



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 227 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 # 0197090227 PERMIT# RES-NEW-25-000408
PROPERTY ADDRESS: 9083 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



SCALE
1" = 30'

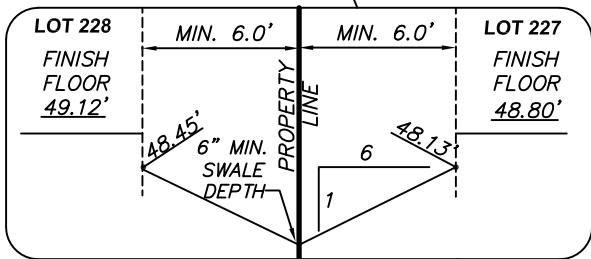
AMBER PEN DRIVE
46.44' (46.51')
(22' WIDE ASPHALT PAVEMENT)
TRACT 300 - PUBLIC ROAD, SIGN, DRAINAGE
AND PUBLIC UTILITY EASEMENT

R/W LINE
SANITARY SEWER
CLEAN OUT
VERIZON

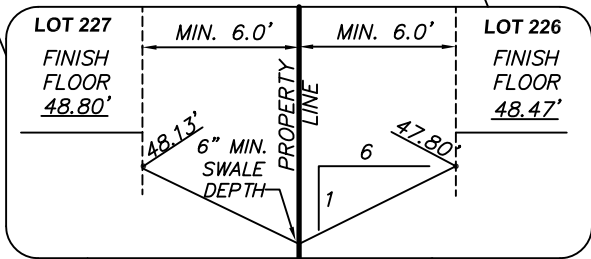
CONCRETE WALK
WATER METER
FRONTIER
TELECOM
FP&L PAD

TRACT 404 -
46,946 SF
COMMON AREA; LANDSCAPE,
TRAIL, DRAINAGE, ACCESS
AND WALL/SIGN EASEMENT

SECTION A - B



SECTION B - B



NOTES:

BEARINGS ARE BASED ON THE WESTERLY LOT LINE OF LOT 227, SHELLSTONE AT WATERSIDE, PHASES 1A & 1C SUBDIVISION, BEING S 21°50'50" E, AS PER PLAT.

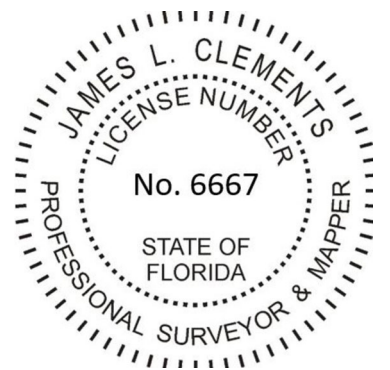
SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X", AS PER FLOOD INSURANCE RATE MAP PANEL NO. 12115C0157 G DATED 03-27-2024, (SUBJECT TO VERIFICATION).

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.

Exclusive Use Of:
HBT AT WATERSIDE, LLC.



Job No. 2025-090

Boundary 03-07-2025 FB 315 PG 13 Other: _____

Foundation 05-08-2025 FB 317 PG 08 Other: _____

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

Update _____ FB _____ PG _____ Revision: _____

Drawn By JD/JRA

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