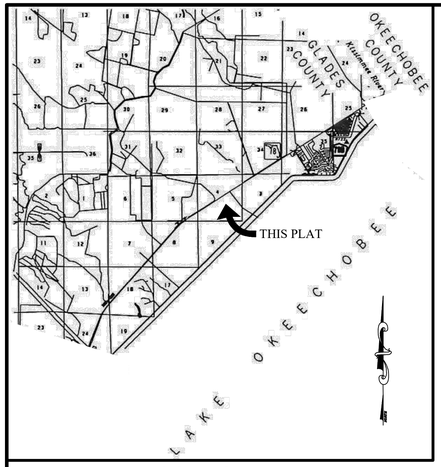
# LAKEFRONT ESTATES PHASE 1

## LOCATED IN SECTIONS 34 & 35, TOWNSHIP 38 SOUTH, RANGE 34 EAST AND SECTIONS 2, 3, & 4 TOWNSHIP 39 SOUTH, RANGE 34 EAST GLADES COUNTY, FLORIDA




## LOCATION MAP:

(NOT TO SCALE)

## LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN SECTIONS 34 & 35, TOWNSHIP 38 SOUTH, RANGE 34 EAST ALSO LOCATED IN SECTIONS 2, 3 AND 4, TOWNSHIP 39 SOUTH, RANGE 34 EAST, GLADES COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCE** AT THE NORTHEAST CORNER OF SAID SECTION 4, TOWNSHIP 39 SOUTH, RANGE 34 EAST, THENCE SOUTH 00°25'09" EAST ALONG THE EAST LINE OF SAID SECTION 4, A DISTANCE OF 1,199.23 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 78 PER OFFICIAL RECORD BOOK 361, AT PAGE 931 OF THE PUBLIC RECORDS OF GLADES COUNTY, FLORIDA AND SAID POINT BEING THE **POINT OF BEGINNING**;

THE FOLLOWING SEVEN (7) CALLS ARE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE:

1) THENCE NORTH 57°49'47" EAST, A DISTANCE OF 455.13 FEET;
2) THENCE NORTH 57°48'46" EAST. A DISTANCE OF 2770.07 FEET;
3) THENCE NORTH 58°05'19" EAST, A DISTANCE OF 1807.71 FEET;
4) THENCE NORTH 72°39'59" EAST, A DISTANCE OF 51.73 FEET;
5) THENCE NORTH 59°15'09" EAST, A DISTANCE OF 393.13 FEET;
6) THENCE NORTH 32°10'34" WEST, A DISTANCE OF 8.40 FEET;
7) THENCE NORTH 57°30'40" EAST, A DISTANCE OF 1,210.02 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICTS ACCESS ROAD;

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

1) THENCE SOUTH 32°10'34" EAST, A DISTANCE OF 355.49 FEET;
2) THENCE NORTH 57°49'57" EAST, A DISTANCE OF 597.92 FEET;
3) THENCE SOUTH 32°16'04" EAST, A DISTANCE OF 2,733.87 FEET TO A POINT ON THE SOUTH LINE OF SECTION 35, TOWNSHIP 38 SOUTH, RANGE 34 EAST SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF SOUTH FLORIDA WATER MANAGEMENT DISTRICT LEVEE L-48;

THE FOLLOWING TWO (2) CALLS ARE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE:

1) THENCE SOUTH 89°34'44" WEST, A DISTANCE OF 2,160.98 FEET;
2) THENCE SOUTH 45°26'00" WEST, A DISTANCE OF 6,438.67 FEET TO A POINT ON THE EASTERLY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 307 AT PAGE 917 OF THE PUBLIC RECORDS OF GLADES COUNTY, FLORIDA;

THE FOLLOWING TWO (2) CALLS ARE ALONG SAID EASTERLY LINE:

1) THENCE NORTH 59°53'11" WEST, A DISTANCE OF 1,050.18 FEET;
2) THENCE NORTH 38°57'14" WEST, A DISTANCE OF 2,437.09 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 78 PER OFFICIAL RECORD BOOK 361 AT PAGE 931 OF THE PUBLIC RECORDS OF GLADES COUNTY, FLORIDA;

THENCE NORTH 57°49'47" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1,613.95 FEET TO THE **POINT OF BEGINNING**.

LOCATED IN GLADES COUNTY, FLORIDA CONTAINING 524.995 ACRES.

## CERTIFICATE OF TITLE:

THE UNDERSIGNED, FRANK H. FEE III WITH FEE, YATES & FEE, PLLC DULY LICENSED IN THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT, AS OF THE _____ DAY OF _____, 2026

(A) THE RECORD TITLE TO THE LAND AS DESCRIBED IN ABOVE LEGAL DESCRIPTION AND SHOWN HEREON IS IN THE NAME OF OKEECHOBEE COMMUNITY DEVELOPERS, LLC.
(B) THE ABOVE LEGAL DESCRIPTION IS ONE IN THE SAME AS THE LEGAL DESCRIPTION MENTIONED IN THE TITLE CERTIFICATION (FILE NUMBER 6-8985972, DATED JULY 23, 2023) AND BEING CONFIRMED BY A SIGNED SURVEYOR'S AFFIDAVIT.
(C) PURSUANT TO FLORIDA STATUTE 197.192 ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 2025.

BY: _____ DATE:_____
FRANK H. FEE, III, ATTORNEY AT LAW
FEE, YATES & FEE, PLLC
400 NW SECOND STREET
OKEECHOBEE, FLORIDA 34972


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


## INDEX OF PAGES:


SHEETS 1-2 = COVER PAGES
SHEETS 3-18 = SKETCH OF PLAT


SURVEYOR

REVIEWING SURVEYOR

CLERK OF CIRCUIT COURT

## CERTIFICATE OF OWNERSHIP AND DEDICATIONS:

OKEECHOBEE COMMUNITY DEVELOPERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BY AND THROUGH ITS UNDERSIGNED MANAGER HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THIS PLAT OF LAKEFRONT ESTATES AND DOES HEREBY DEDICATE AS FOLLOWS:

TRACT 1 & TRACT 2
TRACT 1 AND TRACT 2 SHOWN HEREON, ARE THE PROPERTY OF THE OWNER AND RESERVED FOR FUTURE DEVELOPMENT.

DOCK TRACT, GREEN AREA TRACTS, PARK TRACTS, AND OPEN SPACE TRACTS
THE DOCK TRACT, GREEN AREA TRACTS, PARK TRACTS, AND OPEN SPACE TRACTS AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE LAKEFRONT ESTATES COMMUNITY DEVELOPMENT DISTRICT, A DISTRICT WITHIN GLADES COUNTY, FLORIDA, IT'S SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, RECREATIONAL AMENITIES, SIGNAGE, BUFFERS, DRAINAGE, UTILITY, AND PEDESTRIAN ACCESS AND LANDSCAPE PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS.

ROADWAYS
THE ROADWAYS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE LAKEFRONT ESTATES COMMUNITY DEVELOPMENT DISTRICT, A DISTRICT WITHIN GLADES COUNTY, FLORIDA, IT'S SUCCESSORS AND ASSIGNS, AS ROADWAY TRACTS SERVING ABUTTING LOTS FOR INGRESS, EGRESS, UTILITIES, DRAINAGE AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS.

F.D.O.T. RIGHT-OF-WAY TRACTS
THE F.D.O.T. RIGHT-OF-WAY TRACTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE LAKEFRONT ESTATES COMMUNITY DEVELOPMENT DISTRICT, A DISTRICT WITHIN GLADES COUNTY, FLORIDA, IT'S SUCCESSORS AND ASSIGNS, AS ROADWAY TRACTS SERVING ABUTTING LOTS FOR INGRESS, EGRESS, UTILITIES, DRAINAGE AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS.

WETLAND PRESERVES
THE WETLAND PRESERVES AREAS AS SHOWN HEREON, ARE A PERPETUAL STATUTORY CONSERVATION EASEMENT AND HAVE BEEN CONVEYED TO THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT, AS RECORDED IN OFFICIAL RECORDS BOOK 359 AT PAGE 499 OF THE OFFICIAL RECORDS OF GLADES COUNTY, FLORIDA, SAID PRESERVES ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE LAKEFRONT ESTATES COMMUNITY DEVELOPMENT DISTRICT, A DISTRICT WITHIN GLADES COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS. THE PRESERVES MAY IN NO WAY BE ALTERED FROM THEIR NATURAL STATE.

STORMWATER TRACTS
THE STORMWATER TRACTS AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE LAKEFRONT ESTATES COMMUNITY DEVELOPMENT DISTRICT, A DISTRICT WITHIN GLADES COUNTY, FLORIDA, IT'S SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORM WATER MANAGEMENT AND DRAINAGE FACILITIES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS.

EASEMENTS
THE DRAINAGE EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE LAKEFRONT ESTATES COMMUNITY DEVELOPMENT DISTRICT, A DISTRICT WITHIN GLADES COUNTY, FLORIDA, IT'S SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORM WATER MANAGEMENT AND DRAINAGE FACILITIES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS.

THE FLORIDA DEPARTMENT OF TRANSPORTATION DRAINAGE EASEMENT AS SHOWN HEREON, IS HEREBY DEDICATED TO THE FLORIDA DEPARTMENT OF TRANSPORTATION, FOR ACCESS AND STORM WATER MANAGEMENT TO THE LEVEE L-48 RIGHT-OF-WAY FROM THE STATE ROAD 78 RIGHT-OF-WAY AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE LAKEFRONT ESTATES COMMUNITY DEVELOPMENT DISTRICT, A DISTRICT WITHIN GLADES COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS.

THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO ALL GOVERNMENTAL ENTITIES AND UTILITIES WITH THE RIGHT TO INSTALL, OPERATE AND MAINTAIN THEIR RESPECTIVE FACILITIES; PROVIDED, HOWEVER, THAT THE LOCATION AND INSTALLATION OF ALL UTILITIES SHALL BE SUBJECT TO THE PRIOR WRITTEN APPROVAL OF THE DEVELOPER (OR ITS SUCCESSORS OR ASSIGNS AS DESIGNATED IN WRITING) AS TO LOCATION AND MANNER OF INSTALLATION, WHICH APPROVAL SHALL NOT BE UNREASONABLY WITHHELD. THE PURPOSE OF THIS RESERVATION IS TO COORDINATE UTILITY PLACEMENT AND AVOID CONFLICTS WITH OTHER IMPROVEMENTS.

THE ACCESS EASEMENTS SHOWN HEREON, ARE HEREBY DEDICATED TO THE LAKEFRONT ESTATES COMMUNITY DEVELOPMENT DISTRICT, A DISTRICT WITHIN GLADES COUNTY, FLORIDA, IT'S SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER TRACTS, RECREATION TRACTS, AND COMMERCIAL TRACTS AS GRAPHICALLY SHOWN HEREON.

TEMPORARY ACCESS EASEMENTS, WHICH ARE BLANKET IN NATURE TO TRACT 1 & TRACT 2 AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE LAKEFRONT ESTATES COMMUNITY DEVELOPMENT DISTRICT, A DISTRICT WITHIN GLADES COUNTY, FLORIDA, IT'S SUCCESSORS AND ASSIGNS, FOR ACCESS AND MAINTENANCE OF WETLAND PRESERVE CONSERVATION EASEMENTS. RESERVING UNTO THE OWNER ALL RIGHTS TO TRACT 1 AND TRACT 2 FOR FUTURE DEVELOPMENT.

IN WITNESS WHEREOF, THE ABOVE NAMED OWNER, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS _____ DAY OF _____ 2026.

BY: OKEECHOBEE COMMUNITY DEVELOPERS, LLC

_____ WITNESS: _____ WITNESS: _____
JEFF AKERMAN (NAME) (NAME)
MANAGER

_____ _____
(PRINTED NAME) (PRINTED NAME)

## ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF GLADES

BEFORE ME PERSONALLY APPEARED, JEFF AKERMAN, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2026.

MY COMMISSION EXPIRES: _____
(DATE)

BY: _____
NOTARY PUBLIC

PRINTED NAME: _____

COMMISSION NUMBER: _____

NOTARY STAMP

## LEGEND:

| | |
|---|---|
| A.E. | ACCESS EASEMENT |
| A.K.A. | ALSO KNOWN AS |
| C/L | CENTERLINE |
| C.E. | CONSERVATION EASEMENT |
| Δ | DELTA ANGLE |
| D.E. | DRAINAGE EASEMENT |
| E: | EASTING |
| F.D.O.T. | FLORIDA DEPARTMENT OF TRANSPORTATION |
| F.P.&L. | FLORIDA POWER & LIGHT |
| G.E. | GAS EASEMENT |
| I.E. | IRRIGATION EASEMENT |
| L | ARC LENGTH |
| L.B.E. | LANDSCAPE BUFFER EASEMENT |
| MAINT. | MAINTENANCE |
| N: | NORTHING |
| NO. | NUMBER |
| O.R.B. | OFFICIAL RECORDS BOOK |
| O.R.F. | OFFICIAL RECORDS FILE |
| PG. | PAGE |
| P.C.P. | PERMANENT CONTROL POINT |
| P.R.M. | PERMANENT REFERENCE MONUMENT |
| R/W | RIGHT-OF-WAY |
| R | RADIUS |
| S.F.W.M.D. | SOUTH FLORIDA WATER MANAGEMENT DISTRICT |
| SQ. FT. | SQUARE FEET |
| U.E. | UTILITY EASEMENT |
| ● | SET 1/2" IRON ROD & CAP STAMPED "BSM LB 8155" |
| ◎ | SET NAIL & DISC STAMPED "PCP LB 8155" |
| ⊠ | PERMANENT REFERENCE MONUMENT SET 1/2" IRON ROD W/ ALUMINUM DISK STAMPED "PRM BSM LB 8155" |

## LAKEFRONT ESTATES COMMUNITY DEVELOPMENT DISTRICT ACCEPTANCE OF DEDICATIONS & RESERVATIONS:

STATE OF FLORIDA
COUNTY OF GLADES

LAKEFRONT ESTATES COMMUNITY DEVELOPMENT DISTRICT, A DISTRICT WITHIN GLADES COUNTY, FLORIDA, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID DISTRICT AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR THE SAME AS STATED HEREON.

DATED THIS _____ DAY OF _____, 2026.

BY: _____ WITNESS: _____ WITNESS: _____
JEFF AKERMAN (NAME) (NAME)
MANAGER

_____ _____ _____
(PRINTED NAME) (PRINTED NAME)

## ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF GLADES

BEFORE ME PERSONALLY APPEARED, JEFF AKERMAN, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2026.

MY COMMISSION EXPIRES: _____
(DATE)

BY: _____
NOTARY PUBLIC

PRINTED NAME: _____

COMMISSION NUMBER: _____

NOTARY STAMP

STATE OF FLORIDA
COUNTY OF GLADES

THIS PLAT HAS BEEN FILED FOR RECORD AT _____ .

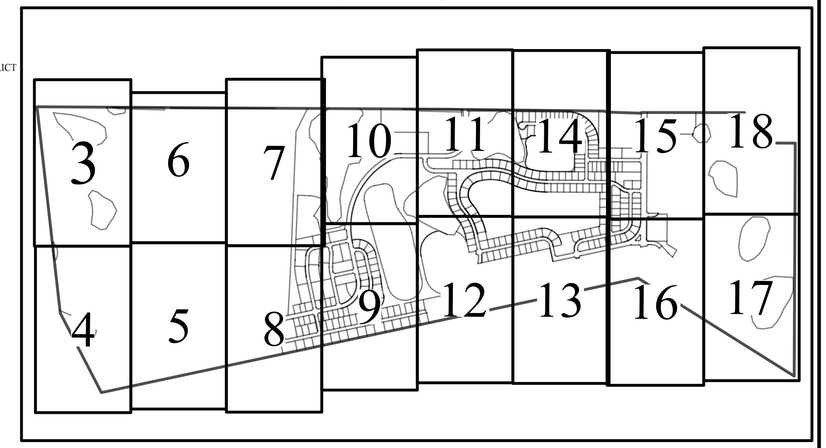
THIS _____ DAY OF _____ A.D. 2026 AND DULY RECORDED IN PLAT BOOK _____ ON PAGES _____ THROUGH _____.

TAMI PEARCE SIMMONS
CLERK OF THE COURT

BY: _____
DEPUTY CLERK

## SHEET LAYOUT:

(NOT TO SCALE)




## SURVEYOR'S NOTES:

1. 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 PLAT IS THE SOUTH LINE OF SECTION 34, TOWNSHIP 38 SOUTH, RANGE 34 EAST, SAID LINE BEARS NORTH 89°37'20" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
2. BUILDING SETBACKS SHALL BE AS APPROVED BY GLADES COUNTY, FLORIDA.
3. 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.
4. AFTER REVIEW OF THE TITLE OPINION COMPLETED BY FEE, YATES & FEE, PLLC, DATED JULY 17, 2023 WITH A FILE NUMBER OF 6-8985972 ALL ENCUMBRANCES THAT COULD BE GRAPHICALLY DEPICTED ARE SHOWN HEREON. THE ENCUMBRANCES THAT AFFECT THE PLATTED LAND AND COVER IT IN IT'S ENTIRETY THAT ARE NOT GRAPHICALLY DEPICTED ARE AS FOLLOWS:
(EXCEPTION #3) A 25% INTEREST IN ALL OIL AND MINERAL RIGHTS IN FAVOR OF PEARL PEARCE STEVENS AS RECORDED IN OFFICIAL RECORDS BOOK 21 AT PAGE 66, PUBLIC RECORDS OF DE SOTO COUNTY, FLORIDA.
(EXCEPTION #5) DEED BOOK 154 AT PAGE 301 PUBLIC RECORDS OF DE SOTO COUNTY, FLORIDA IS ILLEGIBLE AND A LEGIBLE COPY WAS NOT ABLE TO BE OBTAINED.

**NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLEMENTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF GLADES COUNTY, FLORIDA.**

## SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MOUNMENTS AND MONUMENTS ACCORDING TO SECTION 177.091(9), FLORIDA STATUTES, HAVE BEEN PLACED AS REQUIRED BY LAW; AND THAT PERMANENT CONTROL POINTS AND MONUMENTS ACCORDING TO SECTION 177.091(9), FLORIDA STATUTES WILL BE SET UNDER THE GUARANTEES POSTED FOR THE REQUIRED IMPROVEMENTS, AND FURTHER, THAT THE SURVEY PLAT COMPLIES WILL ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED.

THIS _____ DAY OF _____, 2026

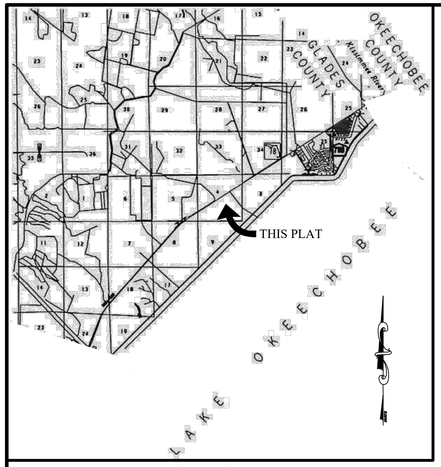
_____
RICHARD E. BARNES III
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LICENSE NO. 7074



Z:\BSM & ASSOCIATES, INC\2023\23-109 PLAT LAKEFRONT ESTATES (ORIG 17-021)\DRAWING\23-109 PLAT 5-27-25.dwg 1 Jan 23, 2026;

# LAKEFRONT ESTATES PHASE 1

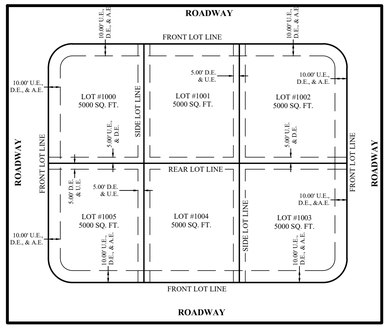
## LOCATED IN SECTIONS 34 & 35, TOWNSHIP 38 SOUTH, RANGE 34 EAST AND SECTIONS 2, 3, & 4 TOWNSHIP 39 SOUTH, RANGE 34 EAST GLADES COUNTY, FLORIDA




LOCATION MAP:
(NOT TO SCALE)

## TYPICAL LOT EASEMENT DETAIL:
(SCALE: 1 INCH = 60 FEET)

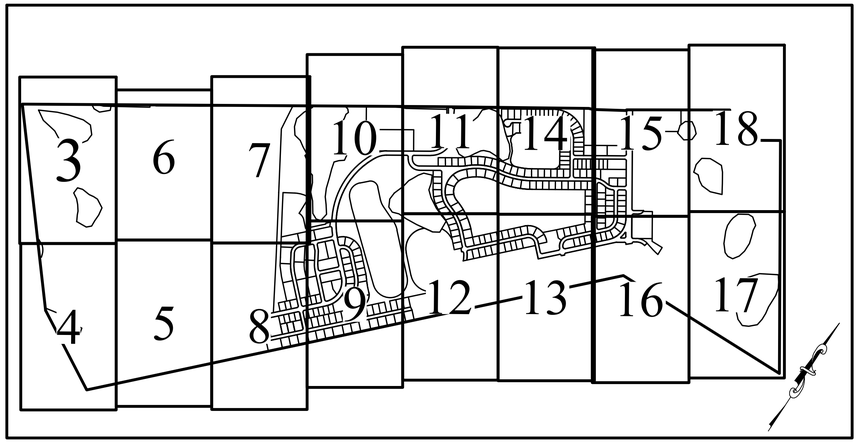
10.00' UTILITY, DRAINAGE, & ACCESS EASEMENT ALONG FRONT LOT LINES
5.00' UTILITY & DRAINAGE EASEMENT ALONG SIDE LOT LINES
5.00' UTILITY & DRAINAGE EASEMENT ALONG REAR LOT LINES
**(UNLESS OTHERWISE GRAPHICALLY DEPICTED HEREON)**




## LEGEND:

| | |
|---|---|
| A.E. | ACCESS EASEMENT |
| A.K.A. | ALSO KNOWN AS |
| C/L | CENTERLINE |
| C.E. | CONSERVATION EASEMENT |
| Δ | DELTA ANGLE |
| D.E. | DRAINAGE EASEMENT |
| E: | EASTING |
| F.D.O.T. | FLORIDA DEPARTMENT OF TRANSPORTATION |
| F.P.&L. | FLORIDA POWER & LIGHT |
| G.E. | GAS EASEMENT |
| I.E. | IRRIGATION EASEMENT |
| L | ARC LENGTH |
| L.B.E. | LANDSCAPE BUFFER EASEMENT |
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| R/W | RIGHT-OF-WAY |
| R | RADIUS |
| S.F.W.M.D. | SOUTH FLORIDA WATER MANAGEMENT DISTRICT |
| SQ. FT. | SQUARE FEET |
| U.E. | UTILITY EASEMENT |
| ● | SET 1/2" IRON ROD & CAP STAMPED "BSM LB 8155" |
| ◎ | SET NAIL & DISC STAMPED "PCP LB 8155" |
| ▩ | PERMANENT REFERENCE MONUMENT SET 1/2" IRON ROD W/ ALUMINUM DISK STAMPED "PRM BSM LB 8155" |

**NOTICE:** **THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLEMENTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF GLADES COUNTY, FLORIDA.**




**SHEET LAYOUT:**
(NOT TO SCALE)

STATE OF FLORIDA
COUNTY OF GLADES

THIS PLAT HAS BEEN FILED FOR RECORD AT _____ .

THIS _____ DAY OF _____ A.D. 2026 AND DULY RECORDED IN PLAT BOOK ____ ON PAGES _____ THROUGH _____.
TAMI PEARCE SIMMONS
CLERK OF THE COURT

BY: _____
DEPUTY CLERK

## MORTGAGEE'S CONSENT:

STATE OF FLORIDA
COUNTY OF GLADES

CONSTRUCTION LOAN SERVICES II, LLC., A WASHINGTON LIMITED LIABILITY COMPANY, THE HOLDER OF A MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK 382, AT PAGE 727 OF THE PUBLIC RECORDS OF GLADES COUNTY, FLORIDA ON THE ABOVE DESCRIBED LAND, DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE SHALL BE SUBORDINATE TO THE DEDICATIONS SHOWN HEREON.

IN WITNESS WHEREOF, THE UNDERSIGNED CORPORATION HAS CAUSED THESE PRESENTS TO BE EXECUTED IN ITS NAME AND ITS CORPORATE SEAL AFFIXED HERETO AND WITH THE BOARD OF ITS BOARD OF DIRECTORS THIS _____ DAY OF _____, 2026.

CONSTRUCTION LOAN SERVICES II, LLC.

BY: _____ WITNESS: _____ WITNESS: _____

_____ _____ _____
(PRINTED NAME & TITLE) (PRINTED NAME) (PRINTED NAME)

## ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF GLADES

BEFORE ME PERSONALLY APPEARED _____ WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2026.

MY COMMISSION EXPIRES: _____
(DATE)

NOTARY STAMP

BY: _____
NOTARY PUBLIC

PRINTED NAME: _____

COMMISSION NUMBER: _____

## CLERK OF COURT:

STATE OF FLORIDA
COUNTY OF GLADES

I, TAMI PEARCE SIMMONS, CLERK OF THE COURT OF GLADES COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE LAWS OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED OF RECORD IN PLAT BOOK ____ PAGES ____ OF THE PUBLIC RECORD OF GLADES COUNTY, FLORIDA. THIS _____ DAY OF _____, 2026.

BY: _____
TAMI PEARCE SIMMONS
CLERK OF THE CIRCUIT COURT
GLADES COUNTY, FLORIDA

## COUNTY APPROVAL:

STATE OF FLORIDA
COUNTY OF GLADES

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF GLADES COUNTY, FLORIDA. THIS _____ DAY OF _____, 2026.

BY: _____
TIMOTHY STANLEY
CHAIRMAN OF THE BOARD OF
COUNTY COMMISSIONERS

## CERTIFICATE OF PLAT REVIEW:

STATE OF FLORIDA
COUNTY OF GLADES

IT IS HEREBY CERTIFIED THAT UNDERSIGNED SURVEYOR AND MAPPER DULY LICENSED IN THE STATE OF FLORIDA HAS REVIEWED THIS PLAT FOR CONFORMITY WITH THE REGULATIONS OF CHAPTER 177, FLORIDA STATUTES.

BY: _____ DATE: _____
THOMAS M. ROOKS JR.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NUMBER 6347


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

# LAKEFRONT ESTATES PHASE 1

LOCATED IN SECTIONS 34 & 35, TOWNSHIP 38 SOUTH, RANGE 34 EAST AND
SECTIONS 2, 3, & 4 TOWNSHIP 39 SOUTH, RANGE 34 EAST
GLADES COUNTY, FLORIDA

GRAPHIC SCALE

60 0 30 60 120 240

( IN FEET )
1 INCH = 60 FT.
(INTENDED DISPLAY SCALE– 24"x36")


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


STATE OF FLORIDA
COUNTY OF GLADES

THIS PLAT HAS BEEN FILED FOR RECORD AT _____ .

THIS ____ DAY OF _____ A.D. 2026 AND DULY RECORDED IN PLAT BOOK ____ ON PAGES _____ THROUGH _____.

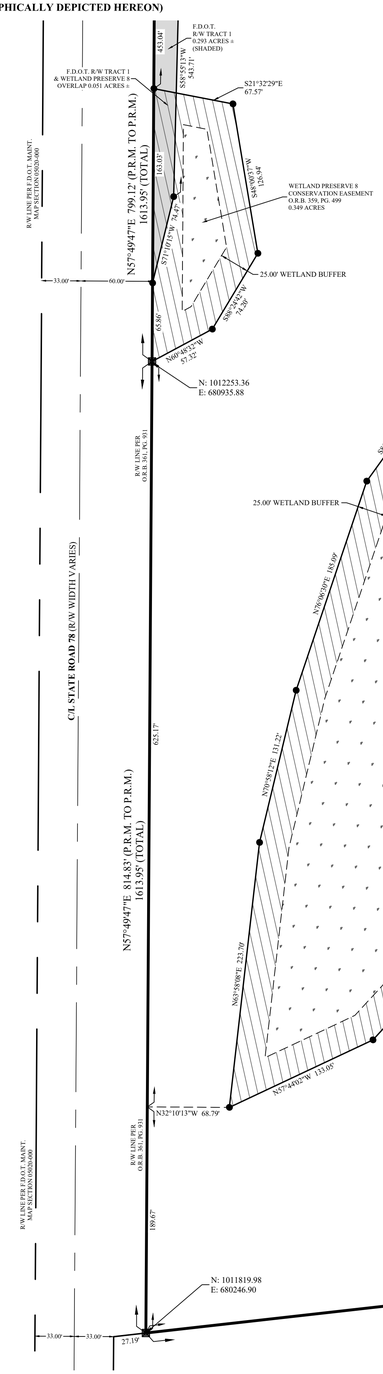
TAMI PEARCE SIMMONS
CLERK OF THE COURT

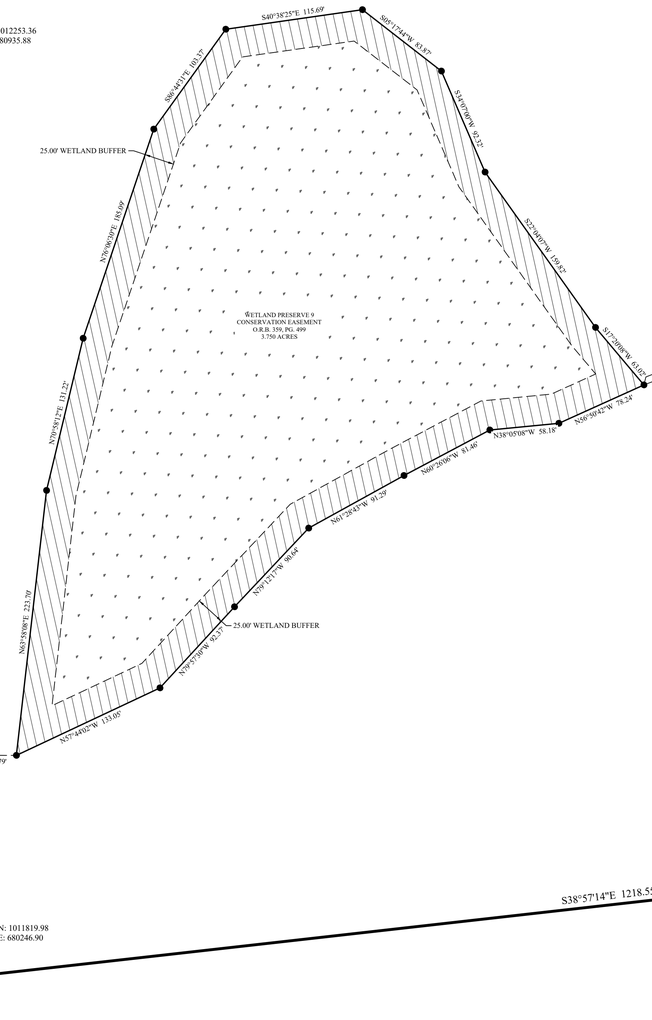
BY:_____
DEPUTY CLERK

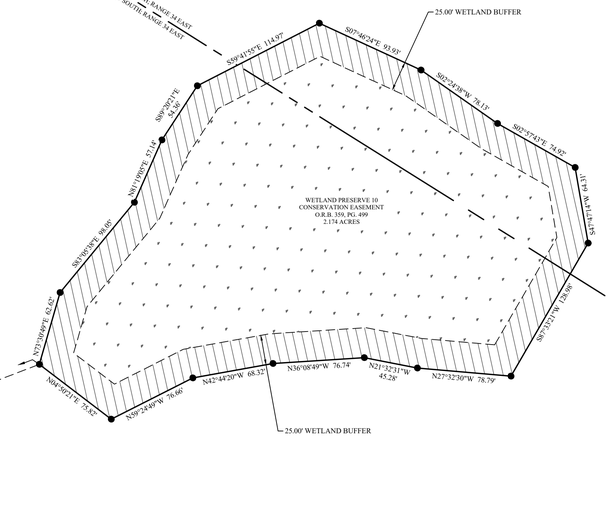
## TYPICAL LOT EASEMENT INFORMATION:

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)**

SEE SHEET 6







SEE SHEET 4

# LAKEFRONT ESTATES PHASE 1

LOCATED IN SECTIONS 34 & 35, TOWNSHIP 38 SOUTH, RANGE 34 EAST AND
SECTIONS 2, 3, & 4 TOWNSHIP 39 SOUTH, RANGE 34 EAST
GLADES COUNTY, FLORIDA

GRAPHIC SCALE

60 0 30 60 120 240

( IN FEET )
1 INCH = 60 FT.
(INTENDED DISPLAY SCALE= 24"x36")

**TYPICAL LOT EASEMENT INFORMATION:**

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


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


STATE OF FLORIDA
COUNTY OF GLADES

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PAGES _____ THROUGH _____.
TAMI PEARCE SIMMONS
CLERK OF THE COURT

BY:_____
DEPUTY CLERK


SEE SHEET 5



SEE SHEET 3


TRACT 1
190.424 ACRES

WEST LINE OF SECTION 3, TOWNSHIP 39 SOUTH, RANGE 34 EAST
EAST LINE OF SECTION 4, TOWNSHIP 39 SOUTH, RANGE 34 EAST

S31°58'40"E 19.56'
S40°15'08"E 22.76'
21.60' WETLAND SETBACK
S26°34'58"E 16.73'
S21°17'59"E 21.60'
S16°19'38"E 40.09'
S72°16'40"W 22.55'
S44°14'44"E 24.04'
199.14'
S60°30'01"E 23.75'
WETLAND PRESERVE 15
CONSERVATION EASEMENT
O.R.B. 359, PG. 499
0.179 ACRES

634.65'
N38°57'14"W 2437.09' (TOTAL)

UN-PLATTED
O.R.B. 307, PG. 917
(NOT PART OF THIS PLAT)

TRACT 1
190.424 ACRES

S12°29'09"E 80.71'
S60°30'01"E 43.50'
S83°29'37"E 61.76'
N89°21'51"E 81.32'
N80°17'56"E 68.46'
N76°43'05"E 71.35'
N60°17'29"E 133.02'
25.00' WETLAND SETBACK
S42°23'51"W 30.00'
S13°30'49"W 30.00'
S13°30'49"W 30.00'
WETLAND PRESERVE 12
CONSERVATION EASEMENT
O.R.B. 359, PG. 499
1.779 ACRES

N: 1009924.77
E: 681779.09

807.18'
643.00'
N59°53'11"W 1050.18' (TOTAL)

N: 1009397.88
E: 682687.53

S21°49'12"E 1339.46' (P.R.M. TO P.R.M.)
N45°26'00"E 6438.67' TOTAL
(P.R.M. TO POINT OF CURVE CONSIST)

LEVEE L-48 (A.K.A. RIM CANAL)
300.00' R/W PER S.F.W.M.D. R/W MAP
90.00' R/W PER S.F.W.M.D. R/W MAP
DRAWING # L-48-12, DATED 4/1/82

LADY KAY PLAT

50' EASEMENT FOR A TRAIL

UN-PLATTED
O.R.B. 307, PG. 917
(NOT PART OF THIS PLAT)

# LAKEFRONT ESTATES PHASE 1

LOCATED IN SECTIONS 34 & 35, TOWNSHIP 38 SOUTH, RANGE 34 EAST AND
SECTIONS 2, 3, & 4 TOWNSHIP 39 SOUTH, RANGE 34 EAST
GLADES COUNTY, FLORIDA

GRAPHIC SCALE

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5.00' UTILITY & DRAINAGE EASEMENT ALONG REAR LOT LINES
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CLERK OF THE COURT

BY:_____
DEPUTY CLERK

SEE SHEET 6

TRACT 1
190.424 ACRES

SEE SHEET 8

S45°26'00"W 1369.01'
(P.R.M. TO P.R.M.)
6438.67' (TOTAL)

N: 1010337.82
E: 683641.80

**LEVEE L-48 (AKA, RIM CANAL)**
300' R/W PER S.F.W.M.D. R/W MAP
90000' R/W PER U.S.A.C.E.
DRAWING # L-48-12, DATED 4/1/82

TRACT 1
190.424 ACRES

TRACT 1
190.424 ACRES

S45°26'00"W 1339.46' (P.R.M. TO P.R.M.)
6438.67' (TOTAL)

SEE SHEET 4

# LAKEFRONT ESTATES PHASE 1

LOCATED IN SECTIONS 34 & 35, TOWNSHIP 38 SOUTH, RANGE 34 EAST AND
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GLADES COUNTY, FLORIDA

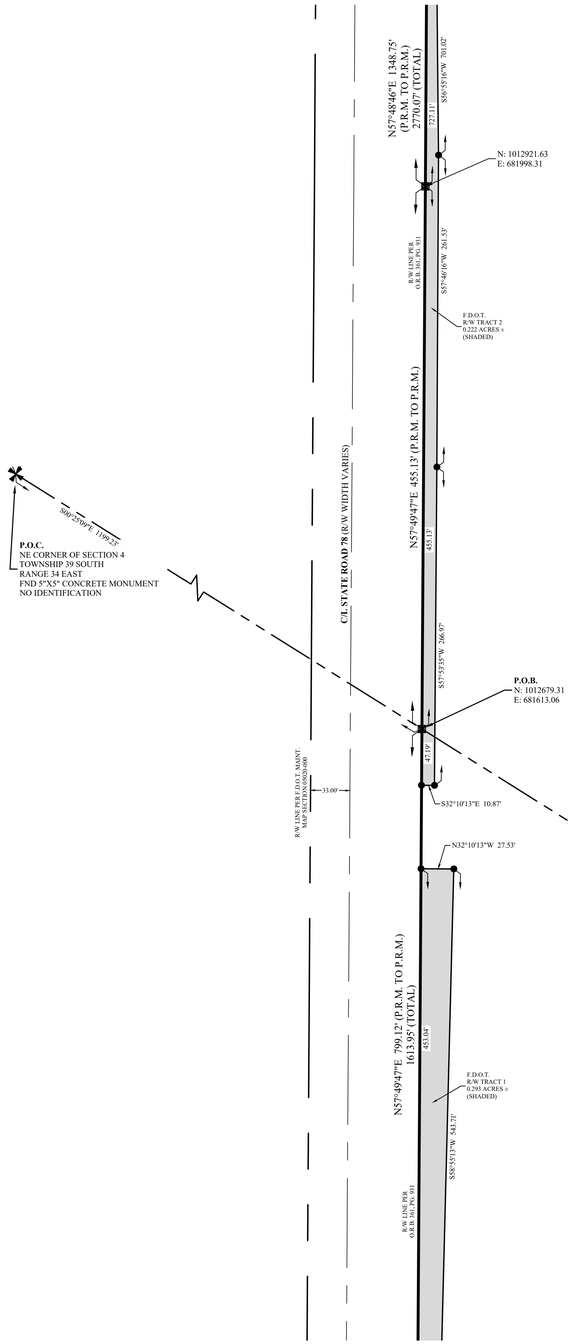
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SEE SHEET 7

SEE SHEET 5

SEE SHEET 3

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BY:_____
DEPUTY CLERK

SEE SHEET 10




| LINE TABLE | | |
|---|---|---|
| LINE# | BEARING | LENGTH |
| L1000 | S57°48'46"W | 15.53' |
| L1001 | S82°05'57"E | 15.09' |
| L1002 | S60°38'38"E | 7.01' |
| L1003 | S26°06'43"E | 11.18' |
| L1004 | S25°09'57"E | 4.11' |
| L1005 | S05°03'19"E | 32.12' |
| L1006 | S23°26'39"E | 13.83' |
| L1007 | S25°35'11"E | 11.10' |
| L1008 | S03°56'27"E | 11.47' |
| L1009 | S06°45'07"W | 67.67' |
| L1010 | S08°16'56"E | 120.22' |
| L1011 | S14°13'25"E | 46.49' |
| L1012 | S21°57'37"E | 47.16' |
| L1013 | S29°55'57"E | 270.41' |
| L1014 | S31°28'21"E | 98.32' |
| L1015 | S30°22'46"E | 357.74' |
| L1016 | S30°32'48"E | 790.96' |
| L1017 | N30°32'48"W | 799.05' |
| L1018 | N30°22'46"W | 357.82' |
| L1019 | N31°28'21"W | 98.19' |

| LINE TABLE | | |
|---|---|---|
| LINE# | BEARING | LENGTH |
| L1020 | N28°55'57"W | 269.58' |
| L1021 | N21°57'37"W | 45.88' |
| L1022 | N14°13'25"W | 45.29' |
| L1023 | N08°16'56"W | 118.38' |
| L1024 | N06°45'07"E | 67.28' |
| L1025 | N03°56'27"W | 14.32' |
| L1026 | N25°35'11"W | 12.83' |
| L1027 | N23°26'39"W | 12.03' |
| L1028 | N05°03'19"W | 32.34' |
| L1029 | N25°51'27"W | 20.27' |
| L1030 | N60°38'38"W | 12.04' |
| L1031 | N82°05'57"W | 5.10' |
| L1032 | S80°46'31"E | 15.15' |
| L1033 | S19°28'11"W | 34.41' |
| L1034 | S72°17'02"E | 23.04' |




SEE SHEET 8

SEE SHEET 6

# LAKEFRONT ESTATES PHASE 1

LOCATED IN SECTIONS 34 & 35, TOWNSHIP 38 SOUTH, RANGE 34 EAST AND
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GLADES COUNTY, FLORIDA

GRAPHIC SCALE

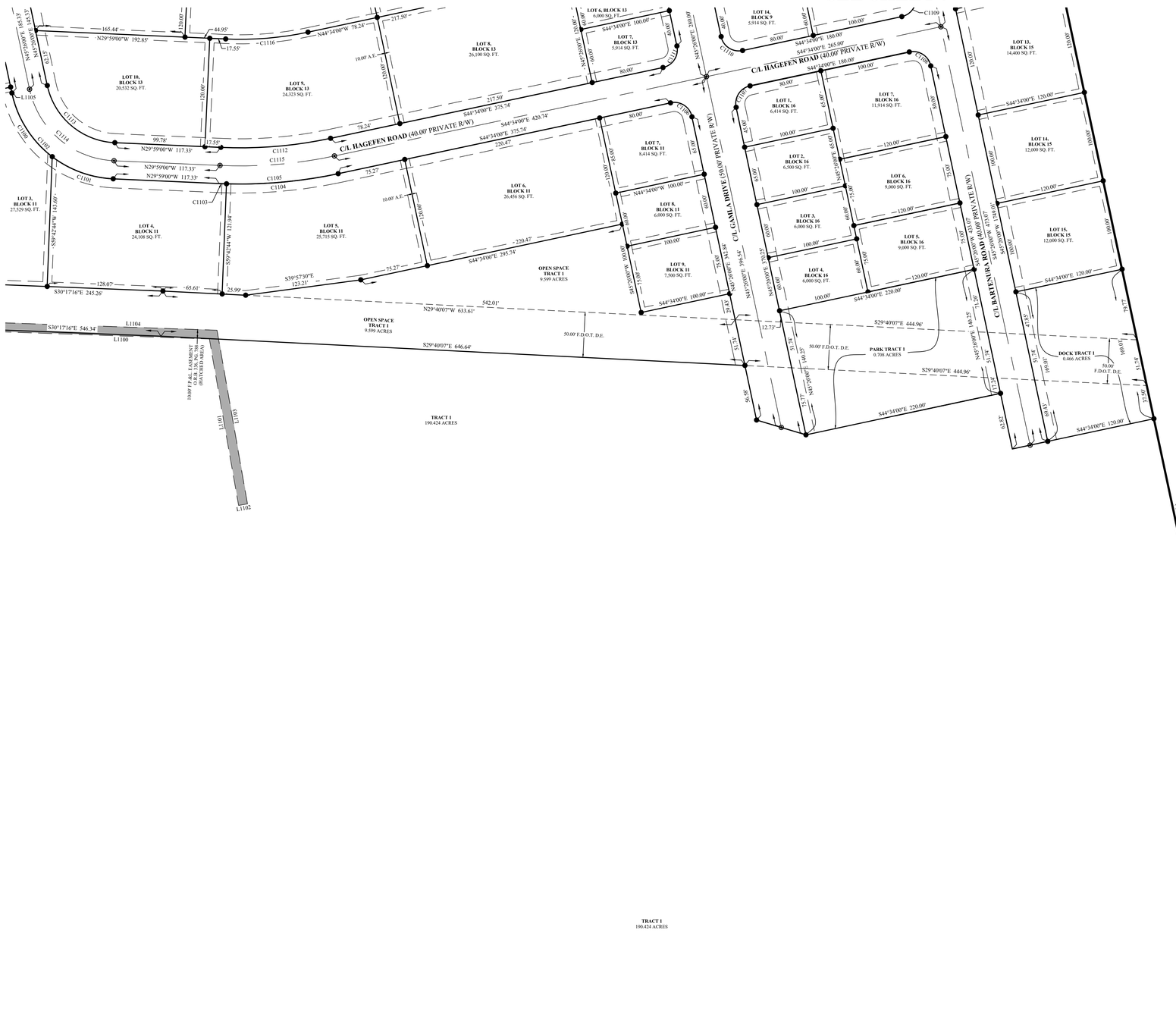
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SEE SHEET 9




SEE SHEET 7

SEE SHEET 5

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE# | RADIUS | DELTA | LENGTH | CHORD BEARING | CHORD DISTANCE |
| C1100 | 120.00' | 040°40'20" | 85.18' | S25°05'50"W | 83.41' |
| C1101 | 120.00' | 034°44'40" | 72.77' | S12°36'40"E | 71.66' |
| C1102 | 120.00' | 075°25'00" | 157.95' | S07°43'30"W | 146.79' |
| C1103 | 520.00' | 000°53'24" | 8.08' | S30°25'42"E | 8.08' |
| C1104 | 520.00' | 013°41'36" | 124.28' | S37°43'12"E | 123.98' |
| C1105 | 520.00' | 014°35'00" | 132.35' | S37°16'30"E | 132.00' |
| C1106 | 20.00' | 090°00'00" | 31.42' | N00°26'00"E | 28.28' |
| C1107 | 20.00' | 090°00'00" | 31.42' | N89°34'00"W | 28.28' |
| C1108 | 20.00' | 090°00'00" | 31.42' | N00°26'00"E | 28.28' |
| C1109 | 20.00' | 090°00'00" | 31.42' | S89°34'00"E | 28.28' |
| C1110 | 20.00' | 090°00'00" | 31.42' | S00°26'00"W | 28.28' |
| C1111 | 20.00' | 090°00'00" | 31.42' | S89°34'00"E | 28.28' |
| C1112 | 480.00' | 014°35'00" | 122.17' | S37°16'30"E | 121.84' |
| C1113 | 80.00' | 075°25'00" | 105.30' | S07°43'30"W | 97.86' |
| C1114 | 100.00' | 075°25'00" | 131.63' | S07°43'30"W | 122.33' |
| C1115 | 500.00' | 014°35'00" | 127.26' | S37°16'30"E | 126.92' |
| C1116 | 360.00' | 014°35'00" | 91.63' | S37°16'30"E | 91.38' |

| LINE TABLE | | |
|---|---|---|
| LINE# | BEARING | LENGTH |
| L1100 | S30°17'48"E | 790.96' |
| L1101 | S47°30'25"W | 186.86' |
| L1102 | S42°29'35"E | 10.00' |
| L1103 | N47°30'25"E | 194.97' |
| L1104 | N30°32'48"W | 799.05' |
| L1105 | S45°26'00"W | 6.73' |

BSM & ASSOCIATES
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CLERK OF THE COURT

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# LAKEFRONT ESTATES PHASE 1

LOCATED IN SECTIONS 34 & 35, TOWNSHIP 38 SOUTH, RANGE 34 EAST AND
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TAMI PEARCE SIMMONS
CLERK OF THE COURT

BY:_____
DEPUTY CLERK


SEE SHEET 10

SEE SHEET 12

SEE SHEET 8


PARK TRACT 3
13.156 ACRES

S44°35'52"E 649.51'

R=2300.00'
Δ=2°07'18"
L=115.83'

STORMWATER TRACT 2
12.287 ACRES

R=202.83' Δ=180°00'00" L=636.59'

N57°16'41"E 73.55'
PROPERTY CORNER TIE

S44°34'00"E 86.12'

N48°17'09"W 937.03'

S44°34'00"E 246.00'

C/L MEVUSHAL LANE (40.00' PRIVATE R/W)

S44°34'00"E 246.00'

S24°38'41"E 100.01'

C/L GAMLA DRIVE (50.00' PRIVATE R/W)

N44°34'00"W 240.33'

S44°34'00"E 284.33'

N44°34'00"W 88.17'

S24°02'29"E 53.39'

R=1000.00'
Δ=5°48'28"
L=101.37'

C/L CLAVERN CO-OP DRIVE (40.00' PRIVATE R/W)

N44°34'00"W 89.76'

S44°34'00"E 65.67'

S44°34'00"E 80.00'

S87°25'51"E 79.87'

S44°34'00"E 285.12'

S44°34'00"E 375.54'

C/L BARKAN PLACE (40.00' PRIVATE R/W)

S44°34'00"E 217.50'

N44°34'00"W 217.50'

N44°34'00"W 217.50'

N44°34'00"W 285.12'

N44°34'00"W 110.03'

S44°34'00"E 110.03'

C/L GAMLA DRIVE (50.00' PRIVATE R/W)

N44°34'00"W 240.33'

C/L BARTENTRACK ROAD (40.00' PRIVATE R/W)

S45°26'00"W 1340.00' (PRM) 6438.7' (TOTAL)

LEVEE L-48 (AKA, RIM CANAL)
900.00' R/W PER ST.W.M.D. R/W MAP
DRAWING # L-48-12, DATED 4/1/82

N: 1011270.44
E: 684588.64

PARK TRACT 3
13.156 ACRES

PARK TRACT 2
0.592 ACRES

PARK TRACT 5
0.347 ACRES

GREEN AREA TRACT 1
6,466 SQ. FT.

OPEN SPACE TRACT 1
9,699 SQ. FT.

LOT 1, BLOCK 14 — 9,000 SQ. FT.
LOT 2, BLOCK 14 — 9,000 SQ. FT.
LOT 3, BLOCK 14 — 9,000 SQ. FT.
LOT 1, BLOCK 9 — 9,000 SQ. FT.
LOT 2, BLOCK 9 — 9,000 SQ. FT.
LOT 3, BLOCK 9 — 9,000 SQ. FT.
LOT 4, BLOCK 9 — 9,000 SQ. FT.
LOT 5, BLOCK 9 — 9,000 SQ. FT.
LOT 6, BLOCK 9 — 9,000 SQ. FT.
LOT 7, BLOCK 9 — 9,000 SQ. FT.
LOT 8, BLOCK 9 — 9,000 SQ. FT.
LOT 9, BLOCK 9 — 6,249 SQ. FT.
LOT 10, BLOCK 9 — 6,000 SQ. FT.
LOT 11, BLOCK 9 — 9,000 SQ. FT.
LOT 12, BLOCK 9 — 9,000 SQ. FT.
LOT 13, BLOCK 9 — 8,914 SQ. FT.
LOT 14, BLOCK 9 — 5,914 SQ. FT.
LOT 15, BLOCK 9 — 6,000 SQ. FT.
LOT 16, BLOCK 9 — 6,000 SQ. FT.
LOT 17, BLOCK 9 — 6,000 SQ. FT.
LOT 18, BLOCK 9 — 6,002 SQ. FT.
LOT 1, BLOCK 10 — 8,071 SQ. FT.
LOT 2, BLOCK 10 — 8,260 SQ. FT.
LOT 3, BLOCK 10 — 8,042 SQ. FT.
LOT 4, BLOCK 10 — 7,805 SQ. FT.
LOT 5, BLOCK 10 — 7,500 SQ. FT.
LOT 6, BLOCK 10 — 8,000 SQ. FT.
LOT 7, BLOCK 10 — 7,991 SQ. FT.
LOT 8, BLOCK 10 — 7,714 SQ. FT.
LOT 9, BLOCK 10 — 8,458 SQ. FT.
LOT 10, BLOCK 10 — 9,318 SQ. FT.
LOT 11, BLOCK 10 — 8,377 SQ. FT.
LOT 12, BLOCK 10 — 10,958 SQ. FT.
LOT 13, BLOCK 10 — 8,500 SQ. FT.
LOT 14, BLOCK 10 — 9,510 SQ. FT.
LOT 15, BLOCK 10 — 7,356 SQ. FT.
LOT 16, BLOCK 10 — 7,533 SQ. FT.
LOT 17, BLOCK 10 — 7,969 SQ. FT.
LOT 18, BLOCK 10 — 8,000 SQ. FT.
LOT 19, BLOCK 10 — 7,500 SQ. FT.
LOT 20, BLOCK 10 — 9,699 SQ. FT.
LOT 1, BLOCK 11 — 24,781 SQ. FT.
LOT 2, BLOCK 11 — 23,267 SQ. FT.
LOT 1, BLOCK 12 — 24,734 SQ. FT.
LOT 2, BLOCK 12 — 27,120 SQ. FT.
LOT 1, BLOCK 13 — 20,804 SQ. FT.
LOT 2, BLOCK 13 — 23,946 SQ. FT.
LOT 3, BLOCK 13 — 26,100 SQ. FT.
LOT 4, BLOCK 13 — 5,914 SQ. FT.
LOT 5, BLOCK 13 — 6,000 SQ. FT.
LOT 6, BLOCK 13 — 6,000 SQ. FT.
LOT 1, BLOCK 15 — 14,400 SQ. FT.
LOT 2, BLOCK 15 — 14,400 SQ. FT.
LOT 3, BLOCK 15 — 12,000 SQ. FT.
LOT 4, BLOCK 15 — 12,000 SQ. FT.
LOT 5, BLOCK 15 — 12,000 SQ. FT.
LOT 6, BLOCK 15 — 14,400 SQ. FT.
LOT 7, BLOCK 15 — 12,000 SQ. FT.
LOT 8, BLOCK 15 — 12,000 SQ. FT.
LOT 9, BLOCK 15 — 14,400 SQ. FT.
LOT 10, BLOCK 15 — 12,000 SQ. FT.
LOT 11, BLOCK 15 — 12,000 SQ. FT.
LOT 12, BLOCK 15 — 12,000 SQ. FT.
LOT 13, BLOCK 15 — 14,400 SQ. FT.

L1206 — S24°38'41"E 100.01'
L1209 [TIE TO EASEMENT]
L1210 UTILITY EASEMENT
L1212
L1206 — N24°38'41"W 100.01'

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE# | RADIUS | DELTA | LENGTH | CHORD BEARING | CHORD DISTANCE |
| C1200 | 20.00' | 090°00'00" | 31.42' | N00°26'00"E | 28.28' |
| C1201 | 20.00' | 090°00'00" | 31.42' | N00°26'00"E | 28.28' |
| C1202 | 240.00' | 014°35'00" | 61.09' | S37°16'30"E | 60.92' |
| C1203 | 80.00' | 014°35'00" | 20.36' | N37°16'30"W | 20.31' |
| C1204 | 20.00' | 090°00'00" | 31.42' | N89°34'00"W | 28.28' |
| C1205 | 100.00' | 014°35'00" | 25.45' | N37°16'30"W | 25.38' |
| C1206 | 220.00' | 014°35'00" | 56.00' | S37°16'30"E | 55.84' |
| C1207 | 265.00' | 090°00'00" | 416.26' | N00°26'00"E | 374.77' |
| C1208 | 905.00' | 002°16'07" | 35.83' | S43°54'49"E | 35.83' |
| C1209 | 905.00' | 034°52'44" | 550.92' | S25°20'23"E | 542.45' |
| C1210 | 100.00' | 090°00'00" | 157.08' | N89°34'00"W | 141.42' |
| C1211 | 410.00' | 032°55'50" | 235.65' | N28°06'05"W | 232.42' |
| C1212 | 20.00' | 098°58'35" | 34.55' | N85°04'42"W | 30.41' |
| C1213 | 930.00' | 004°51'29" | 78.85' | S38°01'09"E | 78.83' |
| C1214 | 20.00' | 085°52'54" | 29.98' | N02°29'33"E | 27.25' |
| C1215 | 20.00' | 090°00'00" | 31.42' | S00°26'00"W | 28.28' |
| C1216 | 20.00' | 090°00'00" | 31.42' | N89°34'00"W | 28.28' |
| C1217 | 20.00' | 090°00'00" | 31.42' | N00°26'00"E | 28.28' |
| C1218 | 20.00' | 090°00'00" | 31.42' | S89°34'00"E | 28.28' |
| C1219 | 200.00' | 014°35'00" | 50.91' | S37°16'30"E | 50.77' |
| C1220 | 120.00' | 014°35'00" | 30.54' | N37°16'30"W | 30.46' |
| C1221 | 20.00' | 090°00'00" | 31.42' | S00°26'00"W | 28.28' |
| C1222 | 20.00' | 090°00'00" | 31.42' | N89°34'00"W | 28.28' |
| C1223 | 240.00' | 003°54'02" | 16.34' | N42°36'59"W | 16.34' |
| C1224 | 240.00' | 048°22'31" | 202.63' | N16°28'42"W | 196.67' |
| C1225 | 240.00' | 033°39'30" | 140.99' | N24°32'18"E | 138.97' |
| C1226 | 240.00' | 085°50'03" | 359.96' | N01°35'58"W | 327.16' |
| C1227 | 20.00' | 094°03'57" | 32.84' | N88°24'02"E | 29.27' |
| C1228 | 290.00' | 003°03'00" | 15.61' | N43°53'30"E | 15.60' |
| C1229 | 290.00' | 012°01'39" | 60.88' | N36°29'11"E | 60.76' |
| C1230 | 290.00' | 043°21'51" | 219.49' | N08°38'28"E | 214.28' |
| C1231 | 290.00' | 090°00'00" | 455.53' | S00°26'00"W | 410.12' |
| C1232 | 290.00' | 001°47'03" | 9.03' | N12°08'57"W | 9.03' |
| C1233 | 290.00' | 014°17'52" | 72.37' | N20°11'25"W | 72.18' |
| C1234 | 290.00' | 013°17'09" | 67.25' | N33°58'56"W | 67.09' |
| C1235 | 290.00' | 003°56'30" | 19.95' | N42°35'45"W | 19.95' |
| C1236 | 20.00' | 090°00'00" | 31.42' | S00°26'00"W | 28.28' |
| C1237 | 80.00' | 090°00'00" | 125.66' | N89°34'00"W | 113.14' |
| C1238 | 390.00' | 003°01'31" | 20.59' | N43°03'14"W | 20.59' |
| C1239 | 390.00' | 012°13'19" | 83.42' | N35°24'49"W | 83.26' |
| C1240 | 390.00' | 011°00'03" | 74.88' | N23°47'08"W | 74.77' |
| C1241 | 390.00' | 032°53'50" | 224.15' | N28°06'05"W | 221.08' |
| C1242 | 390.00' | 006°38'57" | 45.26' | N14°57'39"W | 45.23' |
| C1243 | 50.00' | 039°59'45" | 34.90' | S30°31'31"E | 34.20' |
| C1244 | 50.00' | 051°10'54" | 44.66' | S76°06'51"E | 43.19' |
| C1245 | 50.00' | 062°45'57" | 54.77' | N46°54'44"E | 52.08' |
| C1246 | 50.00' | 264°11'21" | 230.55' | S37°25'41"W | 74.20' |
| C1247 | 50.00' | 048°16'24" | 42.13' | N08°36'26"W | 40.89' |
| C1248 | 50.00' | 062°15'03" | 54.32' | N63°35'28"W | 51.69' |
| C1249 | 25.00' | 068°29'50" | 29.89' | S60°28'05"E | 28.14' |
| C1250 | 25.00' | 005°17'19" | 2.31' | S23°34'30"E | 2.31' |
| C1251 | 25.00' | 073°47'09" | 32.20' | S57°49'25"E | 30.02' |
| C1252 | 430.00' | 010°09'38" | 76.25' | N26°00'40"W | 76.15' |
| C1253 | 430.00' | 010°00'45" | 75.89' | N36°08'51"W | 75.79' |
| C1254 | 430.00' | 023°38'10" | 177.39' | S32°44'55"E | 176.13' |
| C1255 | 430.00' | 003°21'47" | 25.24' | N42°53'07"W | 25.24' |
| C1256 | 120.00' | 024°23'51" | 51.10' | N72°35'21"W | 50.71' |
| C1257 | 120.00' | 028°44'15" | 60.19' | S80°50'33"W | 59.56' |
| C1258 | 120.00' | 090°00'00" | 188.50' | S89°34'00"E | 169.71' |
| C1259 | 120.00' | 021°02'25" | 44.07' | S55°57'13"W | 43.82' |
| C1260 | 20.00' | 090°00'00" | 31.42' | S89°34'00"E | 28.28' |
| C1261 | 880.00' | 002°03'56" | 31.73' | S44°01'19"E | 31.72' |
| C1262 | 880.00' | 074°18'32" | 1141.30' | S07°54'01"E | 1062.98' |
| C1263 | 220.00' | 020°31'55" | 78.84' | S55°41'58"W | 78.42' |
| C1264 | 220.00' | 027°21'51" | 105.07' | S79°38'51"W | 104.07' |
| C1265 | 220.00' | 028°34'38" | 109.73' | N72°22'55"W | 108.59' |
| C1266 | 220.00' | 090°00'00" | 345.58' | S89°34'00"E | 311.13' |
| C1267 | 220.00' | 013°31'36" | 51.94' | N51°19'48"W | 51.82' |
| C1268 | 530.00' | 002°45'00" | 25.44' | N43°11'30"W | 25.44' |
| C1269 | 530.00' | 005°35'49" | 51.77' | N39°01'06"W | 51.75' |
| C1270 | 530.00' | 008°20'49" | 77.21' | S40°23'36"E | 77.14' |
| C1271 | 530.00' | 002°50'14" | 26.25' | S37°38'18"E | 26.24' |
| C1272 | 530.00' | 005°30'35" | 50.97' | S41°48'43"E | 50.95' |
| C1273 | 530.00' | 008°20'49" | 77.21' | S49°23'36"E | 77.14' |
| C1274 | 150.00' | 012°06'04" | 31.68' | N38°30'58"W | 31.62' |
| C1275 | 150.00' | 060°05'46" | 157.33' | S14°31'07"E | 150.22' |
| C1276 | 150.00' | 062°47'28" | 164.39' | S46°55'30"W | 156.28' |
| C1277 | 150.00' | 051°09'23" | 133.93' | S76°06'05"E | 129.52' |
| C1278 | 150.00' | 038°31'26" | 100.85' | S31°15'41"E | 98.97' |
| C1279 | 120.00' | 015°49'26" | 33.14' | N52°28'43"W | 33.04' |
| C1280 | 20.00' | 075°28'38" | 26.35' | N07°41'41"E | 24.48' |

| LINE TABLE | | |
|---|---|---|
| LINE# | BEARING | LENGTH |
| L1200 | N43°31'35"E | 56.70' |
| L1201 | N32°18'37"W | 8.30' |
| L1202 | S44°34'00"E | 49.76' |
| L1203 | N44°34'00"W | 49.76' |
| L1204 | N44°34'00"W | 10.07' |
| L1206 | N45°26'00"E | 19.70' |
| L1207 | N44°34'00"W | 54.57' |
| L1208 | S80°12'41"W | 30.01' |
| L1209 | S38°07'59"E | 26.10' |
| L1210 | S52°01'41"E | 65.96' |
| L1211 | S37°58'19"W | 35.00' |
| L1212 | N52°01'41"W | 43.67' |




Z:\BSM & ASSOCIATES, INC\2023\23-109 PLAT LAKEFRONT ESTATES (ORIG 17-021)\DRAWING\23-109 PLAT 5-27-25.dwg 9 Jan 23, 2026;

# LAKEFRONT ESTATES PHASE 1

LOCATED IN SECTIONS 34 & 35, TOWNSHIP 38 SOUTH, RANGE 34 EAST AND
SECTIONS 2, 3, & 4 TOWNSHIP 39 SOUTH, RANGE 34 EAST
GLADES COUNTY, FLORIDA

GRAPHIC SCALE

60 0 30 60 120 240

( IN FEET )
1 INCH = 60 FT.
(INTENDED DISPLAY SCALE= 24"x36")

## TYPICAL LOT EASEMENT INFORMATION:

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)**


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


STATE OF FLORIDA
COUNTY OF GLADES

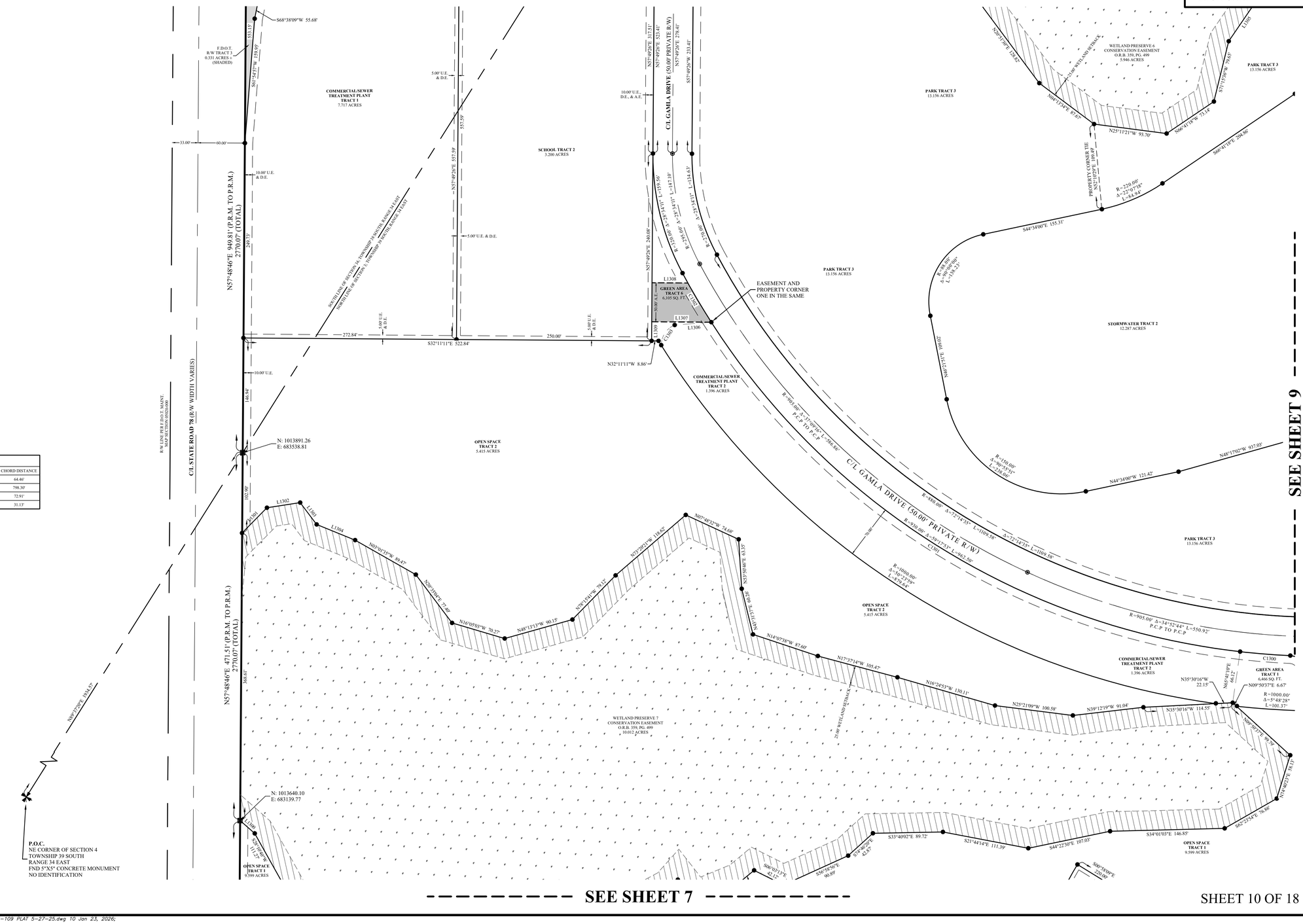
THIS PLAT HAS BEEN FILED FOR RECORD AT _____ .

THIS _____ DAY OF _____ A.D. 2026 AND DULY RECORDED IN PLAT BOOK ____ ON PAGES _____ THROUGH _____.

TAMI PEARCE SIMMONS
CLERK OF THE COURT

BY:_____
DEPUTY CLERK


**SEE SHEET 11**


| LINE TABLE | | |
|---|---|---|
| LINE# | BEARING | LENGTH |
| L1300 | S08°50'46"W | 25.01' |
| L1301 | N78°00'45"W | 45.22' |
| L1302 | N41°24'05"W | 43.05' |
| L1303 | N20°17'32"E | 35.10' |
| L1304 | N10°24'16"W | 53.20' |
| L1305 | N88°12'30"W | 107.95' |
| L1306 | S36°58'24"E | 47.07' |
| L1307 | S32°10'34"E | 76.31' |
| L1308 | S32°10'34"E | 45.96' |
| L1309 | S57°49'26"W | 24.44' |

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE# | RADIUS | DELTA | LENGTH | CHORD BEARING | CHORD DISTANCE |
| C1300 | 930.00' | 003°58'20" | 64.48' | N28°03'28"W | 64.46' |
| C1301 | 930.00' | 050°49'58" | 825.10' | N00°39'19"W | 798.30' |
| C1302 | 930.00' | 004°29'34" | 72.93' | N27°00'27"E | 72.91' |
| C1303 | 28.31' | 066°41'49" | 32.96' | S88°57'24"E | 31.13' |


**SEE SHEET 9**

**SEE SHEET 7**

# LAKEFRONT ESTATES PHASE 1

LOCATED IN SECTIONS 34 & 35, TOWNSHIP 38 SOUTH, RANGE 34 EAST AND
SECTIONS 2, 3, & 4 TOWNSHIP 39 SOUTH, RANGE 34 EAST
GLADES COUNTY, FLORIDA

GRAPHIC SCALE

60 0 30 60 120 240

( IN FEET )
1 INCH = 60 FT.
(INTENDED DISPLAY SCALE= 24"x36")

## TYPICAL LOT EASEMENT INFORMATION:

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)**


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


STATE OF FLORIDA
COUNTY OF GLADES

THIS PLAT HAS BEEN FILED FOR RECORD AT _____ .

THIS ____ DAY OF _____ A.D. 2026 AND DULY RECORDED IN PLAT BOOK ____ ON PAGES _____ THROUGH _____.

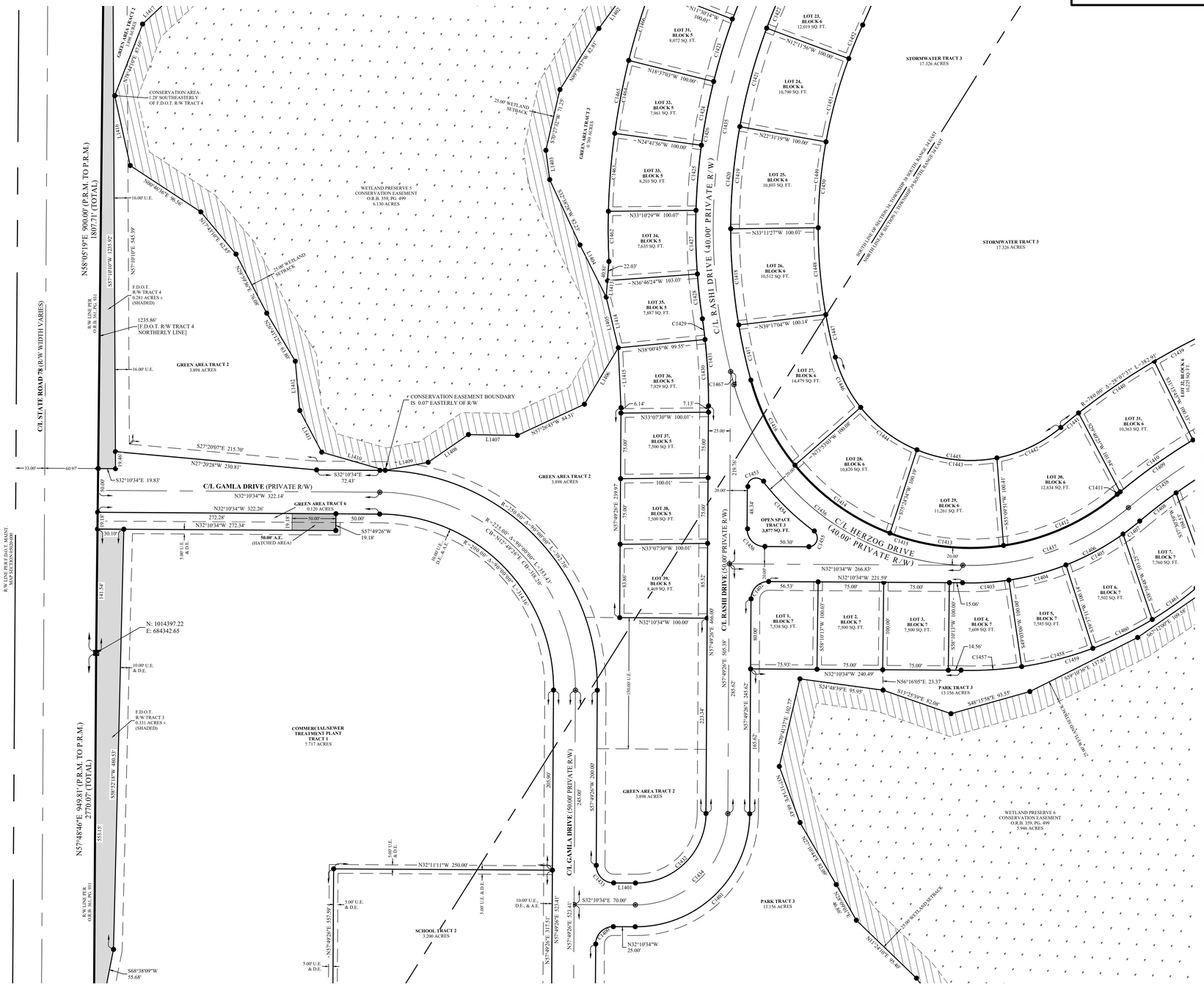
TAMI PEARCE SIMMONS
CLERK OF THE COURT

BY:_____
DEPUTY CLERK

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE# | RADIUS | DELTA | LENGTH | CHORD BEARING | CHORD DISTANCE |
| C1406 | 20.00' | 090°00'00" | 31.42' | N77°10'34"W | 28.28' |
| C1401 | 130.00' | 090°00'00" | 204.20' | N77°10'34"W | 183.85' |
| C1402 | 20.00' | 090°00'00" | 31.42' | N77°10'34"W | 28.28' |
| C1403 | 300.00' | 010°08'02" | 53.06' | S35°52'53"E | 52.99' |
| C1404 | 300.00' | 012°54'50" | 67.62' | S47°24'19"E | 67.47' |
| C1405 | 300.00' | 014°13'13" | 74.46' | S60°58'20"E | 74.27' |
| C1406 | 300.00' | 041°52'45" | 219.28' | N51°45'14"W | 214.43' |
| C1407 | 300.00' | 004°36'40" | 24.14' | S70°23'17"E | 24.14' |
| C1408 | 640.00' | 004°42'29" | 52.59' | N70°20'23"W | 52.57' |
| C1409 | 680.00' | 028°07'37" | 333.82' | N58°37'49"W | 330.48' |
| C1410 | 680.00' | 008°37'33" | 102.37' | N68°00'37"W | 102.28' |
| C1411 | 680.00' | 000°22'14" | 4.40' | N72°30'30"W | 4.40' |
| C1412 | 260.00' | 031°48'04" | 144.31' | S56°47'35"E | 142.46' |
| C1413 | 260.00' | 029°05'30" | 132.01' | S26°20'48"E | 130.60' |
| C1414 | 260.00' | 029°45'00" | 135.00' | S03°04'27"W | 133.49' |
| C1415 | 260.00' | 114°57'39" | 521.68' | N15°12'48"W | 438.47' |
| C1416 | 260.00' | 022°36'54" | 102.62' | S30°57'35"W | 101.96' |
| C1417 | 660.00' | 005°36'39" | 64.63' | S45°04'21"W | 64.61' |
| C1418 | 660.00' | 009°35'15" | 110.44' | S52°40'19"W | 110.31' |
| C1419 | 660.00' | 010°01'10" | 117.34' | S62°33'31"W | 117.18' |
| C1420 | 660.00' | 039°47'07" | 458.29' | N62°09'35"E | 449.14' |
| C1421 | 660.00' | 010°02'09" | 115.60' | S72°46'59"W | 115.46' |
| C1422 | 660.00' | 004°13'05" | 48.97' | S79°55'36"W | 48.96' |
| C1423 | 700.00' | 006°05'55" | 74.51' | S74°25'55"W | 74.47' |
| C1424 | 700.00' | 006°04'53" | 74.30' | S68°20'31"W | 74.26' |
| C1425 | 700.00' | 006°06'30" | 74.63' | S62°14'49"W | 74.59' |
| C1426 | 700.00' | 033°00'26" | 403.67' | N65°31'56"E | 398.10' |
| C1427 | 700.00' | 005°57'58" | 72.89' | S56°12'35"W | 72.86' |
| C1428 | 700.00' | 004°12'52" | 51.49' | S51°07'09"W | 51.48' |
| C1429 | 650.00' | 002°06'21" | 23.89' | N50°03'54"E | 23.89' |
| C1430 | 650.00' | 006°42'21" | 76.08' | N54°28'15"E | 76.03' |
| C1431 | 650.00' | 008°48'43" | 99.97' | N53°25'05"E | 99.87' |
| C1432 | 80.00' | 090°00'00" | 125.66' | S77°10'34"E | 113.14' |
| C1433 | 20.00' | 090°00'00" | 31.42' | S12°49'26"W | 28.28' |
| C1434 | 105.00' | 090°00'00" | 164.93' | S77°10'34"E | 148.49' |
| C1435 | 680.00' | 039°47'07" | 472.18' | S62°09'35"W | 462.75' |
| C1436 | 280.00' | 073°02'01" | 356.91' | S05°45'01"W | 333.23' |
| C1437 | 280.00' | 041°55'38" | 204.89' | S51°43'48"E | 200.35' |
| C1438 | 660.00' | 028°07'37" | 324.00' | N58°37'49"W | 320.76' |
| C1439 | 780.00' | 007°43'43" | 105.22' | N59°11'45"W | 105.14' |
| C1440 | 780.00' | 007°42'23" | 104.91' | N66°54'48"W | 104.83' |
| C1441 | 780.00' | 001°53'37" | 26.23' | N71°43'48"W | 26.23' |
| C1442 | 160.00' | 029°15'23" | 81.70' | S58°03'55"E | 80.81' |
| C1443 | 160.00' | 033°27'58" | 93.22' | S26°44'45"E | 91.91' |
| C1444 | 160.00' | 029°09'00" | 81.40' | S04°31'14"W | 80.53' |
| C1445 | 160.00' | 114°57'39" | 321.03' | S15°12'48"E | 269.83' |
| C1446 | 160.00' | 023°10'17" | 64.71' | S30°40'53"W | 64.27' |
| C1447 | 560.00' | 005°06'13" | 49.88' | S44°49'08"W | 49.87' |
| C1448 | 560.00' | 010°12'43" | 99.81' | S52°28'36"W | 99.68' |
| C1449 | 560.00' | 007°57'08" | 77.72' | S63°47'21"W | 77.66' |
| C1450 | 560.00' | 039°47'07" | 388.86' | N62°09'35"E | 381.09' |
| C1451 | 560.00' | 010°07'06" | 98.89' | S72°44'31"W | 98.77' |
| C1452 | 560.00' | 004°15'05" | 41.55' | S79°55'36"W | 41.54' |
| C1453 | 10.00' | 141°49'52" | 24.75' | N51°15'38"W | 18.90' |
| C1454 | 300.00' | 015°33'19" | 81.45' | N11°52'38"E | 81.20' |
| C1455 | 10.00' | 143°43'27" | 25.08' | N75°57'42"E | 19.01' |
| C1456 | 20.00' | 090°00'00" | 31.42' | S12°49'26"W | 28.28' |
| C1457 | 400.00' | 009°57'05" | 69.47' | S35°58'21"E | 69.39' |
| C1458 | 400.00' | 012°02'34" | 84.07' | S46°58'10"E | 83.92' |
| C1459 | 400.00' | 041°41'49" | 291.10' | N51°50'43"W | 284.72' |
| C1460 | 400.00' | 010°50'19" | 75.67' | S58°24'37"E | 75.56' |
| C1461 | 400.00' | 008°51'51" | 61.88' | S68°13'42"E | 61.82' |
| C1462 | 800.00' | 004°06'37" | 57.39' | S56°50'29"W | 57.38' |
| C1463 | 800.00' | 006°24'16" | 89.42' | S62°05'56"W | 89.38' |
| C1464 | 800.00' | 006°04'53" | 84.91' | S68°20'31"W | 84.87' |
| C1465 | 800.00' | 027°15'58" | 380.71' | N68°25'10"E | 377.12' |
| C1466 | 800.00' | 006°13'32" | 86.92' | S74°29'43"W | 86.88' |
| C1467 | 680.00' | 001°18'10" | 15.46' | S42°55'07"W | 15.46' |

| LINE TABLE | | |
|---|---|---|
| LINE# | BEARING | LENGTH |
| L1401 | S32°10'34"E | 25.00' |
| L1402 | N86°26'41"W | 48.97' |
| L1403 | S49°55'32"W | 53.83' |
| L1404 | S30°45'14"W | 66.72' |
| L1405 | S44°00'46"W | 59.65' |
| L1406 | S88°26'49"W | 75.25' |
| L1407 | N31°35'15"W | 55.93' |
| L1408 | N67°05'58"W | 55.90' |
| L1409 | N43°09'54"W | 49.95' |
| L1410 | N16°31'38"W | 75.40' |
| L1411 | N29°40'52"E | 53.80' |
| L1412 | N52°15'00"E | 56.67' |
| L1413 | N61°54'43"E | 20.41' |
| L1414 | N44°00'46"E | 59.65' |
| L1415 | N54°54'52"E | 68.56' |
| L1416 | N44°54'40"E | 81.83' |
| L1417 | S75°54'31"E | 74.63' |


SEE SHEET 14



SEE SHEET 10



SEE SHEET 12

# LAKEFRONT ESTATES PHASE 1

LOCATED IN SECTIONS 34 & 35, TOWNSHIP 38 SOUTH, RANGE 34 EAST AND
SECTIONS 2, 3, & 4 TOWNSHIP 39 SOUTH, RANGE 34 EAST
GLADES COUNTY, FLORIDA

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

STATE OF FLORIDA
COUNTY OF GLADES

THIS PLAT HAS BEEN FILED FOR RECORD AT ________ .

THIS ______ DAY OF ________
A.D. 2026 AND DULY RECORDED
IN PLAT BOOK _____ ON
PAGES ______ THROUGH ______.
TAMI PEARCE SIMMONS
CLERK OF THE COURT

BY:__________________
DEPUTY CLERK

GRAPHIC SCALE

60 0 30 60 120 240

( IN FEET )
1 INCH = 60 FT.
(INTENDED DISPLAY SCALE– 24"x36")

## TYPICAL LOT EASEMENT INFORMATION:

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)**

SEE SHEET 13




SEE SHEET 11

**LEVEE L-48 (A.KA. RIM CANAL)**
900.00' R/W PER S.F.W.M.D. R/W MAP
DRAWING # L-48-12, DATED 4/1/82

LINE TABLE

| LINE# | BEARING | LENGTH |
|---|---|---|
| L1500 | S45°26'00"W | 30.40' |
| L1501 | N33°22'24"E | 5.42' |
| L1502 | S44°34'00"E | 39.82' |

CURVE TABLE

| CURVE# | RADIUS | DELTA | LENGTH | CHORD BEARING | CHORD DISTANCE |
|---|---|---|---|---|---|
| C1500 | 780.00' | 007°43'43" | 105.22' | N59°11'45"W | 105.14' |
| C1501 | 780.00' | 010°04'58" | 137.26' | N50°17'25"W | 137.09' |
| C1502 | 780.00' | 000°40'56" | 9.29' | S44°54'28"E | 9.29' |
| C1503 | 20.00' | 090°00'00" | 31.42' | N89°34'00"W | 28.28' |
| C1504 | 680.00' | 000°46'57" | 9.29' | S44°57'28"E | 9.29' |
| C1505 | 680.00' | 009°58'57" | 118.47' | N50°20'25"W | 118.33' |
| C1506 | 680.00' | 008°21'57" | 99.29' | N59°30'52"W | 99.20' |
| C1507 | 680.00' | 028°07'37" | 333.82' | N58°37'49"W | 330.48' |
| C1508 | 640.00' | 006°48'19" | 76.02' | N64°34'59"W | 75.97' |
| C1509 | 640.00' | 006°42'20" | 74.90' | N57°49'39"W | 74.86' |
| C1510 | 640.00' | 028°07'37" | 314.18' | N58°37'49"W | 311.04' |
| C1511 | 640.00' | 006°45'25" | 75.48' | S51°05'46"E | 75.43' |
| C1512 | 640.00' | 003°09'04" | 35.20' | N46°08'32"W | 35.19' |
| C1513 | 20.00' | 090°00'00" | 31.42' | N00°26'00"E | 28.28' |
| C1514 | 540.00' | 003°44'07" | 35.21' | N46°26'04"W | 35.20' |
| C1515 | 540.00' | 007°25'47" | 70.02' | S52°01'01"E | 69.97' |
| C1516 | 540.00' | 007°38'16" | 71.98' | N59°33'02"W | 71.93' |
| C1517 | 540.00' | 028°07'37" | 265.09' | N58°37'49"W | 262.44' |
| C1518 | 540.00' | 007°34'54" | 71.46' | N67°09'37"W | 71.40' |
| C1519 | 540.00' | 001°44'33" | 16.42' | N71°49'21"W | 16.42' |
| C1520 | 20.00' | 096°54'02" | 33.82' | N86°06'59"W | 29.94' |
| C1521 | 340.00' | 015°57'45" | 94.72' | N31°13'25"W | 94.42' |
| C1522 | 20.00' | 084°38'17" | 29.54' | S03°06'51"W | 26.93' |

SEE SHEET 9



Z:\BSM & ASSOCIATES, INC\2023\23-109 PLAT LAKEFRONT ESTATES (ORIG 17-021)\DRAWING\23-109 PLAT 5-27-25.dwg 12 Jan 23, 2026;

# LAKEFRONT ESTATES PHASE 1

LOCATED IN SECTIONS 34 & 35, TOWNSHIP 38 SOUTH, RANGE 34 EAST AND
SECTIONS 2, 3, & 4 TOWNSHIP 39 SOUTH, RANGE 34 EAST
GLADES COUNTY, FLORIDA


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


STATE OF FLORIDA
COUNTY OF GLADES

THIS PLAT HAS BEEN FILED FOR RECORD AT _____ .

THIS ____ DAY OF _____
A.D. 2026 AND DULY RECORDED
IN PLAT BOOK ____ ON
PAGES _____ THROUGH _____.
TAMI PEARCE SIMMONS
CLERK OF THE COURT

BY:_____
DEPUTY CLERK

GRAPHIC SCALE

60 0 30 60 120 240

( IN FEET )
1 INCH = 60 FT.
(INTENDED DISPLAY SCALE– 24"x36")

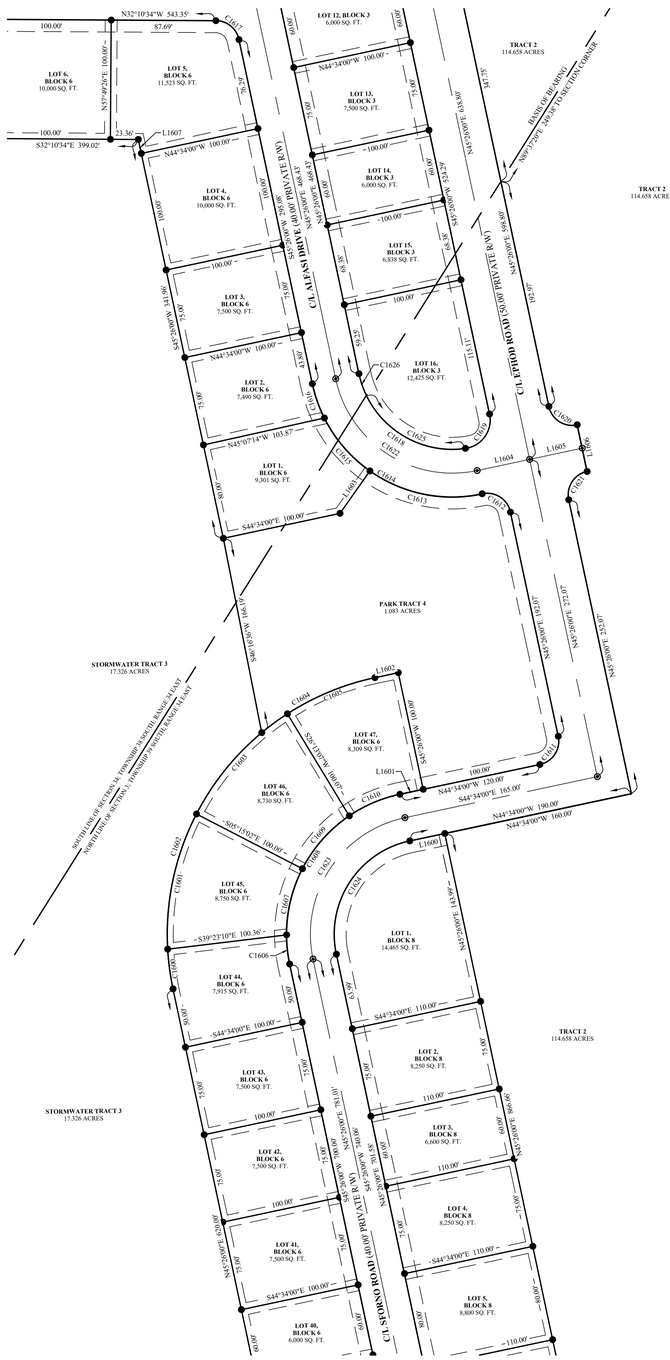
## TYPICAL LOT EASEMENT INFORMATION:

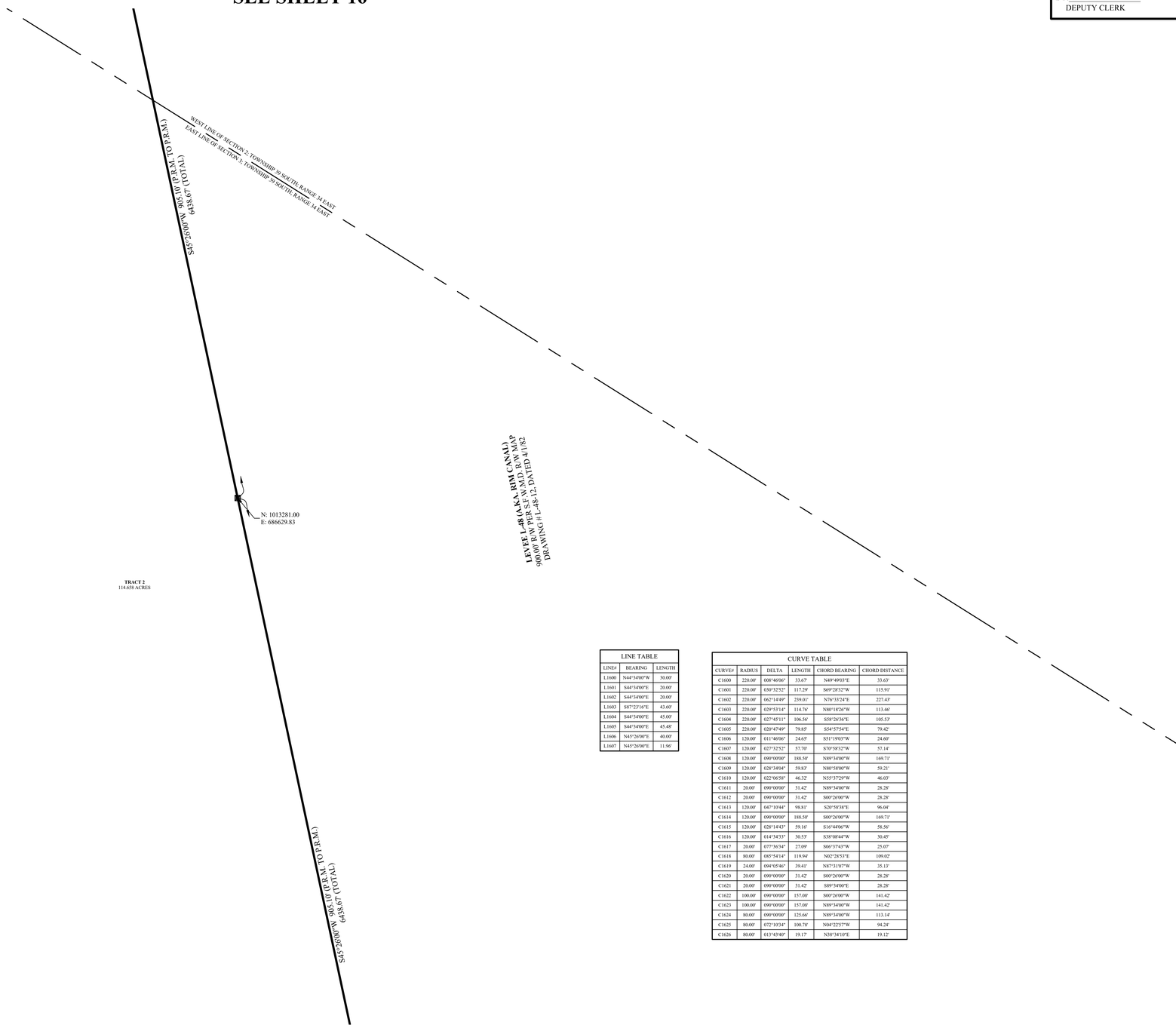
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5.00' UTILITY & DRAINAGE EASEMENT ALONG SIDE LOT LINES
5.00' UTILITY & DRAINAGE EASEMENT ALONG REAR LOT LINES
**(UNLESS OTHERWISE GRAPHICALLY DEPICTED HEREON)**


SEE SHEET 16

SEE SHEET 14

SEE SHEET 12


| LINE TABLE | | |
|---|---|---|
| LINE# | BEARING | LENGTH |
| L1600 | N44°34'00"W | 30.00' |
| L1601 | S44°34'00"E | 20.00' |
| L1602 | S44°34'00"E | 20.00' |
| L1603 | S87°23'16"E | 43.60' |
| L1604 | S44°34'00"E | 45.00' |
| L1605 | S44°34'00"E | 45.48' |
| L1606 | N45°26'00"E | 40.00' |
| L1607 | N45°26'00"E | 11.96' |

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE# | RADIUS | DELTA | LENGTH | CHORD BEARING | CHORD DISTANCE |
| C1600 | 220.00' | 008°46'06" | 33.67' | N69°49'03"E | 33.63' |
| C1601 | 220.00' | 030°32'52" | 117.29' | S69°28'32"W | 115.91' |
| C1602 | 220.00' | 062°14'49" | 239.01' | N76°33'24"E | 227.43' |
| C1603 | 220.00' | 029°53'14" | 114.76' | N80°18'26"W | 113.46' |
| C1604 | 220.00' | 027°45'11" | 106.56' | S58°26'36"E | 105.53' |
| C1605 | 220.00' | 020°47'49" | 79.85' | S54°57'54"E | 79.42' |
| C1606 | 120.00' | 011°46'06" | 24.65' | S51°19'03"W | 24.60' |
| C1607 | 120.00' | 027°32'52" | 57.70' | S70°58'32"W | 57.14' |
| C1608 | 120.00' | 090°00'00" | 188.50' | N89°34'00"W | 169.71' |
| C1609 | 120.00' | 028°34'04" | 59.83' | N80°58'00"W | 59.21' |
| C1610 | 120.00' | 022°00'58" | 46.32' | N55°37'29"W | 46.03' |
| C1611 | 20.00' | 090°00'00" | 31.42' | N89°34'00"W | 28.28' |
| C1612 | 20.00' | 090°00'00" | 31.42' | S00°26'00"W | 28.28' |
| C1613 | 120.00' | 047°10'44" | 98.81' | S20°58'38"E | 96.04' |
| C1614 | 120.00' | 090°00'00" | 188.50' | S00°26'00"W | 169.71' |
| C1615 | 120.00' | 028°14'43" | 59.16' | S16°44'06"W | 58.56' |
| C1616 | 120.00' | 014°34'33" | 30.53' | S38°08'44"W | 30.45' |
| C1617 | 20.00' | 077°36'34" | 27.09' | S06°37'43"W | 25.07' |
| C1618 | 80.00' | 085°54'14" | 119.94' | N02°28'53"E | 109.02' |
| C1619 | 24.00' | 094°05'46" | 39.41' | N87°31'07"W | 35.13' |
| C1620 | 20.00' | 090°00'00" | 31.42' | S00°26'00"W | 28.28' |
| C1621 | 20.00' | 090°00'00" | 31.42' | S89°34'00"E | 28.28' |
| C1622 | 100.00' | 090°00'00" | 157.08' | S00°26'00"W | 141.42' |
| C1623 | 100.00' | 090°00'00" | 157.08' | N89°34'00"W | 141.42' |
| C1624 | 80.00' | 090°00'00" | 125.66' | N89°34'00"W | 113.14' |
| C1625 | 80.00' | 072°10'34" | 100.78' | N04°22'57"W | 94.24' |
| C1626 | 80.00' | 013°47'40" | 19.17' | N38°34'10"E | 19.12' |

# LAKEFRONT ESTATES PHASE 1

LOCATED IN SECTIONS 34 & 35, TOWNSHIP 38 SOUTH, RANGE 34 EAST AND
SECTIONS 2, 3, & 4 TOWNSHIP 39 SOUTH, RANGE 34 EAST
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STATE OF FLORIDA
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TAMI PEARCE SIMMONS
CLERK OF THE COURT

BY:_____
DEPUTY CLERK

GRAPHIC SCALE

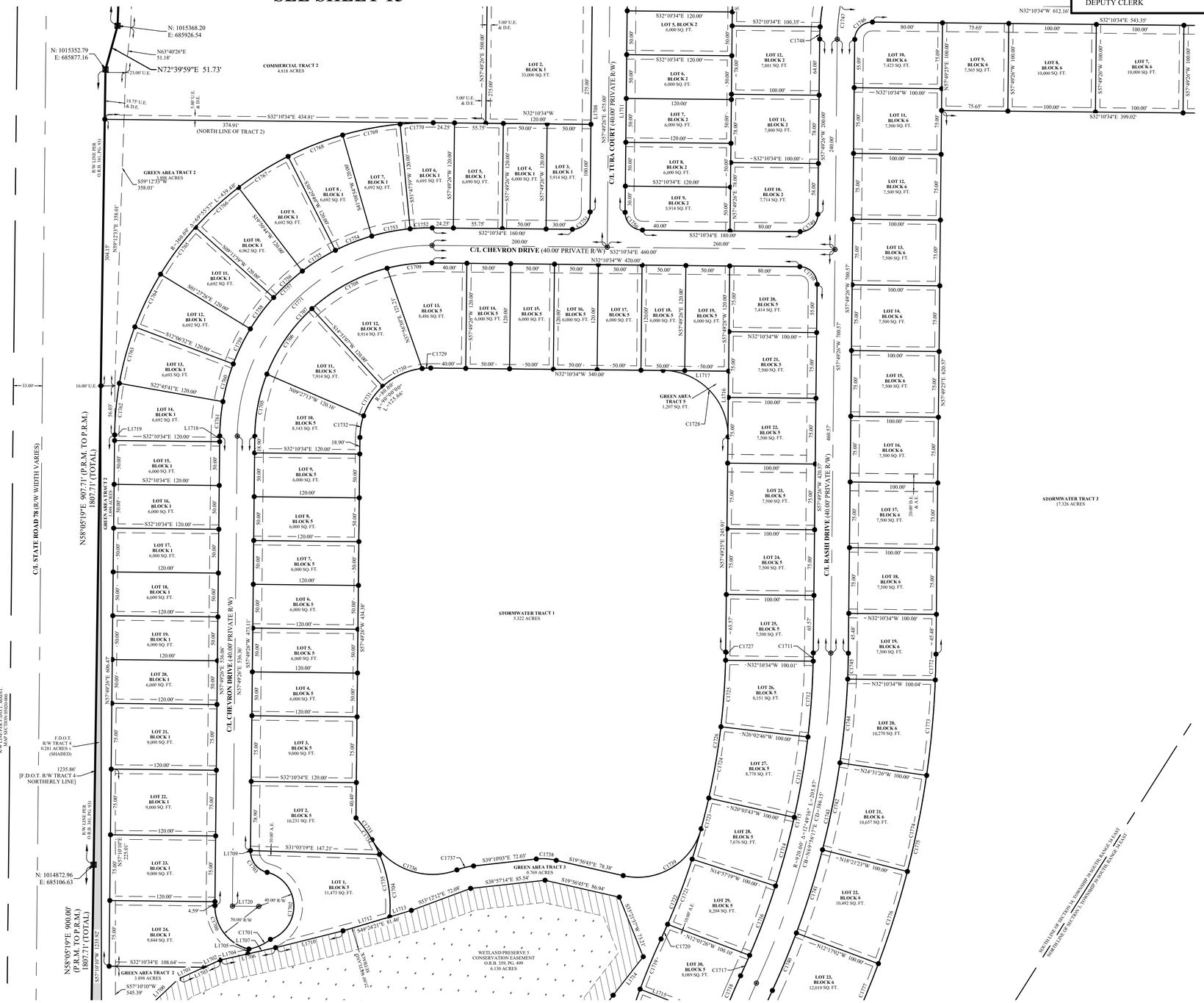
60 0 30 60 120 240

( IN FEET )
1 INCH = 60 FT.
(INTENDED DISPLAY SCALE– 24"x36")

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5.00' UTILITY & DRAINAGE EASEMENT ALONG SIDE LOT LINES
5.00' UTILITY & DRAINAGE EASEMENT ALONG REAR LOT LINES
**(UNLESS OTHERWISE GRAPHICALLY DEPICTED HEREON)**


SEE SHEET 15



SEE SHEET 11



SEE SHEET 13


| LINE TABLE | | |
|---|---|---|
| LINE# | BEARING | LENGTH |
| L1700 | S75°54'31"E | 74.63' |
| L1701 | S57°06'55"E | 32.20' |
| L1702 | S57°06'55"E | 19.82' |
| L1703 | S57°06'55"E | 52.02' |
| L1704 | S45°27'00"E | 32.42' |
| L1705 | N70°07'21"E | 5.59' |
| L1706 | S45°27'00"E | 64.84' |
| L1707 | S45°27'00"E | 32.42' |
| L1708 | N57°49'26"E | 380.00' |
| L1709 | N57°49'26"E | 0.31' |
| L1710 | S46°42'08"E | 79.32' |
| L1711 | S57°49'26"W | 880.00' |
| L1712 | S69°24'21"E | 55.64' |
| L1713 | S49°24'21"E | 25.82' |
| L1714 | N84°46'29"W | 55.73' |
| L1715 | N13°30'14"W | 100.01' |
| L1716 | S57°49'26"W | 75.00' |
| L1717 | S32°10'34"E | 75.00' |
| L1718 | N57°49'48"E | 6.47' |
| L1719 | N57°49'48"E | 6.47' |
| L1720 | N32°10'34"W | 30.00' |

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE# | RADIUS | DELTA | LENGTH | CHORD BEARING | CHORD DISTANCE |
| C1700 | 50.00' | 078°02'32" | 68.10' | S19°08'37"W | 62.96' |
| C1701 | 55.00' | 028°15'03" | 27.12' | S57°00'48"E | 26.85' |
| C1702 | 40.00' | 146°36'36" | 102.35' | S54°28'10"W | 76.63' |
| C1703 | 25.00' | 076°39'25" | 33.45' | S19°29'48"W | 31.01' |
| C1705 | 200.00' | 020°50'41" | 72.76' | S68°14'46"W | 72.36' |
| C1706 | 200.00' | 026°11'01" | 91.40' | N88°14'23"W | 90.66' |
| C1707 | 200.00' | 090°00'00" | 314.16' | N77°10'34"W | 282.84' |
| C1708 | 200.00' | 028°11'47" | 98.42' | N61°02'59"W | 97.43' |
| C1709 | 200.00' | 014°46'31" | 51.58' | N39°33'50"W | 51.43' |
| C1710 | 20.00' | 090°00'18" | 31.42' | N12°49'29"E | 28.28' |
| C1711 | 900.00' | 000°36'00" | 9.43' | N58°07'26"E | 9.43' |
| C1712 | 900.00' | 005°31'48" | 86.86' | N61°11'20"E | 86.83' |
| C1713 | 900.00' | 005°55'14" | 93.00' | N66°54'51"E | 92.96' |
| C1714 | 900.00' | 005°10'13" | 81.21' | N72°27'34"E | 81.19' |
| C1715 | 900.00' | 024°13'43" | 380.58' | N69°56'17"E | 377.75' |
| C1716 | 900.00' | 005°23'08" | 84.59' | N77°44'15"E | 84.56' |
| C1717 | 900.00' | 001°37'26" | 25.48' | N81°54'29"E | 25.48' |
| C1718 | 700.00' | 004°34'17" | 55.85' | S79°46'00"W | 55.83' |
| C1719 | 800.00' | 004°26'40" | 62.00' | S79°49'49"W | 62.04' |
| C1720 | 800.00' | 001°18'55" | 18.37' | N81°23'41"E | 18.37' |
| C1721 | 800.00' | 005°41'33" | 79.48' | N77°53'27"E | 79.45' |
| C1722 | 800.00' | 009°35'49" | 134.00' | N77°15'15"E | 133.84' |
| C1723 | 800.00' | 005°10'41" | 72.30' | N72°27'20"E | 72.28' |
| C1724 | 800.00' | 005°54'46" | 82.56' | N66°54'37"E | 82.52' |
| C1725 | 800.00' | 005°27'18" | 76.17' | N61°13'35"E | 76.14' |
| C1726 | 800.00' | 014°37'44" | 204.20' | N65°08'18"E | 203.70' |
| C1727 | 800.00' | 000°40'30" | 9.43' | N58°09'41"E | 9.43' |
| C1728 | 75.00' | 090°00'00" | 117.81' | N12°49'26"E | 106.07' |
| C1729 | 80.00' | 007°01'28" | 9.81' | N35°41'18"W | 9.80' |
| C1730 | 80.00' | 035°56'51" | 50.19' | N57°10'27"W | 49.37' |
| C1731 | 80.00' | 029°00'17" | 40.50' | N89°39'01"W | 40.07' |
| C1732 | 80.00' | 018°01'24" | 25.17' | S66°50'08"W | 25.06' |
| C1733 | 150.00' | 011°48'16" | 30.90' | S20°53'35"W | 30.85' |
| C1734 | 150.00' | 018°58'17" | 49.67' | N24°28'36"E | 49.44' |
| C1735 | 150.00' | 027°52'23" | 72.97' | N47°53'56"E | 72.25' |
| C1736 | 80.00' | 079°59'16" | 111.68' | S13°11'54"E | 102.83' |
| C1737 | 80.00' | 014°01'29" | 19.58' | S46°10'48"E | 19.53' |
| C1738 | 75.00' | 017°30'15" | 22.91' | S28°41'52"E | 22.82' |
| C1739 | 75.00' | 087°36'05" | 114.67' | S63°44'47"E | 103.82' |
| C1740 | 940.00' | 004°20'11" | 71.14' | N79°53'03"E | 71.13' |
| C1741 | 940.00' | 006°04'21" | 99.63' | N74°40'48"E | 99.58' |
| C1742 | 940.00' | 006°10'03" | 101.18' | N68°33'36"E | 101.14' |
| C1743 | 940.00' | 024°13'43" | 397.50' | N69°56'17"E | 394.54' |
| C1744 | 940.00' | 005°51'10" | 96.02' | N62°32'59"E | 95.98' |
| C1745 | 940.00' | 001°47'58" | 29.52' | N58°43'25"E | 29.52' |
| C1746 | 20.00' | 090°00'00" | 31.42' | S77°10'34"E | 28.28' |
| C1747 | 240.00' | 009°35'39" | 40.19' | S62°37'15"W | 40.14' |
| C1748 | 260.00' | 003°05'12" | 14.01' | N59°22'02"E | 14.01' |
| C1749 | 20.00' | 090°00'00" | 31.42' | S77°10'34"E | 28.28' |
| C1750 | 20.00' | 090°00'00" | 31.42' | S12°49'26"W | 28.28' |
| C1751 | 20.00' | 090°00'00" | 31.42' | S77°10'34"E | 28.28' |
| C1752 | 240.00' | 006°01'26" | 25.23' | N35°11'17"W | 25.22' |
| C1753 | 240.00' | 010°39'05" | 44.62' | N43°13'37"W | 44.55' |
| C1754 | 240.00' | 010°39'05" | 44.62' | N54°10'38"W | 44.55' |
| C1755 | 240.00' | 010°39'05" | 44.62' | N64°49'43"W | 44.55' |
| C1756 | 240.00' | 010°39'05" | 44.62' | N75°28'49"W | 44.55' |
| C1757 | 240.00' | 090°00'00" | 376.99' | S77°10'34"E | 339.41' |
| C1758 | 240.00' | 010°39'05" | 44.62' | N86°07'54"W | 44.55' |
| C1759 | 240.00' | 010°39'05" | 44.62' | S83°13'01"W | 44.55' |
| C1760 | 240.00' | 010°39'09" | 44.62' | S72°33'54"W | 44.56' |
| C1761 | 240.00' | 009°24'53" | 39.44' | S62°31'52"W | 39.39' |
| C1762 | 360.00' | 009°24'53" | 59.15' | S62°31'52"W | 59.09' |
| C1763 | 360.00' | 010°39'09" | 66.93' | S72°33'54"W | 66.84' |
| C1764 | 360.00' | 010°39'05" | 66.92' | S83°13'01"W | 66.83' |
| C1765 | 360.00' | 010°39'05" | 66.92' | N86°07'54"W | 66.83' |
| C1766 | 360.00' | 010°39'05" | 66.92' | N75°28'49"W | 66.83' |
| C1767 | 360.00' | 010°39'05" | 66.92' | N64°49'43"W | 66.83' |
| C1768 | 360.00' | 010°39'05" | 66.92' | N54°10'38"W | 66.83' |
| C1769 | 360.00' | 010°39'05" | 66.92' | N43°31'33"W | 66.83' |
| C1770 | 360.00' | 006°01'26" | 37.85' | N35°11'17"W | 37.83' |
| C1771 | 220.00' | 090°00'00" | 345.58' | N77°10'34"W | 311.13' |
| C1772 | 1040.00' | 001°37'35" | 29.52' | N58°38'13"E | 29.52' |
| C1773 | 1040.00' | 006°01'34" | 109.38' | N62°27'48"E | 109.33' |
| C1774 | 1040.00' | 006°10'03" | 111.95' | N68°33'36"E | 111.89' |
| C1775 | 1040.00' | 024°13'43" | 439.78' | N69°56'17"E | 436.51' |
| C1776 | 1040.00' | 006°04'21" | 110.22' | N74°40'48"E | 110.17' |
| C1777 | 1040.00' | 004°20'11" | 78.71' | N79°53'03"E | 78.69' |

# LAKEFRONT ESTATES PHASE 1

LOCATED IN SECTIONS 34 & 35, TOWNSHIP 38 SOUTH, RANGE 34 EAST AND
SECTIONS 2, 3, & 4 TOWNSHIP 39 SOUTH, RANGE 34 EAST
GLADES COUNTY, FLORIDA


BSM & ASSOCIATES
LAND SURVEYING SERVICES
80 SE 31st Lane, Okeechobee, FL 34974
ricky.barnes@bsmsurvey.com
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STATE OF FLORIDA
COUNTY OF GLADES

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PAGES _____ THROUGH _____.
TAMI PEARCE SIMMONS
CLERK OF THE COURT

BY:_____
DEPUTY CLERK

GRAPHIC SCALE

60 0 30 60 120 240

( IN FEET )
1 INCH = 60 FT.
(INTENDED DISPLAY SCALE= 24"x36")

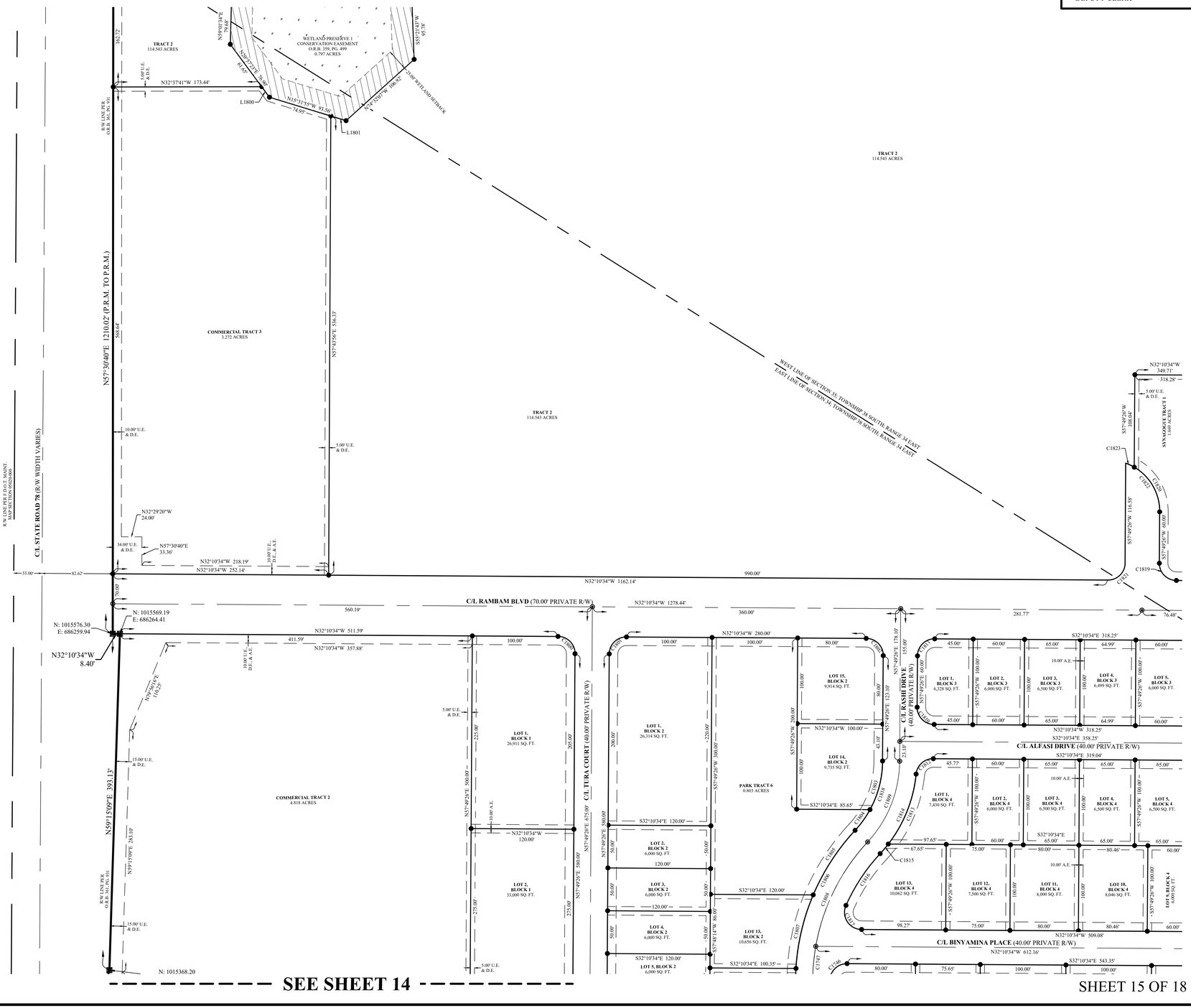
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5.00' UTILITY & DRAINAGE EASEMENT ALONG SIDE LOT LINES
5.00' UTILITY & DRAINAGE EASEMENT ALONG REAR LOT LINES
**(UNLESS OTHERWISE GRAPHICALLY DEPICTED HEREON)**


SEE SHEET 18


| LINE TABLE | | |
|---|---|---|
| LINE# | BEARING | LENGTH |
| L1800 | S20°57'23"W | 15.25' |
| L1801 | S15°31'55"E | 18.61' |

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE# | RADIUS | DELTA | LENGTH | CHORD BEARING | CHORD DISTANCE |
| C1746 | 20.00' | 090°00'00" | 31.42' | S77°10'34"E | 28.28' |
| C1747 | 240.00' | 009°35'39" | 40.19' | S62°37'15"W | 40.14' |
| C1800 | 20.00' | 090°00'00" | 31.42' | N12°49'26"E | 28.28' |
| C1801 | 20.00' | 090°00'00" | 31.42' | N77°10'34"W | 28.28' |
| C1802 | 20.00' | 090°00'00" | 31.42' | N12°49'26"E | 28.28' |
| C1803 | 120.00' | 028°18'27" | 59.29' | N71°58'40"E | 58.69' |
| C1804 | 120.00' | 014°13'45" | 29.80' | S86°45'14"E | 29.73' |
| C1805 | 260.00' | 019°55'01" | 90.38' | N89°35'52"W | 89.93' |
| C1806 | 260.00' | 042°32'13" | 193.03' | N79°05'32"E | 188.62' |
| C1807 | 260.00' | 019°32'00" | 88.64' | S70°40'38"W | 88.21' |
| C1808 | 240.00' | 032°56'34" | 137.99' | S83°53'22"W | 136.10' |
| C1809 | 140.00' | 042°32'13" | 103.94' | N79°05'32"E | 101.57' |
| C1810 | 20.00' | 090°00'00" | 31.42' | N12°49'26"E | 28.28' |
| C1811 | 20.00' | 090°00'00" | 31.42' | S77°10'34"E | 28.28' |
| C1812 | 20.00' | 084°36'40" | 29.53' | S74°28'54"E | 26.92' |
| C1813 | 160.00' | 031°53'13" | 89.05' | N79°09'22"E | 87.90' |
| C1814 | 160.00' | 037°08'53" | 103.74' | N81°47'12"E | 101.93' |
| C1815 | 160.00' | 005°15'40" | 14.69' | S82°16'11"E | 14.69' |
| C1816 | 220.00' | 018°57'31" | 72.80' | S89°07'07"E | 72.46' |
| C1817 | 20.00' | 113°34'41" | 39.65' | N24°36'47"E | 33.47' |
| C1818 | 120.00' | 042°32'13" | 89.09' | N79°05'32"E | 87.06' |
| C1819 | 20.00' | 090°00'00" | 31.42' | S12°49'26"W | 28.28' |
| C1820 | 60.00' | 060°00'00" | 62.83' | N27°49'26"E | 60.00' |
| C1821 | 20.00' | 089°58'14" | 31.41' | N77°09'41"W | 28.28' |
| C1822 | 60.00' | 070°31'44" | 73.86' | N22°33'34"E | 69.28' |
| C1823 | 60.00' | 010°31'44" | 11.03' | N07°26'26"W | 11.01' |





SEE SHEET 14



SEE SHEET 16

# LAKEFRONT ESTATES PHASE 1

LOCATED IN SECTIONS 34 & 35, TOWNSHIP 38 SOUTH, RANGE 34 EAST AND
SECTIONS 2, 3, & 4 TOWNSHIP 39 SOUTH, RANGE 34 EAST
GLADES COUNTY, FLORIDA

GRAPHIC SCALE

60 0 30 60 120 240

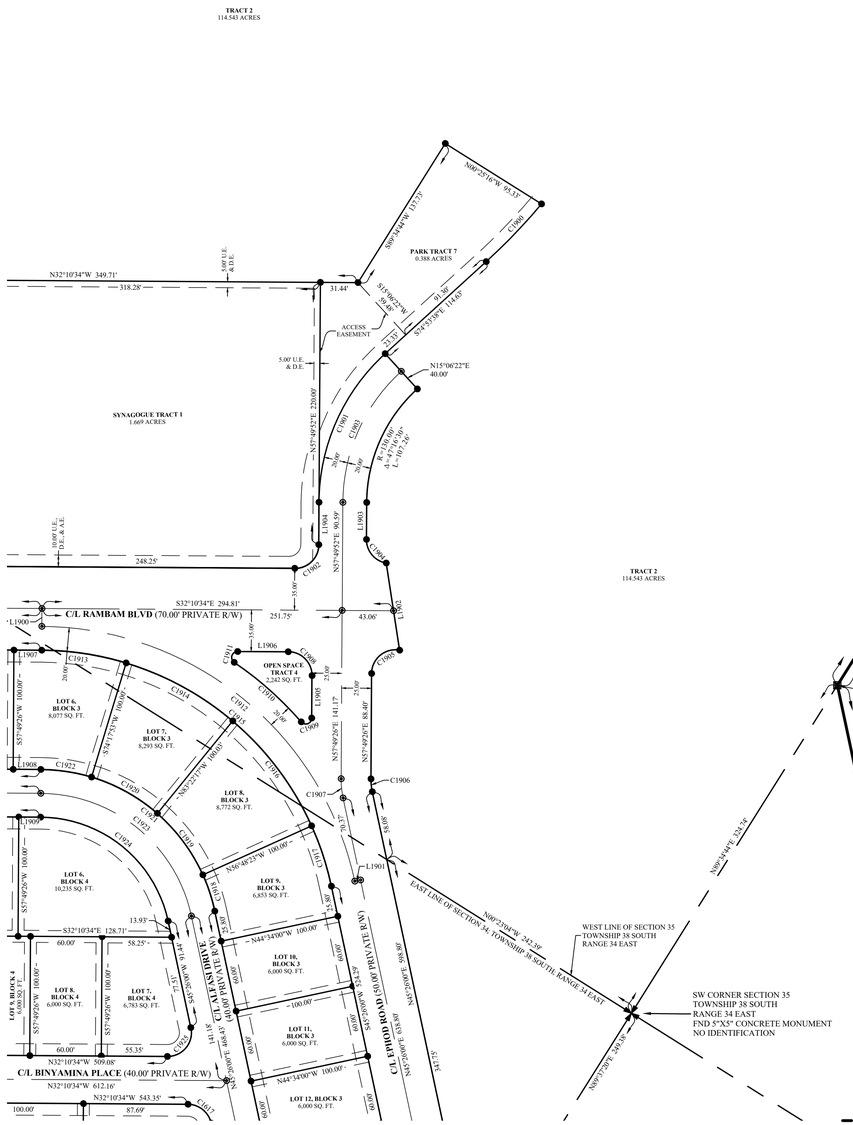
( IN FEET )
1 INCH = 60 FT.
(INTENDED DISPLAY SCALE– 24"x36")

## TYPICAL LOT EASEMENT INFORMATION:

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)**

SEE SHEET 17

SEE SHEET 15




SEE SHEET 13

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE# | RADIUS | DELTA | LENGTH | CHORD BEARING | CHORD DISTANCE |
| C1900 | 500.00' | 007°41'29" | 67.12' | S78°44'22"E | 67.07' |
| C1901 | 170.00' | 047°16'30" | 140.25' | S81°28'07"W | 136.32' |
| C1902 | 20.00' | 089°59'33" | 31.41' | S77°10'21"E | 28.28' |
| C1903 | 150.00' | 047°16'30" | 123.77' | N81°28'07"E | 120.28' |
| C1904 | 20.00' | 080°19'30" | 28.04' | S17°40'07"W | 25.80' |
| C1905 | 20.00' | 099°40'56" | 34.80' | N72°20'06"W | 30.57' |
| C1906 | 50.00' | 012°23'26" | 10.81' | S51°37'43"W | 10.79' |
| C1907 | 75.00' | 012°23'26" | 16.22' | S51°37'43"W | 16.19' |
| C1908 | 20.00' | 090°00'00" | 31.42' | N12°49'26"E | 28.28' |
| C1909 | 5.00' | 138°44'13" | 12.11' | S52°48'27"E | 9.36' |
| C1910 | 290.00' | 014°53'17" | 75.36' | S09°07'01"W | 75.14' |
| C1911 | 5.00' | 146°09'04" | 12.75' | S74°44'54"W | 9.57' |
| C1912 | 270.00' | 077°36'34" | 365.73' | N06°37'43"E | 338.40' |
| C1913 | 250.00' | 016°28'27" | 71.88' | N23°56'21"W | 71.63' |
| C1914 | 250.00' | 023°28'36" | 102.44' | N03°57'49"W | 101.72' |
| C1915 | 250.00' | 077°36'34" | 338.64' | S06°37'43"W | 313.33' |
| C1916 | 250.00' | 025°25'09" | 110.91' | N20°29'03"E | 110.00' |
| C1917 | 250.00' | 012°14'23" | 53.41' | N39°18'49"E | 53.30' |
| C1918 | 150.00' | 012°14'23" | 32.04' | N39°18'49"E | 31.98' |
| C1919 | 150.00' | 024°39'17" | 64.55' | N20°51'58"E | 64.05' |

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE# | RADIUS | DELTA | LENGTH | CHORD BEARING | CHORD DISTANCE |
| C1920 | 150.00' | 024°14'27" | 63.46' | N03°34'54"W | 62.99' |
| C1921 | 150.00' | 077°36'34" | 203.18' | N06°37'43"E | 188.00' |
| C1922 | 150.00' | 016°28'27" | 43.13' | N23°56'21"W | 42.98' |
| C1923 | 130.00' | 077°36'34" | 176.09' | N06°37'43"E | 162.93' |
| C1924 | 110.00' | 077°36'34" | 149.00' | S06°37'43"W | 137.87' |
| C1925 | 20.00' | 102°23'26" | 35.74' | N83°22'17"W | 31.17' |

| LINE TABLE | | |
|---|---|---|
| LINE# | BEARING | LENGTH |
| L1900 | N57°49'26"E | 15.00' |
| L1901 | S44°34'00"E | 5.00' |
| L1902 | N48°42'35"E | 73.94' |
| L1903 | N57°49'52"E | 30.92' |
| L1904 | N57°49'52"E | 35.60' |
| L1905 | N57°49'26"E | 35.44' |
| L1906 | N32°10'34"W | 42.43' |
| L1907 | N32°10'34"W | 23.26' |
| L1908 | S31°55'02"E | 23.26' |
| L1909 | N32°10'34"W | 18.28' |

STATE OF FLORIDA
COUNTY OF GLADES

THIS PLAT HAS BEEN FILED FOR RECORD AT _____ .

THIS ____ DAY OF _____
A.D. 2026 AND DULY RECORDED
IN PLAT BOOK ____ ON
PAGES _____ THROUGH _____.
TAMI PEARCE SIMMONS
CLERK OF THE COURT

BY:_____
DEPUTY CLERK

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

# LAKEFRONT ESTATES PHASE 1

LOCATED IN SECTIONS 34 & 35, TOWNSHIP 38 SOUTH, RANGE 34 EAST AND
SECTIONS 2, 3, & 4 TOWNSHIP 39 SOUTH, RANGE 34 EAST
GLADES COUNTY, FLORIDA

GRAPHIC SCALE

60 0 30 60 120 240

( IN FEET )
1 INCH = 60 FT.
(INTENDED DISPLAY SCALE– 24"x36")

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LAND SURVEYING SERVICES
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CLERK OF THE COURT

BY:_____
DEPUTY CLERK

**C/L S.F.W.M.D. ACCESS ROAD** (70.00' R/W)
PER S.F.W.M.D. R/W MAP
DRAWING # L-48-12, DATED 4/1/82

S32°16'04"E 1366.94' (P.R.M. TO P.R.M.)

15.00'

S32°16'04"E 2733.87' (TOTAL)

N: 1015087.85
E: 688705.80

S32°16'04"E 1366.94' (P.R.M. TO P.R.M.)

15.00'

N: 1013932.02
E: 689435.58

S34°45'08"E 86.55'
S29°50'54"E 75.62'
S12°06'17"E 87.69'
S00°32'33"E 158.10'
S09°08'27"E 80.79'
S01°05'43"E 81.57'
S09°10'11"W 83.57'
S06°38'51"W 80.08'
S03°39'15"W 76.21'
S08°30'04"W 85.35'
S45°27'22"W 77.68'
N37°36'04"W 86.97'
N23°44'54"W 138.68'
N66°55'59"W 68.81'
N68°03'29"E 115.77'
25.00' WETLAND BUFFER
N24°17'05"E 50.08'
N66°26'22"E 310.76'
S55°32'56"E 270.91' (PROPERTY CORNER TIE)
S00°25'16"E 244.80' (PROPERTY CORNER TIE)
S89°24'44"W 660.82'
N89°24'44"E 412.67'
N09°34'44"E 2100.08' (TOTAL)
S80°24'44"W
1000.49' (P.R.M. TO P.R.M.)
N: 1013924.08
E: 688355.12

TRACT 2
114.543 ACRES

WETLAND PRESERVE 4
CONSERVATION EASEMENT
O.R.B. 359, PG. 499
5.414 ACRES

WETLAND PRESERVE 3
CONSERVATION EASEMENT
O.R.B. 359, PG. 499
3.120 ACRES

N51°20'55"W 105.08'
N05°47'27"W 84.00'
N18°15'15"W 79.40'
N15°52'01"W 82.65'
N09°10'48"E 101.83'
N31°10'28"E 83.63'
N33°39'03"E 83.03'
N01°44'40"E 65.39'
S01°18'53"E 83.95'
S39°56'45"E 106.37'
S24°16'00"E 146.13'
S15°57'32"E 70.13'
S01°05'50"W 84.39'
S09°40'23"W 46.58'
S20°28'52"W 71.46'
S68°51'48"W 122.46'
S66°57'
25.00' WETLAND BUFFER

LEVEE L-58 (AKA- RIM CANAL)
900.00' R/W, PER S.F.W.M.D. R/W MAP
DRAWING # L-48-12, DATED 4/1/82

SOUTH LINE OF SECTION 35 TOWNSHIP 38 SOUTH RANGE 34 EAST


SEE SHEET 18

SEE SHEET 16




Z:\BSM & ASSOCIATES, INC\2023\23-109 PLAT LAKEFRONT ESTATES (ORIG 17-021)\DRAWING\23-109 PLAT 5-27-25.dwg 17 Jan 23, 2026;

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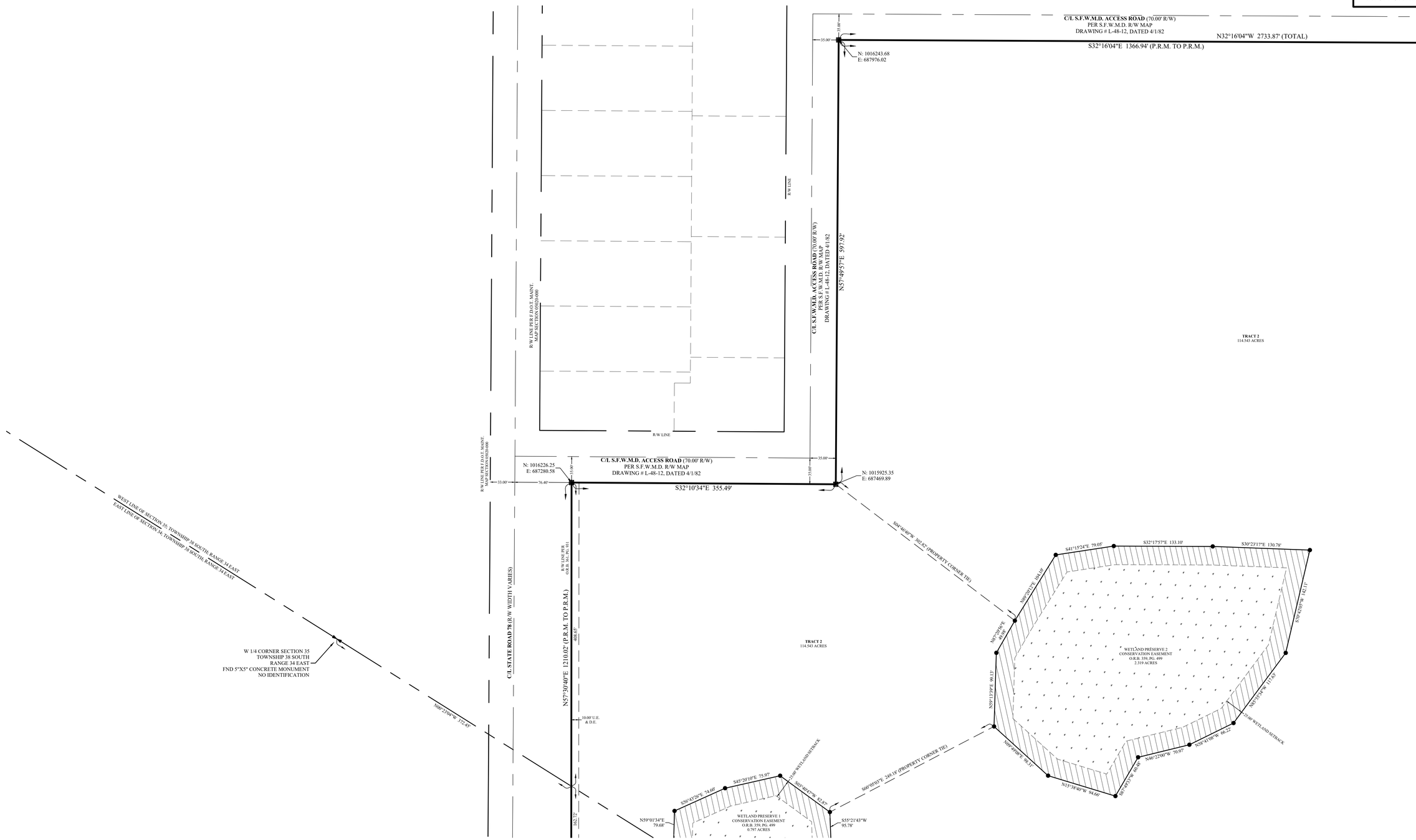

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SEE SHEET 17

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