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3480 N. Main St., Findlay, Ohio 45840

25-0064-1

LEGAL DESCRIPTION Vaughn Property Services, LLC

0.690 Acre
Parcel B

Situated in the Village of Carey, County of Wyandot, State of Ohio and being a part of Lot 4 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:

Commencing at a 5/8" iron pin found with PAI cap marking the northeast corner of said Lot 4;

thence along the east line of said Lot 4 S01°10'01"W a distance of 448.12 feet to a 5/8" iron pin found with PAI cap marking a southeast corner of said Lot 4;

thence along a southerly line of said Lot 4 S73°45'48"W a distance of 214.83 feet to an iron pin set and being the Principal Point of Beginning of the tract of land to be herein described;

thence from the above described Principal Point of Beginning, and along a southwesterly extension of a south line of said Lot 4, also being a northerly line of a 2.534 acre tract of land conveyed to Casey's Marketing Company in OR 254, Page 2649 of the Wyandot County Official Records, and a northerly line of a 0.552 acre tract of land conveyed to Vaughn Equity Services LLC in OR 267, Page 468 of the Wyandot County Official Records S73°45'48"W a distance of 234.51 feet to an iron pin set on the northeasterly right of way line of Sheriden Drive (60' R/W) as platted in said Sheriden Subdivision and marking the PC of a curve segment to the left;

thence along the northeasterly right of way line of said Sheriden Drive and along said curve segment to the left, in a northwesterly direction, with a central angle of 09°59'13", a radius of 580.00 feet, and a length of curve of 101.10 feet, the chord of said curve segment bearing N34°45'05"W a distance of 100.97 feet to an iron pin set marking a point of reverse curvature;

thence along a curve to the right, in a northeasterly 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 N02°20'52"E a distance of 42.90 feet to an iron pin set marking the PT of said curve;

thence along the easterly right of way line of Summer Drive (60' R/W) as platted in said Sheriden Subdivision N44°26'25"E a distance of 45.46 feet to an iron pin set marking the PC of a curve segment to the left;

thence continuing along the easterly right of way line of said Summer Drive, and along a curve segment to the left, in a northeasterly direction, with a central angle of 11°41'48", a radius of 280.00 feet, and a length of curve of 57.16 feet, the chord of said curve segment bearing N38°35'31"E a distance of 57.06 feet to an iron pin set marking the end of said curve segment;

thence S57°15'23"E a distance of 253.87 feet to the Principal Point of Beginning and containing 0.690 acre of land, more or less, subject however to all prior easements of record.

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

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 March 2025.

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

Date: May 7, 2025



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

MAP CHECK #4 - INPUT COURSES

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
	SW 73 45'48"	234.510		1000.0000	1000.0000	
				934.4297	774.8434	
PC	CHORD BRG NW 34 45'05"	100.969	PT	NORTH 1017.3890	EAST 717.2892	ELEV
	DELTA - 09 59'13"	ARC 101.097	RP	NORTH 646.5533	EAST 271.3286	ELEV
	RADIAL PC*RP SW 60 14'31"	RADIUS 580.000		RADIAL RP*PT NE 50 15'18"	DEG OF CURVE 09 52'43"	MID ORD 2.20
	TANGENT PC*PI NW 29 45'29"	TAN LENGTH 50.677		TANGENT PI*PT NW 39 44'42"	EXTERNAL 2.2097	
FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
PC	CHORD BRG NE 02 20'52"	LENGTH 42.901	PT	NORTH 1060.2543	EAST 719.0467	ELEV
	DELTA 84 11'08"	ARC 47.018	RP	NORTH 1037.8489	EAST 741.8939	ELEV
	RADIAL PC*RP NE 50 15'18"	RADIUS 32.000		RADIAL RP*PT NW 45 33'34"	DEG OF CURVE 179 02'58"	MID ORD 8.25
	TANGENT PC*PI NW 39 44'42"	TAN LENGTH 28.907		TANGENT PI*PT NE 44 26'26"	EXTERNAL 11.1232	
FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
PC	CHORD BRG NE 38 35'31"	LENGTH 57.061	PT	NORTH 1137.3116	EAST 786.4694	ELEV
	DELTA - 11 41'48"	ARC 57.161	RP	NORTH 1288.7582	EAST 550.9616	ELEV
	RADIAL PC*RP NW 45 33'35"	RADIUS 280.000		RADIAL RP*PT SE 57 15'23"	DEG OF CURVE 20 27'46"	MID ORD 1.46
	TANGENT PC*PI NE 44 26'25"	TAN LENGTH 28.680		TANGENT PI*PT NE 32 44'37"	EXTERNAL 1.4650	
FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
	SE 57 15'23"	253.870		999.9982	999.9993	
CLOSURE:	NE 21 15'02"	.002		1000.0000	1000.0000	
	ERROR:			-.0018	-.0007	

1 PART IN 382699



PERIMETER	AREA (sq ft)	AREA (acres)
739.1177	30063.6907	.6902

REFERENCE SURVEY VOL. D
PAGE 708 IN THE TAX MAP OFFICE
2025 parcel B
(0.690A)