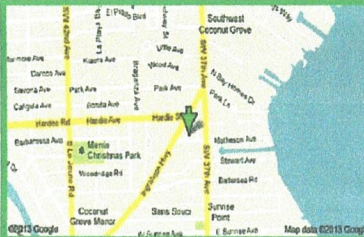


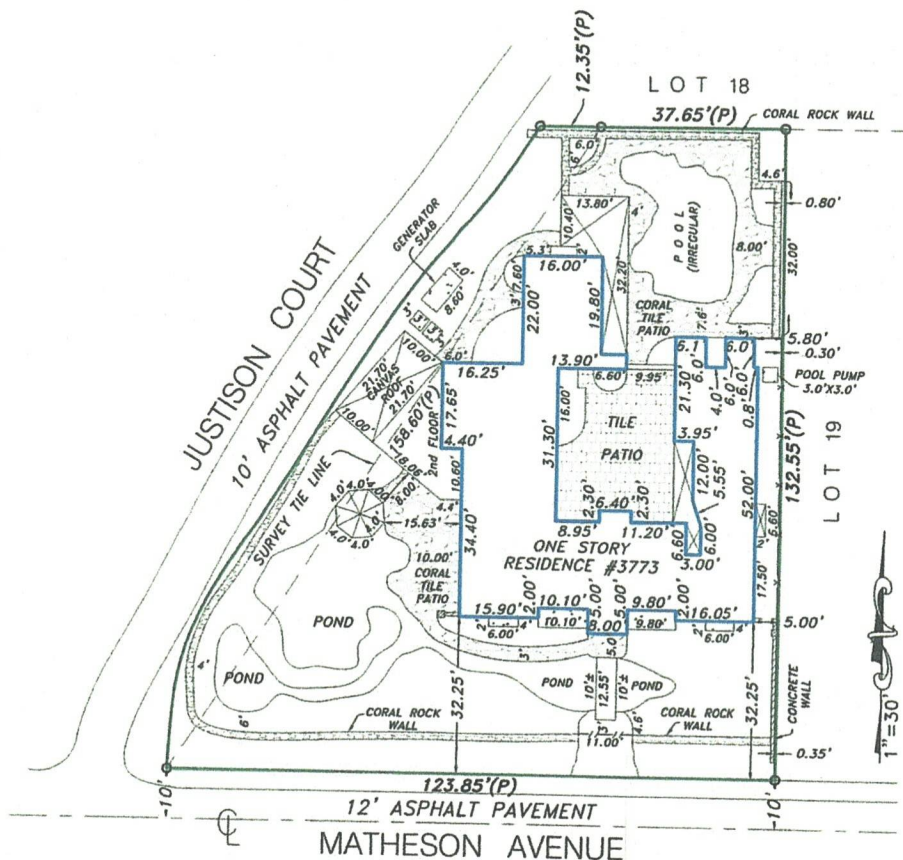
Ordered By:

CLEAR TITLE GROUP
LLC



We need to take every opportunity possible to thank our amazing clients for their support...

Thank You!!!



Pond R/W
Angles/Bearing
note PRO + SUB R/W
Lot NO.
0?

calc.
P/M.

update -
E/C -

Accepted By: _____

MIKE ESPINOSA come.

Property Address: 3773 MATHESON AVENUE
MIAMI, FL 33133

NOTES: CONCRETE ROCK WALL ENCROACHES
ALONG WEST LOT LINE.

305-262-2992

SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT THIS 'BOUNDARY SURVEY' IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THIS COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

SIGNED  FOR THE FIRM
MIGUEL ESPINOSA STATE OF
STATE OF FLORIDA P.S.M. No. 5101

NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSED SURVEYOR AND MAPPER.

MIGUEL ESPINOSA LAND SURVEYING, INC.
10665 SW 190TH Street
Suite 3110
MIAMI, FL 33157
PHONE: (305) 740-3319
FAX #: (305) 669-3190
LB # 6463



Surveyor's Legend

	PROPERTY LINE	FND	FOUND IRON PIPE / PIN AS NOTED ON PLAT	B.R.	BEARING REFERENCE	TEL.	TELEPHONE FACILITIES
	STRUCTURE	LB#	LICENSE # - BUSINESS		CENTRAL ANGLE OR DELTA	U.P.	UTILITY POLE
	CONC. BLOCK WALL	LS#	LICENSE # - SURVEYOR	R	RADIUS OR RADIAL	E.U.B.	ELECTRIC UTILITY BOX
	CHAIN-LINK FENCE OR WIRE FENCE	CALC	CALCULATED POINT	RAD.	RADIAL TIE	SEP.	SEPTIC TANK
	WOOD FENCE	SET	SET PIN	N.R.	NON RADIAL	D.F.	DRAINFIELD
	IRON FENCE		CONTROL POINT	TYP.	TYPICAL	A/C	AIR CONDITIONER
	EASEMENT		CONCRETE MONUMENT	I.R.	IRON ROD	S/W	SIDEWALK
	CENTER LINE		BENCHMARK	I.P.	IRON PIPE	DWY	DRIVEWAY
	WOOD DECK	ELEV	ELEVATION	N&D	NAIL & DISK	SCR.	SCREEN
	CONCRETE	P.T.	POINT OF TANGENCY	PK NAIL	PARKER-KALON NAIL	GAR	GARAGE
	ASPHALT	P.C.	POINT OF CURVATURE	D.H.	DRILL HOLE	ENCL.	ENCLOSURE
	BRICK / TILE	P.R.M.	PERMANENT REFERENCE MONUMENT		WELL	N.T.S.	NOT TO SCALE
	WATER	P.C.C.	POINT OF COMPOUND CURVATURE		FIRE HYDRANT	F.F.	FINISHED FLOOR
	APPROXIMATE EDGE OF WATER	P.R.C.	POINT OF REVERSE CURVATURE		MANHOLE	T.O.B.	TOP OF BANK
	COVERED AREA	P.O.B.	POINT OF BEGINNING	O.H.L.	OVERHEAD LINES	E.O.W.	EDGE OF WATER
	TREE	P.O.C.	POINT OF COMMENCEMENT	TX	TRANSFORMER	E.O.P.	EDGE OF PAVEMENT
	POWER POLE	P.C.P.	PERMANENT CONTROL POINT	CATV	CABLE TV RISER	C.V.G.	CONCRETE VALLEY GUTTER
	CATCH BASIN	M	FIELD MEASURED	W.M.	WATER METER	B.S.L.	BUILDING SETBACK LINE
C.U.E.	COUNTY UTILITY EASEMENT	P	PLATTED MEASUREMENT	P/E	POOL EQUIPMENT	S.T.L.	SURVEY TIE LINE
I.E./E.E.	INGRESS / EGRESS EASEMENT	D	DEED	CONC.	CONCRETE SLAB		CENTER LINE
U.E.	UTILITY EASEMENT	C	CALCULATED	ESMT	EASEMENT	R/W	RIGHT-OF-WAY
		L.M.E.	LAKE OR LANDSCAPE MAINT. ESMT.	D.E.	DRAINAGE EASEMENT	P.U.E.	PUBLIC UTILITY EASEMENT
		R.O.E.	ROOF OVERHANG EASEMENT	L.B.E.	LANDSCAPE BUFFER EASEMENT	C.M.E.	CANAL MAINTENANCE EASEMENT
				L.A.E.	LIMITED ACCESS EASEMENT	A.E.	ANCHOR EASEMENT

Property Address:

3773 MATHESON AVENUE
MIAMI, FL 33133

Flood Information:

Community Number: 120650
Panel Number: 12086C0459L
Suffix: L
Date of Firm Index: 9/11/2009
Flood Zone: X
Base Flood Elevation:
Date of Field Work: 1/16/2013
Date of Completion: 1/16/2013

General Notes:

- The Legal Description used to perform this survey was supplied by others. This survey does not determine or is not to imply ownership.
- This survey only shows above ground improvements. Underground utilities, footings, or encroachments are not located on this survey map.
- If there is a septic tank, well, or drain field on this survey, the location of such items was shown to us by others and the information was not verified.
- Examination of the abstract of title will have to be made to determine recorded instruments, if any, effect this property. The lands shown herein were not abstracted for easement or other recorded encumbrances not shown on the plat.
- Wall ties are done to the face of the wall.
- Fence ownership is not determined.
- Bearings referenced to line noted B.R.
- Dimensions shown are platted and measured unless otherwise shown.
- No identification found on property corners unless noted.
- Not valid unless sealed with the signing surveyors embossed seal.
- Boundary survey means a drawing and/or graphic representation of the survey work performed in the field, could be drawn at a shown scale and/or not to scale.
- Elevations if shown are based upon NGVD 1929 unless otherwise noted.
- This is a BOUNDARY SURVEY unless otherwise noted.
- This survey is exclusive for the use of the parties to whom it is certified. The certifications do not extend to any unnamed parties.

Legal Description:

LOT 20, OF SUBDIVISION SUNSHINE VILLAS,, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 168, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

PRINTING INSTRUCTIONS:

While viewing the survey in any Acrobat Reader, select the File Drop-down and select "Print"
Select a color printer, if available, or at least one with 8.5" x 14" paper.
Select ALL for Print Range, and the # of copies you would like to print out.
Under the "Page Scaling" please make sure you have selected "None."
Do not check the "AutoRotate and Center" button.
Check the "Choose Paper size by PDF"checkbox.
Click OK to Print.

Certified To: NATHANIEL YAFFE AND JILL YAFFE; CLEAR TITLE GROUP LLC; CHICAGO TITLE INSURANCE COMPANY; ; Its successors and/or assigns as their interest may appear.



**AFFILIATE
MEMBERS**



M.E. LAND SURVEYING, INC.
10665 SW 190TH Street, Suite 3110 MIAMI, FL 33157
PHONE: (305) 740-3319 FAX #: (305) 669-3190 LB # 6463



WWW.MELANDSERVICES.COM

ELEVATION CERTIFICATE

Owners Name:

MARTHA HELENA MORIERA TRS

Property Address:

3773 MATHESON AVE MIAMI, FL 33133

LEGAL DESCRIPTION:**FOLIO #: 01-4129-018-0180**

Lot 20, Block N/A of "SUNSHINE VILLAS" according to the plat thereof as recorded in Plat Book 3 at Page 168 of the Public Records of Dade County, Florida.

SURVEYOR'S NOTES:

- 1) Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.
- 2) Additions or deletions to this certificate by other than the signing party or parties are prohibited without written consent of the signing party or parties.
- 3) This certificate elevation is for the purpose of septic and drains repair and/or construction.
- 4) This certificate elevation must not be use for the purpose of acquiring flood insurance
- 5) Elevations are based on the National Geodetic Vertical Datum of 1929.

TOP OF BOTTOM FLOOR: 20.2'

TOP OF NEXT HIGHER FLOOR: N/A

ATTACHED GARAGE (at the door): N/A

GRADE @ DRAINFIELD AREA 20.4'

CROWN OF THE ROAD: 19.8'

Field Date: 06/09/2020



Pablo J. Alfonso P.S.M.
Professional Surveyor & Mapper
State of Florida Reg. No.5880



6175 NW 153rd STREET, SUITE 321, MIAMI LAKES, FLORIDA 33014
Phone: 305-822-6062 ** Fax: 305-827-9669