



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

3480 N. Main St., Findlay, Ohio 45840

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

25-0061

LEGAL DESCRIPTION
Vaughn Property Services

13.037 Acres

Situated in the Village of Carey, Crawford Township, Wyandot County, State of Ohio and being part of the NE1/4 of Section 21 and part of the NW1/4 of Section 22, T1S, R13E, together with vacated Arrowhead Drive (OR 270, Page 2970, Plat Cabinet A, Slide 788) a tract of land bounded and described as follows:

Beginning at an iron pin set on the east line of the NE1/4 of said Section 21, described as lying S00°10'35"E a distance of 842.53 feet from a stone found marking the northeast corner of the NE1/4 of said Section 21;

thence S86°22'42"E a distance of 15.03 feet to a 5/8" iron pin found with VBK cap;

thence parallel with and 15.00 feet right angle dimension east of the east line of the NE1/4 of said Section 21, also being the west line of the NW1/4 of said Section 22 S00°10'35"E a distance of 489.46 feet to an iron pin set;

thence along the south line of a 0.167 acre tract of land conveyed to Vaughn Property Services LLC in OR 249, Page 1952 of the Wyandot County Official Records S89°20'11"W a distance of 15.00 feet to a 5/8" iron pin found with VBK cap on the east line of the NE1/4 of said Section 21;

thence along the south line of a 12.868 acre tract of land conveyed to Vaughn Property Services LLC in OR 249, Page 1952 of the Wyandot County Official Records N88°47'09"W a distance of 1352.37 feet to a mag nail found on the centerline of Township Highway 98 (Elm Hill Road), passing an iron pin set 30.00 feet east thereof;

thence along the centerline of Township Highway 98 (Elm Hill Road) (60' R/W) N00°01'39"E a distance of 394.89 feet to a mag nail set marking the intersection of the centerline of said Township Road 98 (Elm Hill Road) with a westerly extension of the south right of way line of Arrowhead Drive;

thence along the south right of way line of said Arrowhead Drive (Cabinet A, Slide 756) (R/W Varies) S88°54'43"E a distance of 1010.69 feet to a 5/8" iron pin found with VBK cap marking the PC of a curve to the right, passing a 5/8" iron pin found with VBK cap at 30.00 feet;

thence along the south right of way line of said Arrowhead Drive, and along said curve to the right, in a southeasterly direction, with a central angle of 18°17'51", a radius of 80.00 feet and a length of curve of 25.55 feet, the chord of said curve bearing S79°45'47"E a distance of 25.44 feet to a 5/8" iron pin found with PAI cap marking a point of reverse curvature;

thence continuing along the south right of way line of said Arrowhead Drive, and along a curve to the left, in a northeasterly direction, with a central angle of 133°47'13", a radius of 50.00 feet, and a length of curve of 116.75 feet, the chord of said curve bearing N42°29'31"E a distance of 91.98 feet to a 5/8" iron pin found with PAI cap marking a point of reverse curvature;

thence along the easterly right of way line of said Arrowhead Drive, along a curve to the right, in a northwesterly direction, with a central angle of 24°01'44", a radius of 80.00 feet, and a length of curve of 33.55 feet, the chord of said curve bearing N12°23'13"W a distance of 33.31 feet to an iron pin set;

thence continuing along the east right of way line of said Arrowhead Drive N00°22'20"W a distance of 6.84 feet to a 5/8" iron pin found with VBK cap marking the southwest corner of a 0.233 acre tract of land conveyed in OR 271, Page 1360 of the Wyandot County Official Records;

thence along the south line of said 0.233 acre tract S86°22'42"E a distance of 260.41 feet to the Point of Beginning and containing 13.037 acres of land, more or less, of which 0.272 acre lies in the right of way, subject however to all legal highways and prior easements of record.

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

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 under the direct supervision of Nick E. Nigh, PS #7384 in May 2025.

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

Date: May 9, 2025


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

MAP CHECK #1 - INPUT COURSES

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
PC	SE 86 22'42"	15.030	PT	5000.0000	5000.0000	
	SE 00 10'35"	489.460		4999.0506	5015.0000	
	SW 89 20'11"	15.000		4509.5929	5016.5068	
	NW 88 47'09"	1352.370		4509.4192	5001.5078	
	NE 00 01'39"	394.890		4538.0754	3649.4414	
PC	SE 88 54'43"	1010.690	PT	4913.7734	3649.6309	
	CHORD BRG	25.440		4909.2523	4685.1734	
	DELTA	ARC		NORTH	EAST	
	18 17'51"	25.548		4833.7878	4658.6196	
	RADIAL PC*RP	RADIUS		RADIAL RP*PT	DEG OF CURVE	
FROM	SW 01 05'17"	80.000	TO	NE 19 23'08"	71 37'11"	MID ORD 1.02
	TANGENT PC*PI	TAN LENGTH		SE 70 36'52"	EXTERNAL 1.0308	
	SE 88 54'43"	12.884		NORTH	EAST	
	BEARING/ANGLE	DISTANCE		NORTH	EAST	
	CHORD BRG	LENGTH		PT	EAST	
PC	NE 42 29'31"	91.978	PT	4977.0739	4747.3032	ELEV
	DELTA	ARC		RP	NORTH	
	- 133 47'13"	116.751		4956.4176	4701.7696	
	RADIAL PC*RP	RADIUS		RADIAL RP*PT	DEG OF CURVE	
	NE 19 23'08"	50.000		NE 65 35'55"	114 35'30"	
FROM	TANGENT PC*PI	TAN LENGTH	TO	TANGENT PI*PT	EXTERNAL 77.4074	MID ORD 30.38
	SE 70 36'52"	117.186		NW 24 24'05"		
	BEARING/ANGLE	DISTANCE		NORTH	EAST	
	CHORD BRG	LENGTH		PT	EAST	
				NORTH	EAST	

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COORDINATE FILE : US224.CRD

NW	12 23'13"	33.305	5009.6039	4740.1588	
	DELTA	ARC	RP	NORTH	EAST
	24 01'44"	33.551		5010.1240	4820.1571
					ELEV
	RADIAL PC*RP	RADIUS		RADIAL RP*PT	DEG OF CURVE
NE	65 35'55"	80.000		SW 89 37'39"	71 37'11"
					MID ORD
					1.75
	TANGENT PC*PI	TAN LENGTH		TANGENT PT*PT	EXTERNAL
NW	24 24'05"	17.026		NW 00 22'21"	1.7916
FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST
	NW 00 22'20"	6.840		5016.4438	4740.1144
	SE 86 22'42"	260.410		4999.9942	5000.0043
CLOSURE:					
NW	36 33'09"	.007		5000.0000	5000.0000
		ERROR:		-.0058	.0043
1 PART IN	515302				

PERIMETER	AREA (sq ft)	AREA (acres)
3720.5473	567895.3741	13.0371

