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21-0300

LEGAL DESCRIPTION
Vaughn Property Services

1.238 Acres

Situated in the Village of Carey, Crawford Township, State of Ohio and being a part of the NW1/4 of Section 22, T1S, R13E, a tract of land bounded and described as follows:

Commencing at a stone found marking the northwest corner of the NW1/4 of said Section 22;

thence along 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 Powell Subdivision as platted in Cabinet A, Slide 354 of the Wyandot County Plat Records;

thence along the southerly line of said Powell Subdivision S69°22'52"E a distance of 742.87 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 continuing along the southerly line of said Powell Subdivision S69°22'52"E a distance of 441.27 feet to a 5/8" iron pin found marking the southeast corner of a 0.256 acre tract of land conveyed to Vaughn Property Services, LLC in OR Book 249, Page 1952 of the Wyandot County Official Records, and lying on the west line of a 2.31 acre tract of land conveyed to Vaughn Industries, Inc. in OR Book 159, Page 1 of the Wyandot County Official Records;

thence along the west line of said 2.31 acre tract S00°02'24"W a distance of 59.72 feet to an iron pin set marking the northeast corner of a 5.861 acre tract of land conveyed to Vaughn Equity Services, LLC in OR Book 253, Page 2190 of the Wyandot County Official Records;

thence along the north line of said 5.861 acre tract N88°09'14"W a distance of 412.55 feet to a 5/8" iron pin found marking the northwest corner of said 5.861 acre tract;

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thence along a northerly extension of the west line of said 5.861 acre tract N00°10'35"W a distance of 201.82 feet to the Principal Point of Beginning and containing 1.238 acres of land, more or less, subject however to all prior easements of record.

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

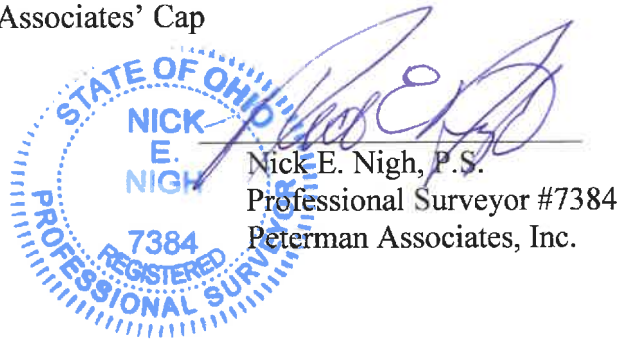
NOTE: The bearings in this legal description are based upon and assumed meridian and are used only for the purpose of describing angular measurement.

NOTE: The above legal description is based on a field survey performed by Peterman Associates, Inc. under the direct supervision of Nick E. Nigh, PS #7384 on June 17, 2021.

NOTE: The above legal description must be transferred to an adjoining parcel and cannot be transferred separate and apart without consent from the proper zoning authority.

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

Date: June 23, 2021


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

MAP CHECK #1 - INPUT COURSES

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
	SE 69 22'52"	441.270		1000.0000	1000.0000	
	SW 00 02'24"	59.720		844.6067	1413.0038	
	NW 88 09'14"	412.550		784.8867	1412.9621	
	NW 00 10'35"	201.820		798.1771	1000.6262	
CLOSURE:	NW 51 28'59"	.006		999.9961	1000.0049	
		ERROR:		1000.0000	1000.0000	
				-.0039	.0049	

1 PART IN 178098

PERIMETER
1115.3663

AREA (sq ft)
53940.2925

AREA (acres)
1.2383



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