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File No. S25-318

March 11, 2026

LEGAL DESCRIPTION

David Thomas Taylor Estate

86.426 Acres

"Tract 5"

Situated in the Township of Marion, County of Clinton, State of Ohio, being a part of V.M.S. Nos. 2705, being part (8.448 acres) of the 15 acres "First Tract", all (39.978 acres) of the 40 acres "Second Tract", all (5.085 acres) of the 4.65 acres "Third Tract", and part (32.915 acres) of the 92 acres, 3 roods 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 for the next 3 calls:

1) N 39°32'49" W, a distance of 1367.35 feet to mag nail (set);

2) N 39°31'35" W, a distance of 1138.71 feet to a mag nail (found);

3) N 39°30'55" W, a distance of 1111.25 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 486,720.375 feet, Easting 1,559,164.400 feet South

Zone and based upon NAD 83 (2011);

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

- 1) S 50°59'31" W passing a 5/8" iron pin (set) at 25.00 feet, a total distance of 834.54 feet to a 5/8" iron pin (set);
- 2) S 38°38'16" E, a distance of 998.92 feet to a 5/8" iron pin (set);
- 3) S 50°12'10" W, a distance of 837.11 feet to a 5/8" iron pin (set) in 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;

thence with the northeasterly line of what remains of the aforesaid original 31.97 acres tract N 39°22'16" W, a distance of 346.02 feet to a 5/8" iron pin (set) marking an easterly corner of a 75.75 acres tract as conveyed to David T. Taylor (O.R. 16, Page 811 and O.R. 89, Page 503);

thence with the northeasterly line of the aforesaid 75.75 acres tract N 39°15'54" W passing an easterly corner to and continuing with the northeasterly line of a 30 acres tract as conveyed to David T. Taylor (O.R. 16, Page 811 and O.R. 89, Page 503), a distance of 865.54 feet to a 5/8" iron pin (set) marking the easterly most corner of what remains of an original 150.06 acres tract as conveyed to John B. Jacobs, a.k.a. John B. Jacobs Jr. (O.R. 558, Page 209) and found in Survey Record 29 Plat 68;

thence with a northeasterly line of what remains of the aforesaid original 150.06 acres tract N 38°52'23" W, a distance of 1531.03 feet to a 5/8" iron pin (found) marking the southerly most corner of a 50.4361 acres tract as conveyed to Dave Taylor (O.R. 423, Page 472) and found in Survey Record 32 Plat 132;

thence with a southeasterly line of the aforesaid 50.4361 acres tract N 50°07'30" E, a distance of 1660.32 feet to a 5/8" iron pin (found);

thence with another southeasterly line of the aforesaid 50.4361 acres tract S 39°18'36" E, a distance of 20.25 feet to a 1" iron pin (found) at the point of intersection of the centerline of Tar Pike;

thence with the centerline of Tar Pike S 39°40'53" E, a distance of 1682.81 feet to a mag nail (found);

thence continuing with the centerline of Tar Pike S 39°31'31" E, a distance of 54.32 feet to the true point of beginning, **containing 86.426 acres of land.**

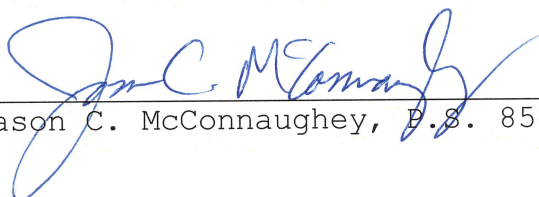
Subject to all legal easements and rights-of-way of record.

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