



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 240 SUBDIVISION Shellstone At Waterside, Phases 1A & 1C
SECTIONS 11 TOWNSHIP 36 SOUTH, RANGE 19 EAST, AS PER PLAT BOOK 57 PAGES 435-454
OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA PARCEL ID # 0200050240 PERMIT# RES-NEW-25-000472
PROPERTY ADDRESS: 9192 FLORIDA ROCK TRAIL, SARASOTA, FLORIDA 34240

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



SCALE
1"= 30'

TRACT 603 -
211690 SF
PRESERVATION AREA AND
DRAINAGE EASEMENT

TRACT 407 -
164562 SF
COMMON AREA; LANDSCAPE, TRAIL, DRAINAGE,
ACCESS AND WALL/SIGN EASEMENT

LINE TABLE (P)(M):

LINE	BEARING	DISTANCE
L1	N 33°05'23" E	27.41'

CURVE TABLE (P)(M):

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	161.00'	31°56'47"	89.77'	88.61'	N 49°03'47" E

WATER METER

R/W LINE

2' GUTTER

WATER METER

FLORIDA ROCK TRAIL
(22' WIDE ASPHALT PAVEMENT)
TRACT 300 - PUBLIC ROAD, SIGN, DRAINAGE
AND PUBLIC UTILITY EASEMENT

UNPLATTED

NOTES:

BEARINGS ARE BASED ON THE WESTERLY LOT LINE OF LOT 240, SHELLSTONE AT WATERSIDE, PHASES 1A & 1C SUBDIVISION, BEING S29°04'12"E, AS PER PLAT.

SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X", AS PER FLOOD INSURANCE RATE MAP PANEL NO. 12115C0157 G DATED 03-27-202 & LOMA CASE NUMBER 24-04-7827A (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.

Job No. 2025-074

Boundary 02-28-2025 FB 314 PG 77 Other: _____

Foundation 06-03-2025 FB 309 PG 78 Other: _____

Final 10-28-2025 FB LL PG _____ Revision: _____

Update _____ FB _____ PG _____ Revision: _____

Drawn By JRA/JMD

Exclusive Use Of:

Robert Przybylski and Wendy Przybylski
Sun Coast Title Company, LLC
Old Republic National Title Insurance
Company

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

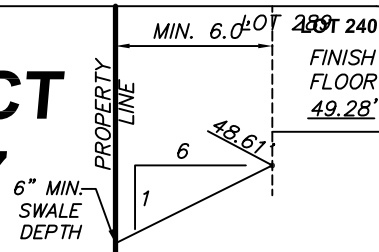
P.T.=Point of Tangent
PCC=Point of Compound Curve
CMF=Concrete Monument Found
PRM=Permanent Reference Monument

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

●=Iron Rod Found(IRF)
PRC=Point of Reverse Curve
POC=Point of Commencement
0.00'=Existing Elevation

TRACT
407

SECTION A - B



SECTION B - B

