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Job No. 17-0285

**LEGAL DESCRIPTION**  
**Vaughn Industries**

15.776 Acres

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 found on the west line of the NE1/4 of said Section 20 and described as lying N01°16'34"E a distance of 755.76 feet from a monument box found marking the southwest corner of the NW1/4 of said Section 20, said beginning point referenced by a 5/8" iron pin found with Peterman Associates cap S88°52'10"E a distance of 30.00 feet, said beginning point also being the northwest corner of a 8.000 acre tract of land conveyed to Vaughn Property Services, LLC in OR 242, Page 197 of the Wyandot County Official Records;

thence along the west line of said NW1/4, also being the centerline of Township Highway 96 (R/W Varies) N01°16'34"E a distance of 360.00 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 922.96 feet to an iron pin set, passing an iron pin set at 30.00 feet;

thence at right angles to the centerline of West Street (60' R/W) N01°07'50"E a distance of 210.00 feet to a mag nail set on the centerline of said West Street, passing an iron pin set for reference S01°07'50"W a distance of 30.00 feet;

thence along said centerline S88°52'10"E a distance of 60.00 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 210.00 feet to an iron pin set, passing an iron pin set at 30.00 feet;

thence parallel to the centerline of said West Street S88°52'10"E a distance of 379.97 feet to an iron pin set;

thence S01°10'01"W a distance of 448.12 feet to an iron pin set on the north line of a tract of land conveyed to David Heck, et al in Deed Volume 213, Page 367 of the Wyandot County Deed Records;

thence along said north line S73°45'48"W a distance of 227.03 feet to a iron pin found marking the northwest corner of said Heck, et al tract;

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thence along the west line of said Heck, etal tract S14°57'16"E a distance of 161.06 feet to an iron pin found marking the northeast corner of a 1.228 acre tract of land conveyed to TDA Building & Equipment LLC in OR 215, Page 1170 of the Wyandot County Official Records;

thence along the north line of said 1.228 acre tract, and the north line of a 1.87 acre tract of land conveyed to J J L Properties Co. in Deed Volume 215, Page 471 of the Wyandot County Deed Records S75°02'44"W a distance of 466.12 feet to an iron pin found marking a southeast corner of the previously aforementioned 8.000 acre tract of land;

thence along the east line of said 8.000 acre tract of land N01°16'34"E a distance of 439.78 feet to an iron pin found with Peterman Associates cap;


thence along the north line of said 8.000 acre tract N88°52'10"W a distance of 744.75 feet to the point of beginning, passing an iron pin found with Peterman Associates cap for reference S88°52'10"E a distance of 30.00 feet and containing 15.776 acres of land, more or less, of which 0.289 acres lie in the road right of way, subject however to all legal highways and prior easements of record.

Wyandot County Official Records: S & S Developers, LTD OR 232, Page 2426, OR 232, Page 2429

**NOTE:** The bearings in this legal description are based upon an assumed meridian and prior surveys of record, and are used only for the purpose of describing angular measurements.

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

Date: 11-07-2017

  
Nick E. Nigh, P.S.  
Professional Surveyor #7384

## IAP CHECK #1 - INPUT COURSES

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
				5000.0000	5000.0000	
NE	01 16'34"	360.000		5359.9107	5008.0174	
SE	88 52'10"	922.960		5341.7001	5930.7977	
NE	01 07'50"	210.000		5551.6592	5934.9411	
SE	88 52'10"	60.000		5550.4754	5994.9294	
SW	01 07'50"	210.000		5340.5163	5990.7860	
SE	88 52'10"	379.970		5333.0193	6370.6820	
SW	01 10'01"	448.120		4884.9922	6361.5558	
SW	73 45'48"	227.030		4821.5133	6143.5809	
SE	14 57'16"	161.060		4665.9082	6185.1426	
SW	75 02'44"	466.120		4545.6255	5734.8095	
NE	01 16'34"	439.780		4985.2964	5744.6036	
NW	88 52'10"	744.750		4999.9908	4999.9986	
CLOSURE:						
NE	08 39'09"	.009		5000.0000	5000.0000	
		ERROR:		-.0092	-.0014	

1 PART IN 497510

PERIMETER  
4629.7991

AREA (sq ft)  
687215.6637

AREA (acres)  
15.7763

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