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Job # 19-0058

**LEGAL DESCRIPTION**  
Vaughn Property Services, LLC

0.781 Acres

Situated in the Village of Carey, County of Wyandot, State of Ohio and being a part of Lot 2 as platted in the Sheridan Subdivision, recorded in Plat Cabinet A, Slides 768 and 769 in the Wyandot County Recorder's Office, and located in the NW1/4 of Section 20, T1S, R13E a tract of land bounded and described as follows:

Beginning at an iron pin found marking the southeast corner of said Lot 2, and lying on the westerly right of way line of Sheridan Drive (60'R/W);

thence along the south line of said Lot 2 S75°02'44"W a distance of 215.34 feet to an iron pin set;

thence at right angles N14°57'16"W a distance of 170.00 feet to an iron pin set;

thence at right angles and parallel with the south line of said Lot 2 N75°02'44"E a distance of 175.00 feet to an iron pin set on the westerly right of way line of said Sheridan Drive;

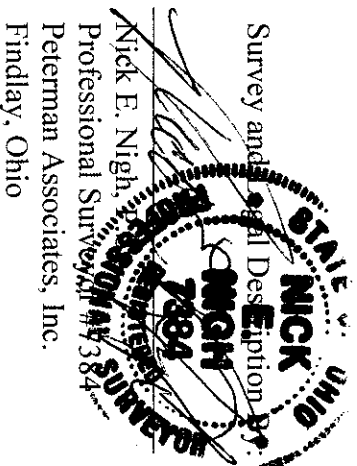
thence along the westerly right of way line of said Sheridan Drive, along a curve segment to the right, with a central angle of 19°20'35", a radius of 520.00 feet, and a length of curve of 175.55 feet, the chord of said curve segment bearing S28°18'13"E a distance of 174.22 feet to the Point of Beginning, and containing 0.781 acre of land, more or less, subject however to all prior easements of record.

Wyandot County Official Record: Vaughn Property Services, LLC OR 242, Page 197

**NOTE:** The bearings in this legal description are based upon an assumed meridian and are used only for the purpose of describing angular measurements.

I.P. set = 5/8" x 30" Rebar with Peterman Associates' Cap.

Date: February 22, 2019



REFERENCE SURVEY VOL. B  
PAGE 207 IN THE TAX MAP OFFICE  
"2019"

MAP CHECK #1 - INPUT COURSES

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
PC	SW 75 02'44"	215.340		1000.0000	1000.0000	
	NW 14 57'16"	170.000		944.4313	791.9533	
	NE 75 02'44"	175.000		1108.6736	748.0846	
				1153.8325	917.1576	
FC	CHORD BRG	LENGTH	PT	NORTH	EAST	ELEV
	SE 28 18'13"	174.720		1000.0009	999.9994	
	DELTA	ARC	RP	NORTH	EAST	ELEV
	19 20'35"	175.552		833.8674	507.2524	
	RADIAL PC*RP	RADIUS		RADIAL RP*PT	DEG OF CURVE	MID ORD
	SW 52 01'30"	520.000		NE 71 22'05"	11 01'06"	7.39
	TANGENT PC*PI	TAN LENGTH		TANGENT PI*PT	EXTERNAL	
	SE 37 58'30"	88.619		SE 18 37'55"	7.4973	
FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
CLOSURE:	SE 33 41'24"	.001		1000.0000	1000.0000	
		ERROR:		.0009	-.0006	
1 PART IN 680332						

PERIMETER	AREA (sq ft)	AREA (acres)
735.8931	34040.9855	.7815



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