



ENGINEERS •
SURVEYORS

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**LEGAL DESCRIPTION FOR RALPH FAILOR
TRACT 3 – 10.000 ACRES
TOWNSHIP OF EDEN, WYANDOT COUNTY, OHIO**

SITUATED IN THE STATE OF OHIO, COUNTY OF WYANDOT, TOWNSHIP 2 SOUTH, RANGE 15 EAST, TOWNSHIP OF EDEN, BEING PART OF THE NORTHEAST QUARTER OF SECTION 10, AND BEING A 10.000 ACRE TRACT CONVEYED TO WILLIAM R. FAILOR OF RECORD IN DEED VOLUME 175, PAGE 758 AND DEED VOLUME 192, PAGE 411, RECORDS REFER TO THE COUNTY RECORDER'S OFFICE, WYANDOT COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A RAILROAD SPIKE FOUND ON THE CENTERLINE OF TOWNSHIP HIGHWAY 10 (66 FEET IN WIDTH), THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER, THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 10, A SOUTHEAST CORNER OF SAID FAILOR TRACT ACQUIRED IN DEED VOLUME 192, PAGE 411, AND A NORTHEAST CORNER OF ANOTHER TRACT CONVEYED TO WILLIAM R. FAILOR OF RECORD IN OFFICIAL RECORD 128, PAGE 229;

THENCE SOUTH 89°49'53" WEST, A DISTANCE OF 1323.40 FEET WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER, A SOUTH LINE OF SAID FAILOR TRACT ACQUIRED IN DEED VOLUME 192, PAGE 411, AND A SOUTH LINE OF SAID FAILOR TRACT ACQUIRED IN DEED VOLUME 175, PAGE 758, PASSING IRON PINS SET AT 33.00 FEET AND 1313.40 FEET, TO A POINT REFERENCED BY SAID IRON PIN SET NORTH 89°49'53" EAST, A DISTANCE OF 10.00 FEET, SAID POINT BEING THE SOUTHWEST CORNER OF THE EAST HALF OF SAID NORTHEAST QUARTER, A SOUTHWEST CORNER OF SAID FAILOR TRACT ACQUIRED IN DEED VOLUME 175, PAGE 758, A NORTHWEST CORNER OF SAID FAILOR TRACT ACQUIRED IN OFFICIAL RECORD 128, PAGE 229, AND A SOUTHEAST CORNER OF A TRACT CONVEYED TO NEVIN E. AND KAREN A. STOVER TRUSTEE OF RECORD IN OFFICIAL RECORD 216, PAGE 26;

THENCE NORTH 00°00'14" WEST, A DISTANCE OF 329.15 FEET WITH A WEST LINE OF SAID FAILOR TRACT ACQUIRED IN DEED VOLUME 175, PAGE 758 AND AN EAST LINE OF SAID STOVER TRACT, TO AN IRON PIN SET AT A NORTHWEST CORNER OF SAID FAILOR TRACT ACQUIRED IN DEED VOLUME 175, PAGE 758 AND A CORNER OF SAID STOVER TRACT;

THENCE NORTH 89°49'53" EAST, A DISTANCE OF 1323.40 FEET WITH A NORTH LINE OF SAID FAILOR TRACT ACQUIRED IN DEED VOLUME 175, PAGE 758 AND A SOUTH LINE OF SAID STOVER TRACT, PASSING AN IRON PIN SET AT 1290.40 FEET, TO A MAG SPIKE SET AND BEING REFERENCED BY SAID IRON PIN SET SOUTH 89°49'53" WEST, A

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DISTANCE OF 33.00 FEET, SAID MAG SPIKE SET ON THE CENTERLINE OF SAID TOWNSHIP HIGHWAY 10, A NORTHEAST CORNER OF SAID FAILOR TRACT ACQUIRED IN DEED VOLUME 175, PAGE 758, AND A SOUTHEAST CORNER OF SAID STOVER TRACT;

THENCE SOUTH 00°00'14" EAST, A DISTANCE OF 329.15 FEET WITH THE CENTERLINE OF SAID TOWNSHIP HIGHWAY 10, THE EAST LINE OF SAID NORTHEAST QUARTER, AN EAST LINE OF SAID FAILOR TRACT ACQUIRED IN DEED VOLUME 175, PAGE 758, AND AN EAST LINE OF SAID FAILOR TRACT ACQUIRED IN DEED VOLUME 192, PAGE 411, TO THE RAILROAD SPIKE FOUND AT THE POINT OF BEGINNING, CONTAINING 10.000 ACRES OF LAND, MORE OR LESS, OF WHICH 0.249 ACRES ARE IN THE RIGHT-OF-WAY.

THE ABOVE DESCRIPTION WAS BASED ON A SURVEY PREPARED BY MAKEEVER AND ASSOCIATES, INC. UNDER THE DIRECT SUPERVISION OF ISAAC L. KING, P.S. PROFESSIONAL SURVEYOR NUMBER 8318, DATED MARCH, 2025, 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 2011).

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: DEED VOLUME 175, PAGE 758
DEED VOLUME 192, PAGE 411.

ISAAC L. KING, P.S.
PROFESSIONAL SURVEYOR NO. 8318
DATE: 3-12-2025



Mapcheck 2: TRACT 1 SPLIT

Closure Summary

Precision, 1 part in:	992544.055'	
Error distance:	0.004'	
Error direction:	N79° 45' 34"W	
Area:	679556.17 Sq. Ft.	
Square area:	679556.167	15.6000 ACRES
Perimeter:	4092.320'	
Point of Beginning		
Easting:	1799116.4710'	
Northing:	444330.6590'	
Side 1: Line		
Direction:	S0° 03' 27"W	
Angle:	[0.0575 (d)]	
Deflection angle:	[-179.9425 (d)]	
Distance:	459.100'	
Easting:	1799116.0103'	
Northing:	443871.5592'	
Side 2: Line		
Direction:	S89° 49' 53"W	
Angle:	[-90.2261 (d)]	
Deflection angle:	[89.7739 (d)]	
Distance:	328.140'	
Easting:	1798787.8717'	
Northing:	443870.5936'	
Side 3: Line		
Direction:	S0° 03' 27"W	
Angle:	[90.2261 (d)]	
Deflection angle:	[-89.7739 (d)]	
Distance:	477.000'	
Easting:	1798787.3930'	
Northing:	443393.5938'	
Side 4: Line		
Direction:	N66° 07' 41"W	
Angle:	[-66.1856 (d)]	
Deflection angle:	[113.8144 (d)]	
Distance:	120.550'	
Easting:	1798677.1558'	
Northing:	443442.3797'	
Side 5: Line		
Direction:	N82° 29' 58"W	
Angle:	[163.6286 (d)]	
Deflection angle:	[-16.3714 (d)]	
Distance:	133.120'	
Easting:	1798545.1748'	
Northing:	443459.7566'	
Side 6: Line		
Direction:	S79° 38' 48"W	
Angle:	[162.1461 (d)]	
Deflection angle:	[-17.8539 (d)]	



Distance: 103.110'
 Easting: 1798443.7436'
 Northing: 443441.2259'
 Side 7: Line
 Direction: N47° 17' 00"W
 Angle: [-126.9300 (d)]
 Deflection angle: [53.0700 (d)]
 Distance: 57.200'
 Easting: 1798401.7178'
 Northing: 443480.0288'
 Side 8: Line
 Direction: N11° 53' 10"W
 Angle: [-144.6028 (d)]
 Deflection angle: [35.3972 (d)]
 Distance: 72.530'
 Easting: 1798386.7790'
 Northing: 443551.0037'
 Side 9: Line
 Direction: N3° 14' 33"W
 Angle: [-171.3564 (d)]
 Deflection angle: [8.6436 (d)]
 Distance: 125.770'
 Easting: 1798379.6652'
 Northing: 443676.5724'
 Side 10: Line
 Direction: N20° 02' 09"W
 Angle: [163.2067 (d)]
 Deflection angle: [-16.7933 (d)]
 Distance: 174.010'
 Easting: 1798320.0480'
 Northing: 443840.0510'
 Side 11: Line
 Direction: N49° 35' 28"W
 Angle: [150.4447 (d)]
 Deflection angle: [-29.5553 (d)]
 Distance: 458.770'
 Easting: 1797970.7232'
 Northing: 444137.4432'
 Side 12: Line
 Direction: N43° 10' 42"W
 Angle: [-173.5872 (d)]
 Deflection angle: [6.4128 (d)]
 Distance: 259.620'
 Easting: 1797793.0727'
 Northing: 444326.7652'
 Side 13: Line
 Direction: N89° 49' 53"E
 Angle: [-46.9903 (d)]
 Deflection angle: [133.0097 (d)]
 Distance: 1323.400'

Easting: 1799116.4669'
Northing: 444330.6597'

Mapcheck 3: TRACT 2 SPLIT

Closure Summary

Precision, 1 part in: 266086.739'
Error distance: 0.006'
Error direction: N6° 17' 33"E
Area: 165975.81 Sq. Ft. 3.810 ACRES
Square area: 165975.808
Perimeter: 1668.500'

Point of Beginning

Easting: 1799115.9558'
Northing: 443871.5458'

Side 1: Line

Direction: S0° 03' 27"W
Angle: [0.0575 (d)]
Deflection angle: [-179.9425 (d)]
Distance: 530.570'
Easting: 1799115.4234'
Northing: 443340.9760'

Side 2: Line

Direction: S89° 39' 15"W
Angle: [-90.4033 (d)]
Deflection angle: [89.5967 (d)]
Distance: 33.000'
Easting: 1799082.4240'
Northing: 443340.7768'

Side 3: Line

Direction: N79° 19' 48"W
Angle: [-168.9842 (d)]
Deflection angle: [11.0158 (d)]
Distance: 172.570'
Easting: 1798912.8377'
Northing: 443372.7285'

Side 4: Line

Direction: N80° 33' 49"W
Angle: [178.7664 (d)]
Deflection angle: [-1.2336 (d)]
Distance: 127.220'
Easting: 1798787.3392'
Northing: 443393.5866'

Side 5: Line

Direction: N0° 03' 27"E
Angle: [-99.3789 (d)]
Deflection angle: [80.6211 (d)]
Distance: 477.000'
Easting: 1798787.8179'
Northing: 443870.5863'

Side 6: Line
 Direction: N89° 49' 53"E
 Angle: [-90.2261 (d)]
 Deflection angle: [89.7739 (d)]
 Distance: 328.140'
 Easting: 1799115.9565'
 Northing: 443871.5520'

Mapcheck 4: TRACT 3 SPLIT

Closure Summary

Precision, 1 part in: 3305100000.000'
 Error distance: 0.000'
 Error direction: N0° 00' 00"E
 Area: 435595.31 Sq. Ft. 10.000 ACRES
 Square area: 435595.310
 Perimeter: 3305.100'

Point of Beginning

Easting: 1799116.4710'
 Northing: 444330.6590'

Side 1: Line

Direction: S89° 49' 53"W
 Angle: [89.8314 (d)]
 Deflection angle: [-90.1686 (d)]
 Distance: 1323.400'
 Easting: 1797793.0767'
 Northing: 444326.7645'

Side 2: Line

Direction: N0° 00' 14"W
 Angle: [-89.8353 (d)]
 Deflection angle: [90.1647 (d)]
 Distance: 329.150'
 Easting: 1797793.0544'
 Northing: 444655.9145'

Side 3: Line

Direction: N89° 49' 53"E
 Angle: [-90.1647 (d)]
 Deflection angle: [89.8353 (d)]
 Distance: 1323.400'
 Easting: 1799116.4487'
 Northing: 444659.8090'

Side 4: Line

Direction: S0° 00' 14"E
 Angle: [-89.8353 (d)]
 Deflection angle: [90.1647 (d)]
 Distance: 329.150'
 Easting: 1799116.4710'
 Northing: 444330.6590'

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