

McCARTY ASSOCIATES, LLC

ARCHITECTS—ENGINEERS—SURVEYORS

HILLSBORO ————— WASHINGTON C.H. ————— LOVELAND

213 N. HIGH ST., HILLSBORO, OHIO 45133 PH 937-393-9971 FAX 937-393-2480
Michael L. McCarty, P.E., P.S. — Thomas E. Purtell, P.S. — Jason C. McConnaughey, P.S. — Douglas L. Karnes, AIA

File No. S22-781

August 10, 2022

LEGAL DESCRIPTION

Thomas W. and Beatrice A. McNamara Family Revocable Trust
107.865 Acres Tract

Situated in the Township of Paint, County of Madison, State of Ohio, being a part of V.M.S. Nos. 6252-6457, and being part (107.865 acres) of the 150 acres "Parcel Three" (Parcel No. 14-00185.000) as conveyed to Michael T. McNamara and Patrick A. McNamara, Trustees of the Thomas W. and Beatrice A. McNamara Family Revocable Trust and recorded in Official Record 329, Page 2593 of the Madison County Recorder's Office, and being further bounded and described as follows:

Beginning at a mag nail (found) at the intersection of Huston Road (Township Road No. 91) and Linson Road (County Road No. 17);

thence with the centerline of Linson Road N 85°54'30" W, a distance of 1301.28 feet to a mag nail (set);

thence with a new division line for the next 7 calls:

1) N 04°05'30" E passing a 5/8" iron pin (set) at 20.00 feet, a total distance of 458.95 feet to a 5/8" iron pin (set);

2) N 85°54'30" W, a distance of 881.43 feet to a 5/8" iron pin (set);

3) N 04°43'17" E, a distance of 823.06 feet to a 5/8" iron pin (set);

4) N 88°31'43" W, a distance of 248.80 feet to a 5/8" iron pin (set);

5) N 34°45'19" W passing a 5/8" iron pin (set) at 33.26 feet, a total distance of 60.11 feet to a point in a ditch;

6) S 63°05'59" W, a distance of 883.71 feet to a point in a ditch;

7) N 86°26'28" W, a distance of 256.71 feet to point in a ditch, said point being in the easterly line of what remains of an original 81.13 acres "Tract Two" as conveyed to Robert A. Hunter and Anne Hunter, Co-Trustees of the Robert A. Hunter and Anne Hunter Revocable Living Trust (O.R. 280, Page 675);

thence with the easterly line of what remains of the aforesaid original 81.13 acres "Tract Two" N 03°45'40" E passing a 5/8" iron pin (set) at 35.00 feet, a total distance of 1796.30 feet to a 5/8" iron pin (set) in the southerly line of what remains of an original 1052.95 acres tract as conveyed to Heiner Gantenbrink Farms (O.R. 49, Page 770);

thence with the lines of what remains of the aforesaid original 1052.95 acres tract for the next 5 calls:

1) S 84°47'52" E, a distance of 1054.52 feet to a 5/8" iron pin (set);

2) S 04°05'33" W, a distance of 395.30 feet to a 5/8" iron pin (set);

3) S 85°06'01" E, a distance of 1073.11 feet to a double angle iron post (found) in concrete broken off at ground level.

4) S 04°03'13" W, a distance of 1215.81 feet to a 5/8" iron pin (set);

5) S 85°01'46" E passing a 5/8" iron pin (set) at 1279.98 feet, a total distance of 1323.98 feet to a railroad spike (found) in the centerline of Hutson Road;

thence with centerline of Hutson Road S 02°12'20" W, a distance of 989.79 feet to the point of beginning, **containing 107.865 acres of land.**

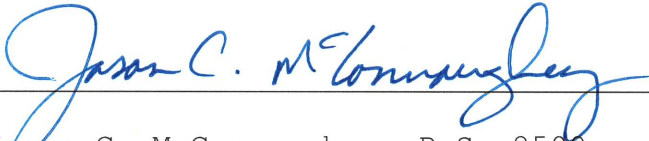
Subject to all legal easements and rights-of-way of record.

Bearings are based upon the Grid Azimuth (AZ. 124° 01' 05.6") between National Geodetic Survey CORS Station "OHCL" and McCarty Associates Geodetic Local Survey Control Monument "MAD05 032/F" and derived from GPS observations taken July 25, 2022 utilizing the ODOT Ohio Real Time Network (Trimble Virtual Reference System).

Land surveyed in July 2022, under the direction of Jason C. McConnaughey, Registered Professional Surveyor No. 8509, the survey plat of which is referred to as Project No. S22-781 on file in the office of McCarty Associates, LLC, Hillsboro, Ohio.

All iron pins (set) are 5/8" diameter with 1-1/4" diameter plastic caps stamped "McCARTY ASSOCIATES".





Jason C. McConnaughey, P.S. 8509

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File No. S22-781

August 10, 2022

LEGAL DESCRIPTION

Thomas W. and Beatrice A. McNamara Family Revocable Trust
41.500 Acres Tract

Situated in the Township of Paint, County of Madison, State of Ohio, being a part of V.M.S. Nos. 6252-6457, and being part (41.500 acres) of the 150 acres "Parcel Three" (Parcel No. 14-00185.000) as conveyed to Michael T. McNamara and Patrick A. McNamara, Trustees of the Thomas W. and Beatrice A. McNamara Family Revocable Trust and recorded in Official Record 329, Page 2593 of the Madison County Recorder's Office, and being further bounded and described as follows:

Commencing at a mag nail (found) at the intersection of Huston Road (Township Road No. 91) and Linson Road (County Road No. 17);

thence with the centerline of Linson Road N 85°54'30" W, a distance of 1301.28 feet to a mag nail (set) marking the true point of beginning of the tract of land herein described;

thence with the centerline of Linson Road for the next 3 calls:

1) N 85°54'30" W, a distance of 1348.92 feet to a 5/8" iron pin (found) at the intersection of said Linson Road with the centerline of Pancake-Selsor Road (Township Road No. 90);

2) N 85°59'25" W, a distance of 457.28 feet to a pony spike (found);

3) N 86°01'43" W, a distance of 361.71 feet to a mag nail (set) marking the southeasterly corner of what remains of an original 81.13 acres "Tract Two" as conveyed to Robert A. Hunter and Anne Hunter, Co-Trustees of the Robert A. Hunter and Anne Hunter Revocable Living Trust (O.R. 280, Page 675); thence with the easterly line of what remains of the aforesaid original 81.13 acres "Tract Two" N 03°45'40" E passing a 5/8" iron pin (set) at 24.75 feet and a 5/8" iron pin (set) at 826.41 feet, a total distance of 861.41 feet to a point in a ditch;

thence with a new division line for the next 7 calls:

- 1) S 86°26'28" E, a distance of 256.71 feet to a point in a ditch;
- 2) N 63°05'59" E, a distance of 883.71 feet to a point in a ditch;
- 3) S 34°45'19" E passing a 5/8" iron pin (set) at 33.26 feet, a total distance of 60.11 feet to a 5/8" iron pin (set);
- 4) S 88°31'43" E, a distance of 248.80 feet to a 5/8" iron pin (set);
- 5) S 04°43'17" W, a distance of 823.06 feet to a 5/8" iron pin (set);
- 6) S 85°54'30" E, a distance of 881.43 feet to a 5/8" iron pin (set);
- 7) S 04°05'30" W passing a 5/8" iron pin (set) ta 438.95 feet, a total distance of 458.95 feet to the true point of beginning, **containing 41.500 acres of land.**

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

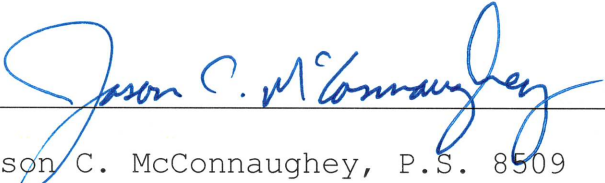
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