BOUNDARY SURVEY

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

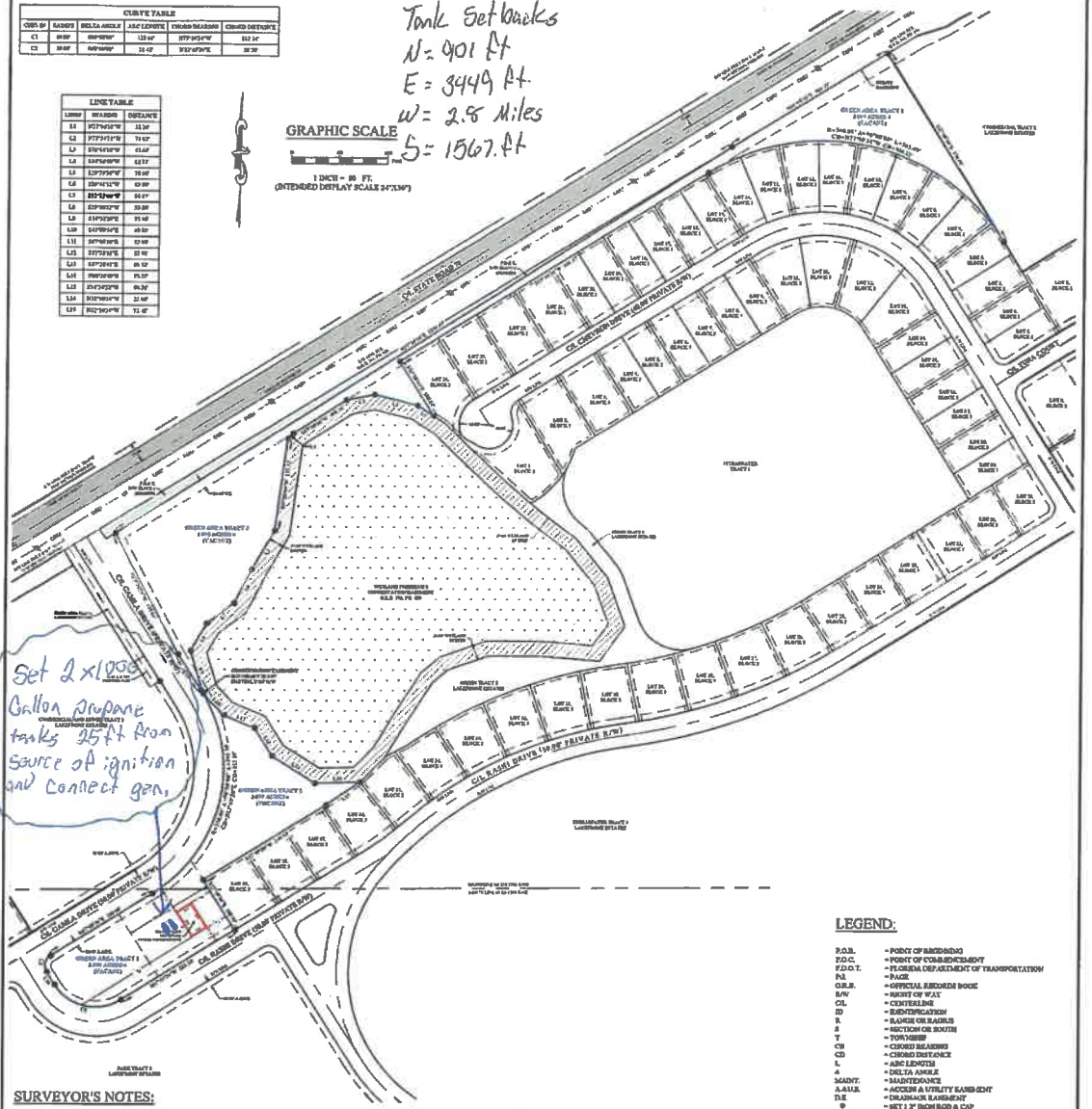
Tank Setbacks
N = 401 ft
E = 3449 ft
W = 2.8 Miles
S = 1567.ft

CURVE TABLE					
CURVE ID	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	30.00'	090°00'00"	125.66'	N77°04'54"W	113.14'
C2	30.00'	090°00'00"	31.42'	S12°55'06"E	28.28'

LINE TABLE		
LINE#	BEARING	DISTANCE
L1	N72°04'54"W	15.39'
L2	N77°31'51"W	71.62'
L3	S76°45'18"W	61.66'
L4	S84°56'09"W	62.31'
L5	S35°39'09"W	76.00'
L6	S26°45'51"W	63.89'
L7	S01°12'06"E	86.17'
L8	S29°09'52"W	39.89'
L9	S16°52'58"E	91.98'
L10	S45°09'54"E	69.20'
L11	S07°08'09"E	57.99'
L12	S57°39'51"E	52.90'
L13	S87°20'47"E	89.32'
L14	N89°29'09"E	75.39'
L15	S54°39'22"E	69.26'
L16	N05°08'16"W	32.98'
L17	N02°30'04"W	71.42'

GRAPHIC SCALE

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



SURVEYOR'S NOTES:

1. THE SURVEY DATE IS JUNE 10, 2026.
2. THIS IS A BOUNDARY SURVEY, AS DEFINED IN CHAPTER 5J-17.050(1) 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 THE 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 RECORDED PLAT OF LAKEFRONT ESTATES PHASE 1.
11. SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X PER FEMA MAP NUMBER 12043C, PANEL NUMBER 0230D, 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 3, 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.A.U.E.	= ACCESS & UTILITY EASEMENT
D.E.	= DRAINAGE EASEMENT
●	= SET 1/2" IRON ROD & CAP STAMPED "BSM LB 6155" (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 LISTED ENTITY:

1) OKEECHOBEE CO-DEVELOPERS

FOR THE FIRM:
BSM & ASSOCIATES, INC.

_____ DATE _____
RICHARD E. BARNES III
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LICENSE NO. 7691

BOUNDARY SURVEY GREEN TRACT 2, LAKEFRONT ESTATES OKEECHOBEE, FLORIDA 34974	Call					
	JOB#: 23-109					
	FLD BY	FB/PG.	SJ 05/20/25			
	OFF TR.		DATE 06/10/26			
	CKD BSB	SHEET 1 OF 1	DWG. 23-109 BSB-GREEN TRACT 2	DATE:	REVISIONS:	BY:

BSM &ASSOCIATES
LAND SURVEYING SERVICES
80 SE 21st Lane, Okeechobee, FL 34974
ricky.barnes@bsmsurvey.com
863.484.8324 LB 8155

S:\23-109 & ASSOCIATES\ 07\SURVEY\23-109 PLAT LAKEFRONT ESTATES PHASE 1\7-20\SURVEY\DRAWINGS\ SURVEY 2-dwg PLOTS SHEET PDF Jun 10, 2026

Glades County, FL

Parcel Summary

Parcel ID	A34-38-34-A00-0030-0000
Location Address	E STATE RD 78 OKEECHOBEE
Brief Tax Description	CONTAINING 81.68 ACRES ALL THAT PORTION OF LOTS 2 + 3 LAKE BOTT SOV LAND + SE 1/4 OF SW 1/4 LYING S OF SR 78 EXC OR BK 361 PG 931 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	NO AG ACREAGE (9900) (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	81.68
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
9900 - AC NON-AG	81.68	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 SSIDNEY 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	Improved	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	Improved	FREUNDLICH BARBARA TRUSTEE OF KAUFMAN TRUST	G + B DIVERSIFIED 111 LLP
N	4/26/1998	$100	QC	0176/0899	Qualified	Improved	FREUNDLICH BARBARA TRUSTEE OF KAUFMAN TRUST	FREUNDLICH BARBARA TRUSTEE OF FREUNDLICH TR
N	4/27/1994	$100	QC	0148/0988	Qualified	Improved	TRANTALIS TRUSTEE	FINK
N	3/16/1994	$100	QC	0148/0990	Qualified	Improved	TRANTALIS TRUSTEE	FREUNDLICH *JTROS*
N	9/22/1993	$100	QC	0148/0985	Qualified	Improved	KAUFMAN TRUST	TRANTALIS
N	2/11/1992	$100	QC	0136/0897	Qualified	Improved		KAUFMAN TRUSTEES
N	2/19/1991	$100	QC	0127/0781	Qualified	Improved		FINK, TRUSTEE
N	12/20/1990	$100	WD	0127/0102	Qualified	Improved	KAUFMAN	KAUFMAN
N	8/6/1990	$100	QC	0125/0344	Qualified	Improved		
N	1/8/1990	$875,000	PR	0122/0226	Qualified	Improved	STEVENS EST(1/2 INT)	KAUFMAN ET ALS
N	1/8/1990	$875,000	WD	0122/0224	Qualified	Improved	STEVENS JR (1/2 INT)	KAUFMAN ET ALS
N	7/24/1969	$100	WD	0044/0965	Qualified	Vacant	PEARCE	STEVENS