

The State of Ohio
D.B. 134, Page 349
PIN 30-00199.000
43.9343 acres

5/8" Iron Pin fd. @ 5.09'
THOMAS ENG.
8" Wood Post fd.
5/8" Iron Pin fd. @ 1537.62'
THOMAS ENG.

S39°02'31"E 1276.99'
1086.94'

5/8" Iron Pin fd. @ 1081.94'
COTTRILL PS6868

8" Wood Post fd.
5/8" Iron Pin fd. @ 5.00'
COTTRILL PS6868

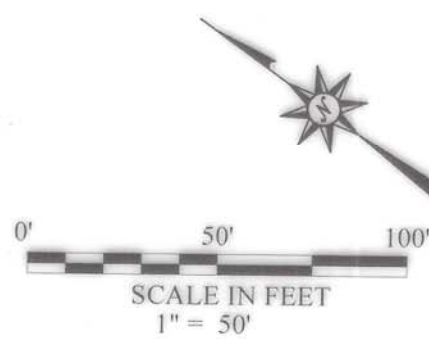
57

The State of Ohio
D.B. 134, Page 347
PIN 30-00199.000
255.27 acres

LOT NUMBER	LOT AREA (sq. Ft.)
128	15,055.5
129	21,041.0
130	14,932.4
131	10,089.3
132	10,091.2
133	10,093.7
Total Lot Area=	81,303.1
Total R/W Area=	-
Total in Phase II-C	81,303.1
Phase II-C in Acres	1.866



Union Twp.
City of London



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
(49.2606 Acres w/o PHASE II-A & II-B)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C25	130.00'	50.64'	50.32'	N69°53'17"W	22°19'12"
C26	130.00'	50.60'	50.28'	S87°48'03"W	22°18'07"
C27	130.00'	50.60'	50.28'	S65°29'59"W	22°18'02"
C28	130.00'	151.84'	143.36'	S87°48'38"W	66°55'27"

VMS 5897
VMS 9473

2024-3238
Filed for Record in
HARISON COUNTY, OH
RACHEL FISHER, COUNTY RECORDER
07/23/2024 02:44:40 PM
PLAT #43.60
Total Pages: 1 B-537



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

06/10/2024

RECORD PLAT of London Landing at Brookside Phase II-C A 6 LOT SUBDIVISION

Lots 128 through 133
Virginia Military Survey 5897 and 9473
City of London, Madison County, Ohio



LOCATION MAP
1"=1500'



PHASE MAP

SCALE IN FEET
1" = 300'

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

2024-3237
Filed for Record in
MADISON COUNTY, OH
RACHEL FISHER, COUNTY RECORDER
07/23/2024 02:44:40 PM
PLAT 943.60
Total Pages: 1

LONDON
DESCRIPTION ACCEPTABLE MADISON COUNTY ENGINEER
DATE 7/18/24 BY [Signature]
ACREAGE LOTS 128-133 (1.966)
RESIDUAL 47.3946

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 9473, and being 1.866 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-C**, a subdivision of lots 128 through 133 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-C 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-C 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 1st day of July 2024.

SIGNED: [Signature] 7-1-2024
Thomas A. Coughlin Date

SIGNED: [Signature] 7-1-24
Nicholas J. Coughlin Date

SIGNED: [Signature] 7/1/2024
Paul J. Gross Date

STATE OF OHIO, MADISON COUNTY, SS

Be it remembered that on this the 1st day of July 2024, 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 2/11/28 Notary in and for Madison County.

Approved this the 15th day of July, 2024,
[Signature]
Planning Commission Chairman
City of London

Approved this the 15th day of July, 2024,
[Signature]
Safety Services Director
City of London

Approved this the 15th day of July, 2024,
[Signature]
Mayor, City of London

Approved this the 15th day of July, 2024,
[Signature]
Mayor, City of London

Approved this the 15th day of July, 2024,
[Signature]
Mayor, City of London

Approved and accepted this the 6 day of June, 2024,

by ordinance No. 126-24 wherein *Reagan's Ridge* and *Jacob Lane* dedicated hereon are accepted by the Council of the City of London, Ohio.

[Signature]
City Clerk, City of London

Transferred this the 23rd day of July, 2024,

[Signature]
Auditor, Madison County Ohio

Filed for Record this the 23 day of July, 2024,
[Signature]
Recorder, Madison County, Ohio

Fee \$ 87.20 File Number 2024-3237-1 2024-3238
Recorder, Madison County, Ohio.

Recorded this the 23 day of July, 2024,

in Cabinet B Page 536-537

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.



[Signature]
Casey C. Elliott, PS 7759, State of Ohio
23113

06/10/2024