



- LEGEND**
- ⊙ IRON PIN FOUND AS NOTED
 - IRON PIN SET (5/8" REBAR 30" LONG) W/PLASTIC CAP "ARCADIS U.S. INC. S-7740")
 - MAG NAIL FOUND
 - U/E UTILITY EASEMENT
 - B/L BUILDING SETBACK LINE

- BUILDING SETBACKS LINES**
- FRONT YARD 25 FEET
 - SIDE YARD 5.25 FEET
 - REAR YARD 25 FEET



CHEVINGTON PLACE HOMEOWNERS ASSOCIATION OF OMNI COMMUNITY ASSOCIATION MANAGERS
O.R. 413, PG. 407
2.967 ACRES

TOM CAT LLC
O.R. 421, PG. 1910
261.366 ACRES

EX. RECIPROCAL EASEMENT & MAINTENANCE AGREEMENT
O.R. 337, PG. 1815

TOM CAT LLC
O.R. 421, PG. 1910
0.227 ACRE

CHEVINGTON PLACE SECTION 4, PHASE 2
P.B. B, PGS. 408-409

CHEVINGTON PLACE SECTION 4, PHASE 1
P.B. B, PGS. 405-407

EX. RECIPROCAL EASEMENT & MAINTENANCE AGREEMENT
O.R. 337, PG. 1815

EX. ELECTRIC LINE EASEMENT
D.V. 199, PG. 520

MADISON COUNTY MONUMENT
02-004

Curve Table					
Curve #	Length	Radius	Delta	CB	CHORD
C1	39.27'	25.00'	90°00'00"	S37°20'44"W	35.36'
C2	39.27'	25.00'	90°00'00"	S52°39'16"E	35.36'
C3	40.55'	445.00'	5°13'14"	S5°02'39"E	40.53'

2025-634
Filed for Record in
MADISON COUNTY, OH
RACHEL FISHER, COUNTY RECORDER
02/21/2025 12:38:13 PM
PLAT \$43.60
Total Pages: 1 **B-552**

ARCADIS
8101 N. High Street
Columbus, OH 43235
Contact: DAVE CHIESA
614-818-4900 ext. 2039
Fax: 614-818-4902
www.ibigroup.com

JOHNSON'S CREEK SECTION 1A

C:\Users\chiesad246\OneDrive\Arcadis ACC US\US-00147824-Johnson's Creek\Project Files\7.0_Production\02_Survey-Mapping\JOHNSON'S CREEK SECTION 1 PLAT.DWG by:chiesad246 on 02/07/2025 @ 12:47:11 pm ~ © M+E Companies, Inc.

JOHNSON'S CREEK

SECTION 1A

STATE OF OHIO, COUNTY OF MADISON, CITY OF LONDON

DESCRIPTION

SITUATED IN THE STATE OF OHIO, COUNTY OF MADISON, CITY OF LONDON, BEING PART OF VIRGINIA MILITARY SURVEY NO. 5802, BEING 0.454 ACRE OF THAT 261.366 ACRE TRACT (P.N. 31-03399.001) OF LAND AND BEING ALL OF THAT 0.227 ACRE TRACT (P.N. 31-03399.085) AS DESCRIBED IN A DEED TO TOM CAT LLC, OF RECORD IN OFFICIAL RECORD 421, PAGE 1910, RECORDER'S OFFICE, MADISON COUNTY, OHIO,

PROPERTY OWNERS CONSENT

TOM CAT LLC, BEING THE OWNER OF THE LAND PLATTED HEREIN, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS JOHNSON'S CREEK SECTION 1A, A SUBDIVISION OF LOTS 1, 2 AND 3 DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATES TO THE PUBLIC USE, AS SUCH, EASEMENTS SHOWN HEREON AND HERETOFORE DEDICATED.

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 AND SANITARY SEWER FOR MID-OHIO WATER AND SEWER DISTRICT, ELECTRICITY (INCLUDING OHIO EDISON COMPANY) 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 EASEMENT.

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.

GRANTOR, BEING THE DULY AUTHORIZED REPRESENTATIVE OF THE DEVELOPER DEDICATING THE PROPERTY DESCRIBED IN THIS PLAT, HEREBY AGREES THAT GRANTOR WILL INDEMNIFY THE CITY OF LONDON FOR AND HOLD IT HARMLESS FROM ANY AGRICULTURAL RECOUPMENTS ASSESSED OR LEVIED IN THE FUTURE AGAINST THE PROPERTY DEDICATED HEREIN WHICH RESULT FROM GRANTORS CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

TOM CAT LLC

Hollis B Brown

By: *[Signature]*

PRINTED: *Hollis B Brown*

Nichole Flynn

President

PRINTED: *Nichole Flynn*

STATE OF OHIO, COUNTY OF Madison SS:

BE IT REMEMBERED THAT ON THIS 11th DAY OF February 2025, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME [Signature], PRESIDENT TOM CAT LLC, WHOM ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF TOM CAT LLC. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES 1/14/2030

[Signature]
NOTARY PUBLIC



HOLLIS B BROWN
Notary Public
State of Ohio
My Comm. Expires
January 14, 2030

LONDON
RECORDED THIS 2/20/25 DAY OF February 2025, IN PLAT BOOK B PAGES 551-552
ACROSS .454 Lots 1+2 Johnson's Creek 1A
RESIDUAL .260.912
AC .227 LOT 3 Johnson's Creek 1A



BACKGROUND MAP
1"=80'

2025-633
Filed for Record in
MADISON COUNTY, OH
RACHEL FISHER, COUNTY RECORDER
02/21/2025 12:38:13 PM
PLAT #43.60
Total Pages: 1 **B-551**

APPROVED AND ACCEPTED THIS _____ DAY OF _____, 2025 BY ORDINANCE No. _____ WHEREIN ALL OF THE EASEMENTS DEDICATED HEREON ARE ACCEPTED AS SUCH BY THE COUNCIL OF THE CITY OF LONDON, OHIO.

TRANSFERRED THIS 20th DAY OF February 2025.
Jennifer S. Hunter by [Signature]
AUDITOR, MADISON COUNTY, OHIO

FILED FOR RECORD THIS 21st DAY OF February 2025 AT 12:38 PM

FEE \$ 87.00 FILE NO. 2025-633+634 *Rachel Fisher by [Signature]*
RECORDER, MADISON COUNTY, OHIO

RECORDED THIS 21st DAY OF February 2025, IN PLAT BOOK B PAGES 551-552



LOCATION MAP
NO SCALE

APPROVED THIS 11th DAY OF February, 2025
[Signature]
PLANNING COMMISSION CHAIRMAN
CITY OF LONDON, OHIO

APPROVED THIS 11th DAY OF February, 2025
[Signature]
MAYOR CITY OF LONDON, OHIO

APPROVED THIS 11th DAY OF February, 2025
[Signature]
SAFETY SERVICE DIRECTOR
CITY OF LONDON, OHIO

APPROVED THIS 18th DAY OF February, 2025
[Signature]
DIRECTOR
MID-OHIO WATER AND SEWER DISTRICT

CERTIFICATION

I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ATTACHED PREMISES, PREPARED THE ATTACHED PLAT, AND THAT SAID PLAT IS CORRECT. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. MONUMENTATION TO BE PLACED UPON COMPLETION OF CONSTRUCTION NECESSARY TO THE IMPROVEMENT OF THIS LAND.

THE MEASUREMENTS ARE CERTIFIED CORRECT AND IRON PINS WILL BE SET AS SHOWN.



ARCADIS
BY *[Signature]* 02/07/25
David L. Chiesa P.S.
Registered Surveyor No. 7740

BEARING REFERENCE

BEARINGS HEREIN ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83, 2011 ADJUSTMENT.

ARCADIS
8101 N. High Street
Columbus, OH 43235
Contact: DAVE CHIESA
614-818-4900 ext. 2039
Fax: 614-818-4902
www.ARCADIS.com

C:\Users\chiesad5246\OneDrive\Projects\Johnson's Creek\Project Files\Y_03_Design\02_Survey-Mapping\JOHNSONS CREEK SECTION 1A\PLAT.DWG by:chiesad5246 on 02/07/2025 @ 12:47:11 pm ~ © M+E Companies, Inc.