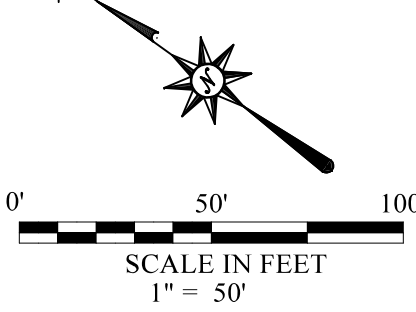


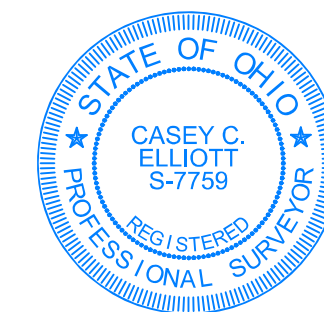


LOT NUMBER	LOT AREA (sq. Ft.)
90	9,593.70
91	7,500.00
92	7,500.00
93	7,500.00
94	7,500.00
95	7,500.00
96	7,500.00
97	7,500.00
98	7,312.50
99	7,312.50
100	7,312.50
101	7,312.50
102	7,312.50
103	7,312.50
104	7,312.50
105	10,486.10
106	9,594.40
107	7,312.50
108	7,312.50
109	7,484.70
110	7,250.00
111	7,250.00
112	7,538.50
113	9,696.30
114	10,191.80
115	7,500.00
116	7,500.00
117	7,657.00
118	7,657.00
119	7,657.00
120	7,657.00
121	7,657.00
122	7,657.00
123	7,657.00
124	7,657.00
125	7,657.00
126	7,657.00
127	10,112.30
Total Lot Area=	299,080.30
Total R/W Area=	101,762.93
Total in Phase II-B	400,843.23
Phase II-B in Acres	9.202



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C16	170.00'	55.61'	55.36'	S29°40'17"E	18°44'27"
C17	24.00'	36.28'	32.92'	S82°20'46"E	86°36'31"
C18	24.00'	39.12'	34.93'	N07°39'14"E	93°23'29"
C19	24.00'	36.28'	32.92'	S82°20'46"E	86°36'31"
C20	24.00'	39.12'	34.93'	S07°39'14"W	93°23'29"
C21	100.00'	151.16'	137.17'	S82°20'46"E	86°36'31"
C22	130.00'	151.84'	143.36'	N87°48'38"E	66°55'27"
C23	70.00'	105.81'	96.02'	S82°20'46"E	86°36'31"
C24	130.00'	44.67'	44.45'	N48°52'45"W	19°41'14"

Thomas A. Coughlin (45%),
Paul J. Gross (45%), and
Nicholas J. Coughlin (10%)
O.R. 420, Page 2611
PIN 31-02033.000
Plat 02-10
66.0838 acres
(58.4626 Acres w/o PHASE II-A)



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

04/25/2024

RECORD PLAT of
London Landing at Brookside
Phase II-B
A 38 LOT SUBDIVISION
 Lots 90 through 127
 Virginia Military Survey 5897
 City of London, Madison County, Ohio



LOCATION MAP
 1"=1500'



SCALE IN FEET
 1" = 300'

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
- Pins set are 5/8" rebar w/ ID caps stamped ELLIOTT PS7759

DESCRIPTION ACCEPTABLE MADISON COUNTY ENGINEER
 DATE 6-18-24 BY VS
 ACREAGE 6.866 (lots 90-127)
 2.336 dedicated Row
 London Landing Ph II-B
 Residual 49.2666

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 9.202 acres in the name of Thomas A. Coughlin, Nicholas J. Coughlin and Paul J. Gross (Official Records 420, Page 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 II-B**, a subdivision of lots 90 through 127 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-B 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 or wider 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-B 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 5th day of May, 2024.

SIGNED: Thomas A. Coughlin Date 5/24/24
 SIGNED: Nicholas J. Coughlin Date 5/24/24
 SIGNED: Paul J. Gross Date 5/15/24

STATE OF OHIO, MADISON COUNTY; SS

Be it remembered that on this 15th & 24th day of May, 2024, 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
 Madison County.

Approved this the 3rd day of June, 2024,
Rep. Carter
 Planning Commission Chairman
 City of London

Approved this the 3rd day of June, 2024,
Rep. Carter
 Safety Service Director
 City of London

Approved this the 29th day of May, 2024,
Casey Elliott
 Mayor, City of London

Approved and accepted this the 20 day of July, 2024,
 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.

Transferred this the 18th day of June, 2024,
Jennifer D. Hunter by Sgt. Crawford
 Auditor, Madison County, Ohio

Filed for Record this the 18th day of JUNE, 2024,
Rachel A. Fisher by Cindy Andrews, deputy
 Recorder, Madison County, Ohio

Fee \$ 87.20 File Number
 Recorder, Madison County, Ohio.

Recorded this the 18 day of JUNE, 2024,
 in Cabinet B Page 523-524

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

04/25/2024

SHEET 1/2

2024-2714
 Filed for Record in
 MADISON COUNTY, OH
 RACHEL FISHER, COUNTY RECORDER
 06/18/2024 11:58:20 AM
 PLAT #43.60
 Total Pages: 1
 B 523