



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 216 SUBDIVISION Shellstone At Waterside, Phases 1A & 1C
SECTIONS 10 TOWNSHIP 36 SOUTH, RANGE 19 EAST, AS PER PLAT BOOK 57 PAGES 435-454
OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA PARCEL ID # 0197090216 PERMIT# RES-NEW-25-000578
PROPERTY ADDRESS: 9027 AMBER PEN DRIVE, 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

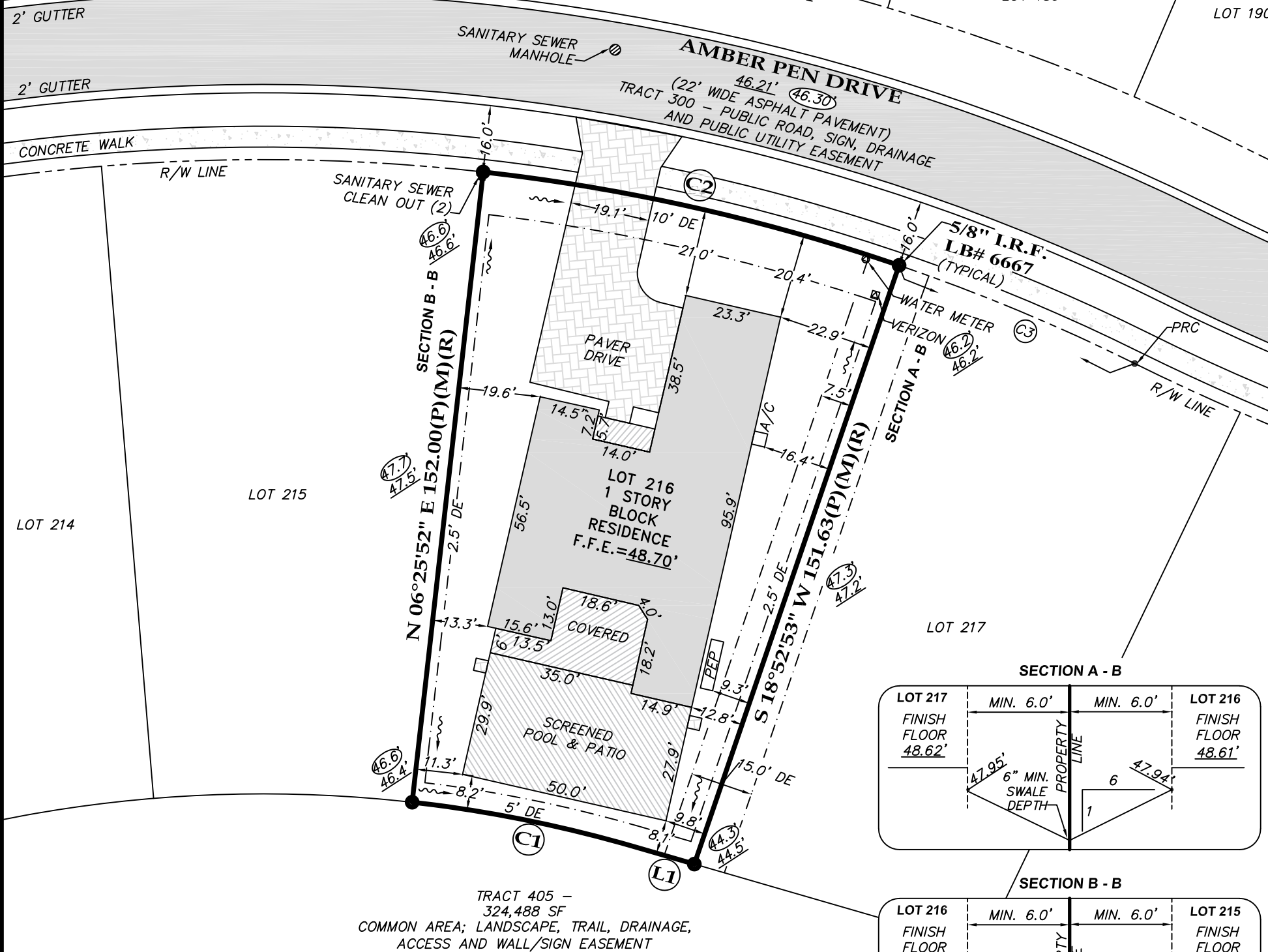
LINE TABLE (P)(M):

LINE	BEARING	DISTANCE
L1	N 73°51'25" W	15.27'

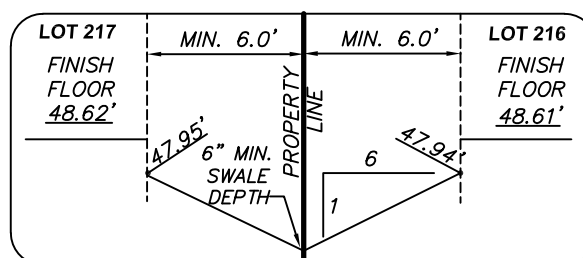
SCALE
1"= 30'

CURVE TABLE (P)(M):

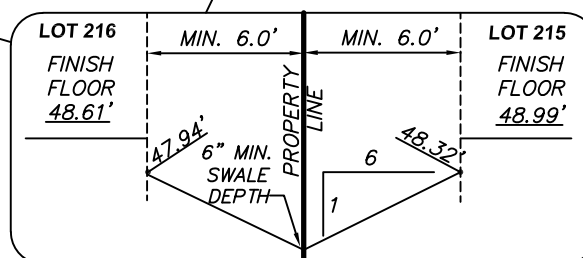
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	319.00'	9°42'43"	54.07'	54.01'	N 78°42'46" W
C2	471.00'	12°27'05"	102.36'	102.15'	S 77°20'35" E
C3	471.00'	7°26'55"	61.23'	61.19'	S 67°23'35" E



SECTION A - B



SECTION B - B



NOTES:

BEARINGS ARE BASED ON THE WESTERLY LOT LINE OF LOT 216, SHELLSTONE AT WATERSIDE, PHASES 1A & 1C SUBDIVISION, BEING N06°25'52"E, AS PER PLAT.

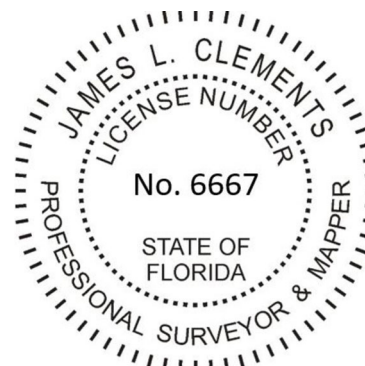
SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "AE", BASE FLOOD ELEVATION 44.1', AS PER FLOOD INSURANCE RATE MAP PANEL NO. 12115C0157 G DATED 03-27-2024, (SUBJECT TO VERIFICATION).

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.

Exclusive Use Of:
HBT AT WATERSIDE, LLC.



Job No. 2025-120

Boundary 04-07-2025 FB 316 PG 01 Other: _____

Foundation 06-03-2025 FB 309 PG 79 Other: _____

Final 12-10-2025 FB LL PG _____ Revision: FINAL TOPO 12-15-2025

Update _____ FB _____ PG _____ Revision: _____

Drawn By JMD

CERTIFICATION OF SURVEYOR

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

DATE OF CERTIFICATION 12-11-2025

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 P.C.=Point of Compound Curve
PCC=Point of Compound Curve CMF=Concrete Monument Found
D.E.=Drainage Easement

P.C.=Point Of Curve ●=Iron Rod Found(IRF)
~ =Water Flow PRC=Point of Reverse Curve
N&D=Nail and Disc POC=Point of Commencement
○ =Proposed Elevation 0.00' =Existing Elevation