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3480 N. Main St., Findlay, Ohio 45840

Phone: 419-422-6672
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24-0227C
LEGAL DESCRIPTION
Vaughn Property Services, LLC

0.407 Acre

Situated in the Village of Carey, County of Wyandot, State of Ohio and being a part of the NW1/4 of Section 20, T1S, R13E, a tract of land bounded and described as follows:

Commencing at a monument box found marking the southwest corner of the NW1/4 of said Section 20;

thence along the west line of the NW1/4 of said Section 20, also being the centerline of Township Highway 96 (R/W Varies) and as extended southerly, N01°16'34"E a distance of 1130.76 feet to a mag nail set (referenced by an iron pin set S88°52'10"E a distance of 30.00 feet);

thence S88°52'10"E a distance of 360.42 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 at right angles, N01°07'50"E a distance of 195.00 feet to a mag nail set on the centerline of West Street, passing over an iron pin set S01°07'50"W a distance of 30.00 feet thereof;

thence along the centerline of West Street (60' R/W) S88°52'10"E a distance of 100.00 feet to a mag nail set (referenced by an iron pin set S01°07'50"W a distance of 30.00 feet);

thence at right angles, S01°07'50"W a distance of 160.00 feet to an iron pin set, passing over an iron pin set at 30.00 feet;

thence at right angles, N88°52'10"W a distance of 50.00 feet to an iron pin set;

thence at right angles, S01°07'50"W a distance of 35.00 feet to an iron pin set;

thence N88°52'10"W a distance of 50.00 feet to the Principal Point of Beginning, and containing 0.407 acre of land, more or less, of which 0.069 acre lies in the right of way, subject however to all legal highways and prior easements of record.

REFERENCE SURVEY VOL. C

PAGE 1914

IN THE TAX MAP OFFICE

2024

(0.407 A)

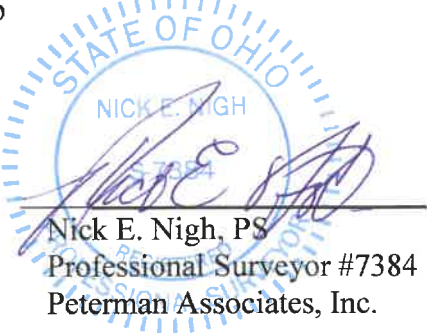
Wyandot County Official Record: Vaughn Property Services, LLC OR Book 264, Page 992

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 June, 2024.

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

Date: June 28, 2024



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

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
				1000.0000	1000.0000	
	NE 01 07'50"	195.000		1194.9620	1003.8475	
	SE 88 52'10"	100.000		1192.9889	1103.8280	
	SW 01 07'50"	160.000		1033.0200	1100.6711	
	NW 88 52'10"	50.000		1034.0065	1050.6808	
	SW 01 07'50"	35.000		999.0133	1049.9902	
	NW 88 52'10"	50.000		999.9998	999.9999	
CLOSURE:						
	NE 26 33'54"	0.000		1000.0000	1000.0000	
		ERROR:		-.0002	-.0001	

1 PART IN 2.63856E+6

PERIMETER	AREA (sq ft)	AREA (acres)
590.0003	17750.0054	.4075



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2024 (10.407A)



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24-0227

LEGAL DESCRIPTION
Vaughn Property Services, LLC

0.717 Acre

Situated in the Village of Carey, County of Wyandot, State of Ohio and being a part of the NW1/4 of Section 20, T1S, R13E, a tract of land bounded and described as follows:

Beginning at a mag nail set (referenced by an iron pin set S88°52'10"E a distance of 30.00 feet) on the west line of the NW1/4 of said Section 20, described as lying N01°16'34"E a distance of 1130.76 feet from a monument box found marking the southwest corner of the NW1/4 of said Section 20;

thence from the above described point of beginning, and along the west line of the NW1/4 of said Section 20, also being the centerline of Township Highway 96 (R/W Varies) N01°16'34"E a distance of 195.00 feet to a mag nail found marking the intersection of the west line of the NW1/4 of said Section 20 with the centerline of West Street, referenced by a 5/8" iron pin found N87°46'47"W a distance of 30.00 feet;

thence along the centerline of West Street (60' R/W) S88°52'10"E a distance of 159.92 feet to a mag nail set (referenced by an iron pin set S01°07'50"W a distance of 30.00 feet);

thence at right angles S01°07'50"W a distance of 195.00 feet to an iron pin set, passing over an iron pin set at 30.00 feet;

thence N88°52'10"W a distance of 160.42 feet to the Point of Beginning, passing an iron pin set S88°52'10"E a distance of 30.00 feet thereof, and containing 0.717 acre of land, more or less, of which 0.224 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 264, Page 992

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 June, 2024.

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

Date: June 28, 2024



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

MAP CHECK #1 - INPUT COURSES

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
	NE 01 16'34"	195.000		1000.0000	1000.0000	
	SE 88 52'10"	159.920		1194.9516	1004.3427	
	SW 01 07'50"	195.000		1191.7963	1164.2316	
	NW 88 52'10"	160.420		996.8343	1160.3841	
				999.9995	999.9953	
CLOSURE:	NE 83 55'39"	.005		1000.0000	1000.0000	
		ERROR:		-.0005	-.0047	

1 PART IN 150288

PERIMETER	AREA (sq ft)	AREA (acres)
710.3447	31232.6897	.7170



REFERENCE SURVEY VOL. C
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2024 (0.717A)



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24-0227B
LEGAL DESCRIPTION
Vaughn Property Services, LLC

0.448 Acre
Parcel B

Situated in the Village of Carey, County of Wyandot, State of Ohio and being a part of the NW1/4 of Section 20, T1S, R13E, a tract of land bounded and described as follows:

Commencing at a monument box found marking the southwest corner of the NW1/4 of said Section 20;

thence along the west line of the NW1/4 of said Section 20, also being the centerline of Township Highway 96 (R/W Varies) and as extended southerly, N01°16'34"E a distance of 1130.76 feet to a mag nail set (referenced by an iron pin set S88°52'10"E a distance of 30.00 feet);

thence S88°52'10"E a distance of 260.42 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 at right angles, N01°07'50"E a distance of 195.00 feet to a mag nail set on the centerline of West Street, passing over an iron pin set S01°07'50"W a distance of 30.00 feet thereof;

thence along the centerline of West Street (60' R/W) S88°52'10"E a distance of 100.00 feet to a mag nail set (referenced by an iron pin set S01°07'50"W a distance of 30.00 feet);

thence at right angles, S01°07'50"W a distance of 195.00 feet to an iron pin set, passing over an iron pin set at 30.00 feet;

thence N88°52'10"W a distance of 100.00 feet to the Principal Point of Beginning, and containing 0.448 acre of land, more or less, of which 0.069 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 264, Page 992

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

Date: June 28, 2024

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

REFERENCE SURVEY VOL. 1914
IN THE TAX MAP OFFICE
2024
Parcel B (0.4484)

Parcel B

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
	NE 01 07'50"	195.000		1000.0000	1000.0000	
	SE 88 52'10"	100.000		1194.9620	1003.8475	
	SW 01 07'50"	195.000		1192.9889	1103.8280	
	NW 88 52'10"	100.000		998.0269	1099.9805	
CLOSURE:	NE 00 00'00"	0.000		1000.0000	1000.0000	
		ERROR:		0.0000	0.0000	

PERIMETER	AREA (sq ft)	AREA (acres)
589.9999	19499.9897	.4477



REFERENCE SURVEY VOL. C
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2024 Parcel B (0.448A)



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24-0227A
LEGAL DESCRIPTION
Vaughn Property Services, LLC

0.448 Acre
Parcel A

Situated in the Village of Carey, County of Wyandot, State of Ohio and being a part of the NW1/4 of Section 20, T1S, R13E, a tract of land bounded and described as follows:

Commencing at a monument box found marking the southwest corner of the NW1/4 of said Section 20;

thence along the west line of the NW1/4 of said Section 20, also being the centerline of Township Highway 96 (R/W Varies) and as extended southerly, N01°16'34"E a distance of 1130.76 feet to a mag nail set (referenced by an iron pin set S88°52'10"E a distance of 30.00 feet);

thence S88°52'10"E a distance of 160.42 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 at right angles, N01°07'50"E a distance of 195.00 feet to a mag nail set on the centerline of West Street, passing over an iron pin set S01°07'50"W a distance of 30.00 feet thereof;

thence along the centerline of West Street (60' R/W) S88°52'10"E a distance of 100.00 feet to a mag nail set (referenced by an iron pin set S01°07'50"W a distance of 30.00 feet);

thence at right angles, S01°07'50"W a distance of 195.00 feet to an iron pin set, passing over an iron pin set at 30.00 feet;

thence N88°52'10"W a distance of 100.00 feet to the Principal Point of Beginning, and containing 0.448 acre of land, more or less, of which 0.069 acre lies in the right of way, subject however to all legal highways and prior easements of record.

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Date: June 28, 2024

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Professional Surveyor #7384
Peterman Associates, Inc.

REFERENCE SURVEY VOL. 1914
IN THE TAX MAP OFFICE
Parcel A (0.448A)
2024

Parcel A

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
	NE 01 07'50"	195.000		1000.0000	1000.0000	
	SE 88 52'10"	100.000		1194.9620	1003.8475	
	SW 01 07'50"	195.000		1192.9889	1103.8280	
	NW 88 52'10"	100.000		998.0269	1099.9805	
CLOSURE:	NE 00 00'00"	0.000		1000.0000	1000.0000	
		ERROR:		0.0000	0.0000	

PERIMETER	AREA (sq ft)	AREA (acres)
589.9999	19499.9897	.4477



REFERENCE SURVEY VOL. C
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2024 Parcel A (0.448 A)