





**GOULOFF - JORDAN  
SURVEYING AND DESIGN, INC.**

1133 BROADWAY FORT WAYNE, IN 46802  
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**LEGAL DESCRIPTION**  
*Part of the SE 1/4, Sec. 35 - T31N - R11E*  
*8522 Bass Road, Fort Wayne, IN 46818*

**LEGAL DESCRIPTION**

**Parcel I:**

A parcel of land located in the Southeast One-quarter of Section 35, Township 31 North, Range 11 East, Allen County, Indiana and more particularly described as follows:

Commencing at the Southwest corner of the Southeast One-quarter of Section 35, Township 31 North, Range 11 East, Allen County, Indiana; thence East along the South line of said Southeast One-quarter a distance of 506.0 feet to the point of beginning.

**Beginning** at the above described point; thence continuing East along the South line of said Southeast One-quarter a distance of 125.0 feet; thence by a deflection left of 89 degrees 25 minutes 38 seconds a distance of 517.3 feet; thence by a deflection left of 54 degrees 03 minutes 54 seconds a distance of 130.69 feet to an iron pin; thence by a deflection right of 42 degrees 09 minutes 32 seconds a distance of 209.68 feet to an iron pin; thence by a deflection left of 71 degrees 35 minutes 30 seconds a distance of 158.15 feet to an iron pin; thence by a deflection left of 89 degrees 29 minutes 40 seconds a distance of 174.0 feet to a point located 647.70 feet North of the South line of said Southeast One-quarter; thence by a deflection left of 97 degrees 34 minutes 50 seconds and parallel to the South line of said Southeast One-quarter a distance of 202.46 feet to an iron pin; thence by a deflection right of 90 degrees 34 minutes 22 seconds a distance of 647.7 feet to the point of beginning, containing 2.318 acres, more or less.

**Excepting:**

A parcel of land located in the Southeast One-quarter of Section 35, Township 31 North, Range 11 East, Allen County, Indiana and more particularly described as follows:

Commencing at the Southwest corner of the Southeast One-quarter of Section 35; thence North 90 degrees 00 minutes East (bearings based on record description in Doc. No. 92-67572) along the South line of said Southeast One-quarter, a distance of 631.0 feet; thence North 0 degrees 34 minutes 22 seconds East, a distance of 435.30 feet to a 5/8" diameter iron pin with Firm No. 0026 I.D. cap at the point of beginning. **BEGINNING** at the above described point; thence North 89 degrees 25 minutes 28 seconds West, a distance of 105.82 feet to a 5/8" diameter iron pin with Firm No. 0026 I.D. cap; thence North 0 degrees 34 minutes 22 seconds East, a distance of 158.70 feet to a 1/2" diameter iron pin; thence South 53 degrees 29 minutes 32 seconds East, a distance of 130.69 feet to a 1/2" diameter iron pin; thence South 0 degree 34 minutes 22 seconds West, a distance of 82.00 feet to the point of beginning. Parcel contains 0.2924 acres.

**Parcel II:**

A parcel of land located in the Southeast One-quarter of Section 35, Township 31 North, Range 11 East, Allen County, Indiana and more particularly described as follows:

Commencing at the Southwest corner of the Southeast One-quarter of Section 35, Township 31 North, Range 11 East, Allen County, Indiana; thence East along the South line of said Southeast One-quarter a distance of 506.0 feet to the point of beginning.

**Beginning** at the above described point; thence continuing East along the South line of said Southeast One-quarter a distance of 125.0 feet; thence by a deflection left of 89 degrees 25 minutes 38 seconds a distance of 517.3 feet; thence by a deflection left of 54 degrees 03 minutes 54 seconds a distance of 130.69 feet; thence by a deflection right of 42 degrees 09 minutes 32 seconds a distance of 209.68 feet; thence by a deflection left of 71 degrees 35 minutes 30 seconds a distance of 158.15 feet; thence by a deflection left of 07 degrees 05 minutes 22 seconds a distance of 324.77 feet; thence by a deflection left of 89 degrees 25 minutes 38 seconds a distance of 172.48 feet; thence by a deflection left of 90 degrees 34 minutes 22 seconds a distance of 506.0 feet; thence by a deflection right of 90 degrees 34 minutes 20 seconds a distance of 647.70 feet to the point of beginning, containing 3.558 acres of land, more or less.

**Excepting:**

A parcel of land located in the Southeast One-quarter of Section 35, Township 31 North, Range 11 East, Allen County, Indiana and more particularly described as follows:

Commencing at the Southwest corner of the Southeast One-quarter of Section 35; Township 31 North, Range 11 East, Allen County, Indiana; thence East along the South line of said Southeast One-quarter a distance of 506.0 feet to the point of beginning.

**Beginning** at the above described point; thence continuing East along the South line of said Southeast One-quarter a distance of 125.0 feet; thence by a deflection left of 89 degrees 25 minutes 38 seconds a distance of 517.3 feet; thence by a deflection left of 54 degrees 03 minutes 54 seconds a distance of 130.69 feet to an iron pin; thence by a deflection right of 42 degrees 09 minutes 32 seconds a distance of 209.68 feet to an iron pin; thence by a deflection left of 71 degrees 35 minutes 30 seconds a distance of 158.15 feet to an iron pin; thence by a deflection left of 89 degrees 29 minutes 40 seconds a distance of 174.0 feet to a point located 647.70 feet North of the South line of said Southeast One-quarter; thence by a deflection left of 97 degrees 34 minutes 50 seconds and parallel to the South line of said Southeast One-quarter a distance of 202.46 feet to an iron pin; thence by a deflection right of 90 degrees 34 minutes 22 seconds a distance of 647.7 feet to the point of beginning, containing 2.318 acres, more or less.

**Parcel III:**

A parcel of land located in the Southeast One-quarter of Section 35, Township 31 North, Range 11 East, Allen County, Indiana and more particularly described as follows:

Commencing at the Southwest corner of the Southeast One-quarter of Section 35; thence North 90 degrees 00 minute East (bearings based on record description in Doc No. 92-67572) along the South line of said Southeast One-quarter a distance of 631.0 feet; thence North 0 degree 34 minutes 22 seconds East, a distance of 517.30 feet; thence North 53 degrees 29 minutes 32 seconds West, a distance of 130.69 feet; thence North 11 degrees 22 minutes 00 second West, a distance of 209.68 feet; thence North 82 degrees 55 minutes 30 seconds West, a distance of 58.15 feet to an iron pin (iron pins mentioned in this description are 5/8" diameter with Firm No. 0026 I.D. cap) at the point of beginning. **BEGINNING** at the above described point; thence North 82 degrees 55 minutes 30 seconds West, a distance of 100.00 feet; thence South 89 degrees 59 minutes 08 seconds West, a distance of 50.00 feet to an iron pin; thence North 0 degrees 00 minutes 52 seconds West, a distance of 18.00 feet to an iron pin; thence North 89 degrees 59 minutes 08 seconds East, a distance of 51.12 feet to an iron pin; thence South 82 degrees 55 minutes 30 seconds East, a distance of 56.12 feet to an iron pin; thence South 61 degrees 07 minutes 08 seconds East, a distance of 48.46 feet to the iron pin at the point of beginning. Parcel contains 0.0532 acres.

Date: August 14, 2017

Job No.: 20170205  
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