



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

3480 N. Main St., Findlay, Ohio 45840

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

Job No. 17-0472B

LEGAL DESCRIPTION
Vaughn Industries

5.861 Acres

Situated in the Village of Carey, County of Wyandot, State of Ohio, and being a part of the NW 1/4 of Section 22, T1S, R13E, a tract of land bounded and described as follows:

Commencing at a stone found marking the northwest corner of the NW 1/4 of said Section 22 and on the west line of Lot 1 of Powell Subdivision as recorded in Cabinet A, Slide 354 of the Wyandot County Plat Records;

thence along the west line of said NW 1/4, S00°10'35"E, a distance of 231.64 feet to a concrete monument found marking the southwest corner of said Lot 1;

thence along the south line of said Powell Subdivision and the south line of a 0.256 acre tract of land conveyed to Vaughn Property Services, LLC as recorded in OR 249, Page 1952 of the Wyandot County Official Records, S69°22'52"E, a distance of 1184.14 feet to a 5/8" iron pin found marking the southeast corner of said 0.256 acre tract and on the west line of a 2.31 acre tract conveyed to Vaughn Industries, Inc. as recorded in OR 159, Page 1 of the Wyandot County Official Records;

thence along the west line of said 2.31 acre tract, S00°02'24"W, a distance of 59.72 feet to an iron pin set marking the Principal Point of Beginning of the tract of land to be herein described;

thence from the above described Principal Point of Beginning and along the west line of said 2.31 acre tract of land and the west line of a 11.06 acre tract of land conveyed to Vaughn Industries, Inc. as recorded in OR 159, Page 1 of the Wyandot County Official Records, S00°02'24"W a distance of 611.96 feet to an iron pin set marking the southwest corner of said 11.06 acre tract and being on the north line of a 163.12 acre tract of land conveyed to Karl J. Fox by deed recorded in OR 196, Page 2138 of the Wyandot County Official Records;

thence along the north line of said 163.12 acre tract, S89°20'11"W a distance of 410.00 feet to a iron pin set;

thence N00°10'35"W, a distance of 630.00 feet to an iron pin set;

thence, S88°09'14"E, a distance of 412.55 to the Principal Point of Beginning, and containing 5.861 acres of land, more or less, of which 5.861 acres lie in the corporation limits of the Village of Carey, subject however to all prior easements of record.

(5. 861A)

"2018"

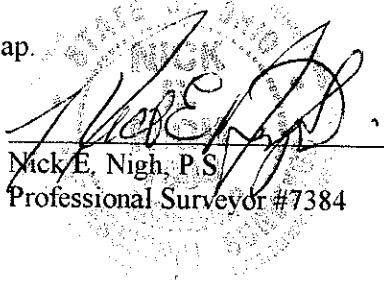
REFERENCE SURVEY VOL. D
PAGE 615 IN THE TAX MAP OFFICE

Wyandot County Official Records: Vaughn Property Services, LLC OR 249, Page 1952

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

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

Date: 10-25-2018


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

Closure.txt

INSTRUMENT SETUP

Instrument point: 12 4544.0578 6015.5960

Backsight point: 12 4544.0578 6015.5960

Backsight Bearing: N 00°00'00" E Distance: 0.00
 Remarks:

TYPE	FROM	TO	DIRECTION	DISTANCE	NORTHING	EASTING
INV	12	11	N 00°10'35" W	630.00	5174.0566	6013.6565
INV	11	10	S 88°09'14" E	412.55	5160.7663	6425.9924
INV	10	3	S 00°02'24" W	611.96	4548.8064	6425.5651
INV	3	12	S 89°20'11" W	410.00	4544.0578	6015.5960

Closure

Closing line: N 00°00'00" E 0.00 from 12 to 12
 Latitude (N): 0.00 Perimeter: 2064.51
 Departure (E): 0.00 Error of Closure: 1:20645083904

Area: 255313.97 Square feet 5.8612 Acres

INSTRUMENT SETUP

Instrument point: 1 5558.2300 5528.3800

Backsight point: 1 5558.2300 5528.3800

Backsight Bearing: N 00°00'00" E Distance: 0.00
 Remarks:

TYPE	FROM	TO	DIRECTION	DISTANCE	NORTHING	EASTING
INV	1	2	S 69°22'52" E	959.09	5220.4862	6426.0340
INV	2	10	S 00°02'24" W	59.72	5160.7663	6425.9924
INV	10	11	N 88°09'14" W	412.55	5174.0566	6013.6565
INV	11	12	S 00°10'35" E	630.00	4544.0578	6015.5960
INV	12	4	S 89°20'11" W	694.52	4536.0139	5321.1192
INV	4	5	N 00°10'35" W	547.43	5083.4413	5319.4339
INV	5	6	N 89°37'40" E	212.02	5084.8187	5531.4494
INV	6	7	N 00°22'20" W	473.42	5558.2287	5528.3739

Closure

Closing line: S 78°09'08" W 0.01 from 7 to 1
 Latitude (N): 0.00 Perimeter: 3988.76
 Departure (E): -0.01 Error of Closure: 1:638057

Area: 616804.33 Square feet

REFERENCE SURVEY VOL. D

PAGE 615 IN THE TAX MAP OFFICE

"2018"

Page 1

14.1589 Acres
 12-07-2018
 Mark Epp



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

3480 N. Main St., Findlay, Ohio 45840

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

Job No. 17-0472A

LEGAL DESCRIPTION
Vaughn Industries

14.160 Acres

Situated in the Village of Carey, County of Wyandot, State of Ohio, and being a part of the NW1/4 of Section 22, T1S, R13E, a tract of land bounded and described as follows:

Commencing at a stone found marking the northwest corner of the NW 1/4 of said Section 22 and on the west line of Lot 1 of Powell Subdivision as recorded in Cabinet A, Slide 354 of the Wyandot County Plat Records;

thence along the west line of said NW 1/4, S00°10'35"E, a distance of 231.64 feet to a concrete monument found marking the southwest corner of said Lot 1;

thence along the south line of said Powell Subdivision, S69°22'52"E, a distance of 225.05 feet to an iron pin set marking Principal Point of Beginning of the tract of land to be herein described;

thence from the above described Principal Point of Beginning and along the south line of said Powell Subdivision and the south line of a 0.256 acre tract of land conveyed to Vaughn Property Services, LLC as recorded in OR 249, Page 1952 of the Wyandot County Official Records, S69°22'52"E, a distance of 959.09 feet to a 5/8" iron pin found marking the southeast corner of said 0.256 acre tract and on the west line of a 2.31 acre tract of land conveyed to Vaughn Industries, Inc as recorded in OR 159, Page 1 of the Wyandot County Official Records;

thence along the west line of said 2.31 acre tract, S00°02'24"W, a distance of 59.72 feet to an iron pin set;

thence N88°09'14"W, a distance of 412.55 feet to an iron pin set;

thence S00°10'35"E, a distance of 630.00 feet to an iron pin set on the north line of a 163.12 acre tract of land conveyed to Karl J. Fox by deed recorded in OR 196, Page 2138 of the Wyandot County Official Records;

thence along the north line of said 163.12 acre tract, S89°20'11"W a distance of 694.52 feet to a 5/8" iron pin found with a VBK cap marking the northwest corner of said 163.12 acre tract and being on the west line of the NW 1/4 of said Section 22;

(14.160A)
"2018"

REFERENCE SURVEY VOL. 0
PAGE 615 IN THE TAX MAP OFFICE

thence along the west line of said NW 1/4, N00°10'35"W a distance of 547.43 feet to an iron pin set in the south line of a 6.109 acre tract of land conveyed to Vaughn Property Services, LLC by deed recorded in OR 249, Page 1952 of the Wyandot County Official Records;

thence with the south line of said 6.109 acre tract, N89°37'40"E, a distance of 212.02 feet to an iron pin set marking the southeast corner of said 6.109 acre tract;

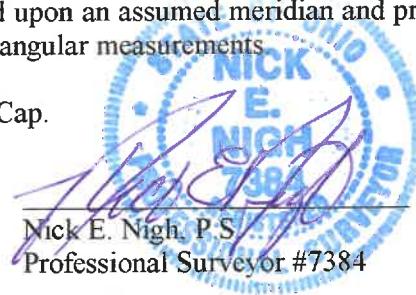
thence along the east line of said 6.109 acre tract, N00°22'20"W a distance of 473.42 feet to the Principal Point of Beginning, and containing 14.160 acres of land, more or less, of which 14.160 acres lie in the corporation limits of the Village of Carey, subject however to all prior easements of record.

Wyandot County Official Records: Vaughn Property Services, LLC OR 249, Page 1952

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

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

Date: 10-25-2018



Closure.txt

INSTRUMENT SETUP

Instrument point: 12 4544.0578 6015.5960

Backsight point: 12 4544.0578 6015.5960

Backsight Bearing: N 00°00'00" E Distance: 0.00

Remarks:

TYPE	FROM	TO	DIRECTION	DISTANCE	NORTHING	EASTING
INV	12	11	N 00°10'35" W	630.00	5174.0566	6013.6565
INV	11	10	S 88°09'14" E	412.55	5160.7663	6425.9924
INV	10	3	S 00°02'24" W	611.96	4548.8064	6425.5651
INV	3	12	S 89°20'11" W	410.00	4544.0578	6015.5960

Closure

Closing line: N 00°00'00" E 0.00 from 12 to 12

Latitude (N): 0.00 Perimeter: 2064.51

Departure (E): 0.00 Error of Closure: 1:20645083904

Area: 255313.97 Square feet 5.8612 Acres

INSTRUMENT SETUP

Instrument point: 1 5558.2300 5528.3800

Backsight point: 1 5558.2300 5528.3800

Backsight Bearing: N 00°00'00" E Distance: 0.00

Remarks:

TYPE	FROM	TO	DIRECTION	DISTANCE	NORTHING	EASTING
INV	1	2	S 69°22'52" E	959.09	5220.4862	6426.0340
INV	2	10	S 00°02'24" W	59.72	5160.7663	6425.9924
INV	10	11	N 88°09'14" W	412.55	5174.0566	6013.6565
INV	11	12	S 00°10'35" E	630.00	4544.0578	6015.5960
INV	12	4	S 89°20'11" W	694.52	4536.0139	5321.1192
INV	4	5	N 00°10'35" W	547.43	5083.4413	5319.4339
INV	5	6	N 89°37'40" E	212.02	5084.8187	5531.4494
INV	6	7	N 00°22'20" W	473.42	5558.2287	5528.3739

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Closing line: S 78°09'08" W 0.01 from 7 to 1

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Area: 616804.33 Square feet

14.1599 Acres

REFERENCE SURVEY VOL.

D

PAGE 615

IN THE TAX MAP OFFICE

"2018"

Page 1

