



MCCARTY ASSOCIATES, LLC.

ARCHITECTS | ENGINEERS | SURVEYORS

213 N. High St. Hillsboro, Oh 45133

937.393.9971

McCartyAssociates.com

Michael L. McCarty, P.E., P.S.

Thomas E. Purtell, P.S.

Douglas L. Karnes, A.I.A.

Cody W. Beucler, P.E.

Jason C. McConnaughey, P.S.

Dallas M. Puckett, A.I.A.

File No. S25-318
November 11, 2025

LEGAL DESCRIPTION

David Thomas Taylor Estate
21.542 Acres
"Tract 12"

Situated in the Township of Jefferson, County of Clinton, State of Ohio, being a part of V.M.S. No. 1172, being part (9.409 acres) of the 44.70 acres "Tract IV", all (0.341 acre) of the 0.34 acre "Tract V", and part (11.792 acres) of what remains of the original 70 acres "Tract VI" as conveyed to David T. Taylor and recorded in Official Record 817, Page 447 of the Clinton County Recorder's Office, and being further bounded and described as follows:

Beginning at a mag nail (set) in the centerline of U.S. Route 68 (CLI-68 S.H. 175-SEC G) marking the southwesterly corner of an 87.533 acres "Tract Three" as conveyed to Joseph K. Bailey and Tammy M. Bailey (Doc. No. 2022-00001484) and found in Survey Record 38 Plat 250 and marking the southeasterly corner of the 0.34 acre "Tract V" of which this is a part, said mag nail having Ohio State Plane Coordinates Northing 475,172.443 feet, Easting 1,569,551.778 feet South Zone and based upon NAD 83 (2011);

thence with the centerline of U.S. Route 68 S 10°05'03" W, a distance of 509.19 feet to a mag nail (set) marking the easterly most corner of a 2.998 acres tract as conveyed to Angela M. Smith (O.R. 898, Page 441) and found in Survey Record 23, Plat 279;

thence with the lines of the aforesaid 2.998 acres tract for the next 4 calls:

- 1) N 83°21'03" W passing a 5/8" iron pin (set) at 29.64 feet, a total distance of 276.94 feet to a 5/8" iron pin (found);
- 2) S 01°37'53" W, a distance of 127.93 feet to a 5/8" iron pin

(found);

3) S 70°59'27" W, a distance of 81.66 feet to a 5/8" iron pin (set);

4) S 46°37'44" W, a distance of 89.92 feet to a 5/8" iron pin (found) marking the northeasterly corner of a 10.032 acres tract as conveyed to The Board of Jefferson Township of Trustees, Clinton County, Ohio (O.R. 453, Page 883) and found in Survey Record 32, Plat 267 and marking a southerly corner of what remains of the original 70 acres "Tract VI" of which this is a part;

thence with a new division line N 42°59'28" W, a distance of 1211.26 feet to a 5/8" iron pin (set);

thence with another new division line N 47°11'58" E, a distance of 741.52 feet to a 5/8" iron pin (set) in a westerly line of the aforementioned 87.533 acres "Tract Three" as conveyed to Joseph K. Bailey and Tammy M. Bailey (Doc. No. 2022-00001484) and found in Survey Record 38 Plat 250;

thence with a westerly line of the aforesaid 87.533 acres "Tract Three" S 42°59'51" E, a distance of 701.38 feet to a 5/8" iron pin (found);

thence with another westerly line of the aforesaid 87.533 acres "Tract Three" S 58°38'30" E passing a 5/8" iron pin (found) at 337.29 feet, a total distance of 367.71 feet to the point of beginning, **containing 21.542 acres of land.**

Subject to all legal easements and rights-of-way of record.


Bearings are based upon the Grid Azimuth (Az 290° 58' 53.7") between National Geodetic Survey CORS Station "OHHI" and McCarty Associates Geodetic Local Control Monument "2001" and derived from GPS observations taken November 24, 2021, utilizing the Trimble ODOT CORS VRS (Virtual Reference System).

Land surveyed in October 2025, under the direction of Jason C. McConnaughey, Registered Professional Surveyor No. 8509, the survey plat of which is referred to as Project No. S25-318 on file in the office of McCarty Associates, LLC, Hillsboro, Ohio, and found in Surveyor's Record

Volume _____, Plat No. _____ of the Clinton County Engineer's Record of Land Surveys

All iron pins (set) are 5/8" diameter with 1-1/4" diameter plastic caps stamped "McCARTY ASSOCIATES".





Jason C. McConnaughey, P.S., 8509