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21-0043

**LEGAL DESCRIPTION**  
**Vaughn Property Services, LLC**

2.027 acres

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

Beginning at a 5/8" iron pin found with PAI cap marking the northeast corner of said Lot 4;

thence along the east line of said Lot 4 S01°10'01"W a distance of 232.40 feet to an iron pin set;

thence parallel with the north line of said Lot 4 N88°52'10"W a distance of 379.82 feet to a 5/8" iron pin found with PAI cap on the east right of way line of Summer Drive (60' R/W) as platted in said Sheridan Subdivision and marking the PT of a curve;

thence along the east right of way line of said Summer Drive N01°07'50"E a distance of 232.40 feet to a 1/4" drill hole set in a concrete sidewalk marking the northwest corner of said Lot 4, referenced by an iron pin set N88°52'10"W a distance of 3.00 feet;

thence along the north line of said Lot 4 S88°52'10"E a distance of 379.97 feet to the Point of Beginning and containing 2.027 acres of land, more or less, subject however to all prior easements of record.

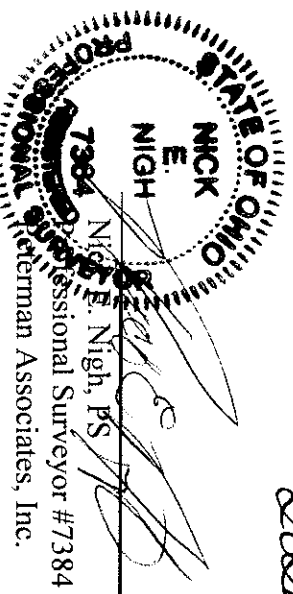
Wyandot County Official Record: Vaughn Property Services LLC OR 248, Page 2306

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

**NOTE:** The above legal description was prepared from a field survey completed by Peterman Associates, Inc. under the direct supervision of Nick E. Nigh, PS #7384 in February 2021.

Iron pin set = 5/8" x 30" Rebar with Peterman Associates' Cap

Date: February 10, 2021



REFERENCE SURVEY VOL. 239 PAGE 23  
BY THE CLAYTON OFFICE  
11/2021

MAP CHECK #1 - INPUT COURSES

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
	SW 01 10'01"	232.400		1000.0000	1000.0000	
	NW 88 52'10"	379.820		767.6482	995.2670	
	NE 01 07'50"	232.400		775.1423	615.5209	
	SE 88 52'10"	379.970		1007.4971	620.1063	
CLOSURE:				1000.0001	1000.0023	
	SW 87 30'38"	.002		1000.0000	1000.0000	
		ERROR:		.0001	.0023	
1 PART IN 531927						

PERIMETER	AREA (sq ft)	AREA (acres)
1224.5924	38287.3583	2.0268

