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21-0456
LEGAL DESCRIPTION
Vaughn Property Services

21.174 Acres

Situated in the Village of Carey, Crawford Township, Wyandot County, State of Ohio and being part of Lot No. 7 in Weaver's Subdivision No. 1 as platted in Cabinet A, Slides 392 & 393 of the Wyandot County Plat Records and being Lot No. 15 and 16 and part of Lot No. 14 in Weaver's Subdivision No. 2 as platted in Cabinet A, Slides 444 & 445 of the Wyandot County Plat Records and being part of the vacated Keowa Drive and being part of Lot No. 5 of the Powell Subdivision a platted in Cabinet A, Slide 354 of the Wyandot County Plat Records and being a part of the SE1/4 of Section 16, and part of the NE1/4 of Section 21 and part of the NW1/4 of Section 22, T1S, R13E, a tract of land bounded and described as follows:

Beginning at a stone found marking the southeast corner of the SE1/4 of said Section 16, the northeast corner of the NE1/4 of said Section 21 and the northwest corner of the NW1/4 of said Section 22;

thence along the west line of Powell Subdivision and the west line of the NW1/4 of said Section 22, S00°10'35"E a distance of 231.64 feet to a concrete monument found marking the southwest corner of said Powell Subdivision;

thence along the south line of said Powell Subdivision, S69°22'52"E a distance of 658.39 feet to a 5/8" iron pin found (VBK Cap) marking the southeast corner of Lot 4 of said Powell Subdivision;

thence along the east line of said Lot 4, N00°06'46"W a distance of 312.97 feet to a 5/8" iron pin found (VBK Cap) on the south right-of-way line of East Findlay Street (State Route 199/23) (80' R/W) and marking the northeast corner of Lot 4 of said Powell Subdivision;

thence along the south right-of-way line of said East Findlay Street (State Route 199/23) on a curve to the right in a southeasterly direction, having a radius of 3779.72 feet, a central angle of 1°17'13", and arc length of 84.90 feet, the chord of said curve bearing S68°01'30"E a distance of 84.90 feet to an iron pin set on the northerly extension of the west line of a 1.238 acre tract of land conveyed to Vaughn Equity Services LLC in OR 269, Page 549 on the Wyandot County Official Records;

thence along the west line of said 1.258 acre Vaughn Equity Services LLC tract and it's northerly extension and the west line of a 5.861 acre tract of land conveyed to Vaughn Equity Services, LLC in OR 253, Page 2190 of the Wyandot County Official Records, S00°10'35"E a distance of 1142.78 feet to a 5/8" iron pin found (PAI Cap) on the north line of a 163.12 acre tract of land conveyed to Karl J. Fox in OR 196, Page 2138 of the Wyandot Official Records and marking the southwest corner of said 5.861 acre Vaughn Equity Services LLC tract, passing a 5/8" iron pin found (PAI Cap) at 310.96 feet;

thence along the north line of said 163.12 acre tract, S89°20'11"W a distance of 679.52 feet to an iron pin set;

thence N00°10'35"W a distance of 489.46 feet to an iron pin set;

REFERENCE SURVEY VOL. D

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"2021"

thence N86°22'42"W a distance of 275.44 feet to an iron pin set on the east right-of-way line of Arrowhead Drive (R/W Varies);

thence along the east right-of-way line of said Arrowhead Drive, N00°22'20"W a distance of 642.61 feet to a mag nail found, marking a deflection in the east right of way line of said Arrowhead Drive, referenced by an iron pin set N89°37'40"E a distance of 10.00 feet;

thence continuing along the east right-of-way line of Arrowhead Drive, N01°00'56"E a distance of 276.24 feet to mag nail set on the south right-of-way line of said Findlay Street (State Route 199/23), referenced by an iron pin set S36°48'27"E a distance of 10.00 feet;

thence along the south right-of-way of said Findlay Street (State Route 199/23), S76°52'52"E a distance of 263.47 feet to concrete monument found on the east line of the SE1/4 of said Section 16 and marking the northwest corner of Lot 1 of said Powell Subdivision;

thence along the east line of the SE1/4 of said Section 16, S00°00'00"W a distance of 32.92 feet to the Point of Beginning and containing 21.174 acres of land, more or less, of which 0.372 acre are in the SE1/4 of Section 16, 4.994 acres are in the NE1/4 of Section 21 and 15.808 acres are in the NW1/4 of Section 22, subject however to all prior easements of record.

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

Wyandot County Plat Records: Weaver's Subdivision No. 1 Cabinet A, Page 392 & 393, Weaver's Subdivision No. 2 Cabinet A, Page 444 & 445, Powell Subdivision Cabinet A, Page 354

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

NOTE: The above legal description is based on a field survey performed by Peterman Associates, Inc. under the direct supervision of Nick E. Nigh, PS #7384 on September 3, 2021.

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

Date: September 7, 2021

The seal is circular with a blue border. The outer ring contains the text "STATE OF OHIO" at the top and "REGISTERED PROFESSIONAL SURVEYOR" at the bottom. Inside the ring, the name "NICK E. NIGH, P.S." is written in a stylized font, with "NIGH" on the top line and "E. NIGH, P.S." on the bottom line. Below the name, the number "7384" is printed, followed by "Professional Surveyor #7384" and "Peterman Associates, Inc." in a smaller font.

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

21-0456

21-0456.txt

EASTING	TYPE	FROM	TO	DIRECTION	DISTANCE	NORTHING
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INV	13	12	S 00°10'35" E	231.64	4768.3680
5000.7064					
INV	12	11	S 69°22'52" E	658.39	4536.5158
5616.9222					
INV	11	10	N 00°06'46" W	312.97	4849.4852
5616.3062					
INVCRV					
pc->rp	10	101	S 21°19'53" W	3779.72	1328.7086
4241.3825					

01°17'13" delta (right)	0.24 Mid Ordinate
3779.72 radius	0.24 External
84.90 arc length	01°30'57" Degree of Curve (arc)
42.45 tangent	01°30'57" Degree of Curve (chord)
84.90 chord	

S 68°01'30" E chord bearing					
rp->pt	101	9	N 22°37'07" E	3779.72	4817.7155
5695.0380					
INV	9	8	S 00°10'35" E	1142.78	3674.9409
5698.5561					
INV	8	7	S 89°20'11" W	679.52	3667.0707
5019.0817					
INV	7	6	N 00°10'35" W	489.46	4156.5284
5017.5748					
INV	6	5	N 86°22'42" W	275.44	4173.9274
4742.6849					
INV	5	4	N 00°22'20" W	642.61	4816.5238
4738.5102					
INV	4	3	N 01°00'56" E	276.24	5092.7204
4743.4063					
INV	3	2	S 76°52'52" E	263.47	5032.9200
5000.0000					
INV	2	1	S 00°00'00" W	32.92	5000.0000
5000.0000					

Closure

Closing line:	S 44°19'07" E	0.01	from 1 to 13
Latitude (N):	-0.01		Perimeter: 5090.34
Departure (E):	0.01		Error of Closure: 1:527651

Area: 922328.90 Square feet 21.1738 Acres

