

Russell Square RPUD (PL20170004414)

Legal Description

PARCEL A:

THE SOUTH ONE-HALF (1/2) OF THE SOUTHWEST ONE QUARTER (1/4) OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (1/4) OF SECTION 9, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA, RESERVING THEREFROM THE EAST THIRTY (30) FEET FOR ROAD RIGHT-OF-WAY PURPOSES ONLY.

PARCEL B:

THE NORTH ONE-HALF (1/2) OF THE NORTHWEST ONE QUARTER (1/4) OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER (1/4) OF SECTION 9, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA, RESERVING THEREFROM THE EAST THIRTY (30) FEET FOR ROAD RIGHT-OF-WAY PURPOSES ONLY; ALSO KNOWN AS TRACT 40 OF UNRECORDED PLAT.

PARCEL C:

THE SOUTH ONE-HALF (1/2) OF THE NORTHWEST ONE QUARTER (1/4) OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER (1/4) OF SECTION 9, TOWNSHIP 50 SOUTH, RANGE 26 EAST, LESS 30 FEET FOR EASEMENT ON THE SOUTH LINE AND 30 FEET FOR EASEMENT ON THE EAST LINE FOR ROAD RIGHT-OF-WAY PURPOSES ONLY. ALSO KNOWN AS TRACT 39, ENCHANTED ACRES, COLLIER COUNTY, FLORIDA.

PARCEL D:

THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA, RESERVING THEREFROM THE EAST 30 FEET FOR ROAD RIGHT OF WAY; ALSO DESCRIBED AS TRACT 42, ENCHANTED ACRES.

AND ALSO LESS THAT PORTION OF SAID PARCELS A, B, C AND D, TAKEN BY EMINENT DOMAIN PROCEEDING BETWEEN COLLIER COUNTY, FLORIDA AND C&T PROPERTIES UNLIMITED AS EVIDENCED BY ORDER OF TAKING RECORDED MARCH 10, 2008 IN OFFICIAL RECORDS BOOK 4337, PAGE 541, CASE NUMBER 07-4923-CA REFERENCED TO AS PARCEL 126FEE AND BEING MORE PARTICULARLY DESCRIBED AS:

A PARCEL OF LAND LYING IN THE SOUTHWEST AND NORTHWEST QUARTERS OF SECTION 9, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 9; THENCE SOUTH 00°50'29" EAST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9 A DISTANCE OF 653.41 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF COPE LANE; THENCE SOUTH 89°57'32" EAST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 38.83 FEET; THENCE LEAVING SAID



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NORTHERLY RIGHT-OF-WAY LINE NORTH 07°21'18" EAST, A DISTANCE OF 207.06 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 3,100.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°20'02" AN ARC DISTANCE OF 450.91 FEET TO AN INTERSECTION WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE NORTH 00°58'38" WEST, A DISTANCE OF 685.18 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF A PARCEL OF LAND AS DESCRIBED IN O.R. 3283, PAGE 524, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA; THENCE SOUTH 89°39'02" WEST ALONG SAID NORTHERLY LINE, A DISTANCE OF 100.01 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 9; THENCE SOUTH 00°58'38" EAST ALONG SAID WEST LINE, A DISTANCE OF 686.37 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

PARCEL E:

THE SOUTH ONE-HALF (S 1/2) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 9, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA, LESS THE WEST THIRTY (30') FEET THEREOF, TO BE USED FOR ROAD RIGHT-OF-WAY PURPOSES ONLY (TRACT 50 OF UNRECORDED PLAT)

PARCEL F:

THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA. LESS ROAD EASEMENTS ON THE WEST SIDE OF 30-FOOT PARCEL ALSO KNOWN AS TRACT 49 ENCHANTED ACRES.

PARCEL G:

SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA, AND ALSO KNOWN AS LOT 48 OF ENCHANTING ACRES.

PARCEL H:

- (1) THE EAST 30 FEET OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA;
- (2) THE EAST 30 FEET OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA;
- (3) THE EAST 30 FEET OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA; LESS THE SOUTH 30 FEET THEREOF CONVEYED TO COLLIER COUNTY, FLORIDA, BY DEEDS RECORDED IN OFFICIAL RECORDS BOOK 1091, PAGES 1110 AND 1119, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA;

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(4) THE EAST 30 FEET OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA;

(5) THE WEST 30 FEET OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA; AND

(6) THE WEST 30 FEET OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA.

CONTAINING 32.89 ACRES, MORE OR LESS.