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File No. S25-318
March 11, 2026

LEGAL DESCRIPTION

David Thomas Taylor Estate
74.084 Acres
"Tract 6"

Situated in the Township of Marion, County of Clinton, State of Ohio, being a part of V.M.S. Nos. 2705, being all that remains (35.841 acres) of the original 37.838 acres tract as conveyed to David T. Taylor and recorded in Official Record 281, Page 358 of the Clinton County Recorder's Office and found in Survey Record 29 Plat 137, and part (6.937 acres) of the 15 acres "First Tract" and part (31.306 acres) 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:

Beginning at a mag nail (set) at the centerline intersection of Second Creek Road (County Road No. 19) and Tar Pike (County Road No. 62) and having Ohio State Plane Coordinates Northing 483,930.407 feet, Easting 1,561,466.791 feet South Zone and based upon NAD 83 (2011);

thence with the centerline of Second Creek Road S 75°06'40" W, a distance of 916.71 feet to a mag nail (set) marking the southeasterly corner of a 2.001 acres tract as conveyed to Gayla D. Sears and Albert Sears (Doc. No. 2020-00002589) and found in Survey Record 29 Plat 245;

thence with the lines of the aforesaid 2.001 acres tract for

the next 3 calls:

- 1) N 22°53'46" W passing a 5/8" iron pin (set) at 20.20 feet, a total distance of 293.77 feet to a 5/8" iron pin (set);
- 2) S 75°06'40" W, a distance of 299.63 feet to a 5/8" iron pin (set);
- 3) S 22°53'46" E passing a 1/2" iron pin (found) at 271.75 feet, a total distance of 293.77 feet to a mag nail (set) in the centerline of Second Creek Road;

thence with the centerline of Second Creek Road S 75°06'40" W, a distance of 644.27 feet to a spike (found) under the pavement marking the southeasterly corner of a 2.000 acres tract as conveyed to David A. Rose and Gloria J. Rose (O.R. 87, Page 549) and found in Survey Record 22 Plat 165;

thence with an easterly line of the aforesaid 2.000 acres tract N 39°29'04" W passing a 5/8" iron pin (set) at 22.00 feet, a total distance of 582.54 feet to a 5/8" iron pin (found);

thence with another easterly line N 39°22'16" W passing a 5/8" iron pin (set) at 99.50 feet marking an easterly corner to and continuing with the northeasterly line of what remains of an original 31.97 acres tract as conveyed to Robert Lee Lewis McCullen (O.R. 87, Page 549) and found in Survey Record 11 Plat 182, a total distance of 1263.93 feet to a 5/8" iron pin (set);

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

- 1) N 50°12'10" E, a distance of 837.11 feet to a 5/8" iron pin (set);
- 2) S 38°38'16" E, a distance of 545.30 feet to a 5/8" iron pin (set);
- 3) N 50°28'25" E passing a 5/8" iron pin (set) at 833.24 feet, a total distance of 858.24 feet to a mag nail (set) in the centerline of Tar Pike;

thence with the centerline of Tar Pike S 39°31'35" E, a distance of 713.48 feet to a mag nail (set);

thence continuing with the centerline of Tar Pike S 39°32'49" E, a distance of 1367.35 feet to the point of beginning, **containing 74.084 acres of land.**

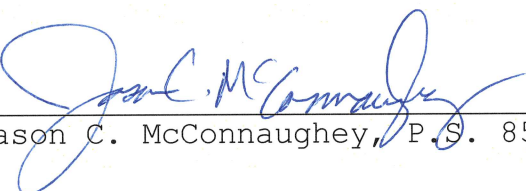
Subject to all legal easements and rights-of-way of record.

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