

COPPER RIDGE, TRACT B1

SECTION 29, TOWNSHIP 29 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA.

LEGAL DESCRIPTION

A parcel of land located in the Southeast 1/4 of Section 29, Township 29 South, Range 21 East, Hillsborough County, Florida, more particularly described as follows:

As a point of reference commence at the Southeast corner of the Southwest 1/4 of said Section 29; thence South 89°30'25" East, 30.00 feet along the South boundary line of the Southeast 1/4 of said Section 29; thence North 00°26'43" West, 861.61 feet to the POINT OF BEGINNING; thence North 00°26'43" West, 806.64 feet; thence North 38°19'57" East, 147.65 feet; thence North 89°53'21" East, 306.36 feet; thence South 28°28'27" East, 11.48 feet; thence South 43°45'19" East, 51.53 feet; thence South 36°02'28" East, 46.68 feet; thence South 37°47'45" East, 36.11 feet; thence South 62°52'10" East, 30.39 feet; thence South 37°19'42" East, 70.62 feet to a point on a nontangent curve to the right whose radius is 330.00 feet; thence 73.57 feet along the arc of said curve to the right whose central angle is 12°46'22" and has a chord bearing and distance of North 59°15'58" East, 73.41 feet; thence North 24°20'51" West, 151.61 feet; thence North 31°15'49" West, 179.51 feet; thence North 11°29'27" East, 113.45 feet; thence North 62°37'30" East, 76.27 feet; thence North 58°40'29" East, 146.24 feet; thence South 77°13'19" East, 4.42 feet; thence South 71°29'21" East, 21.38 feet; thence North 88°52'45" East, 43.95 feet; thence South 59°31'32" East, 47.34 feet; thence South 78°58'31" East, 30.06 feet; thence South 62°20'37" East, 35.86 feet; thence South 57°12'04" East, 60.92 feet; thence North 61°54'36" East, 17.43 feet; thence South 02°38'57" East, 172.65 feet; thence South 02°31'10" West, 50.15 feet to a point on a non-tangent curve to the left whose radius is 25.00 feet; thence 32.95 feet along the arc of said curve to the left whose central angle is 75°31'21" and has a chord bearing and distance of South 51°04'08" West, 30.62 feet to a point of tangency; thence South 13°18'27" West, 162.69 feet to the point of curvature of a curve to the left whose radius is 25.00 feet; thence 35.74 feet along the arc of said curve to the left whose central angle is 81°54'12" and has a chord bearing and distance of South 27°38'39" East, 32.77 feet to a point of reverse curvature; thence 244.06 feet along the arc of a curve to the right whose radius is 330.00 feet, central angle is 42°22'27" and has a chord bearing and distance of South 47°24'31" East, 238.53 feet to a point of reverse curvature; thence 37.16 feet along the arc of said curve to the left whose radius is 25.00 feet, central angle is 85°09'41" and has a chord bearing and distance of South 68°48'08" East, 33.83 feet; thence South 26°29'18" East, 50.21 feet to a point on a non-tangent curve to the left whose radius is 25.00 feet; thence 40.37 feet along the arc of said curve to the left whose central angle is 92°31'29" and has a chord bearing and distance of South 22°34'31" West, 36.13 feet to a point of tangency; thence South 23°41'13" East, 70.07 feet to the point of curvature of a curve to the left whose radius is 25.00 feet; thence 38.10 feet along the arc of a said curve to the left whose central angle is 87°18'33" and has a chord bearing and distance of South 67°20'30" East, 34.52 feet; thence South 25°28'46" East, 80.27 feet to a point on a non-tangent curve to the left whose radius is 25.00 feet; thence 40.61 feet along the arc of said curve to the left whose central angle is 93°03'55" and has a chord bearing and distance of South 22°50'44" West, 36.29 feet; thence South 67°32'25" West, 50.01 feet to a point on a non-tangent curve to the left whose radius is 25.00 feet; thence 39.41 feet along the arc of said curve to the left whose central angle is 90°19'21" and has a chord bearing and distance of North 68°50'54" West, 35.45 feet to a point of tangency; thence South 65°59'26" West, 517.98 feet to the point of curvature of a curve to the left whose radius is 25.00 feet; thence 38.19 feet along the arc of said curve to the left whose central angle is 87°32'11" and has a chord bearing and distance of South 22°13'20" West, 34.59 feet; thence South 68°31'55" West, 70.00 feet to a point on a non-tangent curve to the left whose radius is 25.00 feet; thence 37.86 feet along the arc of said curve to the left whose central angle is 86°46'13" and has a chord bearing and distance of North 64°55'52" West, 34.34 feet to a point of reverse curvature; thence 341.42 feet along the arc of said curve to the right whose radius is 1040.00 feet, central angle is 18°48'34" and has a chord bearing and distance of South 81°05'18" West, 339.88 feet to the point of tangency; thence North 89°30'25" West, 133.18 feet; thence South 45°29'35" West, 52.15 feet to the POINT OF BEGINNING.
Contains 21.471 acres, more or less.

THIS IS NOT A CERTIFIED COPY

DEDICATION

The undersigned as owners of the above described lands which are being subdivided and platted into a subdivision of COPPER RIDGE, TRACT B1 hereby dedicate all roads, streets, Parcel "A" (Additional Right-of-Way) and rights-of-way shown thereon for public use, for utility and drainage purposes, and other purposes incidental thereto, and dedicate all easements shown thereon for drainage and utility purposes incidental thereto, this 28th day of May, 1997.
The Homeowners' Association Easements shown hereon are expressly dedicated and reserved as private non-exclusive easements to Copper Ridge Homeowners' Association, Inc.

SCARBOROUGH - SEMBLER JOINT VENTURE, A Florida General Partnership

By:

SCARBOROUGH CONSTRUCTORS, INC., A Florida Corporation

By: Frederick H. Burcau
FREDERICK H. BURCAU, President
Authorized Agent pursuant to Power of Attorney to Act recorded in O.R. Book 7129, Page 546 of the Public Records of Hillsborough County, Florida.

Witness: Mary J Taylor
August F. Lamberson
Witness

MORTGAGEE

The undersigned, as holder of a certain mortgage encumbering all or a portion of the within described parcel of land hereby platted as COPPER RIDGE, TRACT B1, do hereby join in and ratify the plat and all dedications and reservations described herein.

WEYERHAEUSER REAL ESTATE COMPANY, A Washington Corporation

By:

SCARBOROUGH CONSTRUCTORS, INC., A Florida Corporation

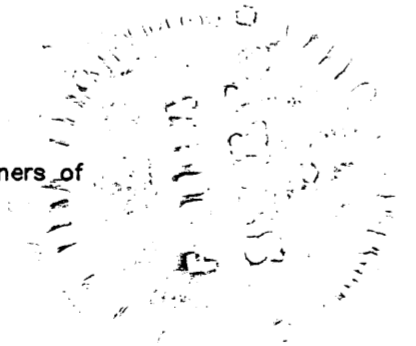
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Witness: Mary J Taylor
August F. Lamberson
Witness

BOARD OF COUNTY COMMISSIONERS

This plat is hereby accepted and approved for record by the Board of County Commissioners of Hillsborough County, Florida.

[Signature]
Chairman
Date: 6/9/97



CLERK OF CIRCUIT COURT

State of Florida, County of Hillsborough, I certify that the plat shown hereon complies in form with all the requirements of Chapter 177 of the Florida Statutes. Filed in Plat Book 81, Page 3, of the Public Records of Hillsborough County, Florida.

Richard Ake
Clerk of the Circuit Court
Date: 6-9-97
Louis Ledue
Deputy
Date: 6-9-97
Time: 1:11 PM



ACKNOWLEDGEMENT

State of Florida, County of Hillsborough

Personally appeared before me, the undersigned authority, FREDERICK H. BURCAU, as President Authorized Agent pursuant to Power of Attorney and Authority to Act recorded in O.R. Book 7075, Page 456, of the Public Records of Hillsborough County, Florida for SCARBOROUGH - SEMBLER JOINT VENTURE, and as President Authorized Agent pursuant to Power of Attorney and Authority to Act recorded in O.R. Book 7129, Page 546, of the Public Records of Hillsborough County, Florida for WEYERHAEUSER REAL ESTATE COMPANY, to me well known and known by me to be the person described in and who executed the foregoing instrument and severally acknowledged the execution thereof to be his free act and deed as such officer for the uses and purposes herein expressed, and that he affixed hereto the seal of said corporation.

Witness my hand and official seal on the 28th day of May, 1997.

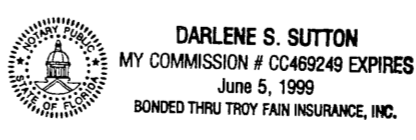
Darlene S. Sutton
Notary Public, State of Florida at Large

My Commission Expires: 6-5-99

SURVEYOR'S CERTIFICATE

I certify that the plat shown hereon was drawn from a survey made under my supervision, on March 6, 1997, that said plat is a correct representation of the land platted and that said survey complies with all the requirements of Chapter 177 Part 1 of the Florida Statutes, and the permanent reference monuments (PRM) have been set and that the permanent control points (PCP) will be set after construction is completed.

PENINSULA DESIGN & ENGINEERING, INC.
Burleigh James Burk
Burleigh James Burk, P.S.M.
Florida Registration No. 4602



PREPARED BY:
PENINSULA DESIGN & ENGINEERING, INC.
ENGINEERS - ECOLOGISTS
LANDSCAPE ARCHITECTS - PLANNERS - SURVEYORS

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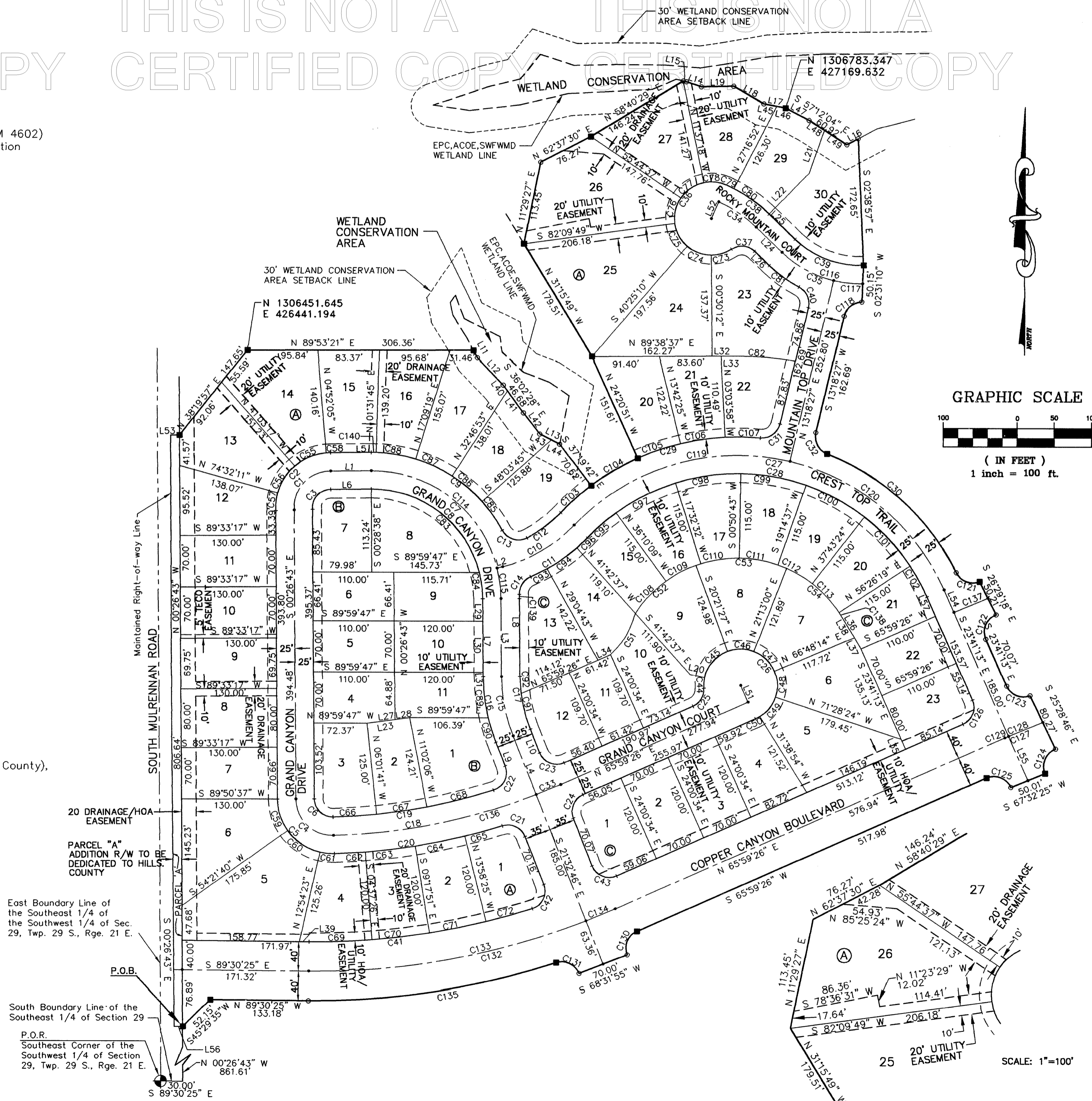
SECTION 29, TOWNSHIP 29 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA.

LEGEND:

- P.O.B. = Point of Beginning
- P.O.R. = Point of Reference
- PB = Plat Book
- PG = Page
- C5 = Curve Number
- L5 = Line Number
- HOA = Home Owners' Association
- (A) = Block Number
- = Permanent Reference monument (P.R.M.) set. Marked (PRM 4602)
- = Permanent Control Point (P.C.P.) to be set after construction is completed. Nail and Disc marked PCP 4602.
- = Rebar and cap marked LB#6459
- Sec. = Section
- Twp. = Township
- Rge. = Range
- N.1,306,049.758 = Northing in State Plane Coordinates
- E.570,534.045 = Easting in State Plane Coordinates

GENERAL NOTES:

- 1) Basis of bearing:
All bearings are based on a bearing of North 00°26'18" West for the East Boundary Line of the Southwest 1/4 Section 29.
- 2) State Plane Coordinates:
 - a.) Coordinates shown hereon refer to the Transverse Mercator Grid System for the West Zone of the State of Florida.
 - b.) State Plane coordinates are based on the monument reports for the South 1/4 corner and the Southwest corner of section 29, Township 29 South, Range 21 East.
- 3) There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.
- 4) This subdivision plat by no means represents a determination on whether properties will or will not flood. Land within the boundaries of this plat may or may not be subject to flooding. The Hillsborough County Building Department has information regarding flooding and restrictions on development.
- 5) Drainage easements shall not contain permanent improvements including but not limited to: sidewalks, driveways, impervious surfaces, patios, decks, pools, air conditioning, structures, utility sheds, poles, fences (except where approved by Hillsborough County), sprinkler systems, trees, shrubs, hedges, plants and landscaping except that drainage improvements and sod/seeding are allowed.
- 6) Homeowners' Association Easements are to be used for landscaping/irrigation and walls/signs/fences.
- 7) The first 5 feet roadside of the 10 foot Utility Easement is reserved for "Electric Power Use".
- 8) The vertical datum is based on the national Vertical Datum of 1929 and the elevations of the bench marks are to 3rd order accuracy as defined by the National Oceanic and Atmospheric Administration.
- 9) The Wetland Conservation Area shall be retained in a natural state pursuant to the Hillsborough County Land Development Code, Land Alteration Regulations; the Hillsborough County Environmental Protection Act, Chapter 84-446; and Chapter 1-11, Rules of the Hillsborough County Environmental Protection Commission. In addition, a 30 foot setback from the Wetland Conservation Area is required and shall conform to the provisions stipulated within Section 3.5.5.3.1.2.3 and 3.5.5.3.1.2.4 of the Hillsborough County Land Development Code.



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