

# Oak Trace Way - 20 Condo Lots

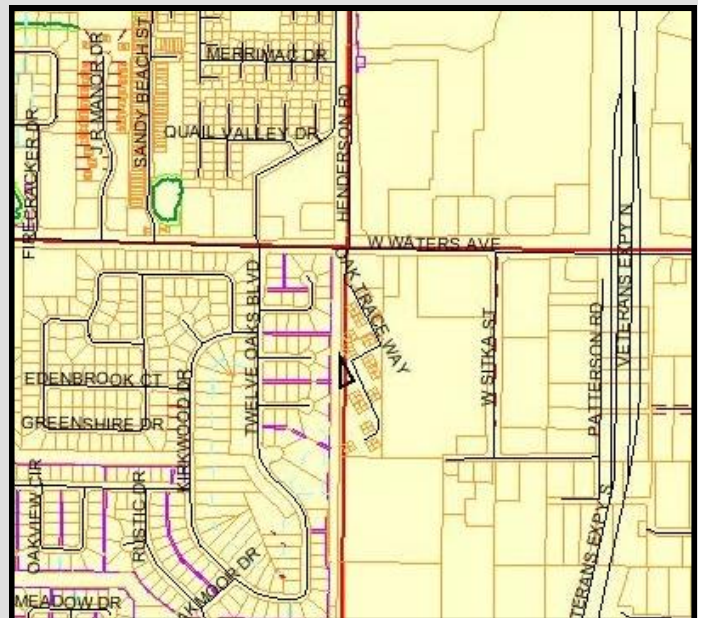
8101, 8102, 8104, 8106, 8108 Oak Trace Way  
Tampa, FL 33634

**For Sale**  
**\$189,000**



## Property Overview

Property is a well-located 20-lot subdivision for condos in Oak Trace. The lots are from the original Oak Trace built around 1985-1991. The lots are already platted and need a builder ready to go in the Town N Country, North Tampa, Central section of the county. 20 lots for \$189,000. – Great Price!



## Contact Information :

**Ted Hager**  
Commercial Specialist  
RECS, GRI, BSIE, ME, SSRS  
E-mail: [TedHager@TeamHager.com](mailto:TedHager@TeamHager.com)

Direct Phone: 813-440-5946  
Toll Free: 800-677-2113  
Fax: 813-254-9745  
[www.TeamHager.com](http://www.TeamHager.com)



NRT

[www.CBCWorldwide.com](http://www.CBCWorldwide.com)

Coldwell Banker Commercial NRT  
2201 Swann Ave., Tampa, FL 33606  
813-440- 5946

# Oak Trace Way - 20 Condo Lots

8101, 8102, 8104, 8106, 8108 Oak Trace Way  
Tampa, FL 33634

For Sale  
**\$189,000**

## PLAT MAP

PLAT BOOK 56 PAGE 31-3

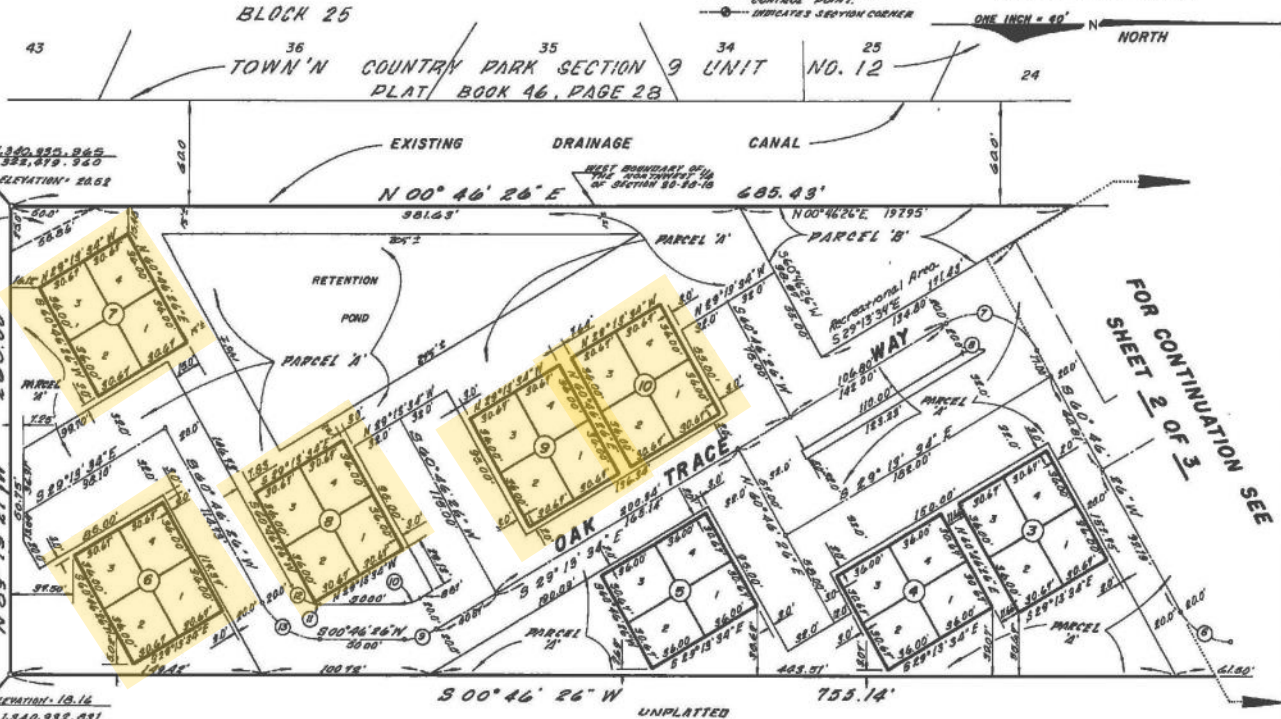
**OAK TRACE UNIT II**  
A PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30,  
TOWNSHIP 28 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA

**LEGEND**

- INDICATES PERMANENT SUBSTANTIAL MONUMENT
- INDICATES PERMANENT CONTROL POINT
- INDICATES SECTION CORNER



ONE INCH = 40' NORTH



NO.	STATION	RADIUS	ARC	CHORD	CHORD BEARING
1	60°00'00"	35.00	36.65	22.27	32.00° 53' 54" W
2	90°00'00"	40.00	62.85	40.00	64.57° 41' 54" W
3	117°24'35"	40.00	14.85	7.56	106°51'11" W
4	30°00'00"	40.00	20.94	10.76	20.71° 51' 15" S E
5	30°00'00"	40.00	10.87	5.56	10.35° 51' 15" S E
6	07°30'30"	40.00	2.67	1.97	2.67° 30' 43" W
7	57°37'38"	40.00	16.33	8.67	17.70° 34' 30" W
8	60°00'00"	40.00	47.89	29.09	40.00° 33' 06" W

**ELEVATIONS:**  
ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE 1989 NATIONAL GEODETIC VERTICAL DATUM OF MEAN SEA LEVEL AND SAID ELEVATIONS ARE TO THIRD ORDER ACCURACY AS DEFINED BY THE NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION.

**COORDINATES:**  
X AND Y COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA COORDINATE SYSTEM AND ARE SUPPLEMENTAL DATA ONLY.  
ORIGINATING COORDINATES ARE:  
1: FLORIDA DEPT. OF TRANSPORTATION STATION 10-94-E03  
X = 119, 078.053 Y = 1,548, 475.631  
2: FLORIDA DEPT. OF TRANSPORTATION STATION 10-94-E05  
X = 325, 185.940 Y = 1,548, 181.800

**EASEMENTS:**  
ALL AREA ENCOMPASSED BY PARCEL 'A' IS SUBJECT TO UTILITY EASEMENTS FOR UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEMS AND TELEPHONE DISTRIBUTION SYSTEMS FOR TAMPA ELECTRIC COMPANY AND GENERAL TELEPHONE COMPANY, RESPECTIVELY.

**NOTE REGARDING PARCEL 'A':**  
PARCEL 'A' IS A COMMON AREA AND ENCOMPASSES ALL AREAS OF THIS PLAT EXCEPT BLOCKS 3 THROUGH 12, INCLUSIVE, AND PARCEL 'B'. ROAD RIGHTS-OF-WAY SHOWN AS PARCEL 'A' ARE NOT DEDICATED TO PUBLIC USE BUT ARE PRIVATE RIGHTS-OF-WAY FOR THE USE OF LOT OWNERS AND ARE TO BE MAINTAINED BY LOT OWNERS.

SHEET 3 OF 3 SHEETS

### Contact Information :

**Ted Hager**  
Commercial Specialist  
RECS, GRI, BSIE, ME, SSRS  
E-mail: [TedHager@TeamHager.com](mailto:TedHager@TeamHager.com)

Direct Phone: 813-440-5946  
Toll Free: 800-677-2113  
Fax: 813-254-9745  
[www.TeamHager.com](http://www.TeamHager.com)



NRT

[www.CBCWorldwide.com](http://www.CBCWorldwide.com)

Coldwell Banker Commercial NRT  
2201 Swann Ave., Tampa, FL 33606  
813-440-5946

Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks licensed to Coldwell Banker Commercial Affiliates. Each Office is Independently Owned and Operated.