



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

204.549 Acres

"Tract 11"

Situated in the Township of Jefferson, County of Clinton, State of Ohio, being a part of V.M.S. Nos. 1172 and 2708, being all (71.787 acres) of the 80 acres "Tract I", all (16.416 acres) of the 16.07 acres "Tract II", all (16.419 acres) of the 16.07 acres "Tract III", part (35.708 acres) of the 44.70 acres "Tract IV", and part (64.219 acres) of what remains of the original 70 acres "Tract VI" as conveyed to David T. Taylor and recorded in Official Record 817, Page 447 of the Clinton County Recorder's Office, and being further bounded and described as follows:

Commencing at a mag nail (set) in the centerline of U.S. Route 68 (CLI-68 S.H. 175-SEC G) marking the southwesterly corner of an 87.533 acres "Tract Three" as conveyed to Joseph K. Bailey and Tammy M. Bailey (Doc. No. 2022-00001484) and found in Survey Record 38 Plat 250 and marking the southeasterly corner of the 0.34 acre "Tract V" of which this is a part;

thence with a westerly line of the aforesaid 87.533 acres "Tract Three" N 58°38'30" W passing a 5/8" iron pin (found) at 30.42 feet, a total distance of 367.71 feet to a 5/8" iron pin (found);

thence with another westerly line of the aforesaid 87.533 acres "Tract Three" N 42°59'51" W, a distance of 701.38 feet to a 5/8" iron pin (set) marking the true point of beginning of the

tract of land herein described and having Ohio State Plane Coordinates Northing 475,876.767 feet, Easting 1,568,759.468 feet South Zone and based upon NAD 83 (2011);

thence with a new division line S 47°11'58" W, a distance of 741.52 feet to a 5/8" iron pin (set);

thence with another new division line S 42°59'28" E, a distance of 1211.26 feet to a 5/8" iron pin (found) marking the northwesterly corner of a 2.998 acres tract as conveyed to Angela M. Smith (O.R. 898, Page 441) and found in Survey Record 23, Plat 279 and the northeasterly corner of a 10.032 acres tract as conveyed to The Board of Jefferson Township of Trustees, Clinton County, Ohio (O.R. 453, Page 883) and found in Survey Record 32, Plat 267;

thence with the northerly line of the aforesaid 10.032 acres tract S 50°09'50" W, a distance of 604.75 feet to a 5/8" iron pin (found) marking the northeasterly corner of a 36.867 acres tract as conveyed to Linda G. Rice (Doc. No. 2024-00001896) and found in Survey Record 44, Plat 52;

thence with the northerly line of the aforesaid 36.867 acres tract S 49°39'54" W, a distance of 1262.82 feet to a 1/2" iron pin (found) marking a northeasterly corner a 67.828 acres tract as conveyed to Jeri Strider (Doc. No. 2023-00004741) and found in Survey Record 45, Plat 28;

thence with an easterly line of the aforesaid 67.828 acres tract N 40°20'41" W, a distance of 1008.95 feet to a 5/8" iron pin (found)

thence with a northerly line of the aforesaid 67.828 acres tract S 48°50'34" W, a distance of 1039.32 feet to a 5/8" iron pin (found) in the easterly line of a 126.059 acres tract as conveyed to Oris W. Potts (O.R. 898, Page 4) and found in Survey Record 28,

Plat 152;

thence with the easterly line of the aforesaid 67.828 acres tract N 40°08'26" W, a distance of 1369.36 feet to a 5/8" iron pin (set) marking the southwesterly corner of a 33.565 acres tract as conveyed to Teresa Gumm (O.R. 830, Page 606) and found in Survey Record 38, Plat 247;

thence with the southerly line of the aforesaid 33.565 acres tract N 48°51'26" E, a distance of 1031.11 feet to a 5/8" iron pin (set);

thence with the southerly line of the aforesaid 33.565 acres tract N 40°18'08" W passing a 5/8" iron pin (found) at 1387.27 feet, a total distance of 1412.29 feet to a mag nail (set) in the centerline of Shawnee Trace Road (Township Road No. 263);

thence with the centerline of Shawnee Trace Road N 50°07'10" E, a distance of 1656.45 feet to a mag nail (set) marking a southwesterly corner of a 5.40 acres "Parcel B" as conveyed to CSX Railroad (Formerly Baltimore and Ohio Southwestern Railroad);

thence with the southwesterly line of the aforesaid 5.40 acres "Parcel B" N 78°11'40" E, a distance of 50.19 feet to a 5/8" iron pin (found) marking the northwesterly corner of the aforementioned 87.533 acres "Tract Three" as conveyed to Joseph K. Bailey and Tammy M. Bailey (Doc. No. 2022-00001484) and found in Survey Record 38 Plat 250;

thence with the lines of the aforesaid 87.533 acres "Tract Three" for the next 3 calls:

- 1) S 42°49'44" E, a distance of 1548.62 feet to an 8" wood post (found);
- 2) N 46°11'12" E, a distance of 741.48 feet to a 5/8" iron pin (set);
- 3) S 42°59'51" E, a distance of 1015.44 feet to the true point

of beginning, **containing 204.549 acres of land**, of which 17.164 being within V.M.S. No. 1172 and 187.385 acres being within V.M.S. No. 2708.

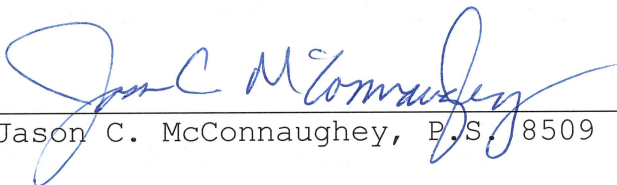
Subject to all legal easements and rights-of-way of record.

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 October 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