

COPPER RIDGE - TRACT G1

SECTION 32, TOWNSHIP 29 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA

LEGAL DESCRIPTION:

THAT PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE NORTH 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 29 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

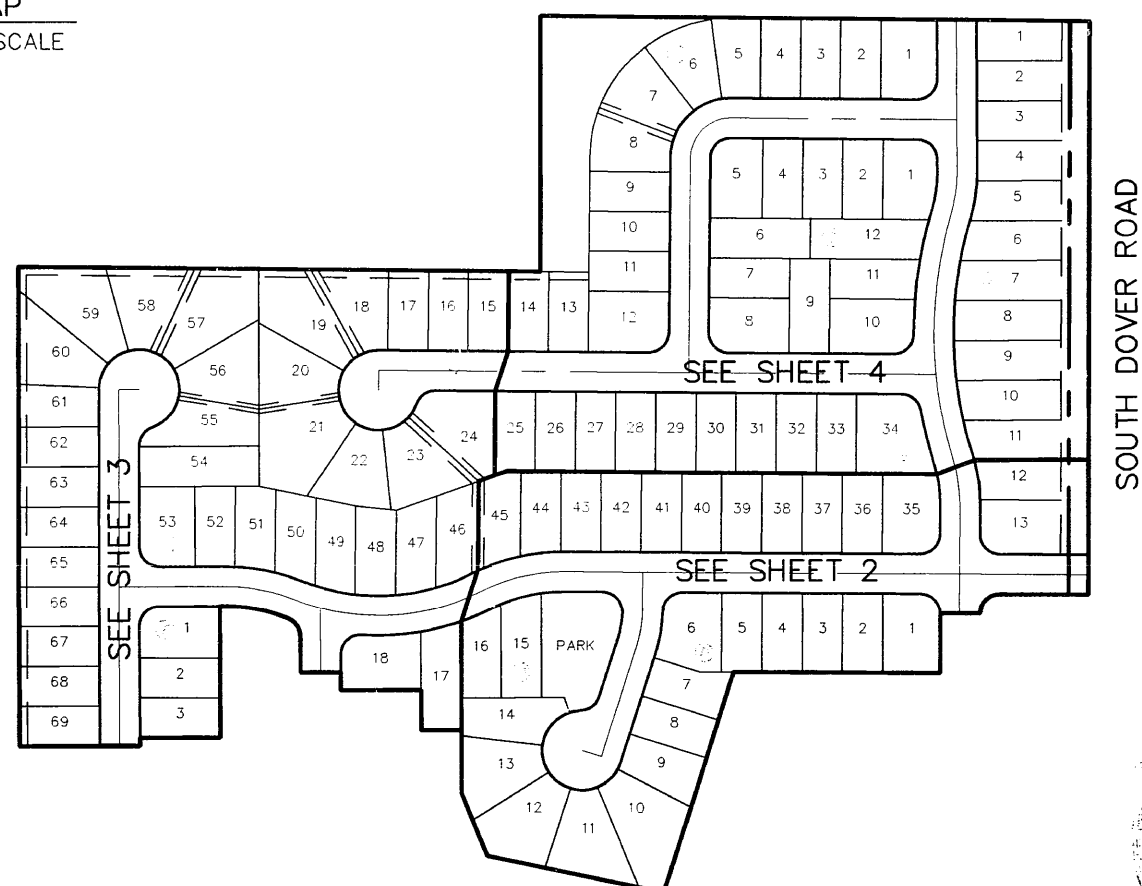
COMMENCE AT A FOUND RAILROAD SPIKE MARKING THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 32; THENCE N 89°30'25" W, ALONG THE NORTH LINE OF SAID SECTION 32, A DISTANCE OF 25.00 FEET TO THE WEST RIGHT OF WAY LINE OF SOUTH DOVER ROAD FOR THE POINT OF BEGINNING; THENCE S 00°09'14" W, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 718.50 FEET; THENCE, LEAVING SAID WEST RIGHT OF WAY LINE, N 89°37'59" W, A DISTANCE OF 109.91 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS S 00°22'01" W AT A DISTANCE OF 25.00; THENCE TO THE SOUTHWEST, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.36 FEET THROUGH A CENTRAL ANGLE OF 90°12'47" TO THE P.T. OF SAID CURVE; THENCE N 89°25'13" W, A DISTANCE OF 50.00 FEET; THENCE S 00°09'14" W, A DISTANCE OF 75.09 FEET; THENCE N 89°37'59" W, A DISTANCE OF 256.04 FEET; THENCE S 17°30'51" W, A DISTANCE OF 289.40 FEET; THENCE N 78°10'26" W, A DISTANCE OF 223.58 FEET; THENCE N 22°36'07" W, A DISTANCE OF 84.87 FEET; THENCE N 00°12'01" W, A DISTANCE OF 79.49 FEET; THENCE S 89°47'59" W, A DISTANCE OF 50.00 FEET; THENCE N 00°12'01" W, A DISTANCE OF 50.00 FEET; THENCE S 89°47'59" W, A DISTANCE OF 100.00 FEET; THENCE N 00°12'01" W, A DISTANCE OF 22.35 FEET; THENCE S 89°47'59" W, A DISTANCE OF 50.00 FEET; THENCE N 00°12'01" W, A DISTANCE OF 44.85 FEET A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS S 89°47'59" W AT A DISTANCE OF 25.00 FEET; THENCE TO THE NORTHWEST, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 29.30 FEET THROUGH A CENTRAL ANGLE OF 67°08'25" TO A POINT OF COMPOUND CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS S 22°39'34" W AT A DISTANCE OF 200.00 FEET; THENCE TO THE NORTHWEST, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 79.98 FEET THROUGH A CENTRAL ANGLE OF 22°54'49" TO THE P.T. OF SAID CURVE; THENCE S 89°44'46" W, A DISTANCE OF 6.83 FEET; THENCE S 00°12'01" E, A DISTANCE OF 165.07 FEET; THENCE S 89°47'59" W, A DISTANCE OF 100.00 FEET; THENCE S 00°12'01" E, A DISTANCE OF 10.13 FEET; THENCE S 89°47'59" W, A DISTANCE OF 150.00 FEET TO THE WEST BOUNDARY OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 32; THENCE, ALONG SAID WEST BOUNDARY, N 00°12'01" W, A DISTANCE OF 600.66 FEET; THENCE, S 89°30'25" E, A DISTANCE OF 650.05 FEET; THENCE, N 00°12'01" W, A DISTANCE OF 320.02 FEET TO THE NORTH BOUNDARY OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 32; THENCE, ALONG SAID NORTH BOUNDARY, S 89°30'25" E, A DISTANCE OF 685.20 FEET TO THE WEST RIGHT-OF-WAY LINE OF SOUTH DOVER ROAD AND THE POINT OF BEGINNING.

CONTAINING 22.14 ACRES, MORE OR LESS.

GENERAL NOTES:

- Basis of bearing:**
Bearings are based on the East boundary of the NE 1/4 of Sec. 32-29-21 being S 00°09'14" W as based on Transverse Mercator System for the West Zone of the State of Florida and reflect the 1983 North American Datum (1990 Re-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 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.
- 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.**
- Utility 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".**
- Sanitary Sewer Utility 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 sanitary sewer improvements and sod/seeding are allowed.**

KEY MAP
NOT TO SCALE



SUBDIVIDER/DEDICATION:

The undersigned as owners of the above described lands which are being subdivided and platted into a subdivision of COPPER RIDGE - TRACT G1 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 5 day of DECEMBER 2000. Tracts "A", "B" and "C" shown hereon are expressly dedicated and reserved as private non-exclusive common areas to Copper Ridge Homeowners' Association, Inc.

CanAm Copper Ridge Partners, a Florida General Partnership, Owner

By:

Robert Byrd, General Partner

Witness (print name)

BRANT T. BYRD

Witness (print name)

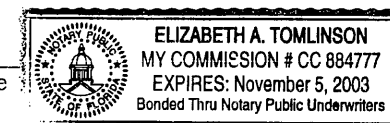
Heather Marisette

ACKNOWLEDGMENT:

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 5th day of December, 2000.



My Commission Expires: 11/5/03

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 G1 does hereby join in and ratify the plat and all dedications and reservations described herein.

First National Bank of Florida, a National Banking Association

By:

Trish Johnston, Assistant Vice President

Witness (print name)

Dale Barnett

Witness (print name)

MARIA T. RODRIGUEZ

ACKNOWLEDGMENT:

State of Florida, County of Hillsborough

Personally appeared before me, the undersigned, TRISH JOHNSTON, Assistant Vice President, First National Bank of Florida to me well known and known by me to be the person described in and who executed the foregoing mortgagee.

Witness my hand and official seal on the 5th day of December, 2000.



My Commission Expires: 6/5/01

SURVEYOR'S CERTIFICATE:

I hereby certify that this plat shown hereon was prepared under my direction and supervision and that it complies with all of the surveying requirements of Chapter 177, Part 1 of the Florida Statutes, and that the P.R.M.'s (Permanent Reference Monuments) as shown hereon have been set, and that the P.C.P.'s (Permanent Control Points) as shown hereon, and all other monumentation of lot corners, points of intersection and changes of direction of lines within the subdivision as required by said Chapter 177 of the Florida Statutes will be set within the time allotted in 177.091 (8) (9).

Thomas S. Clancey
Florida Professional Land Surveyor Registration No. 4024

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 Brouning
Florida Professional Surveyor and Mapper, License # 5355
County Surveying Division, Real Estate Department, 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.

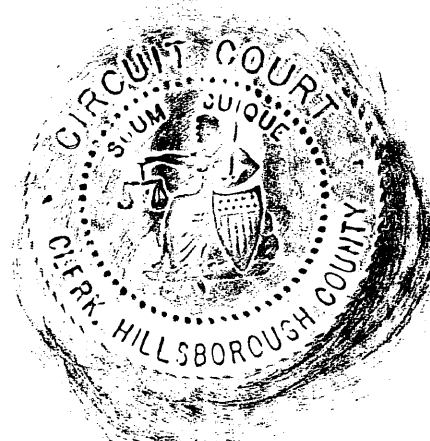
Pat Frank
Chairman
Date: 12/7/00

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 89, Page 29, of the Public Records of Hillsborough County, Florida.

RICHARD AKE
Clerk of the Circuit Court
Date: 12/07/2000

Edward S. Gani
Deputy
Date: 12/07/2000
2000352686
TIME: 04:27 PM

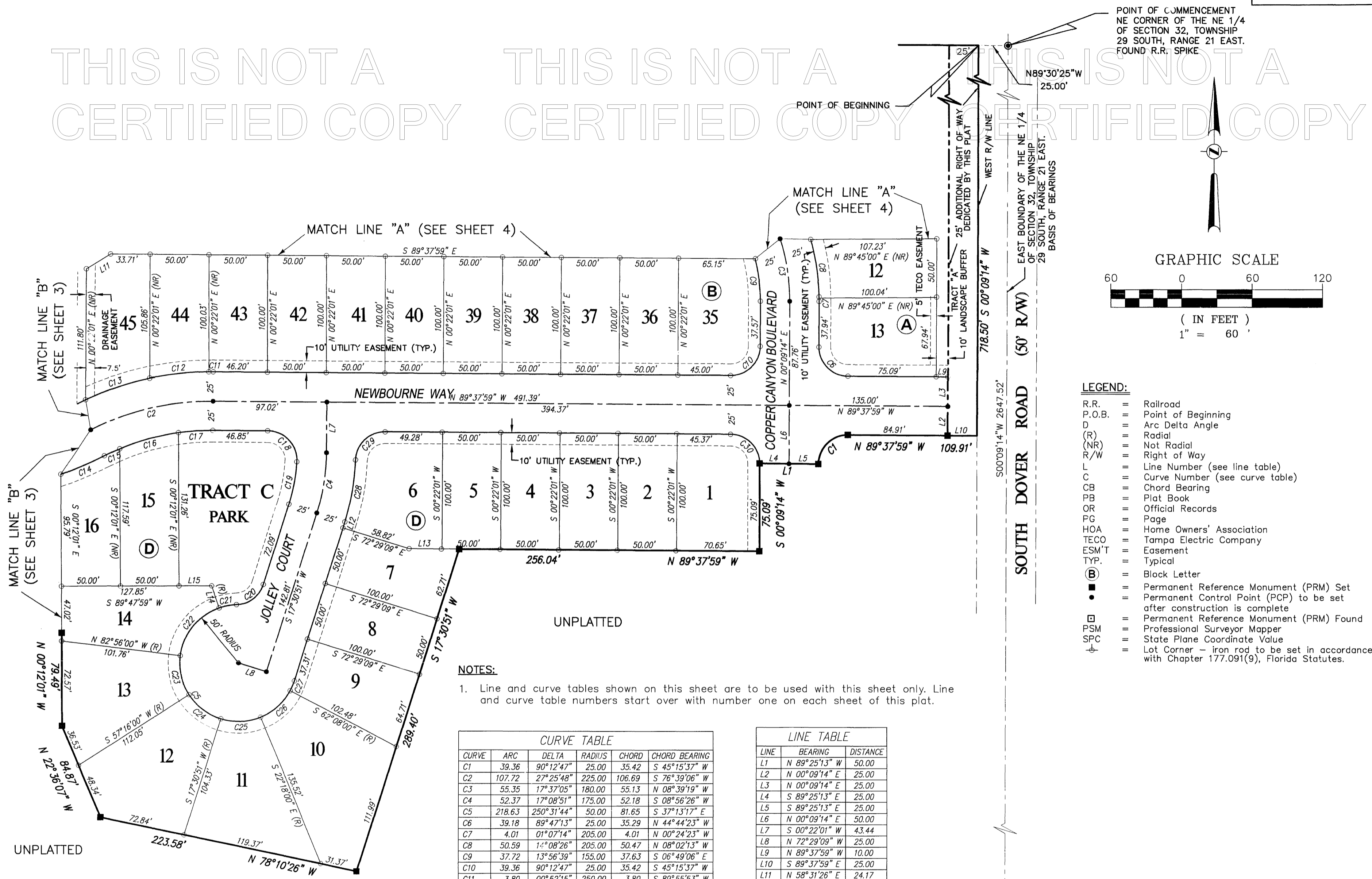


PREPARED BY:
Burcaw & Associates Engineering, Inc.
ENGINEERING - PLANNING - SURVEYING
10840 SHELDON ROAD TAMPA, FL. 33626
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LB #6890

COPPER RIDGE - TRACT G1

SECTION 32, 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



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

NOTES:
1. Line and curve tables shown on this sheet are to be used with this sheet only. Line and curve table numbers start over with number one on each sheet of this plat.

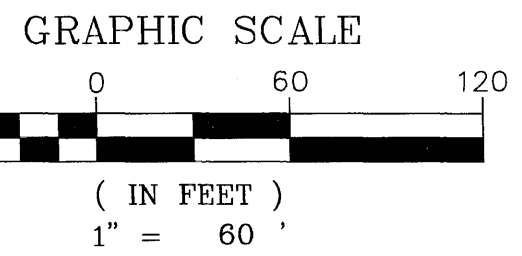
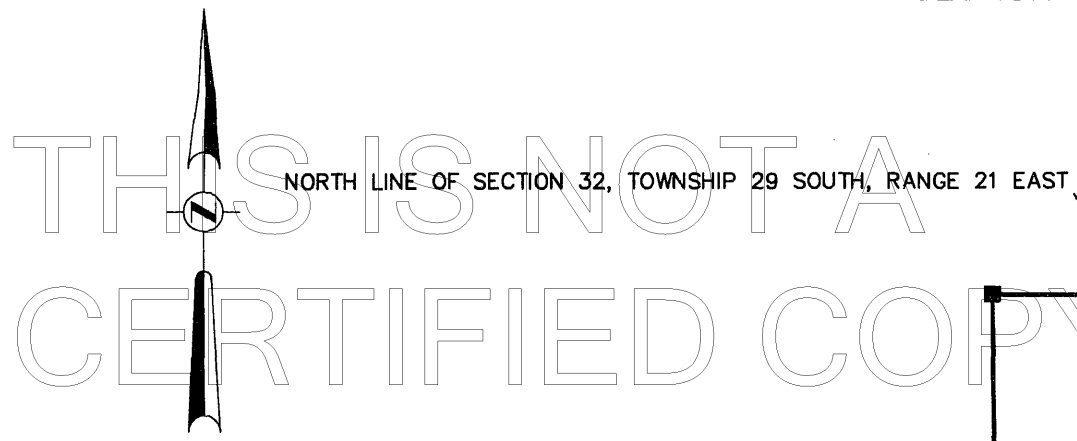
CURVE TABLE					
CURVE	ARC	DELTA	RADIUS	CHORD	CHORD BEARING
C1	39.36	90°12'47"	25.00	35.42	S 45°15'37" W
C2	107.72	27°25'48"	225.00	106.69	S 76°39'06" W
C3	55.35	17°37'05"	180.00	55.13	N 08°39'19" W
C4	52.37	17°08'51"	175.00	52.18	S 08°56'26" W
C5	218.63	250°31'44"	50.00	81.65	S 37°13'17" E
C6	39.18	89°47'13"	25.00	35.29	N 44°44'23" W
C7	4.01	01°07'14"	205.00	4.01	N 00°24'23" W
C8	50.59	1°08'26"	205.00	50.47	N 08°02'13" W
C9	37.72	13°56'39"	155.00	37.63	S 06°49'06" E
C10	39.36	90°12'47"	25.00	35.42	S 45°15'37" W
C11	3.80	00°52'15"	250.00	3.80	S 89°55'53" W
C12	50.42	11°33'23"	250.00	50.34	S 83°43'04" W
C13	57.50	13°10'39"	250.00	57.37	S 71°21'03" W
C14	40.16	07°29'44"	307.00	40.13	N 66°41'04" E
C15	14.42	04°07'52"	200.00	14.42	N 65°00'09" E
C16	51.98	14°53'28"	200.00	51.83	N 74°30'49" E
C17	29.35	08°24'28"	200.00	29.32	N 86°09'47" E
C18	40.58	93°00'35"	25.00	36.27	S 43°07'42" E
C19	37.01	14°08'15"	150.00	36.92	S 10°26'44" W
C20	30.77	70°31'44"	25.00	28.87	S 52°46'43" W
C21	14.97	17°09'19"	50.00	14.91	S 79°27'55" W
C22	55.69	63°49'16"	50.00	52.86	S 38°58'38" W
C23	34.73	39°48'00"	50.00	34.04	S 12°50'00" E
C24	34.69	39°45'09"	50.00	34.00	S 52°36'34" E
C25	34.74	39°48'51"	50.00	34.05	N 87°36'26" E
C26	34.76	39°50'00"	50.00	34.07	N 47°47'00" E
C27	9.03	10°21'09"	50.00	9.02	N 22°41'26" E
C28	54.02	15°28'33"	200.00	53.86	N 09°46'35" E
C29	38.54	88°19'42"	25.00	34.84	N 46°12'09" E
C30	39.18	89°47'13"	25.00	35.29	S 44°44'23" E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 89°25'13" W	50.00
L2	N 00°09'14" E	25.00
L3	N 00°09'14" E	25.00
L4	S 89°25'13" E	25.00
L5	S 89°25'13" E	25.00
L6	N 00°09'14" E	50.00
L7	S 00°22'01" W	43.44
L8	N 72°29'09" W	25.00
L9	N 89°37'59" W	10.00
L10	S 89°37'59" E	25.00
L11	N 58°31'26" E	24.17
L12	N 17°30'51" E	5.50
L13	S 89°37'59" E	28.49
L14	N 19°06'44" W	20.00
L15	N 89°47'59" E	27.85

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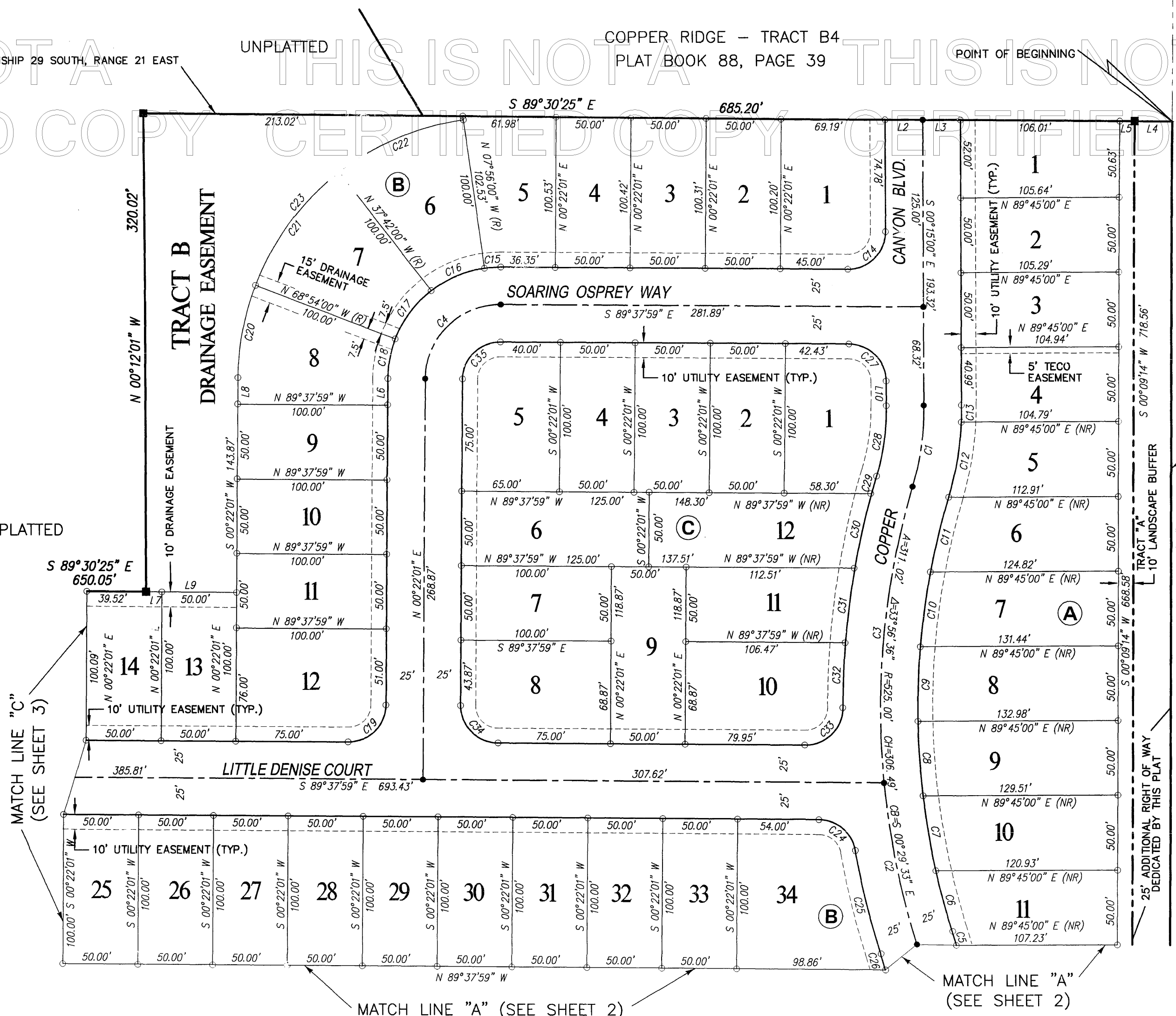
COPPER RIDGE - TRACT G1

SECTION 32, TOWNSHIP 29 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA



LINE	BEARING	DISTANCE
L1	N 89°30'25" W	25.00
L2	S 89°30'25" E	25.00
L3	S 89°30'25" E	25.00
L4	N 89°30'25" W	25.00
L5	S 89°30'25" E	10.00
L6	S 00°22'01" W	17.87
L7	S 89°37'59" E	10.48
L8	N 00°22'01" E	17.87
L9	N 89°37'59" W	60.48
L10	S 00°15'00" E	18.85

CURVE	ARC	DELTA	RADIUS	CHORD	CHORD BEARING
C1	52.56	16°43'45"	180.00	52.37	S 08°06'52" W
C2	110.33	12°02'26"	525.00	110.12	N 11°26'38" W
C3	200.89	21°54'10"	525.00	199.48	N 05°31'40" E
C4	78.54	90°00'00"	50.00	70.71	N 45°22'01" E
C5	8.43	02°21'25"	205.00	8.43	N 16°17'08" W
C6	43.33	04°57'56"	500.00	43.32	N 14°58'53" W
C7	50.69	05°48'33"	500.00	50.67	N 09°35'38" W
C8	50.12	05°44'35"	500.00	50.10	N 03°49'04" W
C9	50.06	05°44'10"	500.00	50.04	N 01°55'18" E
C10	50.50	05°47'15"	500.00	50.48	N 07°41'00" E
C11	51.50	05°54'07"	500.00	51.48	N 13°31'41" E
C12	50.84	14°12'38"	205.00	50.71	N 09°22'26" E
C13	9.01	02°31'07"	205.00	9.01	N 01°00'34" E
C14	39.54	90°37'01"	25.00	35.55	S 45°03'30" W
C15	10.86	08°18'01"	75.00	10.86	S 86°13'00" W
C16	38.96	29°46'00"	75.00	38.53	S 67°11'00" W
C17	40.84	31°12'00"	75.00	40.34	S 36°42'00" W
C18	27.14	20°43'59"	75.00	26.99	S 10°44'00" W
C19	39.27	90°00'00"	25.00	35.36	S 45°22'01" W
C20	63.33	20°43'59"	175.00	62.98	N 10°44'00" E
C21	95.29	31°12'00"	175.00	94.12	N 36°42'00" E
C22	90.92	29°46'00"	175.00	89.90	N 67°11'00" E
C23	249.54	81°41'59"	175.00	228.93	S 41°13'00" W
C24	34.77	79°41'03"	25.00	32.03	S 49°47'28" E
C25	72.14	07°30'54"	550.00	72.09	S 13°42'24" E
C26	9.94	03°40'26"	155.00	9.94	S 15°37'38" E
C27	39.00	89°22'59"	25.00	35.16	S 44°56'30" E
C28	45.26	16°43'45"	155.00	45.10	S 08°06'52" W
C29	12.18	01°16'07"	550.00	12.18	S 15°50'41" W
C30	51.17	05°19'50"	550.00	51.15	S 12°32'43" W
C31	50.38	05°14'54"	550.00	50.36	S 07°15'21" W
C32	43.78	04°33'38"	550.00	43.77	S 02°21'05" W
C33	39.40	90°17'45"	25.00	35.45	S 45°13'08" W
C34	39.27	90°00'00"	25.00	35.36	N 44°37'59" W
C35	39.27	90°00'00"	25.00	35.36	N 45°22'01" E



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