

COPPER RIDGE TRACT C

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

AFFIDAVIT FILED
DATE: June 19, 1996
OR BK 8187 PG 1826
BY Luis Reduc
DEPUTY CLERK

LEGAL DESCRIPTION: (west of Mulrennan Road)

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

Begin at the Southeast corner of the Southeast 1/4 of the Southwest 1/4 of said Section 29; thence North 89°36'13" West, 1358.75 feet along the South boundary line of the Southeast 1/4 of the Southwest 1/4 of said Section 29 to the Southwest corner thereof; thence North 00°18'50" West, 1348.30 feet along the West boundary line of the Southeast 1/4 of the Southwest 1/4 of said Section 29 also being along the East boundary line of ST. CLOUD MANOR according to the map or plat thereof as recorded in Plat Book 72, Page 14 of the Public Records of Hillsborough County, Florida and BENT TREE according to the map or plat thereof as recorded in Plat Book 68, Page 18 of the Public Records of Hillsborough County, Florida to the Northwest corner of the Southeast 1/4 of the Southwest 1/4 of said Section 29; thence South 89°23'32" East, 1355.91 feet along the North boundary line of the Southeast 1/4 of the Southwest 1/4 of said Section 29 to the Northeast corner thereof; thence South 00°26'18" East, 1343.34 feet along the East boundary line of the Southeast 1/4 of the Southwest 1/4 of said Section 29 to the POINT OF BEGINNING. LESS existing maintained right of way for Lumaden Road and Mulrennan Road.

Contains 41.931 acres, more or less.

DEDICATION

The undersigned as owners of the above described lands which are being subdivided and platted into a subdivision of Copper Ridge Tract C hereby dedicate all roads, streets, Parcels "C" & "D" (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 19th day of June, 1996. Parcels A, B, E and F are dedicated to the Copper Ridge Homeowners' Association, Inc.; Parcel A is subject to a drainage easement for public use. The Homeowners' Association Easements shown hereon are expressly dedicated and reserved as private non-exclusive easements to Copper Ridge Homeowners' Association, Inc. And shall be maintained by said Homeowners Association.

SCARBOROUGH - SEMBLER JOINT VENTURE, A Florida General Partnership

By: Frederick H. Burcaw
FREDERICK H. BURCAW, President
Authorized Agent pursuant to Power of Attorney and Authority of Act recorded in O.R. Book 7075, Page 456, of the Public Records of Hillsborough County, Florida.

August L. Landers
Witness
Don P. Moore
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 C do hereby join in and ratify the plat and all dedications and reservations described herein.

WEYERHAEUSER REAL ESTATE COMPANY, A Washington Corporation

By: Frederick H. Burcaw
FREDERICK H. BURCAW, 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.

August L. Landers
Witness
Don P. Moore
Witness

BOARD OF COUNTY COMMISSIONERS

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

Jim [Signature]
Chairman

5/9/96
Date

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 78, Page 22, of the Public Records of Hillsborough County, Florida.

RICHARD AKE
Clerk of the Circuit Court
5-17-96
Date

Ramon Duman
Deputy
96121917
Date

TIME: 3:31 PM

SURVEYOR'S CERTIFICATE

I certify that the plat shown hereon was drawn from a survey made under my supervision on January 19, 1996, 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, PLS
Florida-Registration No. 4602

ACKNOWLEDGEMENT

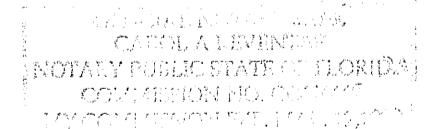
State of Florida, County of Hillsborough

Personally appeared before me, the undersigned authority, FREDERICK H. BURCAW, 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 CORPORATION 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 29th day of April, 1996.

Carol A. Puente
Notary Public, State of Florida at Large

My Commission Expires: 3/12/99



COPPER RIDGE TRACT C

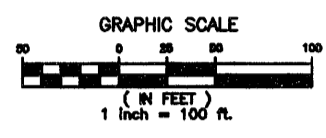
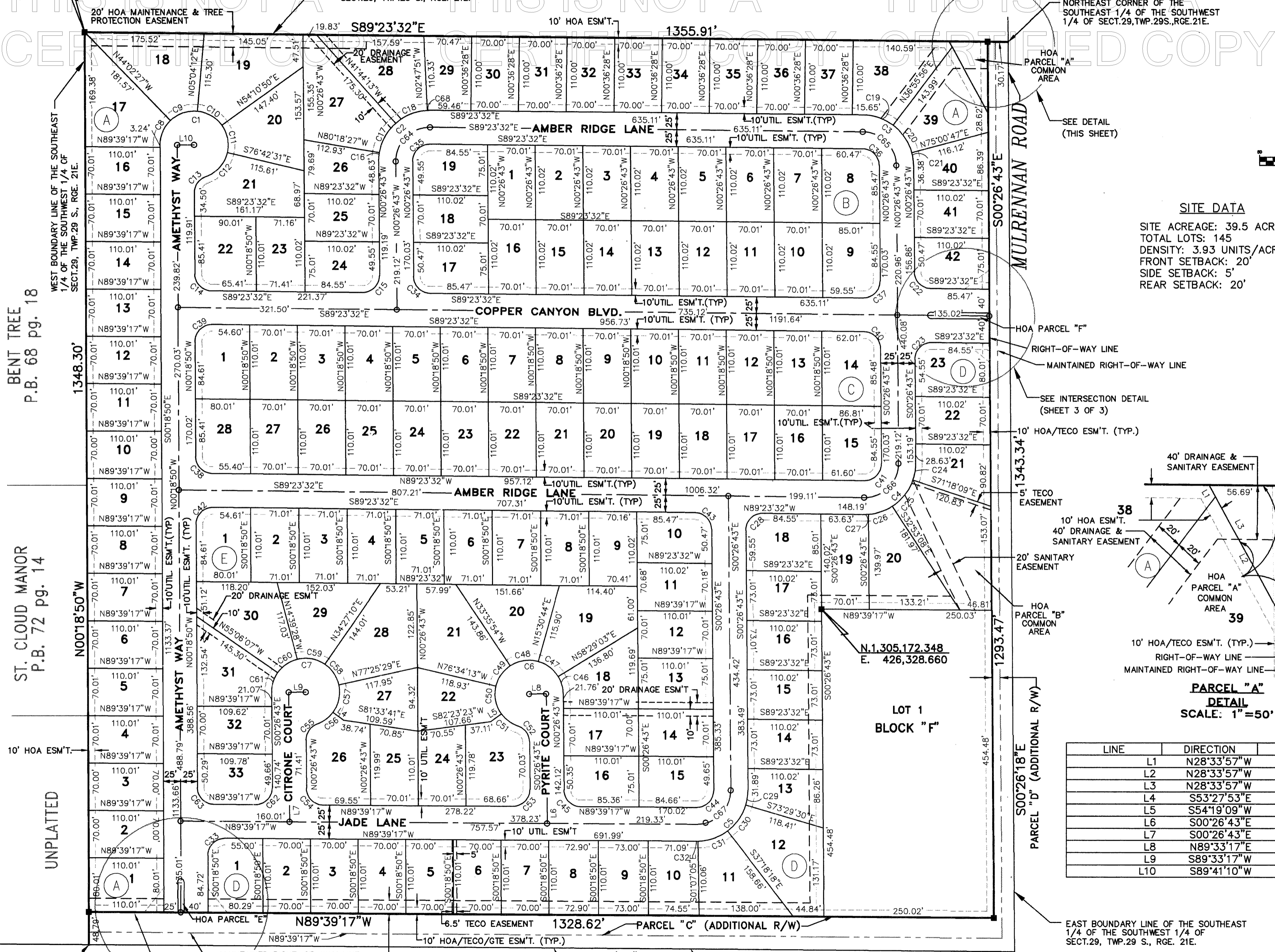
SECTION 29, TOWNSHIP 29 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA.

NORTHWEST CORNER OF THE
SOUTHEAST 1/4 OF THE SOUTHWEST
1/4 OF SECT.29,TWP.29S.,RGE.21E.
N.1,306,023.872
E. 425,246.493

NORTH BOUNDARY LINE OF THE SOUTHEAST
1/4 OF THE SOUTHWEST 1/4 OF
SECT.29, TWP.29 S., RGE. 21E. UNPLATTED

NORTHEAST CORNER OF THE
SOUTHEAST 1/4 OF THE SOUTHWEST
1/4 OF SECT.29,TWP.29S.,RGE.21E.

THIS IS NOT A CERTIFIED COPY OF THE ORIGINAL RECORD. THIS IS NOT A CERTIFIED COPY OF THE ORIGINAL RECORD.



SITE DATA
 SITE ACREAGE: 39.5 ACRES
 TOTAL LOTS: 145
 DENSITY: 3.93 UNITS/ACRE
 FRONT SETBACK: 20'
 SIDE SETBACK: 5'
 REAR SETBACK: 20'

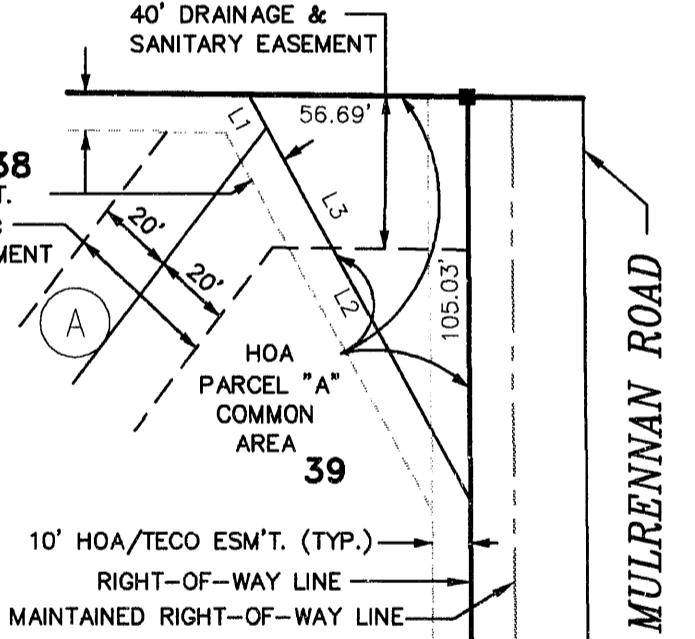
BENT TREE
P.B. 68 pg. 18

ST. CLOUD MANOR
P.B. 72 pg. 14

UNPLATTED

SOUTHWEST CORNER OF THE
SOUTHEAST 1/4 OF THE SOUTHWEST
1/4 OF SECT.29,TWP.29S.,RGE.21E.

P.O.B.
SE. CORNER OF THE SE. 1/4 OF
THE SW. 1/4 OF SECTION 29,
TOWNSHIP 29 S., RANGE 21 E.



PARCEL "A" DETAIL
SCALE: 1"=50'

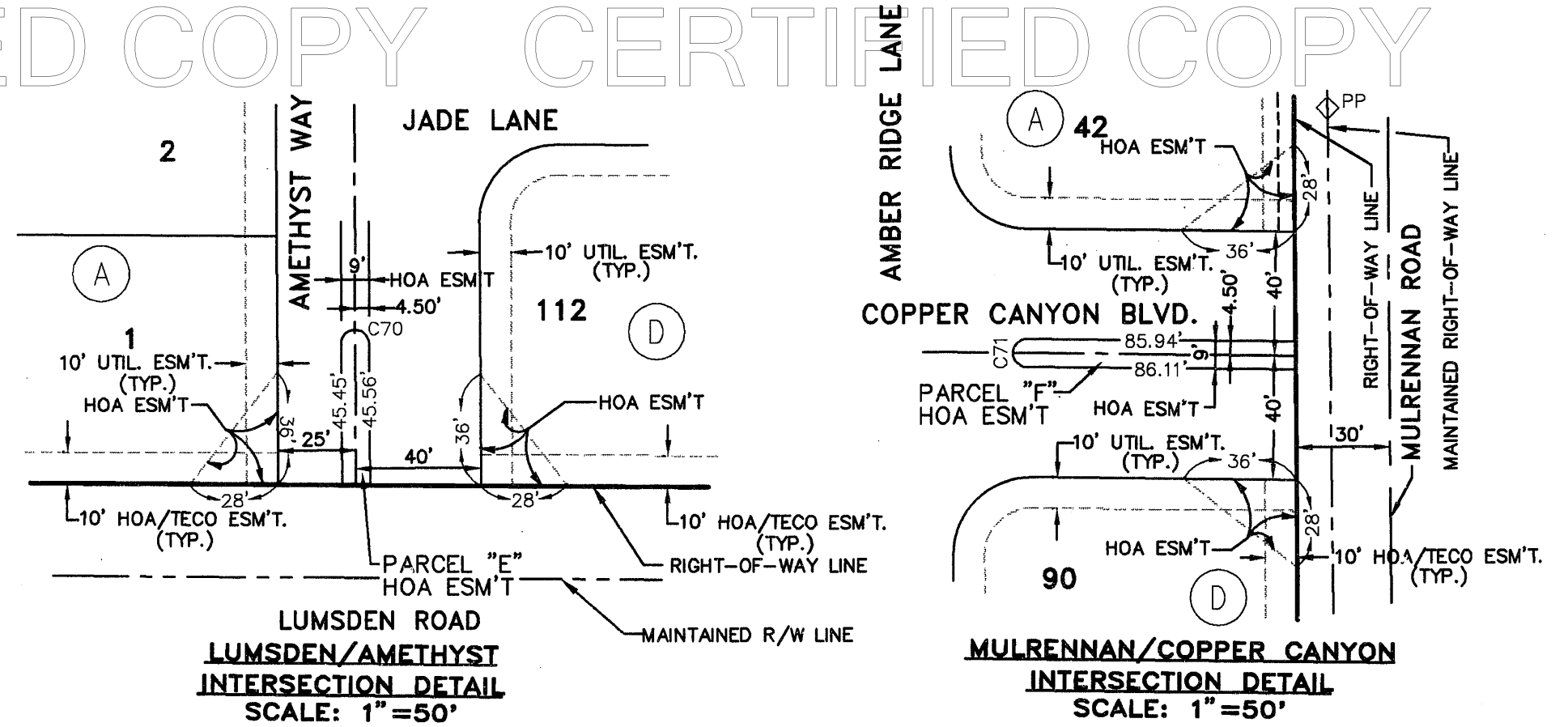
LINE	DIRECTION	DISTANCE
L1	N28°33'57"W	9.81'
L2	N28°33'57"W	110.45'
L3	N28°33'57"W	120.26'
L4	S53°27'53"E	20.00'
L5	S54°19'09"W	20.00'
L6	S00°26'43"E	191.44'
L7	S00°26'43"E	191.44'
L8	N89°33'17"E	25.00'
L9	S89°33'17"W	25.00'
L10	S89°41'10"W	25.00'

EAST BOUNDARY LINE OF THE SOUTHEAST
1/4 OF THE SOUTHWEST 1/4 OF
SECT.29, TWP.29 S., RGE. 21E.

COPPER RIDGE TRACT C

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

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	50.00'	218.63'	81.65'	N55°02'58"W	250°31'44"
C2	75.00'	119.19'	107.04'	S45°04'52"W	91°03'11"
C3	75.00'	116.43'	105.09'	N44°55'08"W	88°56'49"
C4	75.00'	119.19'	107.04'	N45°04'52"E	91°03'11"
C5	75.00'	118.84'	106.80'	N44°57'00"E	90°47'26"
C6	50.00'	218.63'	81.65'	S54°17'25"W	250°31'44"
C7	50.00'	218.63'	81.65'	N55°10'51"W	250°31'44"
C8	50.00'	40.47'	39.37'	S22°52'22"W	46°22'24"
C9	50.00'	42.76'	41.47'	S70°33'28"W	48°59'49"
C10	50.00'	42.77'	41.47'	N60°26'26"W	49°00'23"
C11	50.00'	42.84'	41.54'	N11°23'36"W	49°05'16"
C12	50.00'	49.80'	47.77'	N41°40'58"E	57°03'52"
C13	25.00'	30.77'	28.87'	S34°57'02"W	70°31'44"
C14	25.00'	38.87'	35.07'	S44°51'11"E	89°04'42"
C15	25.00'	39.73'	35.68'	N45°04'52"E	91°03'11"
C16	75.00'	13.27'	13.25'	S04°37'25"W	10°08'16"
C17	75.00'	50.49'	49.54'	S28°58'40"W	38°34'14"
C18	75.00'	50.97'	50.00'	S67°43'58"W	38°56'22"
C19	75.00'	46.76'	46.01'	N71°31'52"W	35°43'20"
C20	75.00'	49.85'	48.94'	S34°01'38"E	38°04'51"
C21	75.00'	19.03'	18.98'	N07°42'58"W	14°32'30"
C22	25.00'	38.81'	35.03'	S44°55'08"E	88°56'49"
C23	25.00'	39.73'	35.68'	S45°04'52"W	91°03'11"
C24	75.00'	25.06'	24.94'	N09°07'34"E	19°08'34"
C25	75.00'	49.87'	48.95'	N37°44'44"E	38°05'46"
C26	75.00'	37.88'	37.48'	N71°15'47"E	28°56'19"
C27	75.00'	6.38'	6.38'	N88°10'12"E	04°52'32"
C28	25.00'	39.73'	35.68'	S45°04'52"W	91°03'11"
C29	75.00'	22.19'	22.11'	N08°01'53"E	16°57'13"
C30	75.00'	47.37'	46.59'	N34°36'06"E	36°11'12"
C31	75.00'	47.37'	46.59'	N70°47'18"E	36°11'13"
C32	75.00'	1.92'	1.92'	N89°36'49"E	01°27'48"
C33	25.00'	39.56'	35.56'	S45°00'56"W	90°39'33"
C34	25.00'	38.81'	35.03'	S44°55'08"E	88°56'49"
C35	25.00'	39.73'	35.68'	S45°04'52"W	91°03'11"
C36	25.00'	38.81'	35.03'	N44°55'08"W	88°56'49"
C37	25.00'	39.73'	35.68'	N45°04'52"E	91°03'11"
C38	25.00'	38.87'	35.07'	S44°51'11"E	89°04'42"
C39	25.00'	39.67'	35.64'	S45°08'49"W	90°55'18"
C40	25.00'	38.81'	35.03'	N44°55'08"W	88°56'49"
C41	25.00'	39.73'	35.68'	N45°04'52"E	91°03'11"
C42	25.00'	39.67'	35.64'	S45°08'49"W	90°55'18"
C43	25.00'	38.81'	35.03'	N44°55'08"W	88°56'49"
C44	25.00'	39.61'	35.60'	N44°57'00"E	90°47'26"
C45	25.00'	38.92'	35.11'	S45°03'00"E	89°12'34"
C46	50.00'	27.11'	26.78'	N15°58'50"W	31°04'14"
C47	50.00'	37.50'	36.63'	N53°00'07"W	42°58'19"
C48	50.00'	42.86'	41.56'	S80°57'25"W	49°06'38"
C49	50.00'	37.50'	36.63'	S34°54'56"W	42°58'19"
C50	50.00'	42.86'	41.56'	S11°07'32"E	49°06'38"
C51	50.00'	30.80'	30.31'	S53°19'39"E	35°17'36"
C52	25.00'	30.77'	28.87'	N35°42'35"W	70°31'44"
C53	25.00'	39.61'	35.60'	N44°57'00"E	90°47'26"
C54	25.00'	38.92'	35.11'	S45°03'00"E	89°12'34"
C55	25.00'	30.77'	28.87'	S34°49'09"W	70°31'44"
C56	50.00'	29.28'	28.86'	N53°18'34"E	33°32'54"
C57	50.00'	42.86'	41.56'	N11°58'48"E	49°06'38"
C58	50.00'	37.50'	36.63'	N34°03'41"W	42°58'19"
C59	50.00'	42.86'	41.56'	N80°06'09"W	49°06'38"
C60	50.00'	35.29'	34.57'	S55°07'12"W	40°26'39"
C61	50.00'	30.84'	30.36'	S17°13'35"W	35°20'36"
C62	25.00'	39.61'	35.60'	N44°57'00"E	90°47'26"
C63	25.00'	38.98'	35.15'	S44°59'04"E	89°20'27"
C64	50.00'	79.46'	71.36'	S45°04'52"W	91°03'11"
C65	50.00'	77.62'	70.06'	N44°55'08"W	88°56'49"
C66	50.00'	79.46'	71.36'	N45°04'52"E	91°03'11"
C67	50.00'	79.23'	71.20'	N44°57'00"E	90°47'26"
C68	75.00'	4.46'	4.46'	S88°54'19"W	03°24'19"
C70	4.50'	14.14'	9.00'	S89°41'10"W	180°00'00"
C71	4.50'	14.14'	9.00'	S00°36'28"W	180°00'00"



GENERAL NOTES:

- 1) Basis of bearing:
All bearings are based on a bearing of North 00°26'27" West for the East Boundary of the Southwest 1/4 of Section 29, Township 29 East, Range 21 East, being a PK nail & disc (LB 33) to a Railroad Spike, respectively.
- 2) State Plane Coordinates:
 1. Coordinates shown hereon refer to the Transverse Mercator Grid System for the West Zone of the State of Florida.
 2. State Plane coordinates are based on coordinates given on the monument reports for the South 1/4 corner and the Southwest corner of Section 29, Township 29 S., Range 21 E.
- 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) 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 conditioners, structures, utility sheds, poles, fences, sprinkler systems, trees, shrubs, hedges, and landscaping plants other than grass, except as approved by the County Administrator.
- 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) Rear & side yard swales along the property lines of Lots 20-27 of Block A, Lots 43-61 of Block B, Lots 62-89 of Block C, and Lots 113-133 & 140-142 of Block E shall be maintained by the individual lot owners, according to the approved lot grading plan on file at the Hillsborough County Building Department. This note shall appear on each affected lot deed.
- 9) The vertical datum is based on the National Geodetic Vertical Datum of 1929 and the elevations of the benchmarks are to 3rd order accuracy, as defined by the National Oceanic and Atmospheric Administration.

LEGEND:

- | | | |
|---------------------------------|--------------------------------|---|
| P.O.B. = Point of Beginning | C5 = Curve Number | ④ = Block Number |
| P.O.R. = Point of Reference | Esm't = Easement | ■ = Permanent Reference monument (P.R.M.) marked (PRM 4602) |
| PB = Plat Book | Typ. = Typical | o = Permanent Control Point (P.C.P.) marked (PCP 4602) |
| OR. BK. = Official Records Book | HOA = Home Owners' Association | Sec. = Section |
| PG = Page | | Twp. = Township |
| R/W = Right-of-Way | | Rge. = Range |
| Ft = Feet | | N.1,306,049.758 = Northing in State Plane Coordinate |
| RD = Road | | E.570,534.045 = Easting in State Plane Coordinate |
| SHT = Sheet | | |