

Page 1 of 3 in order 170143  
File number: 1730122-07653

Completed: 9/12/2022  
Surveyed: 9/8/2022

Client: SUNBELT TITLE CORAL GABLES  
Lender: ANCHOR NATIONWIDE LOANS, LLC  
Buyer: JONATHON MAX ALBERT  
Seller: VALLI D. ELLIOTT, SURVIVING TRUSTEE OF THE  
DOLLY PHILLIPS ELLIOTT LIVING TRUST

Premises: 1180 NE 102ND STREET, MIAMI SHORES, FLORIDA 33138 MIAMI-DADE



**CERTIFIED TO:** SUNBELT TITLE AGENCY, ANCHOR NATIONWIDE LOANS, LLC, JONATHON MAX ALBERT , TITLE RESOURCES GUARANTY COMPANY

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**JOB SPECIFIC SURVEYOR NOTES:**

THE ASSUMED BEARING REFERENCE OF NORTH 2 DEGREES 56 MINUTES 44 SECONDS WEST IS BASED ON THE WESTERLY PROPERTY LINE OF LOT 4, BLOCK 176, LOCATED WITHIN REVISED PLAT OF TRACTS 175A, 175B, 175C, 176A, 176B, 176C, 177A, 177B AND 178A OF THE REVISED PLAT OF MIAMI SHORES, SECTION 8, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 43, PAGE 67 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

**LEGAL DESCRIPTION:**

LOT 4, IN BLOCK 176, OF REVISED PLAT OF TRACTS 175A, 175B, 175C, 176A, 176B, 176C, 177A, 177B AND 178A OF THE REVISED PLAT OF MIAMI SHORES, SECTION 8, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 43, AT PAGE 67, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

**GENERAL SURVEYOR NOTES:**

- The Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership of the lands or any fences shown hereon. Unless the Title Commitment Number is referenced on this survey, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
- The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction. Underground footings, utilities, or other service lines, including roof eave overhangs were not located as part of this survey. Unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities or future planning.
- If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection. No excavation was performed to determine its location.
- This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.
- Alterations to this survey map and report by other than the signing surveyor are prohibited.
- Dimensions are in feet and decimals thereof.
- Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at [www.fema.gov](http://www.fema.gov) and may not reflect the most recent information.
- Unless otherwise noted "SIRC" indicates a Set Iron Rebar with a Cap stamped LB#8291, a minimum half inch in diameter and eighteen inches long.
- If you are reading this survey in an electronic format, the information contained on this document is only valid if this document is electronically signed as specified in Chapter 5J17.062 (3) of the Florida Administrative Code and Florida Statute 472.025. The Electronic Signature File related to this document is prominently displayed on the invoice for this survey which is sent under separate cover. Manually signed and sealed logs of all survey signature files are kept in the office of the performing surveyor.
- The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the approximate center of the field location and may not represent the actual shape or size of the feature.
- Points of Interest (POI's) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POI's may not represent all items of interest to the viewer. There may be additional POI's which are not shown or called-out as POI's, or which are otherwise unknown to the surveyor.
- Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
- The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC. Additional logos or references to third party firms are for informational purposes only.
- Pursuant to F.S. 558.0035, an individual employee or agent may not be held individually liable for negligence.
- Due to varying construction standards, building dimensions are approximate and are not intended to be used for new construction or planning.

**SURVEYOR'S LEGEND**

<b>LINETYPES</b>		<b>SYMBOLS</b>		<b>ABBREVIATIONS</b>		<b>SYMBOLS</b>	
	Boundary Line		Elevation	<b>C/P</b>	- Covered Porch	<b>FIR</b>	- Found Iron Rod
	Center Line		Fire Hydrant	<b>C/S</b>	- Concrete Slab	<b>FIRC</b>	- Found Iron Rod & Cap
	Chain Link or Wire Fence		Find or Set Monument	<b>CATV</b>	- Cable TV Rider	<b>FN</b>	- Found Nail
	Easement		Guywire or Anchor	<b>CB</b>	- Concrete Block	<b>FN&amp;D</b>	- Found Nail & Disc
	Edge of Water		Manhole	<b>CH</b>	- Chord Bearing	<b>FRRS</b>	- Found Rail Road Spike
	Iron Fence		Tree	<b>CHIM</b>	- Chimney	<b>GAR</b>	- Garage
	Overhead Lines		Utility or Light Pole	<b>CLF</b>	- Chain Link Fence	<b>GM</b>	- Gas Meter
	Structure		Well	<b>CME</b>	- Canal Maintenance Easement	<b>ID</b>	- Identification
	Survey Tie Line			<b>CO</b>	- Clean Out	<b>IE/EE</b>	- Ingress/Egress Easement
	Vinyl Fence			<b>CONC</b>	- Concrete	<b>ILL</b>	- Illegible
	Wall or Party Wall			<b>COR</b>	- Corner	<b>INST</b>	- Instrument
	Wood Fence			<b>CS/W</b>	- Concrete Sidewalk	<b>INT</b>	- Intersection
<b>SURFACETYPES</b>				<b>CUE</b>	- Control Utility Easement	<b>IRRE</b>	- Irrigation Easement
	Asphalt			<b>CVG</b>	- Concrete Valley Gutter	<b>L</b>	- Length
	Brick or Tile			<b>D/W</b>	- Driveway	<b>LAE</b>	- Limited Access Easement
	Concrete			<b>DE</b>	- Drainage Easement	<b>LB#</b>	- License No. (Business)
	Covered Area			<b>DF</b>	- Drain Field	<b>LBE</b>	- Limited Buffer Easement
	Water			<b>DH</b>	- Drill Hole	<b>LE</b>	- Landscape Easement
	Wood			<b>DUE</b>	- Drainage & Utility Easement	<b>LME</b>	- Lake/Landscape Maintenance Easement
<b>SYMBOLS</b>				<b>ELEV</b>	- Elevation	<b>LS#</b>	- License No. (Surveyor)
	Benchmark			<b>EM</b>	- Electric Meter	<b>MB</b>	- Map Book
	Center Line			<b>ENCL</b>	- Enclosure	<b>ME</b>	- Maintenance Easement
	Central Angle or Delta			<b>ENT</b>	- Entrance	<b>MES</b>	- Mitered End Section
	Common Ownership			<b>EOP</b>	- Edge of Pavement	<b>MF</b>	- Metal Fence
	Control Point			<b>EOW</b>	- Edge of Water	<b>MH</b>	- Manhole
	Catch Basin			<b>ESMT</b>	- Easement	<b>MHWL</b>	- Mean High Water Line
				<b>EUB</b>	- Electric Utility Box	<b>NR</b>	- Non-Radial
				<b>F/DH</b>	- Found Drill Hole	<b>NTS</b>	- Not to Scale
				<b>FCM</b>	- Found Concrete Monument	<b>NAVD88</b>	- North American Vertical Datum 1988
				<b>FF</b>	- Finished Floor	<b>NGVD29</b>	- National Geodetic Vertical Datum 1929
				<b>FIP</b>	- Found Iron Pipe	<b>OG</b>	- On Ground
				<b>FIRC</b>	- Found Iron Pipe & Cap		
						<b>ORB</b>	- Official Records Book
						<b>ORV</b>	- Official Record Volume
						<b>O/A</b>	- Overall
						<b>O/S</b>	- Offset
						<b>OFF</b>	- Outside Subject Property
						<b>OH</b>	- Overhang
						<b>OHL</b>	- Overhead Utility Lines
						<b>OHWL</b>	- Ordinary High Water Line
						<b>ON</b>	- Inside Subject Property
						<b>P/E</b>	- Pool Equipment
						<b>PB</b>	- Plat Book
						<b>PC</b>	- Point of Curvature
						<b>PCC</b>	- Point of Compound Curvature
						<b>PCP</b>	- Permanent Control Point
						<b>PI</b>	- Point of Intersection
						<b>PLS</b>	- Professional Land Surveyor
						<b>PLT</b>	- Planter
						<b>POB</b>	- Point of Beginning
						<b>POC</b>	- Point of Commencement
						<b>PRC</b>	- Point of Reverse Curvature
						<b>PRM</b>	- Permanent Reference Monument
						<b>PSM</b>	- Professional Surveyor & Mapper
						<b>PT</b>	- Point of Tangency
						<b>PUE</b>	- Public Utility Easement
						<b>R</b>	- Radius or Radial
						<b>R/W</b>	- Right of Way
						<b>RES</b>	- Residential
						<b>RGE</b>	- Range
						<b>ROE</b>	- Roof Overhang Easement
						<b>RP</b>	- Radius Point
						<b>S/W</b>	- Sidewalk
						<b>SBL</b>	- Setback Line
						<b>SCL</b>	- Survey Closure Line
						<b>SCR</b>	- Screen
						<b>SEC</b>	- Section
						<b>SEP</b>	- Septic Tank
						<b>SEW</b>	- Sewer
						<b>SIRC</b>	- Set Iron Rod & Cap
						<b>SMWE</b>	- Storm Water Management Easement
						<b>SN&amp;D</b>	- Set Nail and Disc
						<b>SQFT</b>	- Square Feet
						<b>STL</b>	- Survey Tie Line
						<b>STY</b>	- Story
						<b>SV</b>	- Sewer Valve
						<b>SWE</b>	- Sidewalk Easement
						<b>TBM</b>	- Temporary Bench Mark
						<b>TEL</b>	- Telephone Facilities
						<b>TOB</b>	- Top of Bank
						<b>TUE</b>	- Technological Utility Easement
						<b>TWP</b>	- Township
						<b>TX</b>	- Transformer
						<b>TYP</b>	- Typical
						<b>UE</b>	- Utility Easement
						<b>UG</b>	- Underground
						<b>UP</b>	- Utility Pole
						<b>UR</b>	- Utility Riser
						<b>VF</b>	- Vinyl Fence
						<b>W/C</b>	- Witness Corner
						<b>W/F</b>	- Water Filter
						<b>WF</b>	- Wood Fence
						<b>WM</b>	- Water Meter/Valve Box
						<b>WV</b>	- Water valve

**CERTIFIED TO:**

JONATHON MAX ALBERT ; SUNBELT TITLE AGENCY; TITLE RESOURCES GUARANTY COMPANY; ANCHOR NATIONWIDE LOANS, LLC

**FLOOD ZONE INFORMATION:**

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR [WWW.FEMA.GOV](http://WWW.FEMA.GOV), THE PROPERTY APPEARS TO BE LOCATED IN ZONE X & AE (WITH A BASE FLOOD ELEVATION OF 8). THIS PROPERTY WAS FOUND IN THE VILLAGE OF MIAMI SHORES, COMMUNITY NUMBER 120652, PANEL NUMBER 0306 DATED 09/11/2009.

**DATE SIGNED:** 09/12/22

**BUYER:** Jonathon Max Albert

**LENDER:** ANCHOR NATIONWIDE LOANS, LLC

**TITLE COMPANY:** SUNBELT TITLE AGENCY

**COMMITMENT DATE:**

**CLIENT FILE NO:** 170143

SEE PAGE 1 OF 2 FOR MAP OF PROPERTY  
PAGE 2 OF 2 - NOT VALID WITHOUT ALL PAGES



**Exacta Land Surveyors, LLC**  
LB# 8291  
o: 866.735.1916 | f: 866.744.2882  
3846 Blanding Boulevard, Jacksonville, FL 32210