

# COPPER RIDGE TRACT E

### LEGAL DESCRIPTION:

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

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, 73.01 feet to the POINT OF BEGINNING; thence North 00°26'43" West, 788.60 feet to a point on the Southerly right-of-way line of Copper Canyon Boulevard according to the Plat of Record for COPPER RIDGE TRACT B1 as recorded in Plat Book 81, Page 3 of the Public Records of Hillsborough County, Florida; thence along the Southerly right-of-way line of said Copper Canyon Boulevard the following seven (7) courses:

- 1) North 45°29'35" East, 52.15 feet;
- 2) South 89°30'25" East, 133.18 feet to the point of curvature of a curve to the left;
- 3) 341.42 feet along the arc of said curve whose radius is 1040.00 feet, central angle is 18°48'34" and has a chord bearing and distance of North 81°05'18" East, 339.89 feet to a point of reverse curvature;
- 4) 37.86 feet along the arc of said curve whose radius is 25.00 feet, central angle is 86°46'13" and has a chord bearing and distance of South 64°55'52" East, 34.34 feet;
- 5) North 68°31'55" East, 70.00 feet to a point on a non-tangent curve concave to the Southeast;
- 6) 38.20 feet along the arc of said curve whose radius is 25.00 feet, central angle is 87°32'12" and has a chord bearing and distance of North 22°13'20" East, 34.59 feet to a point of tangency;
- 7) North 65°59'26" East, 221.09 feet;

thence South 00°34'01" East, 997.76 feet to a point on a non-tangent curve concave to the Northwest; thence 190.51 feet along the arc of said curve whose radius is 950.00 feet, central angle is 11°29'24" and has a chord bearing and distance of South 84°44'53" West, 190.19 feet to a point of tangency; said point being 73.01 feet North of and parallel to the South boundary line of the Southeast 1/4 of said Section 29; thence North 89°30'25" West, 631.82 feet along a line 73.01 feet North of and parallel to the South boundary line of said Section 29 to the POINT OF BEGINNING.

Contains 16.448 acres, more or less.

### GENERAL NOTES:

- 1) Basis of bearing:

All bearings are based on a bearing of North 00°26'43" 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 South 1/4 corner and the Southwest corner of section 29, Township 29 South, Range 21 East.

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 the "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.

### BOARD OF COUNTY COMMISSIONERS:

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

Cathie Berger  
Chairman

7/24/97  
Date

### SURVEYOR'S CERTIFICATE:

I, JOHN O. DIEHL, hereby certify that on May 22, 1997 this property was surveyed and this plat is a true representation of the lands described and shown, and that permanent reference monuments have been placed as indicated hereon in accordance with the statutes of the state of Florida thereunto appertaining, and that permanent control points (p.c.p.'s) will be installed within one year of the recording of this plat, and that this plat complies with section 177.091 of Chapter 177 of the laws of the state of Florida pertaining to materials and composition.

John O. Diehl  
John O. Diehl  
Florida registered surveyor number 4053

### 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 40 of the Public Records of Hillsborough County, Florida.

RICHARD AKE  
Clerk of the Circuit Court

July 29, 1997  
Date

Weldon M. Robinson  
Deputy

July 29, 1997  
Date

97194074 TIME 1:23 PM

### DEDICATION:

The undersigned as owners of the above described lands which are being subdivided and platted into a subdivision of COPPER RIDGE TRACT E hereby dedicate all roads, streets, Parcel A and Parcel B (additional Rights-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 16<sup>th</sup> day of July, 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.

August L. Lausberg  
Witness  
[Signature]  
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 E 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

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.

August L. Lausberg  
Witness  
[Signature]  
Witness

### 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 thereto 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 16<sup>th</sup> day of July, 19967

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

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

DARLENE S. SUTTON  
MY COMMISSION # CC468249 EXPIRES  
June 5, 1999  
BONDED THRU TROY FAIN INSURANCE, INC.

**POLARIS** ASSOCIATES INC.  
PROFESSIONAL SURVEYING  
510 SOUTH LAKE DRIVE SUITE A  
CLEARWATER, FLORIDA 34616  
813 449 2775  
SHEET 1 OF 3

# COPPER RIDGE TRACT E

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

P.O.R.  
Southeast Corner of the  
Southwest 1/4 of Section  
29, Twp. 29 S., Rge. 21 E.  
N 1306451.645  
E 426441.194

East Boundary Line of the Southeast 1/4 of the  
Southwest 1/4 of Section 29, Twp. 29 S., Rge. 21 E.

PARCEL "A"  
10' ADDITIONAL R/W TO BE  
DEDICATED TO HILLS. COUNTY

NORTH

GRAPHIC SCALE

( IN FEET )  
1 inch = 60 ft.

16

COPPER RIDGE TRACT B-1  
( P.B. 81 - PG. 3 )

COPPER CANYON BOULEVARD  
( 80' RIGHT-OF-WAY )  
( P.B. 81 - PG. 3 )

N 1306783.347  
E 427169.632

**POLARIS** ASSOCIATES INC.

PROFESSIONAL SURVEYING  
810 SOUTH LAKE DRIVE SUITE A  
CLEARWATER, FLORIDA 34616  
813 449 2775

FUTURE LUMSDEN ROAD EXTENSION

R/W DEDICATED TO HILLS. COUNTY  
(100' RIGHT-OF-WAY)  
OR BK 8433 PG. 1462

South Boundary Line of the  
Southeast 1/4 of Section 29,  
Twp. 29 S., Rge. 21 E.

5' HOA EASEMENT TYP.  
N 89°30'25" W

GRAND CANYON DRIVE

GRAND CANYON DRIVE

GRAND CANYON DRIVE

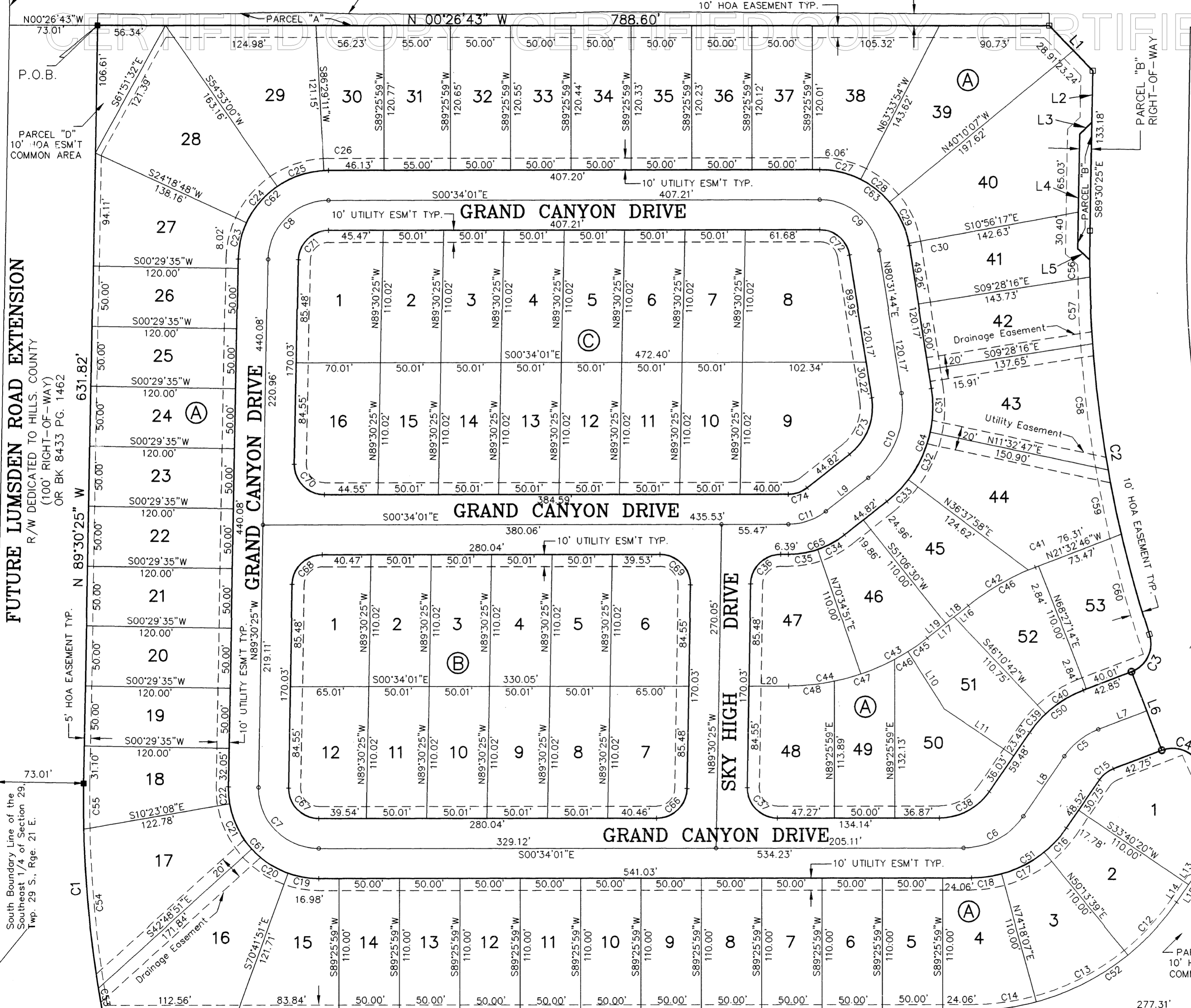
SKY HIGH DRIVE

SOUTH MULRENNAN ROAD

S 00°34'01" E

997.76'

UNPLATTED



# COPPER RIDGE TRACT E

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

THIS IS NOT A  
CERTIFIED COPY

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CURVE DATA TABLE						
CURVE NO.	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	950.00	190.51	95.58	190.19	S84°44'53"W	11°29'24"
C2	1040.00	341.42	172.26	339.89	N81°05'18"E	18°48'34"
C3	25.00	37.86	23.63	34.34	S64°55'52"E	86°46'13"
C4	25.00	38.20	23.95	34.59	N22°13'20"E	87°32'12"
C5	60.00	36.42	18.79	35.87	S38°56'13"E	34°46'54"
C6	60.00	58.39	31.74	56.12	N28°26'50"W	55°45'39"
C7	50.00	79.46	50.93	71.36	N44°57'47"E	91°03'36"
C8	50.00	77.61	49.08	70.05	S45°02'13"E	88°56'24"
C9	50.00	70.77	42.78	65.01	S39°58'52"W	81°05'45"
C10	75.00	79.30	43.81	75.66	N69°10'53"W	60°34'46"
C11	50.00	33.44	17.38	32.82	N19°43'45"W	38°19'29"
C12	205.00	59.23	29.82	59.03	N48°03'01"W	16°33'19"
C13	205.00	86.14	43.71	85.50	N27°44'07"W	24°04'28"
C14	205.00	54.14	27.23	53.98	N08°07'57"W	15°07'52"
C15	25.00	15.18	7.83	14.94	S38°56'13"E	34°46'54"
C16	95.00	27.45	13.82	27.35	N48°03'01"W	16°33'19"
C17	95.00	39.92	20.26	39.62	N27°44'07"W	24°04'28"
C18	95.00	25.09	12.62	25.02	N08°07'57"W	15°07'52"
C19	75.00	26.01	13.14	25.88	N09°22'04"E	19°52'10"
C20	75.00	36.50	18.62	36.14	N33°14'39"E	27°53'00"
C21	75.00	42.45	21.81	41.88	N63°24'00"E	32°25'43"
C22	75.00	14.24	7.14	14.22	N85°03'13"E	10°52'43"
C23	75.00	31.18	15.82	30.96	S77°35'49"E	23°49'13"
C24	75.00	40.02	20.50	39.54	S50°24'06"E	30°34'12"
C25	75.00	41.37	21.22	40.85	S19°18'55"E	31°36'11"
C26	75.00	3.87	1.93	3.87	S02°02'12"E	02°57'15"
C27	75.00	35.35	18.01	35.02	S12°56'03"W	27°00'07"
C28	75.00	30.63	15.53	30.41	S38°08'00"W	23°23'47"
C29	75.00	38.26	19.56	37.85	S64°26'48"W	29°13'50"
C30	75.00	1.92	0.96	1.92	S79°47'44"W	01°28'01"
C31	100.00	36.68	18.55	36.48	N88°57'44"W	21°01'03"
C32	100.00	43.78	22.25	43.44	N65°54'37"W	25°05'11"
C33	100.00	25.26	12.70	25.20	N46°07'46"W	14°28'32"
C34	75.00	25.49	12.87	25.37	N29°09'19"W	19°28'21"
C35	75.00	24.68	12.45	24.57	N09°59'35"W	18°51'08"
C36	25.00	38.81	24.54	35.03	S45°02'13"E	88°56'24"
C37	25.00	39.73	25.47	35.68	N44°57'47"E	91°03'36"
C38	50.00	48.66	26.45	46.76	N28°26'50"W	55°45'39"
C39	95.00	20.74	10.41	20.70	S50°04'38"E	12°30'39"
C40	95.00	36.93	18.70	36.70	S32°41'02"E	22°16'32"
C41	205.00	6.44	3.22	6.44	S22°26'46"E	01°48'01"
C42	205.00	57.73	29.06	57.54	S31°24'52"E	16°08'09"
C43	185.00	62.87	31.74	62.57	N29°09'19"W	19°28'21"
C44	185.00	60.88	30.72	60.60	N09°59'32"W	18°51'14"
C45	185.00	19.63	9.82	19.62	N35°51'07"W	06°04'47"
C46	185.00	12.70	6.35	12.70	N30°50'43"W	03°56'00"
C47	185.00	53.41	26.89	53.22	N20°36'30"W	16°32'27"
C48	185.00	38.01	19.07	37.95	N06°27'06"W	11°46'21"
C49	205.00	64.17	32.35	63.91	S30°30'51"E	17°56'10"
C50	95.00	57.68	29.76	56.80	S38°56'22"E	34°47'11"
C51	95.00	92.45	50.26	88.85	N28°26'50"W	55°45'39"
C52	205.00	199.51	108.45	191.73	N28°26'50"W	55°45'39"
C53	950.00	19.33	9.67	19.33	N79°35'09"E	01°09'56"
C54	950.00	132.90	66.56	132.79	N84°10'35"E	08°00'55"
C55	950.00	38.29	19.15	38.28	N89°20'18"E	02°18'33"
C56	1040.00	14.73	7.37	14.73	N88°45'59"E	00°48'42"
C57	1040.00	55.34	27.68	55.33	N86°50'10"E	03°02'56"
C58	1040.00	105.99	53.04	105.95	N82°23'31"E	05°50'22"
C59	1040.00	54.52	27.27	54.52	N77°58'13"E	03°00'14"
C60	1040.00	86.85	43.45	86.83	N74°04'34"E	04°47'05"
C61	75.00	119.20	76.40	107.04	N44°57'47"E	91°03'36"
C62	75.00	116.43	73.63	105.09	S45°02'00"E	88°56'51"
C63	75.00	106.15	64.16	97.51	S39°58'52"W	81°05'45"
C64	100.00	105.73	58.41	100.87	N69°10'53"W	60°34'46"
C65	75.00	50.17	26.06	49.24	N19°43'45"W	38°19'29"
C66	25.00	38.81	24.54	35.03	N45°02'13"W	88°56'24"
C67	25.00	39.73	25.47	35.68	N44°57'47"E	91°03'36"
C68	25.00	38.81	24.54	35.03	S45°02'13"E	88°56'24"
C69	25.00	39.73	25.47	35.68	S44°57'47"W	91°03'36"
C70	25.00	39.73	25.47	35.68	N44°57'47"E	91°03'36"
C71	25.00	38.81	24.54	35.03	S45°02'13"E	88°56'24"
C72	25.00	35.38	21.39	32.50	S39°58'52"W	81°05'45"
C73	50.00	52.87	29.21	50.44	N69°10'53"W	60°34'46"
C74	25.00	16.72	8.69	16.41	N19°43'45"W	38°19'29"

**LEGEND:**

- P.O.R. = Point of Reference
- P.O.B. = Point of Beginning
- PB = Plat Book
- OR = Official Records
- PG = Page
- SEC. = Section
- TWP. = Township
- RGE. = Range
- HILLS. = Hillsborough
- HOA = Home Owners' Association
- R/W = Right-of-Way
- ESM'T = Easement
- TYP. = Typical
- C15 = Curve Number
- L15 = Line Number
- Ⓐ = Block Number
- = Permanent Reference Monument (PRM) #4053 Set
- = Permanent Control Point (PCP) #4053 to be set after construction is complete
- ⊠ = Denotes Found Concrete Monument (PRM 4602)
- ⊙ = Denotes Found Rebar and Cap marked LB #6459

**LINE DATA TABLE**

LINE	LENGTH	BEARING
L1	52.15'	N 45°29'35" E
L2	43.04'	S 89°30'25" E
L3	14.14'	S 44°30'25" E
L4	95.43'	S 89°34'26" E
L5	13.37'	N 40°59'21" E
L6	70.00'	N 68°31'55" E
L7	42.80'	N 21°32'46" W
L8	60.62'	S 56°19'40" E
L9	44.82'	S 38°53'30" E
L10	56.60'	N 57°11'17" E
L11	69.33'	N 33°40'20" E
L12	44.81'	N 21°32'46" W
L13	4.12'	S 56°19'40" E
L14	17.78'	S 56°19'40" E
L15	21.90'	S 56°19'40" E
L16	15.57'	S 38°53'30" E
L17	28.35'	S 38°53'30" E
L18	24.06'	S 38°53'30" E
L19	19.86'	S 38°53'30" E
L20	32.96'	S 00°34'01" E

**GENERAL NOTES:**

- 1) Basis of bearing:  
All bearings are based on a bearing of North 00°26'43" West for the East Boundary Line of the Southwest 1/4 of Section 29, Township 29 South, Range 21 East.
- 2) There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.
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- 4) 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.
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