BOUNDARY SURVEY

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

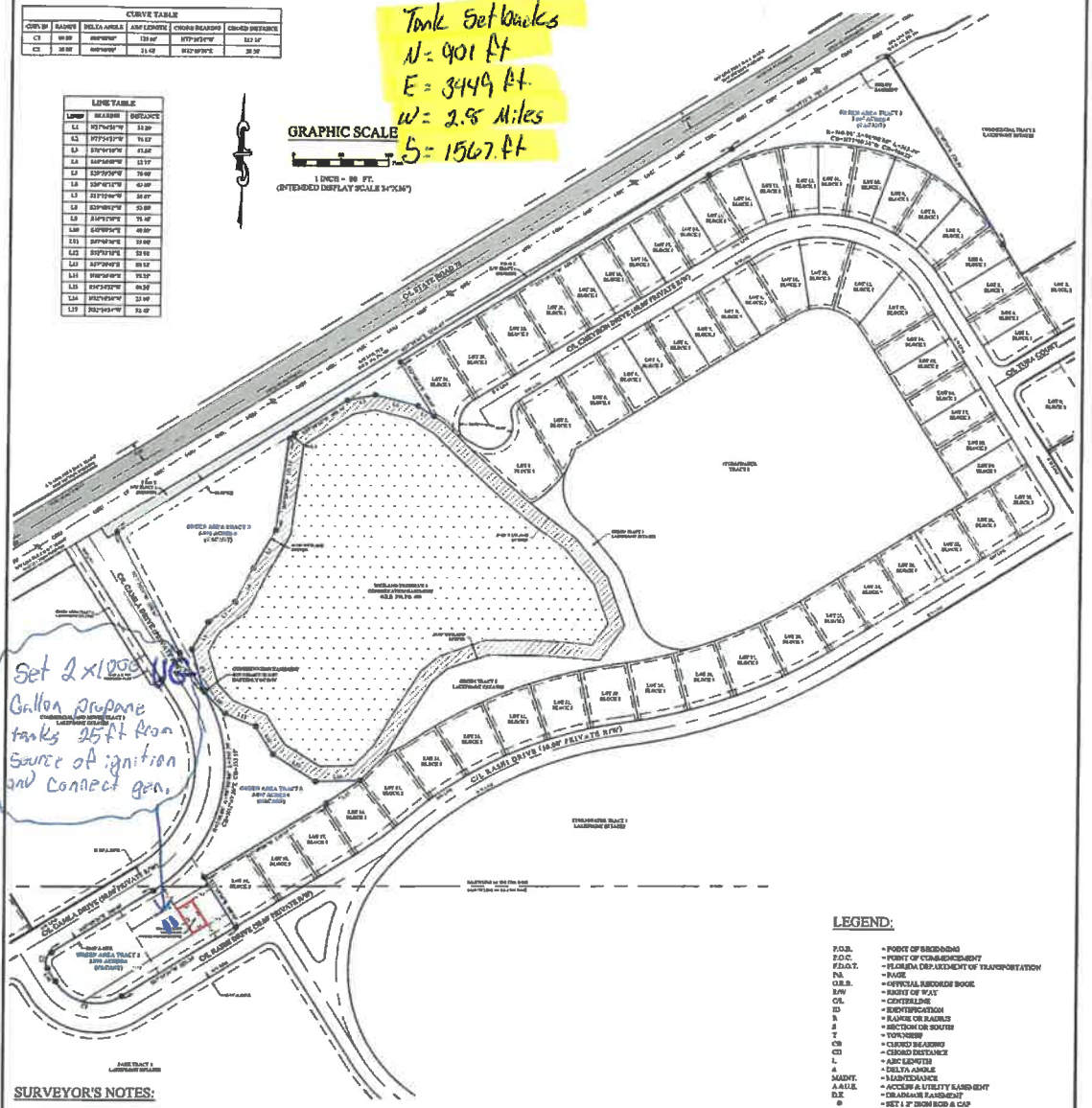
Tank Setbacks
N = 901 Ft
E = 3449 Ft.
W = 2.8 Miles
S = 1567 Ft

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C3	60.00'	000°00'00"	120.00'	N72°30'30"W	102.14'
C5	30.00'	000°00'00"	31.42'	S52°30'30"E	28.28'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N37°04'52"W	33.20'
L2	N77°43'53"W	70.82'
L3	S76°04'38"W	47.66'
L4	S60°56'08"W	13.71'
L5	S39°35'39"W	70.02'
L6	S20°47'17"W	42.00'
L7	S17°27'06"W	36.07'
L8	S29°09'37"W	30.00'
L9	S14°31'39"E	75.46'
L10	S45°09'54"E	49.80'
L11	S67°09'39"E	30.00'
L12	S22°50'21"E	33.92'
L13	S37°39'04"E	89.52'
L14	S68°50'49"E	93.39'
L15	S56°34'52"E	69.26'
L16	S52°49'34"W	25.00'
L17	S52°49'34"W	82.42'

GRAPHIC SCALE

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



SURVEYOR'S NOTES:

1. THE SURVEY DATE IS JUNE 16, 2021.
2. THIS IS A BOUNDARY SURVEY, AS DEFINED IN CHAPTER 53-17.6(6)(11) OF THE FLORIDA ADMINISTRATIVE CODE. THE LIMIT OF THE TOPOGRAPHIC COLLECTION ARE AS SHOWN HEREON.
3. THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
5. BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. THE BEARING BASE FOR THIS SURVEY IS THE SOUTH CHORD BEARING OF GREEN TRACT 3. SAID LINE BEARS SOUTH 68°32'08" 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 BSM# 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 PHASE 1.
11. SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X PER FEMA MAP NUMBER 12043C, PANEL NUMBER 0250, WITH AN EFFECTIVE DATE OF 02/04/09.
12. THE ADJACENT PROPERTY LINES, RIGHT-OF-WAYS, AND EASEMENTS SHOWN HEREON ARE RESULTANT OF THE PLAT OF LAKEFRONT ESTATES PHASE 1, WHICH IS UNDER REVIEW FOR COUNTY RECORDING.
13. SEE ADJOINING LOT EASEMENT DETAIL FOR EASEMENT INFORMATION.
14. CURRENT SITE CONDITIONS ARE EVER CHANGING WHILE MID-CONSTRUCTION.

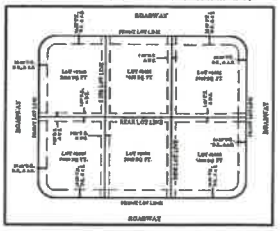
LEGAL DESCRIPTION:

RECORDING INFORMATION DRAWLAIMER INTO: THE PLAT W REFERENCE GREEN TRACT 2, LAKEFRONT ESTATES PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK ____, PAGE _____ OF THE PUBLIC RECORDS OF GLADES COUNTY, FLORIDA.

TYPICAL LOT EASEMENT DETAIL:

(SCALE: 1 INCH = 60 FEET)

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



LEGEND:

P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
F.D.O.T.	= FLORIDA DEPARTMENT OF TRANSPORTATION
Pg.	= PAGE
O.R.B.	= OFFICIAL RECORDS BOOK
R/W	= RIGHT OF WAY
C/L	= CENTERLINE
ID	= IDENTIFICATION
R	= RANGE OR RADIUS
S	= SECTION OR SOUTH
T	= TOWNSHIP
CB	= CURVED BEARING
CD	= CHORD DISTANCE
L	= ARC LENGTH
Δ	= DELTA ANGLE
MAINT.	= MAINTENANCE
A.A.U.E.	= ACCESS & UTILITY EASEMENT
D.E.	= DRAINAGE EASEMENT
●	= SET 5/8" IRON ROD & CAP STAMPED "BSM# LB 8155" (UNLESS OTHERWISE NOTED)
⊗	= UTILITY POLE
OHU	= OVERHEAD UTILITY LINE

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 53-17, FLORIDA ADMINISTRATIVE CODE

FOR THE BENEFIT OF THE FOLLOWING PARTIES (Ch. 5.7.

1) OKEECHOBEE COUNTY DEVELOPERS

FOR THE FIRM:
BSM & ASSOCIATES, INC.

_____ DATE _____
RICHARD E. BARNES III
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LICENSE NO. 7870

BOUNDARY SURVEY GREEN TRACT 2, LAKEFRONT ESTATES OKEECHOBEE, FLORIDA 34974	CAD					
	JOB# 21-169					
	FLD BY	PB/PG. 8J #1/20-21				
	OFF BY:		DATE 06/30/21			
	CKD BRB	SHEET 1 OF 1	DWG 21-169 BSD-GREEN TRACT 1	DATE:	REVISIONS:	BY:

BSM & ASSOCIATES
LAND SURVEYING SERVICES
00 SE 31st Lane, Okeechobee, FL 34974
Ricky.Barnes@bsmsurvey.com
863.484.8324 LB 8155

BSM & ASSOCIATES: W:\JOBS\21-169 PLAT LAKEFRONT ESTATES PHASE 1\21-169 BOUNDARY SURVEY & LEGAL AND SKETCH OF DESCRIPTION\21-169 BSD- GREEN TRACT 2.dwg 06/30/2021 7:07:20 AM CT, BRB