

**COPPERSTONE
COMMUNITY DEVELOPMENT DISTRICT
PUBLIC FACILITIES REPORT
DISTRICT ENGINEER**

Prepared for:

**Copperstone Community Development District
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District Engineer**

**Project No. 4247-000-000
September 11, 2015**

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PUBLIC FACILITIES REPORT
BY DISTRICT ENGINEER**

I. INTRODUCTION

Copperstone Community Development District (the “District”) is an area of 261.28 acres located within unincorporated Manatee County, Florida (see Exhibit A for the Vicinity Map). The District is located in Sections 24 and 25, Township 33 South, Range 18 East, and Section 19 and 30, Township 33 South and Range 19 East (see Exhibit B for Legal Description). The District is bounded to the north by Moccasin Wallow Road, to the west by Little Sawgrass Road.

The District consists of 622 total lots. Phase 1 has 403 single-family detached lots, 118 single-family attached lots and one recreational facility area. Phase 2 has 200 single-family detached lots and a pool with bathrooms only. Access to the development is via two (2) entrances, one off Moccasin Wallow and one off of Erie Road. An emergency only access is off Little Sawgrass Road.

The District was established for the purposes of financing and managing the acquisition, as well as, maintenance, and operation of the infrastructure necessary for the community. The infrastructure consists of the following: the vehicular bridge, the pedestrian bridge, portions of the landscaping/irrigation, storm water and drainage systems, and street lights.

II. DESCRIPTION OF EXISTING DISTRICT FACILITIES

A. Storm Water Management Systems

All storm water facilities have been constructed. There are 19 wet facilities and 3 dry facilities. The systems consists of the storm water facilities, floodplain storage areas, conveyance pipes, drainage swales and outfall control structures. The system is fully operational and all permits have been certified into operation by all appropriate agencies. Over the life time of the system storm water facility and floodplain area banks have been repaired for erosion issue. Some of the facilities have fountains.

B. Bridges

The vehicular bridge off the main entrance road, 115th Avenue East, was constructed with the first phase of construction. Erosion control measures have been performed under the bridge itself and a maintenance inspection performed by York Bridge Concepts. A maintenance program should be in place for inspections of the bridge.

The foot bridge was built within the last year so no maintenance inspections have been performed. A maintenance program should be in place for inspections of the bridge.

C. Landscaping and Irrigation

The District is responsible for the maintenance of any sod, landscaping and irrigation within the banks of the storm water facilities, the floodplain compensation areas and drainage swales. Maintenance of these systems are ongoing.

D. Street Lights

Street lights are throughout Phases I and II. Maintenance of this system is ongoing.

III. PROPOSED ADDITIONS OR MODIFICATIONS OF PUBLIC FACILITIES

No new facilities are proposed. The entire District area has been built out and certified with appropriate governmental agencies. Certification transferred the facilities in to operational status.

IV. MAINTENANCE AND REPLACEMENT OF EXISTING PUBLIC FACILITIES

The only public infrastructure that is scheduled for replacement are parts related to the operation of the fountains in the storm water facilities. Ongoing repair of erosion around structures and storm water facility banks is planned as necessary.

Denise Greer

King Engineering Associates, Inc.

O. Denise Greer, P.E.

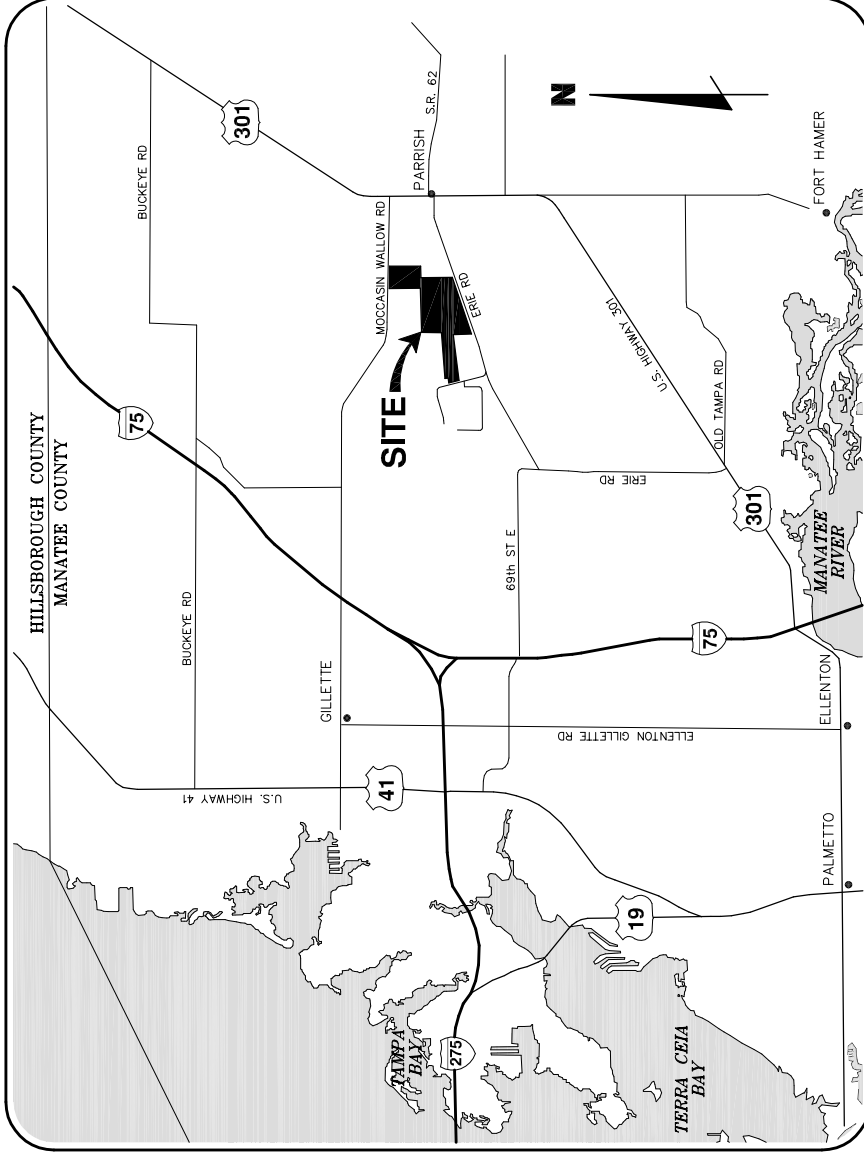
FL. P.E. # 47679

District Engineer

September 11, 2015

Date

EXHIBIT A:
VICINITY MAP



VICINITY MAP

DRAWN
AVS

JOB NO.
8979-000-000

CHECKED

DATE
10-07-05

SCALE
N.T.S.

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**COPPERSTONE CDD
 VICINITY MAP
 RYLAND HOMES**

EXHIBIT B:
LEGAL DESCRIPTION

LEGAL DESCRIPTION:

(PARCEL 1)

BEGIN AT THE N.E. CORNER OF THE N.E. 1/4 OF THE N.W. 1/4 OF SECTION 25, TOWNSHIP 33 SOUTH, RANGE 18 EAST; THENCE S 02°36' E A DISTANCE OF 661.7' TO THE CENTER OF A GRADED ROAD FOR THE POINT OF BEGINNING; THENCE S 86°52'20" W, ALONG THE CENTER OF SAID GRADED ROAD, 855.85'; THENCE S 3°04'40" E 184.83'; THENCE S 81°34'10" W 262.6' TO THE EASTERLY R/W LINE OF SAWGRASS ROAD; THENCE S 14°35'30" E, ALONG SAID R/W LINE, 592.25' TO THE S. LINE OF THE N.E. 1/4 OF THE N.W. 1/4 OF SAID SECTION 25; THENCE N 83°32'30" E 1654.85'; THENCE N 83°47'30" E 1104.45'; THENCE S 2°44' E 850.5' TO THE NORTHERLY RIGHT-OF-WAY LINE OF THE S.A.L. RAILROAD (NOW S.C.L. RAILROAD); THENCE N 73°34' E, ALONG SAID R/W LINE 904.2'; THENCE N 2°11'30" W ALONG THE RANGE LINE BETWEEN RANGES 18 AND 19 A DISTANCE OF 690.55'; THENCE S 83°47'30" W 671.45'; THENCE N 2°10'40" OR 622.62' TO THE CENTER OF THE AFOREMENTIONED GRADED ROAD; THENCE S 86°52'20" W, ALONG THE CENTER OF SAID ROAD, 1980' TO THE P.O.B.. CONTAINING 64.45 ACRES MORE OR LESS.

ALSO: (PARCEL 2)

BEGIN AT THE N.W. CORNER OF THE N.E. 1/4 OF SECTION 25, TOWNSHIP 33 SOUTH, RANGE 18 EAST; THENCE S 2°36' E 661.7' TO THE CENTER OF A GRADED ROAD; THENCE N 86°52'20" E, ALONG THE CENTER OF SAID GRADED ROAD, 1980' FOR THE POINT OF BEGINNING; THENCE N 2°10'40" W 1336', MORE OR LESS, TO THE CENTER OF THE BUFFALO CANAL; THENCE EASTERLY ALONG THE CENTER OF SAID BUFFALO CANAL, 700', MORE OR LESS TO THE EAST LINE OF SECTION 24, TOWNSHIP 33 SOUTH, RANGE 18 EAST; THENCE S 0°07'30" W, ALONG THE RANGE LINE BETWEEN RANGES 18 AND 19 A DISTANCE OF 785', MORE OR LESS TO THE N.E. CORNER OF SAID SECTION 24 (ALSO KNOWN AS THE N.E. CORNER OF SAID SECTION 25) THENCE S 2°11'30" E, ALONG SAID RANGE LINE, 1102.54'; THENCE S 83°47'30" W 671.45', THENCE N 2°10'40" W 622.62' TO THE P.O.B.. CONTAINING 29.82 ACRES MORE OR LESS.

ALSO: (PARCEL 3)

THAT PART OF THE S.W. 1/4 OF SECTION 19, TOWNSHIP 33 SOUTH, RANGE 19 EAST, LINE SOUTH OF THE CENTERLINE OF BUFFALO CANAL. CONTAINING 42.8 ACRES MORE OR LESS AND SUBJECT TO EASEMENT, IF ANY, FOR BUFFALO CANAL.

ALSO: (PARCEL 4)

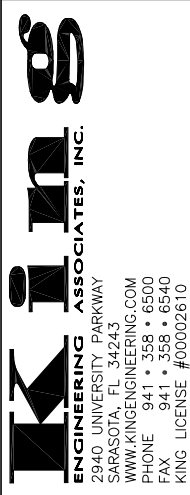
THAT PART OF THE N.W. 1/4 OF SECTION 30, TOWNSHIP 33 SOUTH, RANGE 19 EAST, LINE NORTH OF SEABOARD AIRLINE RAILROAD RIGHT-OF-WAY, NOW SEABOARD COAST LINE RAILROAD. ALL OF THE ABOVE LYING IN MANATEE COUNTY, FLORIDA AND CONTAINING 227.17 ACRES MORE OR LESS AND SUBJECT TO EASEMENT OVER THE EAST 330 FEET OF THE WEST 1/2 OF SECTION 25-33-18.

ALSO: (PARCEL 5)

FROM THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA AND GO WEST 1980 FEET TO THE POINT OF BEGINNING; THENCE GO SOUTH ON AN ANGLE OF 91% 11', A DISTANCE OF 1,734 FEET TO THE CENTER OF BUFFALO CANAL; THENCE GO WESTERLY ALONG THE CENTER OF SAID BUFFALO CANAL, A DISTANCE OF 1320 FEET TO A POINT; THENCE GO NORTHERLY 1813 FEET TO A POINT 1320 FEET WEST OF THE POINT OF BEGINNING; THENCE GO EASTERLY, ALONG THE NORTH LINE OF THE SOUTH 1/2 OF SAID SECTION 19, A DISTANCE OF 1320 FEET TO THE POINT OF BEGINNING. LESS THE NORTH 35 FEET FOR ROAD. CONTAINING 53.4 ACRES, MORE OR LESS.

CONTAINING 281.53 ACRES (TOTAL).

DRAWN
 AVS
 CHECKED



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 LEGAL DESCRIPTION
 RYLAND HOMES**

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