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File No. S25-318

March 11, 2026

LEGAL DESCRIPTION

David Thomas Taylor Estate

104.249 Acres

"Tract 7"

Situated in the Township of Marion, County of Clinton, State of Ohio, being a part of V.M.S. Nos. 2705, being all (74.077 acres) of the 75.75 acres tract and all (30.172 acres) of the 30 acres tract as conveyed to David T. Taylor and recorded in Official Record 16, Page 811 and Official Record 21, Page 267 of the Clinton County Recorder's Office, and being further bounded and described as follows:

Beginning at a railroad spike (set) at the centerline intersection of Second Creek Road (County Road No. 19) and Rhude Road (County Road No. 120) and having Ohio State Plane Coordinates Northing 482,824.997 feet, Easting 1,556,770.947 feet South Zone and based upon NAD 83 (2011);

thence with the centerline of Rhude Road N 38°51'31" W, a distance of 1521.30 feet to a mag nail (set);

thence with continuing the centerline of Rhude Road N 39°11'44" W, a distance of 328.99 feet to a mag nail (set) marking the southwesterly corner of a 5.001 acres tract as conveyed to Lindsey O. Young (O.R. 945, Page 683) and found in Survey Record 19 Plat 94;

thence with the southerly line of the aforesaid 5.001 acres tract N 53°48'24" E passing a 1/2" iron pin (found) at 25.01 feet, a total distance of 646.66 feet to a 5/8" iron pin (found) marking

a southerly corner of what remains of an original 150.06 acres tract as conveyed to John B. Jacobs, a.k.a. John B. Jacobs Jr. (O.R. 558, Page 209) and found in Survey Record 29 Plat 68;

thence with a southerly line of what remains of the aforesaid original 150.06 acres tract N 53°47'52" E, a distance of 1981.22 feet to a 5/8" iron pin (set) in the westerly line of a 40 acres "Second Tract" as conveyed to David Thomas Taylor (O.R. 16, Page 811 and O.R. 89, Page 503);

thence with the southwesterly line of the aforesaid 40 acres "Second Tract" S 39°15'54" E passing the westerly most corner to and continuing with the southwesterly line of a 15 acres "First Tract" as conveyed to David Thomas Taylor (O.R. 16, Page 811 and O.R. 89, Page 503), a distance of 865.54 feet to a 5/8" iron pin (set) marking the northerly most corner of what remains of an original 31.97 acres tract as conveyed to Robert Lee Lewis McCullen (O.R. 87, Page 549) and found in Survey Record 11 Plat 182

thence with the westerly line of what remains of the aforesaid original 31.97 acres tract S 03°19'40" W passing a 5/8" iron pin (set) at 1700.63 feet, a total distance of 1727.55 feet to a mag nail (set) over a spike (found) under the pavement in the centerline of Second Creek Road;

thence with the centerline of Second Creek Road for the next 13 calls:

- 1) N 81°09'24" W, a distance of 130.73 feet to a mag nail (set);
- 2) N 81°26'07" W, a distance of 167.16 feet to a mag nail (set);
- 3) N 85°58'02" W, a distance of 67.35 feet to a mag nail (set);
- 4) S 84°54'20" W, a distance of 54.95 feet to a mag nail (set);
- 5) S 74°43'07" W, a distance of 51.42 feet to a mag nail (set);
- 6) S 66°31'17" W, a distance of 59.77 feet to a mag nail (set);

- 7) S 61°53'19" W, a distance of 65.68 feet to a mag nail (set);
- 8) S 61°02'53" W, a distance of 509.14 feet to a mag nail (set);
- 9) S 57°45'49" W, a distance of 92.19 feet to a mag nail (set);
- 10) S 51°52'33" W, a distance of 72.97 feet to a mag nail (set);
- 11) S 48°07'26" W, a distance of 53.57 feet to a mag nail (set);
- 12) S 46°19'35" W, a distance of 36.02 feet to a mag nail (set);
- 13) S 46°18'48" W, a distance of 249.15 feet to the point of beginning, **containing 104.249 acres of land.**

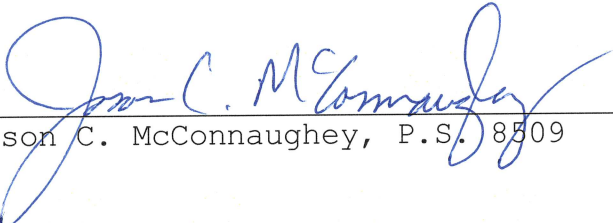
Subject to all legal easements and rights-of-way of record.

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".





Jason C. McConnaughey, P.S. 8509