BOUNDARY & TOPOGRAPHIC SURVEY

LOCATED IN SECTION 34; TOWNSHIP 38 SOUTH; RANGE 34 EAST

CURVE TABLE					
CURVE#	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	250.00'	2°26'04"	10.62'	N30°57'32"W	10.62'

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING ONE IN THE SAME AS THE COMMERCIAL TRACT 2, AS SHOWN ON LAKEFRONT ESTATES, AN UNRECORDED PLAT UNDER COUNTY REVIEW, SAID PARCEL BEING LOCATED IN SECTION 34, TOWNSHIP 38 SOUTH, RANGE 34 EAST, GLADES COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 34, THENCE NORTH 00°23'04" WEST ALONG THE EAST LINE OF SAID SECTION 34, A DISTANCE OF 571.53 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 5TH AVENUE (PER LAKEFRONT ESTATES UNRECORDED PLAT), SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, SAID CURVE HAS A RADIUS OF 250.00 FEET, A CHORD BEARING OF NORTH 30°57'32" WEST, A CHORD DISTANCE OF 10.62 FEET, AND A CENTRAL ANGLE OF 02°26'04";

THENCE NORTHWESTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 10.62 FEET;

THENCE NORTH 32°10'34" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 858.25 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 57°49'26" WEST, A DISTANCE OF 500.00 FEET;

THENCE NORTH 32°10'34" WEST, A DISTANCE OF 434.91 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 78 PER OFFICIAL RECORD BOOK 361 AT PAGE 931 AS RECORDED IN THE PUBLIC RECORDS OF GLADES COUNTY, FLORIDA;

THE FOLLOWING THREE (3) CALLS ARE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE:

1) THENCE NORTH 58°05'39" EAST, A DISTANCE OF 56.98 FEET;

2) THENCE NORTH 72°39'59" EAST, A DISTANCE OF 51.73 FEET;

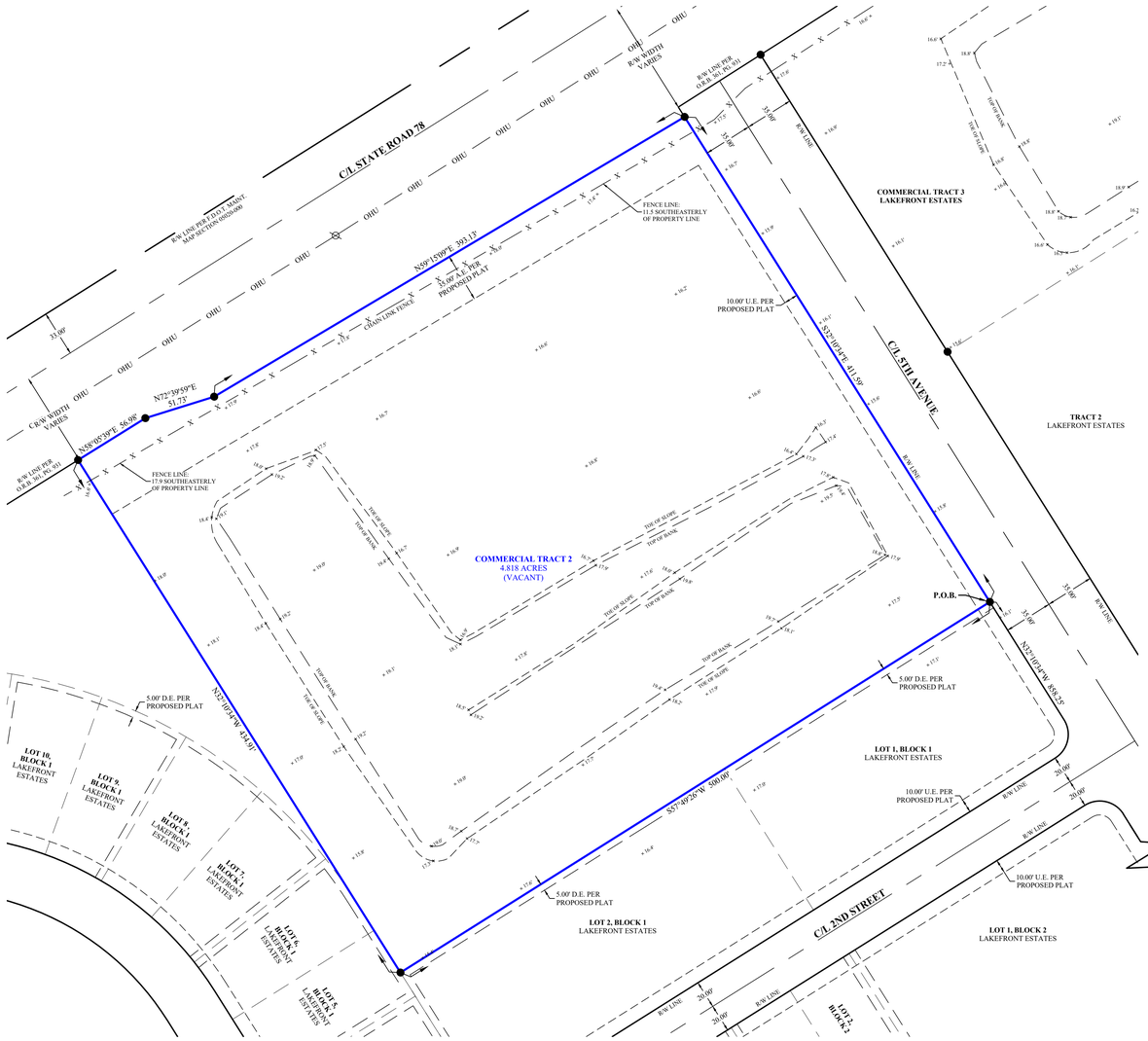
3) THENCE NORTH 59°15'09" EAST, A DISTANCE OF 393.13 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 5TH AVENUE (PER LAKEFRONT ESTATES UNRECORDED PLAT);

THENCE SOUTH 32°10'34" EAST ALONG SAID WESTERLY RIGHT-OF-WAY, A DISTANCE OF 411.59 FEET TO THE **POINT OF BEGINNING**.

SAID LANDS LYING IN GLADES COUNTY, FLORIDA AND CONTAINING 4.818 ACRES MORE OR LESS.

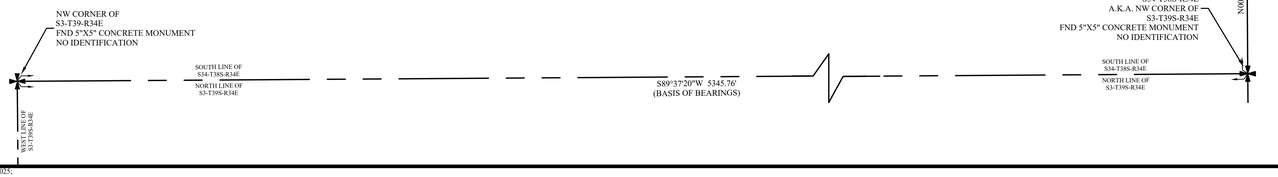
LEGEND:

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.E.	= ACCESS EASEMENT
D.E.	= DRAINAGE EASEMENT
L.B.E.	= LANDSCAPE BUFFER EASEMENT
U.E.	= UTILITY EASEMENT
●	= SET 1/2" IRON ROD & CAP STAMPED "BSM LB 8155" (UNLESS OTHERWISE NOTED)
	= UTILITY POLE
OHU	= OVERHEAD UTILITY LINE
x15.6'	= EXISTING ELEVATION



CONTROL POINT TABLE

POINT #:	NORTHING:	EASTING:	ELEVATION:	DESCRIPTION:
30002	1015692.24'	686255.73'	20.80'	FOUND NAIL & DISK STAMPED "CTL PT BSM LB 8155"
30006	1015159.40'	685409.11'	21.00'	FOUND NAIL & DISK STAMPED "CTL PT BSM LB 8155"



GRAPHIC SCALE

0 50 100 Feet

1 INCH = 50 FT.
(INTENDED DISPLAY SCALE 24"X36")

SURVEYOR'S NOTES:

1. THE SURVEY DATE IS MARCH 24, 2025.
2. THIS IS A **BOUNDARY & TOPOGRAPHIC 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 NORTH LINE OF SECTION 3, TOWNSHIP 39 SOUTH, RANGE 35 EAST, SAID LINE BEARS SOUTH 89°37'20" 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. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1988 (NAVD 88). ELEVATION DEPICTED ON THIS SURVEY WERE OBTAINED USING REAL TIME KINEMATIC (RTK) GPS METHODS WITH AN EXPECTED ACCURACY OF +/-0.1'.
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. THE LEGAL DESCRIPTION OF THE LAND CONTAINED IN THIS BOUNDARY SURVEY WAS PROVIDED BY BSM & ASSOCIATES.
10. THIS SURVEY DELINEATES THE LOCATIONS OF THE LEGAL DESCRIPTIONS ON THE GROUND, BUT DOES NOT DETERMINE OWNERSHIP OR PROPERTY RIGHTS.
11. ADJOINING PROPERTY INFORMATION WAS OBTAINED FROM GLADES COUNTY PROPERTY APPRAISER OFFICE AND ARE SHOWN PER THE PROPOSED PLAT OF LAKEFRONT ESTATES.
12. SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X PER FEMA MAP NUMBER 12043C, PANEL NUMBER 0250D, WITH AN EFFECTIVE DATE OF 03/06/20.
13. THE ADJACENT PROPERTY LINES, RIGHT-OF-WAYS, AND EASEMENTS SHOWN HEREON ARE REFLECTANT OF THE PLAT OF LAKEFRONT ESTATES, WHICH IS UNDER REVIEW FOR COUNTY RECORDING. THE METES AND BOUNDS DESCRIPTION OF THE LAND SHOWN HEREON IS ONE IN THE SAME AS THE PLATTED PARCELS SHOWN FOR COMMERCIAL TRACT 2.

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

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

		T/L	BY:
	UPDATED LEGAL		REVISIONS:
	3/27/25		DATE:
FLD DF	FB./PG. BSM #8/20	DATE 03/24/25	
OFF T/L		DWG 23-109 BND-COMMERCIAL TRACT 2; 3-21-25.dwg	
CKD REB	SHEET 1 OF 1		

CAD G:\My Drive\BSM & ASSOCIATES, INC\2023\23-109 PLAT LAKEFRONT ESTATES (ORIG 17-021)\DRAWING\23-109 BND-COMMERCIAL TRACT 2; 3-21-25.dwg 24X36 SURVEY Mar 27, 2025;

JOB# 23-109

BOUNDARY & TOPOGRAPHIC SURVEY
EAST STATE ROAD 78
OKEECHOBEE, FLORIDA 34974

G:\My Drive\BSM & ASSOCIATES, INC\2023\23-109 PLAT LAKEFRONT ESTATES (ORIG 17-021)\DRAWING\23-109 BND-COMMERCIAL TRACT 2; 3-21-25.dwg 24X36 SURVEY Mar 27, 2025;