



-ARCHITECTS - ENGINEERS - SURVEYORS-

website: petermanaes.com

email: petermansw@aol.com

3480 N. Main St., Findlay, Ohio 45840

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 Sheriden 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 Sheriden 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 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 Sheriden 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 Sheriden 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 Sheriden 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 Sheridan 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.

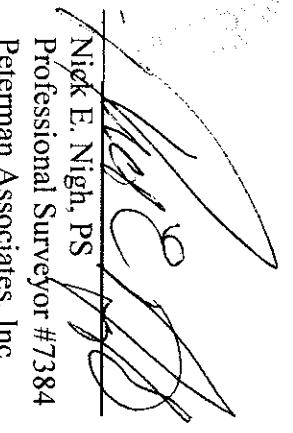
Wyandot County Official Record: Vaughn Property Services LLC OR 248, Page 2306 and OR 264, Page 992

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

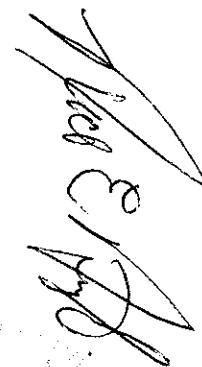


Nick E. Nigh, PS
Professional Surveyor #7384
Peterman Associates, Inc.

REVERSE SURVEY VOL. **D**
PAGE **456** OF **1457** SURVEY SHEET

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	
PC	CHORD BRG	LENGTH	PT	NORTH	EAST	ELEV
SW	22 47' 08"	162.366		4599.7382	5855.3170	
	DELTA	ARC	RP	NORTH	EAST	ELEV
	43 18' 35"	166.297		4753.7746	5698.2412	
	RADIAL PC*RP	RADIUS		RADIAL RP*PT	DEG OF CURVE	MID ORD
NW	88 52' 10"	220.000		SE 45 33' 35"	26 02' 37"	15.53
TANGENT PC*PT	TAN LENGTH		TANGENT PT*PT	EXTERNAL		
SW	01 07' 50"	67.348	SW	44 26' 25"	16.7059	
BEARING/ANGLE	DISTANCE	TO	NORTH	EAST		ELEV
SW	44 26' 25"	45.460		4567.2806	5323.4875	
PC	CHORD BRG	LENGTH	PT	NORTH	EAST	ELEV
SW	86 31' 59"	42.901		4564.6862	5780.5647	
	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 ORD
NW	45 33' 35"	32.000	SW	38 37' 33"	179 02' 58"	8.25
TANGENT PC*PT	TAN LENGTH		TANGENT PT*PT	EXTERNAL		
SW	44 26' 25"	28.907	NW	51 22' 27"	11.1232	
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		4111.5575	5418.6102	
	RADIAL PC*RP	RADIUS		RADIAL RP*PT	DEG OF CURVE	MID ORD
SW	38 37' 33"	580.000	NE	01 07' 50"	09 52' 43"	30.77
TANGENT PC*PT	TAN LENGTH		TANGENT PT*PT	EXTERNAL		
NW	51 22' 27"	196.357	NW	83 52' 16"	32.4970	
FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV

PC	NW	88 52'10"	374.740	4598.8485	5055.3870	
CHORD BRG	CHORD	43 47'48"	45.312	PT	NORTH	EAST
DELTA	ANGLE	90 08'44"	50.347	RP	NORTH	EAST
RADIAL PC*RP	RADIAL	01 07'50"	32.000	RP	NORTH	EAST
TANGENT PC*PI	TANGENT	88 52'10"	32.081	RP*PT	DEG OF CURVE	M.D. ORD
NW	NE			NE	179 02'58"	9.40
FROM	BEARING/ANGLE			PI*PT	EXTERNAL	
NE	01 16'34"			NE	01 16'34"	
NW	88 52'10"					
CLOSURE:	SE	71 33'54"	.061			
1 PART IN 2.3212493+6	PERIMETER	2935.1749	IRROR:	5000.3003	5000.3003	
	AREA (sq ft)			.0004	.0004	
	AREA (acres)					
	11.1474					



2-03-2021