



website: petermanaes.com
email: petermansw@aol.com

3480 N. Main St., Findlay, Ohio 45840

Phone: 419-422-6672
Fax: 419-422-9466

Job No. 15-0733A

LEGAL DESCRIPTION

Wagner Ford

2.570 Acres

Situated in the Village of Carey, County of Wyandot, State of Ohio, and being part of the NW1/4 of Section 20, T1S, R13E, a tract of land bounded and described as follows:

Commencing at an iron rod found marking the southwest corner of Lot 6 of Heck Subdivision as recorded in Cabinet 4, Slide 499 of the Wyandot County Plat Records;

thence along the west line of said Lot 6, N01°08'20"E a distance of 22.14 feet to an iron pin found marking a southeasterly corner of a 37.973 acre tract of land as described in OR 232, Pages 2426 and 2429 of the Wyandot County Official Records;

thence along a southerly line of said 37.973 acre tract, S73°45'48"W a distance of 339.34 feet to an iron pin set and being the Principal Point of Beginning of the tract of land to be herein described;

thence from the above described Principal Point of Beginning and at right angles, S16°14'12"E a distance of 360.47 feet to iron pin set on the northerly right-of-way of Vance Street (State Highway 103)(R/W Varies);

thence along said northerly right-of-way and a curve segment to the right having a central angle of 04°57'42", a radius of 2804.79 feet, and a length of curve 242.90 feet, the chord of said curve segment bearing S69°13'50"W a distance of 242.82 feet to an iron rod found at the end of said curve segment of said right-of-way, and reference to a mag nail found marking the P.S. of the centerline spiral curve bearing S18°11'47"E a distance of 60.00 feet;

thence continuing along said northerly right-of-way, S75°50'00"W a distance of 57.98 feet to an iron pin set;

thence N16°14'12"W a distance of 377.55 feet to an iron pin set on a southerly line of said 37.973 acre tract;

thence along the southerly line of said 37.973 acre tract, N73°45'48"E a distance of 300.00 feet to the Principal Point of Beginning, containing 2.570 acres of land, more or less, subject however to all prior easements of record.

Wyandot County Deed Records: John P. Heck and David W. Heck Volume 213, Page 367

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: 12-7-2015

Nick E. Nigh, P.S.
Professional Surveyor #7384