



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
March 11, 2026

LEGAL DESCRIPTION

David Thomas Taylor Estate
29.927 Acres
"Tract 4"

Situated in the Township of Marion, County of Clinton, State of Ohio, being a part of V.M.S. Nos. 2705, being part of the 92 acres, 3 rods and 1 pole "Fourth Tract" as conveyed to David Thomas Taylor and recorded in Official Record 16, Page 811 and Official Record 89, Page 503 of the Clinton County Recorder's Office, and being further bounded and described as follows:

Commencing at a mag nail (set) at the centerline intersection of Second Creek Road (County Road No. 19) and Tar Pike (County Road No. 62);

thence with the centerline of Tar Pike N 39°32'49" W, a distance of 1367.35 feet to mag nail (set);

thence continuing with the centerline of Tar Pike N 39°31'35" W, a distance of 713.48 feet to a mag nail (set) marking the true point of beginning of the tract of land herein described and having Ohio State Plane Coordinates Northing 485,535.105 feet, Easting 1,560,142.102 feet South Zone and based upon NAD 83 (2011);

thence with a new division line for the next 3 calls:

- 1) S 50°28'25" W passing a 5/8" iron pin (set) at 25.00 feet, a total distance of 858.24 feet to a 5/8" iron pin (set);
- 2) N 38°38'16" W, a distance of 1544.21 feet to a 5/8" iron pin (set);

3) N 50°59'31" E passing a 5/8" iron pin (set) at 809.54 feet, a total distance of 834.54 feet to a mag nail (set) in the centerline of Tar Pike;

thence with the centerline of Tar Pike S 39°30'55" E, a distance of 1111.25 feet to a mag nail (found);

thence continuing with the centerline of Tar Pike S 39°31'35" E, a distance of 425.23 feet to the true point of beginning, **containing 29.927 acres of land.**

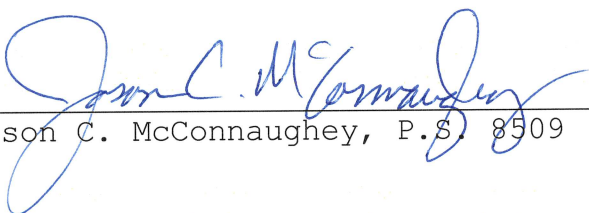
Subject to all legal easements and rights-of-way of record.

Bearings are based upon the Grid Azimuth (Az 111° 52' 47.3") between National Geodetic Survey CORS Station "LEBA" and McCarty Associates Geodetic Local Control Monument "4002" and derived from GNSS observations taken November 3, 2025, utilizing the ODOT Ohio Real Time Network (Trimble Virtual Reference System).

Land surveyed in November 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