

# COPPER RIDGE - TRACT B2

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

AFFIDAVIT FILED  
DATE: 3-24-2000  
OR BK 10104 PG 38  
BY Cynthia Rice  
DEPUTY CLERK

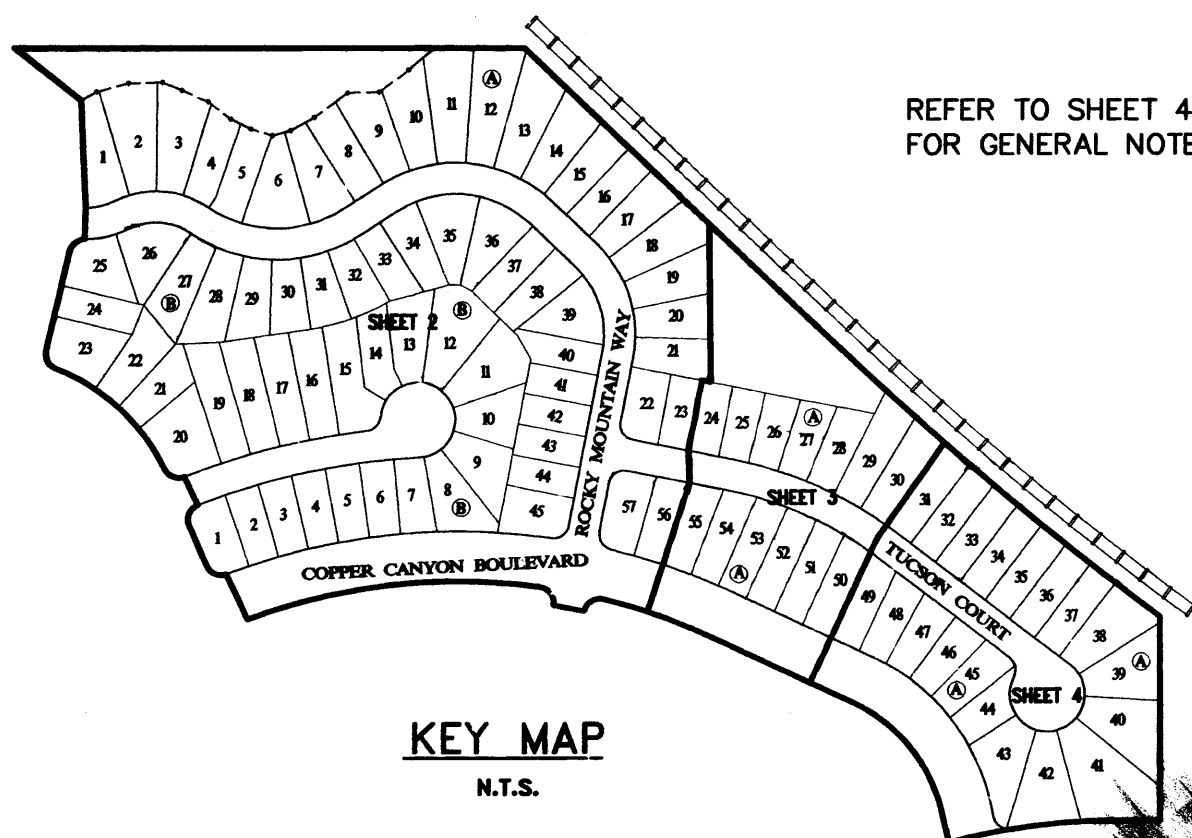
### LEGAL DESCRIPTION:

A portion of the S.E.1/4 of Section 29, Township 29 South, Range 21 East, Hillsborough County, Florida, being more particularly described as follows:

Begin at the Northeast corner of Lot 30 of Copper Ridge, Tract B1 as recorded in Plat Book 81, Page 3 of the Public Records of Hillsborough County, Florida; thence N 51'33'01" W, a distance of 132.32 feet to a permanent reference monument on the South boundary line of Copper Ridge - Tract D as recorded in Plat Book 84, Page 11 of said Public Records; thence N 89'51'55" E along said South line, a distance of 820.22 feet to the Southwesterly right-of-way line of the S.C.L. Railroad; thence along said right-of-way line the following two courses; S 46'23'55" E, a distance of 685.40 feet to a point on the arc of a curve to the left whose radius point bears N 43'36'26" E at a distance of 5,767.15 feet; thence to the Southeast, along the arc of said curve, a distance of 712.52 feet through a central angle of 07'04'44" to the West right-of-way line of South Dover Road (50 foot right-of-way); thence S 00'07'40" E, along said right-of-way line, a distance of 308.08 feet to the Northwesterly right-of-way line of Lumsden Road as recorded in Official Records Book 8433, Page 1462 of said Public Records; thence along said right of way line the following two courses; N 89'30'25" W, a distance of 84.46 feet to the P.C. of a curve to the left having a radius of 1,050.00 feet; thence to the West, along the arc of said curve, a distance of 306.91 feet through a central angle of 16'44'50" to a permanent reference monument on the boundary line of Copper Ridge - Tract B3 as recorded in Plat Book 84, Page 98 of said Public Records and a point on the arc of a curve to the left whose radius point bears N 16'15'16" W at a distance of 25.00 feet; thence along the Northerly boundary line of said Copper Ridge - Tract B3 the following nine courses; to the Northeast, along the arc of said curve, a distance of 37.76 feet through a central angle of 86'32'01" to the P.T. of said curve; thence N 12'47'16" W, a distance of 24.32 feet to the P.C. of a curve to the left having a radius of 260.00 feet; thence to the Northwest, along the arc of said curve, a distance of 236.90 feet through a central angle of 52'12'17" to the P.T. of said curve; thence N 64'59'33" W, a distance of 248.99 feet to the P.C. of a curve to the left having a radius of 960.00 feet; thence to the West, along the arc of said curve, a distance of 183.23 feet through a central angle of 10'56'09" to the P.C.C. of a curve to the left, having a radius of 25.00 feet; thence to the Southwest, along the arc of said curve, a distance of 40.61 feet through a central angle of 93'03'55"; thence N 78'59'36" W, a distance of 50.00 feet to a point on the arc of a curve to the left whose radius point bears N 78'59'36" W at a distance of 25.00; thence to the Northwest, along the arc of said curve, a distance of 40.61 feet through a central angle of 93'03'55" to the P.C.C. of a curve to the left, having a radius of 960.00 feet; thence to the West, along the arc of said curve, a distance of 478.58 feet through a central angle of 28'33'47" to the Easterly boundary line of aforesaid Copper Ridge, Tract B1; thence along said boundary line the following 12 courses; N 25'28'46" W, a distance of 80.27 feet to a point on the arc of a curve to the right whose radius point bears N 20'59'46" W at a distance of 25.00; thence to the Northwest, along the arc of said curve, a distance of 38.10 feet through a central angle of 87'18'33" to the P.T. of said curve; thence N 23'41'13" W, a distance of 70.07 feet to the P.C. of a curve to the right having a radius of 25.00 feet; thence to the Northeast, along the arc of said curve, a distance of 40.37 feet through a central angle of 92'31'29" to the end of said curve; thence N 26'29'18" W, a distance of 50.21 feet to a point on the arc of a curve to the right whose radius point bears N 21'22'58" W at a distance of 25.00; thence to the West, along the arc of said curve, a distance of 37.16 feet through a central angle of 85'09'41" to the P.R.C. of a curve to the left having a radius of 330.00 feet; thence to the Northwest, along the arc of said curve, a distance of 244.06 feet through a central angle of 42'22'27" to the P.R.C. of a curve to the right having a radius of 25.00 feet; thence to the Northwest, along the arc of said curve, a distance of 35.74 feet through a central angle of 81'54'12" to the P.T. of said curve; thence N 13'18'27" E, a distance of 162.69 feet to the P.C. of a curve to the right having a radius of 25.00 feet; thence to the Northeast, along the arc of said curve, a distance of 32.95 feet through a central angle of 75'31'21" to the end of said curve; thence N 02'31'10" E, a distance of 50.15 feet; thence N 02'38'57" W, a distance of 172.65 feet, to the POINT OF BEGINNING.

Containing 27.54 acres, more or less.

REFER TO SHEET 4 OF 4 FOR GENERAL NOTES.



KEY MAP  
N.T.S.

### PLAT APPROVAL

This plat has been reviewed in accordance with the Florida Statutes, Section 177.081 for Chapter conformity. The geometric data has not been verified.

Reviewed by: Ken Browning  
Florida Professional Surveyor and Mapper, License# 5355  
County Surveying Division, Hillsborough County, Florida.

### BOARD OF COUNTY COMMISSIONERS:

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

Pat Frank  
Chairman  
Date: 02/17/00

### 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 87, Page 60, of the Public Records of Hillsborough County, Florida.

Richard Ake  
Clerk of the Circuit Court  
Date: 2-25-2000

Cynthia Rice  
Deputy  
Date: 2-25-2000

2000053154  
Time: 3:08 P.M.

### SUBDIVIDER/DEDICATION:

The undersigned as owners of the above described lands which are being subdivided and platted into a subdivision of COPPER RIDGE - TRACT B2 hereby dedicate all roads, streets, 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 3<sup>rd</sup> day of February, 2000. The Homeowners Association Easements shown hereon are expressly dedicated and reserved as private non-exclusive easements to Copper Ridge Homeowners' Association, Inc.

CanAm Copper Ridge Partners, a Florida General Partnership, Owner

By: Robert Byrd  
Robert Byrd, General Partner

Barbara  
Witness  
John  
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 B2 do hereby join in and ratify the plat and all dedications and reservations described herein.

AmSouth Bank, an Alabama banking corporation

By: David Kern  
David Kern, Vice President  
Residential - Construction Lending

Sharon Perry  
Witness  
Sharon Perry  
Witness

### ACKNOWLEDGEMENT:

State of Florida, County of Hillsborough

Personally appeared before me, the undersigned, ROBERT BYRD, General Partner of CanAm Copper Ridge Partners to me well known and known by me to be the person described in and who executed the foregoing dedication.

Witness my hand and official seal on the 14 day of Feb., 2000.

Bonita Waytowich  
Notary Public, State of Florida at Large



My Commission Expires: \_\_\_\_\_

### ACKNOWLEDGEMENT:

State of Florida, County of Hillsborough

Personally appeared before me, the undersigned, DAVID KERN, Vice President of Residential-Commercial Lending, AmSouth Bank to me person described in and who executed the foregoing mortgagee.

Witness my hand and official seal on the 10<sup>th</sup> day of February, 2000.

Lisa M. Murphy  
Notary Public, State of Florida at Large



My Commission Expires: 10/24/03

### SURVEYOR'S CERTIFICATE:

I hereby certify that this plat shown hereon was prepared under my direction and supervision and drawn from a survey made under my supervision on December 3, 1999, that said plat is a correct representation of the land platted and that said plat complies with all of the surveying 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) and lot corners will be set after construction is completed.

BURCAW & ASSOCIATES ENGINEERING, INC.

Steven E. Temple  
Steven E. Temple, P.L.S.  
Florida Surveyor's Registration No. 5489  
Burcaw & Associates Engineering, Inc.  
Certificate of Authorization #LB 6890  
6015 Benjamin Rd. Suite 320  
Tampa, FL 33634

PREPARED BY:  
**Burcaw & Associates Engineering, Inc.**  
ENGINEERING - PLANNING - SURVEYING  
6015 BENJAMIN RD. SUITE 320 TAMPA, FL. 33634  
813 882-4815  
LB #6890

# COPPER RIDGE - TRACT B2

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

LINE	LENGTH	BEARING
L-2	50.00'	S78°59'36"E
L-3	80.27'	S25°28'46"E
L-4	70.07'	S23°41'13"E
L-5	50.21'	S26°29'18"E
L-7	28.85'	N61°54'36"E
L-10	34.21'	S67°46'18"E
L-11	45.43'	S66°35'00"E
L-13	18.07'	S64°01'47"E
L-14	17.93'	S64°01'47"E
L-15	35.24'	S73°25'13"E
L-19	26.88'	N60°25'46"E
L-21	24.39'	N54°14'52"E
L-23	24.44'	N50°27'04"E
L-40	14.79'	N11°00'24"E
L-17	22.03'	S76°34'37"W
L-18	10.28'	S76°34'37"W
L-6	50.15'	S02°31'10"W
L-8	3.64'	N75°24'02"E
L-9	9.04'	N88°25'32"E
L-12	6.43'	S53°12'32"E
L-20	16.33'	N60°25'46"E
L-22	4.75'	N53°05'38"E
L-26	20.09'	S38°56'23"W
L-30	32.57'	N11°00'24"E
L-31	14.95'	N11°00'24"E
L-32	21.02'	N62°23'17"W
L-33	18.21'	N88°49'27"W
L-34(R)	30.00'	N24°54'43"W

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C-4	960.00'	10°56'09"	183.23'	182.95'	N70°27'36"W
C-5	25.00'	93°03'55"	40.61'	36.29'	S57°32'22"W
C-6	25.00'	93°03'55"	40.61'	36.29'	N35°31'33"W
C-7	960.00'	28°33'47"	478.58'	473.64'	S83°39'35"W
C-8	25.00'	87°18'33"	38.10'	34.52'	S67°20'30"E
C-9	25.00'	92°31'29"	40.37'	36.13'	S22°34'31"W
C-10	25.00'	85°09'41"	37.16'	33.83'	S88°48'08"E
C-11	330.00'	42°22'27"	244.06'	238.53'	N47°24'31"W
C-12	25.00'	81°54'12"	35.74'	32.77'	S27°38'39"E
C-13	25.00'	75°31'21"	32.95'	30.62'	S51°04'08"W

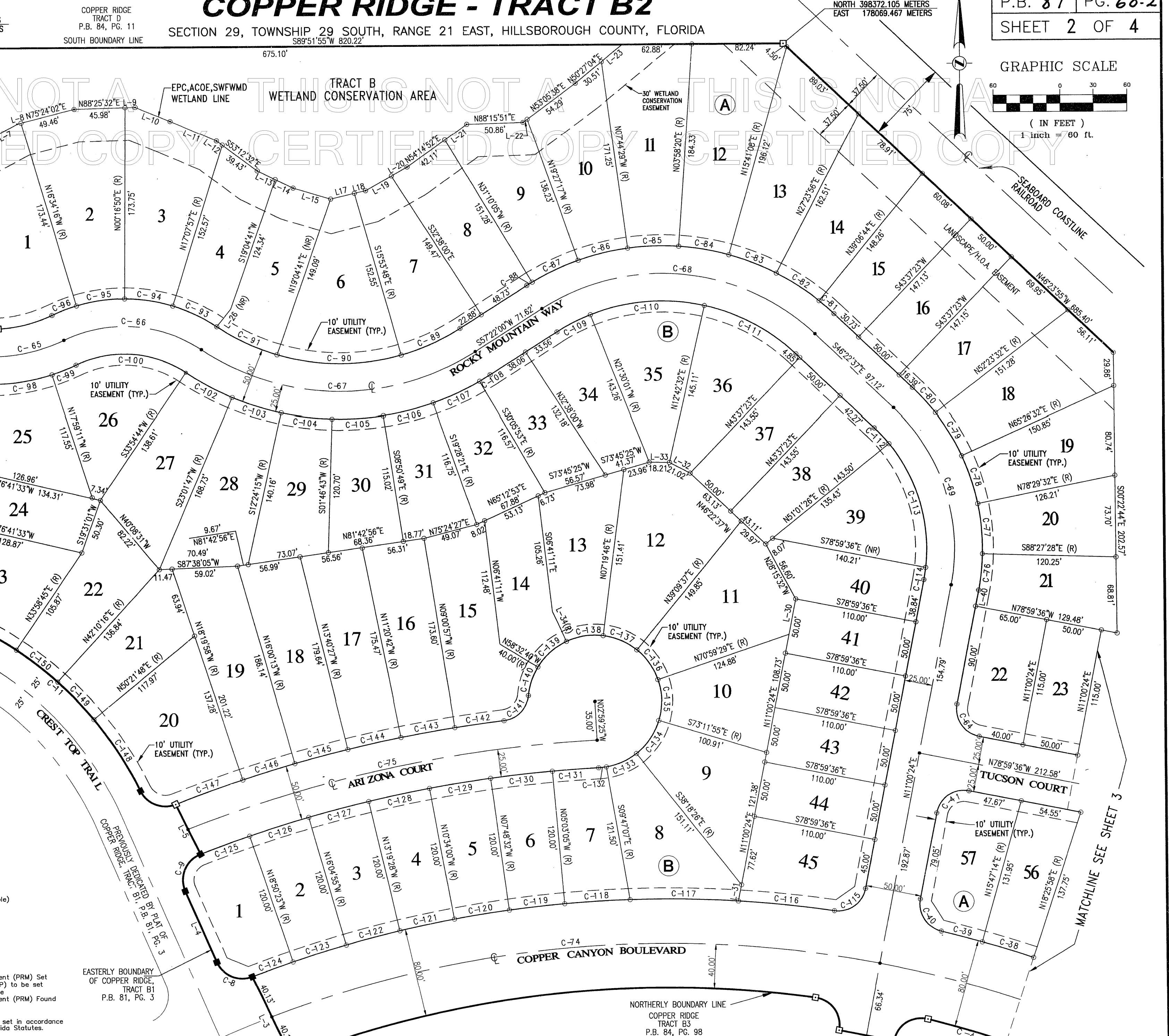
CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C-41	25.00'	90°00'00"	39.27'	39.04'	S57°32'22"W
C-76	200.00'	09°27'53"	33.04'	33.04'	S57°32'22"W
C-98	175.00'	16°48'58"	51.56'	51.56'	S57°32'22"W
C-99	175.00'	07°39'37"	23.40'	23.40'	S57°32'22"W
C-100	100.00'	59°33'32"	103.95'	103.95'	S57°32'22"W
C-102	250.00'	10°52'58"	47.48'	47.48'	S57°32'22"W
C-103	250.00'	10°37'32"	46.36'	46.36'	S57°32'22"W
C-104	250.00'	10°37'32"	46.36'	46.36'	S57°32'22"W
C-105	250.00'	10°37'32"	46.36'	46.36'	S57°32'22"W
C-106	250.00'	10°37'32"	46.36'	46.36'	S57°32'22"W
C-107	250.00'	10°37'32"	46.36'	46.36'	S57°32'22"W
C-109	175.00'	11°07'59"	34.00'	34.00'	S57°32'22"W
C-110	175.00'	34°12'33"	104.49'	104.49'	S57°32'22"W
C-111	175.00'	30°54'51"	94.42'	94.42'	S57°32'22"W
C-113	150.00'	45°42'57"	119.68'	119.68'	S57°32'22"W
C-125	1160.00'	02°19'21"	47.02'	47.02'	S57°32'22"W
C-126	1160.00'	02°45'28"	55.83'	55.83'	S57°32'22"W
C-127	1160.00'	02°45'28"	55.83'	55.83'	S57°32'22"W
C-128	1160.00'	02°45'28"	55.83'	55.83'	S57°32'22"W
C-129	1160.00'	02°45'28"	55.83'	55.83'	S57°32'22"W
C-130	1160.00'	02°45'28"	55.83'	55.83'	S57°32'22"W
C-131	1160.00'	02°03'40"	41.73'	41.73'	S57°32'22"W
C-132	60.00'	06°47'42"	7.12'	7.12'	S57°32'22"W
C-133	60.00'	28°31'19"	29.87'	29.87'	S57°32'22"W
C-134	60.00'	34°53'30"	36.54'	36.54'	S57°32'22"W
C-81	225.00'	04°30'38"	17.71'	17.71'	S57°32'22"W
C-88	225.00'	01°27'55"	5.75'	5.75'	S57°32'22"W
C-108	250.00'	02°32'07"	11.06'	11.06'	S57°32'22"W
C-112	150.00'	07°24'03"	19.38'	19.38'	S57°32'22"W
C-114	150.00'	04°16'01"	11.17'	11.17'	S57°32'22"W
C-38	1040.00'	02°38'44"	48.02'	48.02'	S57°32'22"W
C-39	1040.00'	02°05'22"	37.93'	37.93'	S57°32'22"W
C-40	25.00'	87°18'33"	38.10'	38.10'	S57°32'22"W
C-64	25.00'	90°00'00"	39.27'	39.27'	S57°32'22"W
C-65	150.00'	23°51'39"	62.47'	62.47'	S57°32'22"W
C-66	125.00'	59°33'32"	129.94'	129.94'	S57°32'22"W
C-67	225.00'	66°32'45"	261.32'	261.32'	S57°32'22"W
C-68	200.00'	76°15'23"	266.18'	266.18'	S57°32'22"W
C-69	175.00'	57°23'02"	175.27'	175.27'	S57°32'22"W
C-73	1000.00'	14°00'02"	244.36'	244.36'	S57°32'22"W
C-74	1000.00'	31°49'23"	555.42'	555.42'	S57°32'22"W
C-75	1185.00'	18°17'05"	378.16'	378.16'	S57°32'22"W
C-77	200.00'	13°03'00"	45.55'	45.55'	S57°32'22"W
C-78	200.00'	13°03'00"	45.55'	45.55'	S57°32'22"W
C-79	200.00'	13°03'00"	45.55'	45.55'	S57°32'22"W
C-80	200.00'	08°46'09"	30.61'	30.61'	S57°32'22"W
C-82	225.00'	11°42'48"	46.00'	46.00'	S57°32'22"W
C-83	225.00'	11°42'48"	46.00'	46.00'	S57°32'22"W
C-84	225.00'	11°42'48"	46.00'	46.00'	S57°32'22"W
C-85	225.00'	11°42'48"	46.00'	46.00'	S57°32'22"W
C-86	225.00'	11°42'48"	46.00'	46.00'	S57°32'22"W
C-87	225.00'	11°42'48"	46.00'	46.00'	S57°32'22"W
C-89	200.00'	16°44'13"	58.42'	58.42'	S57°32'22"W
C-90	200.00'	32°30'16"	113.46'	113.46'	S57°32'22"W
C-91	200.00'	17°18'16"	60.40'	60.40'	S57°32'22"W
C-93	150.00'	16°46'48"	43.93'	43.93'	S57°32'22"W
C-94	150.00'	16°51'06"	44.12'	44.12'	S57°32'22"W
C-95	150.00'	16°51'06"	44.12'	44.12'	S57°32'22"W
C-96	150.00'	09°04'32"	23.76'	23.76'	S57°32'22"W
C-97	125.00'	22°59'51"	50.17'	50.17'	S57°32'22"W
C-115	25.00'	87°18'33"	38.10'	38.10'	S57°32'22"W
C-116	1040.00'	04°46'03"	48.54'	48.54'	S57°32'22"W
C-117	1040.00'	05°21'20"	57.21'	57.21'	S57°32'22"W
C-118	1040.00'	03°14'39"	58.89'	58.89'	S57°32'22"W
C-119	1040.00'	02°45'28"	50.06'	50.06'	S57°32'22"W
C-120	1040.00'	02°45'28"	50.06'	50.06'	S57°32'22"W
C-121	1040.00'	02°45'28"	50.06'	50.06'	S57°32'22"W
C-122	1040.00'	02°45'28"	50.06'	50.06'	S57°32'22"W
C-123	1040.00'	02°45'28"	50.06'	50.06'	S57°32'22"W
C-124	1040.00'	02°09'23"	39.14'	39.14'	S57°32'22"W

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C-135	60.00'	35°48'36"	37.50'	37.50'	S57°32'22"W
C-136	60.00'	31°49'59"	33.33'	33.33'	S57°32'22"W
C-137	60.00'	31°49'59"	33.33'	33.33'	S57°32'22"W
C-138	60.00'	32°14'29"	33.76'	33.76'	S57°32'22"W
C-139	60.00'	33°37'57"	35.22'	35.22'	S57°32'22"W
C-140	60.00'	26°14'26"	27.48'	27.48'	S57°32'22"W
C-141	25.00'	77°53'19"	33.99'	33.99'	S57°32'22"W
C-142	1210.00'	02°07'10"	44.76'	44.76'	S57°32'22"W
C-143	1210.00'	02°19'45"	49.19'	49.19'	S57°32'22"W
C-144	1210.00'	02°19'45"	49.19'	49.19'	S57°32'22"W
C-145	1210.00'	02°19'45"	49.19'	49.19'	S57°32'22"W
C-146	1210.00'	02°19'45"	49.19'	49.19'	S57°32'22"W
C-147	1210.00'	03°03'01"	64.41'	64.41'	S57°32'22"W
C-148	330.00'	13°24'54"	77.27'	77.27'	S57°32'22"W
C-149	330.00'	08°11'32"	47.18'	47.18'	S57°32'22"W
C-150	330.00'	08°11'32"	47.18'	47.18'	S57°32'22"W
C-151	330.00'	12°34'29"	72.43'	72.43'	S57°32'22"W

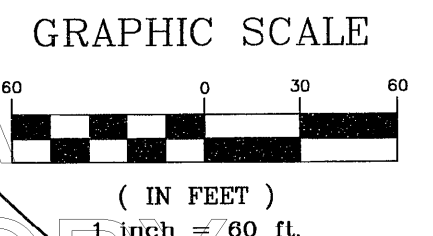
CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C-152	60.00'	35°48'36"	37.50'	37.50'	S57°32'22"W
C-153	60.00'	31°49'59"	33.33'	33.33'	S57°32'22"W
C-154	60.00'	31°49'59"	33.33'	33.33'	S57°32'22"W
C-155	60.00'	32°14'29"	33.76'	33.76'	S57°32'22"W
C-156	60.00'	33°37'57"	35.22'	35.22'	S57°32'22"W
C-157	60.00'	26°14'26"	27.48'	27.48'	S57°32'22"W
C-158	25.00'	77°53'19"	33.99'	33.99'	S57°32'22"W
C-159	1210.00'	02°07'10"	44.76'	44.76'	S57°32'22"W
C-160	1210.00'	02°19'45"	49.19'	49.19'	S57°32'22"W
C-161	1210.00'	02°19'45"	49.19'	49.19'	S57°32'22"W
C-162	1210.00'	02°19'45"	49.19'	49.19'	S57°32'22"W
C-163	1210.00'	03°03'01"	64.41'	64.41'	S57°32'22"W
C-164	330.00'	13°24'54"	77.27'	77.27'	S57°32'22"W
C-165	330.00'	08°11'32"	47.18'	47.18'	S57°32'22"W
C-166	330.00'	08°11'32"	47.18'	47.18'	S57°32'22"W
C-167	330.00'	12°34'29"	72.43'	72.43'	S57°32'22"W

**LEGEND:**  
 P.O.R. = Point of Reference  
 P.O.B. = Point of Beginning  
 D = Arc Delta Angle  
 (R) = Radial  
 (NR) = Non Radial  
 L = Line Number (see line table)  
 C = Curve Number (see curve table)  
 CB = Chord Bearing  
 PB = Plat Book  
 OR = Official Records  
 PG = Page  
 HOA = Home Owners' Association  
 TECO = Tampa Electric Company  
 ESM'T = Easement  
 TYP. = Typical  
 (B) = Block Letter  
 (P) = Permanent Reference Monument (PRM) Set  
 (C) = Permanent Control Point (PCP) to be set after construction is complete  
 (F) = Permanent Reference Monument (PRM) Found  
 (P) = Professional Surveyor Mapper  
 SPC = State Plane Coordinate Value  
 (I) = Lot Corner - iron rod to be set in accordance with Chapter 177.091(9), Florida Statutes.

SPC NORTH 398371.517 METERS  
 EAST 177819.478 METERS  
 COPPER RIDGE TRACT D P.B. 84, PG. 11  
 SOUTH BOUNDARY LINE  
 S89°51'55"W 820.22'  
 675.10'



SPC NORTH 398372.105 METERS  
 EAST 178069.467 METERS



REFER TO SHEET 4 OF 4 FOR GENERAL NOTES.

PREPARED BY:  
**Burcaw & Associates Engineering, Inc.**  
 ENGINEERING - PLANNING - SURVEYING  
 6015 BENJAMIN RD. SUITE 320 TAMPA, FL. 33634  
 813 882-4815  
 LB #6890

# COPPER RIDGE - TRACT B2

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

THIS IS NOT A CERTIFIED COPY      THIS IS NOT A CERTIFIED COPY      THIS IS NOT A CERTIFIED COPY



GRAPHIC SCALE



( IN FEET )  
1 inch = 60 ft.

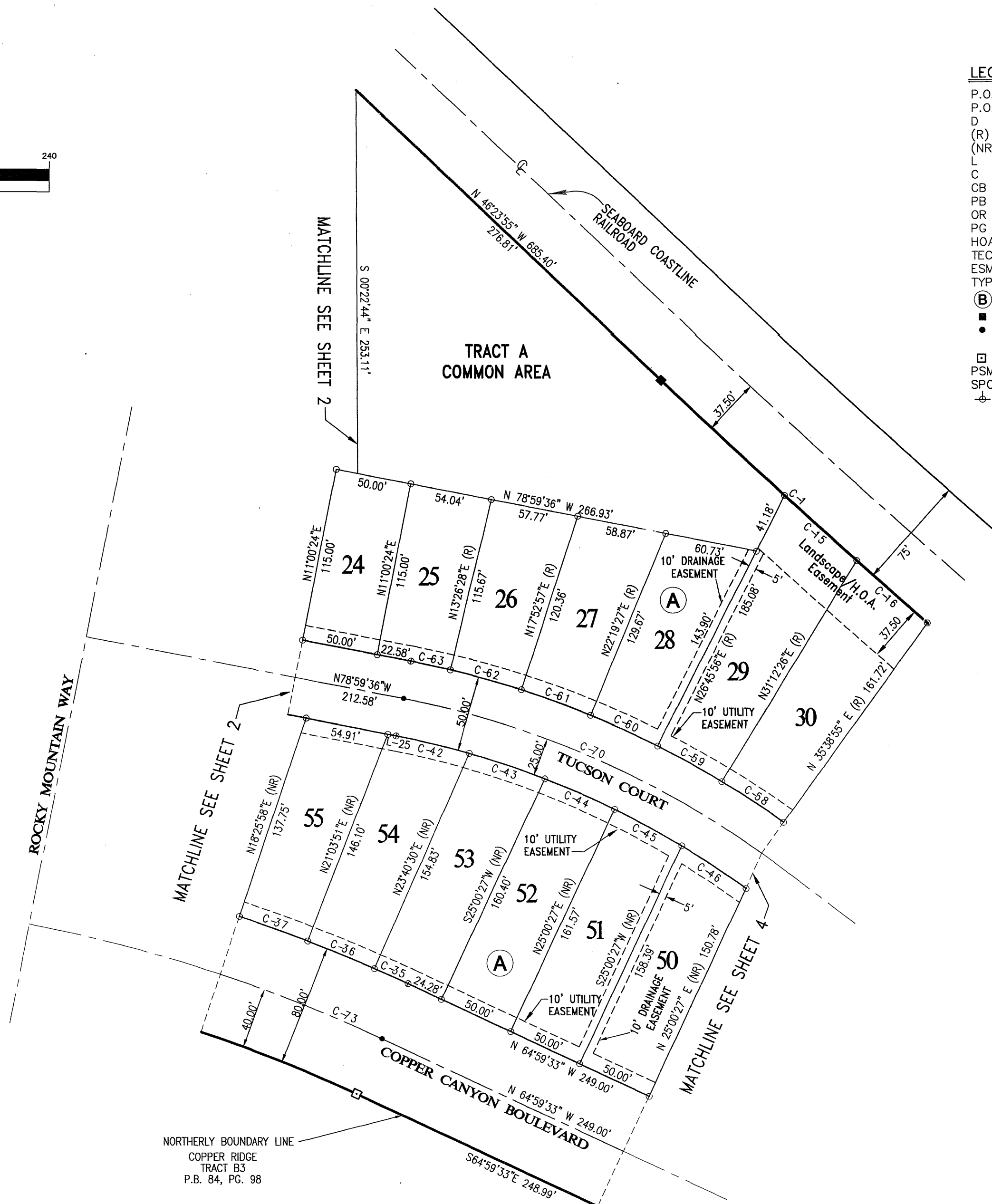
LINE	LENGTH	BEARING
L-25	5.45'	N78°59'36"W

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C-4	183.23'	960.00'	10°56'09"	182.95'	N70°27'36"W
C-15	63.90'	5767.15'	00°38'06"	63.90'	S47°49'19"E
C-16	61.93'	5767.15'	00°36'55"	61.93'	S48°26'50"E
C-42	49.52'	575.00'	04°56'02"	49.50'	N76°31'35"W
C-43	52.42'	575.00'	05°13'23"	52.40'	N71°26'52"W
C-44	50.03'	575.00'	04°59'07"	50.01'	N66°20'37"W
C-45	50.12'	575.00'	04°59'38"	50.10'	N61°21'14"W
C-46	50.59'	575.00'	05°02'29"	50.58'	N56°20'11"W
C-1	712.52'	5767.15'	07°04'44"	712.07'	S49°55'56"E
C-35	24.19'	1040.00'	01°19'58"	24.19'	N65°39'31"W
C-36	47.39'	1040.00'	02°36'40"	47.39'	N67°37'50"W
C-37	47.76'	1040.00'	02°37'52"	47.76'	N70°15'06"W
C-58	48.45'	625.00'	04°26'30"	48.44'	N56°34'19"W
C-59	48.45'	625.00'	04°26'30"	48.44'	N61°00'49"W
C-60	48.45'	625.00'	04°26'30"	48.44'	N65°27'18"W
C-61	48.45'	625.00'	04°26'30"	48.44'	N69°53'48"W
C-62	48.45'	625.00'	04°26'30"	48.44'	N74°20'17"W
C-63	26.55'	625.00'	02°26'04"	26.55'	N77°46'34"W
C-70	274.80'	600.00'	26°14'28"	272.40'	N65°52'21"W
C-73	244.37'	1000.00'	14°00'04"	243.76'	N71°59'34"W
C-14	111.92'	5767.15'	01°06'43"	111.91'	S46°56'55"E

**LEGEND:**

- P.O.R. = Point of Reference
- P.O.B. = Point of Beginning
- D = Arc Delta Angle
- (R) = Radial
- (NR) = Not Radial
- L = Line Number (see line table)
- C = Curve Number (see curve table)
- CB = Chord Bearing
- PB = Plat Book
- OR = Official Records
- PG = Page
- HOA = Home Owners' Association
- TECO = Tampa Electric Company
- ESM'T = Easement
- TYP. = Typical
- Ⓟ = Block Letter
- = Permanent Reference Monument (PRM) Set
- = Permanent Control Point (PCP) to be set after construction is complete
- Ⓜ = Permanent Reference Monument (PRM) Found
- PSM = Professional Surveyor Mapper
- SPC = State Plane Coordinate Value
- ⊕ = Lot Corner - iron rod to be set in accordance with Chapter 177.091(9), Florida Statutes.

REFER TO SHEET 4 OF 4 FOR GENERAL NOTES.



NORTHERLY BOUNDARY LINE  
COPPER RIDGE  
TRACT B3  
P.B. 84, PG. 98

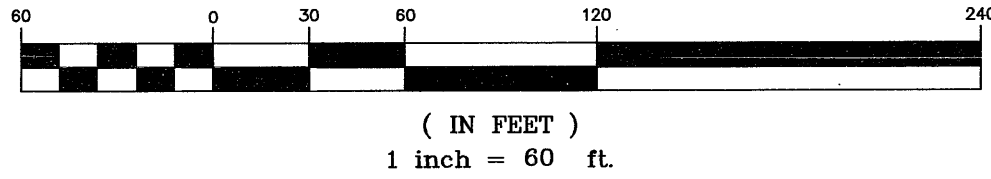


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GRAPHIC SCALE



LINE	LENGTH	BEARING
L-1	84.46'	N89°30'25"W
L-25	24.32'	N12°47'16"W
L-38	24.32'	N12°47'16"W

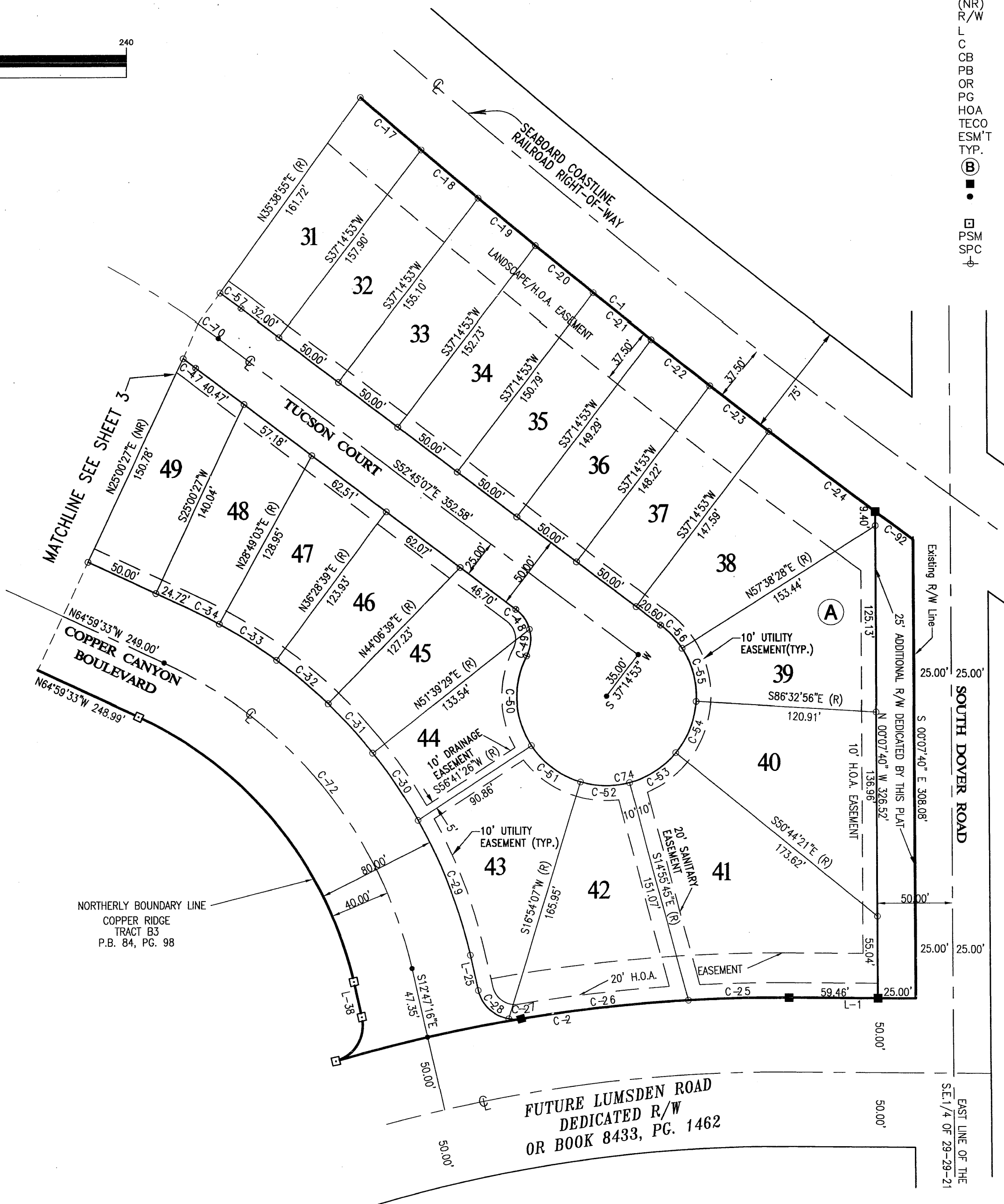
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C-2	306.91'	1050.00'	16°44'50"	305.82'	S82°07'09"W
C-3	236.90'	260.00'	52°12'17"	228.79'	N38°53'25"W
C-17	54.07'	5767.15'	00°32'14"	54.07'	S49°01'24"E
C-18	50.08'	5767.15'	00°29'51"	50.08'	S49°32'26"E
C-19	50.06'	5767.15'	00°29'50"	50.06'	S50°02'17"E
C-20	50.04'	5767.15'	00°29'50"	50.04'	S50°32'07"E
C-21	50.02'	5767.15'	00°29'49"	50.02'	S51°01'56"E
C-22	50.01'	5767.15'	00°29'49"	50.01'	S51°31'45"E
C-23	50.00'	5767.15'	00°29'49"	50.00'	S52°01'34"E
C-24	89.27'	5767.15'	00°53'13"	89.27'	S52°43'04"E
C-47	10.68'	575.00'	01°03'49"	10.68'	N53°17'02"W
C-48	16.48'	25.00'	37°46'29"	16.19'	N33°51'53"W
C-50	63.24'	60.00'	60°23'35"	60.36'	S03°06'46"E
C-51	41.67'	60.00'	39°47'19"	40.83'	S53°12'14"E
C-52	33.33'	60.00'	31°49'52"	32.91'	S89°00'49"E
C-53	37.50'	60.00'	35°48'36"	36.89'	N57°09'57"E
C-54	37.50'	60.00'	35°48'36"	36.89'	N21°21'22"E
C74	272.10'	60.00'	259°50'09"	92.04'	N77°09'57"E
C-1	712.52'	5767.15'	07°04'44"	712.52'	S49°55'56"E
C-25	67.20'	1050.00'	03°40'01"	67.19'	S88°39'34"W
C-26	112.66'	1050.00'	06°08'51"	112.60'	S83°45'09"W
C-27	8.17'	25.00'	18°43'14"	8.13'	S89°57'40"E
C-28	29.59'	25.00'	67°48'47"	27.89'	S46°41'40"E
C-29	97.26'	340.00'	16°23'22"	96.93'	N20°58'57"W
C-30	54.38'	340.00'	09°09'53"	54.33'	N33°45'35"W
C-31	44.79'	340.00'	07°32'50"	44.75'	N42°06'56"W
C-32	45.30'	340.00'	07°38'00"	45.26'	N49°42'21"W
C-33	45.46'	340.00'	07°39'36"	45.42'	N57°21'09"W
C-34	22.61'	340.00'	03°48'36"	22.61'	N63°05'15"W
C-49	18.35'	25.00'	42°03'40"	17.94'	N06°03'12"E
C-55	37.50'	60.00'	35°48'36"	36.89'	N14°27'14"W
C-56	21.36'	60.00'	20°23'36"	21.24'	N42°33'19"W
C-57	17.45'	625.00'	01°35'58"	17.45'	N53°33'06"W
C-70	274.80'	600.00'	26°14'28"	272.40'	N65°52'21"W
C-72	273.34'	300.00'	52°12'17"	263.99'	N38°53'25"W
C-73	37.76'	25.00'	86°32'01"	34.27'	N30°28'44"E
C-92	31.23'	5767.15'	00°18'37"	31.23'	S53°18'59"E

**LEGEND:**

- P.O.R. = Point of Reference
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- ⊕ = Lot Corner - iron rod to be set in accordance with Chapter 177.091(9), Florida Statutes.

**GENERAL NOTES:**

- 1) Basis of bearing:  
The East boundary of the SE 1/4 of Sec. 29-29-21 being S 00°07'40" E (Grid Fla. West S.P.C. System 1983-1990 Adjustment)
- 2) State Plane Coordinates:  
Coordinates shown hereon refer to the Transverse Mercator Grid System for the West Zone of the State of Florida.
- 3) State Plane Coordinates are based on the monument reports for the SW corner of the SE 1/4 and the SE corner of Sec. 29-29-21, Hillsborough County Florida and reflect NAD '83 (1990 Re-adjustment) and are shown in meters. Certified corner records 056428 and 056438 were the basis of coordinate information.
- 4) This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat.
- 5) 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.
- 6) 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, sprinkler systems, trees, shrubs, hedges, plants and landscaping except that drainage improvements and sod/seeding are allowed.
- 7) Homeowners' Association Easements are to be used for landscaping/irrigation and walls/signs/fences.
- 8) The first 5 feet roadside of the 10 foot Utility Easement is reserved for "Electric Power Use".
- 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.
- 10) Tract A is hereby designated a common area and shall be conveyed to a homeowners association and shall be maintained by said homeowners association.
- 11) Tract B is hereby designated as a conservation/preservation area and shall be conveyed to a Homeowners Association and shall be maintained by said homeowners association.



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