



# MCCARTY ASSOCIATES, LLC.

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File No. S25-318

March 11, 2026

## LEGAL DESCRIPTION

David Thomas Taylor Estate

22.760 Acres

"Tract 1"

Situated in the Township of Marion, County of Clinton, State of Ohio, being a part of V.M.S. No. 5705, being all that remains (16.015 acres) of the original 18 1/2 acres tract and all that remains (6.745 acres) of the original 11 acres, 15 poles tract as conveyed to David T. Taylor and recorded in Official Record 50, Page 281 of the Clinton County Recorder's Office, and being further bounded and described as follows:

Commencing 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);

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 marking the 2.000 acres tract as conveyed to Blake Bishop (Doc. No. 2025-00004232) and found in Survey Record 46 Plat 2, said spike being the true point of beginning of the tract of land herein described and having Ohio State Plane Coordinates Northing 489,937.979 feet, Easting 1,560,266.008 feet South Zone and based upon NAD 83 (2011);

thence with the easterly line of the aforesaid 2.000 acres tract N 37°28'16" W passing a 5/8" iron pin (found, bent) at 20.00 feet, passing a 5/8" iron pin (found) at 200.32 feet marking the southeasterly corner to and continuing with the easterly line of a

2.036 acres tract as conveyed to Jake Wilhelm and Heather Ultsch (Doc. No. 2025-00004090) and found in Survey Record 46 Plat 02, and passing a 5/8" iron pin (found) at 209.17 feet, a total distance of 522.15 feet to a 5/8" iron pin (found, bent) in the southerly line of what remains of an original 101.312 acres tract as conveyed to Kelly Family Farms, Inc. (O.R. 777, Page 101) and found in Survey Record 20 Plat 221;

thence with the southerly line of what remains of the aforesaid original 101.312 acres tract N 51°14'52" E, a distance of 2066.93 feet to a 1/2" iron pin (found) marking the westerly most corner of a 2.41 acres tract as conveyed to Cory Snider and Colleen Snider (O.R. 659, Page 735) and found in Survey Record 12 Plat 387;

thence with the southwesterly line of the aforesaid 2.41 acres tract S 38°50'39" E, a distance of 262.35 feet to a 5/8" iron pin (found) marking the northerly most corner of a 2.001 acres tract as conveyed to Drew R. Howser and Chelsey Howser (O.R. 1014, Page 133) and found in Survey Record 20 Plat 89;

thence with the northwesterly line of the aforesaid 2.001 acres tract S 51°09'11" W, a distance of 340.38 feet to a 5/8" iron pin (set);

thence with the southwesterly line of the aforesaid 2.001 acres tract S 38°48'54" E passing a 5/8" iron pin (found) at 231.16 feet, a total distance of 256.23 feet to a spike (found) under the pavement in the centerline of Wisbey Road;

thence with the centerline of Wisbey Road S 51°09'11" W, a distance of 1738.93 feet to the true point of beginning, **containing 22.760 acres of land.**

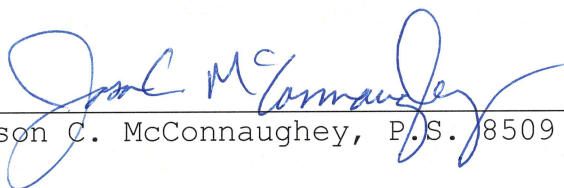
Subject to all legal easements and rights-of-way of record.

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".



  
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Jason C. McConnaughey, P.S. 8509