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21-0030

LEGAL DESCRIPTION
Vaughn Property Services, LLC

11.147 Acres

Situated in the Village of Carey, County of Wyandot, State of Ohio and being a part of the NW1/4 of Section 20, T1S, R13E, together with Lot 3 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 mag nail found (referenced by a 5/8" iron pin found with PAI cap S88°52'10"E a distance of 30.00 feet) on the west line of the NW1/4 of said Section 20, described as lying N01°16'34"E a distance of 1115.76 feet from a monument box found marking the southwest corner of the NW1/4 of said Section 20, said beginning point also being the northwest corner of said Sheridan Subdivision;

thence from the above described point of beginning, and along the west line of the NW1/4 of said Section 20, also being the centerline of Township Highway 96 (R/W Varies) N01°16'34"E a distance of 210.00 feet to a mag nail found marking the intersection of the west line of the NW1/4 of said Section 20 with the centerline of West Street, referenced by a 5/8" iron pin found N87°46'47"W a distance of 30.00 feet;

thence along the centerline of West Street (60' R/W) S88°52'10"E a distance of 922.43 feet to a mag nail found (referenced by a 5/8" iron pin with PAI cap found S01°07'50"W a distance of 30.00 feet) marking the intersection of the centerline of said West Street with the west right of way line of Summer Drive extended north (60' R/W);

thence along the west right of way line of said Summer Drive as platted in said Sheridan Subdivision and as extended north S01°07'50"W a distance of 442.40 feet to an iron pin found marking the PC of a curve to the right, passing over a 5/8" iron pin with PAI cap found at 210.00 feet marking the northeast corner of Lot 3 as platted in said Sheridan Subdivision, also passing over a 5/8" iron pin with PAI cap found at 30.00 feet;

thence continuing along the west right of way line of said Summer Drive, and along said curve to the right, in a southwesterly direction, with a central angle of 43°18'35", a radius of 220.00 feet, and a length of curve of 166.30 feet, the chord of said curve bearing S22°47'08"W a distance of 162.37 feet to an iron pin found marking the PT of said curve;

thence continuing along the westerly right of way line of said Summer Drive S44°26'25"W a distance of 45.46 feet to an iron pin found marking the PC of a curve to the right;

thence along said curve to the right, in a southwesterly direction, with a central angle of 84°11'08", a radius of 32.00 feet, and a length of curve of 47.02 feet, the chord of said curve bearing S86°31'59"W a distance of 42.90 feet to an iron pin found marking a point of reverse curvature;

thence along the northerly right of way line of Sheridan Drive (60' R/W), along a curve to the left, in a northwesterly direction, with a central angle of 37°29'43", a radius of 580.00 feet, and a length of curve of 379.56 feet, the chord of said curve bearing N70°07'18"W a distance of 372.82 feet to an iron pin found marking the PT of said curve;

thence continuing along the north right of way line of said Sheriden Drive N88°52'10"W a distance of 374.74 feet to an iron pin found marking the PC of a curve to the right;

thence along said curve to the right, in a northwesterly direction, with a central angle of 90°08'44", a radius of 32.00 feet and a length of curve of 50.35 feet, the chord of said curve bearing N43°47'48"W a distance of 45.31 feet to an iron pin found marking the PT of said curve;

thence along the east right of way line of Township Highway 96 (R/W Varies), also being the west line of said Lot 3, N01°16'34"E a distance of 267.92 feet to an iron pin found marking the northwest corner of said Lot 3;

thence along a westerly extension of the north line of said Lot 3 N88°52'10"W a distance of 30.00 feet to the Point of Beginning and containing 11.147 acres of land, more or less, of which 0.759 acre lies in the right of way, 4.448 acres lie in the SW1/4 of Section 20, and 6.699 acres lie in Lot 3, subject however to all legal highways and prior easements of record.

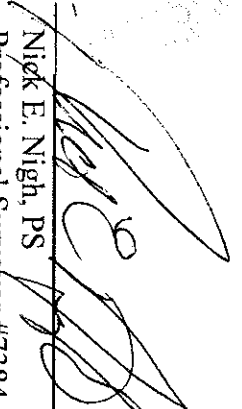
Wyandot County Official Record: Vaughn Property Services LLC OR 248, Page 2306 and OR 264, Page 992

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 January 2021.

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

Date: January 28, 2021



Nick E. Nigh, PS
Professional Surveyor #7384
Peterman Associates, Inc.

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
	NE 01 16'34"	210.000		5000.0000	5000.0000	
	SE 88 52'10"	922.430		5209.9479	5004.5768	
	SW 01 07'50"	442.400		5191.7478	5926.9272	
				4749.4335	5918.1984	
PC	CHORD BRG	LENGTH	PT	NORTH	EAST	ELEV
	SW 22 47'08"	162.366		4599.7382	5855.3170	
	DELTA	ARC	R2	NORTH	EAST	ELEV
	43 18'35"	166.297		4753.7746	5698.2412	
	RADIAL PC*RP	RADIUS		RADIAL RP*PT	DEG OF CURVE	MID O&D
	NW 88 52'10"	220.090		SE 45 33'35"	26 02'37"	15.53
	TANGENT PC*PI	TAN LENGTH		TANGENT PI*PT	EXTERNAL	
	SW 01 07'50"	67.348		SW 44 26'25"	16.7059	
FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
	SW 44 26'25"	45.460		4567.2805	5823.4875	
PC	CHORD BRG	LENGTH	PT	NORTH	EAST	ELEV
	SW 86 31'59"	42.901		4564.6862	5780.6647	
	DELTA	ARC	RP	NORTH	EAST	ELEV
	84 11'08"	47.018		4589.6859	5800.5401	
	RADIAL PC*RP	RADIUS		RADIAL RP*PT	DEG OF CURVE	MID O&D
	NW 45 33'35"	32.000		SW 38 37'33"	179 02'58"	8.25
	TANGENT PC*PI	TAN LENGTH		TANGENT PI*PT	EXTERNAL	
	SW 44 26'25"	28.907		NW 51 22'27"	11.1252	
FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
PC	CHORD BRG	LENGTH	PT	NORTH	EAST	ELEV
	NW 70 07'18"	372.825		4691.4546	5430.0540	
	DELTA	ARC	RP	NORTH	EAST	ELEV
	- 37 29'43"	379.561		4111.5675	5418.6102	
	RADIAL PC*RP	RADIUS		RADIAL RP*PT	DEG OF CURVE	MID O&D
	SW 38 37'33"	580.000		NE 01 07'50"	09 52'43"	30.77
	TANGENT PC*PI	TAN LENGTH		TANGENT PI*PT	EXTERNAL	
	NW 51 22'27"	196.557		NW 89 52'10"	32.4970	
FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV

REFERENCE SURVEY VOL. D
 PAGE 456 "2021"
 BY THE TAYLOR GEORGE

11-18-21

Page 5

COORDINATE FILE : 02S0135.CRD

PC	CHORD	BRG	LENGTH	PT	NORTH	EAST	ELEV
NW	88	52.10"	374.740		4698.8485	5055.3870	
NW	43	47.48"	45.312		4731.5549	5024.0263	

DELTA	ARC	R ²	NORM	EAST	ELEV
50 08'44"	50.347		4730.8423	5056.0184	

RADIAL PC*RP	RADIUS	RADIAL RP*PT	DEG OF CURVE	MTD ORD
NE 01 07'50"	32.000	NW 38 43'26"	179 02'58"	9.40

TANGENT PC*PI	TAN LENGTH	TANGENT PI*PT	EXTERNAL
NW 88 52.10"	32.081	NE 01 16.34"	13.3124

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
	NE 01 16'34"	267.920		4959.4085	5029.3930	
	NW 88 52'10"	50.000		5060.3004	4999.9988	

CLOSURE:
SE 71 33.54" .061 5000.0000 5000.0000

1 PART IN 2.321249E+6

PERIMETER	AREA (sq ft)	AREA (acres)
2935.1749	485530.7860	11.1474

2-03-2021

A circular stamp from the National Archives and Records Administration. The text "NATIONAL ARCHIVES AND RECORDS ADMINISTRATION" is arranged in a circle around the perimeter. In the center, the year "1964" is printed. The stamp is slightly faded and has a textured, dotted appearance.

2-03-2021