



213 N. HIGH STREET, HILLSBORO, OHIO 45133 O: (937) 393-9971
MCCARTYASSOCIATES.COM

Michael L. McCarty, P.E, P.S. Thomas E. Purtell, P.S. Jason C. McConnaughey, P.S. Douglas L. Karnes, A.I.A.

File No. S24-393
February 5, 2025

LEGAL DESCRIPTION

PNC Bank, N.A., Trustee under the
Mitchell Ede Revocable Trust
21.000 Acres Tract

Situated in the Township of Liberty, County of Highland, State of Ohio, being a part of V.M.S. No. 2320, being part of what remains of the original 50 acres "First Parcel, First Tract" (Parcel No. 24-11-000-028.00) as conveyed to PNC Bank, N.A., Trustee under the Mitchell Ede Revocable Trust and recorded in Official Record 622, Page 83 of the Highland County Recorder's office, and being further bounded and described as follows:

Beginning at a mag nail (set) at the centerline intersection of Kincaid Road (County Road No. 49-B) and State Route 138, said mag nail having Ohio South State Plane Coordinates Northing 458,149.883 feet, Easting 1,669,268.176 feet and based upon NAD 83 (2011);

thence with the centerline of State Route 138 S 33°11'51" W, a distance of 27.19 feet to a mag nail (set) marking the easterly most corner of what remains of an original 6.324 acres tract as conveyed to Corey Joslin and Sarah Joslin (O.R. 709, Page 902);

thence with the northerly line of what remains of the aforesaid original 6.324 acres tract S 76°55'15" W passing a 5/8" iron pin (set) at 43.40 feet and 504.01 feet, a total distance of 509.01 feet to a point in a 36" Black Gum tree, said point marking the northeasterly corner of a 0.888 acres "Tract One" as conveyed to Alec Irvin (O.R. 1006, Page 3670) and found

in Survey Record Plat No. 2320-M-021 of the Highland County Engineer's Record of Land Surveys;

thence with the northerly line of the aforesaid 0.888 acres "Tract One" S 76°20'46" W passing the northeasterly corner to and continuing with the northerly line of what remains of an original 4.000 acres "Tract Two" as conveyed to Alec Irvin (O.R. 1006, Page 3670) and found in Survey Record Plat No. 2320-M-026 of the Highland County Engineer's Record of Land Surveys, a distance of 356.10 feet to a 5/8" iron pin (set) marking the northeasterly corner of a 73 acres, 27 poles "First Tract" as conveyed to Lowell D. Chambers and Carolyn K. Chambers (O.R. 712, Page 618);

thence with the northerly line of the aforesaid 73 acres, 27 poles "First Tract" S 76°46'47" W, a distance of 366.79 feet to a 5/8" iron pin (set);

thence with a new division line N 12°36'55" W, a distance of 727.75 feet to a 5/8" iron pin (set);

thence with another new division line N 76°26'53" E passing a 5/8" iron pin (set) at 1229.38 feet, a total distance of 1254.38 feet to a mag nail (set) in the centerline of Kincaid Road;

thence with the centerline of Kincaid Road S 12°33'10" E, a distance of 277.17 feet to a mag nail (found);

thence continuing with the centerline of Kincaid Road S 12°16'26" E, a distance of 437.69 feet to the point of beginning,
containing 21.000 acres of land.

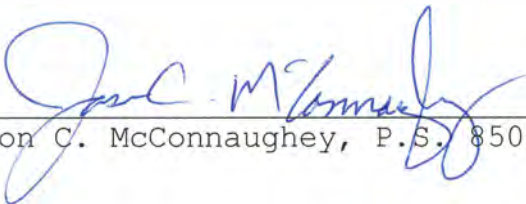
Subject to all other legal easements and rights-of-way of record.

Bearings are based upon the Grid Azimuth (Az 28° 55' 41.9") between National Geodetic Survey CORS Station "OHHI" and McCarty

Associates Geodetic Local Control Monument "2001" and derived from GNSS observations taken January 17, 2025, utilizing the ODOT Ohio Real Time Network (Trimble Virtual Reference System).

Land surveyed in January 2025, under the direction of Jason C. McConnaughey, Registered Professional Surveyor No. 8509, the survey plat of which is referred to as Project No. S24-393 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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Michael L. McCarty, P.E., P.S. Thomas E. Purtell, P.S. Jason C. McConnaughey, P.S. Douglas L. Karnes, A.I.A.

File No. S24-393

February 10, 2025

LEGAL DESCRIPTION

PNC Bank, N.A., Trustee under the
Mitchell Ede Revocable Trust
20.885 Acres Tract

Situated in the Township of Liberty, County of Highland, State of Ohio, being a part of V.M.S. No. 2320, being part of what remains of the original 50 acres "First Parcel, First Tract" (Parcel No. 24-11-000-028.00) as conveyed to PNC Bank, N.A., Trustee under the Mitchell Ede Revocable Trust and recorded in Official Record 622, Page 83 of the Highland County Recorder's office, and being further bounded and described as follows:

Commencing at a mag nail (set) at the centerline intersection of Kincaid Road (County Road No. 49-B) and State Route 138;

thence with the centerline of Kincaid Road N 12°16'26" W, a distance of 437.69 feet to a mag nail (found);

thence continuing with the centerline of Kincaid Road N 12°33'10" W, a distance of 277.17 feet to a mag nail (set) marking the true point of beginning of the tract of land herein described and having Ohio South State Plane Coordinates Northing 458,848.118 feet, Easting 1,669,114.891 feet and based upon NAD 83 (2011);

thence with a new division line for the next 4 calls:

- 1) S 76°26'53" W passing a 5/8" iron pin (set) at 25.00 feet, a total distance of 1254.38 feet to a 5/8" iron pin (set);
- 2) N 06°14'10" W, a distance of 527.37 feet to a 5/8" iron pin (set);
- 3) N 01°36'28" E, a distance of 238.14 feet to a 5/8" iron pin (set);
- 4) N 76°26'53" E passing a 5/8" iron pin (set) at 1113.90 feet, a total distance of 1138.90 feet to a mag nail (set) in the

centerline of Kincaid Road;

thence the centerline of Kincaid Road for the next 3 calls:

- 1) S 12°52'21" E, a distance of 149.82 feet to a SPK/F;
- 2) S 12°18'38" E, a distance of 391.39 feet to a RR/F;
- 3) S 12°33'10" E, a distance of 211.87 feet to the true point of beginning, **containing 20.885 acres of land.**

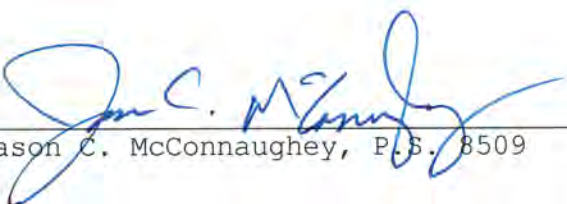
Subject to all other legal easements and rights-of-way of record.

Bearings are based upon the Grid Azimuth (Az 28° 55' 41.9") between National Geodetic Survey CORS Station "OHHI" and McCarty Associates Geodetic Local Control Monument "2001" and derived from GNSS observations taken January 17, 2025, utilizing the ODOT Ohio Real Time Network (Trimble Virtual Reference System).

Land surveyed in January 2025, under the direction of Jason C. McConnaughey, Registered Professional Surveyor No. 8509, the survey plat of which is referred to as Project No. S24-393 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



213 N. HIGH STREET, HILLSBORO, OHIO 45133

O: (937) 393-9971

Michael L. McCarty, P.E., P.S. Thomas E. Purtell, P.S. Jason C. McConnaughey, P.S. Douglas L. Karnes, A.I.A.

File No. S24-393

February 6, 2025

LEGAL DESCRIPTION

PNC Bank, N.A., Trustee under the
Mitchell Ede Revocable Trust
29.775 Acres Tract

Situated in the Township of Liberty, County of Highland, State of Ohio, being a part of V.M.S. No. 2320, being part (7.957 acres) of what remains of the original 50 acres "First Parcel, First Tract" (Parcel No. 24-11-000-028.00), all (0.756 acre) of the 120 square poles "First Parcel, Second Tract" (Parcel No. 24-11-000-030.00), part (20.470 acres) of what remains of the original 84 acres "Second Parcel, First Tract" (Parcel No. 24-11-000-031.00), and all (0.592 acre) of the 95 square poles "Second Parcel, Second Tract" (Parcel No. 24-11-000-029.00) as conveyed to PNC Bank, N.A., Trustee under the Mitchell Ede Revocable Trust and recorded in Official Record 622, Page 83 of the Highland County Recorder's office, and being further bounded and described as follows:

Commencing at a mag nail (set) at the centerline intersection of Kincaid Road (County Road No. 49-B) and State Route 138;

thence with the centerline of Kincaid Road for the next 4 calls:

- 1) N 12°16'26" W, a distance of 437.69 feet to a mag nail (found);
- 2) N 12°33'10" W, a distance of 489.04 feet to a railroad spike (found);
- 3) N 12°18'38" W, a distance of 391.39 feet to a spike (found);
- 4) N 12°52'21" W, a distance of 149.82 feet to a mag nail (set)

marking the true point beginning of the tract of land herein described and having Ohio South State Plane Coordinates Northing 459,602.859 feet, Easting 1,668,947.563 feet and based upon NAD 83 (2011);

thence with a new division line for the next 4 calls:

- 1) S 76°26'53" W passing a 5/8" iron pin (set) at 25.00 feet, a total distance of 1138.90 feet to a 5/8" iron pin (set);
- 2) S 01°36'28" W, a distance of 238.14 feet to a 5/8" iron pin (set);
- 3) S 06°14'10" E, a distance of 527.37 feet to a 5/8" iron pin (set);
- 4) S 12°36'55" E, a distance of 727.75 feet to a 5/8" iron pin (set) in the northerly line of a 73 acres, 27 poles "First Tract" as conveyed to Lowell D. Chambers and Carolyn K. Chambers (O.R. 712, Page 618);

thence with the northerly line of the aforesaid 73 acres, 27 poles "First Tract" S 76°46'47" W, a distance of 765.04 feet to a 5/8" iron pin (set);

thence with a new division line for the next 3 calls:

- 1) N 26°25'37" W, a distance of 532.99 feet to a 5/8" iron pin (set);
- 2) N 07°23'56" W, a distance of 596.29 feet to a 5/8" iron pin (set);
- 3) N 34°36'57" E, a distance of 620.31 feet to a 5/8" iron pin (set) in the southerly line of an 81.996 acres tract as conveyed to Janice Teeters (O.R. 980, Page 2717) and found in Survey Record Plat No. 2019-0034 of the Highland County Engineer's Record of Land Surveys;

thence with the southerly line of the aforesaid 81.996 acres tract N 76°26'53" E passing a 5/8" iron pin (set) at 1613.50 feet, a total distance of 1638.50 feet to a mag nail (found) in the centerline of Kincaid Road;

thence with the centerline of Kincaid Road S 12°52'21" E, a distance of 50.00 feet the true point of beginning, **containing 29.755 acres of land.**

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

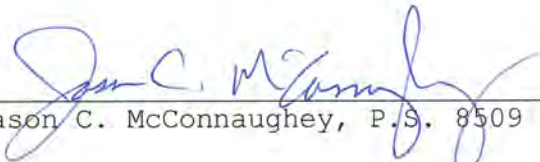
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Associates Geodetic Local Control Monument "2001" and derived from GNSS observations taken January 17, 2025, utilizing the ODOT Ohio Real Time Network (Trimble Virtual Reference System).

Land surveyed in January 2025, under the direction of Jason C. McConnaughey, Registered Professional Surveyor No. 8509, the survey plat of which is referred to as Project No. S24-393 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".




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Michael L. McCarty, P.E., P.S. Thomas E. Purtell, P.S. Jason C. McConnaughey, P.S. Douglas L. Karnes, A.I.A.

File No. S24-393
February 11, 2025

LEGAL DESCRIPTION

PNC Bank, N.A., Trustee under the
Mitchell Ede Revocable Trust
63.019 Acres Tract

Situated in the Township of Liberty, County of Highland, State of Ohio, being a part of V.M.S. No. 2320, being part of what remains of the original 84 acres "Second Parcel, First Tract" (Parcel No. 24-11-000-031.00) as conveyed to PNC Bank, N.A., Trustee under the Mitchell Ede Revocable Trust and recorded in Official Record 622, Page 83 of the Highland County Recorder's office, and being further bounded and described as follows:

Commencing at a mag nail (set) at the centerline intersection of Kincaid Road (County Road No. 49-B) and State Route 138;

thence with the centerline of Kincaid Road for the next 4 calls:

- 1) N 12°16'26" W, a distance of 437.69 feet to a mag nail (found);
- 2) N 12°33'10" W, a distance of 489.04 feet to a railroad spike (found);
- 3) N 12°18'38" W, a distance of 391.39 feet to a spike (found);
- 4) N 12°52'21" W, a distance of 199.82 feet to a mag nail (set) marking the southeasterly corner of an 81.996 acres tract as conveyed to Janice Teeters (O.R. 980, Page 2717) and found in Survey Record Plat No. 2019-0034 of the Highland County Engineer's Record of Land Surveys;

thence with the southerly line of the aforesaid 81.996 acres tract S 76°26'53" W passing a 5/8" iron pin (set) at 25.00 feet, a total distance of 1638.50 feet to a 5/8" iron pin (set) marking the true point beginning of the tract of land herein described and having Ohio South State Plane Coordinates Northing 459,248.159 feet, Easting 1,667,347.995 feet and based upon NAD 83 (2011);

thence with a new division line for the next 3 calls:

- 1) S 34°36'57" W, a distance of 620.31 feet to a 5/8" iron pin (set);
- 2) S 07°23'56" E, a distance of 596.29 feet to a 5/8" iron pin (set);
- 3) S 26°25'37" E, a distance of 532.99 feet to a 5/8" iron pin (set) in the northerly line of a 73 acres, 27 poles "First Tract" as conveyed to Lowell D. Chambers and Carolyn K. Chambers (O.R. 712, Page 618);

thence with the northerly line of the aforesaid 73 acres, 27 poles "First Tract" S 76°46'47" W, a distance of 1847.28 feet to a 5/8" iron pin (set) marking the northeasterly corner of a 71.086 tract as conveyed to Lowell D. Chambers and Carolyn K. Chambers (O.R. 289, Page 521) and the southeasterly corner of a 125 acres "First Tract" as conveyed to Michael J. Warren and Linda A. Warren (O.R. 924, Page 714);

thence with the easterly line of the aforesaid 125 acres "First Tract" N 10°32'57" W, a distance of 1523.30 feet to a 5/8" iron pin (set) marking the southeasterly corner of a 100.345 acres tract as conveyed to Tracy Wilkerson Burke and Linda Jeanne Adams, Trustee (O.R. 984, Page 719) and found in Survey Record Plat No. 2019-0131 of the Highland County Engineer's Record of Land Surveys, marking the southwesterly corner of what remains of an original 81 acre, 70 poles tract as conveyed to Dale A. Frenz (O.R. 980, Page 5840), and marking the northwesterly corner of an old cemetery known as Hansbrough Cemetery;

thence with the southerly line of what remains of the aforesaid original 81 acre, 70 poles tract N 76°37'24" E, a distance of 1881.76 feet to a 8" by 12" stone (found) marking the southwesterly corner of the aforementioned 81.996 acres tract as conveyed to Janice Teeters (O.R. 980, Page 2717) and found in Survey Record Plat No. 2019-0034 of the Highland County Engineer's Record of Land Surveys;

thence with the southerly line of the aforesaid 81.996 acres

tract N 76°26'53" E, a distance of 293.05 feet to the true point of beginning, **containing 63.019 acres of land.**

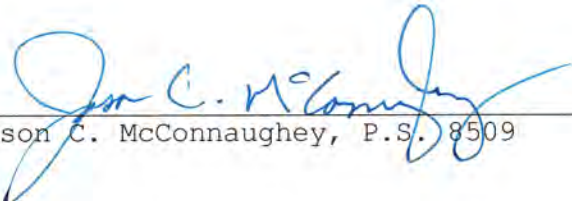
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