



LEGAL DESCRIPTION:

Part of the Southwest Quarter of Section 13, in Township 30 North, Range 11 East, in Allen County, Indiana, in particular described as follows, to-wit:

Commencing at the Southwest corner of said section; thence running North on the West line of said section, a distance of 174 feet; thence East and parallel to the South line of said section 145 feet; thence South parallel to the West line of said section, a distance of 174 feet to the South line of said section; thence West on the aforesaid line, a distance of 145 feet to the place of beginning, said in previous deed to contain 0.58 acres of land, more or less.

EXCEPTING THEREFROM:

A part of the Southwest Quarter of Section 13, Township 30 North, Range 11 East, Aboite Township, Allen County, Indiana, described as follows: Beginning at the Southwest corner of said section; thence North 0 degrees 37 minutes 24 seconds West 174.00 feet (distance quoted from Instrument No. 92022998) along the West line of said section to the Northwest corner of the 0.58-acre tract of land described in Instrument No. 92022998; thence North 89 degrees 31 minutes 02 seconds East 35.00 feet along the North line of said 0.58-acre tract; thence South 0 degrees 37 minutes 24 seconds East 29.91 feet; thence South 89 degrees 22 minutes 36 seconds West 20.00 feet to the East boundary of Dickey Road; thence South 0 degrees 37 minutes 24 seconds East 85.98 feet along said East boundary; thence North 89 degrees 17 minutes 31 seconds East 130.00 feet to the East line of said 0.58-acre tract of land; thence South 0 degrees 37 minutes 24 seconds East 58.57 feet along said East line to the South line of said section; thence South 89 degrees 31 minutes 02 seconds West 145.00 feet (distance quoted from Instrument No. 92022998) along said South line to the point of beginning and containing 0.248 acres, more or less, inclusive of the presently existing right-of-way which contains 0.120 acres, more or less, for a net additional taking of 0.128 acres, more or less.

TOGETHER WITH:

Part of the Southwest Quarter of Section 13, in Township 30 North, Range 11 East, in Allen County, Indiana, by metes and bounds described as follows, to-wit: Commencing on the South line of said Section at a point situated 145 feet East of the Southwest corner thereof; thence continuing East on the South line of said Section a distance of 140 feet; thence North and parallel to the West line of said Section a distance of 328 feet; thence West and parallel to the South line of said Section a distance of 140 feet; thence South and parallel to the West line of said Section a distance of 328 feet to the place of beginning, said in previous deed to contain 1.05 acres of land, more or less, subject to public highway upon and over the South 20 feet thereof.

EXCEPTING THEREFROM:

A part of the Southwest Quarter of Section 13, Township 30 North, Range 11 East, Aboite Township, Allen County, Indiana described as follows: Beginning at a point on the South line of said section North 89 degrees 31 minutes 02 seconds East 145.00 feet (distance quoted from Instrument No. 71-2889) from the Southwest corner of said section, which point of beginning is also the Southwest corner of the 1.05-acre tract described in Instrument No. 71-2889; thence North 0 degrees 37 minutes 24 seconds West 58.57 feet along the West line of said 1.05-acre tract; thence North 89 degrees 17 minutes 31 seconds East 6.44 feet; thence Easterly 133.56 feet along an arc to the right having a radius of 20,050.00 feet and subtended by a long chord having a bearing of North 89 degrees 28 minutes 58 seconds East and a length of 133.56 feet; thence South 0 degrees 37 minutes 24 seconds East 58.58 feet to the South line of said section; thence South 89 degrees 31 minutes 02 seconds West 140.00 feet (distance quoted from Instrument No. 71-2889) along said South line to the point of beginning and containing 0.189 acres, more or less, inclusive of the presently existing right-of-way which contains 0.064 acres, more or less, for a net additional taking of 0.125 acres, more or less.

TOGETHER WITH:

Part of the Southwest Quarter of Section 13, Township 30 North, Range 11 East, in Allen County, Indiana, more particularly described as follows, to-wit: Beginning at a point on the South line of said Southwest Quarter, said point being monumented by a P.K. Nail found 1.0 feet North, said point also situated North ninety degrees 00 minutes 00 seconds East (assumed bearing and is the basis of all bearings relative to this description and recorded "East"), a distance of 285.00 feet from a rebar found monument the Southwest corner of said Southwest Quarter; thence North ninety degrees 00 minutes 00 seconds East (recorded "East"), along said South line, being within the right of way of Aboite Center Road a distance of 145.00 feet to a point; thence North 00 degrees 45 minutes 52 seconds West (recorded "North") and parallel with the West line of said Southwest Quarter a distance of 328.00 feet to a point, said point being monumented by a rebar found 0.9 feet; South and 0.2 feet West; thence South ninety degrees 00 minutes 00 seconds West (recorded "West") and parallel with the south line of said Southwest Quarter, a distance of 145.00 feet to a rebar found; thence South 00 degrees 45 minutes 52 seconds East (recorded "South") and parallel with the West line of said Southwest Quarter, a distance of 328.00 feet to the point of beginning. Excepting therefrom:

A part of the Southwest Quarter of Section 13, Township 30 North, Range 11 East, Aboite Township, Allen County, Indiana, and being that part of the grantor's land lying within the right of way line depicted on the attached Right of Way Parcel Plat marked Exhibit "B", described as follows:

Beginning at a point on the South line of said Quarter Section North 89 degrees 31 minutes 02 seconds East 285.00 feet (distance quoted from Instrument No. 94-018193) from the Southwest corner of said Quarter Section, which point of beginning is also the Southwest corner of the grantor's land; thence North 0 degrees 37 minutes 24 seconds West 58.68 feet along the West line of said grantor's land to an arc between the point designated "B48" and the point designated "B47" on said Exhibit "B"; thence Easterly 145.01 feet along said arc to the right having a radius of 20,050 feet and subtended by a long chord having a bearing of North 89 degrees 52 minutes 51 seconds East and a length of 145.01 feet to the East line of said grantor's land; thence South 0 degrees 37 minutes 24 seconds East 57.76 feet along said East line to the South line of said Quarter Section; thence South 89 degrees 31 minutes 02 seconds West 145.00 feet (distance quoted from Instrument 94-018193) along said South line to the point of beginning and containing 0.194 acres, more or less, inclusive of the presently existing right of way which contains 0.067 acres, more or less, for a net additional taking of 0.127 acre, more or less.



I further certify that this survey was completed under my direct supervision and to the best of my knowledge and belief, was executed according to the survey requirements set forth in 865 IAC 1-12.

PLAT OF SURVEY

7730 - 7820 ABOITE CTR ROAD  
FORT WAYNE, INDIANA

SCALE: 1"=50'

JOB NUMBER: 21-4886  
DATE: 03-05-21

SHEET 1 OF 1

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1967 2020

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REVISIONS			
NO.	DATE	DESCRIPTION	BY

& W. LINE SW.1/4 SEC. 13  
DICKIE RD.

ABOITE CTR RD.  
& S. LINE SW.1/4 SEC. 13

SW. COR. SW.1/4  
SEC. 13-30-11  
HARRISON MKR.



SE. COR. SW.1/4 SW.1/4  
SEC. 13-30-11  
BRASS PLUG

SW. COR.  
DEGRANDCHAMP  
TRACT