



ENGINEERS •
SURVEYORS

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LEGAL DESCRIPTION FOR MJ DIVERSIFIED

6.097 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 HIGHLAND ACRES SUBDIVISION NO. 8, LOT 6 AND BEING A 6.097 ACRE TRACT CONVEYED TO MJ DIVERSIFIED, GP, LLC., OF RECORD IN OFFICIAL RECORD 285, PAGE 2167, RECORDS REFER TO THE COUNTY RECORDER'S OFFICE, WYANDOT COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT AN IRON PIN FOUND AT THE SOUTHWEST CORNER OF A HIGHLAND ACRES SUBDIVISION NO. 8, LOT 6, THE SOUTHWEST CORNER OF SAID MJ DIVERSIFIED TRACT, AND A SOUTHEAST CORNER OF A TRACT CONVEYED TO CRAWFORD PLACE LIMITED PARTNERSHIP OF RECORD IN OFFICIAL RECORD 213, PAGE 1183;

THENCE NORTH $43^{\circ}44'36''$ WEST, A DISTANCE OF 485.26 FEET WITH A SOUTHWESTERLY LINE OF SAID LOT 6, A SOUTHWESTERLY LINE OF SAID MJ DIVERSIFIED TRACT, AND A NORTHEASTERLY LINE OF SAID CRAWFORD PLACE TRACT, TO AN IRON PIN FOUND AT A NORTHWEST CORNER OF SAID LOT 6, A NORTHWEST CORNER OF SAID MJ DIVERSIFIED TRACT, A NORTHEAST CORNER OF SAID CRAWFORD PLACE TRACT, AND A SOUTHEASTERLY LINE OF LOT 4 OF HIGHLAND ACRES NO. 8 CONVEYED TO PROSPIRA AMERICA CORPORATION OF RECORD IN OFFICIAL RECORD 275, PAGE 2170,

THENCE NORTH $46^{\circ}20'51''$ EAST, A DISTANCE OF 397.58 FEET WITH A NORTHWESTERLY LINE OF SAID LOT 6, A NORTHWESTERLY LINE OF SAID MJ DIVERSIFIED TRACT, A SOUTHEASTERLY LINE OF LOT 4, AND ALSO A SOUTHEASTERLY LINE OF LOT 5 OF HIGHLAND ACRES NO. 8 AND ALSO CONVEYED TO PROSPIRA AMERICA CORPORATION OF RECORD IN OFFICIAL RECORD 275, PAGE 2170, PASSING AN IRON PIN FOUND AT 189.34 FEET, TO AN IRON PIN FOUND AT A NORTHERLY CORNER OF SAID LOT 6, A NORTHERLY CORNER OF SAID MJ DIVERSIFIED TRACT, AND A WESTERLY CORNER OF A TRACT CONVEYED TO GOLING AND ROBERTSON, LLC., OF RECORD IN OFFICIAL RECORD 226, PAGE 1913;

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THENCE SOUTH $43^{\circ}42'31''$ EAST, A DISTANCE OF 606.52 FEET WITH A NORTHEASTERLY LINE OF SAID LOT 6, A NORTHEASTERLY LINE OF SAID MJ DIVERSIFIED TRACT, AND A SOUTHWESTERLY LINE OF SAID GOLING AND ROBERTSON TRACT, PASSING AN IRON PIN FOUND AT 566.15 FEET, TO A POINT IN A DITCH BEING REFERENCED BY SAID IRON PIN FOUND NORTH $43^{\circ}42'31''$ WEST, A DISTANCE OF 40.37 FEET, SAID POINT BEING A NORTHEASTERLY CORNER OF SAID LOT 6, A NORTHEASTERLY CORNER OF SAID MJ DIVERSIFIED TRACT, A NORTHWESTERLY CORNER OF LOT 7 OF HIGHLAND ACRES SUBDIVISION NO. 8, A SOUTHEAST CORNER OF SAID GOLING AND ROBERTSON TRACT, AND A WESTERLY CORNER OF A TRACT CONVEYED TO M C DIVERSIFIED LIMITED OF RECORD IN OFFICIAL RECORD 225, PAGE 1532;

THENCE SOUTH $10^{\circ}06'12''$ WEST, A DISTANCE OF 278.89 FEET WITH AN EAST LINE OF SAID LOT 6, AN EAST LINE OF SAID MJ DIVERSIFIED TRACT, A WEST LINE OF SAID LOT 7, A WEST LINE OF SAID M C DIVERSIFIED TRACT, AND A WEST LINE OF A TRACT CONVEYED TO THE CITY OF UPPER SANDUSKY OF RECORD IN OFFICIAL RECORD 225, PAGE 1536; , TO AN IRON PIN FOUND AT A SOUTHEAST CORNER OF SAID LOT 6, A SOUTHEAST CORNER OF SAID MJ DIVERSIFIED TRACT, A WESTERLY CORNER OF SAID LOT 7, A WESTERLY CORNER OF SAID CITY OF UPPER SANDUSKY TRACT, AND A NORTHEAST CORNER OF THE FREE AREA NO. 7 AS SHOWN AND DELINEATED ON HIGHLAND ACRES NO. 7;

THNCE SOUTH $89^{\circ}20'17''$ WEST, A DISTANCE OF 78.85 FEET WITH THE SOUTH LINE OF SAID LOT 6, THE SOUTH LINE OF SAID MJ DIVERSIFIED TRACT, AND THE NORTH LINE OF SAID FREE AREA NO. 7, TO AN IRON PIN SET AT A NORTHEAST CORNER OF LOT 21 OF HIGHLAND ACRES NO. 7 AND ALSO AN EAST LINE OF A TRACT CONVEYED TO DAN A. AND REBECCA A. NEWELL OF RECORD IN OFFICIAL RECORD 255, PAGE 1740 AND OFFICIAL RECORD 255, PAGE 1739, AND A SOUTHWEST CORNER OF SAID MJ DIVERSIFIED TRACT;

THENCE NORTH $00^{\circ}39'43''$ WEST, A DISTANCE OF 22.96 FEET WITH A WEST LINE OF SAID MJ DIVERSIFIED TRACT AND AN EAST LINE OF SAID NEWELL TRACT, TO AN IRON PIN SET;

THENCE SOUTH $89^{\circ}20'18''$ WEST, A DISTANCE OF 149.53 FEET WITH A SOUTH LINE OF SAID MJ DIVERSIFIED TRACT AND A NORTH LINE OF SAID NEWELL TRACT, TO AN IRON PIN SET ON THE EAST RIGHT-OF-WAY LINE OF GREENBRIER ROAD (50 FEET IN WIDTH), A WEST LINE OF SAID LOT 6, A SOUTHWEST CORNER OF SAID MJ DIVERSIFIED TRACT, AND A NORTHWEST CORNER OF SAID NEWELL TRACT;

THENCE WITH THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 60.00 FEET, A DELTA ANGLE OF $148^{\circ}44'29''$, AN ARC LENGTH OF 155.76 FEET, A CHORD OF WHICH BEARS NORTH $54^{\circ}09'56''$ WEST, A DISTANCE OF 115.57 FEET, WITH AN EAST RIGHT-OF-WAY LINE OF SAID GREENBRIER ROAD, A NORTH RIGHT-OF-WAY

LINE OF SAID HIGHLAND PARKWAY, A WEST LINE OF SAID LOT 6, AND A WEST LINE OF SAID MJ DIVERSIFIED TRACT, TO THE IRON PIN FOUND AT THE POINT OF BEGINNING, CONTAINING 6.097 ACRES OF LAND, MORE OR LESS.

THE ABOVE DESCRIPTION WAS BASED ON A PLAT PREPARED BY MAKEEVER AND ASSOCIATES, INC. UNDER THE DIRECT SUPERVISION OF ISAAC L. KING, P.S. PROFESSIONAL SURVEYOR NUMBER 8318, DATED AUGUST 2013, AND IS SUBJECT TO ALL HIGHWAYS, EASEMENTS, AND RESTRICTIONS OF RECORD.

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

ALL BEARINGS SHOWN HEREIN ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, (NAD83 2011).

PRIOR DEED REFERENCE: OFFICIAL RECORD 285, PAGE 2167.

ISAAC L. KING, P.S.
PROFESSIONAL SURVEYOR NO. 8318
DATE: 10-17-2024



Mapcheck 1: BOUNDARY

Closure Summary

Precision, 1 part in: 358957.264'
 Error distance: 0.006'
 Error direction: N86° 29' 46"W
 Area: 265578.54 Sq. Ft. 6.097 ACRES
 Square area: 265578.539
 Perimeter: 2175.350'

Point of Beginning

Easting: 1755189.1832'
 Northing: 432565.7965'

Side 1: Line

Direction: N43° 44' 36"W
 Angle: [136.2567 (d)]
 Deflection angle: [-43.7433 (d)]
 Distance: 485.260'
 Easting: 1754853.6603'
 Northing: 432916.3699'

Side 2: Line

Direction: N46° 20' 51"E
 Angle: [-89.9092 (d)]
 Deflection angle: [90.0908 (d)]
 Distance: 397.580'
 Easting: 1755141.3252'
 Northing: 433190.8126'

Side 3: Line

Direction: S43° 42' 31"E
 Angle: [-90.0561 (d)]
 Deflection angle: [89.9439 (d)]
 Distance: 606.520'
 Easting: 1755560.4251'
 Northing: 432752.3815'

Side 4: Line

Direction: S10° 06' 12"W
 Angle: [-126.1881 (d)]
 Deflection angle: [53.8119 (d)]
 Distance: 278.890'
 Easting: 1755511.5011'
 Northing: 432477.8163'

Side 5: Line

Direction: S89° 20' 17"W
 Angle: [-100.7653 (d)]
 Deflection angle: [79.2347 (d)]
 Distance: 78.850'
 Easting: 1755432.6564'
 Northing: 432476.9053'

Side 6: Line

Direction: N0° 39' 43"W
 Angle: [-90.0000 (d)]
 Deflection angle: [90.0000 (d)]



REFERENCE SURVEY VOL. 1923

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Distance: 22.960'
Easting: 1755432.3911'
Northing: 432499.8638'
Side 7: Line
Direction: S89° 20' 18"W
Angle: [90.0003 (d)]
Deflection angle: [-89.9997 (d)]
Distance: 149.530'
Easting: 1755282.8711'
Northing: 432498.1370'
Side 8: Curve
Curve direction: Counter-clockwise
Radius: [60.004']
Arc length: 155.760'
Delta angle: 148.7414 (d)
Tangent: [214.485']
Chord direction: N54° 09' 56"W
Chord angle: [-143.5039 (d)]
Deflection angle: [36.4961 (d)]
Chord distance: 115.570'
Easting: 1755189.1771'
Northing: 432565.7969'