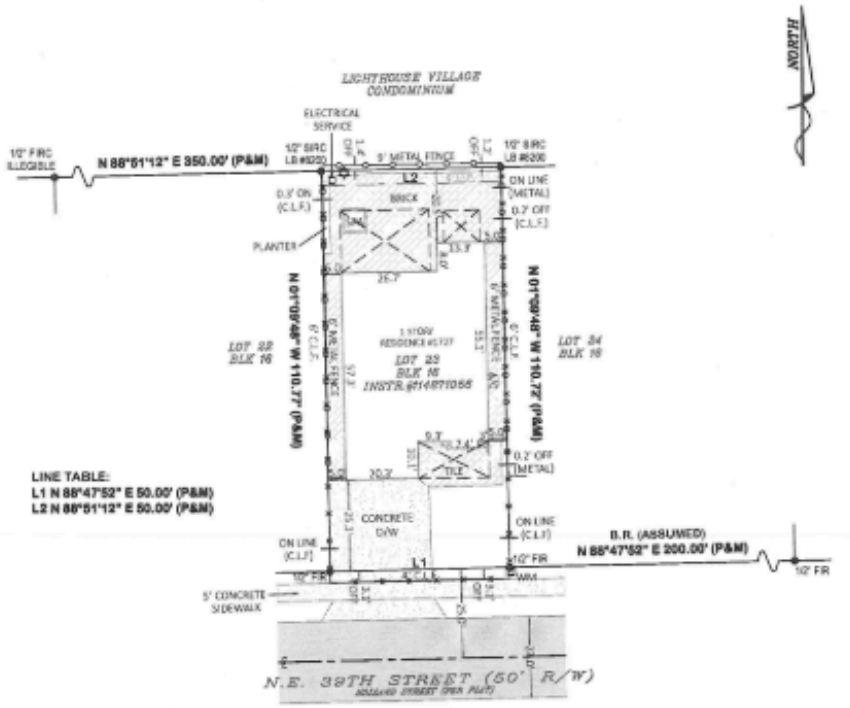
Exhibit B

PROPERTY ADDRESS: 1727 NE 39TH ST, POMPANO BEACH, FLORIDA - 33064

SURVEY NUMBER: 25.0360

BOUNDARY SURVEY



NORTH POMPANO BEACH - SECTION A
P.B. 29, PG.15

NOTES:
- LOT APPEARS TO BE SERVICED BY CITY WATER

GRAPHIC SCALE 1 INCH = 30' (FEET)
30 15 0 15 30

LEGEND:

A/C	AIR CONDITIONING	P.C.C	POINT OF COMPOUND CURVATURE
B.R.	BEARING REFERENCE	P.C.P.	PERMANENT CONTROL POINT
BLDG.	BUILDING	P/E	POOL EQUIPMENT
(C)	CALCULATED	PG.	PAGE
C	CURVE	P.I.	POINT OF INTERSECTION
C.L.F.	CHAIN LINK FENCE	P.O.B.	POINT OF BEGINNING
CL	CENTER LINE	P.O.C.	POINT OF COMMENCEMENT
(D)	DEED	P.R.C.	POINT OF REVERSE CURVATURE
FCM	FOUND CONCRETE MONUMENT	P.R.M.	PERMANENT REFERENCE MONUMENT
FDH	FOUND DRILL HOLE	PSM	PROFESSIONAL SURVEYOR AND MAPPER
F.F.	FINISHED FLOOR	(R)	RECORD
FIP	FOUND IRON PIPE	RGE	RANGE
FIPC	FOUND IRON PIPE & CAP	R/W	RIGHT OF WAY
FIR	FOUND IRON ROD	SEC	SECTION
FIRC	FOUND IRON ROD & CAP	S&C	SET IRON ROD & CAP
FN	FOUND NAIL	SN&D	SET NAIL AND DISC
FN&D	FOUND NAIL AND DISC	TWP	TOWNSHIP
L	LENGTH	TYP	TYPICAL
LB	LICENSE BUSINESS	UB	UTILITY BOX
LS	LICENSED SURVEYOR	WM	WATER METER
(M)	MEASURED	U.E.	UTILITY EASEMENT
OFF	OUTSIDE OF SUBJECT PARCEL	D.E.	DRAINAGE EASEMENT
OHL	OVERHEAD LINES	I.E.E.E.	INGRESS/EGRESS EASEMENT
ON	INSIDE OF SUBJECT PARCEL	L.M.E.	LAKE MAINTENANCE EASEMENT
O.R.B.	OFFICIAL RECORD BOOK	P.U.E.	PUBLIC UTILITY EASEMENT
(P)	PLAT	U.E.	UTILITY EASEMENT
PB	PLAT BOOK		
P.C.	POINT OF CURVATURE		UTILITY/LIGHT POLE; FIRE HYDRANT

GENERAL SURVEYOR NOTES:

1. THE LEGAL DESCRIPTION WAS PROVIDED BY OTHERS. THIS SURVEY DOES NOT DETERMINE OR IMPLY OWNERSHIP.
2. THIS SURVEY ONLY SHOWS IMPROVEMENTS FOUND ABOVE GROUND. UNDERGROUND FOOTINGS, UTILITIES AND ENCROACHMENTS ARE NOT LOCATED UNLESS OTHERWISE NOTED.
3. THIS SURVEY IS EXCLUSIVELY FOR THE USE OF THE PARTIES TO WHOM IT IS CERTIFIED.
4. DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
5. DUE TO OVERHEAD CONSTRUCTION OR OTHER REASONS, BUILDING DIMENSIONS ARE APPROXIMATE.
6. ANY FEMA FLOOD ZONE DATA CONTAINED ON THIS SURVEY IS FOR INFORMATIONAL PURPOSES ONLY.
7. UNLESS OTHERWISE NOTED, AN EXAMINATION OF THE ABSTRACT OF TITLE WAS NOT PERFORMED BY THE UNDERSIGNED SURVEYOR TO DETERMINE ANCHOR RIGHTS, IF ANY, AFFECTING THIS PROPERTY.
8. UTILITIES SHOWN ON THE SUBJECT PROPERTY MAY OR MAY NOT INDICATE THE EXISTENCE OF RECORDED OR UNRECORDED UTILITY EASEMENTS.
9. THIS BOUNDARY SURVEY IS SUBJECT TO EASEMENTS, RIGHTS OF WAY AND OTHER MATTERS THAT MIGHT BE REFLECTED BY A SEARCH OF TITLE.

LEGAL DESCRIPTION:

LOT 23, BLOCK 16, NORTH POMPANO BEACH, SECTION "A", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 29, PAGE 15, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

FIELD WORK DATE: 12/11/2025
DRAWING DATE: 12/16/2025
REVISION DATE(S): 12/16/2025

FELIPE M. CARVALHO — STATE OF FLORIDA — PSM 6760

Digitally signed by Felipe Carvalho
Date: 2025.12.16 22:53:35 Z

I hereby certify that this Boundary Survey of the tracts described property has been made under my direction, and to the best of my knowledge and belief, it is a true and accurate representation of a survey that meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17 of the Florida Administrative Code. This survey has been digitally signed and sealed by Felipe Carvalho, P.S.M. #7727, in accordance with the requirements of Chapter 472, Florida Statutes.

FLOOD ZONE:

BY PERFORMING A SEARCH WITH WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X (WITH A BASE FLOOD ELEVATION OF N/A). COMMUNITY NUMBER 120055, DATED 07-31-24.

PREPARED FOR:

MARRERO, SERGIO H/E
MARRERO, LUZ ADRIANA

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