BOUNDARY & TOPOGRAPHIC SURVEY

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

LEGAL DESCRIPTION:

TRACT 1:

A PARCEL OF LAND BEING ONE IN THE SAME AS THE COMMERCIAL/SEWER TREATMENT PLANT TRACT 1, AS SHOWN ON LAKEFRONT ESTATES, AN UNRECORDED PLAT UNDER COUNTY REVIEW, SAID PARCEL BEING LOCATED IN SECTION 3, TOWNSHIP 39 SOUTH, RANGE 34 EAST AND SECTION 34, TOWNSHIP 38 SOUTH, RANGE 34 EAST, GLADES COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 3, THENCE NORTH 89°37'20" EAST ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 1,934.57 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 78 PER FLORIDA DEPARTMENT OF TRANSPORTATION MAINTENANCE MAP SECTION 05020-000; THENCE NORTH 57°48'46" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 146.94 FEET TO THE **POINT OF BEGINNING;**
THENCE CONTINUE NORTH 57°48'46" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 249.73 FEET TO THE SOUTHEASTERLY CORNER OF A PROPOSED RIGHT-OF-WAY DEDICATION;
THE FOLLOWING THREE (3) CALLS ARE ALONG SAID PROPOSED RIGHT-OF-WAY DEDICATION:
1) THENCE NORTH 61°54'57" EAST, A DISTANCE OF 159.95 FEET;
2) THENCE NORTH 68°38'09" EAST, A DISTANCE OF 55.68 FEET;
3) THENCE NORTH 58°52'18" EAST, A DISTANCE OF 480.53 FEET;
THENCE SOUTH 32°10'34" EAST, A DISTANCE OF 242.24 FEET;
THENCE NORTH 57°49'26" EAST, A DISTANCE OF 19.18 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF 8TH WAY (PER LAKEFRONT ESTATES UNRECORDED PLAT);
THE FOLLOWING THREE (3) CALLS ARE ALONG SAID RIGHT-OF-WAY LINE:
1) THENCE SOUTH 32°10'34" EAST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, SAID CURVE HAS A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 90°00'00";
2) THENCE SOUTHERLY ALONG SAID CURVE, AN ARC DISTANCE OF 314.16 FEET;
3) THENCE SOUTH 57°49'26" WEST, A DISTANCE OF 205.90 FEET;
THENCE NORTH 32°11'11" WEST, A DISTANCE OF 250.00 FEET;
THENCE SOUTH 57°49'26" WEST, A DISTANCE OF 557.59 FEET;
THENCE NORTH 32°11'11" WEST, A DISTANCE OF 272.84 FEET TO THE **POINT OF BEGINNING**.

TOGETHER WITH TRACT 2:

A PARCEL OF LAND BEING ONE IN THE SAME AS THE COMMERCIAL/SEWER TREATMENT PLANT TRACT 2, AS SHOWN ON LAKEFRONT ESTATES, AN UNRECORDED PLAT UNDER COUNTY REVIEW, SAID PARCEL BEING LOCATED IN SECTION 3, TOWNSHIP 39 SOUTH, RANGE 34 EAST AND SECTION 34, TOWNSHIP 38 SOUTH, RANGE 34 EAST, GLADES COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 3, THENCE NORTH 89°37'20" EAST ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 1,934.57 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 78 PER FLORIDA DEPARTMENT OF TRANSPORTATION MAINTENANCE MAP SECTION 05020-000; THENCE NORTH 57°48'46" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 146.94 FEET TO THE NORTHWEST CORNER OF COMMERCIAL AND SEWER PLANT TRACT 1 (PER LAKEFRONT ESTATES UNRECORDED PLAT); THENCE SOUTH 32°11'11" EAST ALONG THE WESTERLY LINE OF SAID TRACT 1, A DISTANCE OF 522.84 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 57°49'26" EAST, A DISTANCE OF 240.08 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, SAID CURVE HAVING A RADIUS OF 320.00 FEET, A CENTRAL ANGLE OF 28°34'11", A CHORD BEARING OF SOUTH 43°32'20" WEST, AND A CHORD DISTANCE OF 157.92 FEET, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF GAMLA DRIVE (PER LAKEFRONT ESTATES UNRECORDED PLAT)

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

1) THENCE SOUTHWESTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 159.56 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE IS CONCAVE EASTERLY AND HAVING A RADIUS OF 930.00 FEET, A CENTRAL ANGLE OF 55°19'32", A CHORD BEARING OF SOUTH 01°35'28" WEST, AND A CHORD DISTANCE OF 863.54 FEET;

2) THENCE SOUTHERLY ALONG SAID CURVE, AN ARC DISTANCE OF 898.02 FEET;

THENCE SOUTH 65°41'10" WEST, A DISTANCE OF 66.12 FEET;

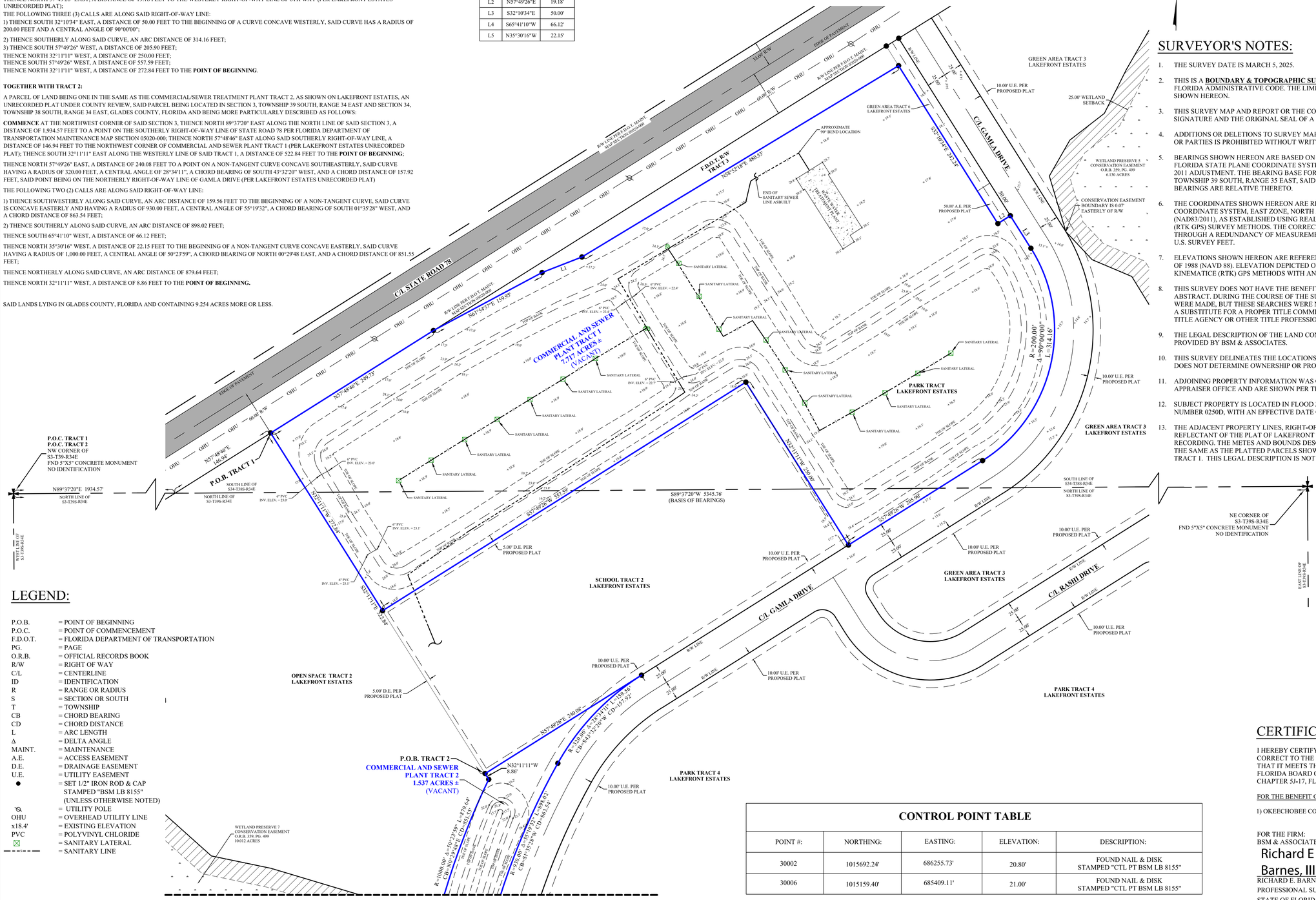
THENCE NORTH 35°30'16" WEST, A DISTANCE OF 22.15 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY, SAID CURVE HAVING A RADIUS OF 1,000.00 FEET, A CENTRAL ANGLE OF 50°23'59", A CHORD BEARING OF NORTH 00°29'48 EAST, AND A CHORD DISTANCE OF 851.55 FEET;

THENCE NORTHERLY ALONG SAID CURVE, AN ARC DISTANCE OF 879.64 FEET;

THENCE NORTH 32°11'11" WEST, A DISTANCE OF 8.86 FEET TO THE **POINT OF BEGINNING.**

SAID LANDS LYING IN GLADES COUNTY, FLORIDA AND CONTAINING 9.254 ACRES MORE OR LESS.

LINE TABLE		
LINE#	BEARING	DISTANCE
L1	N68°38'09"E	55.68'
L2	N57°49'26"E	19.18'
L3	S32°10'34"E	50.00'
L4	S65°41'10"W	66.12'
L5	N35°30'16"W	22.15'



GRAPHIC SCALE

0 100 200 Feet

1 INCH = 60 FT.
(INTENDED DISPLAY SCALE 24"X36")

SURVEYOR'S NOTES:

1. THE SURVEY DATE IS MARCH 5, 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 VERTICAL DATUM OF 1988 (NAVD 88). ELEVATION DEPICTED ON THIS SURVEY WERE OBTAINED USING REAL TIME KINEMATICE (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/ SEWER TREATMENT PLANT TRACT 1. THIS LEGAL DESCRIPTION IS NOT TO BE USED FOR FUTURE CONVEYANCE.

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
U.E.	= UTILITY EASEMENT
●	= SET 1/2" IRON ROD & CAP STAMPED "BSM LB 8155" (UNLESS OTHERWISE NOTED)
	= UTILITY POLE
OHU	= OVERHEAD UTILITY LINE
x18.4'	= EXISTING ELEVATION
PVC	= POLYVINYL CHLORIDE
⊠	= SANITARY LATERAL
	= SANITARY LINE

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"

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.

Richard E Barnes, III
Digitally signed by Richard E Barnes, III
Date: 2026.01.21 13:02:13 -05'00'
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
LB 8155
863.484.8324

BY:

REVISIONS:

DATE:

BOUNDARY & TOPOGRAPHIC SURVEY
EAST STATE ROAD 78
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\23-109 BND- SEWER TRACT BANANA SHAPE.dwg
JOB# 23-109
FLD DF
OFF TJL
CKD REB
FB/PG. BSM #8/20
DATE 03/05/25
DWG 23-109 BND- SEWER TRACT BANANA SHAPE
SHEET 1 OF 2

BOUNDARY & TOPOGRAPHIC SURVEY

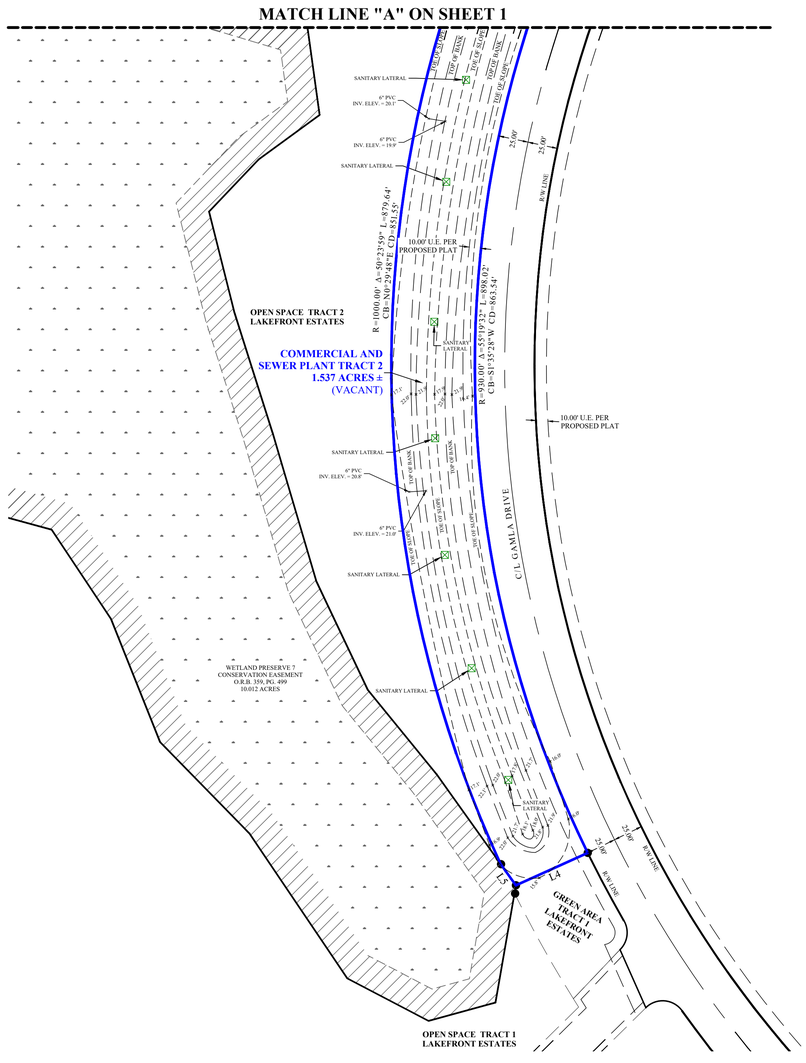
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& SECTION 34; TOWNSHIP 38 SOUTH; RANGE 34 EAST

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DATE:

CAD — © BSM & ASSOCIATES, INC 2023 | 23-109 PLAT LAKEFRONT ESTATES (ORIG 17-021) | DRAWING BOUNDARY SURVEYS & LEGAL AND SKETCHES OF INDIVIDUAL LOTS AND EASEMENTS | 23-109 BND- SEWER TRACT BANANA SHAPE | ALL RIGHTS RESERVED. THIS DRAWING IS THE PROPERTY OF BSM & ASSOCIATES, INC. AND IS NOT TO BE USED, COPIED OR REPRODUCED IN ANY FORM OR MANNER WHATSOEVER NOR ASSIGNED TO ANY THIRD PARTY WITHOUT THE EXPRESS WRITTEN PERMISSION AND AGREEMENT OF BSM & ASSOCIATES, INC. | ANY UNAUTHORIZED USE WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO BSM & ASSOCIATES, INC. | ANY AUTHORIZED USE SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO BSM & ASSOCIATES, INC. UNLESS SUCH USE IS PURSUANT TO A WRITTEN AGREEMENT WITH BSM & ASSOCIATES, INC. | ANY UNAUTHORIZED USE SHAL