



MCCARTY
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File No. S24-393

February 11, 2025

LEGAL DESCRIPTION

PNC Bank, N.A., Trustee under the
Mitchell Ede Revocable Trust
Ingress, Egress, and Utilities Easement

Situated in the Township of Liberty, County of Highland, State of Ohio, being a part of V.M.S. No. 2320, being part (1.167 acres) of what remains of the original 50 acres "First Parcel, First Tract" (Parcel No. 24-11-000-028.00), part (0.154 acre) 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, being an easement for ingress, egress, and utilities 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 easement 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 an easement line S 76°26'53" W passing a 5/8" iron pin (set) at 25.00 feet and 1138.90 feet, a total distance of 1693.77

feet to a point;

thence with an easement line N 34°36'57" E, a distance of 74.97 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 to the true point of beginning, **containing 1.913 acres within said easement.**

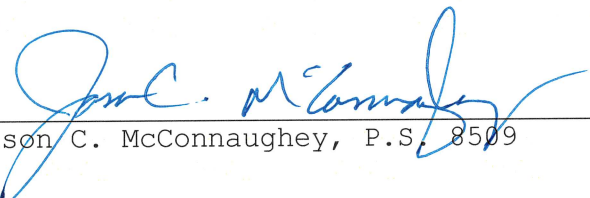
Subject to all other legal easements and rights-of-way of record.

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