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21-0043-2

LEGAL DESCRIPTION
Vaughn Property Services, LLC

0.552 acres

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 southwest corner of said Lot 4;

thence along a westerly line of said Lot 4 also being the easterly right of way line of Sheriden Drive (60' R/W) as platted in said Sheriden Subdivision N14°57'16"W a distance of 7.89 feet to a 5/8" iron pin found with PAI cap marking the PC of a curve segment to the left;

thence along said curve segment to the left, in a northwesterly direction with a central angle of 3°40'06" a radius of 580.00 feet and a length of curve of 37.14 feet, the chord of said curve segment bearing N16°47'19"W a distance of 37.13 feet to a 5/8" iron pin found with unidentifiable orange cap and being the Principal Point of Beginning of the tract of land to be herein described, said beginning point also being the northwest corner of a 0.210 acre tract of land conveyed to Casey's Marketing Company in OR 255, Page 2050 of the Wyandot County Official Records;

thence from the above described Principal Point of Beginning, and continuing along the easterly right of way line of said Sheriden Drive, along a curve segment to the left, in a northwesterly direction, with a central angle of 11°08'07" a radius of 580.00 feet and a length of curve of 112.72 feet, the chord of said curve segment bearing N24°11'26"W a distance of 112.54 feet to an iron pin set;

thence leaving the easterly right of way line of said Sheriden Drive N73°45'48"E a distance of 222.31 feet to a 5/8" iron pin found marking a corner of said Lot 4;

thence along a easterly line of said Lot 4 S14°57'16"E a distance of 116.06 feet to a 5/8" iron pin found with PAI cap marking the northeast corner of said 0.210 acre tract;

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thence along the northerly line of said 0.210 acre tract S75°02'44"W a distance of 204.19 feet to the Principal Point of Beginning and containing 0.552 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 February 2021.

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

Date: February 11, 2021



FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
PC	CHORD BRG	LENGTH	PT	NORTH	EAST	ELEV
NW	24 11'26"	112.544		1102.6612	953.8823	
	DELTA	ARC	RP	NORTH	EAST	ELEV
-	11 08'07"	112.721		814.7824	450.3688	
	RADIAL PC*RP	RADIUS		RADIAL RP*PT	DEG OF CURVE	MID ORD
SW	71 22'37"	580.000		NE 60 14'30"	09 52'43"	2.74
	TANGENT PC*PI	TAN LENGTH		TANGENT PI*PT	EXTERNAL	
NW	18 37'23"	56.539		NW 29 45'30"	2.7492	
FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
NE	73 45'48"	222.310		1164.8203	1167.3255	
SE	14 57'16"	116.060		1052.6911	1197.2749	
SW	75 02'44"	204.190		999.9997	1000.0005	
CLOSURE:						
NW	59 02'10"	.001		1000.0000	1000.0000	
		ERROR:		-.0003	.0005	

1 PART IN 1.123798E+6

PERIMETER	AREA (sq ft)	AREA (acres)
655.2821	24033.3045	.5517



2-16-2021

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