

COPPER RIDGE - TRACT B4

A SUBDIVISION LYING IN THE S.E. 1/4 OF SECTION 29, TOWNSHIP 29 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA

P.B. 88 PG. 39-1

SHEET 1 OF 2

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 29, TOWNSHIP 29 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND RAILROAD SPIKE MARKING THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 29, THENCE N 89°30'25" W, ALONG THE SOUTH LINE OF SAID SECTION 29, A DISTANCE OF 25.00 FEET TO THE WEST RIGHT OF WAY LINE OF SOUTH DOVER ROAD FOR THE POINT OF BEGINNING; THENCE CONTINUE N 89°30'25" W, ALONG SAID SOUTH LINE, A DISTANCE OF 499.02 FEET; THENCE N 30°34'00" W, A DISTANCE OF 181.94 FEET; THENCE N 16°19'18" E, A DISTANCE OF 107.02 FEET; THENCE N 53°17'24" E, A DISTANCE OF 56.80 FEET; THENCE N 12°56'59" E, A DISTANCE OF 41.54 FEET; THENCE N 67°37'44" E, A DISTANCE OF 52.09 FEET; THENCE N 04°50'14" W, A DISTANCE OF 37.49 FEET; THENCE N 60°40'34" E, A DISTANCE OF 18.34 FEET; THENCE S 27°20'45" E, A DISTANCE OF 19.02 FEET; THENCE N 89°58'00" E, A DISTANCE OF 105.99 FEET; THENCE N 00°02'00" W, A DISTANCE OF 232.60 FEET; THENCE N 29°10'00" E, A DISTANCE OF 77.31 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS N 44°54'58" E AT A DISTANCE OF 150.00; THENCE TO THE NORTHWEST, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 84.52 FEET THROUGH A CENTRAL ANGLE OF 32°17'02" TO THE P.T. OF SAID CURVE; THENCE N 12°48'00" W, A DISTANCE OF 50.53 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF LUMSDEN ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 8433, PAGE 1462 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AND A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS S 15°12'47" E AT A DISTANCE OF 950.00; THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING TWO COURSES; TO THE EAST, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 260.42 FEET THROUGH A CENTRAL ANGLE OF 15°42'22" TO THE P.T. OF SAID CURVE; THENCE S 89°30'25" E, A DISTANCE OF 85.55 FEET TO THE AFORESAID WEST RIGHT OF WAY LINE OF SOUTH DOVER ROAD; THENCE S 00°07'40" E, A DISTANCE OF 842.32 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.13 ACRES, MORE OR LESS.

GENERAL NOTES:

- 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)
- State Plane Coordinates:**
Coordinates shown hereon refer to the Transverse Mercator Grid System for the West Zone of the State of Florida.
- 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.**
- NOTICE:** This plat, as recorded in its graphical 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. There may be additional restrictions that are not recorded on the plat that may be found in the public records of this county.
- 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.
- 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.
- Homeowners' Association Easements are to be used for landscaping/irrigation and walls/signs/fences.
- The first 5 feet roadside of the 10 foot Utility Easement is reserved for "Electric Power Use".

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: Bill Browning
Florida Professional Surveyor and Mapper, License# 53255
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 7.10.00

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 88, Page 39, of the Public Records of Hillsborough County, Florida.

RICHARD AKE
Clerk of the Circuit Court

7-10-2000
Date

Edward J. Gari
Deputy

7-10-2000
Date

2000192762 TIME: 4:13PM



SUBDIVIDER/DEDICATION:

The undersigned as owners of the above described lands which are being subdivided and platted into a subdivision of COPPER RIDGE TRACT B4 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 28 day of JUNE, 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 W. Byrd
Robert Byrd, General Partner

Witness HEATHER MORSE
Rosie Marsala
Witness ROSIE MARSALA

AFFIDAVIT FILED
DATE: 12-12-2001
OR BK 11267 PG 1823
BY Dana Smith
DEPUTY CLERK

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 Kerns
David Kerns, Vice President
Residential - Construction Lending

Witness Sharon Tracy
Lise Murphy
Witness Lise Murphy

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 28 day of June, 2000.

Bonita Waytowich
Notary Public, State of Florida at Large



My Commission Expires: _____

ACKNOWLEDGEMENT:

State of Florida, County of ~~Hillsborough~~ Pinellas

Personally appeared before me, the undersigned, DAVID KERNS, 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 28th day of June, 2000.

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



My Commission Expires: _____

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.

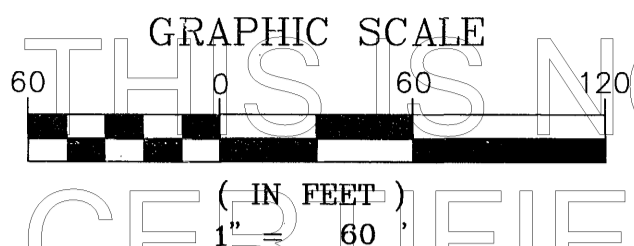
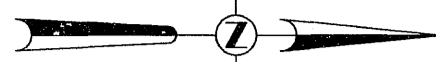
BURCAW & ASSOCIATES ENGINEERING, INC.

Steven E. Semple
Steven E. Semple, P.L.S.
Florida Surveyor's Registration No. 5429
Burcaw & Associates Engineering, Inc.
Certificate of Registration # B 10-99
2000-2001
Tampa, FL 33604

PREPARED BY
Burcaw & Associates Engineering, Inc.
1100 N. GULF BLVD., SUITE 1000
TAMPA, FL 33604
813-887-1815
FAX 813-887-1800

COPPER RIDGE - TRACT B4

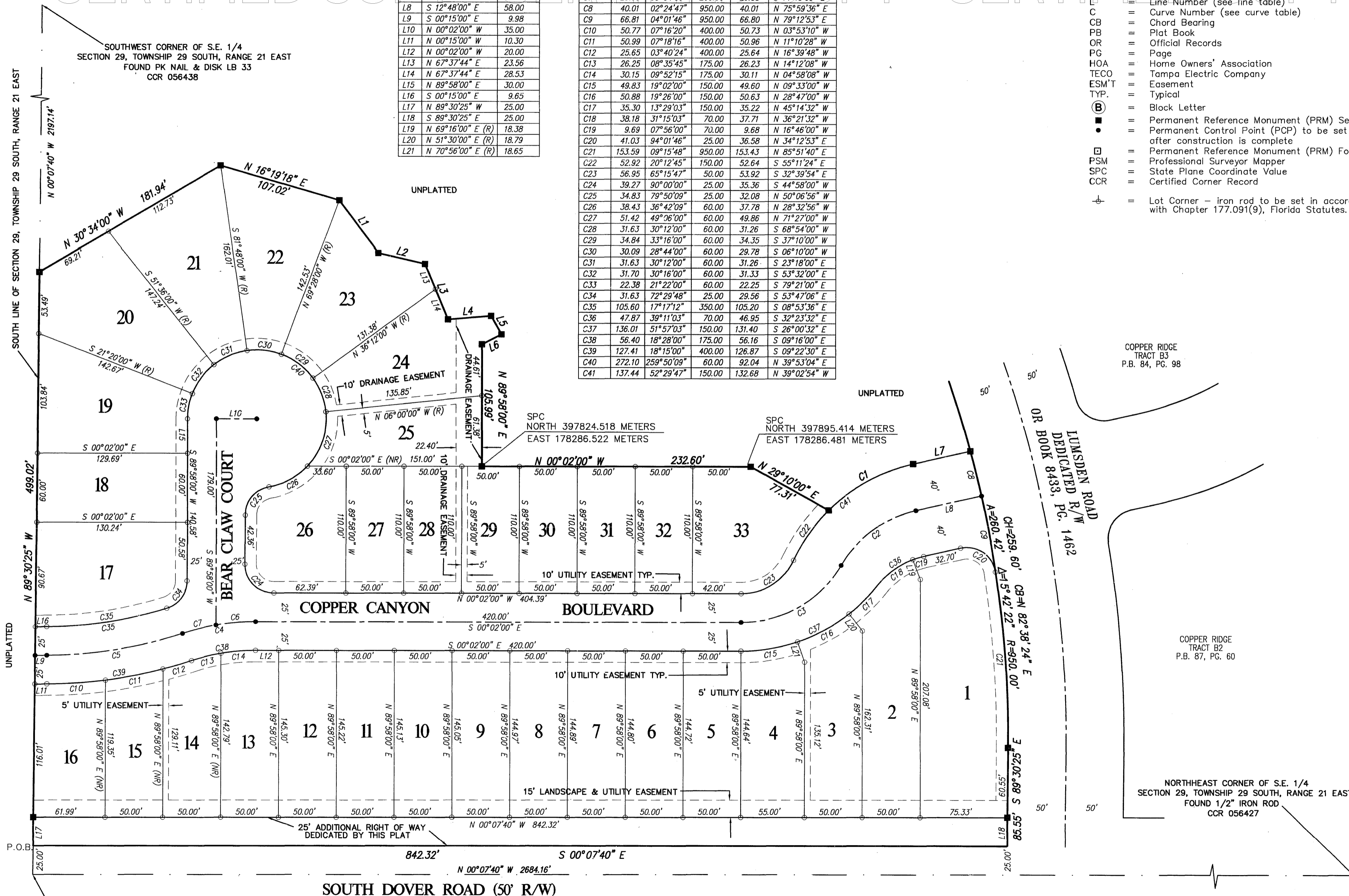
A SUBDIVISION LYING IN THE S.E. 1/4 OF SECTION 29, TOWNSHIP 29 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA



LINE	BEARING	DISTANCE
L1	N 53°17'24" E	56.80
L2	N 12°56'59" E	41.54
L3	N 67°37'44" E	52.09
L4	N 04°50'14" W	37.49
L5	N 60°40'34" E	18.34
L6	S 27°20'45" E	19.02
L7	N 12°48'00" W	50.53
L8	S 12°48'00" E	58.00
L9	S 00°15'00" E	9.98
L10	N 00°02'00" W	35.00
L11	N 00°15'00" W	10.30
L12	N 00°02'00" W	20.00
L13	N 67°37'44" E	23.56
L14	N 67°37'44" E	28.53
L15	N 89°58'00" E	30.00
L16	S 00°15'00" E	9.65
L17	N 89°30'25" W	25.00
L18	S 89°30'25" E	25.00
L19	N 69°16'00" E (R)	18.38
L20	N 51°30'00" E (R)	18.79
L21	N 70°56'00" E (R)	18.65

CURVE	ARC	DELTA	RADIUS	CHORD	CHORD BEARING
C1	84.52	32°17'02"	150.00	83.41	N 28°56'31" W
C2	82.21	47°06'00"	100.00	79.91	S 36°21'00" E
C3	104.49	59°52'00"	100.00	99.80	S 29°58'00" E
C4	64.46	18°28'00"	200.00	64.18	S 09°16'00" E
C5	119.45	18°15'00"	375.00	118.94	S 09°22'30" E
C6	34.56	09°54'00"	200.00	34.51	S 04°59'00" E
C7	29.90	08°34'00"	200.00	29.88	S 14°13'00" E
C8	40.01	02°24'47"	950.00	40.01	N 75°59'36" E
C9	66.81	04°01'46"	950.00	66.80	N 79°12'53" E
C10	50.77	07°16'20"	400.00	50.73	N 03°53'10" W
C11	50.99	07°18'16"	400.00	50.96	N 11°10'28" W
C12	25.65	03°40'24"	400.00	25.64	N 16°39'48" W
C13	26.25	08°35'45"	175.00	26.23	N 14°12'08" W
C14	30.15	09°52'15"	175.00	30.11	N 04°58'08" W
C15	49.83	19°02'00"	150.00	49.60	N 09°33'00" W
C16	50.88	19°26'00"	150.00	50.63	N 28°47'00" W
C17	35.30	13°29'03"	150.00	35.22	N 45°14'32" W
C18	38.18	31°15'03"	70.00	37.71	N 36°21'32" W
C19	9.69	07°56'00"	70.00	9.68	N 16°46'00" W
C20	41.03	94°01'46"	25.00	36.58	N 34°12'53" E
C21	153.59	09°15'48"	950.00	153.43	N 85°51'40" E
C22	52.92	20°12'45"	150.00	52.64	S 55°11'24" E
C23	56.95	65°15'47"	50.00	53.92	S 32°39'54" E
C24	39.27	90°00'00"	25.00	35.36	S 44°58'00" W
C25	34.83	79°50'09"	25.00	32.08	N 50°06'56" W
C26	38.43	36°42'09"	60.00	37.78	N 28°32'56" W
C27	51.42	49°06'00"	60.00	49.86	N 71°27'00" W
C28	31.63	30°12'00"	60.00	31.26	S 68°54'00" W
C29	34.84	33°16'00"	60.00	34.35	S 37°10'00" W
C30	30.09	28°44'00"	60.00	29.78	S 06°10'00" W
C31	31.63	30°12'00"	60.00	31.26	S 23°18'00" E
C32	31.70	30°16'00"	60.00	31.33	S 53°32'00" E
C33	22.38	21°22'00"	60.00	22.25	S 79°21'00" E
C34	31.63	72°29'48"	25.00	29.56	S 53°47'06" E
C35	105.60	17°17'12"	350.00	105.20	S 08°53'36" E
C36	47.87	39°11'03"	70.00	46.95	S 32°23'32" E
C37	136.01	51°57'03"	150.00	131.40	S 26°00'32" E
C38	56.40	18°28'00"	175.00	56.16	S 09°16'00" E
C39	127.41	18°15'00"	400.00	126.87	S 09°22'30" E
C40	272.10	25°50'09"	60.00	92.04	N 39°53'04" E
C41	137.44	52°29'47"	150.00	132.68	N 39°02'54" W

- LEGEND:**
- P.O.R. = Point of Reference
 - P.O.B. = Point of Beginning
 - D = Arc Delta Angle
 - (R) = Radial
 - (NR) = Not Radial
 - R/W = Right of Way
 - 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
 - = 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
 - CCR = Certified Corner Record
 - ⊕ = Lot Corner - iron rod to be set in accordance with Chapter 177.091(9), Florida Statutes.



PREPARED BY:
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