



CLEMENTS SURVEYING, INC.

509 8th Avenue West, Ste. 140
Palmetto, Florida 34221

PHONE: 729-6690 E-MAIL: OFFICE@CLEMENTS.BIZ

Florida Society Of
Professional Surveyors
& Mappers

MEMBER OF:

Manatee County
Chamber of Commerce

Manasota Chapter Of
Professional Surveyors
& Mappers

BOUNDARY SURVEY OF LOT 354 SUBDIVISION Shellstone At Waterside, Phases 3, 4A & 4B

SECTIONS 10 TOWNSHIP 36 SOUTH, RANGE 19 EAST, AS PER PLAT BOOK 59 PAGES 67

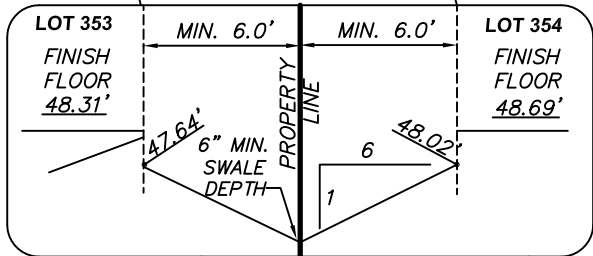
OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA PARCEL ID# 0200060354 PERMIT# -

PROPERTY ADDRESS: **10096 LADDER HORN DRIVE, SARASOTA, FLORIDA 34240**

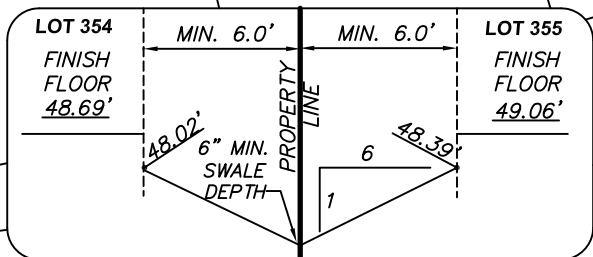


SCALE
1" = 30'

SECTION A - B



SECTION B - B



TRACT 419 -
96,096 SF
LANDSCAPE,
COMMON DRAINAGE, ACCESS
TRAIL, DRAINAGE, ACCESS
AND WALL/SIGN EASEMENT

5/8" I.R.F.
LB# 6667
(TYPICAL)

LAKE, DRAINAGE,
MAINTENANCE EASEMENT
TRACT 508B -
97,225 SF
LANDSCAPE AND LAKE

NOTE:

DRAINAGE EASEMENTS SHALL NOT CONTAIN PERMANENT IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO SIDEWALKS, DRIVEWAYS, IMPERVIOUS SURFACES, PATIOS, DECKS, POOLS, AIR CONDITIONERS, STRUCTURES, UTILITY SHEDS, POLES, FENCES, SPRINKLER SYSTEMS, TREES, SHRUBS, HEDGES, AND LANDSCAPING PLANTS OTHER THAN GRASS, EXCEPT FOR THE LANDSCAPING OF STORMWATER DETENTION AND RETENTION PONDS AS REQUIRED BY THE CODE

CURVE TABLE (P)(M):

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	574.00'	5°54'46"	59.24'	59.21'	N09°22'17"W
C2	432.00'	5°54'46"	44.58'	44.56'	S09°22'17"E
C3	574.00'	1°35'22"	15.92'	15.92'	N05°37'13"W

NOTES:

BEARINGS ARE BASED ON THE SOUTHERLY LOT LINE OF LOT 354, SHELLSTONE AT WATERSIDE, PHASES 3, 4A & 4B SUBDIVISION, BEING N 83°35'06" E, AS PER PLAT.

NO FLOOD ZONE INFORMATION AVAILABLE FOR THIS PROPERTY

UTILITIES SHOWN HEREON ARE ABOVE GROUND (VISIBLE) UTILITIES ONLY, NO UNDERGROUND UTILITIES, IF ANY WERE LOCATED FOR THE PURPOSE OF THIS SURVEY.

ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND WERE DERIVED FROM THE PLATTED BENCHMARK.

THERE ARE HEREBY EXPRESSLY RESERVED, EASEMENTS OF TEN (10) FEET IN WIDTH, ALONG ALL FRONT LOT LINES, TWO AND ONE HALF FEET (2.5) FEET ALONG ALL SIDE AND FIVE (5) FEET ALONG ALL REAR LOT LINES FOR THE EXPRESS PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES.

Exclusive Use Of:
HBT AT WATERSIDE, LLC.



Job No. **2025-153**

Boundary **05-05-2025** FB **316** PG **71**

Foundation **07-08-2025** FB **318** PG **70**

Final **10-28-2025** FB **LL** PG

Update FB PG

Drawn By **JD**

CERTIFICATION OF SURVEYOR

BY: *James L. Clements*
JAMES L. CLEMENTS, P.S.M. # 4091
Licensed Business No. 6667

DATE OF CERTIFICATION **10-31-2025**

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

LEGEND

(M)=Measured (P)=Plat (D)=Deed (R) = Radial
○=Iron Rod Set(IRS)#6667 ●=Iron Pipe Found (IPF)
PEP=Pool Equipment Pad POB=Point Of Beginning
CMS=Concrete Monument Set #6667 R/W=Right Of Way

P.T.=Point of Tangent
PCC=Point of Compound Curve
CMF=Concrete Monument Found
PRM=Permanent Reference Monument

P.C.=Point Of Curve
~ =Water Flow
N&D=Nail and Disc
○ =Proposed Elevation

●=Iron Rod Found(IRF)
PRC=Point of Reverse Curve
DE=Drainage Easement
0.00'=Existing Elevation