the Northerly most Northwest corner of said Tract C; thence with a bearing of S 45°17'53" W, for a distance of 49.48 feet to a point; thence with a bearing of S 00°19'17" W, for a distance of 115.03 feet to the Point of Beginning; thence with a bearing of S 69°43'30" E, for a distance of 150.00 feet to a point, this course being contiguous with the Southerly boundary of the following described parcel:

The North 150 feet of the West 150 feet of Tract C of POMPAÑO INDUSTRIAL PARK THIRD ADDITION, according to the Plat thereof as recorded in Plat Book 111, Page 33, of the Public Records of Broward County, Florida, thence with a bearing of S 00°19'17" W, a distance of 3.98 feet to a point; thence with a bearing of S 60°58'51" W, for a distance of 23.55 feet to a point; thence with a bearing of S 00°19'17" W, for a distance of 58.50 feet to a point; thence with a bearing of N 89°43'30" E, for a distance of 129.47 feet to a point on the Easterly right-of-way line of NW 27th Avenue; thence with a bearing of N 00°19'17" E, along said Easterly right-of-way line of NW 27th Avenue for a distance of 75.00 feet, more or less, to the Point of Beginning.

This is to certify to the above named firm and or persons that the "SKETCH OF BOUNDARY SURVEY" of the herein described property is true and correct to the best of my knowledge and belief as recently surveyed under my direction, also there are no visible encroachments other than those shown. Owner or his representative furnished the legal description contained herein. Other recorded instruments may affect this property. Surveyor has not examined the abstract of title. Locations of utilities on or adjacent to the property were not secured unless specifically requested by owner. I further certify that this map or plat meets the Standards of Practice Requirements, adopted by the Board of Professional Surveyors and Mappers, pursuant to Chapter 472.027 Florida Statutes, as set forth in Chapter 5J-17, Florida Administrative Code, under Sections 5J-17.051 and 5J-17.052 and is a "BOUNDARY SURVEY" as defined in Section 5J-17.050.

JORGE L. CABRERA

No. 6487
STATE OF FLORIDA
PROFESSIONAL SURVEYOR & MAPPER

LAST REVISION: 01/16/2026

JOB No.: 24-8007-REV-2

Professional Surveyor & Mapper, # 6487

State of Florida

This drawing is the property of Jorge L. Cabrera Professional Surveyor & Mapper Reproductions of this drawing are not valid unless Signed and embossed with the surveyor's seal.

* ORIGINAL SURVEY DONE UNDER JN 18-4716 ON DECEMBER 6th, 2018

Prepared for:

Festival Centre, LLC

CHECKED BY: JLC.

DRAWN BY: JF / ELF

FIELD DATE: 04/30/2024

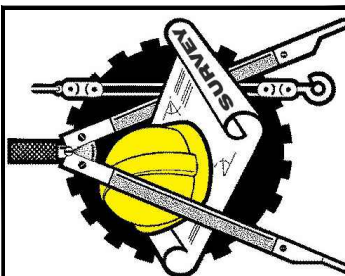
DATE: 05/09/2024

SCALE: AS SHOWN

JOB No. 24-8007

SHEET:

1 OF 3



JORGE L. CABRERA

Professional Surveyor and Mapper

State of Florida

PLS/PSM License No.: 6487

2852 S.W. 149th Place, Miami, Florida 33185

Phone: (305) 302-2522 Fax: (305) 207-9537

Email: jogetcabrerapl@gmail.com

PZB

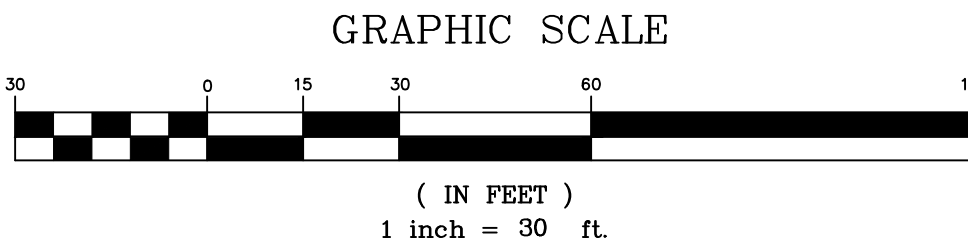
Sunshine811

PZ26-27000004

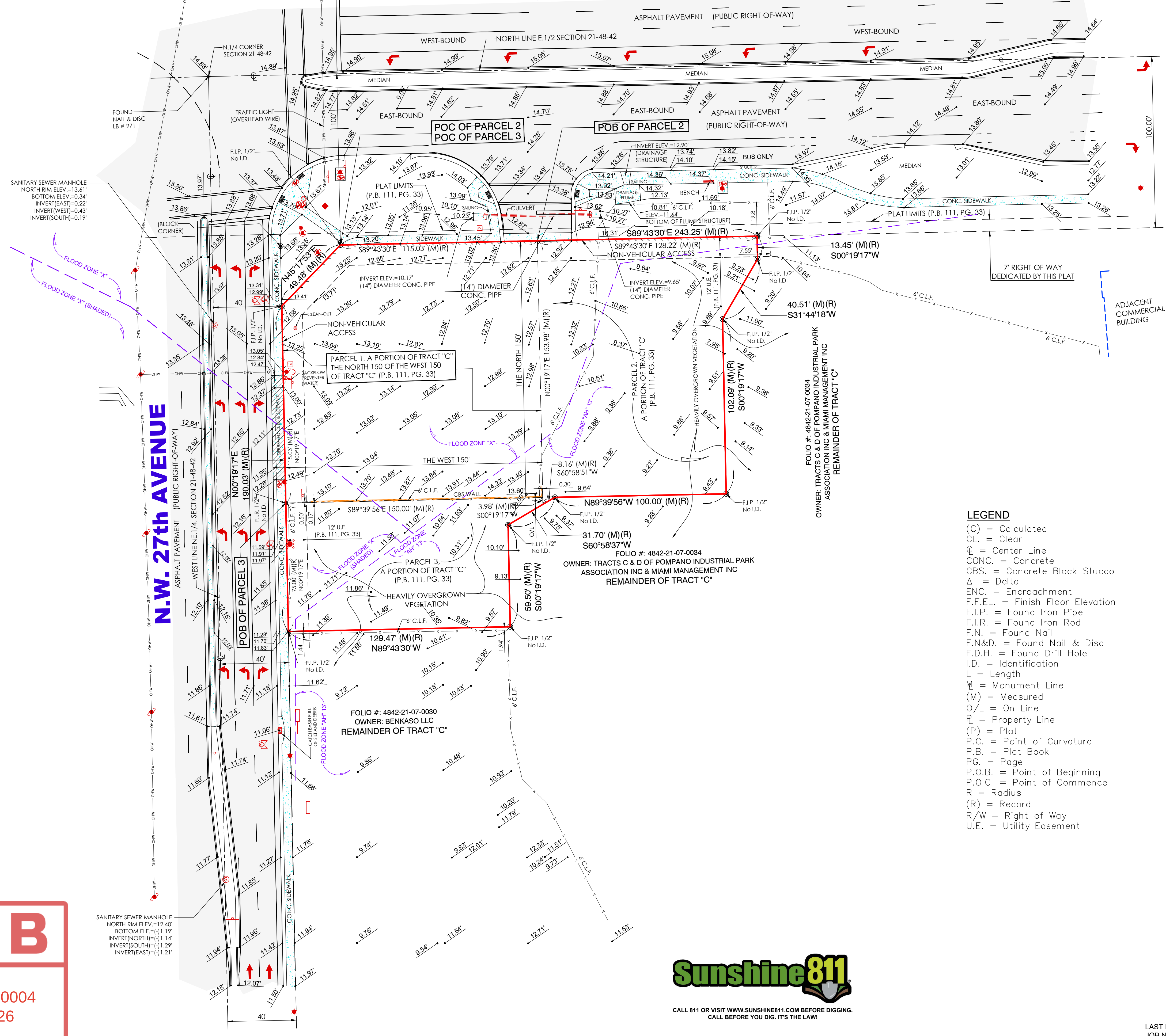
CALL 811 OR VISIT WWW.SUNSHINE811.COM BEFORE DIGGING.

7/22/2026 BEFORE YOU DIG, IT'S THE LAW!

SKETCH OF BOUNDARY SURVEY
TOPOGRAPHIC SURVEY



WEST SAMPLE ROAD



LEGEND

- (C) = Calculated
- CL = Clear
- CL = Center Line
- CONC. = Concrete
- CBS. = Concrete Block Stucco
- Δ = Delta
- ENC. = Encroachment
- F.F.E.L. = Finish Floor Elevation
- F.I.P. = Found Iron Pipe
- F.I.R. = Found Iron Rod
- F.N. = Found Nail
- F.N&D. = Found Nail & Disc
- F.D.H. = Found Drill Hole
- I.D. = Identification
- L = Length
- M = Monument Line
- (M) = Measured
- O/L = On Line
- PL = Property Line
- (P) = Plat
- P.C. = Point of Curvature
- P.B. = Plat Book
- P.G. = Page
- P.O.B. = Point of Beginning
- P.O.C. = Point of Commence
- R = Radius
- (R) = Record
- R/W = Right of Way
- U.E. = Utility Easement

SYMBOLS

- CABLE TV
- CATCH BASIN
- WATER METER
- CONCRETE POLE
- WOOD POLE
- LIGHT POLE
- SANITARY MANHOLE
- DRAINAGE MANHOLE
- ELECTRIC BOX
- WATER VALVE
- FIRE HYDRANT
- FIRE TRAFFIC
- PEDESTRIAN SIGNAL
- SIGN
- GAS WARNING
- FIBER OPTIC WARNING
- CONC. POLE & TRAFFIC CAMERA
- PEDESTRIAN SIGNAL
- ANCHOR
- EXISTING ELEVATION
- DENOTED PALM
- DENOTED TREE
- CBS. WALL
- METAL RAILING
- CHAIN LINK FENCE (C.L.F.)

PZB

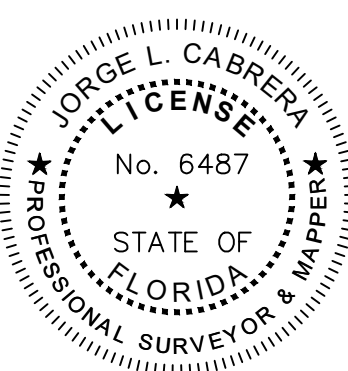
PZ26-27000004
7/22/2026



CALL 811 OR VISIT WWW.SUNSHINE811.COM BEFORE DIGGING.
CALL BEFORE YOU DIG. IT'S THE LAW!

JORGE L. CABRERA

Professional Surveyor & Mapper, # 6487
State of Florida



LAST REVISION: 01/16/2026
JOB No.: 24-8007-REV-2

Professional Surveyor & Mapper, # 6487
State of Florida

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* ORIGINAL SURVEY DONE UNDER JN 18-4716 ON DECEMBER 6th, 2018

No.	Date	Description
1	08/10/2025	LAST REVISION
2	01/16/2026	ADD ELEVATIONS & REVISED TO UPDATE

Prepared for:

Festival Centre, LLC

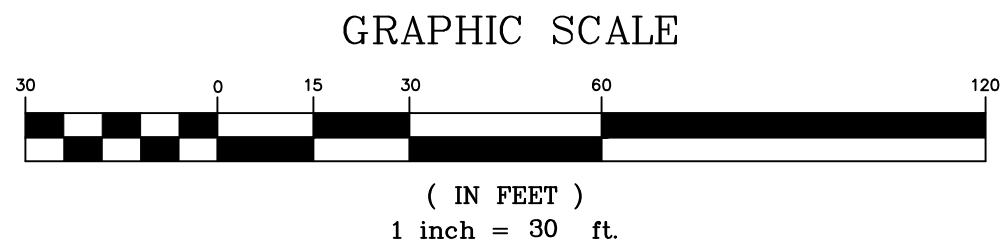
CHECKED BY:	JLC.
DRAWN BY:	JF / ELF
FIELD DATE:	04/30/2024
DATE:	05/09/2024
SCALE:	1" = 30'
JOB No.	24-8007

SHEET:
2 OF 3

JORGE L. CABRERA
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2852 S.W. 149th Place, Miami, Florida 33185
Phone: (305) 302-2522 Fax: (305) 207-9537
Email: jorgecabrerapl@gmail.com

SKETCH OF BOUNDARY SURVEY
TOPOGRAPHIC SURVEY

WEST SAMPLE ROAD



LEGEND

(C) = Calculated
CL = Clear
CL = Center Line
CONC. = Concrete
CBS. = Concrete Block Stucco
Δ = Delta
ENC. = Encroachment
F.F.EL. = Finish Floor Elevation
F.I.P. = Found Iron Pipe
F.I.R. = Found Iron Rod
F.N. = Found Nail
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WATER METER
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WOOD POLE
LIGHT POLE
SANITARY MANHOLE
DRAINAGE MANHOLE
ELECTRIC BOX
WATER VALVE
FIRE HYDRANT
FLOW TRAFFIC
PEDESTRIAN SIGNAL
SIGN
GAS WARNING
FIBER OPTIC WARNING
CONC. POLE & TRAFFIC CAMERA
PEDESTRIAN SIGNAL
ANCHOR
EXISTING ELEVATION
DENOTED PALM
DENOTED TREE
CBS. WALL
METAL RAILING
CHAIN LINK FENCE (C.L.F.)

Festival Center (±1.11 Acres)
Smart-Sciences Project No. 361-001
Survey conducted on November 21, 2023

TREE TABLE

Tree Inventory

Tree #	Botanical Name	Common Name	DBH.	Canopy Spread	Height	Condition	Disposition	Tree Type	Note
1672	Leucania leucoccephala	Leadtree	7.6	12	20	Good	TBD	Exempt	
1673	Leucania leucoccephala	Leadtree	6.5	14	20	Good	TBD	Exempt	
1674	Bursera simaruba	Gumbo Limbo	6.3	15	24	Good	TBD	Non-Specimen	
1675	Bursera simaruba	Gumbo Limbo	5.4	10	20	Good	TBD	Non-Specimen	
1676	Casuarina equisetifolia	Australian pine	19	25	50	Good	TBD	Exempt	
1677	Acacia auriculiformis	Earleaf acacia	13	40	38	Good	TBD	Exempt	
1678	Yucca elaphantipes	Spineless Yucca	4	6	12	Good	TBD	Non-Specimen	
1679	Yucca elaphantipes	Spineless Yucca	4	10	17	Good	TBD	Non-Specimen	
1680	Cocos nucifera	Coconut Palm	10.7	18	12	Good	TBD	Non-Specimen	
1681	Sabal palmetto	Cabbage palm	10	14	6	Good	TBD	Non-Specimen	
1682	Quercus virginiana	Live oak	4.7	14	18	Good	TBD	Non-Specimen	
1683	Quercus virginiana	Live oak	7.7	11	35	Good	TBD	Non-Specimen	
1684	Sabal palmetto	Cabbage palm	14	15	20	Good	TBD	Non-Specimen	
1685	Caryota mitis	Burmese Fishtail Palm	4.5	19	8	Good	TBD	Non-Specimen	10 stems; 4.5 is largest DBH. Mostly smaller.
1686	Syzygium cumini	Java plum	13.5	42	50	Good	TBD	Exempt	
1687	Ficus aurea	Strangler Fig	29.9	24	50	Good	TBD	Specimen	Partially growing on 1687, being shaded somewhat. Good health and form.
1688	Quercus virginiana	Live oak	14.8	13	30	Good	TBD	Non-Specimen	
1689	Acer rubrum	Red Maple	8.8	13	42	Good	TBD	Non-Specimen	
1690	Acer rubrum	Red Maple	6.2	11	30	Good	TBD	Non-Specimen	
1691	Sabal palmetto	Cabbage palm	11	11	6	Good	TBD	Non-Specimen	
1692	Sabal palmetto	Cabbage palm	16	15	16	Good	TBD	Non-Specimen	
1693	Phytolopsis elegans	Solitary palm	3.2	8	14	Good	TBD	Non-Specimen	
1694	Sabal palmetto	Cabbage palm	14	14	15	Good	TBD	Non-Specimen	
1695	Leucania leucoccephala	Leadtree	8	12	0	Good	TBD	Exempt	
1696	Leucania leucoccephala	Leadtree	9	15	0	Good	TBD	Exempt	
1697	Leucania leucoccephala	Leadtree	12.5	18	35	Good	TBD	Non-Specimen	
1698	Leucania leucoccephala	Leadtree	7	15	0	Good	TBD	Exempt	
1699	Leucania leucoccephala	Leadtree	6	15	0	Good	TBD	Exempt	
1700	Ficus aurea	Strangler Fig	3.9	8	18	Fair	TBD	Non-Specimen	
1701	Sabal palmetto	Cabbage palm	14	18	18	Good	TBD	Non-Specimen	
1702	Quercus virginiana	Live oak	5.4	14	15	Good	TBD	Non-Specimen	
1703	Cupaniopsis anacardioides	Camotwood	4	12	20	Good	TBD	Exempt	
1704	Sabal palmetto	Cabbage palm	12	16	12	Good	TBD	Non-Specimen	
1705	Quercus virginiana	Live oak	9.1	15	20	Good	TBD	Non-Specimen	
1706	Quercus virginiana	Live oak	12.8	16	28	Good	TBD	Non-Specimen	
1707	Sabal palmetto	Cabbage palm	12	24	14	Good	TBD	Non-Specimen	
1708-10									Three trees, combined canopy. Additional stems: 6.1, 9.1, 10, 6.0. Extensive trunk rot, conks, extensive dieback in canopy, canopy sparse, smothered by Syzygium.
1711	Acer rubrum	Red Maple	16.8	20	38	Poor	TBD	Non-Specimen	
1712	Acacia auriculiformis	Earleaf acacia	17.8	40	30	Good	TBD	Exempt	
1713	Quercus virginiana	Live oak	7.7	18	22	Good	TBD	Non-Specimen	
1714	Leucania leucoccephala	Leadtree	5	16	18	Good	TBD	Exempt	
1715	Quercus virginiana	Live oak	5.9	11	15	Good	TBD	Non-Specimen	
1716	Sabal palmetto	Cabbage palm	16	14	15	Good	TBD	Non-Specimen	Measured above DBH due to bulge.
1717	Terminalia buceras	Black olive	17.2	35	40	Good	TBD	Non-Specimen	
1718	Sabal palmetto	Cabbage palm	14	14	16	Good	TBD	Non-Specimen	
1719	Bursera simaruba	Gumbo Limbo	5.5	14	24	Good	TBD	Non-Specimen	
1720	Bursera simaruba	Gumbo Limbo	8.5	16	25	Good	TBD	Non-Specimen	
1721	Quercus virginiana	Live oak	6.5	9	15	Good	TBD	Non-Specimen	
1722	Sabal palmetto	Cabbage palm	15	14	15	Good	TBD	Non-Specimen	
1723	Terminalia buceras	Black olive	4.3	14	23	Good	TBD	Non-Specimen	
1724	Sabal palmetto	Cabbage palm	14	15	7	Good	TBD	Non-Specimen	
1725	Quercus virginiana	Live oak	9.5	17	20	Good	TBD	Non-Specimen	
1726	Terminalia buceras	Black olive	16.8	25	20	Good	TBD	Non-Specimen	
1727	Quercus virginiana	Live oak	6.6	18	18	Good	TBD	Non-Specimen	
1728	Quercus virginiana	Live oak	8.1	20	18	Good	TBD	Non-Specimen	
1729	Quercus virginiana	Live oak	9.5	21	22	Good	TBD	Non-Specimen	
1730	Quercus virginiana	Live oak	9.8	17	20	Good	TBD	Non-Specimen	
1731	Quercus virginiana	Live oak	8.6	14	22	Good	TBD	Non-Specimen	
1732	Quercus virginiana	Live oak	7.4	13	23	Good	TBD	Non-Specimen	
1733	Quercus virginiana	Live oak	10.5	22	24	Good	TBD	Non-Specimen	
1734	Quercus virginiana	Live oak	8.8	17	20	Good	TBD	Non-Specimen	
1735	Quercus virginiana	Live oak	8	16	25	Good	TBD	Non-Specimen	
1736	Quercus virginiana	Live oak	9.2	23	25	Good	TBD	Non-Specimen	
1737	Phoenix roebelinii	Pygmy date palm	4	3	5	Good	TBD	Non-Specimen	
1738	Sabal palmetto	Cabbage palm	11.1	13	15	Good	TBD	Non-Specimen	Off-Site in FDOT ROW
1739	Ficus aurea	Strangler Fig	5	15	20	Good	TBD	Non-Specimen	Off-Site in FDOT ROW
1740	Sabal palmetto	Cabbage palm	11	12	15	Good	TBD	Non-Specimen	Off-Site in FDOT ROW
1741	Sabal palmetto	Cabbage palm	13	8	16	Good	TBD	Non-Specimen	Off-Site in FDOT ROW
1742	Sabal palmetto	Cabbage palm	10	13	11	Good	TBD	Non-Specimen	Off-Site in FDOT ROW

March 26, 2024
Page 1 of 1

* ORIGINAL SURVEY DONE UNDER JN 18-4716 ON DECEMBER 6th, 2018

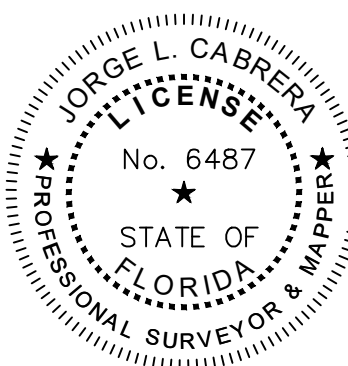
Prepared for:

Festival Centre, LLC

CHECKED BY: JLC.
DRAWN BY: JF / ELF
FIELD DATE: 04/30/2024
DATE: 05/09/2024
SCALE: 1" = 30'
JOB No. 24-8007

SHEET: 3 OF 3

JORGE L. CABRERA
Professional Surveyor and Mapper
State of Florida
PLS/PSM License No: 6487
2852 S.W. 149th Place, Miami, Florida 33185
Phone: (305) 302-2522 Fax: (305) 207-9537
Email: jorgecabrerapl@gmail.com



JORGE L. CABRERA

Professional Surveyor & Mapper, # 6487

LAST REVISION: 01/16/2026
JOB No.: 24-8007-REV-2

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CALL 811 OR VISIT WWW.SUNSHINE811.COM BEFORE DIGGING.
CALL BEFORE YOU DIG. IT'S THE LAW!

PZB

PZ26-27000004
7/22/2026



POMPAÑO BEACH
FIRE RESCUE
Bureau of Fire Prevention

100 West Atlantic Boulevard
Room 220
Pompano Beach, FL 33060
Office 954•786•4695
Fax 954•786•4328

April 9, 2026

Mr. Alex Beigelman
Kimley-Horn and Associates

RE: 2690 West Sample Road El Car Wash
Letter No Objection to Vacation of 2-ft of Easement per P.B. 111, PG 33

Dear Mr. Beigelman,
This letter is to confirm No Objection as to the vacation of the westernmost 2-ft of the existing 12-ft utility easement within Parcels 1 and 3 in Tract C of the Pompano Industrial Park Third Addition plat (PB 111, PG 33).

Sincerely,

James Galloway
James Galloway

PZB

PZ26-27000004
7/22/2026



PZB

PZ26-27000004
7/22/2026



Public Works Department
Robert A. McCaughan, Public Works Director

City of Pompano Beach, Florida

1201 N.E. 5th Avenue, Pompano Beach, Florida 33060 | P: 954.786.4507 | F: 954.786.4028

March 17, 2026

Mr. Alex Beigelman
Kimley-Horn and Associates

**RE: 2690 West Sample Road El Car Wash
Letter No Objection to Vacation of 2-ft of Easement per P.B. 111, PG 33**

Dear Mr. Beigelman,

This letter is to confirm No Objection as to the vacation of the westernmost 2-ft of the existing 12-ft utility easement within Parcels 1 and 3 in Tract C of the Pompano Industrial Park Third Addition plat (PB 111, PG 33).

Sincerely,

Robert A. McCaughan

Robert A. McCaughan
Public Works Director





Florida's Warmest Welcome

**City of Pompano Beach
Utilities Field Operations**

Phone: (954) 786-4082

Date: March 16, 2026

Mr. Alex Beigelman
Kimley-Horn and Associates, Inc.
8201 Peters Road, Suite 2200
Plantation, FL 33324

RE: 2690 West Sample Road – El Car Wash
Request for Letter of No Objection
Vacation of Portion of Utility Easement
Pompano Industrial Park Third Addition (PB 111, PG 33)
Folio Nos.: 4842-21-07-0031 and 4842-21-07-0033

Dear Mr. Beigelman:

The City of Pompano Beach Utilities Department has reviewed the request for a Letter of No Objection regarding the proposed vacation of the westernmost two-foot (2') portion of the existing twelve-foot (12') utility easement located within Parcels 1 and 3, Tract C of the *Pompano Industrial Park Third Addition* plat, as recorded in Plat Book 111, Page 33 of the Broward County Public Records.

Based on our review of the available information, the Utilities Department has **no objection** to the proposed vacation of the referenced portion of the utility easement, as the area will be dedicated to the NW 27th Avenue right-of-way for the City of Pompano Beach.

Please note that this letter addresses only the Utilities Department's review of the proposed easement vacation. Approval from other City departments and applicable agencies may be required prior to final approval.

If you have any questions, please feel free to contact me.

Sincerely,

Nathaniel J Watson

Nathaniel J Watson
Utilities Field Operations Superintendent
City of Pompano Beach Utilities Department

PZB

PZ26-27000004
7/22/2026



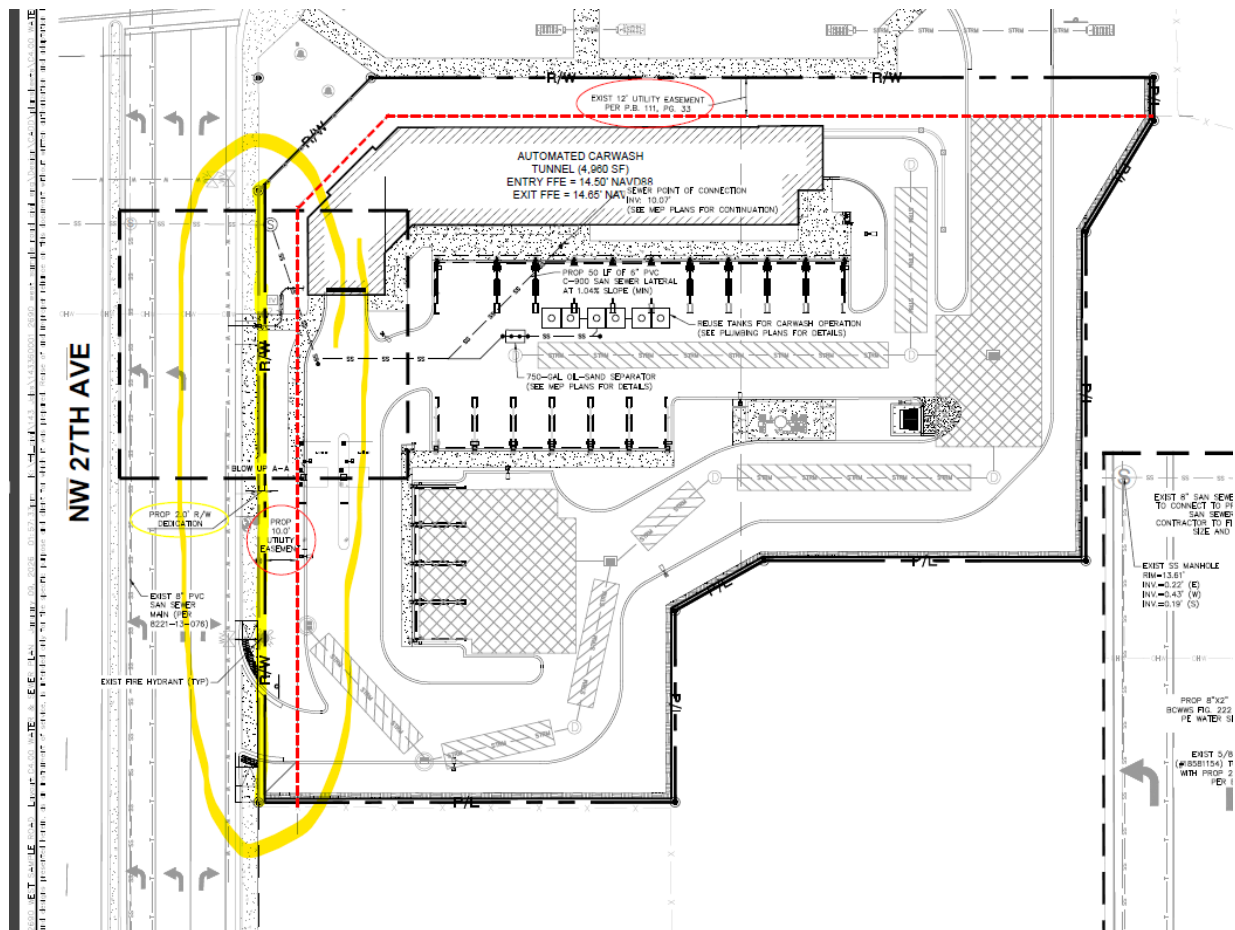
2501 SW 145th Ave,
Miramar, FL 33027

4/1/2026

Hello,

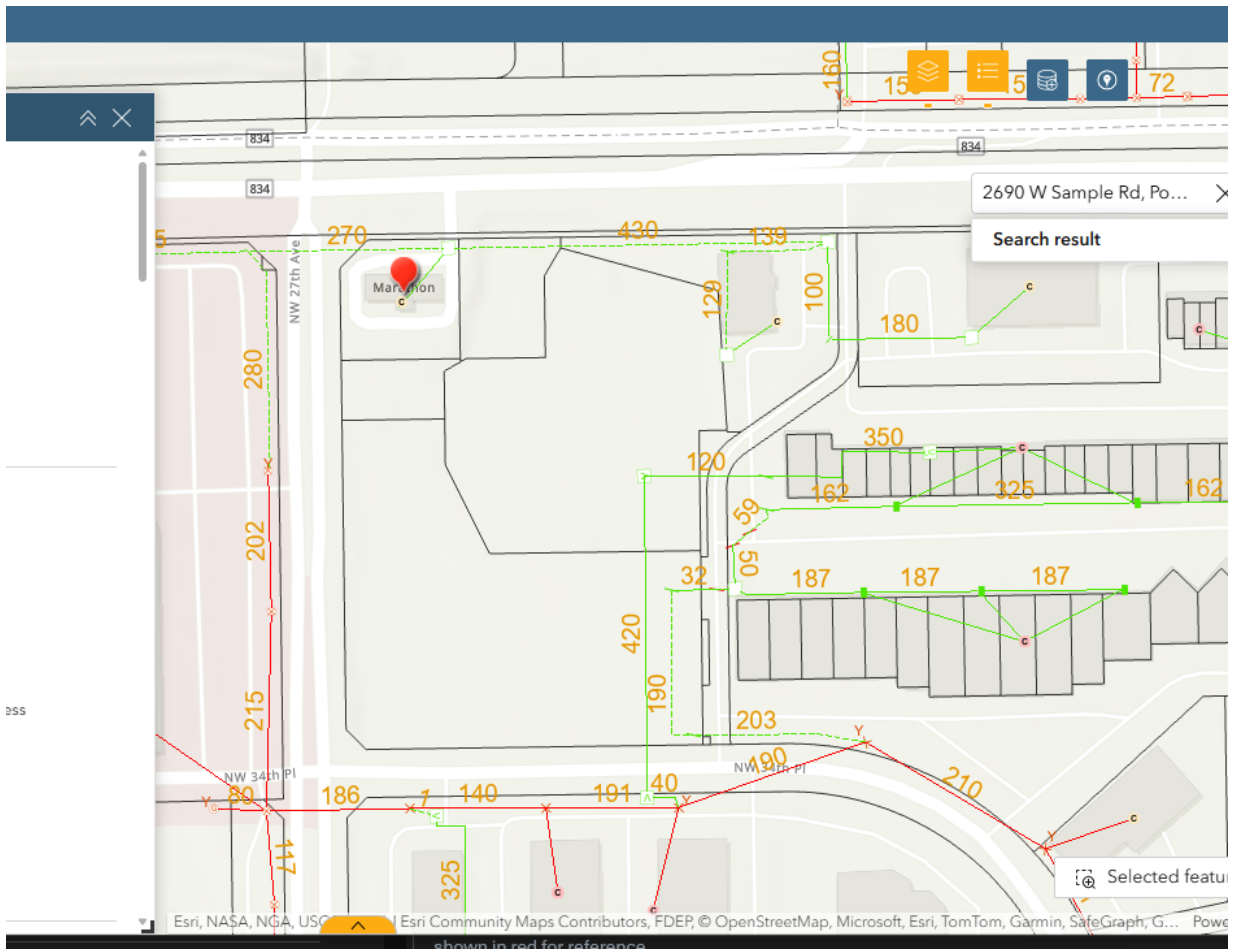
Comcast has no plant at this location and has "No Objection" to vacate the Right Of Way at location as indicated in the below exhibits, yellow highlighted:

2690 W Sample Rd, Pompano Beach, FL 33073.



PZB

PZ26-27000004
7/22/2026



Should you need any further information, please do not hesitate to contact the Comcast Team.

Sincerely,

COMCAST.

Michael Martin

Specialist 2, Construction

2501 SW 145th Ave,

Miramar, FL 33027

Cell: 561 436 9033

PZ26-27000004
7/22/2026



Kimley-Horn
8201 Peters Road, Suite 2200
Plantation, FL 33324
Attn: Alex Beigelman

RE: No Objection to proposed vacation of 2 ft from the existing 12-ft utility easement along NW 27th Avenue and Right-of-Way dedication at the property located at 2690 W Sample Road, Pompano Beach, FL 33073

Dear Alex,

Please see response to your request below.

1. As such, Crown Castle has no objection to your proposed vacation of 2 ft from the existing 12-ft utility easement as part of the site redevelopment and as noted on the supporting documentation provided by yourself. Crown Castle does not have facilities within the 12-ft utility easement at the property located at 2690 W Sample Road, Pompano Beach, FL 33073. All our facilities are currently located within the Right-of-Way.
2. If the information provided is erroneous in any way, please notify us immediately and consider this letter of no objection rescinded.

Sincerely,

Sr. Network Construction Manager





May 27, 2026

Alex Beigelman
8201 Peters Road, Suite 2200
Plantation, FL, 33324

Dear Alex Beigelman,

This letter is in response to your request for the release of a platted utility easement.

In meeting with your request, FPL has no objection to releasing our rights in the platted utility easement known as "POMPANO INDUSTRIAL PARK THIRD ADDITION" in Plat Book 111, Page 33 of the Public records of Broward County .

The release is restricted to the following description: The western 2' of the easement as described on the attached survey

Should you have any questions or concerns, please do not hesitate to contact Matthew Ward at 954-260-5040.

Sincerely,

A handwritten signature in black ink that reads "Kasey Raymo". The signature is written in a cursive, flowing style.

Kasey Raymo
Engineering Lead

PZB

PZ26-27000004

7/22/2026

an FPL Group company

SKETCH TO ACCOMPANY LEGAL DESCRIPTION EXHIBIT "A"

"2 FOOT PARTIAL EASEMENT TO BE VACATED"

REFERENCE PROPERTY ADDRESS:

2690 West Sample Road
Pompano Beach, Florida 33069

LEGAL DESCRIPTION FOR PROPOSED 2 FEET PARTIAL EASEMENT TO BE VACATED:

This Legal Description lies within Section 21, Township 48 South, Range 42 East, City of Pompano Beach, Broward County, Florida more particularly described as follows:

Commencing at the most Northerly Northwest corner of Tract C of POMPANO INDUSTRIAL PARK THIRD ADDITION, according to the Plat thereof as recorded in Plat Book 111, Page 33, of the Public Records of Broward County, Florida.

Thence run S 45° 17' 53" W along the Northwesterly line of said Tract C for 49.48 feet to the Point of Beginning; said Point of Beginning is located along the existing East Right of Way line of NW 27th Avenue, the same being the West line of Tract C; thence run S 00° 19' 17" W along the West line of Tract C for a distance of 190.03 feet; thence run S 89° 43' 30" E for a distance of 2.00 feet; thence run N 00° 19' 17" E for a distance of 192.04 feet to a point located along the Northwesterly line of said Tract C; thence run S 45° 17' 53" W for a distance of 2.83 feet to the Point of Beginning.

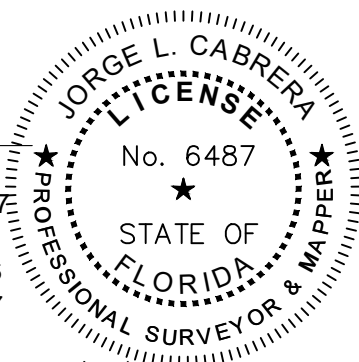
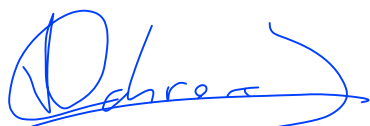
SURVEYOR'S NOTES:

All distances as shown are based on the US Survey foot.

This is not a Boundary Survey, but only a graphic depiction of the description shown hereon.

Bearings are referred to an assumed meridian where the Northerly boundary line of Tract C bears S 89° 43' 30" E as shown in Plat Book 111, Page 33, Public Records of Broward County, Florida.

This instrument was conducted for the purpose of a "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" only and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other entity.



JORGE L. CABRERA
Professional Surveyor & Mapper, # 6487
State of Florida

2852 S.W. 149th Place, Miami, Florida 33185
Phone: (305) 902-9322 Fax: (305) 207-9537
Email: jlcabrerapis@gmail.com

This drawing are not valid unless Signed and embossed with the surveyor's seal.

CHECKED BY: JLC.

DRAWN BY: ELF.

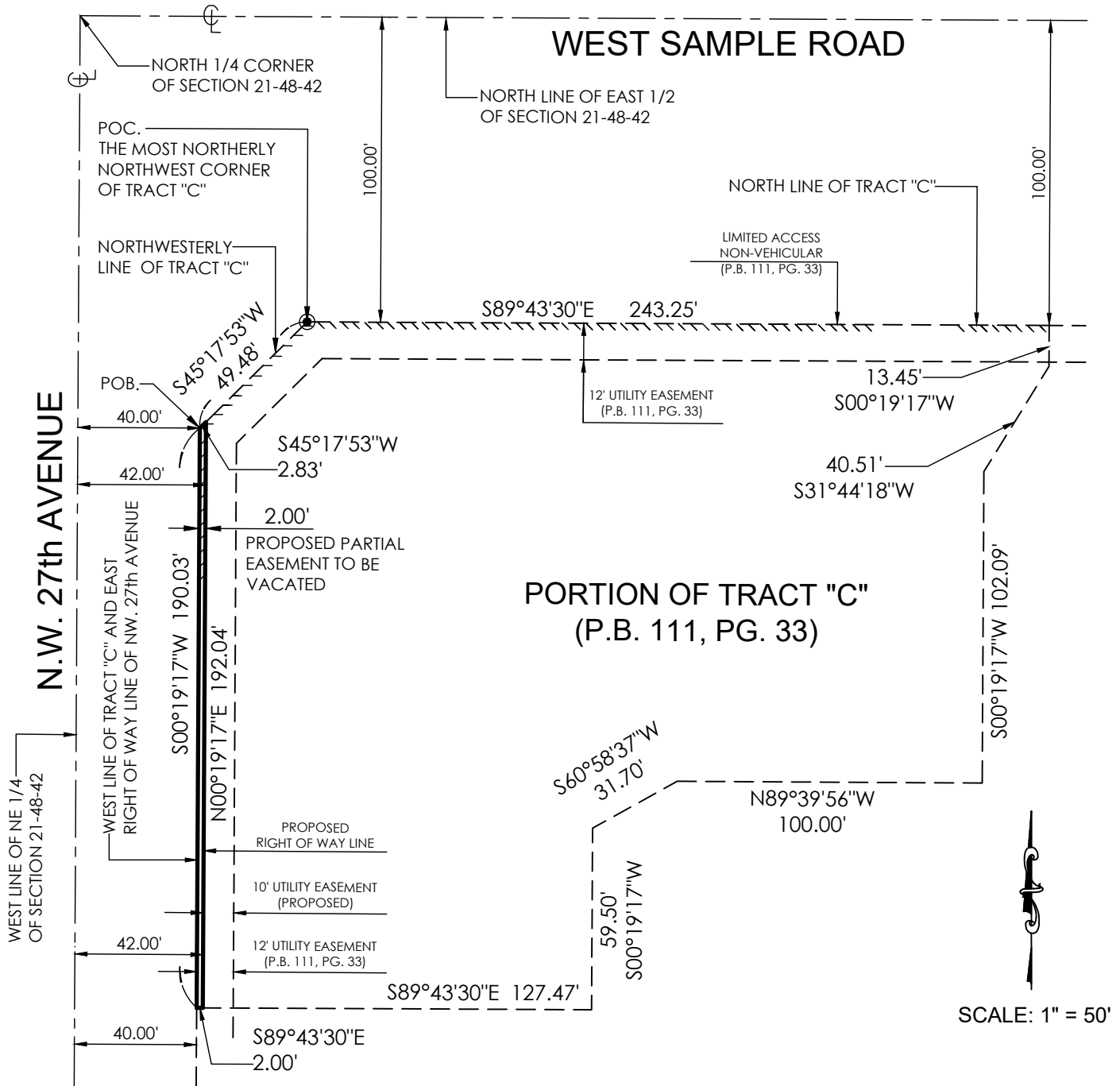
DATE: 04/06/2026

JOB No.: 24-8007-SKLGD

Sheet 1 of 2

SKETCH TO ACCOMPANY LEGAL DESCRIPTION EXHIBIT "A"

"2 FOOT PARTIAL EASEMENT TO BE VACATED"



[Signature]

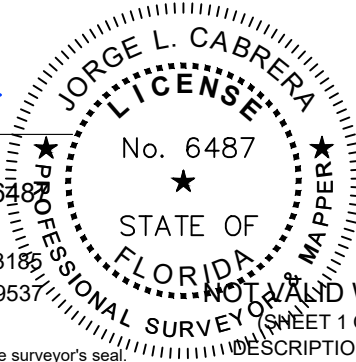
PZ26 JORGE L. CABRERA
Professional Surveyor & Mapper, # 6487
State of Florida

2852 S.W. 149th Place, Miami, Florida 33185

PZ26-27000004-2522 Fax: (305) 207-9537

7/22/2026 jorgelcaberapl@gmail.com

This drawing are not valid unless Signed and embossed with the surveyor's seal.



ABBREVIATIONS

CL = CENTERLINE
PB = PLAT BOOK
PG = PAGE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCE

PAGE 3 of 3

NOT VALID WITHOUT ALL PAGES
(SHEET 1 OF 2 CONTAINS LEGAL DESCRIPTION & SURVEYORS NOTES)

JOB No. 24-8007-SKLGD

Sheet 2 of 2