

Legal Description of 126.370 Acres

A certain tract of land located on the east side of Jacksonburg Road and being in Section 35, Town 3, Range 3 of Wayne Township in Butler County, Ohio. This description is the same property conveyed to Eric W, McKay in O.R. 8855, Page 1692 in the recorder's office in Hamilton, Ohio and is more particularly described as follows:

The basis of bearings for this description is Ohio State Plane Coordinate System, NAD 83 (2011), OH South Zone 3402, and any monument referenced hereto as "set" is a 5/8-inch diameter by 30-inch-long rebar with a stainless cap stamped "PS 8819."

Beginning at an existing 1/2-inch diameter rebar stamped "PAYNE" at the northeast corner of Section 35 and the northeast corner of McKay and common corner to Leonest & Nola Jean Lockard (O.R. 1732, Page 321, 118.7504 Acre Tract);

Thence with section 35, 36 and the common line of McKay and Lockard S 00°42'27" W 156.28 feet to a post at the common corner of McKay, Lockard and Dale E. Richter (O.R. 7837, Page 2074, 151 Acre Tract):

Thence with section 35, 36m Mckay and Richeter S 00°55'38" W 1496.03 feet to a stone at the common corner of McKay, Richter and Butler County Memorial Park Corporation (O.R. 6085, Page 1174, 40.153 Acre Tract);

Thence leaving said section line and with the common line of McKay and Butler County Memorial Park for the following three calls:

1. N 89°16'04" W 1175.52 feet to an existing 5/8-inch diameter rebar stamped "RW CONSULTANTS,"
2. S 00°47'55" W 301.58 feet to an existing 1/2-inch diameter rebar, no cap,
3. N 89°43'34" W 1451.36 feet to an existing stone at the common corner of McKay, another tract owned by Butler County Memorial Park Corporation (O.R. 6485, Page 2112, 21.166 Acre Tract) and Sue Ellen King (O.R. 5476, Page 655, 44.991 Acre Tract);

Thence with the common line of McKay and King for the following two calls:

1. N 00°18'01" E 1204.49 feet to an existing 1-1/2-inch by 1/2-inch solid metal bar,
2. N 89°41'56" W passing a rebar set at 1034.99 feet for a total distance 1075.01 feet to a mag nail set in the centerline of Jacksonburg Road;

Thence with the centerline of Jacksonburg Road for the following five calls:

1. A non-tangent curve to the left with a radius of 2253.05 feet, an arc length of 132.92 feet, a chord bearing of N 13°21'20" E and a chord distance of 132.90 feet to a point,
2. N 11°33'57" E 105.40 feet to a point,
3. N 11°22'01" E 163.78 feet to a point,
4. N 11°18'34" E 156.56 feet to a point,
5. N 11°16'12" E 199.63 feet to a mag nail set in the section line of Section 35 and 26 and common corner McKay and The Trenton Fishing Club, Inc. (Deed Book 938, Page 745, 11.676 Acre Tract);

Thence leaving said centerline and with the common line of McKay and The Trenton Fishing Club, Inc. S 89°22'18" E 1022.31 feet to an existing 1/2-inch diameter rebar, no cap at the common corner of McKay, The Trenton Fishing Club, Inc. and Tina L. & David J. Brichacek (O.R. 8082, Page 1200, 6.572 Acre Tract);

Thence with the common line of McKay and Brichacek S 89°31'44" E 437.47 feet to an existing 1/2-inch diameter rebar, no cap at the common corner of McKay, another tract owned by by Brichacek (O.R. 8082, Page 1200, 0.222 Acre Tract) and Travis C. & Sheri R. Kimberlin (O.R. 9423, Page 916, 6.139 Acre Tract);

Thence with the common line of McKay and Kimberlin S 89°33'27" E 488.61 feet to an existing 1/2-inch diameter rebar, no cap at the common corner of McKay, Kimberlin and Matthew & Mackenzie Miller (O.R. 10074, Page 1375, 7.278 Acre Tract);

Thence with the common line of McKay and Miller S 89°27'37" E 642.28 feet to an existing 1/2-inch diameter rebar, no cap at the common corner of McKay, Miller and Lockard;

Thence with the common line of McKay and Lockard N 89°46'51" E 981.44 feet to the point of beginning containing 126.370 acres and being subject to all easements and rights-of-way of record. This description is conclusive from a survey performed by Derrick Daily for Daily Land Surveying, LLC on April 2nd, 2025.

Derrick Daily

4/8/2025

Derrick Daily, PS 8819

Date

