

THE WILDS

A CONDOMINIUM DEVELOPMENT

LEGAL DESCRIPTION

ENTIRE PARCEL

A PORTION OF TRACTS 43, 44, 53, AND 54, PORT RICHEY LAND COMPANY'S SUBDIVISION OF SECTION 4, TOWNSHIP 26 SOUTH, RANGE 16 EAST, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 1, PAGE 61, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 4; THENCE RUN NORTH 89° 50' 42" WEST, ALONG THE SOUTH LINE OF SAID SECTION 4, 1316.64 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 53; THENCE DUE NORTH, ALONG THE EAST LINE OF SAID TRACT 53, 15.0 FEET FOR A POINT OF BEGINNING; THENCE RUN NORTH 89° 50' 42" WEST, 658.33 FEET TO THE WEST LINE OF SAID TRACT 54; THENCE NORTH 0° 02' 33" WEST, ALONG THE WEST LINE OF SAID TRACT 54, 1180.52 FEET; THENCE 89° 57' 06" EAST, 85.0 FEET; THENCE NORTH 0° 02' 33" WEST, 100.0 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF NEBRASKA AVENUE; THENCE SOUTH 89° 57' 06" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF NEBRASKA AVENUE, 574.28 FEET TO THE EAST LINE OF SAID TRACT 44; THENCE DUE SOUTH, 1281.75 FEET TO THE POINT OF BEGINNING. CONTAINING 19.18 ACRES MORE OR LESS.

PHASE ONE

THE ENTIRE PARCEL AS DESCRIBED ABOVE LESS PHASE TWO AS DESCRIBED BELOW.

PHASE TWO

A PORTION OF TRACTS 53 AND 54, PORT RICHEY LAND COMPANY'S SUBDIVISION OF SECTION 4, TOWNSHIP 26 SOUTH, RANGE 16 EAST AS SHOWN ON PLAT RECORDED IN PLAT BOOK 1, PAGE 61, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 4; THENCE RUN NORTH 89° 50' 42" WEST, ALONG THE SOUTH LINE OF SAID SECTION 4, 1316.64 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 53; THENCE DUE NORTH, ALONG THE EAST LINE OF SAID TRACT 53, 15.0 FEET; THENCE NORTH 89° 50' 42" WEST, 339.67 FEET; THENCE DUE NORTH, 85.28 FEET; THENCE NORTH 8° 31' 52" EAST, 13.0 FEET FOR A POINT OF BEGINNING; THENCE RUN NORTH 81° 28' 08" WEST, 45.0 FEET; THENCE NORTH 8° 31' 52" EAST, 62.0 FEET; THENCE NORTH 81° 28' 08" WEST, 78.74 FEET; THENCE NORTH 40° 44' 04" WEST, 56.77 FEET; THENCE NORTH 5° 02' 22" EAST, 49.11 FEET; THENCE DUE EAST, 25.0 FEET; THENCE DUE NORTH, 59.0 FEET; THENCE DUE EAST, 17.96 FEET; THENCE 175.93 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 112.0 FEET AND A CHORD OF 158.39 FEET WHICH BEARS SOUTH 45° 00' 00" EAST; THENCE DUE SOUTH 18.0 FEET; THENCE 46.18 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 63.0 FEET AND A CHORD OF 45.16 FEET WHICH BEARS SOUTH 21° 00' 00" EAST; THENCE 33.90 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 51.51 FEET AND A CHORD OF 33.30 FEET WHICH BEARS SOUTH 23° 08' 40" EAST; THENCE SOUTH 4° 17' 21" EAST, 8.90 FEET; THENCE SOUTH 85° 42' 39" WEST, 2.0 FEET; THENCE 56.84 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 254.03 FEET AND A CHORD OF 56.73 FEET WHICH BEARS NORTH 87° 52' 45" WEST TO THE POINT OF BEGINNING.

DEDICATION

KNOW ALL MEN AT THESE PRESENTS THAT GREATER CYPRESS INVESTMENT COMPANY, OWNER OF THE ABOVE DESCRIBED LAND HAS CAUSED THE LAND EMBRASED IN THIS PLAT TO BE SURVEYED, LAID OUT, AND PLATTED AS THE WILDS, A CONDOMINIUM DEVELOPMENT, PURSUANT TO FLORIDA STATUTE 718, AND THE STREETS SHOWN HEREON ARE DEDICATED FOR THE COMMON USE AND BENEFIT OF THE CONDOMINIUM UNITS OF THE WILDS, AND FOR THE USE OF UTILITY COMPANIES AS THEY MAY REQUEST.

GREATER CYPRESS INVESTMENT COMPANY

Vincent Bergantino Judith Bergantino
VINCENT BERGANTINO, PRESIDENT JUDITH BERGANTINO, SECRETARY
MORTGAGEES

FLAGSHIP BANK OF PASCO COUNTY

James S. Stalaker, Jr.
JAMES S. STALAKER, JR., VICE PRES.

Earl H. Young
EARL H. YOUNG, EXEC. VICE PRES.

ACKNOWLEDGMENT

STATE OF FLORIDA }
COUNTY OF PASCO } SS
I HEREBY CERTIFY ON THIS 12 DAY OF March, A.D., 1982
BEFORE ME PERSONALLY APPEARED VINCENT BERGANTINO, AND JUDITH BERGANTINO, PRESIDENT AND SECRETARY RESPECTIVELY OF GREATER CYPRESS INVESTMENT COMPANY, A FLORIDA CORPORATION, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.
WITNESS MY HAND AND OFFICIAL SEAL AT NEW PORT RICHEY, PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.
MY COMMISSION EXPIRES: March 6, 1985

Phonetic of Ordinance
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

STATE OF FLORIDA }
COUNTY OF PASCO } SS

I HEREBY CERTIFY ON THIS 12th DAY OF March, A.D., 1982
BEFORE ME PERSONALLY APPEARED JAMES S. STALAKER, JR. AND EARL H. YOUNG, VICE PRESIDENT AND EXEC. VICE PRESIDENT RESPECTIVELY, OF FLAGSHIP BANK OF PASCO COUNTY, A FLORIDA CORPORATION, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.
WITNESS MY HAND AND OFFICIAL SEAL AT NEW PORT RICHEY, PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.
MY COMMISSION EXPIRES: 9-19-89

James M. Horn
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

SURVEYOR'S CERTIFICATE

I, THE UNDERSIGNED SURVEYOR, BEING DULY AUTHORIZED TO PRACTICE IN THE STATE OF FLORIDA, HEREBY CERTIFY THAT THIS MAP OF THE WILDS, A CONDOMINIUM DEVELOPMENT, CONSISTING OF SHEETS 1 THROUGH 6 INCLUSIVE, TOGETHER WITH THE DECLARATION, ARE IN SUFFICIENT DETAIL SO THAT THE IDENTIFICATION, LOCATION, AND DIMENSIONS OF THE COMMON ELEMENTS AND EACH UNIT CAN BE DETERMINED FROM SAID PLAT AND DECLARATION. THIS THE 8th DAY OF March, A.D. 1982.

GILCREST ENTERPRISES, INC.

Harley C. Gilmore
HARLEY C. GILMORE, FLORIDA SURVEYOR'S REGISTRATION NO. 1844

FILED AND RECORDED:

IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA ON THIS 20th DAY OF April, A.D. 1982, IN PLAT BOOK 30, PAGES 149, 149, 150, 151, 152, AND 153.

Joe Pittman Charles Circuit Court
BY Joe C. Summers, Jr.

SHEET 1 OF 6

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