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File No. S25-318

March 12, 2026

LEGAL DESCRIPTION

David Thomas Taylor Estate

95.375 Acres

"Tract 9"

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 that remains (95.374 acres) of the original 103.43 acres tract, as conveyed to David Thomas Taylor and recorded in Official Record 21, Page 261 of the Clinton County Recorder's Office, and being further bounded and described as follows:

Beginning at a spike (found) under the pavement at the centerline intersection of State Route 28 and Tar Pike (County Road No. 62), said spike having Ohio State Plane Coordinates Northing 479,264.241 feet, Easting 1,565,197.528 feet South Zone and based upon NAD 83 (2011);

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;

thence with the westerly line of the aforesaid 2.500 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 a northwesterly corner of a 53.569 acres tract as conveyed to David T. Taylor (Doc. No. 2020-00006557) and found in Survey Record 43 Plat 145;

thence with a westerly line of the aforesaid 53.569 acres tract S 13°15'55" E, a distance of 1421.94 feet to a 5/8" iron pin (found) in the northerly line of CSX Transportation Inc. Railroad (Formerly B&O Railroad Company-Val. Map V.146.1/17), said iron marking the

northwesterly corner of a 0.88 acre "Parcel No. 11" as conveyed to Baltimore and Ohio Southwestern Railroad Company (D.B 74, Page 615) and the northeasterly corner of a 5.37 acres "Parcel No. 3" as conveyed to as conveyed to Baltimore and Ohio Southwestern Railroad Company (D.B. 77, Page 502);

thence with the lines of CSX Transportation Inc. Railroad S $78^{\circ}12'32''$ W, a distance of 1763.81 feet to a $5/8''$ iron pin (set) in northeasterly line of a 67.12 acres tract as conveyed to Devona Peters and Christine Acuff (Doc. No. 2025-00004545), said iron pin being 183 feet north of the centerline of the main tracks of said railroad;

thence with the northeasterly line of the aforesaid 67.12 acres tract N $40^{\circ}12'00''$ W passing a $5/8''$ iron pin (set) at 2040.52 feet, a total distance of 2072.71 feet to a spike (found) under the pavement in the centerline of State Route 28;

thence with the centerline of State Route 28 N $75^{\circ}09'03''$ E, a distance of 689.58 feet to a mag nail (set);

thence continuing with the centerline of State Route 28 N $75^{\circ}12'15''$ E, a distance of 606.47 feet to a mag nail (set) marking a westerly most corner of a 2.533 acres tract as conveyed to Richard R. Setty Jr. and Sonnie Setty (O.R. 940, Page 842) and found in Survey Record 24 Plat 208;

thence with the lines of the aforesaid 2.533 acres tract for the next 3 calls:

- 1) S $16^{\circ}21'56''$ E passing a $5/8''$ iron pin (found,bent) at 30.40 feet, a total distance of 314.14 feet to a $5/8''$ iron pin (found,bent);
- 2) N $75^{\circ}56'19''$ E, a distance of 341.47 feet to a $5/8''$ iron pin (set);
- 3) N $13^{\circ}36'15''$ W passing a $3/4''$ iron pin (found) at 288.43 feet, a total distance of 318.47 feet to a mag nail (set) over a spike (found) under the pavement in the centerline of State Route 28;

thence with the centerline of State Route 28 N $75^{\circ}12'15''$ E, a distance of 95.32 feet to the point of beginning, **containing 95.375 acres of land**, of which 65.423 being within the Township of Jefferson and 29.951 acres being within the Township of Marion.

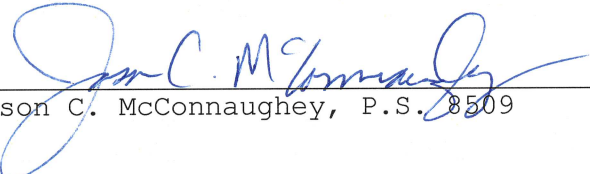
Subject to all legal easements and rights-of-way of record.

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