

Exclusive Use Of:  
WISTERIA PARK HOA

BOUNDARY SURVEY OF LOTS - BLOCK - SUBDIVISION **WISTERIA PARK/MANGO PARK**  
SECTION **24** TOWNSHIP **36** SOUTH, RANGE **16** EAST, AS RECORDED IN PLAT BOOK - PAGES -  
OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PARCEL ID # **7309527759** CURRENT ZONING -  
PROPERTY ADDRESS: **2050 87TH STREET NORTHWEST, BRADENTON, FLORIDA 34209**

POINT OF  
COMMENCEMENT  
NORTHWEST CORNER OF  
THE SOUTHWEST 1/4  
OF THE NORTHEAST 1/4

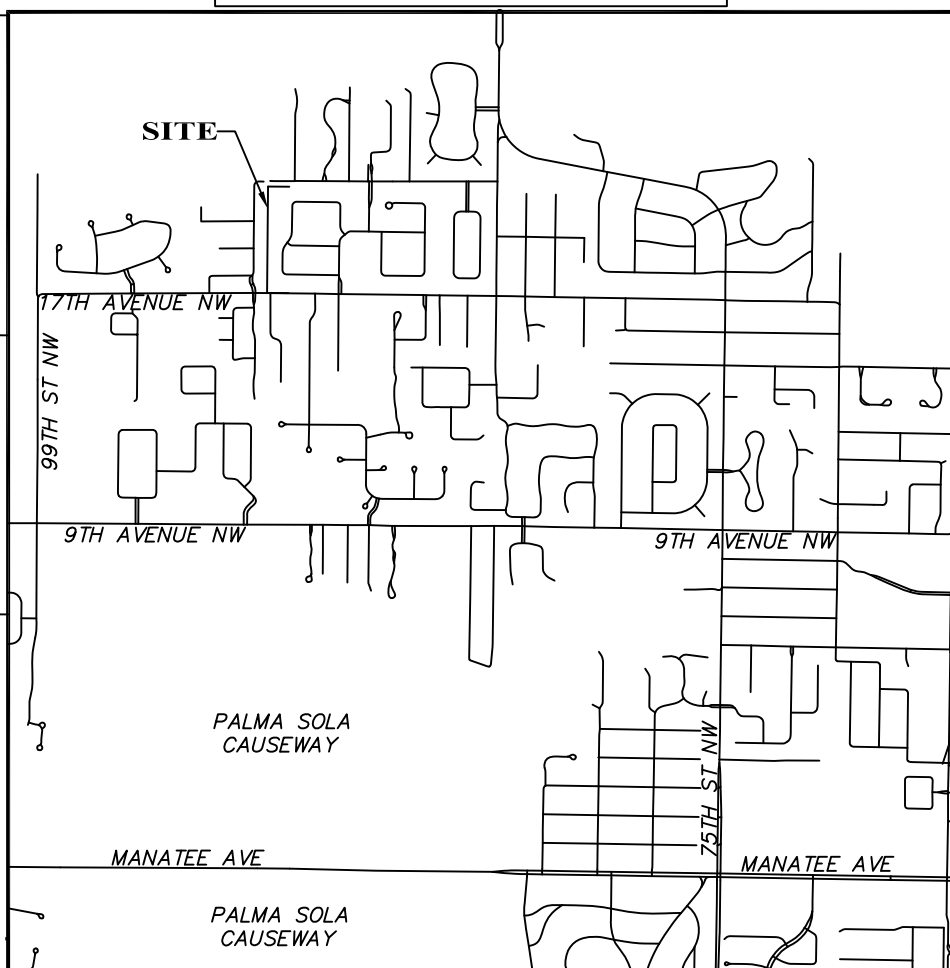
POINT OF  
BEGINNING

4"x4" C.M.F.  
NO ID #

4"x4" C.M.F.  
LB # 043

0 30 60

LOCATION MAP



LOT 46

LOT 47

LOT 48

LOT 49

LOT 50

LOT 51

LOT 52

LOT 53

LOT 54

LOT 55

MANCO PARK NORTHWEST  
PLAT BOOK 26, PAGE 76

N 00°31'40" E 1258.62' (M)  
N 00°31'40" E 1258.62' (P)

SUBDIVISION BOUNDARY LINE

FLOODZONE: "X"

FLOODZONE: "A"

FLOODZONE: "A"

FLOODZONE: "A"

FLOODZONE: "A"

FLOODZONE: "A"

FLOODZONE: "A"

NOTES:  
BEARINGS ARE BASED ON THE NORTHERLY RIGHT OF WAY LINE OF  
17TH AVENUE NORTHWEST BEING N89°07'50"W (PER PLAT), UTILIZING  
THE FLORIDA PERMANENT REFERENCE NETWORK (FLORIDA WEST ZONE).

PROPERTY LIES WITHIN FLOOD ZONE "A" & "X", AS PER FLOOD  
INSURANCE RATE MAP PANEL NO. 1208100144F, DATED 09-10-2021,  
(SUBJECT TO VERIFICATION).

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT  
TITLE REPORT, THEREFORE IS SUBJECT TO ALL RESTRICTIONS,  
EASEMENTS AND RIGHTS OF WAY OF RECORD, IF ANY.

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

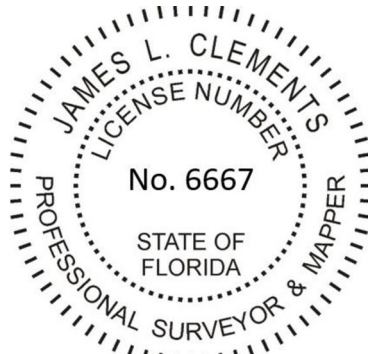
LEGEND  
(M)=Measured (D)=Deed  
●=Iron Rod Found (RF) (TBM)=Temporary Bench Mark  
○=Iron Rod Set (RS) #6667 (POB)=Point Of Beginning  
●=Iron Pipe Found (IPF) R/W=Right Of Way  
PCC=Point of Compound Curve POC=Point Of Commencement  
R = Radial (P)=Plot PC=Point Of Curve  
PCC=Point of Compound Curve N&D=North and Disc  
CMF=Concrete Monument Found N=Proposed Elevation  
CMS=Concrete Monument Set #6667 0.00=Existing Elevation

CERTIFICATION OF SURVEYOR

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

DATE OF CERTIFICATION **12-01-2022**

\*\*NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED  
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER\*\*



CLEMENTS SURVEYING, INC.

509 8TH AVENUE WEST  
SUITE 140  
PALMETTO, FLORIDA 34221  
LB #6667 (941) 729-6690 FAX (941) 729-7580

SCALE : 1" = 30' JOB NO. 2022-426

Boundary **11-22-2022** FB **293** PG **65** Other \_\_\_\_\_ FB \_\_\_\_\_ PG \_\_\_\_\_  
Foundation \_\_\_\_\_ FB \_\_\_\_\_ PG \_\_\_\_\_ Other \_\_\_\_\_ FB \_\_\_\_\_ PG \_\_\_\_\_  
Final \_\_\_\_\_ FB \_\_\_\_\_ PG \_\_\_\_\_ Revision \_\_\_\_\_ FB \_\_\_\_\_ PG \_\_\_\_\_  
Update \_\_\_\_\_ FB \_\_\_\_\_ PG \_\_\_\_\_ Drawn By **DB**