



2510.0074  
ALTA SURVEY  
ORANGE COUNTY

# ALTA/NSPS LAND TITLE SURVEY

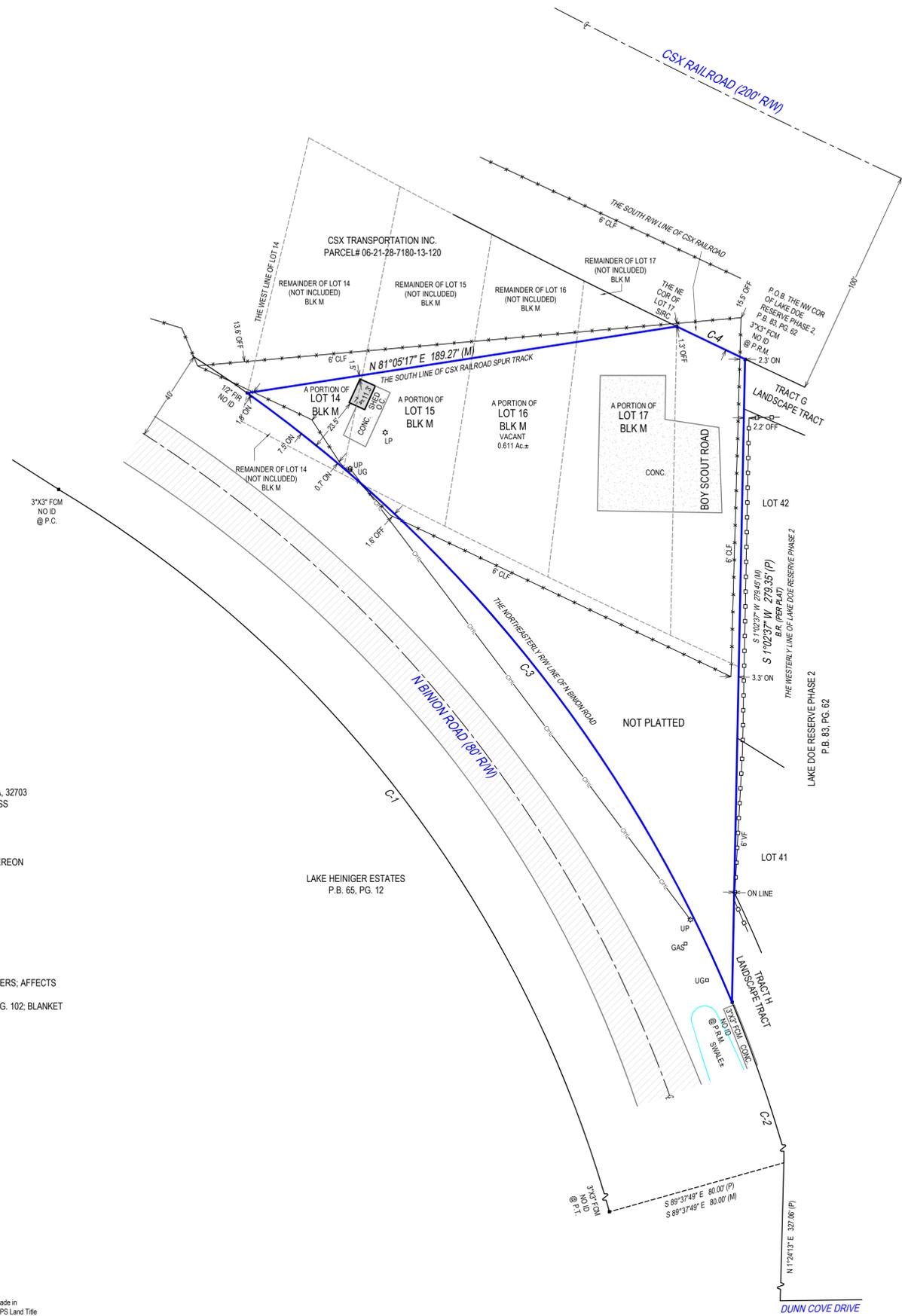
**GENERAL SURVEYORS NOTES:**

- Unless otherwise noted, the legal description utilized to perform this survey was provided by others. This survey does not establish or imply land ownership or any fences depicted hereon.
- The purpose of this survey is to establish the boundary of the lands described in the provided legal description and to depict visible improvements. Unless otherwise noted, underground utilities, footings, service lines, roof overhangs, or similar features were not located.
- Underground utilities, septic systems, and drain fields, if shown, are based on information provided by third parties, record drawings, or visual inspection of surface indicators. No subsurface investigation or excavation was carried out to verify their location.
- This survey is intended solely for the use and reliance of the party or parties to whom it is certified.
- This survey may not be altered or reproduced in any manner without the express written consent of the signing surveyor. Unauthorized alterations invalidate the survey.
- All dimensions are expressed in feet and decimal fractions thereof.
- FEMA flood zone information is provided for reference only. The data shown was obtained from www.fema.gov and may not represent the most current or site-specific flood hazard mapping.
- Unless otherwise noted, "SIRC" denotes a Set Iron Rebar with Cap stamped "LB#8291", a minimum of 1/2 inch in diameter and 18 inches in length.
- For surveys transmitted electronically, the information is valid only if the document bears a secure electronic signature in compliance with Chapter 5J-17.062(3), Florida Administrative Code, and F.S. 472.025. The corresponding electronic signature file is referenced on the survey invoice sent under separate cover. Manually signed and sealed logs are retained by the signing surveyor.
- Symbols shown in the legend and on the survey may have been enlarged or reduced for legibility. Each symbol is plotted at the approximate center of the observed feature and may not represent the actual shape or size.
- Points of Interest (POIs) refer to above-ground improvements that may appear to encroach upon boundary lines, building setbacks, or easements, as defined within the scope of this survey.
- The presence of utilities on the surveyed property does not confirm the existence of recorded or unrecorded utility easements.
- All information depicted on this survey was compiled by and is the responsibility of Exacta Land Surveyors, LLC. Any third-party logos or references are included for informational purposes only.
- In accordance with Florida Statute §558.0035, individual employees or agents of the surveyor may not be held personally liable for negligence.
- Due to construction variability, all building dimensions shown are approximate and should not be used for design, permitting, or construction purposes.

**SURVEYORS LEGEND:**

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

**FLOOD ZONE INFORMATION:**  
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN ORANGE COUNTY UNINCORPORATED AREAS, COMMUNITY NUMBER 120179, PANEL NUMBER 0120 DATED 09/24/2021.



C-1  
R= 532.95(P&M)  
L= 554.22(P) 555.05(M)  
Δ= 59°35'00"(P) 59°33'02"(M)  
S 29°25'19" E 529.59 (P)  
S 29°25'19" E 530.41(M)

C-2  
R= 613.70(P&M)  
L= 248.20(P) 246.62(M)  
Δ= 23°10'19"(P) 23°01'28"(M)  
N 10°10'56" W 246.51 (P)  
N 11°03'33" W 244.96(M)

C-3  
R= 614.04(M)  
L= 342.97(M)  
Δ= 32°00'08"(M)  
CH= N 38°41'47" W 338.53(M)

C-4  
R= 3887.09(M)  
L= 32.93(M)  
Δ= 0°29'07"(M)  
CH= S 64°35'49" E 32.93(M)

PROPERTY ADDRESS:  
501 N BINION ROAD, APOPKA, FLORIDA 32703

SURVEY NUMBER: 2510.0074

CERTIFIED TO:  
VELOCITY TITLE;

BUYER:

LENDER:

TITLE COMPANY: VELOCITY TITLE

COMMITMENT DATE: AUGUST 18, 2025 @ 8:00 AM CLIENT FILE NO:

LEGAL DESCRIPTION:  
(CREATED)

BEGINNING AT THE MOST NORTHWESTERLY CORNER OF LAKE DOE RESERVE PHASE 2 AS RECORDED IN PLAT BOOK 83, PAGE 62 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, THENCE S 01°02'37" W ALONG THE WESTERLY BOUNDARY OF SAID PLAT A DISTANCE OF 279.45 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF N. BINION ROAD SAID POINT BEING ON A CURVE CONCAVED SOUTHWESTERLY AND HAVING A CENTRAL ANGLE OF 32°00'08" AND A RADIUS OF 614.04 FEET THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 342.97 TO A POINT ON THE WESTERLY BOUNDARY LINE OF LOT 14, BLOCK M, OF PLYMOUTH DELLS AS RECORDED IN PLAT BOOK 0, PAGE 102, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA (BEARING AND DISTANCE BETWEEN SAID POINTS BEING N 38°41'47" W 338.53 FEET), THENCE N 81°05'17" E A DISTANCE OF 189.27 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF CSX RAILROAD SAID POINT BEING ON A CURVE CONCAVED NORTHEASTERLY AND HAVING A CENTRAL ANGLE OF 00°29'07" AND A RADIUS OF 3,887.09 FEET THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 32.93 TO THE POINT OF BEGINNING (BEARING AND DISTANCE BETWEEN THOSE POINTS BEING S 64°35'49" E, 32.93 FEET).

**ALTA/NSPS "TABLE A" ITEMS**

- MONUMENTS AS SHOWN HEREON
- ADDRESS: 501 N BINION ROAD, APOPKA, FLORIDA, 32703
- GROSS LAND AREA IS 0.611 ACRES, MORE OR LESS
- 7a. VACANT (NOT APPLICABLE)
- 7b1. VACANT (NOT APPLICABLE)
- 7c. VACANT (NOT APPLICABLE)
8. SUBSTANTIAL FEATURES AS SHOWN HEREON
14. NEAREST INTERSECTING STREET AS SHOWN HEREON

**REVIEW OF TITLE:**

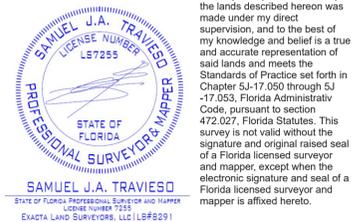
WESTCOR TITLE INSURANCE COMPANY  
COMMITMENT NO.: WTS-25-075843  
ORANGE COUNTY, FLORIDA  
SCHEDULE B-II  
EFFECTIVE AUGUST 18, 2025 @ 8:00 AM

EXCEPTIONS 1-7: NO SURVEY OR PLOTTABLE MATTERS; AFFECTS THE SUBJECT PROPERTY  
EXCEPTION 8: PLAT OF PLYMOUTH DELLS, P.B. 0, PG. 102; BLANKET IN NATURE

JOB SPECIFIC SURVEYOR NOTES  
THE BEARING REFERENCE OF SOUTH 1 DEGREE 02 MINUTES 37 SECONDS WEST IS BASED ON THE WESTERLY LINE OF LAKE DOE RESERVE PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 83, PAGE 62 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

POINTS OF INTEREST  
NONE VISIBLE

**SURVEYORS SEAL**



DATE SIGNED: 10/06/25 FIELD WORK DATE: 10/2/2025

REVISION DATE(S): (REV. 1: 10/7/2025)



To VELOCITY TITLE:  
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 4, 7(a), 7(b), 7(c), & 14 of Table A thereof. The field work was completed on September 23, 2025. Date of Plat or Map: 9/26/2025

