

Reference Coordinates at the SE corner of RESERVE A are S86°36'56"W 2969.39 feet from the published coordinates of MAD BM 02-004

LONDON LANDING AT BROOKSEDGE

Curve Data for London Landing Phase III A

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C57	24.00'	37.06'	33.49'	N84°06'39"W	88°28'39"
C58	24.00'	38.34'	34.39'	S05°53'21"W	91°31'21"

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  
47.3946 acres

LOT and Right-of-way AREA SUMMARY

Lot No.	Area (SF)	Area (ac.)
From Coughlin et al. (PIN 31-02033.000)		
208	8673.1	0.199
209	8410.0	0.193
210	8410.0	0.193
211	8410.0	0.193
212	8410.0	0.193
213	8410.0	0.193
Maddox Drive R/W	21073.0	0.484
Total from Coughlin, et al.	71796.1	1.648
From GCSquared LLC (Coughlin, et al.) (PIN 31-01156.074)		
Open Space A - London Landing at Brooksedge		
A1	11926.8	0.274
A2	3923.9	0.090
Maddox Drive R/W	8294.1	0.190
Total from Open Space 'A'	24144.8	0.554
Total Area in Lots	50723.1	1.164
Total Area in Open Space A1 and A2	15850.7	0.364
Total Area in R/W Maddox Drive	29367.1	0.674
Total Area in Subdivision	80090.2	1.839

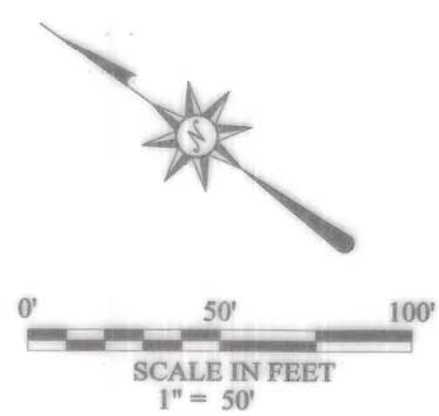
Note: London Landing at Brooksedge Phase III-A consists of two parcels:  
(1) The subdivision of Open Space 'A' of London Landing at Brooksedge (Cabinet 1, Slide 496-7)  
(2) 1.648 acres from Coughlin, et al. (Official Records 420, Page 2611)

LONDON LANDING PHASE II

BROOKSEDGE PH II

MATTHEW E &  
ANDREA M  
GOEDEL  
OR 251, PG. 644  
7.932 Acres  
30-00063.000

JAMIE & TERESA  
TYSON  
OR 321, PG. 479  
16.0304 Acres  
31-00257.000-82



2025-1002  
Filed for Record in  
MADISON COUNTY, OH  
RACHEL FISHER, COUNTY RECORDER  
03/18/2025 12:40:02 PM  
PLAT #43.60  
Total Pages: 1 B-554



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

02/26/2025



RECORD PLAT of  
London Landing at Brooksedge  
Phase III-A  
A 6 LOT SUBDIVISION  
Lots 208 through 213, OPEN SPACE A1 and A2  
Virginia Military Survey 5897  
City of London, Madison County, Ohio

DEVELOPER

Thomas A. Coughlin, Nicholas J. Coughlin and Paul J. Gross  
2260 State Route 56 NW  
London, Ohio 43140  
(757)589-9000

GCSquared LLC

Thomas A. Coughlin, Nicholas J. Coughlin and Paul J. Gross

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 1.648 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) and 0.554 acres in OPEN SPACE A of LONDON LANDING at BROOKSEGE (Cabinet B, Slide 496 and 497) in the name of GCSquared LLC.

BASIS OF BEARING is S51°39'02"W along the northwest line of Brooksedge 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 BROOKSEGE PHASE III-A, a subdivision of lots 208 through 213, OPEN SPACE 'A1' and 'A2' inclusive and the Right-of-way of Maddox Drive, 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 Brooksedge (Cabinet B, Slides 496 and 497) as revised 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 A1, A2 and B are part of the open space requirement for London Landing Phase III-A and subsequent phases.

**BUILDING SETBACKS** Building Setbacks in Phase III 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 Brooksedge was granted to the City of London in the plat for London Landing at Brooksedge (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 Brooksedge Phase III-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 14th day of March, 2025.

SIGNED: *[Signature]* Managing Member 3/14/25  
GCSquared LLC Position Date

SIGNED: *[Signature]* 2/14/25  
Thomas A. Coughlin Date

SIGNED: *[Signature]* 3/14/25  
Nicholas J. Coughlin Date

SIGNED: *[Signature]* 3/14/25  
Paul J. Gross Date

STATE OF OHIO, MADISON COUNTY; SS

Be it remembered that on this the 14th day of March, 2025, personally came the said Thomas A. Coughlin, Nicholas J. Coughlin and Paul J. Gross, individually and representing GCSquared LLC, 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  
DEREK J. WILSON  
Notary Public  
State of Ohio  
My Comm. Exp. February 11, 2028  
Notary in and for  
Madison County.

Approved this the 14th day of March, 2025,  
*[Signature]*  
Planning Commission Chairman  
City of London

Approved this the 14th day of March, 2025,  
*[Signature]*  
Safety Service Director  
City of London

Approved this the 14th day of March, 2025,  
*[Signature]*  
Mayor, City of London

Approved and accepted this the \_\_\_\_\_ day of \_\_\_\_\_, 2025,

by ordinance No. \_\_\_\_\_  
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  
Transferred this the 18th day of March, 2025,  
*[Signature]*  
Auditor, Madison County, Ohio

Filed for Record this the 18th day of March, 2025,  
*[Signature]*  
Recorder, Madison County, Ohio

Fee \$ 87.00 File Number  
Recorder, Madison County, Ohio.

Recorded this the 18th day of March, 2025,  
in Cabinet B Page 553-554

**CERTIFICATION:** I certify that this plat 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 through December 2024.

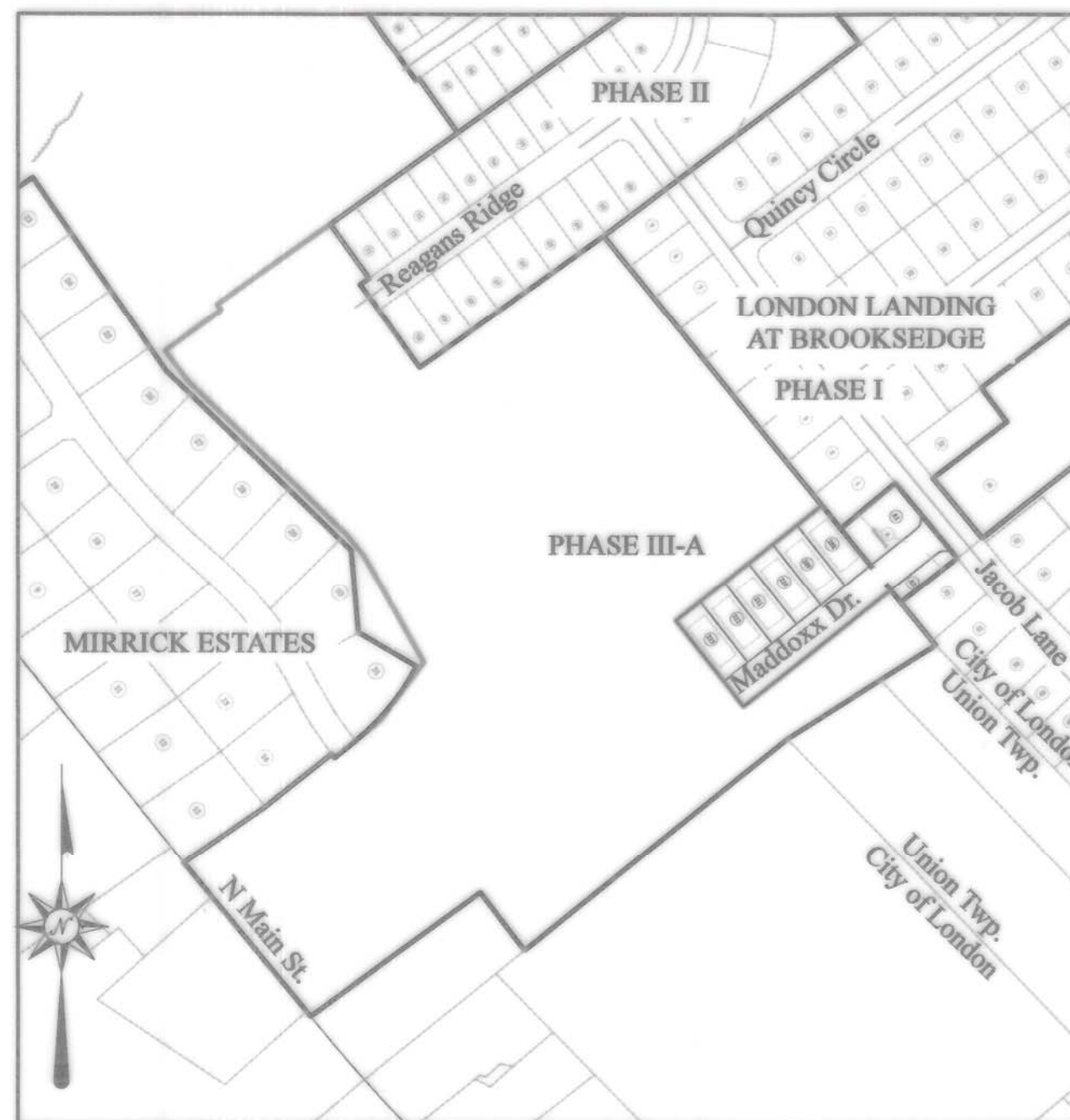
*[Signature]*  
Casey C. Elliott, PS 7759, State of Ohio  
23113

02/26/2025

London Landing at Brooksedge - Phase III-A SHEET 1/2



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 3/18/25 BY *[Signature]*

ACREAGE Res A1 .274

Res A2 .090

Dedicated ROW .190

LONDON  
DESCRIPTION ACCEPTABLE MADISON COUNTY ENGINEER

DATE 3/18/25 BY *[Signature]*

ACREAGE .484 Dedicated ROW

RESIDUAL 46.9106

average LOTS 208, 209, 210, 211, 212, 213 (1.164)

revised 45.7466 London Landing PH IIIA

2025-1001  
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