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Job No. 24-0156

LEGAL DESCRIPTION
Vaughn

0.044 Acre

Situated in the Village of Carey, County of Wyandot, State of Ohio, and being a part of the NE1/4 of Section 19, T1S, R13E, a tract of land bounded and described as follows:

Beginning at a mag nail set on the east line of the NE1/4 of said Section 19, described as lying N01°16'34"E a distance of 722.76 feet from a monument box found marking the southeast corner of the NE1/4 of said Section 19, said beginning point referenced by an iron pin set N88°49'53"W a distance of 30.00 feet;

thence from the above described point of beginning N88°49'53"W, a distance of 53.00 feet to an iron pin set, passing an iron pin set at 30.00 feet;

thence parallel with the east line of the NE1/4 of said Section 19, N01°16'34"E, a distance of 36.00 feet to an iron pin set;

thence S88°49'53"E, a distance of 53.00 feet to a mag nail set on the east line of the NE1/4 of said Section 19, passing over an iron pin set N88°49'53"W a distance of 30.00 feet thereof;

thence along the east line of the NE1/4 of said Section 19, also being the centerline of Township Highway 96 (R/W Varies) S01°16'34"W a distance of 36.00 feet to the Point of Beginning, and containing 0.044 acre of land, more or less, of which 0.025 acre lies in the right of way, subject however to all legal highways and prior easements of record.

Wyandot County Deed Reference: Vaughn Property Services, LLC. OR 253, Page 1597

NOTE: The bearings in this legal description are based upon an 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 supervision of Nick E. Nigh, PS #7384 on April 19, 2024.

I.P. Set = 5/8" x 30" Rebar with Peterman Associates' Cap.

Date: May 2, 2024



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

REFERENCE SURVEY VOL. C
PAGE 1905 IN THE TAX MAP OFFICE

"2024"

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
	NW 88 49'53"	53.000		1000.0000	1000.0000	
	NE 01 16'34"	36.000		1001.0809	947.0110	
	SE 88 49'53"	53.000		1037.0720	947.8127	
	SW 01 16'34"	36.000		1035.9911	1000.8017	

CLOSURE:

NE 00 00'00"	0.000	1000.0000	1000.0000	1000.0000
ERROR:		0.0000	0.0000	0.0000
PERIMETER			AREA (sq ft)	AREA (acres)
178.0001			1907.9990	.0438



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"2024"