



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 12, 2026

LEGAL DESCRIPTION

David Thomas Taylor Estate

55.575 Acres

"Tract 9A"

Situated in the Township of Jefferson, County of Clinton, State of Ohio, being a part of V.M.S. Nos. 2705, being all (53.575 acres) of the 53.569 acres tract and all (2.000 acres) of the 2.000 acres tract as conveyed to David T. Taylor and recorded in Document No. 2020-00006557 of the Clinton County Recorder's Office and found in Survey Record 43 Plat 145, and being further bounded and described as follows:

Commencing at a spike (found) under the pavement at the centerline intersection of State Route 28 and Tar Pike (County Road No. 62);

thence with the centerline of State Route 28 N 75°10'50" E, a distance of 954.95 feet to a mag nail (found) marking the northwesterly corner of a 2.500 acres tract as conveyed to Douglas A. Hoggatt and Elizabeth M. Hoggatt (O.R. 970, Page 301) and found in Survey Record 41 Plat 90 and the northeasterly corner of what remains of an original 103.43 acres tract as conveyed to David Thomas Taylor (O.R. 21, Page 261);

thence with the lines between the 2.500 acres tract and the aforesaid original 103.43 acres tract S 13°16'34" E passing a 5/8" iron pin (found, bent) at 29.91 feet, a total distance of 544.54 feet to a 5/8" iron pin (found) marking the true point of the tract of land herein described and having Ohio State Plane Coordinates Northing 478,978.505 feet, Easting 1,566,245.762 feet South Zone and based upon NAD 83 (2011);

thence with the southerly line of the aforesaid 2.500 acres tract N 75°13'36" E, a distance of 200.05 feet to a 5/8" iron pin (found);

thence with the easterly line of the aforesaid 2.500 acres tract N 13°16'53" W passing a 5/8" iron pin (found) at 514.76 feet, a total distance of 544.70 feet to a spike (found) under the pavement in the centerline of State Route 28;

thence with the centerline of State Route 28 N 75°06'37" E, a distance of 820.74 feet to a spike (found) under the pavement marking the westerly most corner of a 1.163 acres tract as conveyed to John M. Myers (O.R. 822, Page 38) and found in Survey Record 27 Plat 48;

thence with the southwesterly line of the aforesaid 1.163 acres tract S 40°33'27" E passing a 5/8" iron pin (found) at 33.52, a distance of 483.56 feet to a 1" iron pipe (found, bent) marking a westerly corner of a 203.2158 acres tract as conveyed to Steven A. Bradshaw and Susan G. Bradshaw, Trustees (O.R. 157, Page 741) and found in Survey Record 25 Plat 129;

thence with a southwesterly line of the aforesaid 203.2158 acres tract S 40°36'35" E, a distance of 1041.39 feet to a 5/8" iron pin (found) marking the northerly most corner of a 11.876 acres tract as conveyed to Joe Panetta (O.R. 943, Page 53) and found in Survey Record 36 Plat 269;

thence with the northwesterly line of the aforesaid 11.876 acres tract S 50°28'21" W passing a 5/8" iron pin (found) at 203.05 feet marking the westerly most corner of said 11.876 acres tract passing a 5/8" iron pin (found) at 387.00 feet marking a point of intersection of the centerline of Shawnee Trace Road (Township Road No. 263) and a northerly corner to and continuing with the northwesterly line of a 7.860 acres tract as conveyed to Joe Panetta (O.R. 943, Page 53) and found in Survey Record 36 Plat 73 and continuing with the centerline of Shawnee Trace Road, a total distance of 1470.67 feet to a mag nail (set) in the northerly line of CSX Transportation Inc. Railroad (Formerly B&O Railroad Company-Val. Map V.146.1/17), said mag nail marking an easterly corner of a 0.88 acre "Parcel No. 11" as conveyed to Baltimore and Ohio Southwestern Railroad Company (D.B 74, Page 615 and being 183 feet north of the centerline of the main tracks of said railroad;

thence with the lines of CSX Transportation Inc. Railroad S 78°12'32" W passing a 5/8" iron pin (found) at 40.99 feet, a distance of 401.58 feet to a 5/8" iron pin (found) marking the southeasterly corner of what remains of the aforementioned original 103.43 acres tract as conveyed to David Thomas Taylor (O.R. 21, Page 261);

thence with an easterly line of the aforesaid original 103.43 acres tract N 13°15'55" W, a distance of 1421.94 feet to the true point of beginning, **containing 55.575 acres of land.**

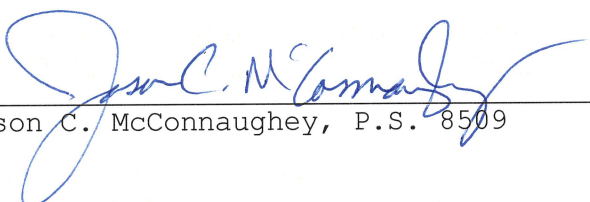
Subject to all legal easements and rights-of-way of record.

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