

# DRC

PZ22-12000023  
03/01/2023

## Owner Affidavit / Letter of Authorization

City of Pompano Beach  
Development Services Division  
100 West Atlantic Blvd.  
Pompano Beach, FL 33060

RE: Lone Oak - Pompano, L.L.C.  
6250 N. River Road, Suite #9000  
Rosemont, IL 60018  
Folio: 4842 27 05 0060

To Whom It May Concern:

State of Florida  
County of Broward

I, Michael J. Manfred, am the authorized agent of **Lone Oak – Pompano, L.L.C.**, the owner of property located at 1661 NW 12 Avenue, Pompano Beach, FL 33069, and described in the legal description.

A PORTION OF PARCEL "A" - FLO. EAST CO. PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 77, PAGE 5, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL "A"; THENCE SOUTH 01 DEGREES 58'45" EAST, ALONG THE EAST LINE OF SAID PARCEL "A", A DISTANCE OF 212.74 FEET; THENCE SOUTH 00 DEGREES 27'23" EAST, ALONG THE SAID EAST LINE, A DISTANCE OF 173.37 FEET; THENCE SOUTH 88 DEGREES 51'19" WEST, A DISTANCE OF 679.70 FEET; THENCE NORTH 11 DEGREES 10'22" EAST, ALONG A LINE 32.00 FEET EAST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE WEST LINE OF SAID PARCEL "A", A DISTANCE OF 395.18 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL "A"; THENCE NORTH 88 DEGREES 51'19" EAST, ALONG THE SAID NORTH LINE, A DISTANCE OF 594.38 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

THE SOUTH 16.00 FEET OF PARCEL "A" - FLO. EAST. CO. ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 134, PAGE 42, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS THE WESTERLY 32.00 FEET OF SAID PARCEL "A".

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

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

This authorization is effective from this date until August 2, 2023.

Signature of owner/agent

Print Name



Michael J. Manfred

Sworn and subscribed to before me this 2nd day of August, 2022

He/she is personally known to me or  
Has presented as identification.

Signature of Notary Public



Print Name

Susan Long

Witness



Witness

8/2/22

Date

8/2/22

Date



# DRC

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12/07/2022