



ENGINEERS •
SURVEYORS

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**LEGAL DESCRIPTION FOR RALPH FAILOR
51.200 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 51.200 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 INTERSECTION OF COUNTY HIGHWAY 44 (40 FEET IN WIDTH) AND TOWNSHIP HIGHWAY 10 (66 FEET IN WIDTH), THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER, AND A SOUTHEAST CORNER OF SAID FAILOR TRACT, SAID RAILROAD SPIKE BEING REFERENCED BY AN IRON PIN FOUND SOUTH $58^{\circ}31'50''$ WEST, A DISTANCE OF 38.56 FEET;

THENCE SOUTH $89^{\circ}46'12''$ WEST, A DISTANCE OF 886.24 FEET WITH THE CENTERLINE OF SAID COUNTY HIGHWAY 44, THE SOUTH LINE OF SAID SOUTHEAST QUARTER, AND A SOUTH LINE OF SAID FAILOR TRACT, TO A MAG SPIKE SET AT A SOUTHWEST CORNER OF SAID FAILOR TRACT AND A SOUTHEAST CORNER OF A TRACT CONVEYED TO NANCY W. EYESTONE OF RECORD IN OFFICIAL RECORD 271, PAGE 61;

THENCE NORTH $00^{\circ}06'59''$ EAST, A DISTANCE OF 990.00 FEET WITH A WEST LINE OF SAID FAILOR TRACT AND AN EAST LINE OF SAID EYESTONE TRACT, PASSING AN IRON PIN SET AT 20.00 FEET, TO AN IRON PIN SET AT A CORNER OF SAID FAILOR TRACT AND A NORTHEAST CORNER OF SAID EYESTONE TRACT;

THENCE SOUTH $89^{\circ}46'12''$ WEST, A DISTANCE OF 439.89 FEET WITH A SOUTH LINE OF SAID FAILOR TRACT AND A NORTH LINE OF SAID EYESTONE TRACT, TO AN IRON PIN SET ON THE WEST LINE OF THE EAST HALF OF SAID SOUTHEAST QUARTER, A SOUTHWEST CORNER OF SAID FAILOR TRACT AND A CORNER OF SAID EYESTONE TRACT;

THENCE NORTH $00^{\circ}06'59''$ EAST, A DISTANCE OF 1661.23 FEET WITH THE WEST LINE OF THE EAST HALF OF SAID SOUTHEAST QUARTER, A WEST LINE OF SAID FAILOR TRACT AND AN EAST LINE OF SAID EYESTONE TRACT, PASSING AN IRON PIN SET AT 1644.23 FEET, TO A POINT BEING REFERENCED BY SAID IRON PIN SET SOUTH $00^{\circ}06'59''$ WEST, A DISTANCE OF 17.00 FEET, SAID POINT BEING THE NORTHWEST CORNER OF

THE EAST HALF OF SAID SOUTHEAST QUARTER, A NORTHWEST CORNER OF SAID FAILOR TRACT, A NORTHEAST CORNER OF SAID EYESTONE TRACT, A SOUTHWEST CORNER OF ANOTHER TRACT CONVEYED TO WILLIAM R. FAILOR OF RECORD IN DEED VOLUME 175, PAGE 758, AND THE CENTERLINE OF A DITCH;

THENCE SOUTH $43^{\circ}10'42''$ EAST, A DISTANCE OF 259.62 FEET WITH THE CENTERLINE OF SAID DITCH, OVER AND ACROSS SAID FAILOR TRACT, TO A POINT BEING REFERENCED BY AN IRON PIN SET SOUTH $47^{\circ}30'16''$ WEST, A DISTANCE OF 15.00 FEET;

THENCE SOUTH $49^{\circ}35'28''$ EAST, A DISTANCE OF 458.77 FEET WITH THE CENTERLINE OF SAID DITCH, OVER AND ACROSS SAID FAILOR TRACT, TO A POINT BEING REFERENCED BY AN IRON PIN SET SOUTH $69^{\circ}57'51''$ WEST, A DISTANCE OF 15.00 FEET;

THENCE SOUTH $20^{\circ}02'09''$ EAST, A DISTANCE OF 174.01 FEET WITH THE CENTERLINE OF SAID DITCH, OVER AND ACROSS SAID FAILOR TRACT, TO A POINT BEING REFERENCED BY AN IRON PIN SET SOUTH $69^{\circ}57'51''$ WEST, A DISTANCE OF 15.00 FEET;

THENCE SOUTH $03^{\circ}14'33''$ EAST, A DISTANCE OF 125.77 FEET WITH THE CENTERLINE OF SAID DITCH, OVER AND ACROSS SAID FAILOR TRACT, TO A POINT BEING REFERENCED BY AN IRON PIN SET SOUTH $43^{\circ}54'02''$ EAST, A DISTANCE OF 64.54 FEET;

THENCE SOUTH $11^{\circ}53'10''$ EAST, A DISTANCE OF 72.53 FEET WITH THE CENTERLINE OF SAID DITCH, OVER AND ACROSS SAID FAILOR TRACT, TO A POINT BEING REFERENCED BY AN IRON PIN SET NORTH $50^{\circ}37'22''$ EAST, A DISTANCE OF 38.57 FEET;

THENCE SOUTH $47^{\circ}17'00''$ EAST, A DISTANCE OF 57.20 FEET WITH THE CENTERLINE OF SAID DITCH, OVER AND ACROSS SAID FAILOR TRACT, TO A POINT BEING REFERENCED BY AN IRON PIN SET NORTH $10^{\circ}55'14''$ WEST, A DISTANCE OF 64.44 FEET;

THENCE NORTH $79^{\circ}38'48''$ EAST, A DISTANCE OF 103.11 FEET WITH THE CENTERLINE OF SAID DITCH, OVER AND ACROSS SAID FAILOR TRACT, TO A POINT BEING REFERENCED BY AN IRON PIN SET SOUTH $10^{\circ}21'12''$ EAST, A DISTANCE OF 10.00 FEET;

THENCE SOUTH $82^{\circ}29'58''$ EAST, A DISTANCE OF 133.12 FEET WITH THE CENTERLINE OF SAID DITCH, OVER AND ACROSS SAID FAILOR TRACT, TO A POINT BEING REFERENCED BY AN IRON PIN SET SOUTH $25^{\circ}35'24''$ WEST, A DISTANCE OF 10.00 FEET;

THENCE SOUTH $66^{\circ}07'41''$ EAST, A DISTANCE OF 120.55 FEET WITH THE CENTERLINE OF SAID DITCH, OVER AND ACROSS SAID FAILOR TRACT, TO A POINT BEING REFERENCED BY AN IRON PIN SET NORTH $00^{\circ}03'27''$ EAST, A DISTANCE OF 20.00 FEET;

THENCE SOUTH $80^{\circ}33'49''$ EAST, A DISTANCE OF 127.22 FEET WITH THE CENTERLINE OF SAID DITCH, OVER AND ACROSS SAID FAILOR TRACT, TO A POINT BEING REFERENCED BY AN IRON PIN SET SOUTH $10^{\circ}29'19''$ WEST, A DISTANCE OF 10.00 FEET;

THENCE SOUTH 79°19'48" EAST, A DISTANCE OF 172.57 FEET WITH THE CENTERLINE OF SAID DITCH, OVER AND ACROSS SAID FAILOR TRACT, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID TOWNSHIP HIGHWAY 10, SAID POINT BEING REFERENCED BY AN IRON PIN SET SOUTH 00°03'27" WEST, A DISTANCE OF 9.98 FEET;

THENCE NORTH 89°39'15" EAST, A DISTANCE OF 33.00 FEET WITH THE CENTERLINE OF SAID DITCH, OVER AND ACROSS SAID FAILOR TRACT, TO A MAG SPIKE SET ON THE CENTERLINE OF SAID TOWNSHIP HIGHWAY 10, THE EAST LINE OF SAID SOUTHEAST QUARTER, AND AN EAST LINE OF SAID FAILOR TRACT;

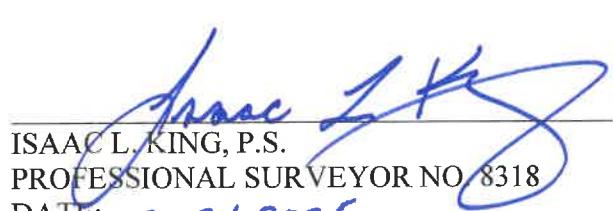
THENCE SOUTH 00°03'27" WEST, A DISTANCE OF 1660.13 FEET WITH THE CENTERLINE OF SAID TOWNSHIP HIGHWAY 10, THE EAST LINE OF SAID SOUTHEAST QUARTER, AND AN EAST LINE OF SAID FAILOR TRACT, TO THE RAILROAD SPIKE FOUND AT THE POINT OF BEGINNING, CONTAINING 51.200 ACRES OF LAND, MORE OR LESS, OF WHICH 1.649 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 FEBRUARY, 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: 2-24-2025



Mapcheck 1: 51 AC Closure

Closure Summary

Precision, 1 part in: 676786.870'
Error distance: 0.011'
Error direction: S25° 12' 23"E
Area: 2230258.61 Sq. Ft.
Square area: 2230258.611 51.200 ACRES
Perimeter: 7474.960'

Point of Beginning

Easting: 1799113.7600'
Northing: 441680.8460'

Side 1: Line

Direction: S89° 46' 12"W
Angle: [89.7700 (d)]
Deflection angle: [-90.2300 (d)]
Distance: 886.240'
Easting: 1798227.5271'
Northing: 441677.2884'

Side 2: Line

Direction: N0° 06' 59"E
Angle: [-89.6536 (d)]
Deflection angle: [90.3464 (d)]
Distance: 990.000'
Easting: 1798229.5382'
Northing: 442667.2864'

Side 3: Line

Direction: S89° 46' 12"W
Angle: [89.6536 (d)]
Deflection angle: [-90.3464 (d)]
Distance: 439.890'
Easting: 1797789.6517'
Northing: 442665.5205'

Side 4: Line

Direction: N0° 06' 59"E
Angle: [-89.6536 (d)]
Deflection angle: [90.3464 (d)]
Distance: 1661.230'
Easting: 1797793.0263'
Northing: 444326.7471'



REFERENCE SURVEY VOL _____
PAGE 1932 IN THE TAX MAP OFFICE
"2025"

Side 5: Line

Direction: S43° 10' 42"E
Angle: [-43.2947 (d)]
Deflection angle: [136.7053 (d)]
Distance: 259.620'
Easting: 1797970.6768'
Northing: 444137.4251'

Side 6: Line

Direction: S49° 35' 28"E
Angle: [173.5872 (d)]
Deflection angle: [-6.4128 (d)]
Distance: 458.770'
Easting: 1798320.0016'
Northing: 443840.0329'

Side 7: Line

Direction: S20° 02' 09"E
Angle: [-150.4447 (d)]
Deflection angle: [29.5553 (d)]
Distance: 174.010'
Easting: 1798379.6188'
Northing: 443676.5543'

Side 8: Line

Direction: S3° 14' 33"E
Angle: [-163.2067 (d)]
Deflection angle: [16.7933 (d)]
Distance: 125.770'
Easting: 1798386.7326'
Northing: 443550.9856'

Side 9: Line

Direction: S11° 53' 10"E
Angle: [171.3564 (d)]
Deflection angle: [-8.6436 (d)]
Distance: 72.530'
Easting: 1798401.6714'
Northing: 443480.0107'

Side 10: Line

Direction: S47° 17' 00"E
Angle: [144.6028 (d)]
Deflection angle: [-35.3972 (d)]
Distance: 57.200'
Easting: 1798443.6973'
Northing: 443441.2078'

Side 11: Line

Direction: N79° 38' 48"E
Angle: [126.9300 (d)]
Deflection angle: [-53.0700 (d)]
Distance: 103.110'
Easting: 1798545.1284'
Northing: 443459.7385'

Side 12: Line

Direction: S82° 29' 58"E
Angle: [-162.1461 (d)]
Deflection angle: [17.8539 (d)]
Distance: 133.120'
Easting: 1798677.1094'
Northing: 443442.3616'

Side 13: Line

Direction: S66° 07' 41"E
Angle: [-163.6286 (d)]
Deflection angle: [16.3714 (d)]
Distance: 120.550'
Easting: 1798787.3466'
Northing: 443393.5757'

Side 14: Line

Direction: S80° 33' 49"E
Angle: [165.5644 (d)]
Deflection angle: [-14.4356 (d)]
Distance: 127.220'
Easting: 1798912.8451'
Northing: 443372.7177'

Side 15: Line

Direction: S79° 19' 48"E
Angle: [-178.7664 (d)]
Deflection angle: [1.2336 (d)]
Distance: 172.570'
Easting: 1799082.4314'
Northing: 443340.7660'

Side 16: Line

Direction: N89° 39' 15"E
Angle: [168.9842 (d)]
Deflection angle: [-11.0158 (d)]
Distance: 33.000'
Easting: 1799115.4308'
Northing: 443340.9652'

Side 17: Line

Direction: $50^{\circ} 03' 27''W$
Angle: [-89.5967 (d)]
Deflection angle: [90.4033 (d)]
Distance: 1660.130'
Easting: 1799113.7647'
Northing: 441680.8360'