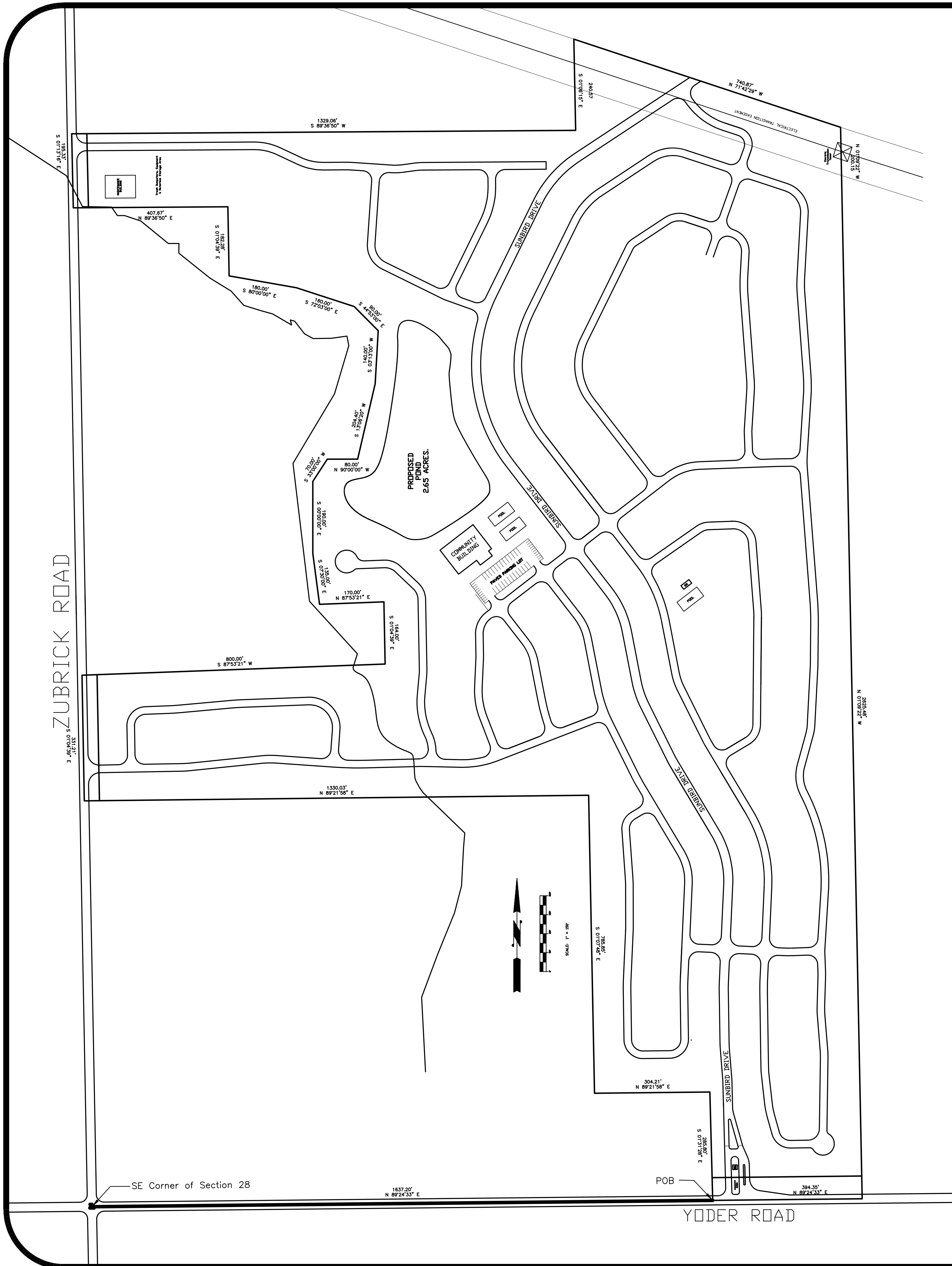




LEGAL DESCRIPTION

Part of the Northwest Quarter of Section 28, together with part of the Southwest Quarter of Section 28, all being in Township 29 North, Range 11 East, Allen County, Indiana. More particularly described as follows:

Commencing at a Harrison marker found at the Southwest corner of the Southwest Quarter of said Section 28; Thence N 89° 24' 33" E (GPS Grid bearing and used as the basis of bearings for this description), on and along the South line of the Southwest Quarter of said Section 28, being within the right-of-way of Yoder Road, a distance of 1637.20 feet to the *Point of Beginning*; Thence continuing N 89° 24' 33" E, on and along said South line, being within the right-of-way of Yoder Road, a distance of 394.35 feet to a Mag nail; Thence N 01° 09' 22" W, a distance of 2625.48 feet to a 5/8-inch iron pin capped "Walker" on the North line of the Southwest Quarter of said Section 28, said iron pin also being on the South line of the Northwest Quarter of said Section 28; Thence continuing N 01° 09' 22" W, a distance of 200.15 feet; Thence N 71° 42' 29" W, a distance of 740.87 feet to a point, being on the West line of the East half of the Northwest Quarter of said Section 28; Thence S 01° 06' 15" E, on and along said West line, a distance of 240.57 feet to a 5/8-inch iron pin capped "Walker"; Thence S 89° 36' 50" W, a distance of 1329.06 feet to a Mag nail on the West line of the Northwest Quarter of said Section 28; Thence S 01° 13' 16" E, on and along said West line, being within the right-of-way of Zubrick Road, a distance of 195.33 feet to a railroad spike found at the Southwest corner of the Northwest Quarter of said Section 28, said railroad spike also being at the Northwest corner of the Southwest Quarter of said Section 28; Thence N 89° 36' 50" E, on and along the South line of the Northwest Quarter of said Section 28, also being on and along the North line of the Southwest Quarter of said Section 28, a distance of 407.67 feet to an iron pin found; Thence S 01° 04' 39" E, a distance of 182.28 feet to a 5/8-inch iron pin capped "Walker"; Thence S 80° 30' 00" E, a distance of 180.00 feet to a 5/8-inch iron pin capped "Walker"; Thence S 72° 03' 00" E, a distance of 160.00 feet to a 5/8-inch iron pin capped "Walker"; Thence S 44° 53' 00" E, a distance of 90.00 feet to a 5/8-inch iron pin capped "Walker"; Thence S 03° 13' 00" W, a distance of 140.00 feet to a 5/8-inch iron pin capped "Walker"; Thence S 13° 06' 20" W, a distance of 204.40 feet to a 5/8-inch iron pin capped "Walker"; Thence S 90° 00' 00" W, a distance of 80.00 feet to a 5/8-inch iron pin capped "Walker"; Thence S 33° 00' 00" W, a distance of 70.00 feet to a 5/8-inch iron pin capped "Walker"; Thence S 00° 00' 00" W, a distance of 190.00 feet to a 5/8-inch iron pin capped "Walker"; Thence S 07° 30' 00" E, a distance of 135.00 feet to a 5/8-inch iron pin capped "Walker" on the North line of a certain 3.01 acre tract of land as recorded in Document Number 94-022847 in said records, said iron pin being situated N 87° 53' 21" E, a distance of 630.00 feet from a Mag nail at the Northwest corner of said 3.01 acre tract of land; Thence N 87° 53' 21" E, on and along said North line, a distance of 170.00 feet to a wood post found at the Northeast corner of said 3.01 acre tract of land; Thence S 01° 04' 39" E, on and along the East line of said 3.01 acre tract of land, a distance of 164.00 feet to a 5/8-inch iron pin capped "Walker" at the Southeast corner of said 3.01 acre tract of land; Thence S 87° 53' 21" W, on and along the South line of said 3.01 acre tract of land, a distance of 800.00 feet to a Mag nail at the Southwest corner of said 3.01 acre tract of land, said Mag nail also being on the West line of the Southwest Quarter of said Section 28; Thence S 01° 04' 39" E, on and along said West line, being within the right-of-way of Zubrick Road, a distance of 331.21 feet to a Mag nail, said Mag nail being situated N 01° 04' 39" W, a distance of 1070.39 feet from a Harrison marker found at the Southwest corner of the Southwest Quarter of said Section 28; Thence N 89° 21' 58" E, a distance of 1330.03 feet to a 5/8-inch iron pin capped "Walker" on the East line of the West half of the Southwest Quarter of said Section 28, said iron pin also being on the West line of the East half of the Southwest Quarter of said Section 28; Thence S 01° 07' 48" E, on and along said West line, a distance of 785.85 feet to a 5/8-inch iron pin capped "Walker" on the North line of a certain 1.0 acre tract of land as recorded in Document Number 2021072207 in said records; Thence N 89° 21' 58" E, on and along the North line of said 1.0 acre tract of land, and on and along the North line of a certain 2.000 acre tract of land as recorded in Document Number 2013039177 in said records, a distance of 304.21 feet to an iron pin found at the Northeast corner of said 2.000 acre tract of land; thence S 01° 31' 28" E, on and along the East line of said 2.000 acre tract of land, a distance of 285.80 feet (recorded 288.5 feet) to a Mag nail found at the point of intersection of the South line of the Southwest Quarter of said Section 28, said Mag nail also being the *Point of Beginning*. Containing 80.31 acres, more or less.



Joseph D. Bishop

GENERAL NOTES

ALL PLANS ARE PROPERTY OF J.D. BISHOP ENGINEERING AND DEVELOPMENT. PLANS ARE CLOSELY AND RESPONSIBLY ENGINEERED TO FEDERAL, STATE, AND LOCAL ORDINANCES. SINCE PLANS ARE SO CLOSELY ENGINEERED TO THE PROPER AUTHORITIES, PLEASE CONTACT US BEFORE ANY CHANGES ARE MADE TO ANY PART OF THE FOLLOWING PROJECT. WE ARE AN ENGINEER COMPANY THAT WORKS WITH SEVERAL CONTRACTORS, SURVEYORS, AND VARIOUS AUTHORITY PERSONNEL. ALL THESE PEOPLE WORK AS A TEAM.

OUR MAIN CONCERN IS TO DESIGN A PROJECT THAT WILL BENEFIT BOTH OUR CLIENT AND THE OVER ALL WELL BEING OF THE WHOLE COMMUNITY. WE WELCOME A CLOSE RELATIONSHIP WITH EVERYONE INVOLVED IN THE FOLLOWING PROJECT. WE BELIEVE IN A TEAM ENVIRONMENT. WE ARE ALL WORKING TOWARD A POSITIVE GOAL. OUR CLIENT PLAYS A MAJOR ROLE IN OUR TEAM ENVIRONMENT. WE ARE OPEN TO ANY COMMENTS OR SUGGESTIONS FROM ANY MEMBERS OF THE TEAM.



PREPARED FOR:
Michael Hoyt Weaver
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Andrews, Indiana 46702

PROJECT:
SUNBIRDS RV RESORT & VILLAGE
PLAN:
LEGAL DESCRIPTION
SCALE: 1" = 150'
DATE: 07/07/2026
DWG. PATH:
DWG. NO: 0080B
REVISION: 07/13/26
PROJECT: #P2450
SHEET:
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