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25-0064

LEGAL DESCRIPTION
Vaughn Property Services, LLC

2.130 Acres
Parcel A

Situated in the Village of Carey, County of Wyandot, State of Ohio and being a part of Lot 4 as platted in the Sheriden Subdivision recorded in Cabinet A, Slides 768 and 769 in the Wyandot County Recorder's Office, a tract of land bounded and described as follows:

Beginning at a 5/8" iron pin found with PAI cap on the east line of said Lot 4, described as lying S01°10'01"W a distance of 232.40 feet from a 5/8" iron pin found with PAI cap marking the northeast corner of said Lot 4, said beginning point being the southeast corner of a 2.027 acre tract of land conveyed to Vaughn Property Services LLC in OR 267, Page 465 of the Wyandot County Official Records;

thence along the east line of said Lot 4 S01°10'01"W a distance of 215.72 feet to a 5/8" iron pin found with PAI cap marking a southeast corner of said Lot 4;

thence along a southerly line of said Lot 4 S73°45'48"W a distance of 214.83 feet to an iron pin set;

thence N57°15'23"W a distance of 253.87 feet to an iron pin set on the east right of way line of Summer Drive (60' R/W) as platted in said Sheriden Subdivision and marking the PC of a curve segment to the left;

thence along the east right of way line of said Summer Drive and along said curve segment to the left, in a northeasterly direction, with a central angle of 31°36'47", a radius of 280.00 feet, and a length of curve of 154.49 feet, the chord of said curve segment bearing N16°56'13"E a distance of 152.54 feet to a 5/8" iron pin found with PAI cap marking the PT of said curve segment, and being the southwest corner of said 2.027 acre tract;

thence along the south line of said 2.027 acre tract S88°52'10"E a distance of 379.82 feet to the Point of Beginning and containing 2.130 acres of land, more or less, subject however to all prior easements of record.

Wyandot County Official Record: Vaughn Property Services LLC OR 248, Page 2306

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 March 2025.

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

Date: May 7, 2025

REFERENCE SURVEY VOL. D
PAGE 708 IN THE TAX MAP OFFICE
2025 parcel A
(2.130A)



MAP CHECK #1 - INPUT COURSES

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
PC	SW 01 10'01"	215.720	PT	1000.0000	1000.0000	ELEV
	SW 73 45'48"	214.830		784.3247	995.6067	
	NW 57 15'23"	253.870		724.2570	789.3452	
				861.5704	575.8153	
	CHORD BRG	LENGTH				
	NE 16 56'13"	152.538		NORTH	EAST	ELEV
				1007.4924	620.2530	
	DELTA	ARC	RP	NORTH	EAST	ELEV
	- 31 36'47"	154.491		1013.0170	340.3075	
	RADIAL PC*RP	RADIUS		RADIAL RP*PT	DEG OF CURVE	MID ORD
	NW 57 15'23"	280.000		SE 88 52'10"	20 27'46"	10.59
	TANGENT PC*PI	TAN LENGTH		TANGENT PI*PT	EXTERNAL	
	NE 32 44'37"	79.266		NE 01 07'50"	11.0037	
FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
	SE 88 52'10"	379.820		999.9983	999.9991	

CLOSURE:

NE 27 53'50"

.002

1000.0000

ERROR:

-.0017

- .0009

1 PART IN 633587

PERIMETER
1218.7326

AREA (sq ft)
92805.4060

AREA (acres)
2.1305



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