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20-0457

LEGAL DESCRIPTION
Vaughn Property Services, LLC

4.448 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 (referenced by a 5/8" iron pin found with PAI cap 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 1115.76 feet from a monument box found marking the southwest corner of the NW1/4 of said Section 20, said beginning point also being the northwest corner of Sheridan Subdivision as recorded in Cabinet A, Slides 768 and 769 of the Wyandot County Plat Records;

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 210.00 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 922.43 feet to a mag nail found (referenced by a 5/8" iron pin with PAI cap found S01°07'50"W a distance of 30.00 feet) marking the intersection of the centerline of said West Street with the west right of way line of Summer Drive (60' R/W);

thence along the west right of way line of said Summer Drive as platted in said Sheridan Subdivision S01°07'50"W a distance of 210.00 feet to a 5/8" iron pin with PAI cap found marking the northeast corner of Lot 3 as platted in said Sheridan Subdivision, passing over a 5/8" iron pin with PAI cap found at 30.00 feet;

thence along the north line of said Lot 3 N88°52'10"W a distance of 922.96 feet to the Point of Beginning, passing a 5/8" iron pin with PAI cap found S88°52'10"E a distance of 30.00 feet thereof, and containing 4.448 acres of land, more or less, of which 0.759 acre lies in the right of way, subject however to all legal highways and prior easements of record.

REFERENCE SURVEY VOL. **D**

PAGE **648** IN THE TAX MAP OFFICE

"2020"

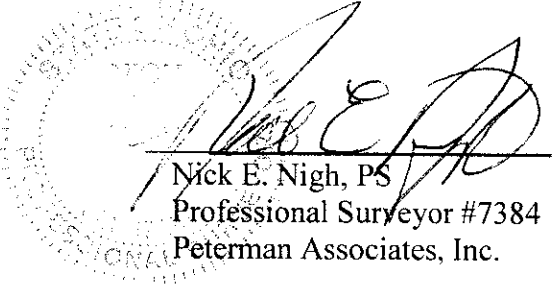
Wyandot County Official Record: S & S Developers LTD, OR 232, Page 2426, OR 232, Page 2429

NOTE: The bearings in this legal description are based upon an assumed meridian and 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 October 2020.

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

Date: October 20, 2020

A circular professional seal for Nick E. Nigh, PS #7384, is partially visible behind a handwritten signature. The signature is written in black ink over a horizontal line.

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

CHECK #1 - INPUT COURSES

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
	NE 01 16'34"	210.000		1000.0000	1000.0000	
	SE 88 52'10"	922.430		1209.9479	1004.6768	
	SW 01 07'50"	210.000		1191.7478	1926.9272	
	NW 88 52'10"	922.960		981.7887	1922.7838	
				999.9993	1000.0035	
CLOSURE:						
	NW 78 41'24"	.004		1000.0000	1000.0000	
		ERROR:		-.0007	.0035	

1 PART IN 634685

PERIMETER	AREA (sq ft)	AREA (acres)
2265.3935	193766.2740	4.4483

Michael E. Rye
 10-20-2020

REFERENCE SURVEY VOL. D
 PAGE 648 IN THE TAX MAP OFFICE
2020