



ENGINEERS •  
SURVEYORS

1810 E. Mansfield St.  
P.O. Box 325  
Bucyrus, Ohio 44820  
(419) 562-7757  
(419) 562-4717 fax

**LEGAL DESCRIPTION FOR RALPH FAILOR  
TRACT 2 – 3.810 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 3.810 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 FOR REFERENCE 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 BEING REFERENCED BY AN IRON PIN SET SOUTH  $89^{\circ}49'53''$  WEST, A DISTANCE OF 33.00 FEET, SAID MAG SPIKE SET BEING THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH  $00^{\circ}03'27''$  WEST, A DISTANCE OF 530.57 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 ON THE CENTERLINE OF SAID TOWNSHIP HIGHWAY 10, A SOUTHEAST CORNER OF SAID FAILOR TRACT, A NORTHEAST CORNER OF A TRACT CONVEYED TO DEBORAH A. MILLER FAMILY TRUST OF RECORD IN OFFICIAL RECORD 288, PAGE 2386, AND ALSO AT THE INTERSECTION OF THE CENTERLINE OF A DITCH;

THENCE SOUTH  $89^{\circ}39'15''$  WEST, A DISTANCE OF 33.00 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  $00^{\circ}03'27''$  WEST, A DISTANCE OF 9.98 FEET, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF SAID TOWNSHIP HIGHWAY 10;

THENCE NORTH  $79^{\circ}19'48''$  WEST, A DISTANCE OF 172.57 FEET WITH THE CENTERLINE OF SAID DITCH, WITH A SOUTH LINE OF SAID FAILOR TRACT, AND A NORTH LINE OF

REFERENCE SURVEY VOL. C  
PAGE 1035 IN THE TAX MAP OFFICE  
2025 Tract 2

SAID MILLER TRACT, TO A POINT BEING REFERENCED BY AN IRON PIN SET SOUTH 10°29'19" WEST, A DISTANCE OF 10.00 FEET;

THENCE NORTH 80°33'49" WEST, A DISTANCE OF 127.22 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 00°03'27" EAST, A DISTANCE OF 20.00 FEET;

THENCE NORTH 00°03'27" EAST, A DISTANCE OF 477.00 FEET OVER AND ACROSS SAID FAILOR TRACT, WITH A NEW LINE, PASSING SAID IRON PIN SET AT 20.00 FEET, TO AN IRON PIN SET;

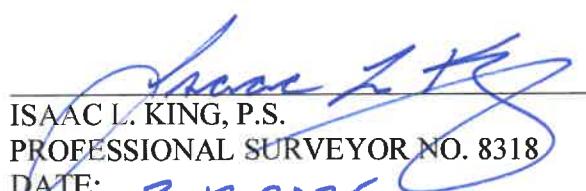
THENCE NORTH 89°49'53" EAST, A DISTANCE OF 328.14 FEET OVER AND ACROSS SAID FAILOR TRACT, WITH A NEW LINE, PASSING AN IRON PIN SET AT 295.14 FEET, TO THE MAG SPIKE SET AT THE POINT OF BEGINNING, CONTAINING 3.810 ACRES OF LAND, MORE OR LESS, OF WHICH 0.402 ACRES ARE IN THE RIGHT-OF-WAY.

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)]



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'

REFERENCE SURVEY VOL.

PAGE 1935 IN THE TAX MAP OFFICE

2025 Tract 2

C

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'