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**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;

(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  $24^{\circ}01'44''$ , a radius of 80.00 feet, and a length of curve of 33.55 feet, the chord of said curve bearing  $N12^{\circ}23'13''W$  a distance of 33.31 feet to an iron pin set;

thence continuing along the east right of way line of said Arrowhead Drive  $N00^{\circ}22'20''W$  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  $S86^{\circ}22'42''E$  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 =  $5/8'' \times 30''$  Rebar with Peterman Associates' Cap



Date: May 9, 2025

## MAP CHECK #1 - INPUT COURSES

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
PC	CHORD BRG SE 79 45'47"	LENGTH 25.440	PT	NORTH 4909.2523	EAST 4685.1734	ELEV
	DELTA 18 17'51"	ARC 25.548	RP	NORTH 4833.7878	EAST 4658.6196	ELEV
	RADIAL PC*RP SW 01 05'17"	RADIUS 80.000		RADIAL RP*PT NE 19 23'08"	DEG OF CURVE 71 37'11"	MID ORD 1.02
	TANGENT PC*PI SE 88 54'43"	TAN LENGTH 12.884		TANGENT PI*PT SE 70 36'52"	EXTERNAL 1.0308	
FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
PC	CHORD BRG NE 42 29'31"	LENGTH 91.978	PT	NORTH 4977.0739	EAST 4747.3032	ELEV
	DELTA - 133 47'13"	ARC 116.751	RP	NORTH 4956.4176	EAST 4701.7696	ELEV
	RADIAL PC*RP NE 19 23'08"	RADIUS 50.000		RADIAL RP*PT NE 65 35'55"	DEG OF CURVE 114 35'30"	MID ORD 30.38
	TANGENT PC*PI SE 70 36'52"	TAN LENGTH 117.186		TANGENT PI*PT NW 24 24'05"	EXTERNAL 77.4074	
FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
PC	CHORD BRG	LENGTH	PT	NORTH	EAST	ELEV

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REFERENCE SURVEY VOL. D  
PAGE 709 IN THE TAX MAP OFFICE  
2025

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
	NW 00 22'20"	6.840		5016.4438	4740.1144	
CLOSURE:	SE 86 22'42"	260.410		4999.9942	5000.0043	
1 PART IN 515302	NW 36 33'09"	.007		5000.0000	5000.0000	
			ERROR:	-.0058	.0043	
	PERIMETER	AREA (sq ft)	AREA (acres)			
	3720.5473	567895.3741	13.0371			

