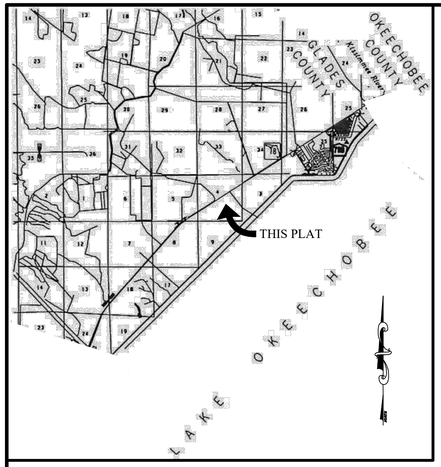
Current Plat

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



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 _____, 2025.

(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 2024.

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 PUBLIC 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 _____ 2025.

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 _____, 2025.

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 _____, 2025.

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 _____, 2025.

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 _____ .

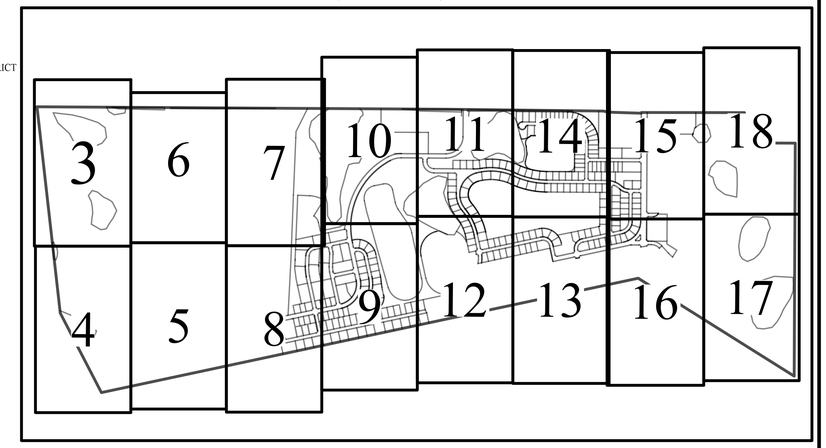
THIS _____ DAY OF _____ A.D. 2025 AND DULY RECORDED IN PLAT BOOK _____ ON PAGES _____ THROUGH _____.

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.

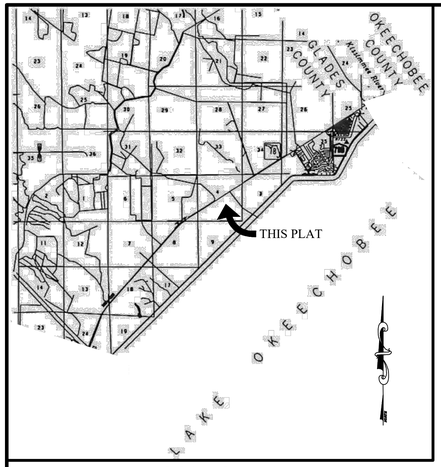
THIS _____ DAY OF _____, 2025

_____
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 Oct 30, 2025,

LAKEFRONT ESTATES PHASE 1

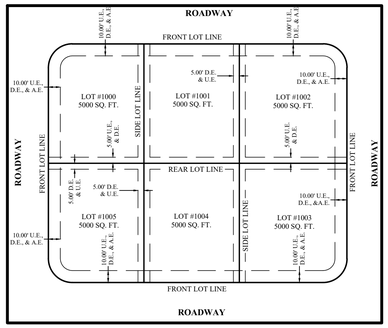
LOCATED IN SECTIONS 34 & 35, TOWNSHIP 38 SOUTH, RANGE 34 EAST AND SECTIONS 2, 3, & 4 TOWNSHIP 39 SOUTH, RANGE 34 EAST GLADES COUNTY, FLORIDA



LOCATION MAP:
(NOT TO SCALE)

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

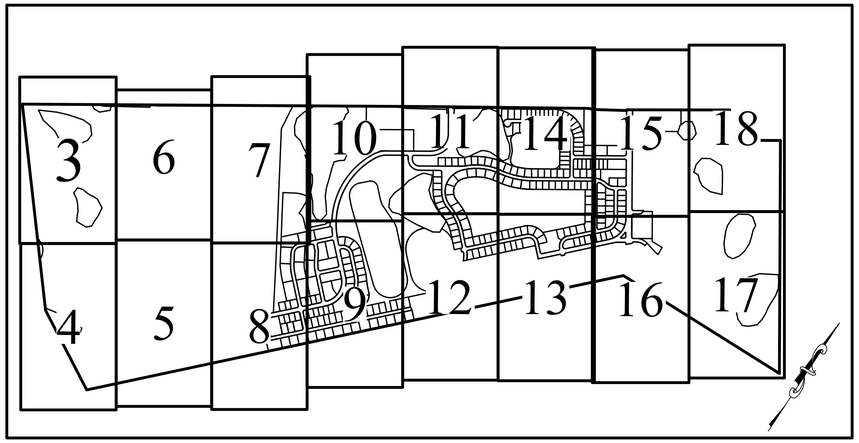
10.00' UTILITY, DRAINAGE, & ACCESS EASEMENT ALONG FRONT LOT LINES
5.00' UTILITY & DRAINAGE EASEMENT ALONG SIDE LOT LINES
5.00' UTILITY & DRAINAGE EASEMENT ALONG REAR LOT LINES
(UNLESS OTHERWISE GRAPHICALLY DEPICTED HEREON)



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
MAINT.	MAINTENANCE
N:	NORTHING
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O.R.B.	OFFICIAL RECORDS BOOK
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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"

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. 2025 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 _____, 2025.

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 _____, 2025.

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 _____, 2025.

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 _____, 2025.

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

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THIS ____ DAY OF _____ A.D. 2025 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
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

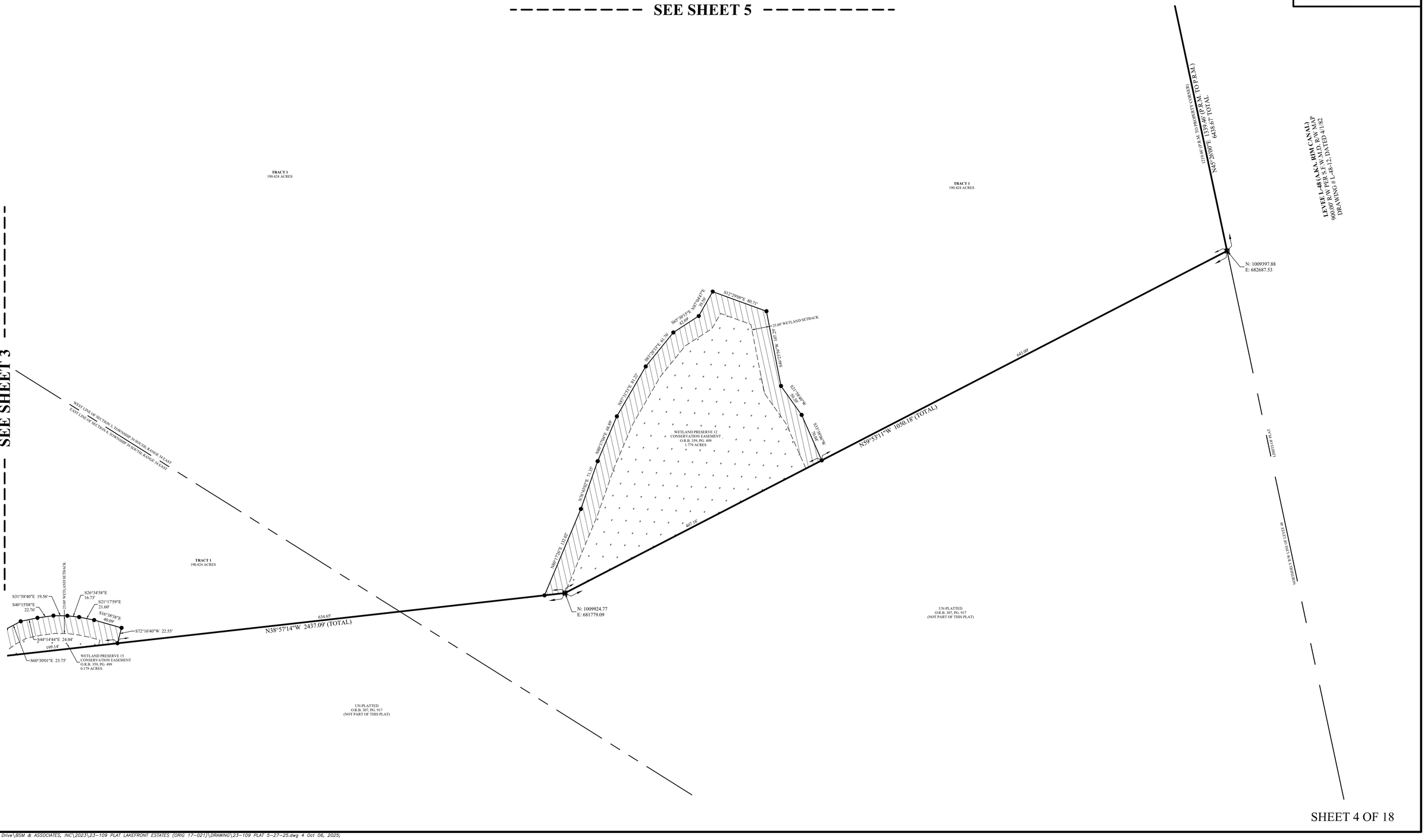
STATE OF FLORIDA
COUNTY OF GLADES

THIS PLAT HAS BEEN FILED FOR RECORD AT _____ .

THIS ____ DAY OF _____
A.D. 2025 AND DULY RECORDED
IN PLAT BOOK ____ ON
PAGES _____ THROUGH _____.
TAMI PEARCE SIMMONS
CLERK OF THE COURT

BY:_____
DEPUTY CLERK

SEE SHEET 5



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

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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.)
(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. SHEET 1 OF 12
DRAWING # L-48-12, DATED 4/1/82

TRACT 1
190.424 ACRES

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

TRACT 1
190.424 ACRES

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

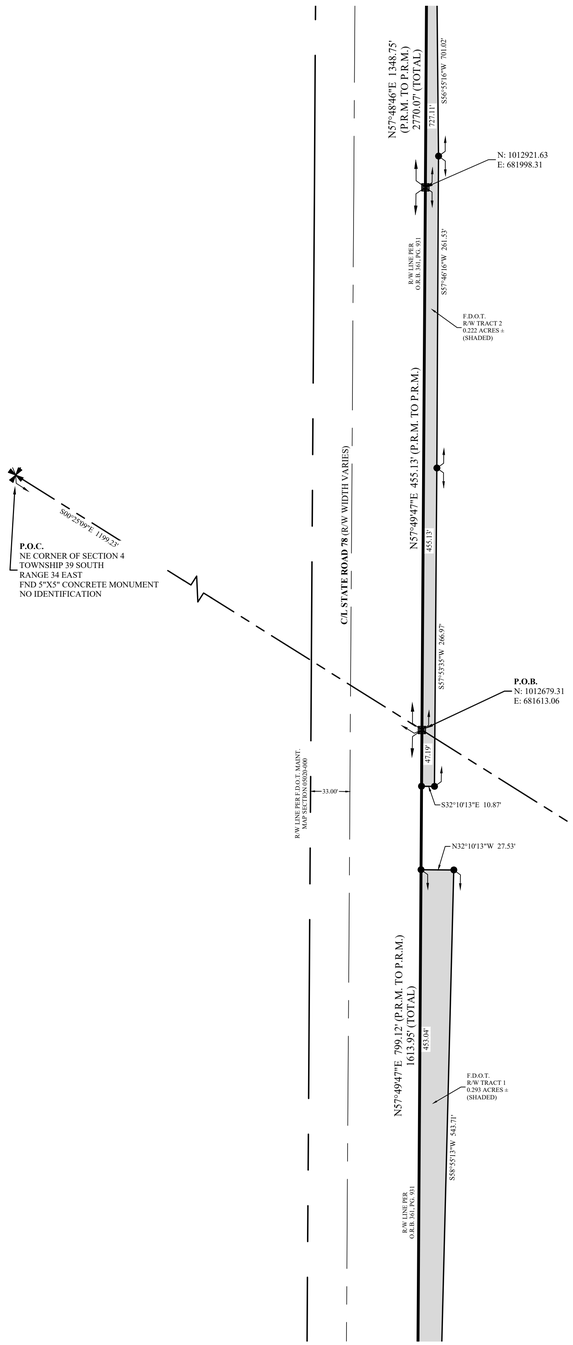
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SEE SHEET 7

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
SECTIONS 2, 3, & 4 TOWNSHIP 39 SOUTH, RANGE 34 EAST
GLADES COUNTY, FLORIDA

GRAPHIC SCALE

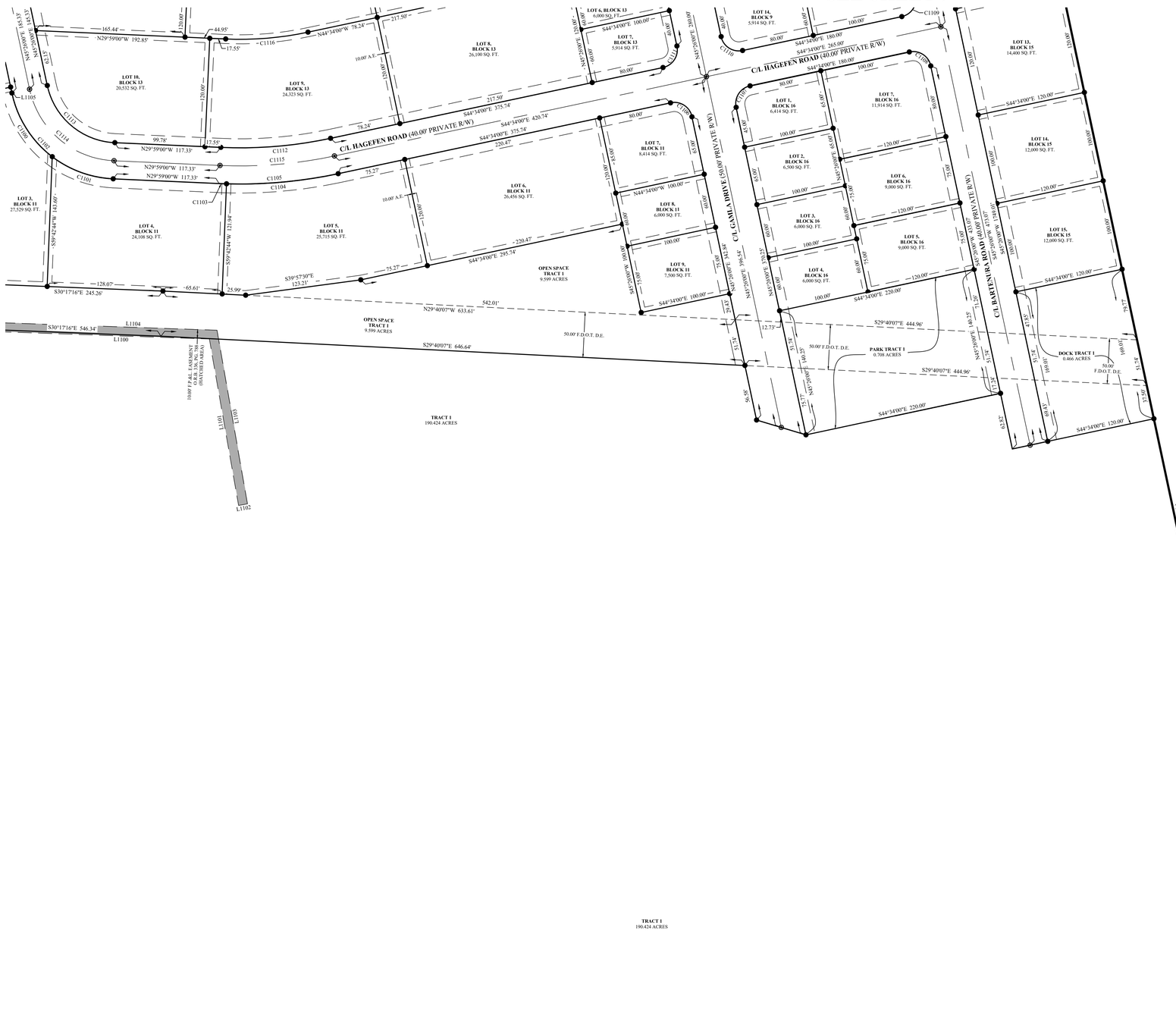
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SEE SHEET 9



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'

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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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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=25°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'
R=150.00' Δ=90°00'00" L=235.62'
N48°17'00"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 48.28'
N44°34'00"W 88.17'
S44°34'00"E 284.33'
C/L BARKAN COURT (40.00' PRIVATE R/W)
N44°34'00"W 285.13'
S44°34'00"E 285.13'
C/L BARKAN PLACE (40.00' PRIVATE R/W)
S44°34'00"E 375.54'
C/L BARTENTRACK ROAD (40.00' PRIVATE R/W)
S45°26'00"W 1360.00' (P.R.M.) 643.87' (TOTAL)
LEVEE L-48 (AKA. RIM CANAL)
900.00' R/W PER S.F.W.M.D. R/W MAP
DRAWING # L-48-12, DATED 4/1/82
N: 1011270.44
E: 684588.64
GREEN AREA TRACT 1 6,466 SQ. FT.
OPEN SPACE TRACT 1 9,699 SQ. FT.
PARK TRACT 5 0.347 ACRES
PARK TRACT 2 0.592 ACRES
C/L GAMLA DRIVE (50.00' PRIVATE R/W)
N44°34'00"W 240.33'

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 9,000 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 9,014 SQ. FT.
LOT 14, BLOCK 9 9,014 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 19, BLOCK 9 6,249 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 14 9,000 SQ. FT.
LOT 2, BLOCK 14 9,000 SQ. FT.
LOT 3, BLOCK 14 9,000 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.

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°05'00"	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°06'45"	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 Nov 05, 2025;

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. 2025 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)

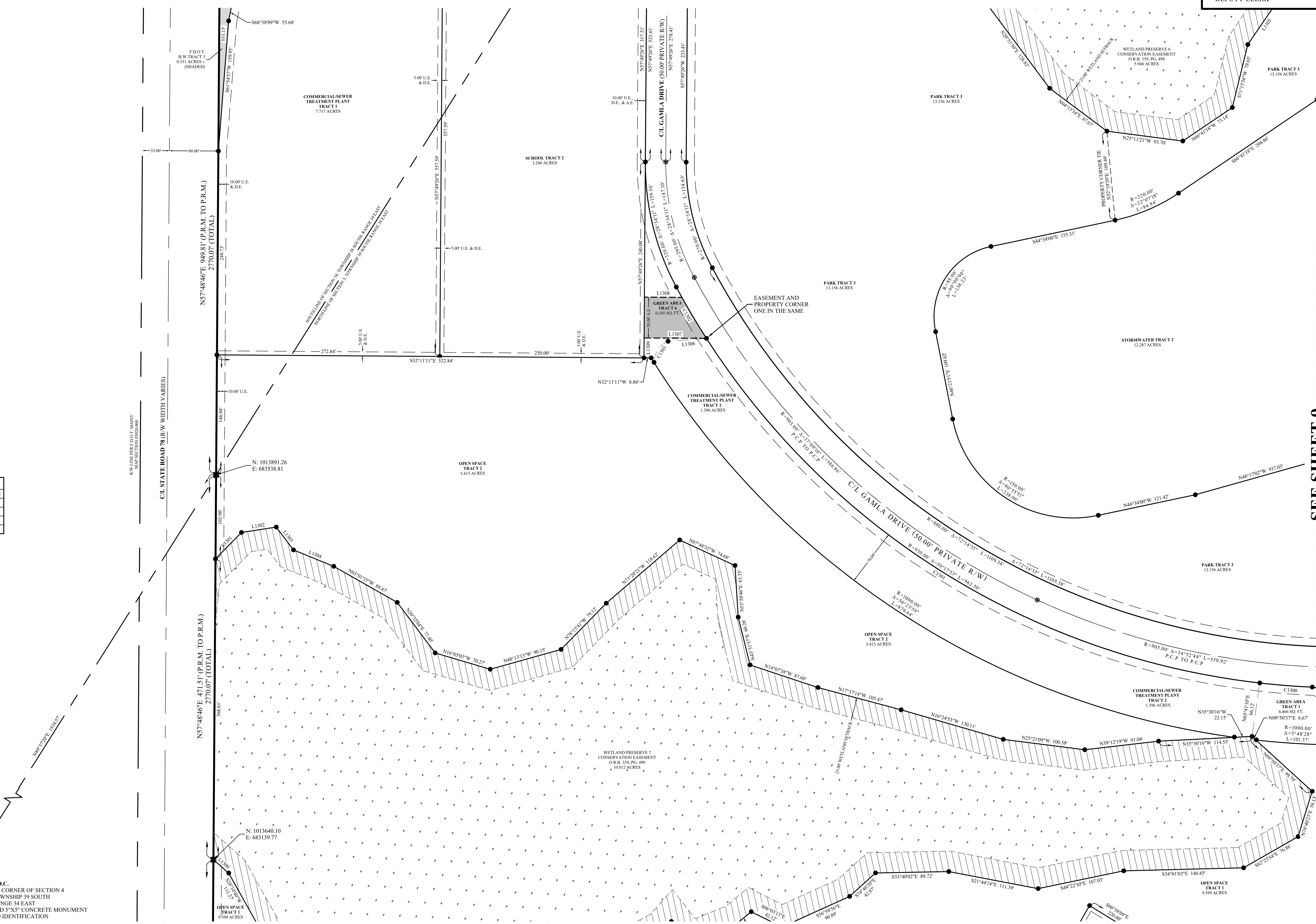
SEE SHEET 11

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°34'04"	32.89'	S88°53'31"E	31.07'



SEE SHEET 9

SEE SHEET 7

LAKEFRONT ESTATES PHASE 1

LOCATED IN SECTIONS 34 & 35, TOWNSHIP 38 SOUTH, RANGE 34 EAST AND
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DEPUTY CLERK

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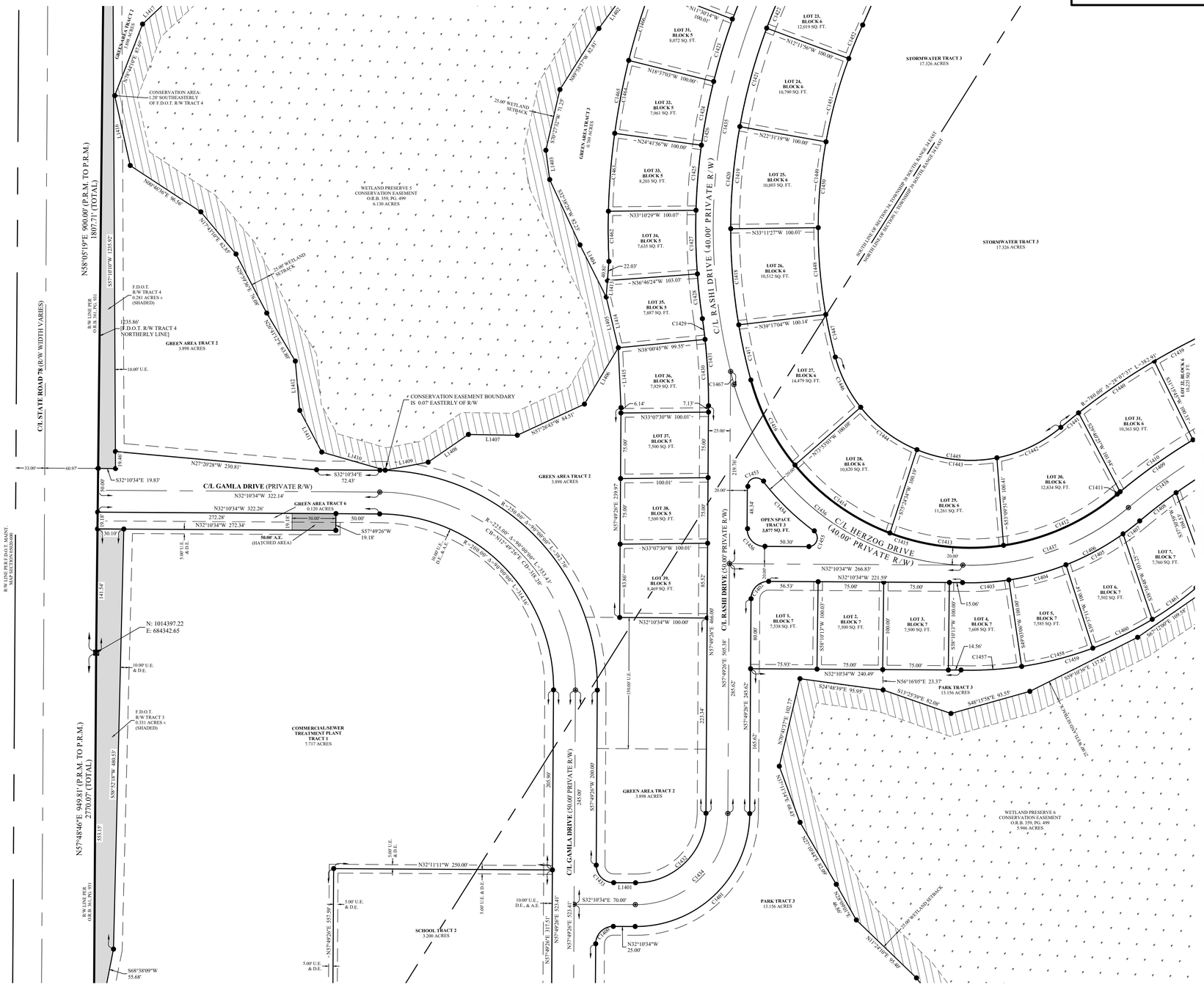
CURVE TABLE

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'	031°02'09"	115.60'	S72°46'59"W	115.46'
C1422	660.00'	004°15'05"	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°02'26"	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°55'37"	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°53'19"	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

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 REAR LOT LINES
(UNLESS OTHERWISE GRAPHICALLY DEPICTED HEREON)

SEE SHEET 13

SEE SHEET 11



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°40'57"	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°55'46"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

BSM & ASSOCIATES
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STATE OF FLORIDA
COUNTY OF GLADES

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TAMI PEARCE SIMMONS
CLERK OF THE COURT

BY:_____
DEPUTY CLERK

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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GRAPHIC SCALE

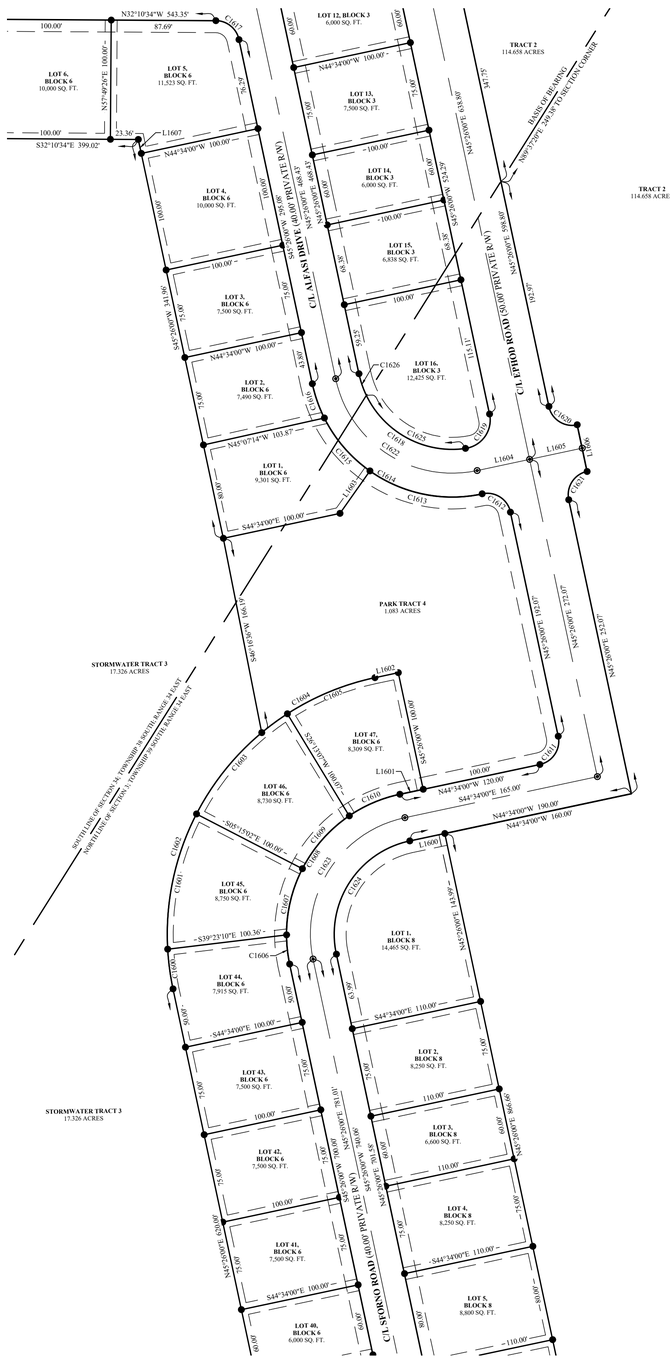
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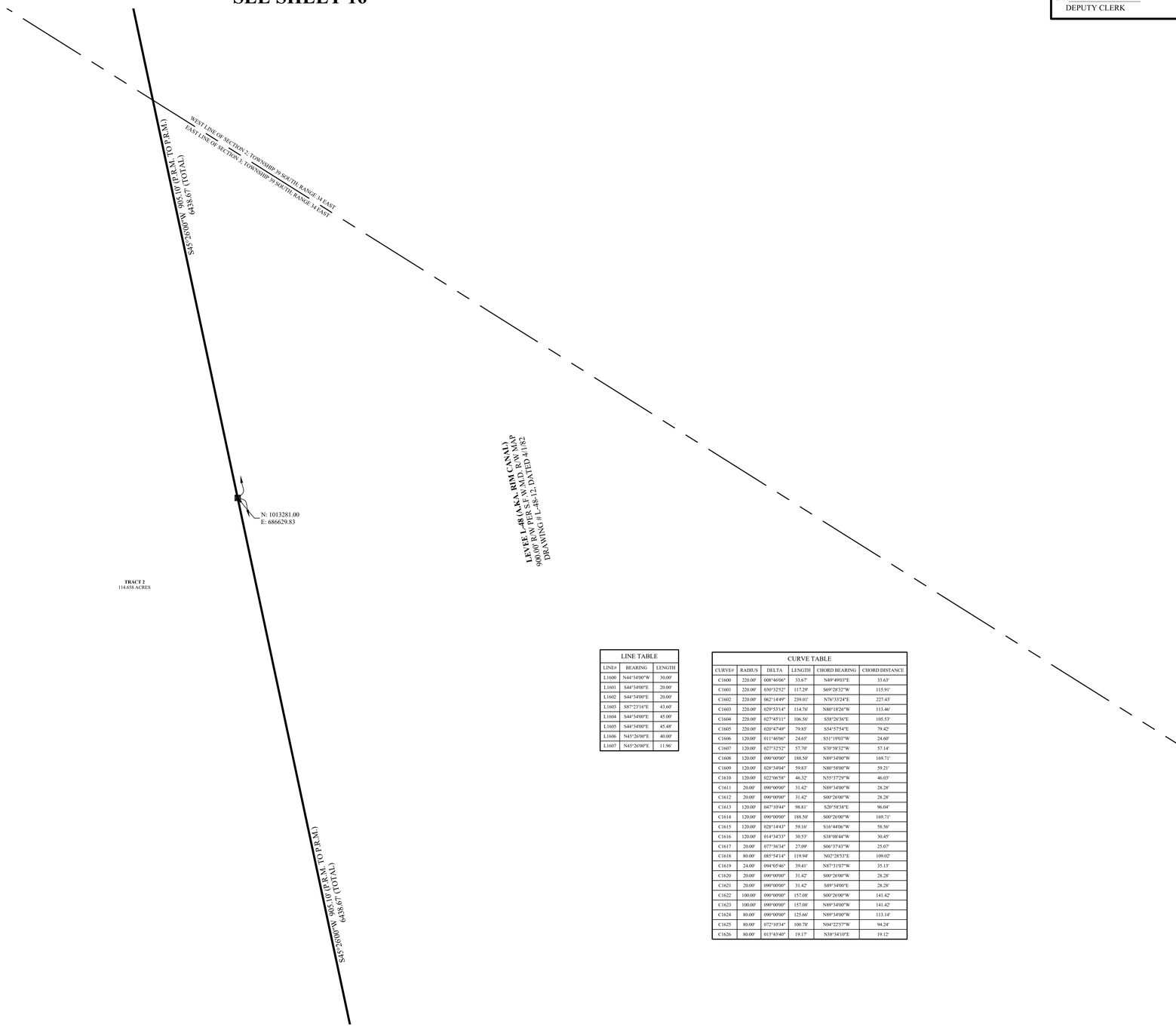
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(UNLESS OTHERWISE GRAPHICALLY DEPICTED HEREON)

SEE SHEET 16





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°06'58"	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'

SEE SHEET 14
SEE SHEET 12

G:\My Drive\BSM & ASSOCIATES, INC\2023\23-109 PLAT LAKEFRONT ESTATES (ORIG 17-021)\DRAWING\23-109 PLAT 5-27-25.dwg 13 Oct 06, 2025;

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. 2025 AND DULY RECORDED
IN PLAT BOOK ____ ON
PAGES _____ THROUGH _____.
TAMI PEARCE SIMMONS
CLERK OF THE COURT

BY:_____
DEPUTY CLERK

GRAPHIC SCALE

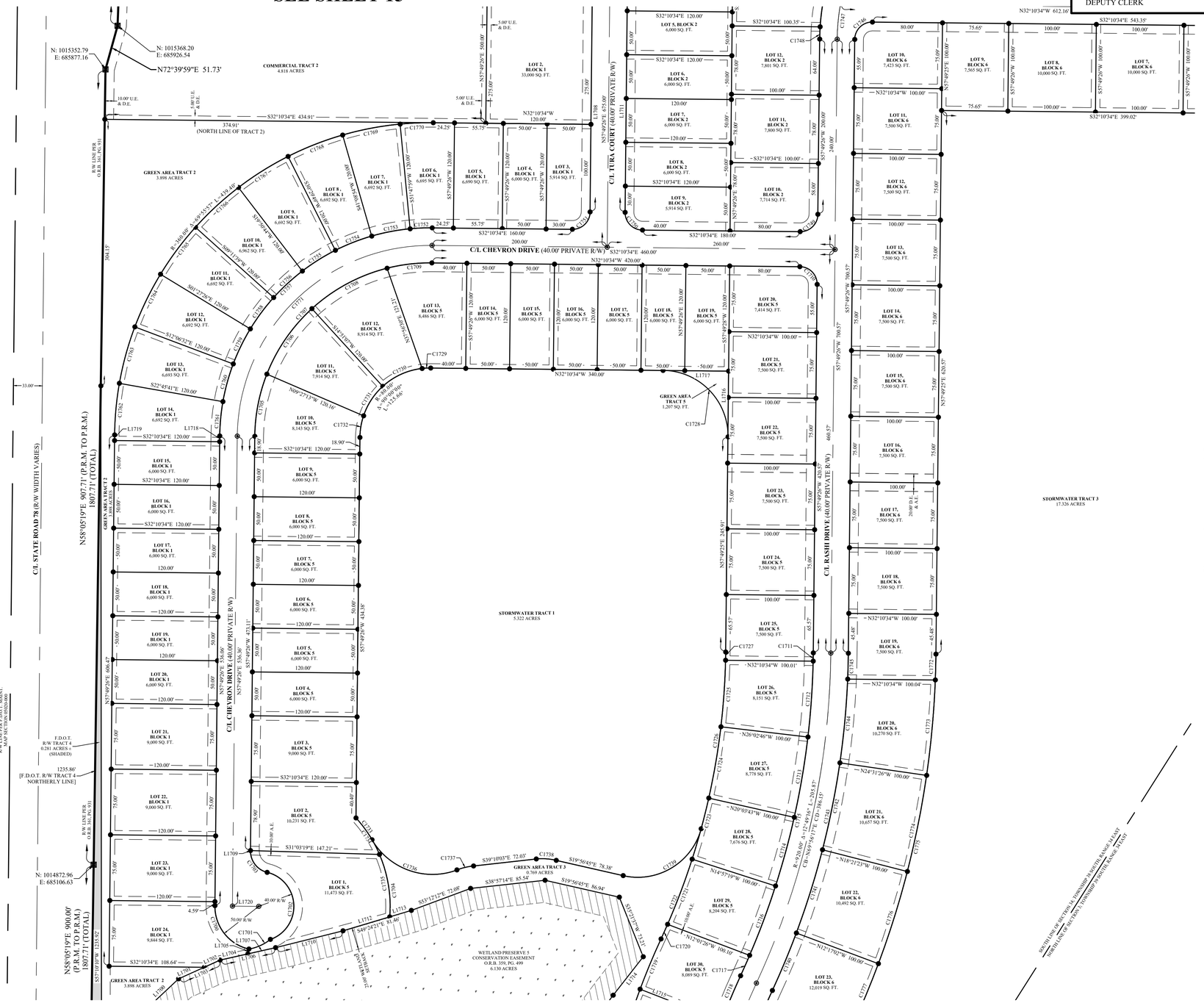
60 0 30 60 120 240

(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 15



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	S69°24'21"E	25.82'
L1714	N84°46'29"W	55.73'
L1715	N11°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°23'06"	84.59'	N77°44'15"E	84.56'
C1717	900.00'	001°37'20"	25.48'	S81°54'28"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"	204.26'	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°13'33"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'

SEE SHEET 11

SEE SHEET 13

G:\My Drive\BSM & ASSOCIATES, INC\2023\23-109 PLAT LAKEFRONT ESTATES (ORIG 17-021)\DRAWING\23-109 PLAT 5-27-25.dwg 14 Oct 06, 2025;

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
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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. 2025 AND DULY RECORDED
IN PLAT BOOK ____ ON
PAGES _____ THROUGH _____.
TAMI PEARCE SIMMONS
CLERK OF THE COURT

BY:_____
DEPUTY CLERK

GRAPHIC SCALE

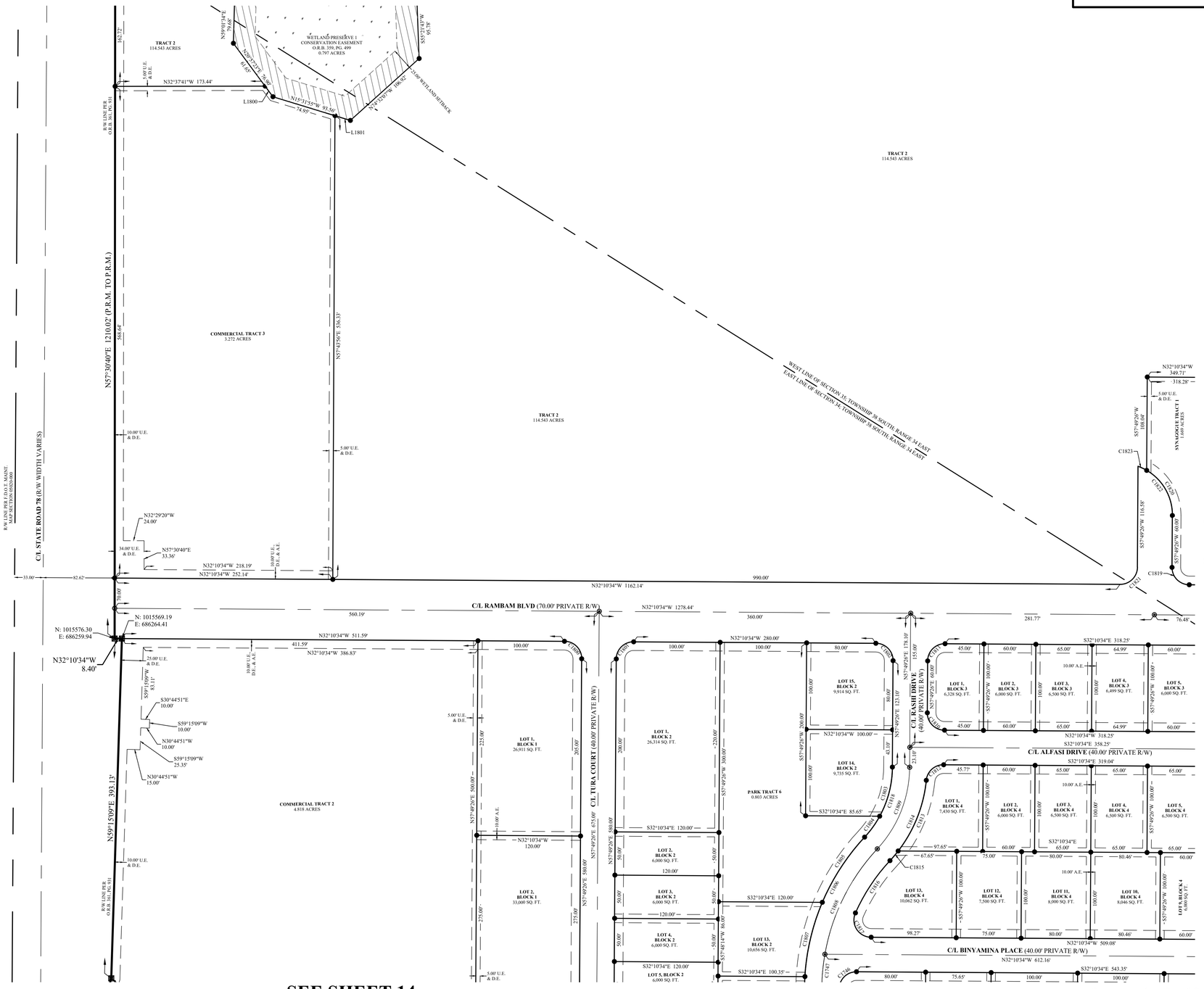
60 0 30 60 120 240

(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 18



SEE SHEET 14

SEE SHEET 16

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'

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

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TAMI PEARCE SIMMONS
CLERK OF THE COURT

BY:_____
DEPUTY CLERK

SEE SHEET 15

SEE SHEET 17



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

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'

SEE SHEET 13

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

60 0 30 60 120 240

(IN FEET)
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(INTENDED DISPLAY SCALE– 24"x36")

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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)

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TAMI PEARCE SIMMONS
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 8.25'
S65°30'15"W 70.21'
S00°25'16"E 244.80' (PROPERTY CORNER TIE)
S89°34'44"W 60.82'
N00°25'22"E 317.67'
N39°04'51"E 154.49'
N53°17'05"E 30.08'
N68°03'29"E 113.77'
2549' WETLAND BUFFER
N23°44'54"W 138.68'
N66°55'59"W 68.81'
N37°36'04"W 86.97'
N45°27'22"W 77.68'
N66°36'04"W 85.35'
S89°34'44"W 60.82'

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

TRACT 2
114.543 ACRES

TRACT 2
114.543 ACRES

TRACT 2
114.543 ACRES

TRACT 2
114.543 ACRES

S55°32'56"E 270.91' (PROPERTY CORNER TIE)

N00°34'44"E 2100.08' (TOTAL)
N89°25'16"W 412.67'
SOUTH LINE OF SECTION 35 TOWNSHIP 38 SOUTH RANGE 34 EAST

N: 1013924.08
E: 688355.12

S00°34'44"W
1000.49' (P.R.M. TO P.R.M.)

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

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'
N00°10'40"E 180.83'
N14°10'29"E 83.63'
N33°09'08"E 83.03'
N01°44'40"E 65.39'
S01°18'57"E 83.95'
S39°56'45"E 106.37'
S24°16'00"E 146.13'
S15°57'52"E 70.13'
S01°05'50"W 64.39'
S09°40'22"W 46.58'
S20°28'52"W 71.46'
S68°53'10"W 122.46'
S00°57'
2549' WETLAND BUFFER

SEE SHEET 18

SEE SHEET 16

G:\My Drive\BSM & ASSOCIATES, INC\2023\23-109 PLAT LAKEFRONT ESTATES (ORIG 17-021)\DRAWING\23-109 PLAT 5-27-25.dwg 17 Oct 06, 2025;

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

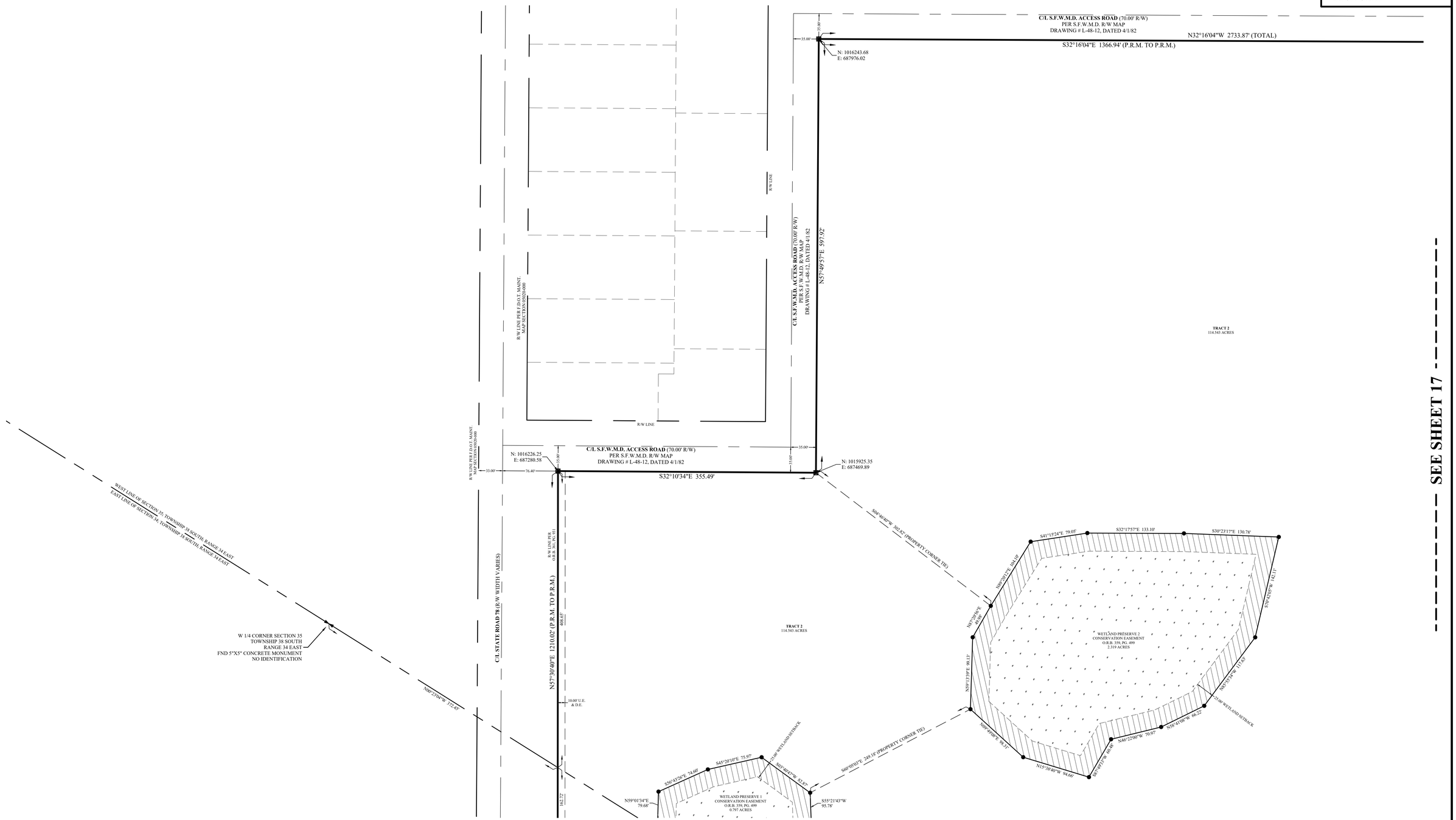
STATE OF FLORIDA
COUNTY OF GLADES

THIS PLAT HAS BEEN FILED FOR RECORD AT _____ .

THIS ____ DAY OF _____ A.D. 2025 AND DULY RECORDED IN PLAT BOOK ____ ON PAGES _____ THROUGH _____.

TAMI PEARCE SIMMONS
CLERK OF THE COURT

BY:_____
DEPUTY CLERK



SEE SHEET 17

SEE SHEET 15

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