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SURVEYORS

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**LEGAL DESCRIPTION FOR RALPH FAILOR  
TRACT 1 – 15.600 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 SOUTHEAST QUARTER OF SECTION 10, AND BEING 15.600 ACRES OUT OF A TRACT CONVEYED TO WILLIAM R. FAILOR OF RECORD IN OFFICIAL RECORD 128, PAGE 229, 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 NORTHEAST CORNER OF SAID FAILOR TRACT ACQUIRED IN OFFICIAL RECORD 128, PAGE 229, AND A SOUTHEAST CORNER OF ANOTHER TRACT CONVEYED TO WILLIAM R. FAILOR OF RECORD IN DEED VOLUME 192, PAGE 411;

THENCE SOUTH  $00^{\circ}03'27''$  WEST, A DISTANCE OF 459.10 FEET WITH THE CENTERLINE OF SAID TOWNSHIP HIGHWAY 10, THE EAST LINE OF SAID SOUTHEAST QUARTER, AND AN EAST LINE OF SAID FAILOR TRACT, TO A MAG SPIKE SET AND BEING REFERENCED BY AN IRON PIN SET SOUTH  $89^{\circ}49'53''$  WEST, A DISTANCE OF 33.00 FEET;

THENCE SOUTH  $89^{\circ}49'53''$  WEST, A DISTANCE OF 328.14 FEET OVER AND ACROSS SAID FAILOR TRACT, WITH A NEW LINE, PASSING AN IRON PIN SET AT 33.00 FEET, TO AN IRON PIN SET;

THENCE SOUTH  $00^{\circ}03'27''$  WEST, A DISTANCE OF 477.00 FEET WITH A NEW LINE, PASSING AN IRON PIN SET AT 457.00 FEET, TO A POINT IN THE CENTERLINE OF A DITCH AND A NORTHERLY CORNER OF A TRACT BEING CONVEYED TO DEBORAH A. MILLER FAMILY TRUST OF RECORD IN OFFICIAL RECORD 288, PAGE 2386, SAID POINT BEING REFERENCED BY SAID IRON PIN SET NORTH  $00^{\circ}03'27''$  EAST, A DISTANCE OF 20.00 FEET;

THENCE NORTH  $66^{\circ}07'41''$  WEST, A DISTANCE OF 120.55 FEET WITH THE CENTERLINE OF SAID DITCH, WITH A SOUTH LINE OF SAID FAILOR TRACT, AND A NORTH LINE OF SAID MILLER TRACT, TO A POINT BEING REFERENCED BY AN IRON PIN SET SOUTH  $25^{\circ}35'24''$  WEST, A DISTANCE OF 10.00 FEET;

REFERENCE SURVEY VOL. C  
PAGE 1935 IN THE TAX MAP OFFICE  
2025 · Tract 1

THENCE NORTH 82°29'58" WEST, A DISTANCE OF 133.12 FEET WITH THE CENTERLINE OF SAID DITCH, A SOUTH LINE OF SAID FAILOR TRACT, AND NORTH LINE OF SAID MILLER TRACT, TO A POINT BEING REFERENCED BY AN IRON PIN SET SOUTH 10°21'12" EAST, A DISTANCE OF 10.00 FEET;

THENCE SOUTH 79°38'48" WEST, A DISTANCE OF 103.11 FEET WITH THE CENTERLINE OF SAID DITCH, A SOUTH LINE OF SAID FAILOR TRACT, AND A NORTH LINE OF SAID MILLER TRACT, TO A POINT BEING REFERENCED BY AN IRON PIN SET NORTH 10°55'14" WEST, A DISTANCE OF 64.44 FEET;

THENCE NORTH 47°17'00" WEST, A DISTANCE OF 57.20 FEET WITH THE CENTERLINE OF SAID DITCH, A SOUTH LINE OF SAID FAILOR TRACT, AND A NORTH LINE OF SAID MILLER TRACT, TO A POINT BEING REFERENCED BY AN IRON PIN SET NORTH 50°37'22" EAST, A DISTANCE OF 38.57 FEET;

THENCE NORTH 11°53'10" WEST, A DISTANCE OF 72.53 FEET WITH THE CENTERLINE OF SAID DITCH, A WEST LINE OF SAID FAILOR TRACT, AND AN EAST LINE OF SAID MILLER TRACT, TO A POINT BEING REFERENCED BY AN IRON PIN SET SOUTH 43°54'02" EAST, A DISTANCE OF 64.54 FEET;

THENCE NORTH 03°14'33" WEST, A DISTANCE OF 125.77 FEET WITH THE CENTERLINE OF SAID DITCH, A WEST LINE OF SAID FAILOR TRACT, AND AN EAST LINE OF SAID MILLER TRACT, TO A POINT BEING REFERENCED BY AN IRON PIN SET SOUTH 69°57'51" WEST, A DISTANCE OF 15.00 FEET;

THENCE NORTH 20°02'09" WEST, A DISTANCE OF 174.01 FEET WITH THE CENTERLINE OF SAID DITCH, WITH A WEST LINE OF SAID FAILOR TRACT, AND AN EAST LINE OF SAID MILLER TRACT, TO A POINT BEING REFERENCED BY AN IRON PIN SET SOUTH 69°57'51" WEST, A DISTANCE OF 15.00 FEET;

THENCE NORTH 49°35'28" WEST, A DISTANCE OF 458.77 FEET WITH THE CENTERLINE OF SAID DITCH, A WEST LINE OF SAID FAILOR TRACT, AND AN EAST LINE OF SAID MILLER TRACT, TO A POINT BEING REFERENCED BY AN IRON PIN SET SOUTH 47°30'16" WEST, A DISTANCE OF 15.00 FEET;

THENCE NORTH 43°10'42" WEST, A DISTANCE OF 259.62 FEET WITH THE CENTERLINE OF SAID DITCH, A WEST LINE OF SAID FAILOR TRACT, AND AN EAST LINE OF SAID MILLER TRACT, TO A POINT AT THE NORTHWEST CORNER OF THE EAST HALF OF SAID SOUTHEAST QUARTER, A NORTHWEST CORNER OF SAID FAILOR TRACT ACQUIRED IN OFFICIAL RECORD 128, PAGE 229, A NORTHWEST CORNER OF SAID MILLER TRACT, A NORTHEAST CORNER OF A TRACT CONVEYED TO NANCY W. EYESTONE OF RECORD IN OFFICIAL RECORD 271, PAGE 61, AND A SOUTHWEST CORNER OF ANOTHER TRACT CONVEYED TO WILLIAM R. FAILOR OF RECORD IN DEED VOLUME, 175, PAGE 758, SAID POINT BEING REFERENCED BY AN IRON PIN SET NORTH 89°49'53" EAST, A DISTANCE OF 10.00 FEET;

THENCE NORTH 89°49'53" EAST, A DISTANCE OF 1323.40 FEET WITH A NORTH LINE OF SAID FAILOR TRACT ACQUIRED IN OFFICIAL RECORD 128, PAGE 229, A SOUTH LINE OF SAID FAILOR TRACT ACQUIRED IN DEED VOLUME 175, PAGE 758, AND A SOUTH LINE OF SAID FAILOR TRACT ACQUIRED IN DEED VOLUME 192, PAGE 411, PASSING IRON PINS SET AT 10.00 FEET AND 1290.40 FEET, TO THE RAILROAD SPIKE FOUND AT THE POINT OF BEGINNING, CONTAINING 15.600 ACRES OF LAND, MORE OR LESS, OF WHICH 0.348 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: OFFICIAL RECORD 128, PAGE 229.

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
Perimeter:	4092.320'
	15.6000 ACRES

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)]



REFERENCE SURVEY VOL. C  
 PAGE 1935 IN THE TAX MAP OFFICE  
 2025 - Tract 1

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'