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File No. S25-318

March 11, 2026

LEGAL DESCRIPTION

David Thomas Taylor Estate

24.899 Acres

"Tract 14"

Situated in the Township of Clark, County of Clinton, State of Ohio, being a part of V.M.S. No. 9534, being part of the 118.245 acres "Tract B" as conveyed to David Thomas Taylor and recorded in Official Record 987, Page 812 of the Clinton County Recorder's Office and found in Survey Record 42 Plat 55, and being further bounded and described as follows:

Commencing at a mag nail (found) at the centerline intersection of Gladly Road (County Road No. 20) and Canada Road (Township Road No. 47);

thence with the centerline of Canada Road N 85°09'57" W, a distance of 1240.04 feet to a mag nail (found) marking the northwesterly corner of a 34.444 acres tract as conveyed to Ahira Brianna Hertlein (Doc. No. 2023-00003026) and found in Survey Record 42 Plat 98, said mag nail being the true point of beginning of the tract of land herein described and having Ohio State Plane Coordinates Northing 467,004.787 feet, Easting 1,596,696.662 feet South Zone and based upon NAD 83 (2011);

thence with the westerly line of the aforesaid 34.444 acres tract S 04°18'33" W passing a 5/8" iron pin (found) at 58.94 feet and passing a 5/8" iron pin (found) at 1240.10 feet marking the southwesterly corner of said 34.444 acres tract and continuing with a new division line, a total distance of 1362.29 feet to a 5/8" iron pin (set);

thence with a new division line N 84°41'21" W, a distance of 806.65 feet to a 5/8" iron pin (set) in an easterly line of a 42.42 acres tract as conveyed to James B. Sallee, Trustee (Doc. No. 2020-

00005500);

thence with an easterly line of the aforesaid 42.42 acres tract N 05°01'12" E passing the southeasterly corner to and continuing with the easterly line of a 3 acres (total) "Parcel Five" as conveyed to Kirk D. Rhonemus, Tyler J. Rhonemus, Ashley T. Rhonemus, and Brittany C. Rhonemus (O.R. 1022, Page 86) and passing a 5/8" iron pin (found) at 1329.97 feet, a total distance of 1355.53 feet to a mag nail (found) in the centerline of Canada Road;

thence with the centerline of Canada Road S 85°09'57" E, a distance of 789.74 feet to the true point of beginning, **containing 24.899 acres of land.**

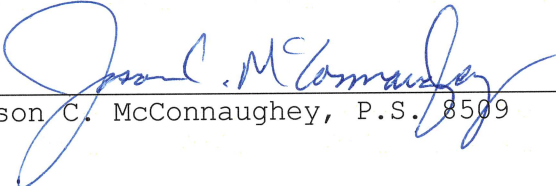
Subject to all legal easements and rights-of-way of record.

Bearings are based upon the Grid Azimuth (Az 293° 25' 52.0") between National Geodetic Survey CORS Station "OHHI" and McCarty Associates Geodetic Local Control Monument "4004" 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".




Jason C. McConnaughey, P.S. 8509