



ENGINEERS •  
SURVEYORS

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**LEGAL DESCRIPTION FOR M.J. DIVERSIFIED  
2.681 ACRES  
CITY OF UPPER SANDUSKY, WYANDOT COUNTY, OHIO**

SITUATED IN THE STATE OF OHIO, COUNTY OF WYANDOT, CITY OF UPPER SANDUSKY, AND BEING PART OF THE LANDS OF UPPER SANDUSKY OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 14 EAST, CRANE TOWNSHIP, AND BEING 2.681 ACRES TOTAL, 0.368 ACRES CONVEYED TO M.J. DIVERSIFIED GP, LLC OF RECORD IN OFFICIAL RECORD 249, PAGE 1367 AND ALSO BEING 2.313 ACRES CONVEYED TO M.J. DIVERSIFIED GP, LLC OF RECORD IN OFFICIAL RECORD 228, PAGE 1656, RECORDS REFER TO THE COUNTY RECORDER'S OFFICE, WYANDOT COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT AN IRON PIN FOUND IN MONUMENT BOX ON THE CENTERLINE OF PLEASANT VIEW STREET (60 FEET IN WIDTH), AND THE NORTH LINE OF SAID SECTION 5;

THENCE SOUTH 89°59'12" EAST, A DISTANCE OF 30.00 FEET WITH THE NORTH LINE OF SAID SECTION 5 AND OVER AND ACROSS THE RIGHT-OF-WAY OF SAID PLEASANT VIEW STREET, TO AN IRON PIN FOUND ON THE EAST RIGHT-OF-WAY LINE OF SAID PLEASANT VIEW STREET AND THE NORTHWEST CORNER OF A TRACT CONVEYED TO JASON BROWN OF RECORD IN OFFICIAL RECORD 245, PAGE 648;

THENCE SOUTH 00°45'32" EAST, A DISTANCE OF 221.00 FEET WITH THE EAST RIGHT-OF-WAY LINE OF SAID PLEASANT VIEW STREET, A WEST LINE OF SAID BROWN TRACT, AND THE WEST LINE OF A TRACT CONVEYED TO JACQUELYN P. AND KEVIN L. FOUT OF RECORD IN OFFICIAL RECORD 197, PAGE 2427 AND OFFICIAL RECORD 194, PAGE 2459, TO AN IRON PIN FOUND ON THE SOUTHWEST CORNER OF SAID FOUT TRACT, A NORTHWEST CORNER OF SAID M.J. DIVERSIFIED TRACT ACQUIRED IN OFFICIAL RECORD 228, PAGE 1656, AND ALSO BEING THE POINT OF BEGINNING;

"2018"

REFERENCE SURVEY VOL. C  
PAGE 1704 IN THE TAX MAP OFFICE

THENCE SOUTH 89°59'12" EAST, A DISTANCE OF 160.00 FEET WITH A NORTH LINE OF SAID M.J. DIVERSIFIED TRACT ACQUIRED IN OFFICIAL RECORD 228, PAGE 1656 AND THE SOUTH LINE OF SAID FOUT TRACT, TO AN IRON PIN FOUND;

THENCE NORTH 00°45'32" WEST, A DISTANCE OF 85.00 FEET WITH A WEST LINE OF SAID M.J. DIVERSIFIED TRACT ACQUIRED IN OFFICIAL RECORD 228, PAGE 1656 AND AN EAST LINE OF SAID FOUT TRACT, TO AN IRON PIN FOUND AT A NORTHWEST CORNER OF SAID M.J. DIVERSIFIED TRACT ACQUIRED IN OFFICIAL RECORD 228, PAGE 1656, THE NORTHEAST CORNER OF SAID FOUT TRACT, AND A SOUTH LINE OF SAID BROWN TRACT;

THENCE SOUTH 89°59'12" EAST, A DISTANCE OF 7.00 FEET WITH A NORTH LINE OF SAID M.J. DIVERSIFIED TRACT ACQUIRED IN OFFICIAL RECORD 228, PAGE 1656 AND A SOUTH LINE OF SAID BROWN TRACT, TO AN IRON PIN FOUND AT A CORNER OF SAID M.J. DIVERSIFIED TRACT ACQUIRED IN OFFICIAL RECORD 228, PAGE 1656, A SOUTHWEST CORNER OF SAID M.J. DIVERSIFIED TRACT ACQUIRED IN OFFICIAL RECORD 249, PAGE 1367, AND A SOUTHEAST CORNER OF SAID BROWN TRACT;

THENCE NORTH 00°45'32" WEST, A DISTANCE OF 136.00 FEET, WITH THE WEST LINE OF SAID M.J. DIVERSIFIED TRACT ACQUIRED IN OFFICIAL RECORD 249, PAGE 1367 AND AN EAST LINE OF SAID BROWN TRACT, TO AN IRON PIN FOUND ON THE SOUTH RIGHT-OF-WAY LINE OF AN ALLEY (20 FEET IN WIDTH,) THE NORTH LINE OF SAID SECTION 5, A NORTHWEST CORNER OF SAID M.J. DIVERSIFIED TRACT ACQUIRED IN OFFICIAL RECORD 249, PAGE 1367, AND THE NORTHEAST CORNER OF SAID BROWN TRACT;

THENCE SOUTH 89°59'12" EAST, A DISTANCE OF 267.96 FEET WITH THE NORTH LINE OF SAID SECTION 5, THE SOUTH RIGHT-OF-WAY LINE OF SAID ALLEY, THE NORTH LINE OF SAID M.J. DIVERSIFIED TRACT ACQUIRED IN OFFICIAL RECORD 249, PAGE 1367, THE NORTH LINE OF SAID M.J. DIVERSIFIED TRACT ACQUIRED IN OFFICIAL RECORD 228, PAGE 1656, AND THE SOUTH LINE OF A TRACT CONVEYED TO UPPER SANDUSKY WATER WORKS OF RECORD IN DEED BOOK 44, PAGE 604, PASSING AN IRON PIN FOUND AT 118.00 FEET, TO A POINT BEING REFERENCED BY AN IRON PIN FOUND NORTH 11°14'49" EAST, A DISTANCE OF 0.55 FEET, SAID POINT BEING A NORTHEAST CORNER OF SAID M.J. DIVERSIFIED TRACT ACQUIRED IN OFFICIAL RECORD 228, PAGE 1656, A SOUTH LINE OF SAID UPPER SANDUSKY WATER WORKS TRACT, AND THE NORTHWEST CORNER OF A TRACT CONVEYED TO THE VILLAGE OF UPPER SANDUSKY OF RECORD IN DEED BOOK 92, PAGE 510;

THENCE SOUTH 01°12'29" EAST, A DISTANCE OF 350.20 FEET WITH THE EAST LINE OF SAID M.J. DIVERSIFIED TRACT ACQUIRED IN OFFICIAL RECORD 228, PAGE 1656, AND THE WEST LINE OF SAID VILLAGE OF UPPER SANDUSKY TRACT, PASSING

AN IRON PIN FOUND AT 241.04 FEET, TO AN IRON PIN FOUND AT THE SOUTHEAST CORNER OF SAID M.J. DIVERSIFIED TRACT ACQUIRED IN OFFICIAL RECORD 228, PAGE 1656, AND THE NORTHEAST CORNER OF ANOTHER TRACT CONVEYED TO M.J. DIVERSIFIED GP, LLC OF RECORD IN OFFICIAL RECORD 63, PAGE 647;

THENCE SOUTH 89°48'42" WEST, A DISTANCE OF 437.69 FEET WITH THE SOUTH LINE OF SAID M.J. DIVERSIFIED TRACT ACQUIRED IN OFFICIAL RECORD 228, PAGE 1656, AND THE NORTH LINE OF SAID M.J. DIVERSIFIED TRACT ACQUIRED IN OFFICIAL RECORD 63, PAGE 647, PASSING AN IRON PIN FOUND AT 432.69 FEET, TO A POINT BEING REFERENCED BY SAID IRON PIN FOUND NORTH 89°48'42" EAST, A DISTANCE OF 5.00 FEET, SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF SAID PLEASANT VIEW STREET, A SOUTHWEST CORNER OF SAID M.J. DIVERSIFIED TRACT ACQUIRED IN OFFICIAL RECORD 228, PAGE 1656, AND THE NORTHWEST CORNER OF SAID M.J. DIVERSIFIED TRACT ACQUIRED IN OFFICIAL RECORD 63, PAGE 647;

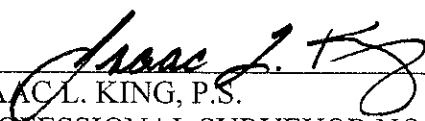
THENCE NORTH 00°45'32" WEST, A DISTANCE OF 130.69 FEET WITH THE EAST RIGHT-OF-WAY LINE OF SAID PLEASANT VIEW STREET AND A WEST LINE OF SAID M.J. DIVERSIFIED TRACT ACQUIRED IN OFFICIAL RECORD 228, PAGE 1656, PASSING AN IRON PIN FOUND AT 110.69 FEET, TO THE IRON PIN FOUND AT THE POINT OF BEGINNING, CONTAINING 2.681 ACRES OF LAND, MORE OR LESS.

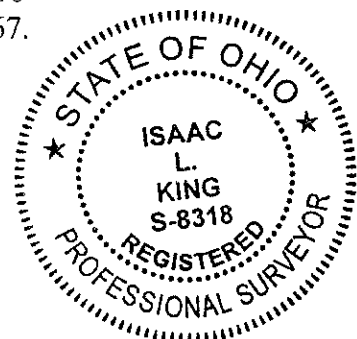
THE ABOVE DESCRIPTION WAS BASED ON A PLAT OF SURVEY, AND PREPARED BY MAKEEVER AND ASSOCIATES, INC. UNDER THE DIRECT SUPERVISION OF ISAAC L. KING, P.S. PROFESSIONAL SURVEYOR NUMBER 8318, DATED OCTOBER, 2018, AND IS SUBJECT TO ALL HIGHWAYS, EASEMENTS, AND RESTRICTIONS OF RECORD.

ALL BEARINGS SHOWN HEREIN ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, (NAD83).

ALL IRON PINS SET ARE 5/8" O.D. X 30" LONG REINFORCING RODS WITH YELLOW PLASTIC CAPS STAMPED "MAKEEVER AND ASSOC." UNLESS OTHERWISE NOTED.

PRIOR DEED REFERENCE: OFFICIAL RECORD 228, PAGE 1656  
OFFICIAL RECORD 249, PAGE 1367.

  
ISAAC L. KING, P.S.  
PROFESSIONAL SURVEYOR NO. 8318  
DATE: 10-15-2018



## Mapcheck 1: CONSOLIDATION PLAT

## Closure Summary

Precision, 1 part in: 414197.440'  
 Error distance: 0.004'  
 Error direction: S39° 35' 11"W  
 Area: 116797.80 Sq. Ft. 2.681 AC.  
 Square area: 116797.800  
 Perimeter: 1574.540'

## Point of Beginning

Easting: 1752784.5750'  
 Northing: 420246.5120'

## Side 1: Line

Direction: S89° 59' 12"E  
 Angle: [-89.9867 (d)]  
 Deflection angle: [90.0133 (d)]  
 Distance: 160.000'  
 Easting: 1752944.5750'  
 Northing: 420246.4748'

## Side 2: Line

Direction: N0° 45' 32"W  
 Angle: [89.2278 (d)]  
 Deflection angle: [-90.7722 (d)]  
 Distance: 85.000'  
 Easting: 1752943.4492'  
 Northing: 420331.4673'

## Side 3: Line

Direction: S89° 59' 12"E  
 Angle: [-89.2278 (d)]  
 Deflection angle: [90.7722 (d)]  
 Distance: 7.000'  
 Easting: 1752950.4492'  
 Northing: 420331.4657'

## Side 4: Line

Direction: N0° 45' 32"W  
 Angle: [89.2278 (d)]  
 Deflection angle: [-90.7722 (d)]  
 Distance: 136.000'  
 Easting: 1752948.6479'  
 Northing: 420467.4538'

## Side 5: Line

Direction: S89° 59' 12"E  
 Angle: [-89.2278 (d)]  
 Deflection angle: [90.7722 (d)]  
 Distance: 267.960'  
 Easting: 1753216.6079'  
 Northing: 420467.3914'

## Side 6: Line

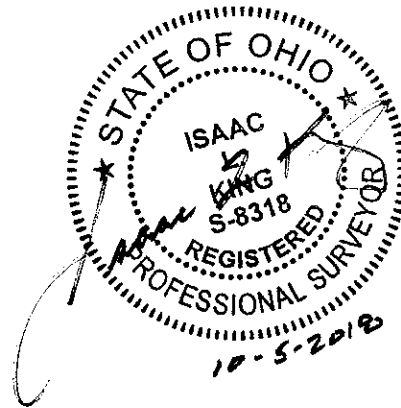
Direction: S1° 12' 29"E  
 Angle: [-91.2214 (d)]  
 Deflection angle: [88.7786 (d)]  
 Distance: 350.200'  
 Easting: 1753223.9912'  
 Northing: 420117.2692'

## Side 7: Line

Direction: S89° 48' 42"W  
 Angle: [-88.9803 (d)]  
 Deflection angle: [91.0197 (d)]  
 Distance: 437.690'  
 Easting: 1752786.3035'  
 Northing: 420115.8305'

## Side 8: Line

Direction: N0° 45' 32"W  
 Angle: [-90.5706 (d)]

REFERENCE SURVEY VOL. CPAGE 1704 IN THE TAX MAP OFFICE

"2018"

	2018-098 CONSOLIDATION.txt
Deflection angle:	[89.4294 (d)]
Distance:	130.690'
Easting:	1752784.5726'
Northing:	420246.5091'