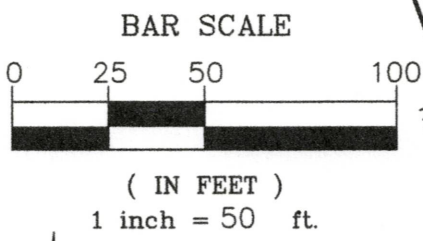
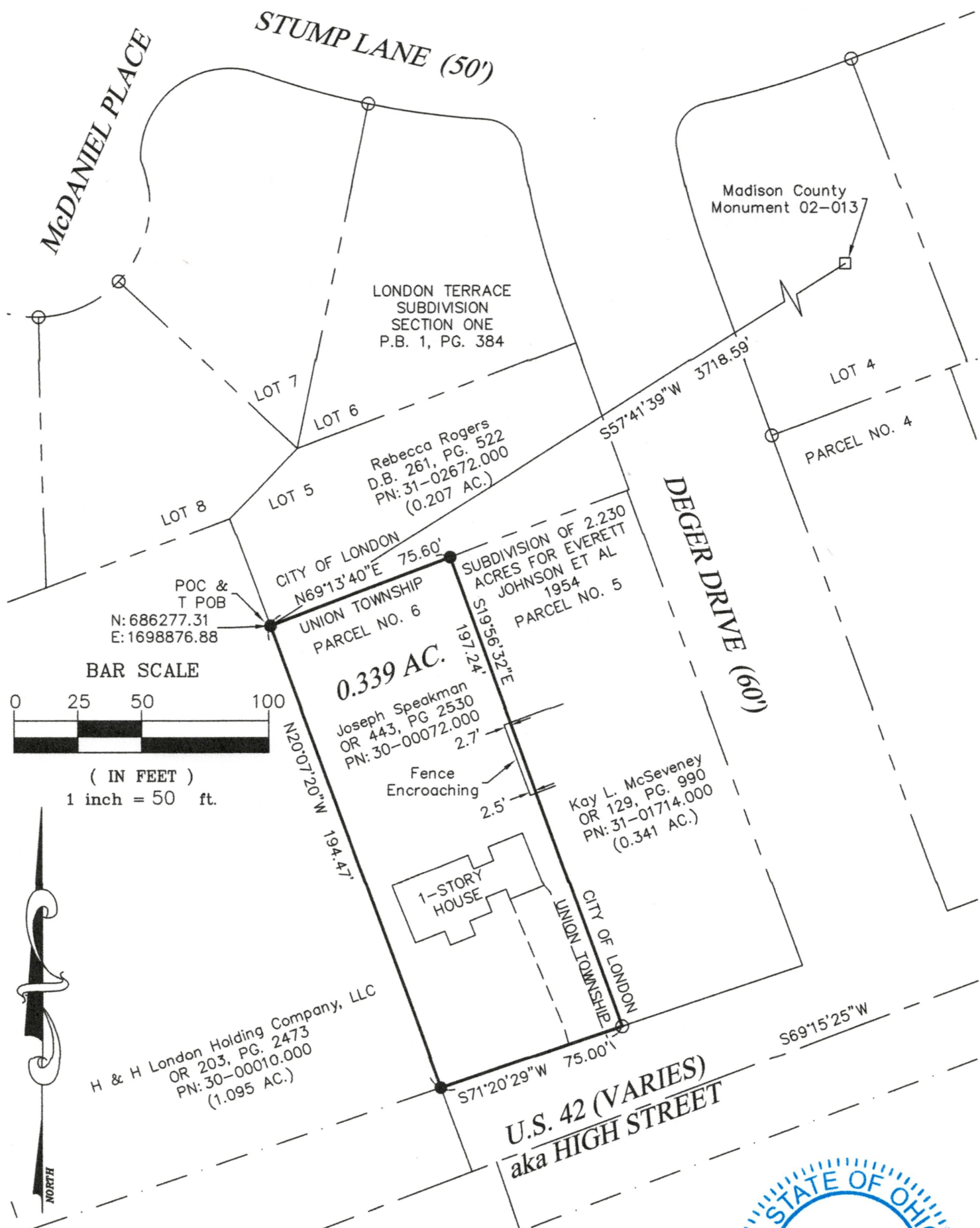


PLAT OF SURVEY SPEAKMAN PARCEL

SITUATED IN SUBDIVISION OF 2.230 ACRES FOR
EVERETT JOHNSON ET AL, V.M.S. NO. 8742
UNION TOWNSHIP, MADISON COUNTY, OHIO



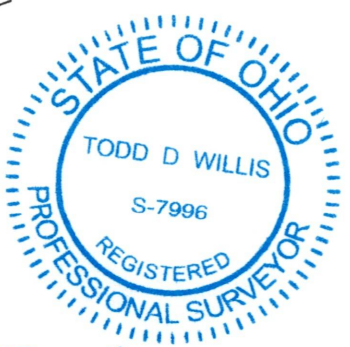
PERTINENT RECORDS USED
Deeds & Plat as shown

LEGEND

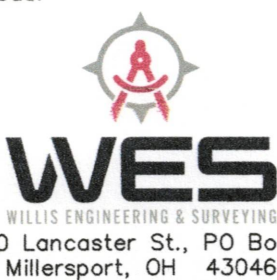
- Madison County Monument Found
- 5/8" Dia. Iron Pin Found
- ⊙ 3/4" O.D. Iron Pipe Found
- Iron Pin Set 5/8" Dia x 30" L rebar w Org ID Cap Stamped Willis S-7996

BASIS OF BEARINGS
Centerline of U.S. 42, being S 69° 15' 25" W,
Ohio State Plane Grid, South Zone, NAD83(2011)
PROJ. NO. 26031

I hereby certify that this plat represents a true and accurate survey made under my direct supervision of the parcel herein shown and all measurements were made in accordance with Chapter 4733-37 of the Ohio Administrative Code.



Todd D. Willis
03-05-2026



Todd D. Willis, PS
Reg. No. S-7996
740-739-4030

EXHIBIT A

DESCRIPTION
SPEAKMAN PARCEL

Situated in the State of Ohio, County of Madison and the Township of Union, and being part of V.M.S. No. 8742, and being Parcel No. 6 of Subdivision of 2.230 acres for Everett Johnson et al 1954, and being all of the 0.338 acre parcel (0.339 acres by survey) conveyed to Joseph Speakman, as recorded in Official Record 443, Page 2530, Parcel # 30-00072.000. All references are the Records of Madison County Recorder, said parcel being further described as follows:

Commencing at an iron pin set at the southwest corner of Lot 5 of London Terrace Subdivision Section One, as recorded in Plat Book 1, Page 384, also being the southwest corner of the Rebecca Rogers parcel, as recorded in Deed Book 261, Page 522, also being the corner between Union Township and the City of London, said point also being the **True Point of Beginning** for the parcel herein described;

Thence, North 69° 13' 40" East, 75.60 feet, along the south line of said Lot 5 of London Terrace Subdivision Section One, also being along the south line of said Rebecca Rogers parcel, also being along said Corporation line, to an iron pin set at the northwest corner of Parcel No. 5 of said Subdivision of 2.230 acres for Everett Johnson et al 1954, also being the northwest corner of the Kay L. McSeveney parcel, as recorded in Official Record 129, Page 990;

Thence, South 19° 56' 32" East, 197.24 feet, along the west line of said Parcel No. 5 of said Subdivision of 2.230 acres for Everett Johnson et al 1954, also being the west line of said Kay L. McSeveney parcel, to a 5/8" dia. iron pin found on the north line of U.S. 42 (R/W varies) aka High Street;

Thence, South 71° 20' 29" West, 75.00 feet, along the north line of U.S. 42, to an iron pin set at the southeast corner of the H & H London Holding Company, LLC parcel, as recorded in Official Record 203, Page 2473;

Thence, North 20° 07' 20" West, 194.47 feet, along the east line of said H & H London Holding Company, LLC parcel, to the **True Point of Beginning**.

Containing 0.339 Acres, more or less, subject to all legal highways, all limitations of public access to highways, leases, zoning regulations, easements of record and restrictive covenants.

All iron pins set are 5/8" Dia x 30" L rebar w Org ID Cap Stamped Willis S-7996.

Bearings are based on the centerline of U.S. 42, being South 69° 15' 25" West, Ohio State Plane Grid, South Zone NAD83(2011).

This Description is based on a survey made under the direct supervision of Todd D. Willis in March 2026, Reg. Surveyor No. 7996. Phone No. 740-739-4030, Willis Engineering & Surveying.

Todd D. Willis
03-05-2026

