BOUNDARY SURVEY

LOCATED IN SECTIONS 3; TOWNSHIP 39 SOUTH; RANGE 34 EAST & SECTION 34; TOWNSHIP 38 SOUTH; RANGE 34 EAST

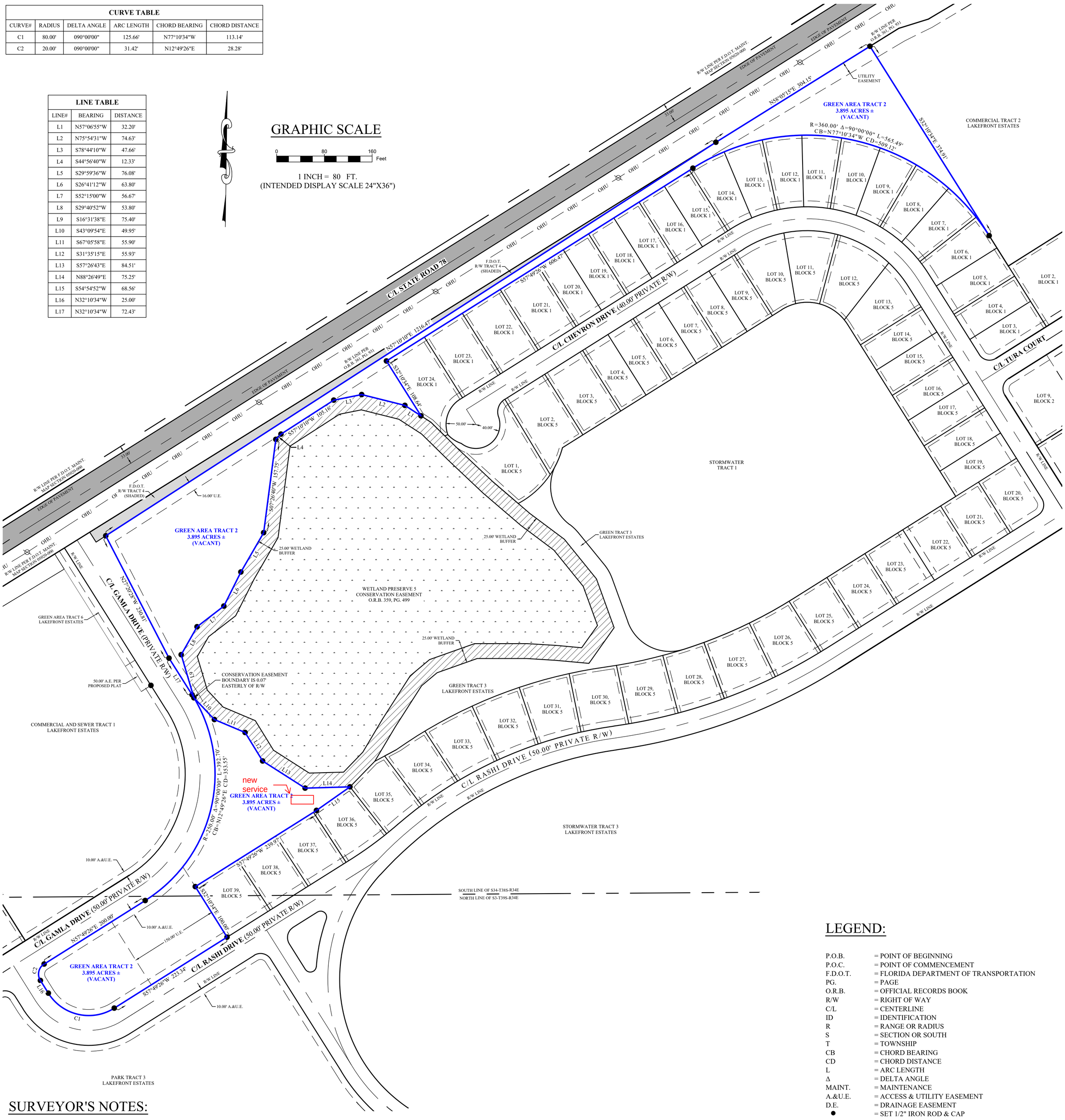
CURVE TABLE					
CURVE#	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	80.00'	090°00'00"	125.66'	N77°10'34"W	113.14'
C2	20.00'	090°00'00"	31.42'	N12°49'26"E	28.28'

LINE TABLE		
LINE#	BEARING	DISTANCE
L1	N57°06'55"W	32.20'
L2	N75°54'31"W	74.63'
L3	S78°44'10"W	47.66'
L4	S44°56'40"W	12.33'
L5	S29°59'36"W	76.08'
L6	S26°41'12"W	63.80'
L7	S52°15'00"W	56.67'
L8	S29°40'52"W	53.80'
L9	S16°31'38"E	75.40'
L10	S43°09'54"E	49.95'
L11	S67°05'58"E	55.90'
L12	S31°35'15"E	55.93'
L13	S57°26'43"E	84.51'
L14	N88°26'49"E	75.25'
L15	S54°54'52"W	68.56'
L16	N32°10'34"W	25.00'
L17	N32°10'34"W	72.43'

GRAPHIC SCALE

0 80 160 Feet

1 INCH = 80 FT.
(INTENDED DISPLAY SCALE 24"X36")



SURVEYOR'S NOTES:

1. THE SURVEY DATE IS MARCH 5, 2025.
2. THIS IS A **BOUNDARY SURVEY**, AS DEFINED IN CHAPTER 5J-17.050(11) OF THE FLORIDA ADMINISTRATIVE CODE. THE LIMITS OF THE TOPOGRAPHIC COLLECTION ARE AS SHOWN HEREON.
3. THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
5. 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 SOUTH CHORD BEARING OF GREEN TRACT 3, SAID LINE BEARS SOUTH 68°25'10" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
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. 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.
8. THE LEGAL DESCRIPTION OF THE LAND CONTAINED IN THIS BOUNDARY SURVEY WAS PROVIDED BY BSM & ASSOCIATES.
9. THIS SURVEY DELINEATES THE LOCATIONS OF THE LEGAL DESCRIPTIONS ON THE GROUND, BUT DOES NOT DETERMINE OWNERSHIP OR PROPERTY RIGHTS.
10. ADJOINING PROPERTY INFORMATION WAS OBTAINED FROM GLADES COUNTY PROPERTY APPRAISER OFFICE AND ARE SHOWN PER THE PROPOSED PLAT OF LAKEFRONT ESTATES PHASE 1.
11. SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X PER FEMA MAP NUMBER 12043C, PANEL NUMBER 0250D, WITH AN EFFECTIVE DATE OF 03/06/20.
12. THE ADJACENT PROPERTY LINES, RIGHT-OF-WAYS, AND EASEMENTS SHOWN HEREON ARE REFLECTANT OF THE PLAT OF LAKEFRONT ESTATES PHASE 1, WHICH IS UNDER REVIEW FOR COUNTY RECORDING.
13. SEE ADJOINING LOT EASEMENT DETAIL FOR EASEMENT INFORMATION.
14. CURRENT SITE CONDITIONS ARE EVER CHANGING WHILE MID-CONSTRUCTION.

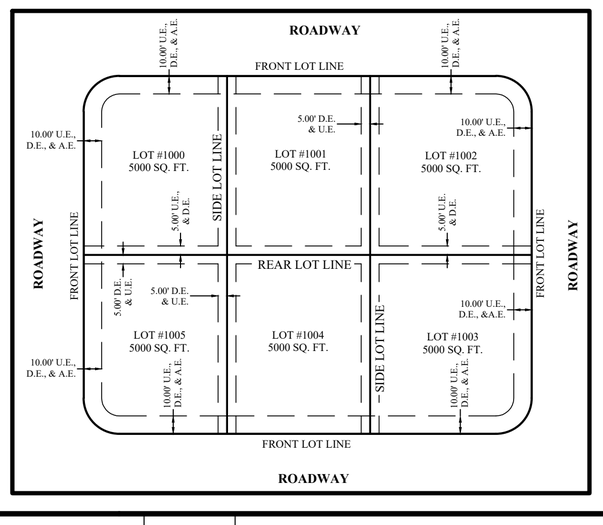
LEGAL DESCRIPTION:

RECORDING INFORMATION UNAVAILABLE UNTIL THE PLAT IS RECORDED
GREEN TRACT 2, LAKEFRONT ESTATES PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK ____, PAGE _____, OF THE PUBLIC RECORDS OF GLADES COUNTY, FLORIDA.

TYPICAL LOT EASEMENT DETAIL:

(SCALE: 1 INCH = 60 FEET)

10.00' UTILITY, DRAINAGE, & ACCESS EASEMENT ALONG FRONT LOT LINES
5.00' UTILITY & DRAINAGE EASEMENT ALONG SIDE LOT LINES
5.00' UTILITY & DRAINAGE EASEMENT ALONG REAR LOT LINES
(UNLESS OTHERWISE GRAPHICALLY DEPICTED HEREON)



LEGEND:

P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
F.D.O.T.	= FLORIDA DEPARTMENT OF TRANSPORTATION
PG.	= PAGE
O.R.B.	= OFFICIAL RECORDS BOOK
R/W	= RIGHT OF WAY
C/L	= CENTERLINE
ID	= IDENTIFICATION
R	= RANGE OR RADIUS
S	= SECTION OR SOUTH
T	= TOWNSHIP
CB	= CHORD BEARING
CD	= CHORD DISTANCE
L	= ARC LENGTH
Δ	= DELTA ANGLE
MAINT.	= MAINTENANCE
A.&U.E.	= ACCESS & UTILITY EASEMENT
D.E.	= DRAINAGE EASEMENT
●	= SET 1/2" IRON ROD & CAP STAMPED "BSM LB 8155" (UNLESS OTHERWISE NOTED)
	= UTILITY POLE
OHU	= OVERHEAD UTILITY LINE

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

FOR THE BENEFIT OF THE FOLLOWING PARTIES ONLY:

1) OKEECHOBEE COMMUNITY DEVELOPERS

FOR THE FIRM:
BSM & ASSOCIATES, INC.

_____DATE_____
RICHARD E. BARNES III
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LICENSE NO. 7074

BOUNDARY SURVEY
GREEN TRACT 2, LAKEFRONT ESTATES
OKEECHOBEE, FLORIDA 34974

CAD Z:\BSM & ASSOCIATES, INC\2023\23-109 PLAT LAKEFRONT ESTATES (ORIG 17-021)\DRAWING\BOUNDARY SURVEYS & LEGAL AND SKETCHES OF INDIVIDUAL LOTS AND EASEMENTS\					
JOB# 23-109					
FLD DF	FB./PG. RJ #1/20-22				
OFF TJL		DATE 03/05/25			
CKD REB	SHEET 1 OF 1	$DWG_{23\text{-}109\ BND\text{-}\ GREEN\ TRACT\ 2}$	DATE:	REVISIONS:	BY:

BSM & ASSOCIATES
LAND SURVEYING SERVICES
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