

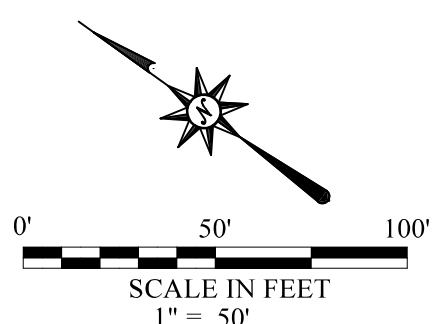
AREA TABLE

| Lot No. | Sq. Ft. |
|---------|----------|
| 62 | 9859.4 |
| 63 | 7844.8 |
| 64 | 8000.5 |
| 65 | 8258.9 |
| 66 | 8258.9 |
| 67 | 7995.7 |
| 68 | 7995.7 |
| 69 | 7995.7 |
| 70 | 7995.7 |
| 71 | 7250.0 |
| 72 | 7250.0 |
| 73 | 7250.0 |
| 74 | 7250.0 |
| 75 | 7250.0 |
| 76 | 7250.0 |
| 77 | 7250.0 |
| 78 | 7250.0 |
| 79 | 7250.0 |
| 80 | 7250.0 |
| 81 | 7246.9 |
| 82 | 13301.2 |
| 83 | 11211.1 |
| 84 | 8603.8 |
| 85 | 8487.7 |
| 86 | 8406.1 |
| 87 | 8546.5 |
| 88 | 8846.5 |
| 89 | 8476.6 |
| C | 34371.1 |
| | 264202.3 |

Total in Lots and Reserve C = 6.065 ac.
Total with Streets = 7.6212 ac.

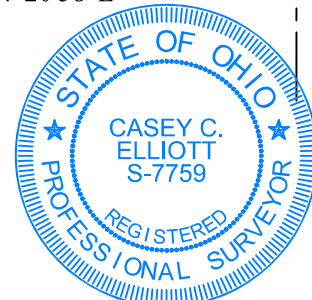
CURVE TABLE for PHASE II-A

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|---------|------------|--------------|---------------|-------------|
| C1 | 24.00' | 37.10' | 33.52' | N81°21'42"W | 88°34'40" |
| C2 | 24.00' | 37.71' | 33.95' | N07°56'33"E | 90°01'50" |
| C3 | 200.00' | 326.00' | 291.09' | S07°39'14"W | 93°23'29" |
| C4 | 230.00' | 369.31' | 330.90' | S06°57'29"W | 91°59'59" |
| C5 | 170.00' | 277.10' | 247.43' | N07°39'14"E | 93°23'29" |
| C6 | 230.00' | 50.33' | 50.23' | S46°41'22"W | 12°32'13" |
| C7 | 230.00' | 52.43' | 52.31' | S33°53'27"W | 13°03'37" |
| C8 | 230.00' | 54.24' | 54.12' | S20°36'16"W | 13°30'46" |
| C9 | 230.00' | 53.31' | 53.19' | S07°12'31"W | 13°16'45" |
| C10 | 230.00' | 24.01' | 24.00' | S02°36'51"E | 5°58'55" |
| C11 | 229.92' | 52.81' | 52.69' | S11°54'22"E | 13°09'36" |
| C12 | 230.00' | 54.24' | 54.12' | S25°19'41"E | 13°30'46" |
| C13 | 230.00' | 27.93' | 27.91' | S35°33'47"E | 6°57'27" |
| C14 | 170.00' | 14.74' | 14.74' | S51°51'56"W | 4°58'05" |
| C15 | 170.00' | 206.75' | 194.24' | S14°32'25"W | 69°40'57" |
| C16 | 170.00' | 55.61' | 55.36' | S29°40'17"E | 18°44'27" |



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

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



Casey C. Elliott, PS 7759, State of Ohio
23113

12/13/2023

RECORD PLAT of London Landing at Brookside

Phase IIA A 28 LOT SUBDIVISION

Lots 62 through 89 and Reserve C
Virginia Military Survey 5897
City of London, Madison County, Ohio



LOCATION MAP
1"=1500'



PHASE MAP

LEGEND

- Water Line
 - Drainage Channel
 - Tree and Treeline
 - Road Centerline
 - Section or V.M.S. Line
 - Property Line (offsite)
 - Property Line
 - Right of Way
 - Easement
 - Exg. Fence
 - Proposed Fence
 - Existing Monument
 - Proposed or New Monument
- Iron Pin
 Iron Pin set
- Pins set are 5/8" rebar w/ ID caps stamped ELLIOTT PS7759

LONDON
DESCRIPTION ACCEPTABLE MADISON COUNTY ENGINEER
DATE 12/27/23 BY *SE*
ACREAGE 5.276 Lots 62-89
1.789 Rec C
1.5562 Dedicated ROW
London Landing
Residual 58.4626

DEVELOPER Thomas A. Coughlin, Nicholas J. Coughlin and Paul J. Gross
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 5897, and being 7.621 acres in the name of Thomas A. Coughlin, Nicholas J. Coughlin and Paul J. Gross (Official Records Page 480 2611 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 PHASE IIA**, a subdivision of lots 62 through 89 and Reserve C, 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.

Open Space A and Open Space B, as platted in *London Landing at Brookside* (Cabinet B, Slides 496 and 497) and Reserve C will be retained by the Developer until the construction improvements and Final Plat for the PUD 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*.

Open Space A and B are part of the open space requirement for London Landing Phase II-A and subsequent phases.

BUILDING SETBACKS Building Setbacks in Phase II are 25 feet from the front lot line, 25 feet from the back lot line and 10 feet from the side lot lines for 60 foot wide lots and 9 feet from the side lot lines for lots that are narrower than 60 feet unless otherwise noted on the Plat.

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* was granted to the City of London in the plat for *London Landing at Brookside* (Cabinet B, Slides 496 and 497) which includes a portion of Open Space B for the purpose of accessing, maintaining and repairing the Clingan Ditch stream corridor.

London Landing at Brookside Phase II-A is subject to all the provisions of the *London Landing Property Owner's Association*, an Ohio Non-profit Corporation established in (Official Records 411, Page 715 and amended in O.R. 411, Page 2117).

IN WITNESS THEREOF, we set our hands this the 27th day of October, 2023.

SIGNED: Thomas A. Coughlin 12/27/23
Date
SIGNED: Nicholas J. Coughlin 12/27/23
Date
SIGNED: Paul J. Gross 12/27/23
Date



AARON P. MILLER, Attorney at Law
Notary Public, State of Ohio
My Commission has no expiration date
Section 147.03 R.C.

STATE OF OHIO, MADISON COUNTY; SS

Be it remembered that on this the 27th day of October, 2023, personally came the said Thomas A. Coughlin, Nicholas J. Coughlin and 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 N/A Notary in and for Madison County.

Approved this the 28th day of DECEMBER, 2023.

Planning Commission Chairman
City of London

Approved this the 27th day of December, 2023.

Safety Service Director
City of London

Approved this the 27th day of December, 2023.
Mayor, City of London

Approved and accepted this the 21st day of July, 2023,
by ordinance No. 182-23
wherein *Reagan's Ridge* and *Jacob Lane* dedicated hereon are accepted by the Council of the City of London, Ohio.

City Clerk, City of London
Signature Not Needed Per Aaron Miller

Transferred this the 28th day of December, 2023.

Rachel S. Hunter by B.J. Crawford, dep.
Auditor, Madison County, Ohio

Filed for Record this the 28th day of December, 2023.

Rachel A. Gishw
Recorder, Madison County, Ohio

Fee \$ 87.20 File Number B-511 + B-512
Recorder, Madison County, Ohio.

Recorded this the 28th day of December, 2023,
in Cabinet B Page 511 + B-512

2023-5316
Filed for Record in
MADISON COUNTY, OH
RACHEL FISHER, COUNTY RECORDER
12/28/2023 12:06:18 PM
PLAT #43.60

R-511



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 and April 2023.

Casey C. Elliott 12/13/2023
Casey C. Elliott, PS 7759, State of Ohio
23113