



CLEMENTS SURVEYING, INC.

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

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

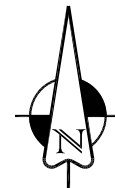
Florida Society Of
Professional Surveyors
& Mappers

MEMBER OF:

Manatee County
Chamber of Commerce

Manasota Chapter Of
Professional Surveyors
& Mappers

BOUNDARY SURVEY OF LOT 367 SUBDIVISION Shellstone At Waterside, Phases 3, 4A & 4B
SECTIONS 11 TOWNSHIP 36 SOUTH, RANGE 19 EAST, AS PER PLAT BOOK 59 PAGES 67
OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA PARCEL ID# 0200060367 PERMIT# -
PROPERTY ADDRESS: **10075 LADDER HORN DRIVE, SARASOTA, FLORIDA 34240**



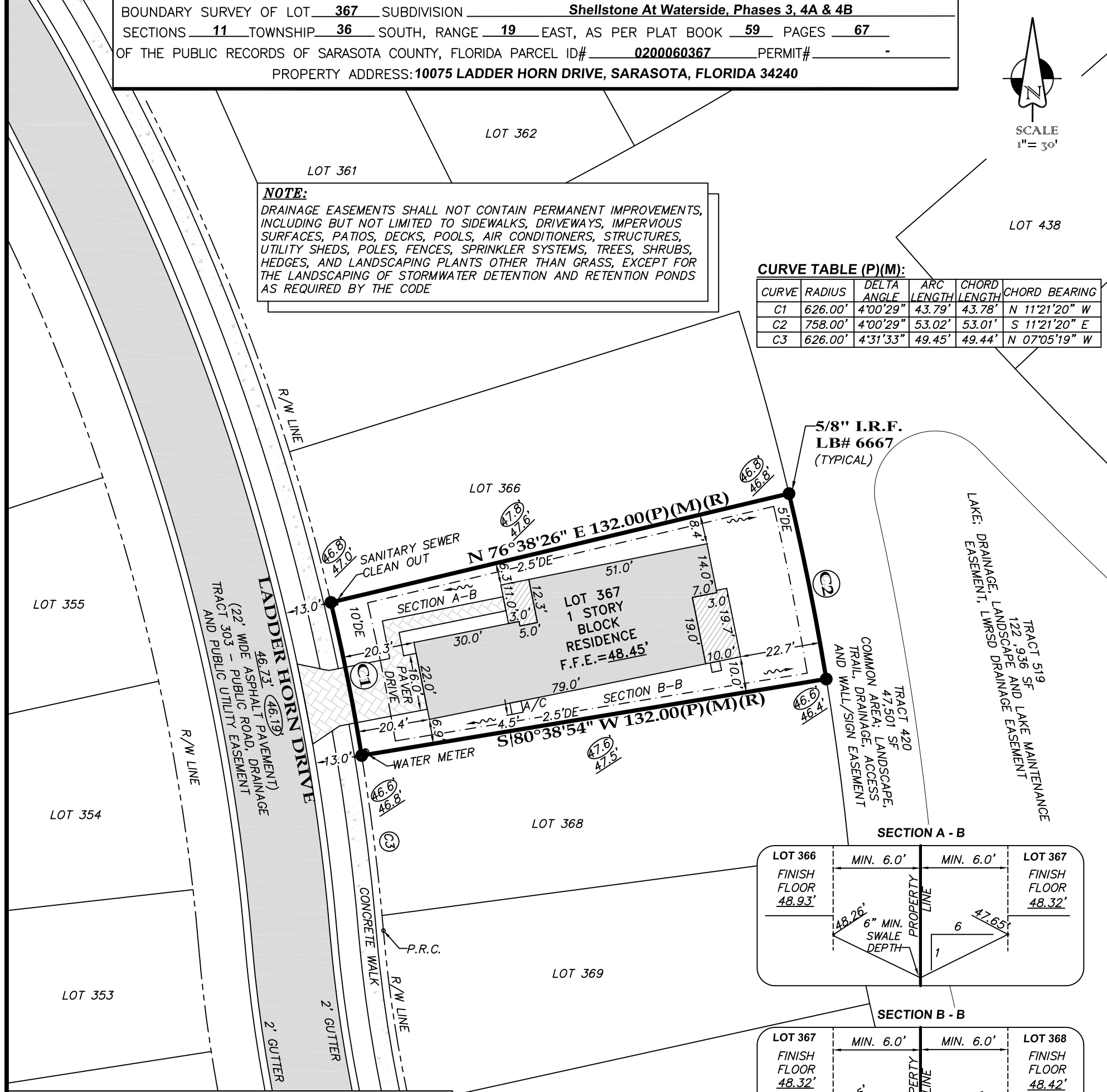
SCALE
1"= 30'

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	626.00'	4°00'29"	43.79'	43.78'	N 11°21'20" W
C2	758.00'	4°00'29"	53.02'	53.01'	S 11°21'20" E
C3	626.00'	4°31'33"	49.45'	49.44'	N 07°05'19" W



NOTES:

BEARINGS ARE BASED ON THE SOUTHERLY LOT LINE OF LOT 367, SHELLSTONE AT WATERSIDE, PHASES 3, 4A & 4B SUBDIVISION, BEING S80°38'54"W, AS PER PLAT.

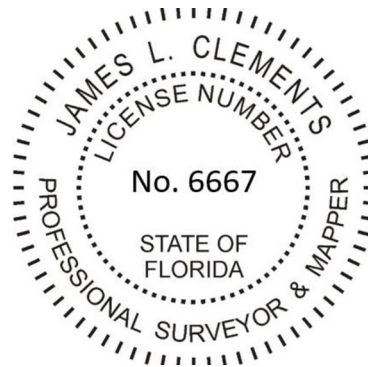
NO FLOOD ZONE INFORMATION AVAILABLE FOR THIS PROPERTY

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. **2025-185**

Boundary **05-05-2025** FB **316** PG **73** Other: _____

Foundation **07-22-2025** FB **319** PG **27** Other: _____

Final **10-28-2025** 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 **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
P.R.C.=Point Of Reverse Curve

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