

Notes:
 The deed references listed were used as a basis for carrying out the work. All monuments found or set are in good condition unless otherwise indicated. No evidence of occupation exists along property lines unless indicated. Subject to all existing easements of record.

CLOSURE STATEMENT - TRACT ONE
 Bearing Distance

S 24°40'17" W 253.00'
 N 23°40'43" W 729.66'
 N 35°19'47" E 220.53'
 S 23°40'43" E 675.07'

Area: 132780.837 S.F., 3.048 Acres
 Total Perimeter Distance> 1878.27'
 Closure Error Distance> 0.0057'
 Error Bearing> N 09°43'33" W
 Closure Precision> 329,521

CLOSURE STATEMENT - TRACT TWO
 Bearing Distance

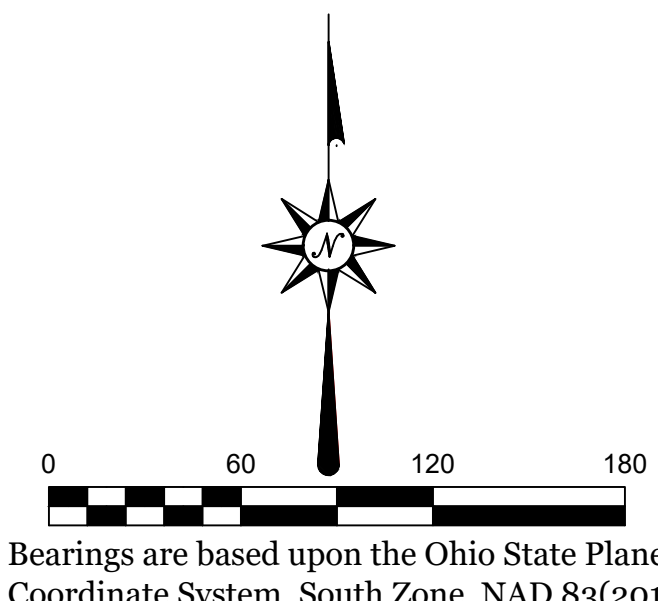
S 24°40'17" W 225.62'
 N 23°40'43" W 665.07'
 N 16°49'26" E 24.93'
 N 02°46'19" W 144.53'
 N 35°19'47" E 117.61'
 S 23°40'43" E 729.66'

Area: 122671.954 S.F., 2.816 Acres
 Total Perimeter Distance> 1907.42'
 Closure Error Distance> 0.0025'
 Error Bearing> S 11°10'44" E
 Closure Precision> 762,968

CLOSURE STATEMENT - TRACT THREE
 Bearing Distance

S 24°40'17" W 225.61'
 N 23°40'30" W 571.32'
 N 03°58'36" E 135.43'
 N 16°49'26" E 162.73'
 S 23°40'43" E 665.07'

Area: 106654.798 S.F., 2.448 Acres
 Total Perimeter Distance> 1760.17'
 Closure Error Distance> 0.0106'
 Error Bearing> N 11°27'07" E
 Closure Precision> 1 in 116,054

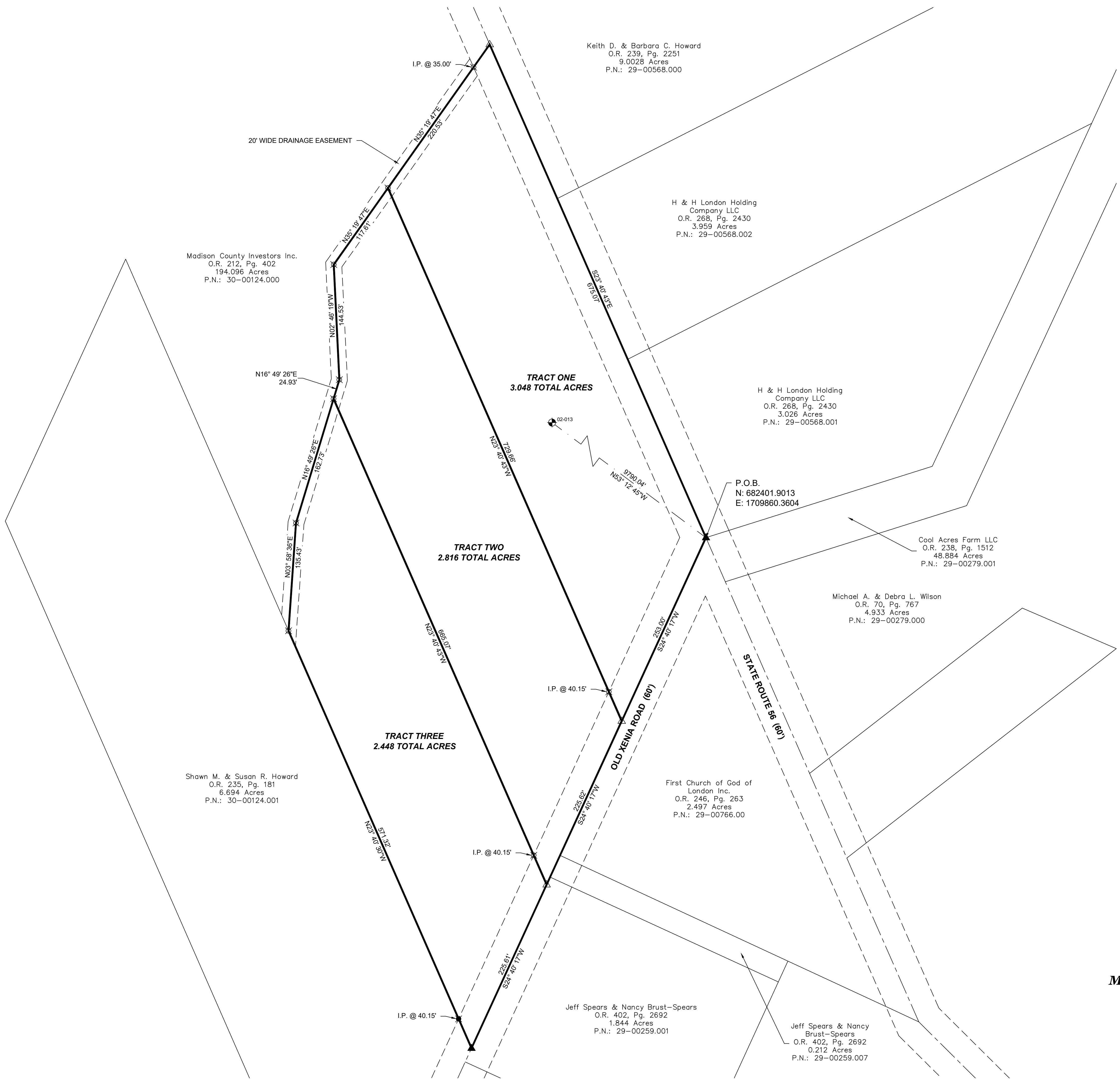


DS2 Engineers & Surveyors
 107 West Second Street-Maysville, KY 41056
 100 South High Street-Suite 206 Hillisboro, OH 45133
 Phone: 888-564-0961 Fax: 606-564-0962

REVISIONS

LEGEND

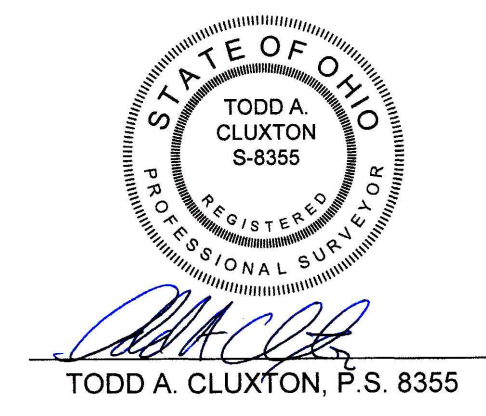
- 5/8" IRON PIN FOUND
- ⊗ 5/8" IRON PIN SET
- ▲ SPIKE SET
- ▲ SPIKE FOUND
- ⊕ COUNTY MONUMENT



Survey for
Madison County Investors Inc.
 O.R. 212, Pg. 402
 P.N.: 30-00124.000
 M.S. No. 8846
 Union Township
 Madison County, Ohio

PROJECT: SURVEY
 LOCATION: 4256 STATE ROUTE 56, LONDON, OH 43140
 CLIENT: HOWARD
 ADDRESS: COUNTY: MADISON
 PROJECT #: 25-1012
 DATE: NOVEMBER 25, 2025

SHEET: S1/1



**DS2 Architects, Engineers, & Surveyors
Todd A. Cluxton, P.S.**

**107 W. 2nd St. -- Maysville, Ky 41056
O: 888-564-0961 – C: 937-690-9448
www.ds2architects.com
JOB No. 25-1012
TRACT ONE
3.048 ACRES**

A tract of land situated in Union Township of Madison County, State of Ohio. The described real estate below is PART of the 194.096 acre tract (30-00124.000) described as recorded in O.R. 212, Pg. 402, conveyed to Madison County Investors Inc. in the Madison County Ohio Deed Records and being part of V.M.S. No. 8846, and being more particularly described as follows:

Beginning at a spike found at the centerline intersection of State Route 56 & Old Xenia Road, and having the following coordinates:

N: 682401.9013
E: 1709860.3604

Thence continuing with the centerline of Old Xenia Road,
S 24° 40' 17" W, 253.00', to a spike set, said spike being the beginning of a new division line,

Thence with said division line for the next two calls,
N 23° 40' 43" W, 729.66', passing a 5/8" iron pin set at 40.15', to a 5/8" iron pin set,
N 35° 19' 47" E, 220.53', passing a 5/8" iron pin set at 185.53', to a spike set, said spike being in the centerline of State Route 56,

Thence with said centerline,
S 23° 40' 43" E, 675.07', to the Place of Beginning, containing 3.048 acres, subject to all existing easements of record.

Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD 83(2011). Being part of Madison County Auditor's Parcel No. 30-00124.000. Being the result of a survey and plat dated November 25, 2025 made by Todd A. Cluxton, DS2 Architects, P.S., Reg. No. 8355



TODD A. CLUXTON, P.S. 8355

**DS2 Architects, Engineers, & Surveyors
Todd A. Cluxton, P.S.**

**107 W. 2nd St. -- Maysville, Ky 41056
O: 888-564-0961 – C: 937-690-9448
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JOB No. 25-1012
TRACT TWO
2.816 ACRES**

A tract of land situated in Union Township of Madison County, State of Ohio. The described real estate below is PART of the 194.096 acre tract (30-00124.000) described as recorded in O.R. 212, Pg. 402, conveyed to Madison County Investors Inc. in the Madison County Ohio Deed Records and being part of V.M.S. No. 8846, and being more particularly described as follows:

Commencing at a spike found at the centerline intersection of State Route 56 & Old Xenia Road, and having the following coordinates:

N: 682401.9013
E: 1709860.3604

Thence continuing with the centerline of Old Xenia Road,
S 24° 40' 17" W, 253.00', to a spike set, said spike being the TRUE POINT OF BEGINNING,

Thence continuing with the centerline of Old Xenia Road,
S 24° 40' 17" W, 225.62', to a spike set, said spike being the beginning of a new division line,

Thence with said division line for the next five calls,
N 23° 40' 43" W, 665.07', passing a 5/8" iron pin set at 40.15', to a 5/8" iron pin set,
N 16° 49' 26" E, 24.93', to a 5/8" iron pin set,
N 02° 46' 19" W, 144.53', to a 5/8" iron pin set,
N 35° 19' 47" E, 117.61', to a 5/8" iron pin set,
S 23° 40' 43" E, 729.66', passing a 5/8" iron pin set at 689.51', to the Place of Beginning,
containing 2.816 acres, subject to all existing easements of record.

Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD 83(2011). Being part of Madison County Auditor's Parcel No. 30-00124.000. Being the result of a survey and plat dated November 25, 2025 made by Todd A. Cluxton, DS2 Architects, P.S., Reg. No. 8355



A handwritten signature in blue ink, appearing to read "Todd A. Cluxton".

TODD A. CLUXTON, P.S. 8355

**DS2 Architects, Engineers, & Surveyors
Todd A. Cluxton, P.S.**

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TRACT THREE
2.448 ACRES**

A tract of land situated in Union Township of Madison County, State of Ohio. The described real estate below is PART of the 194.096 acre tract (30-00124.000) described as recorded in O.R. 212, Pg. 402, conveyed to Madison County Investors Inc. in the Madison County Ohio Deed Records and being part of V.M.S. No. 8846, and being more particularly described as follows:

Commencing at a spike found at the centerline intersection of State Route 56 & Old Xenia Road, and having the following coordinates:

N: 682401.9013
E: 1709860.3604

Thence continuing with the centerline of Old Xenia Road,
S 24° 40' 17" W, 478.62', to a spike set, said spike being the TRUE POINT OF BEGINNING,

Thence continuing with the centerline of Old Xenia Road,
S 24° 40' 17" W, 225.61', to a spike found, said spike being the southeast corner of the 6.694 acre tract conveyed to Susan R. Howard in O.R. 235, Pg. 181,

Thence with said tract,
N 23° 40' 30" W, 571.32', passing a 5/8" iron pin found at 40.15', to a 5/8" iron pin set, said pin being the beginning of a new division line,

Thence with said division line for the next three calls,
N 03° 58' 36" E, 135.43', to a 5/8" iron pin set,
N 16° 49' 26" E, 162.73', to a 5/8" iron pin set,
S 23° 40' 43" E, 665.07', passing a 5/8" iron pin set at 665.07', to the Place of Beginning, containing 2.448 acres, subject to all existing easements of record.

Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD 83(2011). Being part of Madison County Auditor's Parcel No. 30-00124.000. Being the result of a survey and plat dated November 25, 2025 made by Todd A. Cluxton, DS2 Architects, P.S., Reg. No. 8355



TODD A. CLUXTON, P.S. 8355