



MCCARTY ASSOCIATES, LLC.

ARCHITECTS | ENGINEERS | SURVEYORS

213 N. High St. Hillsboro, Oh 45133

937.393.9971

McCartyAssociates.com

Michael L. McCarty, P.E, P.S.

Thomas E. Purtell, P.S.

Douglas L. Karnes, A.I.A.

Cody W. Beucler, P.E.

Jason C. McConnaughey, P.S.

Dallas M. Puckett, A.I.A.

File No. S25-318

March 11, 2026

LEGAL DESCRIPTION

David Thomas Taylor Estate

101.364 Acres

"Tract 10"

Situated in the Townships of Jefferson and Marion, County of Clinton, State of Ohio, being a part of V.M.S. Nos. 2705, being all (52.482 acres) of the 56.64 acres tract, all (39.193 acres) of the 35.920 acres tract, and all that remains (9.689 acres) of the original 12.02 acres tract as conveyed to David T. Taylor and recorded in Official Record 16, Page 814 and Official Record 21, Page 269 of the Clinton County Recorder's Office, and being further bounded and described as follows:

Beginning at a mag nail (set) in the centerline of Shawnee Trace Road (Township Road No. 263) marking the easterly most corner of a 3.87 acres tract as conveyed to Joshua A. Clifton (O.R. 747, Page 86) and found in Survey Record 11 Plat 520, said mag nail having Ohio State Plane Coordinates Northing 474,718.332 feet, Easting 1,563,440.721 feet South Zone and based upon NAD 83 (2011);

thence with the northeasterly line of the aforesaid 3.87 acres tract N 39°03'59" W passing a 5/8" iron pin (set) at 20.00 feet, a total distance of 749.04 feet to a 5/8" iron pin (found) marking a northeasterly corner of a 23.492 acres "Tract 9" as conveyed to Darren Johnson (O.R. 830, Page 641) and found in Survey Record 38 Plat 247;

thence with a northeasterly line of the aforesaid 23.492

acres "Tract 9" N 39°04'53" W, a distance of 1171.21 feet to a 5/8" iron pin (found) marking a northeasterly corner of a 133.668 acres tract as conveyed to Ronald J. Heeg and Z. Ann Heeg, Trustees (O.R. 810, Page 29) and found in Survey Record 39 Plat 8;

thence with a northeasterly line of the aforesaid 133.668 acres tract N 39°51'21" W, a distance of 285.45 feet to a 5/8" iron pin (set) in the southerly line of CSX Transportation Inc. Railroad (Formerly B&O Railroad Company-Val. Map V.146.1/16), said iron pin being 33 feet south of the centerline of the main tracks of said railroad;

thence with the lines of CSX Transportation Inc. Railroad for the next 3 calls:

1) N 78°11'15" E, a distance of 3020.55 feet to a 5/8" iron pin (set) 33 feet south of the centerline of the main tracks of said railroad;

2) S 40°12'00" E, a distance of 5.69 feet to a 5/8" iron pin (set) 38 feet south of the centerline of the main tracks of said railroad;

3) N 78°12'32" E, a distance of 937.67 feet to a 5/8" iron pin (set) 38 feet south of the centerline of the main tracks of said railroad, said iron pin marking the northwesterly corner of a 1.74 acres "Parcel No. 4" as conveyed to Baltimore & Ohio Southwestern Railroad (D.B. 80, Page 40);

thence with the westerly line of the aforesaid 1.74 acres "Parcel No. 4" S 12°01'47" E passing a 5/8" iron pin (set) at 345.15 feet, a total distance of 367.77 feet to a mag nail (set) in the centerline of Shawnee Trace Road (Township Road No. 263);

thence with the Shawnee Trace Road (Township Road No. 263) S 50°07'10" W, a distance of 1098.90 feet to a mag nail (found);

thence continuing with the centerline of Shawnee Tract Road S

49°48'57" W passing a mag nail (found) at 1026.97 feet, a total distance of 2248.99 feet to the point of beginning, **containing 101.364 acres of land**, of which 38.803 being within the Township of Jefferson and 62.561 acres being within the Township Of Marion.

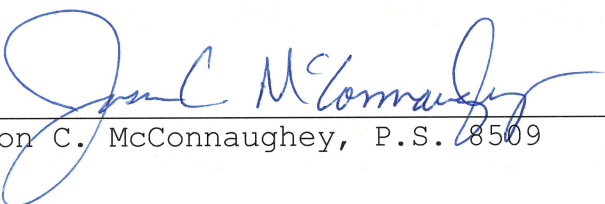
Subject to all legal easements and rights-of-way of record.

Bearings are based upon the Grid Azimuth (Az 290° 58' 53.7") between National Geodetic Survey CORS Station "OHHI" and McCarty Associates Geodetic Local Control Monument "2001" and derived from GPS observations taken November 24, 2021, utilizing the Trimble ODOT CORS VRS (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