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PHASE I LEGAL DESCRIPTION

A tract of land in Section 6, Township 29 South, Range 22 East, Hillsborough County, Florida being more particularly described as follows:

Commencing at the Westerly most corner of Walden Lake Unit 14, as recorded in Plat Book 54, Page 20 of the Public Records of Hillsborough County, Florida. Said point being on the Northerly right-of-way line of Clubhouse Drive. Then along said right of way line South 56°30'00" East at distance of 128.88 to the beginning of a curve concave to the Southwest having a radius of 230.00 feet and an central angle of 25°00'00", thence along the arc of said curve a distance of 100.36 feet: said arc subtended by a chord of 99.56 feet bearing South 44°00'00" East to the end of said curve, thence continue along said right of way line South 31°30'00" East a distance of 33.09 feet: thence departing said right of way line South 58°30'00" West a distance of 60.00 feet to a point on the Southerly right of way line of Clubhouse Drive, said point also being the POINT OF BEGINNING for the following described tract of land: thence along the southerly right of way the following calls: South 31°30'00" East a distance of 166.91 feet to the beginning of a curve concave Northeast having a radius of 230.00 feet and a central angle of 28°30'00", thence along the arc of said curve 114.41 feet, said arc subtended by a chord of 113.23 feet bearing South 45°45'00" East to the end of said curve: thence South 60°00'00" East a distance of 200.00 feet to the beginning of a curve concave Southwesterly, having a radius of 170.00 feet and a central angel of 10°00'00": thence along the arc of said curve a distance of 29.67 feet: said arc subtended by a chord of 29.63 feet which bears South 55°00'00" East to the end of said curve: thence South 50°00'00" East a distance of 49.99 feet to the beginning of a curve concave Southwesterly, having a radius of 25.00 feet and a central angel of 90°00'00", thence along the arc of said curve a distance of 39.27 feet: said arc subtended by a chord of 35.36 feet which bears South 05°00'00" East to the end of said curve: thence along the Northerly right of way line of West Timberlane Drive South 40°00'00" West a distance of 56.64 feet to the beginning of a curve concave Southeasterly having a radius of 700.00 feet and a central angle of 10°29'59", said point lying on the said Northerly right of way line of said West Timberlane Drive, thence along the arc of said curve a distance of 128.28 feet: said arc subtended by a chord of 128.10 feet, bearing South 34°44'59" West to the end of said curve and the hereinafter referred to "Point A": thence continuing along said right of way line South 29°30'00" West a distance of 731.47 feet: thence departing said Northerly right of way line the following courses: North 60°30'00" West a distance of 165.83 feet: thence North 08°40'11" West a distance of 97.54 feet: thence North 01°34'28" West a distance of 137.90 feet: thence North 10°51'20" East, a distance of 285.98 feet: thence North 13°07'28" West a distance of 67.54 feet: thence North 00°47'13" East, a distance of 84.38 feet: thence North 00°17'17" East., a distance of 102.59 feet: thence North 22°53' East, a distance of 245.60 feet: thence North 25°12'31" East, a distance of 136.10 feet: thence North 57°02'30" East, a distance of 7.87 feet to the POINT OF BEGINNING.

Less and except the following described parcel:

Commence at the previously described "Point A": thence North 56°27'04" West, a distance of 62.03 feet to the POINT OF BEGINNING of the herein described parcel: thence North 46°22'00" West, a distance of 16.50 feet: thence South 79°13'00" West, a distance of 22.77 feet: thence North 46°22'00" West, a distance of 30.50 feet: thence North 43°38'00" East, a distance of 55.00 feet: thence South 46°22'00" East, a distance of 7.50 feet: thence North 43°38'00" East, a distance of 17.00 feet: thence South 46°22'00" East, a distance of 21.50 feet: thence South 43°38'00" West, a distance of 17.00 feet: thence South 46°22'00" East, a distance of 11.77 feet: thence South 15°31'48" West, a distance of 41.35 feet to the POINT OF BEGINNING.

Phase I contains a total of 9.03 acres, more or less.

PROPOSED PHASE II LEGAL DESCRIPTION

A tract of land in Section 6, Township 29 South, Range 22 East, Hillsborough County, Florida being more particularly described as follows:

Commencing at the Westerly most corner of Walden Lake Unit 14, as recorded in Plat Book 54, Page 20 of the Public Records of Hillsborough County, Florida. Said point being on the Northerly right-of-way line of Clubhouse Drive. Then along said right of way line South 56°30'00" East at distance of 128.88 to the beginning of a curve concave to the Southwest having a radius of 230.00 feet and an central angle of 25°00'00", thence along the arc of said curve a distance of 100.36 feet: said arc subtended by a chord of 99.56 feet bearing South 44°00'00" East to the end of said curve, thence continue along said right of way line South 31°30'00" East a distance of 33.09 feet: thence departing said right of way line South 58°30'00" West a distance of 60.00 feet to a point on the Southerly right of way line of Clubhouse Drive: thence along the southerly right of way the following calls: South 31°30'00" East a distance of 166.91 feet to the beginning of a curve concave Northeast having a radius of 230.00 feet and a central angle of 28°30'00", thence along the arc of said curve 114.41 feet, said arc subtended by a chord of 113.23 feet bearing South 45°45'00" East to the end of said curve: thence South 60°00'00" East a distance of 200.00 feet to the beginning of a curve concave Southwesterly, having a radius of 170.00 feet and a central angel of 10°00'00": thence along the arc of said curve a distance of 29.67 feet: said arc subtended by a chord of 29.63 feet which bears South 55°00'00" East to the end of said curve: thence South 50°00'00" East a distance of 49.99 feet to the beginning of a curve concave Southwesterly, having a radius of 25.00 feet and a central angel of 90°00'00", thence along the arc of said curve a distance of 39.27 feet: said arc subtended by a chord of 35.36 feet which bears South 05°00'00" East to the end of said curve: thence along the Northerly right of way line of West Timberlane Drive South 40°00'00" West a distance of 56.64 feet to the beginning of a curve concave Southeasterly having a radius of 700.00 feet and a central angle of 10°29'59", said point lying on the said Northerly right of way line of said West Timberlane Drive, thence along the arc of said curve a distance of 128.28 feet: said arc subtended by a chord of 128.10 feet, bearing South 34°44'59" West to the end of said curve: thence North 56°27'04" West, a distance of 62.03 feet to the POINT OF BEGINNING of the herein described parcel: thence North 46°22'00" West, a distance of 16.50 feet: thence South 79°13'00" West, a distance of 22.77 feet: thence North 46°22'00" West, a distance of 30.50 feet: thence North 43°38'00" East, a distance of 55.00 feet: thence South 46°22'00" East, a distance of 7.50 feet: thence North 43°38'00" East, a distance of 17.00 feet: thence South 46°22'00" East, a distance of 21.50 feet: thence South 43°38'00" West, a distance of 17.00 feet: thence South 46°22'00" East, a distance of 11.77 feet: thence South 15°31'48" West, a distance of 41.35 feet to the POINT OF BEGINNING.

Containing 2,896 square feet or 0.07 acres, more or less.

NOTES:

- Description of Common Elements:
 - The land encompassed by the property description which is not in the unit boundary or that is not part of the limited common elements.
 - All parts of the improvements not included within this unit.
 - The property and installations for furnishing utility service to more than one unit or to the common elements.
 - The tangible personal property required for maintenance and operation of the condominium property.
 - Such other property as may be provided for in the Declaration of Condominium.
- Description of Limited Common Elements:

Limited Common Elements shall include, a five (5) foot perimeter around each cluster of connected units, the driveways providing access from the internal roadways to the dwellings, any porches, decks or similar structures constructed on the Common Elements connected or adjacent to the exterior of the dwellings. Limited Common Elements shall terminate at and shall not extend into wetland conservation areas.
- An easement is hereby granted and reserved upon and applicable to all common elements and limited common elements and other property described herein for the construction, use and maintenance of all utilities whether public or private (including cable television), for drainage and the maintenance and care of the drainage system, for or associated with the maintenance, repair and operation of the condominium property and roadways adjacent thereto: the pedestrian and vehicular ingress and egress: for construction, maintenance and operation in general, and for all other purposes as more specifically set forth in the Declaration of Condominium for the condominium to which the drawing pertains.
- All improvements shown herein are proposed, except to the extent such improvements have been certified as substantially complete.
- Approximate dimension of each building is 55 feet by 70 feet, and the approximate height of each building is 22 feet.
- If constructed in proposed phase II, there will be a cabana building approximately 252 square feet in size and having an approximate height of 14 feet.

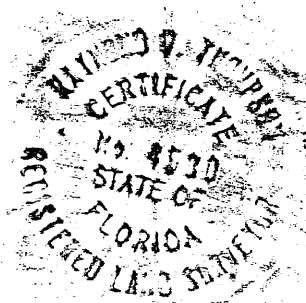
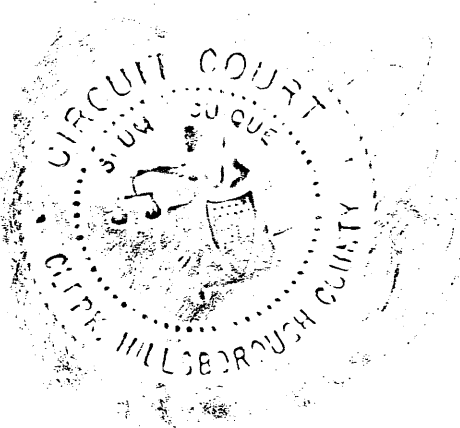
SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THAT THE CONSTRUCTION OF UNITS 12 AND 8 AND ALL PLANNED IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, UTILITY SERVICES, AND ACCESS TO SAID UNITS 12 AND 8, AND COMMON-ELEMENT AREAS SERVING SAID UNITS 12 AND 8, ARE SUBSTANTIALLY COMPLETE, AND THAT THIS PLAT OF EAGLE GREENS, A CONDOMINIUM, CONSISTING OF SHEETS 1 THRU 5, TOGETHER WITH THE DECLARATION OF CONDOMINIUM IS IN SUFFICIENT DETAIL TO IDENTIFY SAID COMMON ELEMENTS AND EACH UNIT AND THEIR RELATIVE LOCATIONS AND APROXIMATE DIMENSIONS.

ADVANTAGE SURVEYING, INC.

DATE: 11/05/99

Raymond Thompson
RAYMOND THOMPSON, REGISTERED FLORIDA LAND SURVEYOR
NO. 4580

CONDO BK 17 PG 86
TIME 10:00AM DATE 11-12-99
RECORDED 99350065
RICHARD AKE
CLERK OF THE CIRCUIT COURT
BY *Yvette Bice* DC



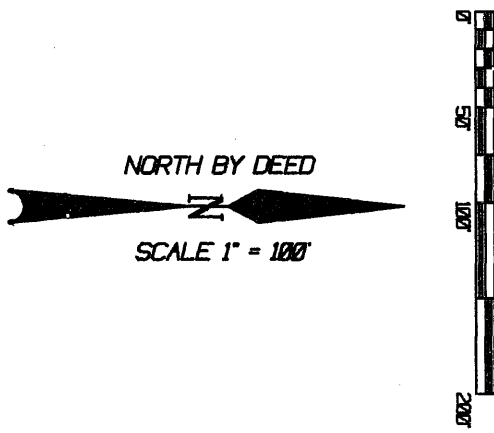
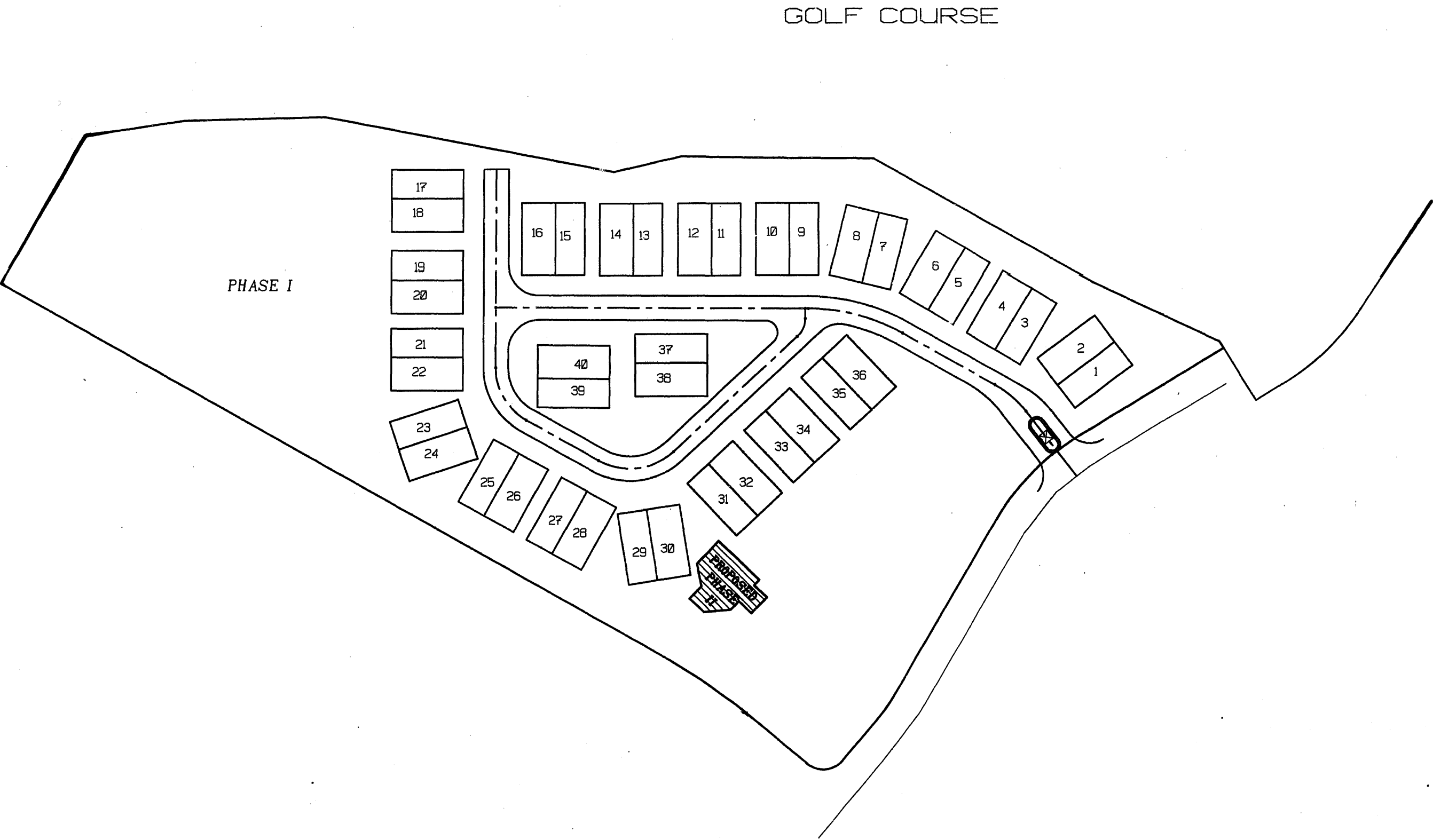
ADVANTAGE SURVEYING, INC
207 WEST MORGAN STREET
BRANDON, FLORIDA 33511
(813) 655-8998
FAX (813) 662-0066



EAGLE GREENS CONDOMINIUM
OVERALL PHASING PLAN

SECTION 6, TOWNSHIP 29 SOUTH, RANGE 22 EAST, HILLSBOROUGH COUNTY, FLORIDA

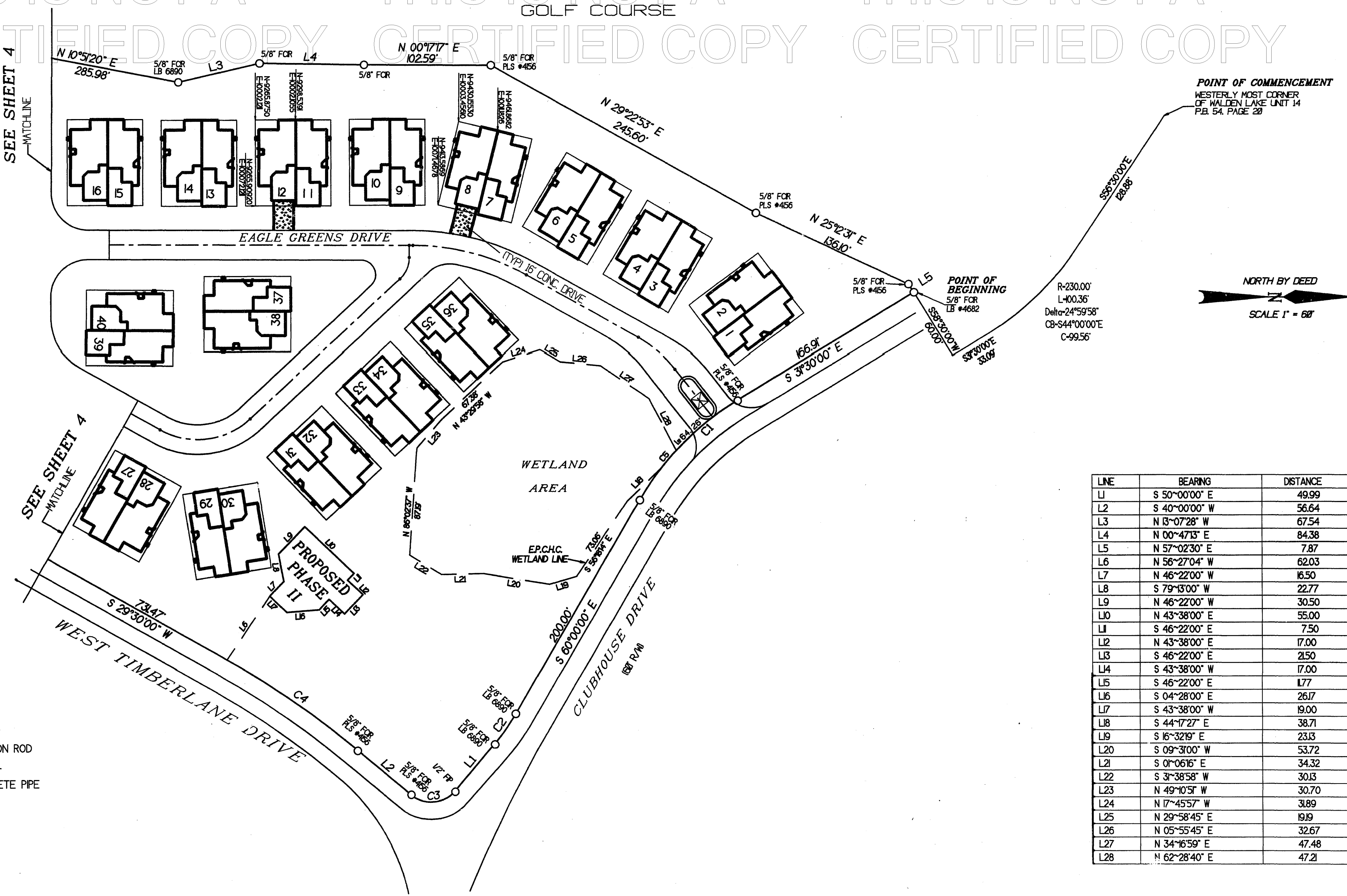
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PHASE I

SECTION 6, TOWNSHIP 29 SOUTH, RANGE 22 EAST, HILLSBOROUGH COUNTY, FLORIDA

GOLF COURSE



POINT OF COMMENCEMENT
WESTERLY MOST CORNER
OF WALDEN LAKE UNIT 14
P.B. 54, PAGE 20

POINT OF BEGINNING
5/8" FOR
L.B. #4682

NORTH BY DEED
SCALE 1" = 60'

LINE	BEARING	DISTANCE
L1	S 50°00'00" E	49.99
L2	S 40°00'00" W	56.64
L3	N 13°07'28" W	67.54
L4	N 00°47'13" E	84.38
L5	N 57°02'30" E	7.87
L6	N 56°27'04" W	62.03
L7	N 46°22'00" W	16.50
L8	S 79°13'00" W	22.77
L9	N 46°22'00" W	30.50
L10	N 43°38'00" E	55.00
L11	S 46°22'00" E	7.50
L12	N 43°38'00" E	17.00
L13	S 46°22'00" E	21.50
L14	S 43°38'00" W	17.00
L15	S 46°22'00" E	17.77
L16	S 04°28'00" E	26.17
L17	S 43°38'00" W	19.00
L18	S 44°17'27" E	38.71
L19	S 16°32'19" E	23.13
L20	S 09°3'00" W	53.72
L21	S 01°06'16" E	34.32
L22	S 31°38'58" W	30.13
L23	N 49°10'51" W	30.70
L24	N 17°45'57" W	31.89
L25	N 29°58'45" E	19.19
L26	N 05°55'45" E	32.67
L27	N 34°16'59" E	47.48
L28	N 62°28'40" E	47.21

LEGEND:

- FCR- FOUND CAPPED IRON ROD
- BOC- BACK OF CURB
- EOP-EDGE OF PAVEMENT
- RCP-REINFORCED CONCRETE PIPE
- WV-WATER VALVE
- INV-INVERT
- R-RADIUS
- L-LENGTH
 C-CHORD | CB-CHORD BEARING |

NOTES:
1. BEARINGS BASED ON THE DEED BEARING OF N29°30'00"E FOR THE WESTERLY
RIGHT OF WAY LINE OF WEST TIMBERLANE DRIVE.

CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING
C1	14.41	28°30'00"	230.00	13.23	S 45°45'00" E
C2	29.67	10°00'00"	170.00	29.63	S 55°00'00" E
C3	39.27	90°00'00"	25.00	35.36	S 05°00'00" E
C4	128.28	10°29'59"	700.00	128.10	S 34°44'59" W
C5	18.82	04°41'21"	230.00	18.82	S 49°51'0" E

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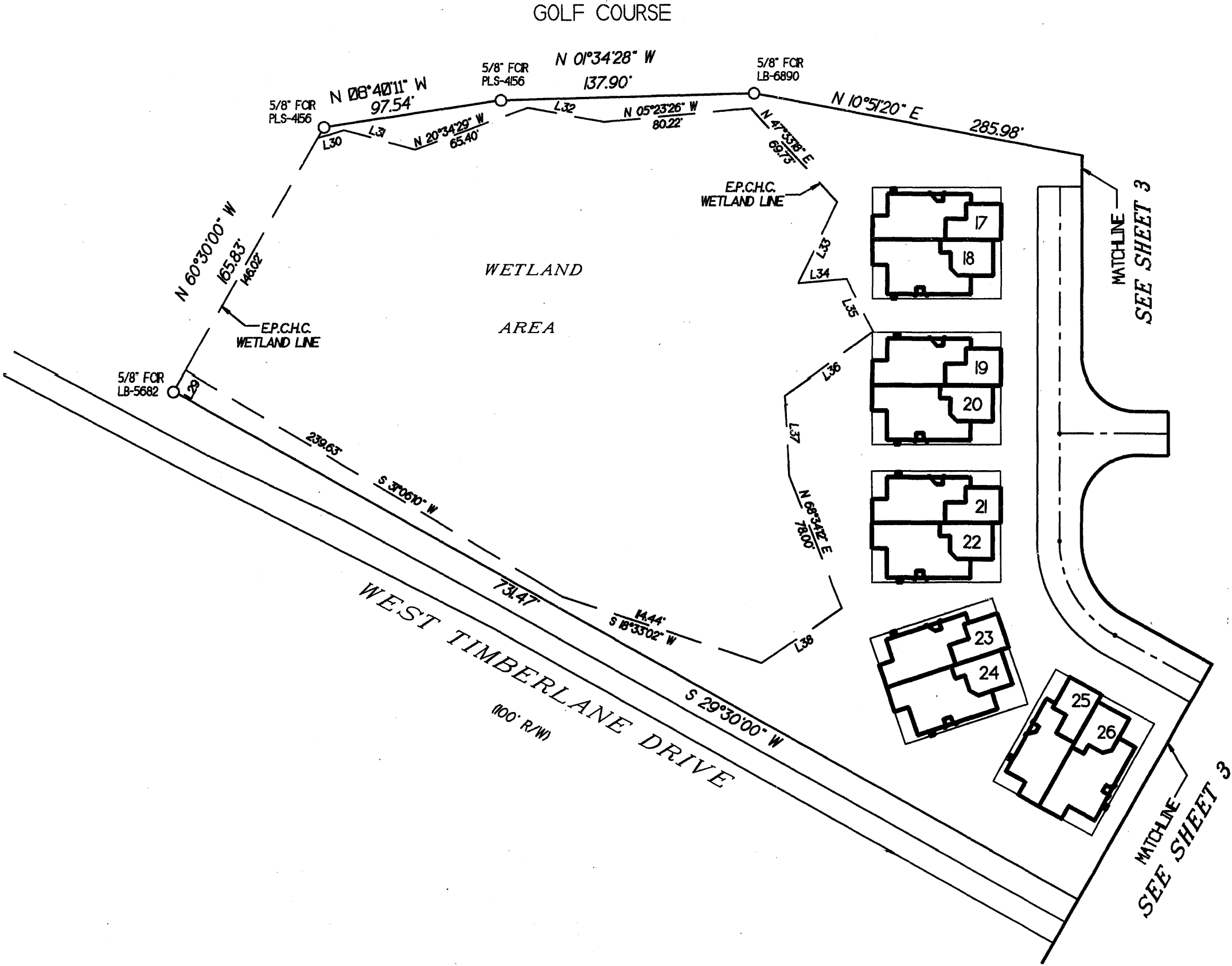


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PHASE I

SECTION 6, TOWNSHIP 29 SOUTH, RANGE 22 EAST, HILLSBOROUGH COUNTY, FLORIDA

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LINE	BEARING	DISTANCE
L29	N 60°30'00" W	12.98
L30	N 16°31'18" W	15.12
L31	N 15°31'55" E	40.10
L32	N 10°42'26" E	42.50
L33	S 64°20'18" E	49.27
L34	N 04°41'09" W	26.47
L35	N 63°31'46" E	32.08
L36	S 36°04'55" E	59.27
L37	N 86°54'47" E	43.69
L38	S 34°27'56" E	52.85

LEGEND:
FCIR- FOUND CAPPED IRON ROD
BOC- BACK OF CURB
EOP-EDGE OF PAVEMENT
RCP-REINFORCED CONCRETE PIPE
WV-WATER VALVE
INV.-INVERT
R-RADIUS
L-LENGTH
C-CHORD
CB-CHORD BEARING

NOTES:
1. BEARINGS BASED ON THE DEED BEARING OF N29°30'00"E FOR THE WESTERLY RIGHT OF WAY LINE OF WEST TIMBERLANE DRIVE.

EAGLE GREENS CONDOMINIUM

PHASE II

SECTION 6, TOWNSHIP 29 SOUTH, RANGE 22 EAST, HILLSBOROUGH COUNTY, FLORIDA

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GOLF COURSE

