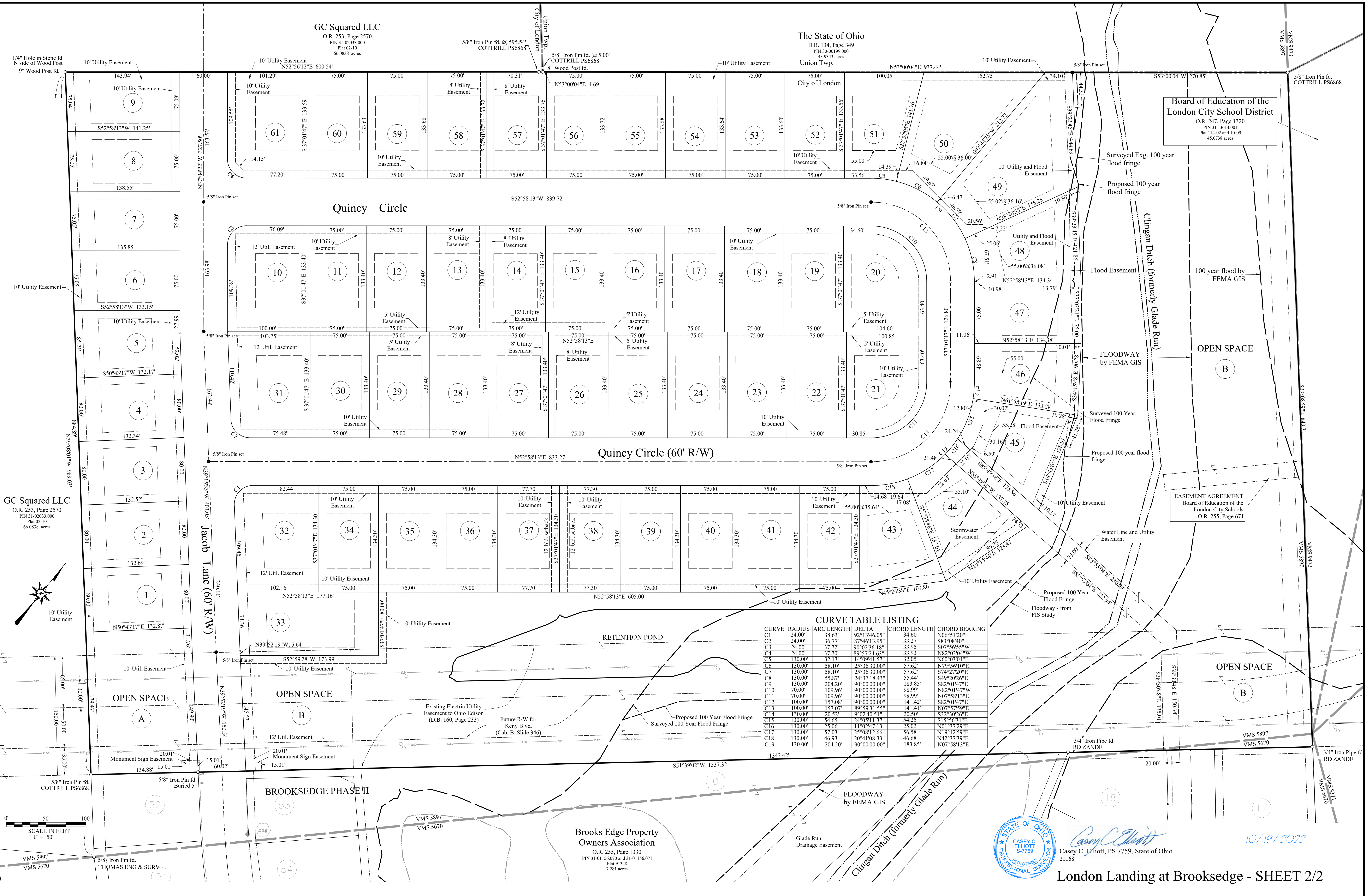


GC Squared LLC
O.R. 253, Page 2570
PIN 31-02033.000
Plat 02-10
66.0838 acres

The State of Ohio
D.B. 134, Page 349
PIN 30-0099.000
43.9343 acres

Board of Education of the
London City School District
O.R. 247, Page 1320
PIN 31-3614.001
Plat 114-02 and 10-09
45.0738 acres



CURVE	RADIUS	ARC LENGTH	DELTA	CHORD LENGTH	CHORD BEARING
C1	24.00'	38.63'	92°13'46.05"	34.60'	N06°51'20"E
C2	24.00'	36.77'	87°46'13.95"	33.27'	S83°08'40"W
C3	24.00'	37.72'	90°02'36.18"	33.95'	S07°56'55"W
C4	24.00'	37.70'	89°57'24.63"	33.93'	N82°03'04"W
C5	130.00'	32.13'	14°09'41.57"	32.05'	N60°03'04"E
C6	130.00'	58.10'	25°36'30.00"	57.62'	N79°56'10"E
C7	130.00'	58.10'	25°36'30.00"	57.62'	S74°27'20"E
C8	130.00'	55.87'	24°37'18.43"	55.44'	S49°20'26"E
C9	130.00'	204.20'	90°00'00.00"	183.85'	S82°01'47"E
C10	70.00'	109.96'	90°00'00.00"	98.99'	N82°01'47"W
C11	70.00'	109.96'	90°00'00.00"	98.99'	N07°58'13"E
C12	100.00'	157.08'	90°00'00.00"	141.42'	S82°01'47"E
C13	100.00'	157.07'	89°59'31.55"	141.41'	N07°57'59"E
C14	130.00'	20.52'	9°02'40.51"	20.50'	S32°30'26"E
C15	130.00'	54.65'	24°05'11.37"	54.25'	S15°56'51"E
C16	130.00'	25.06'	11°02'47.13"	25.02'	N01°57'39"E
C17	130.00'	57.03'	25°08'12.66"	56.58'	N19°42'59"E
C18	130.00'	46.93'	20°41'08.33"	46.68'	N42°37'39"E
C19	130.00'	204.20'	90°00'00.00"	183.85'	N07°58'13"E



Casey C. Elliott, PS 7759, State of Ohio
21168

10/19/2022

RECORD PLAT of London Landing at Brookside A 61 LOT SUBDIVISION

Lots 01 through 61 and Reserves A and B
Virginia Military Survey 5670 and 5897
City of London, Madison County, Ohio

DEVELOPER GC Squared LLC
2260 State Route 56 NW
London, Ohio 43140
(757)589-9000

ENGINEER and SURVEYOR Casey Elliott, PE, PS
Conservation Technologies, Inc.
212 West High St.
London, Ohio 43140
(740)852-1300

LOCATED in the State of Ohio, County of Madison, City of London, in Virginia Military Survey 5670, 5897 and 8886, and being 30.611 acres in the name of GC Squared LLC, an Ohio Limited Liability Corporation (Official Records 263, Page 413, of the Madison County Recorder's Records).

BASIS OF BEARING is S51°39'02"W along the northwest line of Brookside Subdivision Phase II (Plat B-328) established using GPS survey data adjusted to State Plane Coordinates 3402 OHIO SOUTH (NAD83 (2011)).

WE, THE UNDERSIGNED, being all of the Owners and/or Lien-holders of record, do hereby accept that the plat shown herein is a true representation of **LONDON LANDING AT BROOKSIDE**, a subdivision of lots 1 through 61 and reserves A and B inclusive and do hereby dedicate to the public use forever all of the street rights-of-way shown hereon and within the limits of the referenced property.

RESERVE E and RESERVE F of Brookside Phase II will be released when the extension of Jacob Lane within London Landing is accepted.

RESERVE A and RESERVE B is OPEN SPACE and will be retained by the Developer until the construction improvements and Final Plat are accepted by the City of London at which time the reserves will be transferred at the discretion of the Developer to the **London Landing Property Owner's Association**.

BUILDING SETBACKS Building Setbacks are 35 feet from the front lot line, 30 feet from the back lot line and 10 feet from the side lot lines unless otherwise noted on the Plat.

LANDSCAPE and ENTRY MONUMENT EASEMENT, on RESERVES A and B, is reserved for entry landscaping and signs and will be transferred with RESERVES A and B.

UTILITY EASEMENTS, where indicated on the plat, are hereby granted to the companies, municipalities, or entities providing public utility services (including but not limited to water supply, sanitary sewer, electricity, telephone, cable television and storm drainage services) for construction, operation, maintenance, demolition and/or replacement of the facilities to provide the services above and below ground and with the express privilege of removing any and all trees or other obstructions to the free use of the said easements.

There is an implied utility easement along each side lot line that intrudes 5.0 feet onto each lot for the purpose of installing underground utilities.

The utility companies may NOT install services or appurtenances above, on or under the lot and property corners unless said installation is more than 36" deep, except as shown on the construction plans. Any public or private utility that disturbs, destroys or hinders the placement of property corners and monuments shall be responsible for setting or resetting property corners and monuments.

THE CLINGAN DITCH DRAINAGE EASEMENT in London Landing at Brookside is granted to the City of London for the purpose of accessing, maintaining and repairing the Clingan Ditch stream corridor. Maintenance shall be limited to removing trash and blockage from the stream channel as necessary to maintain the integrity of the channel. Maintenance shall be performed only with the consent of the Homeowners Association and will be planned with the assistance of the Madison SWCD. Maintenance plans and activities shall meet the requirements of all State and Federal Regulations.

FLOOD EASEMENT Lots 45 through 49 are subject to a Flood Easement to prevent construction of buildings or placement of fill within the 100 year Flood Plain. Fences are allowed.

London Landings at Brookside is subject to all the provisions of the **London Landing Property Owner's Association**, an Ohio Non-profit Corporation established in (Official Records _____, Page _____).

IN WITNESS THEREOF, we set our hands this the 10th day of November, 2022.

Witness Mary B. Rieley Witness Brian Ballenger

SIGNED: GC Squared LLC Date 11/10/2022

STATE OF OHIO, MADISON COUNTY) SS

Be it remembered that on this the 10th day of November, 2022,

personally came the said Paul J. Gross, to me known, and acknowledged the signing and execution of the foregoing statement to be their voluntary act and deed for the uses and purposes therein expressed.

My Commission expires July 8, 2023 Notary in and for Madison County.

Approved this the 1st day of December, 2022, [Signature]
Planning Commission Chairman
City of London

Approved this the 29th day of November, 2022, [Signature]
Safety Service Director
City of London

Approved this the 29th day of November, 2022, [Signature]
Mayor, City of London

Approved and accepted this the 1st day of December, 2022,
by ordinance No. _____

wherein Thomas Lane and Quincey Circle dedicated hereon are accepted by the Council of the City of London, Ohio.

20220006169
Filed for Record in
MADISON COUNTY, OHIO
CHARLES E REED, RECORDER
12-12-2022 AT 03:08 PM.
PLAT
B-490 Transferred this the 12th day of December, 2022, [Signature]
City Clerk, City of London

Filed for Record this the 12th day of December, 2022, [Signature]
Recorder, Madison County, Ohio

Fee \$ 43.80 File Number 22-6169 Plat Slide B-490 by Rachel Fisher, Deputy
81.20 22-6170 Recorder, Madison County, Ohio.

Recorded this the 12th day of December, 2022, in Cabinet B Page 4964
8.497

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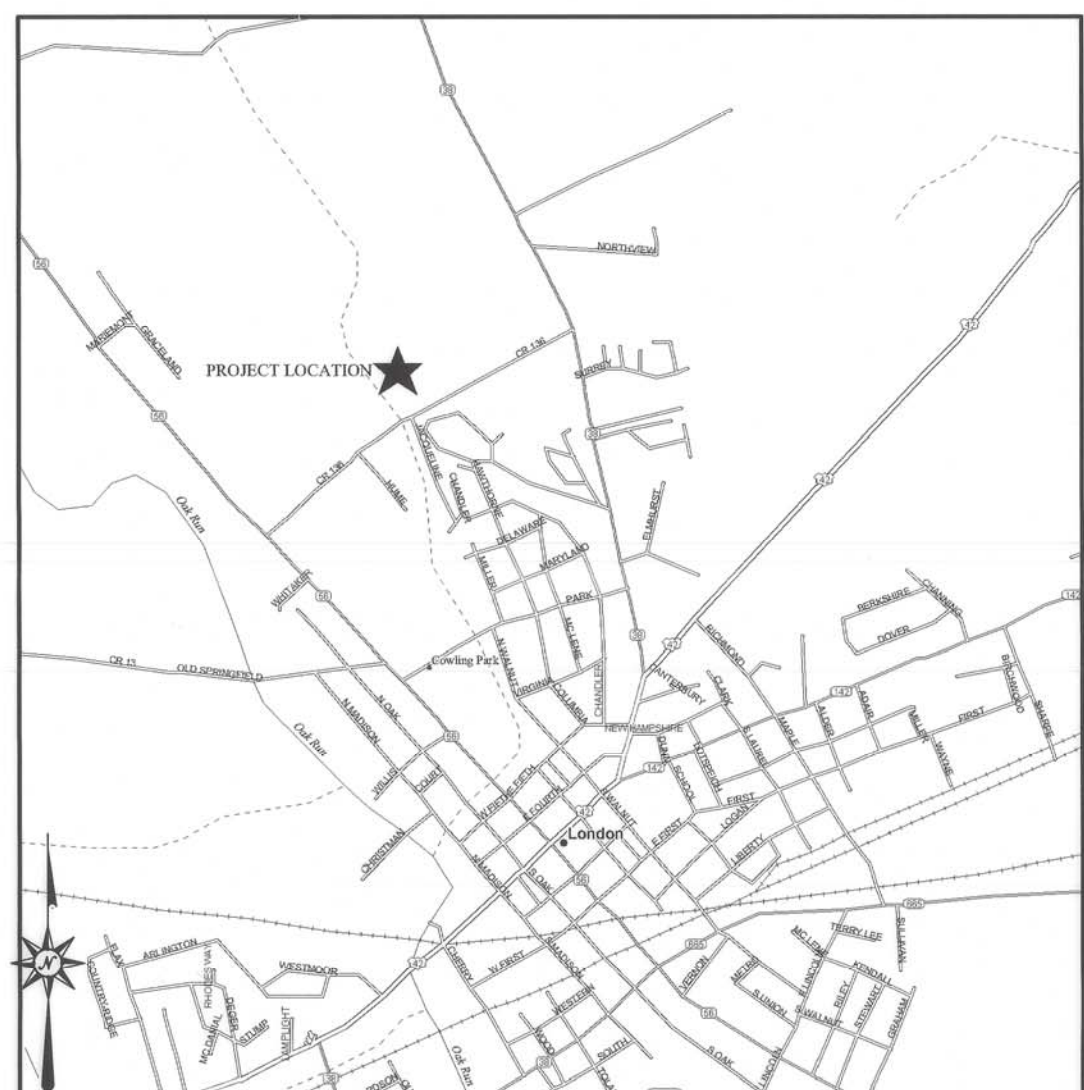
Recorded this the 12th day of December, 2022, in Cabinet B Page 4964
8.497

LOT, R/W & RESERVE AREAS

LOT	Sq. Ft.	Acres
Street R/W	176,593.71	4.054
1	10,622.38	0.244
2	10,608.37	0.244
3	10,594.35	0.243
4	10,580.34	0.243
5	10,927.07	0.251
6	10,087.34	0.232
7	10,289.76	0.236
8	10,492.17	0.241
9	10,701.03	0.246
10	13,223.35	0.304
11	10,005.01	0.230
12	10,005.00	0.230
13	10,005.00	0.230
14	10,005.00	0.230
15	10,005.00	0.230
16	10,005.00	0.230
17	10,005.00	0.230
18	10,005.00	0.230
19	10,005.00	0.230
20	12,901.55	0.296
21	12,401.30	0.285
22	10,005.00	0.230
23	10,005.00	0.230
24	10,005.00	0.230
25	10,005.00	0.230
26	10,005.00	0.230
27	10,005.00	0.230
28	10,005.00	0.230
29	10,005.00	0.230
30	10,005.00	0.230
31	13,381.46	0.307
32	13,936.01	0.320
33	14,042.63	0.322
34	10,072.50	0.231
35	10,072.50	0.231
36	10,072.50	0.231
37	10,435.11	0.240
38	10,381.39	0.238
39	10,072.50	0.231
40	10,072.50	0.231
41	10,072.50	0.231
42	10,072.50	0.231
43	11,269.41	0.259
44	11,874.94	0.273
45	11,715.96	0.269
46	10,593.49	0.243
47	10,077.02	0.231
48	12,460.17	0.286
49	19,814.78	0.455
50	16,351.62	0.375
51	11,154.75	0.256
52	10,018.47	0.230
53	10,021.49	0.230
54	10,024.51	0.230
55	10,027.53	0.230
56	10,030.55	0.230
57	10,030.79	0.230
58	10,027.51	0.230
59	10,024.21	0.230
60	10,020.91	0.230
61	13,397.65	0.308
RESERVE A	24,144.75	0.554
RESERVE B	467,209.47	10.726
Total	1,333,086.8	30.603



PHASE MAP



LOCATION MAP
1"=1500'

LONDON
DESCRIPTION ACCEPTABLE MADISON COUNTY ENGINEER
DATE: 11/12/22 BY: SM
ACREAGE: 4.05 acs Dedicated ROW
RESERVE: 26.557
RESERVE A: 554 acs Reserve A
RESERVE B: 26.003
RESERVE B: 10.726 acs Reserve B
RESERVE B: 15.277
RESERVE B: 15.277 acs LOTS 1-61 London Landing

LEGEND
Road Centerline U.S. 42
Property Line (offsite) _____
Property Line _____
Right of Way B/W _____
Easement _____
Existing Monument ○ Iron Pin found
New Monument ● Iron Pin set
Monuments found are described. Monuments set are 5/8" diameter by 30" rebar with plastic ID caps labeled ELLIOTT PS7759 unless otherwise described.



CERTIFICATION: I certify that this plat and the description developed from it meets the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code. This plat and any descriptions were developed from an actual field survey performed in November 2021.

Casey C. Elliott, PS 7759, State of Ohio
21168
10/19/2022