BOUNDARY SURVEY & SITE PLAN

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

PROPERTY ADDRESS:

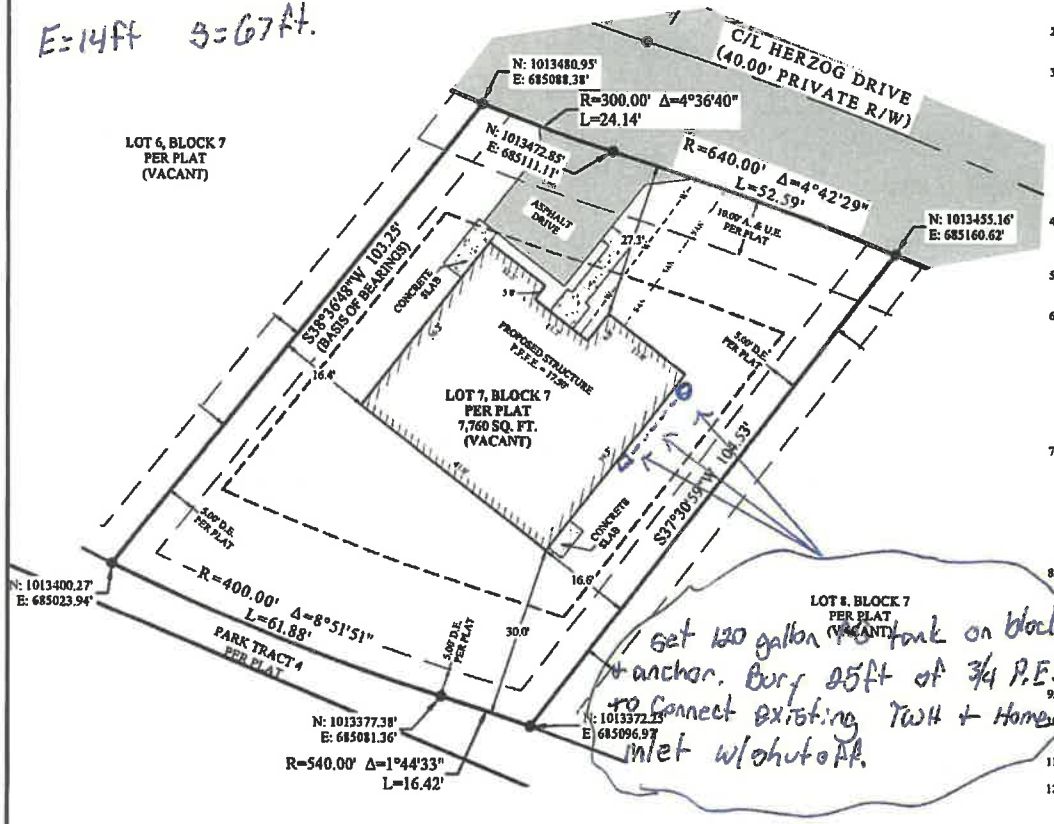
1380 HERZOG DRIVE
OKEECHOBEE, FLORIDA 34974

GRAPHIC SCALE

0 20 40 Feet

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

Tank Setbacks
N=29ft W=57ft
E=14ft S=67ft.



SITE BENCHMARK TABLE			
POINT ID	NORTHING	EASTING	ELEV. NAVD 88
30002	1015692.39'	686255.75'	20.80'
30005	1015425.90'	685852.20'	20.62'
30006	1015159.40'	685449.11'	21.00'
30007	1014893.44'	685045.27'	20.35'
30008	1014627.99'	684642.14'	21.17'
30009	1014335.88'	684099.45'	20.61'

SITE BENCHMARK TABLE			
POINT ID	NORTHING	EASTING	ELEV. NAVD 88
30010	1013829.67'	685292.17'	20.84'
30011	1013563.01'	685270.38'	20.76'
30012	1013295.39'	685248.85'	20.91'
30013	1013028.98'	685201.82'	20.45'
30014	1012763.62'	685189.74'	20.66'

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 7, BLOCK 7, SAID LINE BEARS SOUTH 38°36'48" 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 12093C, 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
Δ	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"
SSV	PROPOSED SANITARY SEWER LINE
	PROPOSED WATER LINE
ELEV.	ELEVATION
NAVD 88	NORTH AMERICAN VERTICAL DATUM OF 1988
	FND NAIL & DISC; STAMPED "PCF LB 8155"

LEGAL DESCRIPTION:

RECORDING INFORMATION UNAVAILABLE UNTIL THE PLAT IS RECORDED
LOT 7, BLOCK 7, 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	9/24/26
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

Glades County, FL

Parcel Summary

Parcel ID	S34-38-34-001-0007-0070
Location Address	1380 HERZOG DR OKEECHOBEE
Brief Tax Description	BLK 7 LOT 7 LAKEFRONT ESTATES PHASE 1 GC PB 4 PG 153 SHEETS 1 THROUGH 18 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	VACANT RESIDENTIAL (0000) (Note: *The Use Code is a Dept. of Revenue (DOR) code. For zoning information, please contact the Glades County Community Development office at (863) 946-6018.)
Sec/Twp/Rng	34-38-34
Tax District	Glades County (District 05)
Millage Rate	17.6558
Acreage	0.178
Homestead	N

View Map

Owner Information

Primary Owner
OKEECHOBEE COMMUNITY DEV LLC
36 AIRPORT RD STE 402
LAKEWOOD, NJ 08701

Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
0000 - VACANT	0.17	AC	0	0

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Qualification	Vacant/Improved	Grantor	Grantee
Y	11/9/2021	$8,906,300	WD	376/333	Qualified	Vacant	HARVEY GLENN C	OKEECHOBEE COMMUNITY DEVELOPERS LLC
N	6/26/2019	$100	ED	0359/0499	Unqualified	Vacant	HARVEY GLENN C	SFWMD
N	5/17/2013	$2,100,000	WD	0307/0943	Qualified	Vacant	FINK SIDNEY + BALLIN MARLENE	HARVEY GLENN C
N	5/14/2013	$100	QC	0307/0940	Unqualified	Vacant	G & B DIVERSIFIED III LLP	FINK SIDNEY 1/2 INT + BALLIN MARLENE 1/2 INT
N	5/14/2013	$100	QC	0307/0917	Unqualified	Vacant	FREUNDLICH BARBARA TRUSTEE	G & B DIVERSIFIED III LLP
N	6/8/2006	$100	QC	0255/0420	Qualified	Vacant	FREUNDLICH WERNER+BARBARA	G&B DIVERSIFIED III LLC
N	6/8/2006	$100	QC	0252/0547	Qualified	Improved	G&B DIVERSIFIED III LLC + HAGEN TRUSTEE	FINK SIDNEY + BALLIN MARLENE
N	12/28/1999	$100	QC	0188/0022	Qualified	Vacant	FREUNDLICH BARBARA TRUSTEE OF KAUFMAN TRUST	G + B DIVERSIFIED 111 LLP
N	4/26/1998	$100	QC	0176/0899	Qualified	Vacant	FREUNDLICH BARBARA TRUSTEE OF KAUFMAN TRUST	FREUNDLICH BARBARA TRUSTEE OF FREUNDLICH TR
N	4/27/1994	$100	QC	0148/0988	Qualified	Vacant	TRANTALIS TRUSTEE	FINK
N	3/16/1994	$100	QC	0148/0990	Qualified	Vacant	TRANTALIS TRUSTEE	FREUNDLICH *JTROS*
N	11/22/1993	$100	QC	0148/0985	Qualified	Vacant	KAUFMAN TRUST	TRANTALIS TRUSTEE
N	2/11/1992	$100	QC	0136/0897	Qualified	Vacant		KAUFMAN TRUSTEES
N	2/19/1991	$100	QC	0127/0781	Qualified	Vacant		FINK, TRUSTEE
N	12/20/1990	$100	WD	0127/0102	Qualified	Vacant	KAUFMAN	KAUFMAN
N	8/6/1990	$100	QC	0125/0344	Qualified	Vacant		
N	1/8/1990	$100	PR	0122/0226	Qualified	Vacant	STEVENS EST	KAUFMAN ET ALS
N	1/8/1990	$100	WD	0122/0224	Qualified	Vacant	STEVENS JR	KAUFMAN ET ALS
N	7/24/1969	$100	WD	0044/0965	Qualified	Vacant	PEARCE	STEVENS
N	7/24/1969	$100	WD	0044/0936	Qualified	Vacant	PEARCE	STEVENS
N	1/1/1900	$0		/		Improved	HARVEY GLENN C	

No data available for the following modules: Building Information, Extra Features, Current Valuation, Photos, Sketches.

Glades County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll.
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