



CLEMENTS SURVEYING, INC.

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Florida Society Of
Professional Surveyors
& Mappers

MEMBER OF:

Manatee County
Chamber of Commerce

Manasota Chapter Of
Professional Surveyors
& Mappers

BOUNDARY SURVEY OF LOT 361 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#0200040361 PERMIT# -
PROPERTY ADDRESS:9271 AUGER LANE, SARASOTA, FLORIDA 34240



SCALE
1"= 30'

LOT 364

LOT 342

LOT 341

R/W LINE

AUGER LANE
47.10' (47.2)

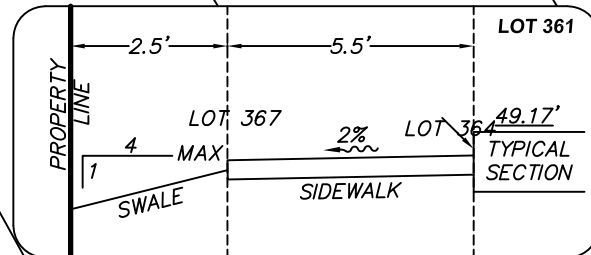
(22' WIDE ASPHALT PAVEMENT)
TRACT 303 - PUBLIC ROAD, SIGN, DRAINAGE
AND PUBLIC UTILITY EASEMENT

2' GUTTER

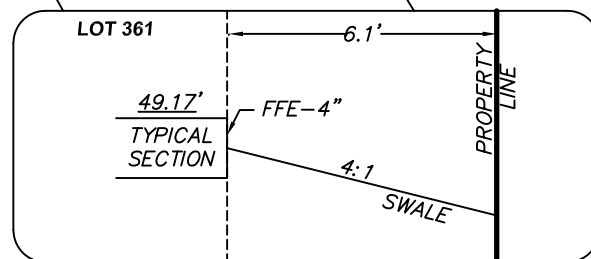
2' GUTTER

CONCRETE WALK
R/W LINE

SECTION A - A



NOT TO SCALE
SECTION B-B



NOT TO SCALE

SANITARY SEWER
MANHOLE

WATER METER
P.C.

PAVER DRIVE

SECTION A - A
N 26°29'31" W 142.00(P)(M)(R)

LOT 362

LOT 360

R/W LINE

LADDER HORN DRIVE

R/W LINE

LOT 361
1 STORY
BLOCK
RESIDENCE
F.F.E.=49.28'

17.0'
17.0'
15.0'
26.6'
5'DE
C1

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

TRACT 420 - 47,501SF
COMMON AREA, LANDSCAPE,
TRAIL, DRAINAGE, ACCESS
AND WALL/SIGN EASEMENT

LOT 366

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1168.00'	2°28'32"	50.47'	50.46'	N 64°44'45" E
C2	1026.00'	2°22'09"	42.42'	42.42'	S 64°41'33" W
C3	25.00'	4°22'01"	1.91'	1.90'	S 63°41'36" W

NOTES:

BEARINGS ARE BASED ON THE WESTERLY LOT LINE OF LOT 361, SHELLSTONE AT WATERSIDE, PHASES 3, 4A & 4B SUBDIVISION, BEING S24°00'59"E, AS PER PLAT.

SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X", AS PER FLOOD INSURANCE RATE MAP PANEL NO. 12115C0157 G DATED 03-27-2024, (SUBJECT TO VERIFICATION).

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

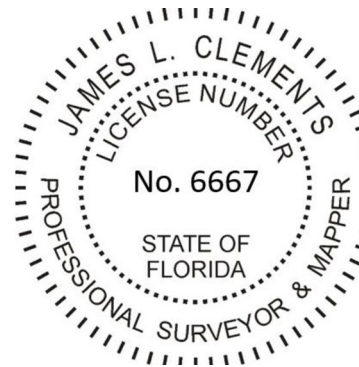
ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND WERE DERIVED FROM THE PLATTED BENCHMARK.

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.

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

Exclusive Use Of:
HBT AT WATERSIDE, LLC.



Job No. 2025-154

Boundary 04-15-2025 FB 316 PG 22 Other: _____

Foundation 07-08-2025 FB 318 PG 72 Other: _____

Final 11-12-2025 FB LL PG _____ Revision: _____

Update _____ FB _____ PG _____ Revision: _____

Drawn By JRA/JMD

CERTIFICATION OF SURVEYOR

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

DATE OF CERTIFICATION 11-13-2025

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