BOUNDARY SURVEY & SITE PLAN

LOCATED IN SECTION 3; TOWNSHIP 39 SOUTH; RANGE 34 EAST

PROPERTY ADDRESS:

SFRONO DRIVE, LOT 38, BLOCK 6
OKEECHOBEE, FLORIDA 34974

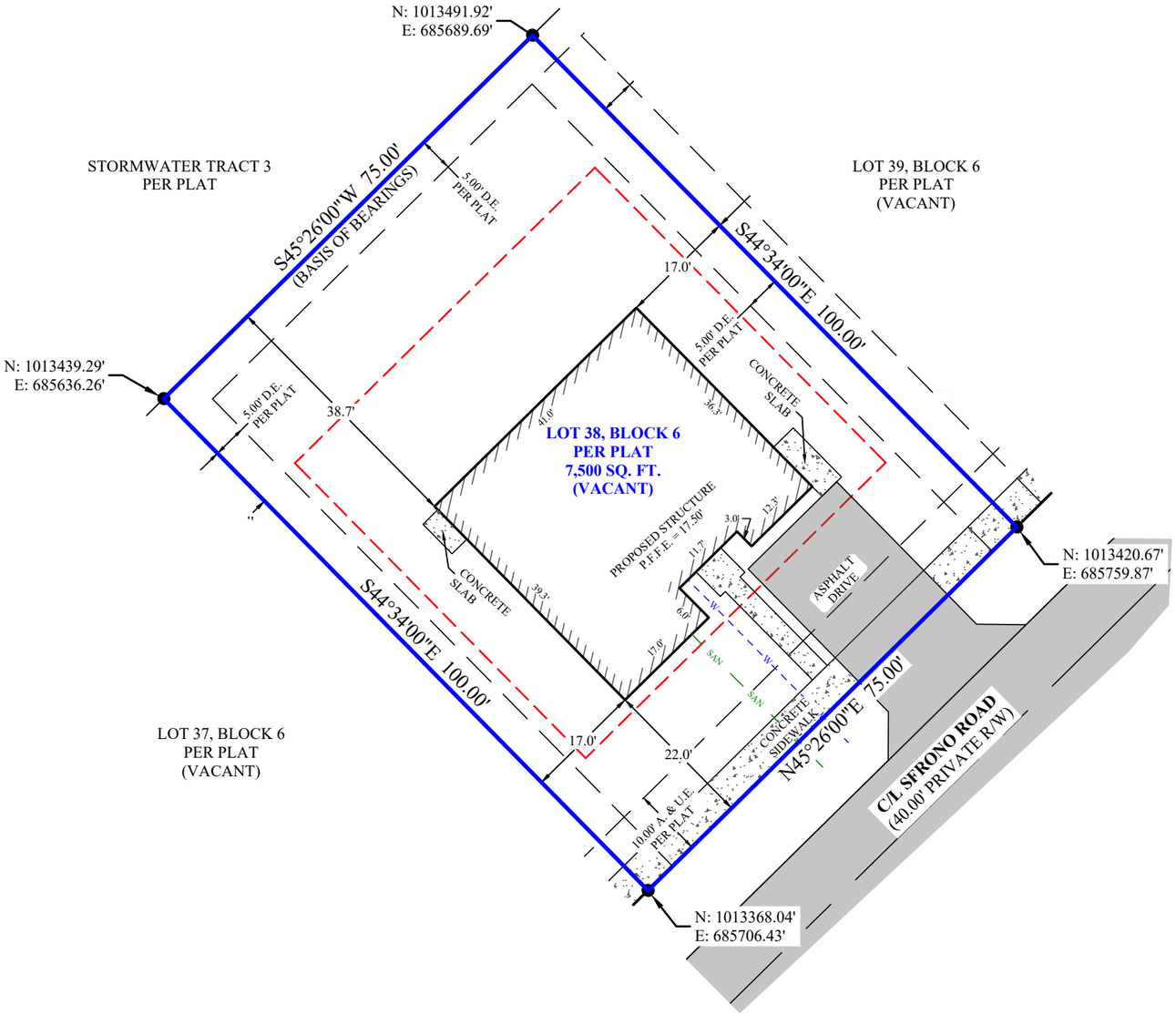
GRAPHIC SCALE

0 20 40 Feet

1 INCH = 20 FT.
(INTENDED DISPLAY SCALE- 11"X17")

SITE BENCHMARK TABLE			
POINT ID	NORTHING	EASTING	ELEV. NAVD 88
30002	1015692.24'	686255.73'	20.80'
30005	1015425.90'	685832.26'	20.62'
30006	1015159.40'	685409.11'	21.00'
30007	1014893.44'	684985.27'	20.35'
30008	1014627.59'	684562.14'	21.17'
30009	1014335.88'	684099.45'	20.61'

SITE BENCHMARK TABLE			
POINT ID	NORTHING	EASTING	ELEV. NAVD 88
30010	1013828.67'	683292.17'	20.84'
30011	1013563.01'	682870.34'	20.74'
30012	1013295.35'	682445.95'	20.81'
30013	1013028.96'	682021.63'	20.43'
30014	1012763.62'	681599.74'	20.64'



SURVEYOR'S NOTES:

1. THIS IS A **BOUNDARY SURVEY**, AS DEFINED IN CHAPTER 5J-17.050(10)(A)-(K) OF THE FLORIDA ADMINISTRATIVE CODE.
2. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS SURVEY IS NOT VALID.
3. THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.
4. ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
5. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
6. THE COORDINATES SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83/2011), AS ESTABLISHED USING REAL-TIME KINEMATIC GLOBAL POSITIONING SYSTEM (RTK GPS) SURVEY METHODS. THE CORRECTED POSITIONS COMPUTED WERE VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS. ALL DISTANCES SHOWN HEREON ARE IN GRID U.S. SURVEY FEET.
7. BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. THE BEARING BASE FOR THIS SURVEY IS THE NORTHWESTERLY LINE OF LOT 38, BLOCK 6, SAID LINE BEARS SOUTH 45°26'00" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
8. THIS SURVEY DOES NOT HAVE THE BENEFIT OF A CURRENT TITLE COMMITMENT, OPINION, OR ABSTRACT. DURING THE COURSE OF THE SURVEY SOME SEARCHES OF THE PUBLIC RECORDS WERE MADE, BUT THESE SEARCHES WERE NOT EXHAUSTIVE AND SHOULD NOT BE CONSIDERED A SUBSTITUTE FOR A PROPER TITLE COMMITMENT, OPINION, OR ABSTRACT OBTAINED FROM A TITLE AGENCY OR OTHER TITLE PROFESSIONAL.
9. ADJOINING PROPERTY INFORMATION IS SHOWN PER PLAT.
10. SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X PER FEMA MAP NUMBER 12043C, PANEL NUMBER 0250D, WITH AN EFFECTIVE DATE OF 03/06/20.
11. PUBLIC WATER AND SEWER ARE GOING TO BE MADE AVAILABLE.
12. PROPOSED FINISH FLOOR ELEVATION SHOWN HEREON IS PER THE OVERALL SITE FOR LAKEFRONT ESTATES COMPLETED BY NEWLINES LAND CONSULTANTS.
13. THIS BOUNDARY SURVEY AND THE UNDERLYING PLAT WERE COMPLETED BY BSM & ASSOCIATES, INC. AND THEIR ARE NO DISCREPANCIES BETWEEN PLATTED AND CALCULATED BEARINGS AND DIMENSIONS. STATE PLANE COORDINATES SHOWN HEREON ARE TRUE TO THE INTENDED LOT CORNER POSITION PER THE LAKEFRONT ESTATES PLAT.

LEGEND:

*** ALL BENCHMARKS LISTED HEREON *** ARE 1/2" IRON ROD & CAPS STAMPED "CTL BSM LB 8155"

C/L	CENTERLINE
R/W	RIGHT-OF-WAY
ID	IDENTIFICATION
O.R.B.	OFFICIAL RECORD BOOK
PG.	PAGE
FND	FOUND
R	RADIUS
△	DEGREE OF CURVATURE
L	ARC LENGTH
P.B.	PLAT BOOK
PG.	PAGE
D.E.	DRAINAGE EASEMENT
A. & U.E.	ACCESS & UTILITY EASEMENT
P.F.F.E	PROPOSED FINISH FLOOR ELEVATION
SQ. FT.	SQUARE FOOTAGE
N:	NORTHING
E:	EASTING
W	PROPOSED WATER METER
	PROPERTY LINE
	BUILDING SETBACK LINE
●	FND 1/2" IRON ROD & CAP; STAMPED "BSM LB 8155"
SAN	PROPOSED SANITARY SEWER LINE
W	PROPOSED WATER LINE
ELEV.	ELEVATION
NAVD 88	NORTH AMERICAN VERTICAL DATUM OF 1988
◎	FND NAIL & DISC; STAMPED "PCP LB 8155"

LEGAL DESCRIPTION:

RECORDING INFORMATION UNAVAILABLE UNTIL THE PLAT IS RECORDED
LOT 38, BLOCK 6, LAKEFRONT ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK ____, PAGE ____, OF THE PUBLIC RECORDS OF GLADES COUNTY, FLORIDA.

CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

FOR THE BENEFIT OF THE FOLLOWING PARTIES ONLY:

1) RISE ARCHITECTURE

SIGNED: _____ DATE: _____

RICHARD E. BARNES III, PROFESSIONAL SURVEYOR AND MAPPER # 7074

FIELD WORK DATE	08/12/24
REVISION DATE	
SHEET	1 OF 1
DRAWN BY:	TJL
CHECKED BY:	REB
JOB #:	24-124

BSM & ASSOCIATES
LAND SURVEYING SERVICES
80 SE 31st Lane, Okeechobee, FL 34974
ricky.barnes@bsmsurvey.com
863.484.8324 LB 8155