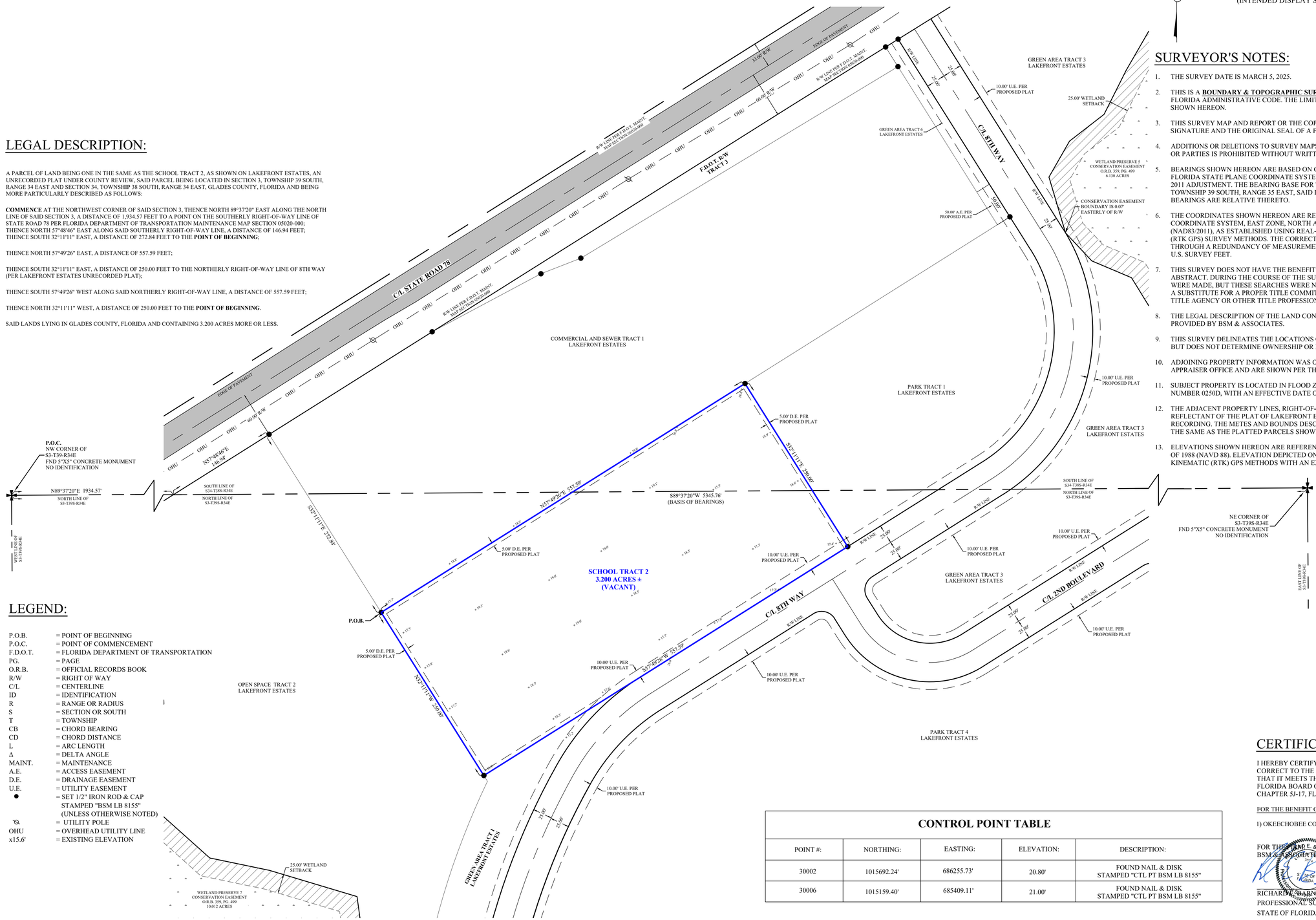
BOUNDARY & TOPOGRAPHIC SURVEY

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



GRAPHIC SCALE

0 60 120 Feet

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

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING ONE IN THE SAME AS THE SCHOOL 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; THENCE SOUTH 32°11'11" EAST, A DISTANCE OF 272.84 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 57°49'26" EAST, A DISTANCE OF 557.59 FEET;

THENCE SOUTH 32°11'11" EAST, A DISTANCE OF 250.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF 8TH WAY (PER LAKEFRONT ESTATES UNRECORDED PLAT);

THENCE SOUTH 57°49'26" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 557.59 FEET;

THENCE NORTH 32°11'11" WEST, A DISTANCE OF 250.00 FEET TO THE **POINT OF BEGINNING**.

SAID LANDS LYING IN GLADES COUNTY, FLORIDA AND CONTAINING 3.200 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
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

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. THIS SURVEY DOES NOT HAVE THE BENEFIT OF A CURRENT TITLE COMMITMENT, OPINION, OR ABSTRACT. DURING THE COURSE OF THE SURVEY SOME SEARCHES OF THE PUBLIC RECORDS WERE MADE, BUT THESE SEARCHES WERE NOT EXHAUSTIVE AND SHOULD NOT BE CONSIDERED A SUBSTITUTE FOR A PROPER TITLE COMMITMENT, OPINION, OR ABSTRACT OBTAINED FROM A TITLE AGENCY OR OTHER TITLE PROFESSIONAL.
8. THE LEGAL DESCRIPTION OF THE LAND CONTAINED IN THIS BOUNDARY SURVEY WAS PROVIDED BY BSM & ASSOCIATES.
9. THIS SURVEY DELINEATES THE LOCATIONS OF THE LEGAL DESCRIPTIONS ON THE GROUND, BUT DOES NOT DETERMINE OWNERSHIP OR PROPERTY RIGHTS.
10. ADJOINING PROPERTY INFORMATION WAS OBTAINED FROM GLADES COUNTY PROPERTY APPRAISER OFFICE AND ARE SHOWN PER THE PROPOSED PLAT OF LAKEFRONT ESTATES.
11. SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X PER FEMA MAP NUMBER 12043C, PANEL NUMBER 0250D, WITH AN EFFECTIVE DATE OF 03/06/20.
12. THE ADJACENT PROPERTY LINES, RIGHT-OF-WAYS, AND EASEMENTS SHOWN HEREON ARE REFLECTANT OF THE PLAT OF LAKEFRONT ESTATES, 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 SCHOOL TRACT 2.
13. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). ELEVATION DEPICTED ON THIS SURVEY OBTAINED USING REAL TIME KINEMATIC (RTK) GPS METHODS WITH AN EXPECTED ACCURACY OF +/-0.1'.

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, PROFESSIONAL SURVEYOR AND MAPPER, STATE OF FLORIDA, LICENSE NO. 7074, 2025

_____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

REVISIONS:	DATE:	BY:

CAD G:\My Drive\BSM & ASSOCIATES, INC\2023\23-109 PLAT LAKEFRONT ESTATES (ORIG 17-021)\DRAWING\
JOB# 23-109
FLD DF | FB. /PG. BSM #8/20 | DATE 03/05/25
OFF TJL | DWG 23-109 BND-BOYS SCHOOL 3-10-25
CKD REB | SHEET 1 OF 1

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