



# MCCARTY ASSOCIATES, LLC.

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File No. S25-318  
November 10, 2025

## LEGAL DESCRIPTION

David Thomas Taylor Estate  
12.243 Acres  
"Tract 13"

Situated in the Township of Jefferson, County of Clinton, State of Ohio, being a part of V.M.S. No. 2691, being all (12.243 acres) of the 12.26 acres tract as conveyed to David T. Taylor and recorded in Official Record 271, Page 833 of the Clinton County Recorder's Office, and being further bounded and described as follows:

Beginning at a 5/8" iron pin (found, bent) at the centerline intersection of Jonesboro Road (County Road No. 14) and Canada (County Road No. 47), said iron pin having Ohio State Plane Coordinates Northing 468,988.991 feet, Easting 1,582,529.954 feet South Zone and based upon NAD 83 (2011);

thence with the centerline of Jonesboro Road N 72°00'55" E, a distance of 1329.51 feet to a 3/8" iron pin (found);

thence continuing with the centerline of Jonesboro Road N 30°49'02" E, a distance of 225.37 feet to a spike (found) under the pavement marking a westerly corner of a 3.051 acres tract as conveyed to Judy A. McCray (Doc. No. 2023-00002946) and found in Survey Record 28, Plat 194;

thence with the westerly line of the aforesaid 3.051 acres tract S 07°32'43" W passing a westerly corner to and continuing with a westerly line of an 84 acres tract as conveyed to KCC Stroud Farms LLC (Doc. No. 2020-00006838) passing a 5/8" iron pin (set) at 943.80 feet and passing the centerline of existing

pavement at 973.28 feet, a total distance of 980.80 feet to a mag nail (set) at a point of intersection of the centerline of Canada Road;

thence with the centerline of Canada Road N 73°36'00" W, a distance of 1304.29 feet to the point of beginning, **containing 12.243 acres of land.**

Subject to a 20' wide easement for ingress and egress as recorded in Deed Book 254, Page 483 of the Clinton County Recorder's Office.


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

Bearings are based upon the Grid Azimuth (Az 115° 49' 23.6") between National Geodetic Survey CORS Station "LEBA" and McCarty Associates Geodetic Local Control Monument "4003" 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