

12400 Union Road Legal Description

Property tax ID # 01058920513

Legal metes and bounds description of parcel, being approximately 2.67 acres more or less

A Parcel of land located in the Southeast 1/4 of Section 4, Township 52 South, Range 28 East, Collier County, Florida, being more particularly described as follows:

Commence at the Southeast corner of Section 4, Township 52 South, Range 28 East, Collier County, Florida; thence run North 00° 20' 13" East, along the East line of the Southeast 1/4 of said Section 4, for a distance of 733.79 feet to the Point of Beginning of the Parcel of land herein described; thence continue North 00° 20' 13" East, along the East line of the Southeast 1/4 of said Section 4, for a distance of 655.82 feet; thence run North 89° 39' 47" West, for a distance of 131.28 feet to a point on the East line of a service road easement, as recorded in Official Records Book 1567, Page 1556, of the Public Records of Collier County, Florida; thence run South 00° 05' 55" West, along said service road easement, for a distance of 449.47 feet to the beginning of a tangential circular curve, concave Northwesterly; thence run Southwesterly, along said service road easement and along the arc of said curve to the right, having a radius of 65.00 feet through a central angle of 90° 00' 00", subtended by a chord of 91.92 feet at a bearing of South 45° 05' 55" West, for a distance of 102.10 feet to the end of said curve; thence run North 89° 54' 05" West, along said service road easement, for a distance of 95.94 feet to a point on an entrance road easement, as recorded in Official Records Book 1567, Pages 1554 through 1555, of the Public Records of Collier County, Florida, the same being the beginning of a tangential circular curve, concave Southeasterly, thence run Southwesterly, along said entrance road easement and along the arc of said curve to the left, having a radius of 60.00 feet, through a central angle of 89° 19' 54", subtended by a chord of 84.36 feet at a bearing of South 45° 25' 58" West, for a distance of 93.55 feet to the end of said curve; thence run South 00° 46' 01" West, along said entrance road easement, for a distance of 81.13 feet; thence departing said entrance road easement, run South 89° 39' 47" East, for a distance of 350.44 feet to the Point of Beginning, more or less.