



MCCARTY
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File No. S24-316

October 18, 2024

LEGAL DESCRIPTION

Kenneth D. Johnson

72.983 Acres Tract

Situated in the Township of Wilson, County of Clinton, State of Ohio, being a part of V.M.S. No.844-14221, and being part of the 88.42 acres tract as conveyed to Kenneth D. Johnson and recorded in Official Record 619, Page 562 of the Clinton County Recorder's Office, and being further bounded and described as follows:

Commencing at a mag nail (found) at the centerline intersection of Sabina Road (County Road No. 5), Burrstown Road (Township Road No. 178), and Dakins Chapel Road (County Road No. 5);

thence with centerline of Dakins Chapel Road S 40°07'37" E, a distance of 747.53 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 560,213.729 feet, Easting 1,640,923.488 feet South Zone and based upon NAD 83 (2011);

thence with centerline of Dakins Chapel Road S 40°07'58" E, a distance of 1602.07 feet to a spike (found) under the pavement;

thence continuing with centerline of Dakins Chapel Road S 38°54'58" E, a distance of 39.33 feet to a railroad spike (found) marking the northerly most corner of a 10.000 acres "Parcel I" as conveyed to Carol Veldman Parks and Allen Wade Parks (O.R. 952, Page 376) and found in Survey Record 33, Plat 211;

thence with the northwesterly line of the aforesaid 10.000

acres "Parcel I" S 57°05'04" W passing a 5/8" iron pin (found) at 24.33 feet and passing a 5/8" iron pin (found,bent) at 613.75 feet marking a northerly corner to and continuing with a northwesterly line of what remains of an original 42.259 acres "Parcel II" as conveyed to Carol Veldman Parks and Allen Wade Parks (O.R. 952, Page 376) and found in Survey Record 31, Plat 58, a distance of 1658.34 feet to a 5/8" iron pin (set) in the northeasterly line of a 131.956 acres tract as conveyed to Ronald K. Kendall and Vicki L. Kendall (O.R. 680, Page 311) and found in Survey Record 36, Plat 29;

thence with the northeasterly line of the aforesaid 131.956 acres tract N 38°04'27" W, a distance of 2382.60 feet to a 5/8" iron pin (found) marking the southerly most corner of what remains of an original 112 acres "Parcel I, Tract I" as conveyed to Doug Zurface (O.R. 740, Page 614);

thence with the southeasterly line of what remains of the aforesaid original 112 acres "Parcel I, Tract I" N 57°11'17" E passing the point of intersection of the centerline of Sabina Road and continuing with the said centerline, a distance of 741.91 feet to a mag nail (set);

thence with a new division line S 40°07'52" E passing a 5/8" iron pin (set) at 25.00 feet, a total distance of 837.17 feet to a 5/8" iron pin (set);

thence with another new division line N 50°59'59" E passing a 5/8" iron pin (set) at 799.77 feet, a total distance of 824.77 feet to the true point of beginning, **containing 72.983 acres of land.**

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

Bearings are based upon the Grid Azimuth (Az 273°18'41.5") between National Geodetic Survey CORS Station "OHFY" and McCarty

Associates Geodetic Local Control Monument "2001" and derived from GNSS observations taken October 2, 2024, utilizing the ODOT Ohio Real Time Network (Trimble Virtual Reference System).

Land surveyed in October 2024, under the direction of Jason C. McConnaughey, Registered Professional Surveyor No. 8509, the survey plat of which is referred to as Project No. S24-316 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