

COPPER RIDGE - TRACT D

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

P.B. 84 PG. 11-1

SHEET 1 OF 5

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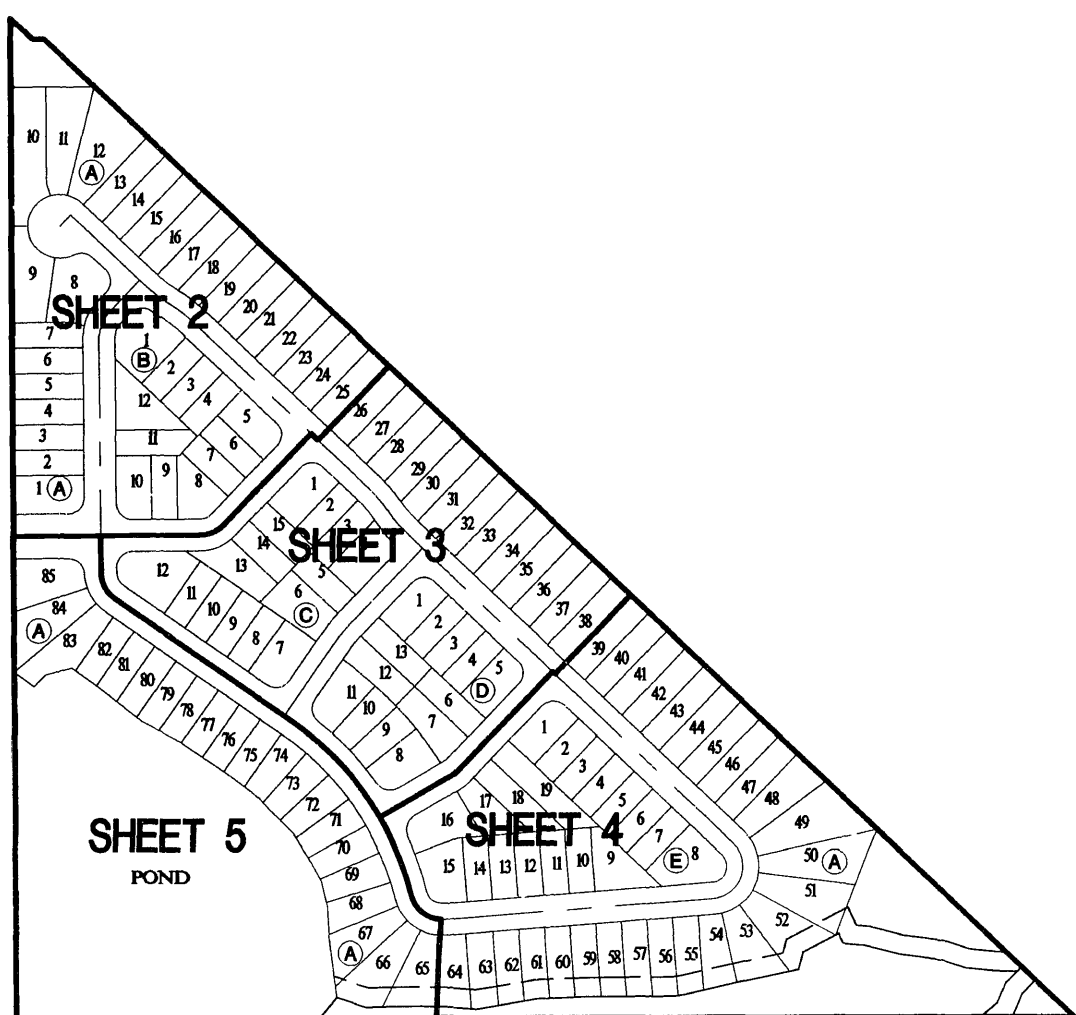
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LEGAL DESCRIPTION:

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

As a point of reference commence at the Southwest corner of the Southeast 1/4 of said Section 29; thence North 00°26'43" West, 2154.35 feet along the West boundary line of the Southeast 1/4 of said Section 29; thence North 89°51'55" East, 23.80 feet to the POINT OF BEGINNING; thence North 00°31'25" West, 1566.88 feet; thence South 46°23'55" East, 47.84 feet; thence South 89°22'43" East, 18.31 feet; thence South 46°23'55" East, 2218.20 feet; thence South 89°51'55" West, 1644.97 feet to the POINT OF BEGINNING.

Contains 29.90 acres, more or less.



KEY MAP

NTS

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.

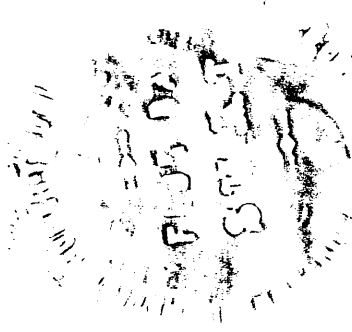
Reviewed by: Richard S. Galt
Florida Professional Surveyor and Mapper, License # 4232
Surveying and Mapping Section, Real Estate Department, Hillsborough County.

BOARD OF COUNTY COMMISSIONERS:

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

James Scott
Chairman

9/20/98
Date

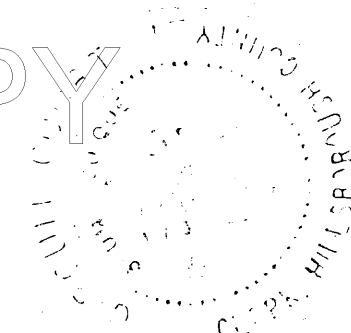


CLERK OF CIRCUIT COURT:

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 84, Page 11, of the Public Records of Hillsborough County, Florida.

RICHARD AKE
Clerk of the Circuit Court
Barbara S. Brownell
Deputy

9-30-98
Date
98290979
TIME 1:09 PM



DEDICATION:

The undersigned as owners of the above described lands which are being subdivided and platted into a subdivision of Copper Ridge Tract D hereby dedicate all roads, streets, 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 18 day of September, 1998. The Homeowners' Association Easements shown hereon are expressly dedicated and reserved as private non-exclusive easements to Copper Ridge Homeowners' Association, Inc.

KBC DEVELOPMENT, inc. a Florida Corporation

By: Michael J. Good
MICHAEL J. GOOD, President

Witness
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 D do hereby join in and ratify the plat and all dedications and reservations described herein.

NATIONSBANK, N.A.

By: Dean W. Kuna
DEAN W. KUNA, Vice President

Witness
Christine Ruppel
Witness

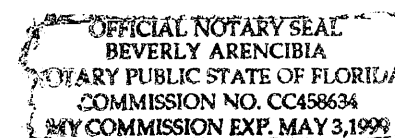
ACKNOWLEDGEMENT:

State of Florida, County of Hillsborough

Personally appeared before me, the undersigned, MICHAEL J. GOOD, President of KBC Development, Inc. to me known to be the person described in and who executed the foregoing dedication.

Witness my hand and official seal on the 18 day of September, 1998.

Notary Public, State of Florida at Large



My Commission Expires:

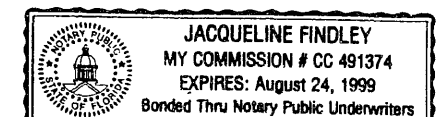
ACKNOWLEDGEMENT:

State of Florida, County of Hillsborough

Personally appeared before me, the undersigned, DEAN W. KUNA, Vice President of Nationsbank, N.A. to me known to be the person described in and who executed the foregoing mortgagee.

Witness my hand and official seal on the 21st day of September, 1998.

Jacqueline Findley
Notary Public, State of Florida at Large



My Commission Expires:

SURVEYOR'S CERTIFICATE:

I certify that the plat shown hereon was drawn from a survey made under my supervision on August 18, 1998, 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.

David G. Armstrong
David G. Armstrong, P.S.M.
Florida Surveyor's Registration No. 4970
Burcaw & Associates Engineering
6015 Benjamin Rd. Suite 320
Tampa, Fl. 33634

PREPARED BY:
Burcaw & Associates Engineering
ENGINEERING - PLANNING - SURVEYING
6015 BENJAMIN RD. SUITE 320
TAMPA, FL. 33634

COPPER RIDGE - TRACT D

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

NW CORNER OF SW 1/4 OF NE 1/4 OF SEC. 29-29-21

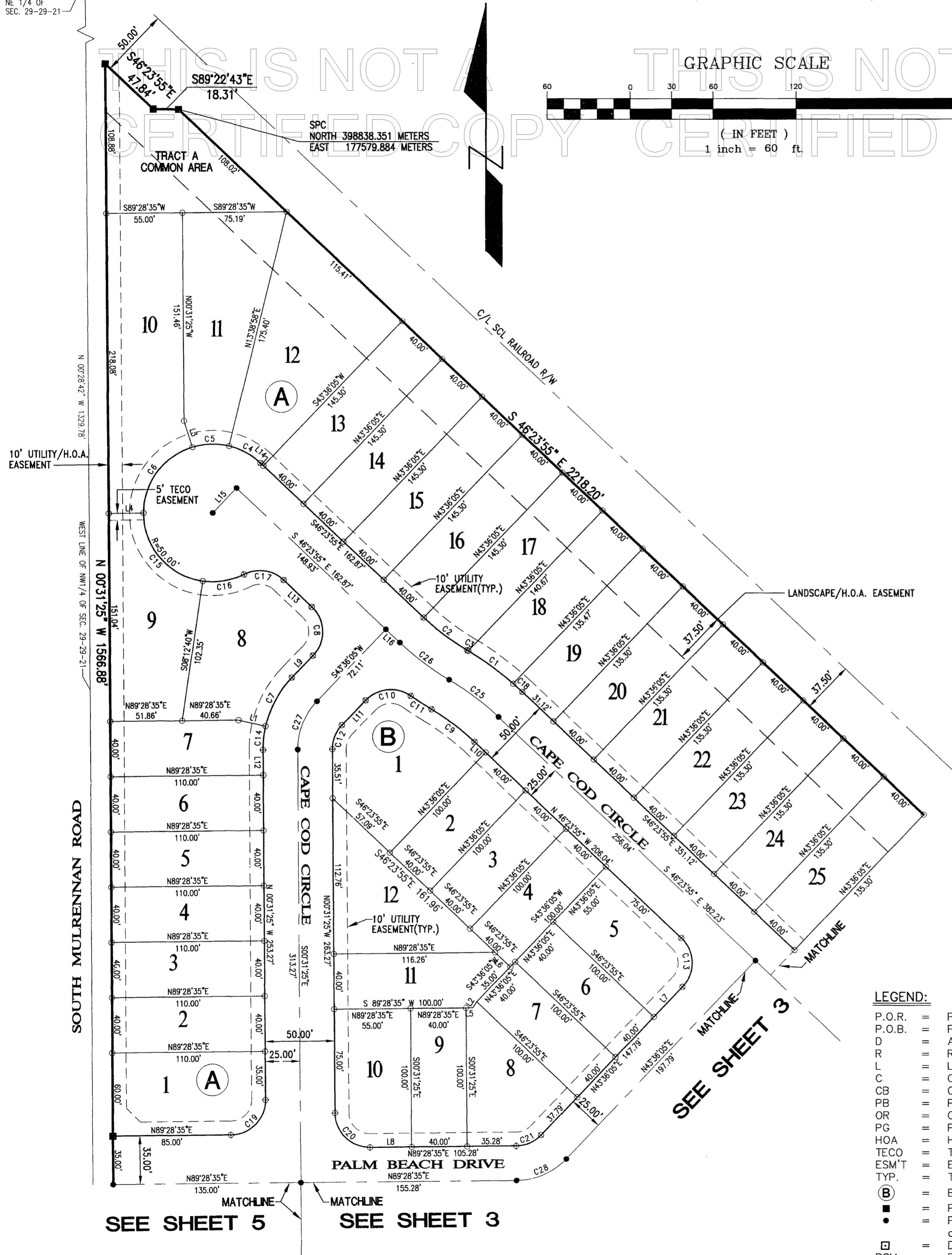
GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

LINE	LENGTH	BEARING
L5	5.00'	N89°28'35"E
L6	15.13'	S46°23'55"E
L10	11.04'	S46°23'55"E
L11	24.72'	N43°36'05"E
L12	18.27'	N00°31'25"W
L13	28.22'	S46°23'55"E
L16	13.94'	N46°23'55"E
L1	20.00'	N77°17'58"W
L2	5.14'	N31°52'10"E
L3	20.00'	S17°07'30"E
L4	25.00'	S89°28'35"W
L7	30.00'	N43°36'05"E
L8	30.00'	N89°28'35"E
L9	22.11'	N43°36'05"E
L14	2.87'	S46°23'55"E
L15	25.00'	N43°36'05"E

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C8	39.27'	25.00'	90°00'00"	35.36'	N01°23'55"W
C9	39.21'	175.00'	12°50'19"	39.13'	N52°49'05"W
C10	35.65'	25.00'	81°42'28"	32.71'	S84°27'18"W
C11	17.85'	225.00'	04°32'45"	17.85'	S56°57'51"E
C12	19.25'	25.00'	44°07'29"	18.78'	S21°32'20"W
C13	39.27'	25.00'	90°00'00"	35.36'	N01°23'55"W
C15	71.37'	50.00'	81°47'20"	65.47'	S40°53'40"E
C16	30.66'	50.00'	35°08'19"	30.19'	N80°38'31"E
C17	30.77'	25.00'	70°31'44"	28.87'	N81°39'47"W
C1	40.39'	225.00'	10°17'07"	40.34'	N53°48'13"W
C2	39.21'	175.00'	12°50'19"	39.13'	S52°49'05"E
C3	1.14'	225.00'	00°17'27"	1.14'	N59°05'31"W
C4	26.14'	50.00'	29°57'07"	25.84'	N61°22'29"W
C5	26.86'	50.00'	30°46'28"	26.53'	S88°15'44"W
C6	63.60'	50.00'	72°52'30"	59.39'	S36°26'15"W
C7	40.45'	75.00'	30°54'03"	39.96'	S28°09'03"W
C14	17.31'	75.00'	13°13'27"	17.27'	S06°05'19"W
C18	8.88'	225.00'	02°15'44"	8.88'	N47°31'47"W
C19	39.27'	25.00'	90°00'00"	35.36'	N44°28'35"E
C20	39.27'	25.00'	90°00'00"	35.36'	S45°31'25"E
C21	20.02'	25.00'	45°52'31"	19.49'	N66°32'20"E
C25	44.82'	200.00'	12°50'19"	44.72'	N52°49'05"W
C26	44.82'	200.00'	12°50'19"	44.72'	S52°49'05"E
C27	38.51'	50.00'	44°07'29"	37.56'	S21°32'20"W
C28	40.03'	50.00'	45°52'31"	38.97'	N66°32'20"E



GENERAL NOTES:

- Basis of bearing:**
The west boundary of the SE 1/4 of Sec. 29-29-21 being N 00°26'43" W (assumed)
- State Plane Coordinates:**
Coordinates shown herein 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 S.W. corner of the S.E. 1/4 and for the S.E. corner of Sec. 29-29-21 Hillsborough County, Florida, and reflect NAD 83-(1990 Re-adjustment) and are shown in meters.**
- 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. There may be additional restrictions that are not recorded on this 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".
- 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.
- Tract A is hereby designated a common area and shall be conveyed to a homeowners association and shall be maintained by said homeowners association.
- Tract B is hereby designated as conservation/preservation area and shall be conveyed to a homeowners association and shall be maintained by said homeowners association.
- Tract C is hereby designated a drainage easement and shall be conveyed to a homeowners association and shall be maintained by said homeowners association.

LEGEND:

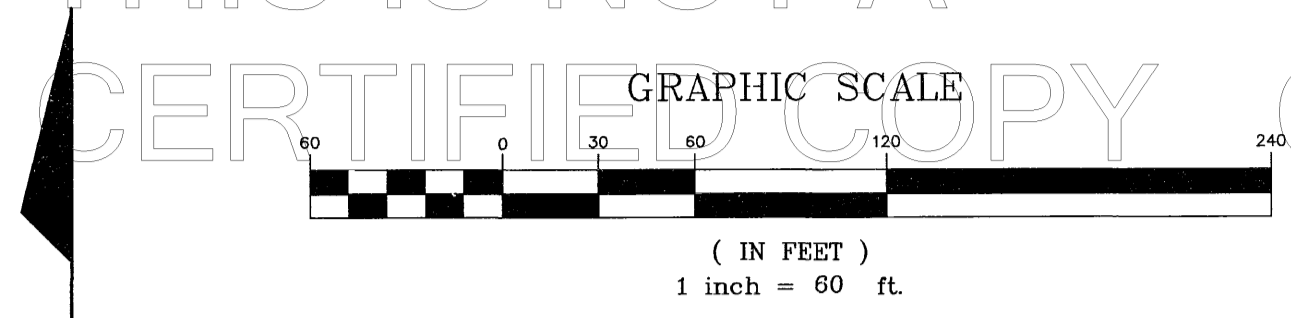
- P.O.R. = Point of Reference
- P.O.B. = Point of Beginning
- D = Arc Delta Angle
- R = Radial
- L = Line Number (see line table)
- C = Curve Number (see curve table)
- CB = Chord Bearing
- PB = Plat Book
- OR = Official Records
- PG = Page
- HOA = Home Owners' Association
- TECO = Tampa Electric Company
- ESM'T = Easement
- TYP. = Typical
- (B) = Block Letter
- = Permanent Reference Monument (PRM) Set
- = Permanent Control Point (PCP) to be set after construction is complete
- = Denotes Found Concrete Monument
- 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.

PREPARED BY:
Burcaw & Associates Engineering
ENGINEERING - PLANNING - SURVEYING
6015 BENJAMIN RD. SUITE 320
TAMPA, FL. 33634

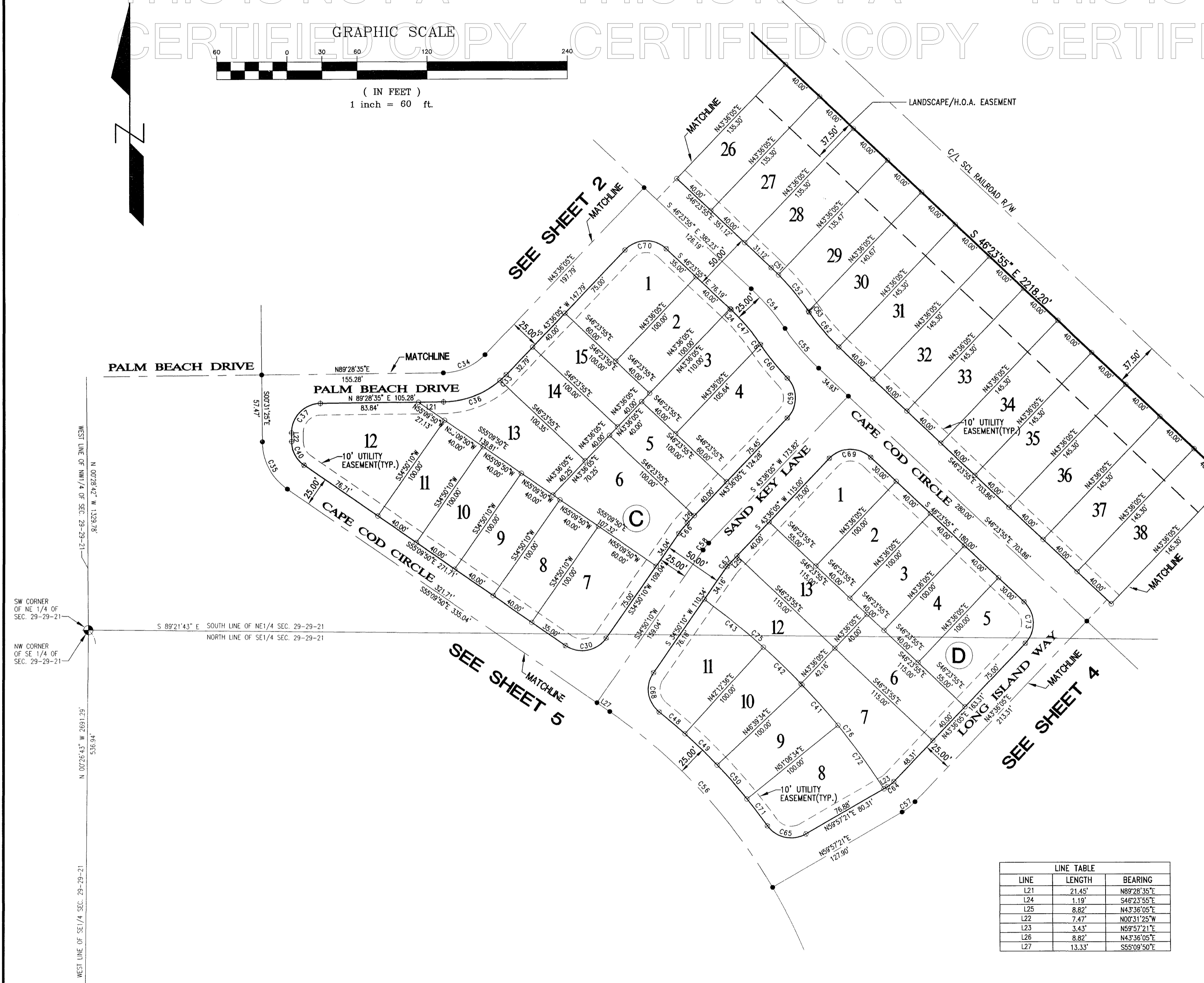
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CURVE	CURVE TABLE				
	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C33	8.88'	225.00'	02°15'45"	8.88'	N45°16'03"W
C35	7.22'	75.00'	05°31'07"	7.22'	N46°21'38"E
C36	52.83'	75.00'	40°21'24"	51.74'	N69°17'53"E
C37	39.27'	25.00'	90°00'00"	35.36'	S44°28'35"W
C41	46.21'	595.00'	04°27'01"	46.20'	N41°06'56"W
C42	46.20'	595.00'	04°26'57"	46.19'	N45°33'55"W
C43	64.91'	595.00'	06°15'02"	64.88'	N50°54'55"W
C47	39.13'	175.00'	12°48'44"	39.05'	N39°59'34"W
C60	36.84'	225.00'	09°22'54"	36.80'	S38°15'03"E
C61	0.08'	175.00'	00°01'35"	0.08'	N33°34'24"W
C64	7.14'	25.00'	16°21'16"	7.11'	N51°46'43"E
C66	11.47'	75.00'	08°45'55"	11.46'	S39°13'07"W
C69	39.27'	25.00'	90°00'00"	35.36'	S88°36'05"W
C70	39.27'	25.00'	90°00'00"	35.36'	S88°36'05"W
C72	66.86'	595.00'	06°26'18"	66.82'	N35°40'17"W
C73	39.27'	25.00'	90°00'01"	35.36'	N01°23'56"W
C30	39.27'	25.00'	90°00'00"	35.36'	N79°50'10"E
C34	40.03'	50.00'	45°52'31"	38.97'	N66°32'20"E
C35	47.68'	50.00'	54°38'26"	45.90'	S27°50'37"E
C40	23.84'	25.00'	54°38'26"	22.95'	S27°50'37"E
C48	28.77'	495.00'	03°19'50"	28.77'	N49°27'19"W
C49	38.44'	495.00'	04°26'57"	38.43'	N45°33'55"W
C50	38.45'	495.00'	04°27'01"	38.44'	N41°06'56"W
C52	40.39'	225.00'	10°17'07"	40.34'	N38°59'37"W
C54	44.82'	200.00'	12°50'19"	44.72'	N39°58'46"W
C55	44.82'	200.00'	12°50'19"	44.72'	S39°58'46"E
C56	206.06'	470.00'	25°07'11"	204.41'	N42°36'15"W
C57	14.27'	50.00'	16°21'16"	14.22'	N51°46'43"E
C58	7.65'	50.00'	08°45'55"	7.64'	S39°13'07"W
C59	37.76'	25.00'	86°32'35"	34.27'	N00°19'47"E
C62	39.21'	175.00'	12°50'19"	39.13'	S39°58'46"E
C63	1.14'	225.00'	00°17'27"	1.14'	N33°42'20"W
C65	36.86'	25.00'	84°28'56"	33.61'	S77°48'11"E
C67	3.82'	25.00'	08°45'55"	3.82'	S39°13'07"W
C68	37.51'	25.00'	85°57'23"	34.09'	S08°08'32"E
C71	28.76'	495.00'	03°19'43"	28.75'	N37°13'34"W
C75	109.76'	557.73'	11°16'33"	109.58'	N48°36'42"W
C76	114.42'	561.08'	11°41'02"	114.22'	N38°05'58"W

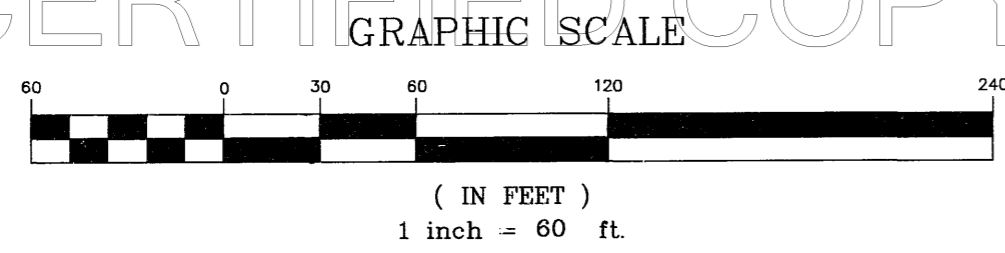
LINE TABLE		
LINE	LENGTH	BEARING
L21	21.45'	N89°28'35"E
L24	1.19'	S46°23'55"E
L25	8.82'	N43°36'05"E
L22	7.47'	N00°31'25"W
L23	3.43'	N59°57'21"E
L26	8.82'	N43°36'05"E
L27	13.33'	S55°09'50"E

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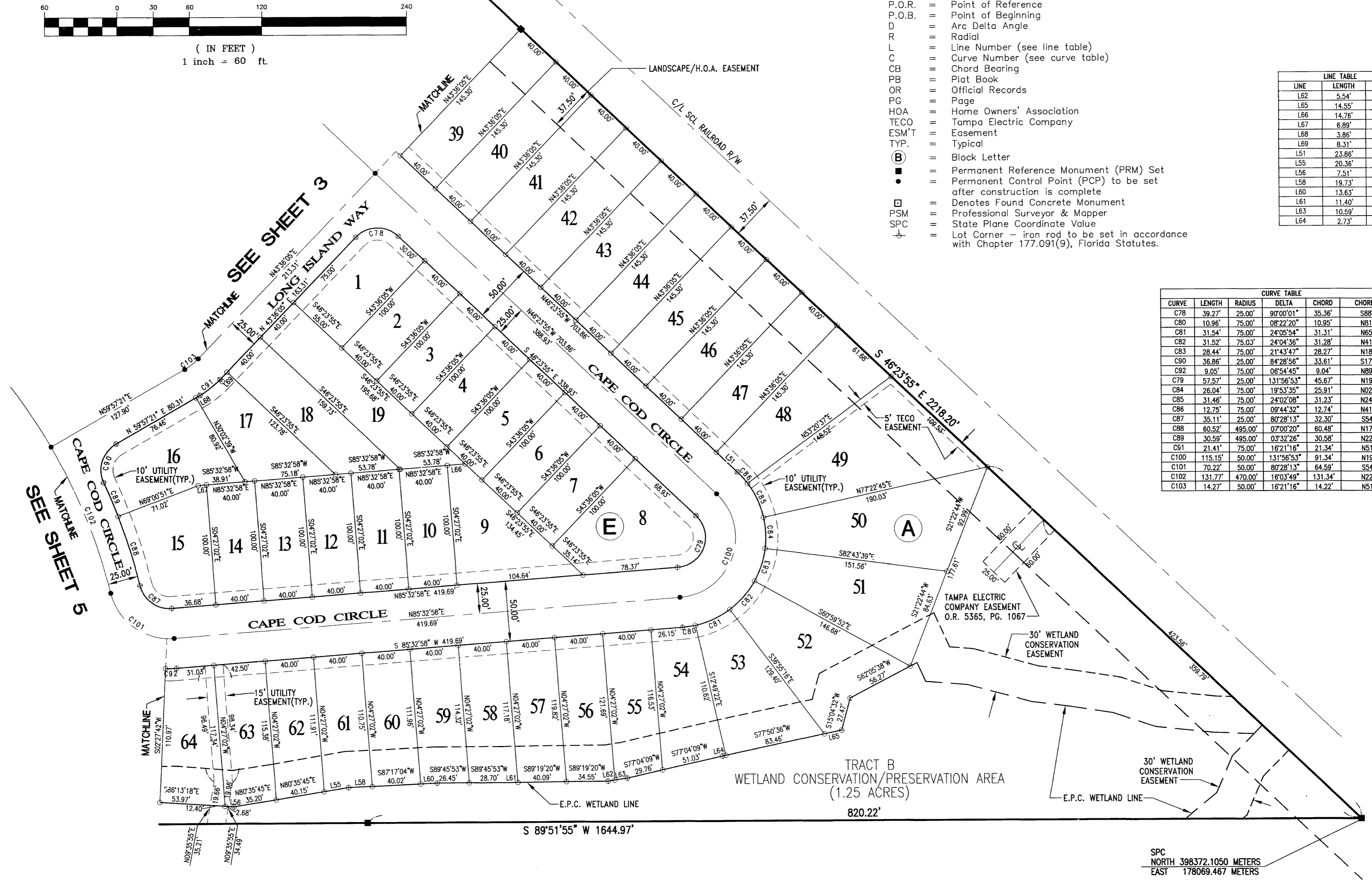
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 - ⊕ = Lot Corner - iron rod to be set in accordance with Chapter 177.091(9), Florida Statutes.

LINE	LENGTH	BEARING
L62	5.54'	S81°22'55"W
L65	14.55'	S77°50'36"W
L66	14.76'	N85°32'58"E
L67	6.89'	N85°32'58"E
L68	3.86'	N59°57'21"E
L69	8.31'	N43°36'05"E
L51	23.86'	S46°23'55"E
L55	20.36'	N80°35'45"E
L56	7.51'	S86°13'18"E
L58	19.73'	S87°17'04"W
L60	13.63'	S87°17'04"W
L61	11.40'	S89°19'20"W
L63	10.59'	S81°22'55"W
L64	2.73'	S77°50'36"W

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C78	39.27'	25.00'	90°00'01"	35.36'	S88°36'05"W
C80	10.96'	75.00'	08°22'20"	10.95'	N81°21'48"E
C81	31.54'	75.00'	24°05'54"	31.31'	N65°07'41"E
C82	31.52'	75.00'	24°04'36"	31.28'	N41°02'26"E
C83	28.44'	75.00'	21°43'47"	28.27'	N18°08'14"E
C90	36.86'	25.00'	84°28'56"	33.61'	S17°42'53"W
C92	9.05'	75.00'	06°54'45"	9.04'	N89°00'20"E
C79	57.57'	25.00'	131°56'53"	45.67'	N19°34'31"E
C84	26.04'	75.00'	19°53'35"	25.91'	N02°40'27"W
C85	31.46'	75.00'	24°02'08"	31.23'	N24°38'19"W
C86	12.75'	75.00'	09°44'32"	12.74'	N41°31'39"W
C87	35.11'	25.00'	80°28'13"	32.30'	S54°12'56"E
C88	60.52'	495.00'	07°00'20"	60.48'	N17°29'00"W
C89	30.59'	495.00'	03°32'26"	30.58'	N22°45'22"W
C91	21.41'	75.00'	16°21'16"	21.34'	N51°46'43"E
C100	115.15'	30.00'	131°56'53"	91.34'	N19°34'31"E
C101	70.22'	30.00'	80°28'13"	64.59'	S54°12'56"E
C102	131.77'	470.00'	16°03'49"	131.34'	N22°00'45"W
C103	14.27'	50.00'	16°21'16"	14.22'	N51°46'43"E



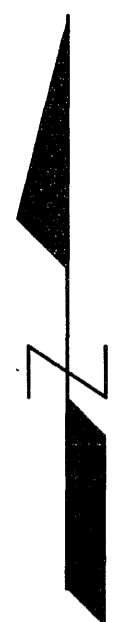
UNPLATTED

SPC
NORTH 398372.1050 METERS
EAST 178069.467 METERS

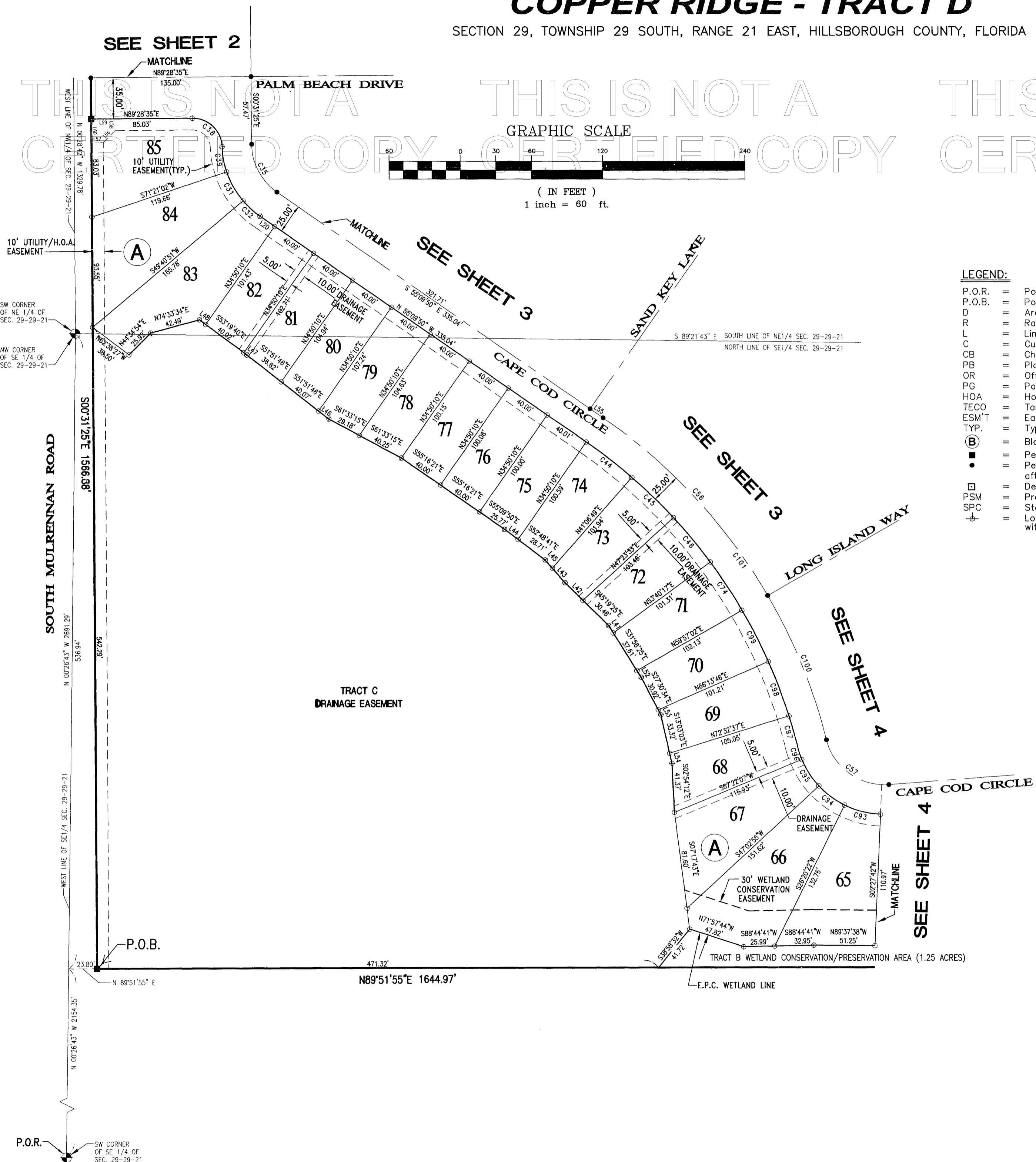
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L58	10.00'	N00°31'25"W
L59	20.00'	N89°28'35"E
L41	7.29'	S31°56'25"E
L42	21.14'	S45°19'25"E
L43	16.41'	S40°58'34"E
L44	14.25'	S52°48'41"E
L45	9.11'	S40°58'34"E
L46	11.02'	S51°51'46"E
L47	3.24'	S53°19'40"E
L48	6.71'	S53°19'40"E
L52	6.71'	S31°56'25"E
L53	4.66'	S27°30'34"E
L54	8.73'	S13°03'03"E
L55	13.33'	S55°09'50"E
L56	14.14'	S44°28'35"W
L57	10.00'	S89°28'35"W
L60	20.00'	N00°31'25"W

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C31	28.37'	75.00'	21°40'11"	28.20'	S29°29'03"E
C32	19.43'	75.00'	14°50'42"	19.38'	S47°44'29"E
C38	38.64'	25.00'	88°33'07"	34.91'	N46°14'51"W
C39	21.83'	75.00'	16°40'41"	21.75'	S10°18'38"E
C44	48.76'	445.00'	06°16'39"	48.73'	N52°01'31"W
C45	48.77'	445.00'	06°16'44"	48.74'	N45°44'49"W
C46	48.77'	445.00'	06°16'44"	48.74'	N39°28'05"W
C74	48.77'	445.00'	06°16'44"	48.74'	N33°11'20"W
C93	31.26'	75.00'	23°52'40"	31.03'	S75°35'58"E
C94	27.11'	75.00'	20°42'33"	26.96'	S53°18'21"E
C95	26.60'	75.00'	20°19'11"	26.46'	S32°47'29"E
C96	11.32'	75.00'	08°39'03"	11.31'	S18°18'22"E
C97	27.00'	445.00'	03°28'33"	26.99'	N15°43'06"W
C98	49.04'	445.00'	06°16'51"	49.02'	N20°36'48"W
C99	48.77'	445.00'	06°16'44"	48.74'	N26°54'36"W
C101	337.83'	470.00'	41°11'02"	330.60'	N34°34'20"W
C35	47.68'	50.00'	54°38'26"	45.90'	S27°50'37"E
C56	206.06'	470.00'	25°07'11"	204.41'	N42°36'15"W
C57	70.22'	50.00'	80°28'13"	64.59'	S54°12'56"E
C100	131.77'	470.00'	16°03'49"	131.34'	N22°00'45"W

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