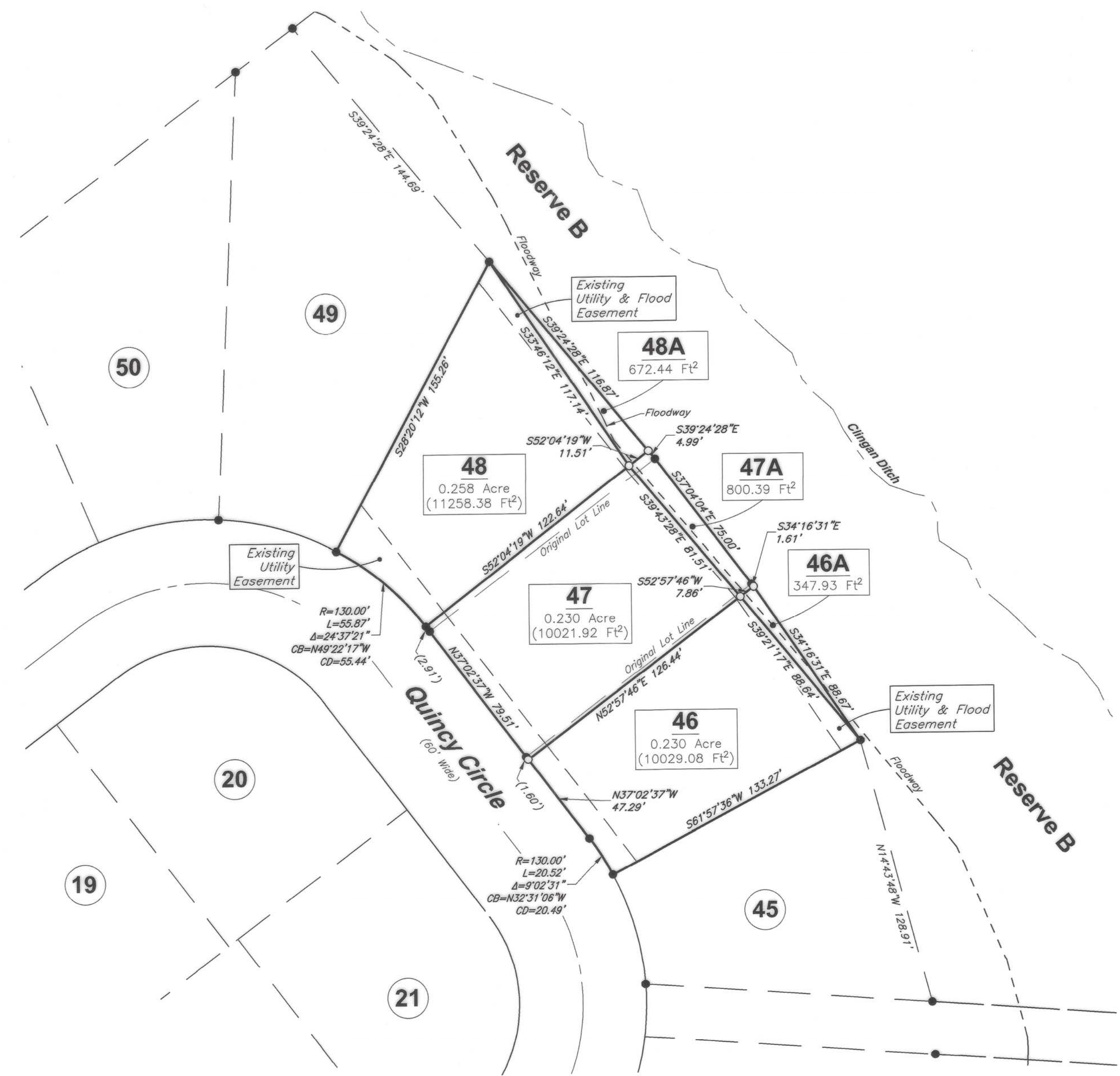


# LONDON LANDING AT BROOKSEGE REPLAT OF LOTS 46 - 48

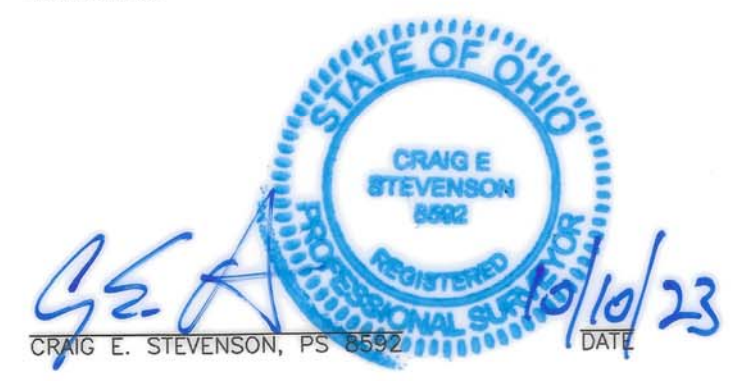


IRON PINS SET ARE 5/8" DIAMETER X 30" LONG REBAR WITH RED PLASTIC CAP STAMPED "H&S 8592". ALL IRON PINS SHOWN AS FOUND ARE IN GOOD CONDITION UNLESS NOTED OTHERWISE.

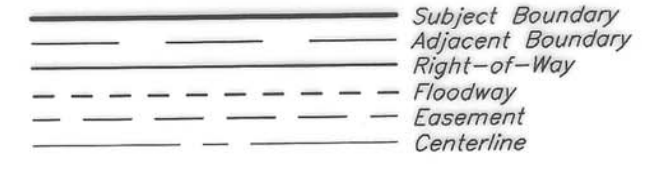
BEARING REFERENCE:  
THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011) EPOCH 2010. SAID BEARINGS ORIGINATED FROM A FIELD TRAVERSE WHICH WAS REFERENCED TO SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE OHIO DEPARTMENT OF TRANSPORTATION REAL-TIME-NETWORK (ODOT RTN). THE SOUTH WEST LINE OF LOT 47, HAVING A BEARING OF N37°02'37"W AND MONUMENTED AS SHOWN ON THIS PLAT IS DESIGNATED THE "BASIS OF BEARING" FOR THIS SURVEY.

REFERENCE DOCUMENTS:  
PLAT CABINET B, SLIDES 496 - 497

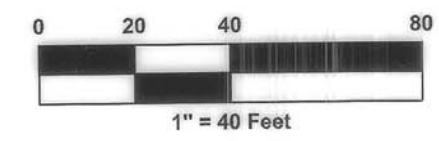
I HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE REPRESENTATION OF A SURVEY PERFORMED JULY 2023 BY HARRAL AND STEVENSON, LLC UNDER MY DIRECT SUPERVISION AND THAT THE ACCURACY OF SAID SURVEY IS CONSISTENT WITH CURRENT ACCEPTED SURVEYING STANDARDS.



### Line Legend



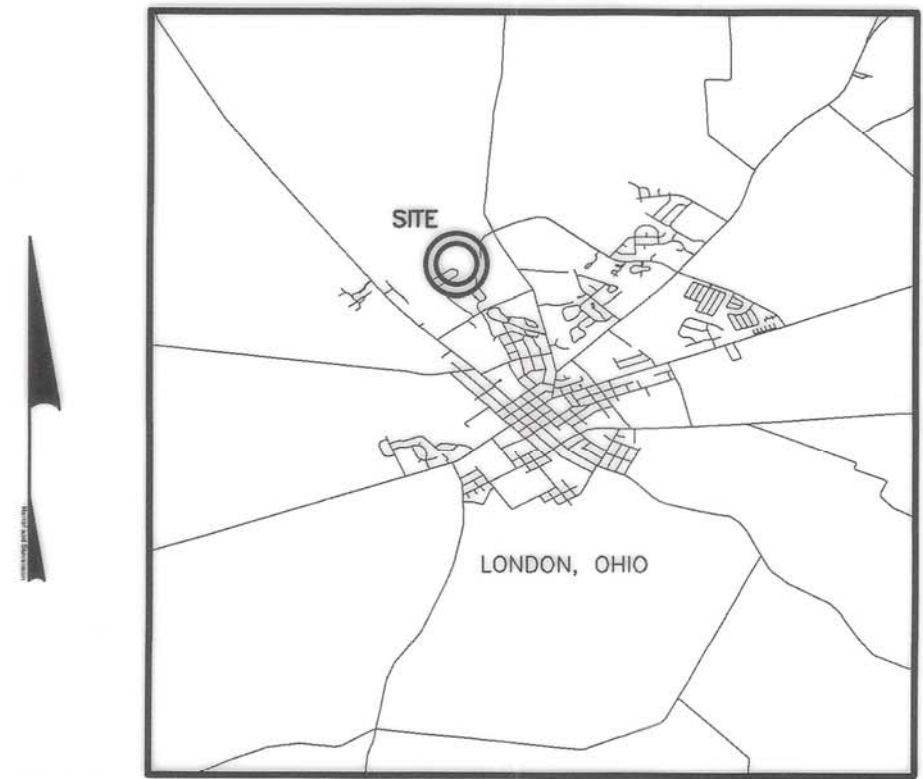
### Symbol Legend



2023-4367  
Filed for Record in  
MADISON COUNTY, OH  
RACHEL FISHER, COUNTY RECORDER  
10/25/2023 10:55:53 AM  
PLAT #43.60  
Total Pages: 1 **B-510**

|                                                                                                                                                                     |                 |       |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-------|
| <b>Harral and Stevenson</b><br>Civil Engineering and Surveying<br>2869 North Court Street<br>Circleville, Ohio 43113<br>Ph: 740.497.4432<br>www.harralstevenson.com |                 |       |
| CITY OF LONDON, MADISON COUNTY, OHIO<br>VIRGINIA MILITARY SURVEY 5897<br><b>LONDON LANDING AT BROOKSEGE</b><br>REPLAT OF LOTS 46 - 48                               |                 |       |
| Project No: S0835fp                                                                                                                                                 | Scale: 1" = 40' | SHEET |
| Client: CLAYTON PROPERTIES                                                                                                                                          | Drawn: JBP      | 2     |
| Date: October 10, 2023                                                                                                                                              | Reviewed: CES   | 2     |

**LONDON LANDING AT BROOKSEGE  
REPLAT OF LOTS 46 - 48**



LOCATION MAP  
NOT TO SCALE

SITUATED IN THE CITY OF LONDON, COUNTY OF MADISON, THE STATE OF OHIO, AND IN VIRGINIA MILITARY SURVEY 5897.

BEING A REPLAT OF LOTS 46 - 48, OF LONDON LANDING AT BROOKSEGE, RECORDED IN PLAT CABINET B, PAGES 496 & 497, AND CONVEYED TO CLAYTON PROPERTIES GROUP, INC, IN OFFICIAL RECORD VOLUME 411, PAGE 2121, ALL IN THE RECORDER'S OFFICE OF MADISON COUNTY, OHIO.

THE UNDERSIGNED, CLAYTON PROPERTIES GROUP, INC BY MICHAEL MARINANGELI

DO HEREBY CERTIFY THAT THE PLAT HEREIN CORRECTLY REPRESENTS THE REPLAT OF LOTS 46 - 48 OF LONDON LANDING AT BROOKSEGE, INCLUSIVE AND DO HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE AS SUCH ALL OR PARTS OF THE ROADS SHOWN HEREON AND NOT HERETOFORE DEDICATED.

THE UNDERSIGNED BEING ALL THE OWNERS AND LIEN HOLDERS OF THE LANDS HEREIN PLATTED FURTHER AGREES THAT ANY USE OR IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING VALID ZONING, PLATTING, HEALTH DEPARTMENT OR OTHER LAWFUL RULES AND REGULATIONS OF MADISON COUNTY, OHIO FOR THE BENEFIT OF THEMSELVES AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM, UNDER OR THROUGH THE UNDERSIGNED.

THE LOTS SHOWN HEREON ARE SUBJECT TO DEED COVENANTS AND RESTRICTIONS OF RECORD IN SAID PLAT CABINET B, PAGES 496 & 497, AS WELL AS OFFICIAL RECORD VOLUME 411, PAGE 2121, MADISON COUNTY RECORDER'S OFFICE.

IN WITNESS THEREOF DAVID BAUM

SET THEIR HANDS THIS 20th DAY OF October, 2023

Michael Marinangeli  
CLAYTON PROPERTIES GROUP, INC - BY MICHAEL MARINANGELI, DIVISION PRESIDENT, COLUMBUS

STATE OF OHIO  
COUNTY OF MADISON

BE IT REMEMBERED THAT ON THIS 20th DAY OF October, 2023

PERSONALLY CAME THE SAID MICHAEL MARINANGELI,

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 10/11/2027 NOTARY IN AND FOR MADISON COUNTY.



Alice Kay Stoney  
Notary Public  
State of Ohio  
My Comm. Expires  
October 11, 2027

*Alice Kay Stoney*  
*Alice Kay Stoney*

OWNER:  
CLAYTON PROPERTIES GROUP, INC  
dba ARBOR HOMES  
9225 HARRISON PARK COURT  
INDIANAPOLIS, INDIANA 46216  
PAUL METZGER  
513-678-2417

SURVEYOR:  
CRAIG E. STEVENSON PS 8592  
2869 NORTH COURT STREET  
CIRCLEVILLE, OHIO 43113  
740-497-4432

APPROVED THIS 17 DAY OF October, 2023.

[Signature]  
PLANNING COMMISSION CHAIRMAN, CITY OF LONDON

APPROVED THIS 12th DAY OF October, 2023.

[Signature]  
SAFETY SERVICE DIRECTOR, CITY OF LONDON

APPROVED THIS 12th DAY OF October, 2023.

[Signature]  
MAYOR, CITY OF LONDON

APPROVED THIS 17 DAY OF OCTOBER, 2023.

[Signature]  
BOARD OF PUBLIC UTILITIES CHAIRMAN, CITY OF LONDON

APPROVED AND ACCEPTED THIS 23 DAY OF October, 2023

TRANSFERRED THIS 25 DAY OF October, 2023.

Jennifer S. Hunter / JAS  
AUDITOR, MADISON COUNTY, OHIO

FILED FOR RECORD THIS 25th DAY OF October, 2023.

Rachel Fisher by Lisa Thornsbey deputy  
RECORDER, MADISON COUNTY, OHIO

FEE \$ 87.20 FILE NUMBER 23-4306+4309 23-4366+4367

RECORDER, MADISON COUNTY, OHIO

RECORDED THIS 23rd DAY OF October, 2023

IN PLAT CABINET B PAGE(S) 509+510

2023-4366  
Filed for Record in  
MADISON COUNTY, OH  
RACHEL FISHER, COUNTY RECORDER  
10/25/2023 10:55:53 AM  
PLAT #43.60  
Total Pages: 1 B-509

*RePlat  
London*  
*10-25-23*  
*Lot 48*  
*Lot 47*  
*Lot 46*  
*Lot 48A*  
*Lot 47A*  
*Lot 46A*  
*London  
Landing*

**HS** **Harral and Stevenson**  
Civil Engineering and Surveying  
2869 North Court Street  
Circleville, Ohio 43113  
Ph: 740.497.4432  
www.harralstevenson.com

**CITY OF LONDON, MADISON COUNTY, OHIO**  
**VIRGINIA MILITARY SURVEY 5897**  
**LONDON LANDING AT BROOKSEGE**  
**REPLAT OF LOTS 46 - 48**

|                            |                 |       |
|----------------------------|-----------------|-------|
| Project No: S0835fp        | Scale: 1" = 40' | SHEET |
| Client: CLAYTON PROPERTIES | Drawn: JBP      | 1     |
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