



# MCCARTY ASSOCIATES, LLC.

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File No. S25-318

March 11, 2026

## LEGAL DESCRIPTION

David Thomas Taylor Estate

227.311 Acres

"Tract 2"

Situated in the Township of Marion, County of Clinton, State of Ohio, being a part of V.M.S. Nos. 2705 and 2706, being all that remains (24.870 acres) of the original 25.51 acres tract, all that remains (76.211 acres) of the original 81 acres tract, and all (126.230 acres) of the 121.04 acres tract as conveyed to David T. Taylor and recorded in Deed Book 276, Page 240 of the Clinton County Recorder's Office, and being further bounded and described as follows:

Beginning at a spike (found) under the pavement at the centerline intersection of Tar Pike (County Road No. 62) and Wisbey Road (Township Road No. 114), said spike having Ohio State Plane Coordinates Northing 489,726.839 feet, Easting 1,560,003.887 feet South Zone and based upon NAD 83 (2011);

thence with the centerline of Wisbey Road N 51°08'54" E, a distance of 336.58 feet to a spike (found) under the pavement;

thence continuing with the centerline of Wisbey Road N 51°09'11" E, a distance of 1800.91 feet to a spike (found) under the pavement marking the northwesterly corner of a 5.087 acres tract as conveyed to Hugh William Vance, Trustee (Doc. No. 2024-00003942) and found in Survey Record 26 Plat 227;

thence with the lines of the aforesaid 5.087 acres tract for the next 8 calls:

1) S 40°50'26" E passing a 5/8" iron pin (found) at 20.54 feet,  
a total distance of 1246.83 feet to a 5/8" iron pin (found);

2) S 19°31'23" E, a distance of 19.88 feet to a 5/8" iron pin  
(found);

3) S 50°39'04" W, a distance of 146.99 feet to a 5/8" iron pin  
(found);

4) S 39°19'41" E, a distance of 491.34 feet to a 5/8" iron pin  
(found, bent);

5) N 50°39'36" E, a distance of 335.35 feet to a 5/8" iron pin  
(found);

6) N 39°20'14" W, a distance of 268.26 feet to a 5/8" iron pin  
(found);

7) N 66°50'31" W, a distance of 274.14 feet to a 5/8" iron pin  
(found);

8) N 40°50'26" W passing a 5/8" iron pin (found) at 1225.06  
feet, a total distance of 1245.01 feet to a spike (found)  
under the pavement in the centerline of Wisbey Road;  
thence with the centerline of Wisbey Road N 51°09'11" E, a  
distance of 423.01 feet to a spike (found) under the pavement;  
thence continuing with the centerline of Wisbey Road N  
31°15'04" E, a distance of 391.47 feet to a mag nail (set) marking  
the westerly most corner of a 44.59 acres "Tracts No. 3-8" as  
conveyed to Tom D. Groh and Jennifer K. Groh, Trustees (Doc. No.  
2023-00003601);  
thence with the southwesterly line of the aforesaid 44.59  
acres "Tracts No. 3-8" S 40°48'48" E passing a 1" iron pin (found)  
at 27.24 feet passing the westerly most corner to and continuing  
with the southwesterly line of a 73 acres and 29 poles "Tracts No.  
3-8" as conveyed to Tom D. Groh and Jennifer K. Groh, Trustees  
(Doc. No. 2023-00003601), a total distance of 2463.43 feet to a

5/8" iron pin (found) marking the westerly most corner of a 30.937 acres tract as conveyed to Allan MacDonald and Jada Turner (Doc. No. 2025-00000972) and found in Survey Record 34 Plat 3;

thence with the southwesterly line of the aforesaid 30.937 acres tract S 40°56'14" E, a distance of 1035.78 feet to a 5/8" iron pin (found) in the northwesterly line of a 260.080 "Parcel 8" as conveyed to Charles S. Rice and Linda D. Rice (O.R. 926, Page 807) and found in Survey Record 22 Plat 53;

thence with the northwesterly line of the aforesaid 260.080 "Parcel 8" S 50°03'31" W, a distance of 1096.66 feet to a point in the northwesterly edge of a 6" wood post (found), said point marking the northerly most corner of a 30 acres "Parcel 7" as conveyed to Charles S. Rice and Linda D. Rice (O.R. 926, Page 807);

thence with the northwesterly line of the aforesaid 30 acres "Parcel 7" S 50°01'07" W passing the northerly most corner to and continuing with the northwesterly line of a 100 acres "Parcel 3" as conveyed to Charles S. Rice and Linda D. Rice (O.R. 926, Page 807), a distance of 1868.01 feet to a 2" by 5" stone (found) in the northeasterly line of a 50 acres tract as conveyed to Rhonda Jo Miller (O.R. 924, Page 3);

thence with the northeasterly line of the aforesaid 50 acres tract N 41°16'04" W, a distance of 570.09 feet to a 5/8" iron pin (found) marking the easterly most corner of a 164.7650 acres "Parcel II" as conveyed to Justin W. Cromer and Minda D. Cromer (O.R. 754, Page 675) and found in Survey Record 38 Plat 43;

thence with the northeasterly line of the aforesaid 164.7650 acres "Parcel II" N 41°12'24" W, a distance of 2833.16 feet to a 5/8" iron pin (found) at the point of intersection of the centerline of Tar Pike;

thence with the centerline of Tar Pike N 41°38'51" W, a distance of 21.40 feet to the point of beginning, **containing 227.311 acres of land**, of which 226.741 acres being within V.M.S. No. 2705 and 0.570 acre being within V.M.S. No. 2706.

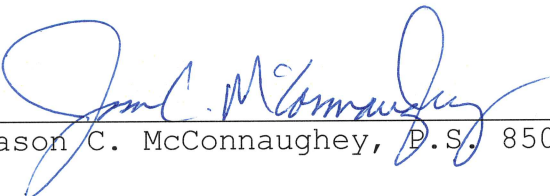
Subject to all legal easements and rights-of-way of record.

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".



  
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Jason C. McConnaughey, P.S. 8509