

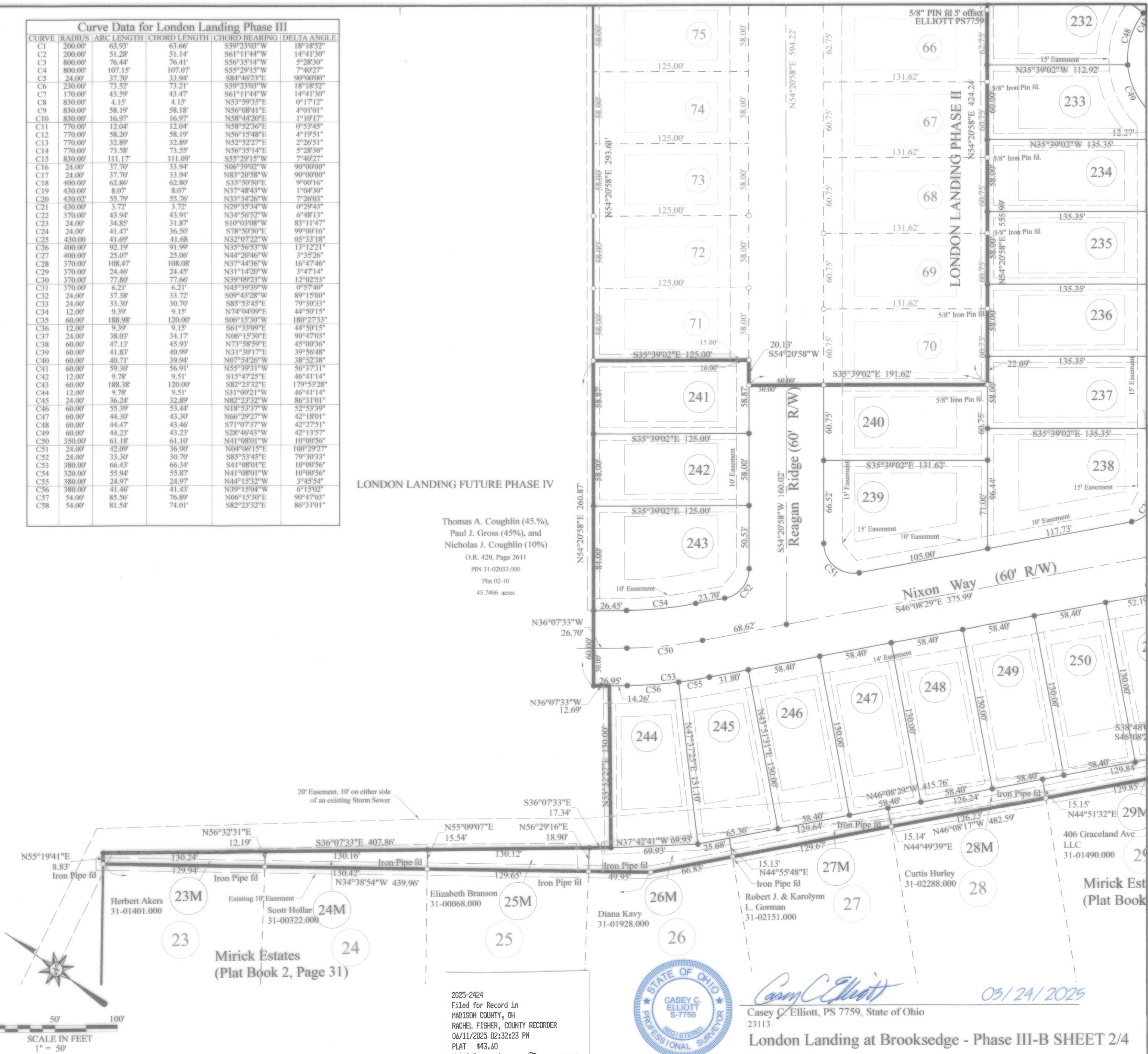
LOT and Right-of-way AREA SUMMARY

Lot No.	Area (SF)	Area (ac.)
<i>From Coughlin et al. (PIN 31-02033.000)</i>		
Buildable Lots		
214	8,410.00	0.193
215	8,410.00	0.193
216	8,410.00	0.193
217	10,606.39	0.243
218	11,368.83	0.261
219	9,420.06	0.216
220	9,597.64	0.220
221	9,775.22	0.224
222	8,526.44	0.196
223	8,895.53	0.204
224	9,273.10	0.213
225	12,060.36	0.277
226	10,277.16	0.236
227	9,206.52	0.211
228	9,206.52	0.211
229	9,206.52	0.211
230	8,664.98	0.199
231	9,398.74	0.216
232	11,543.22	0.265
233	14,660.79	0.337
234	9,764.36	0.224
235	7,870.49	0.181
236	7,870.49	0.181
237	7,870.49	0.181
238	10,604.25	0.243
239	13,612.07	0.312
240	10,902.99	0.250
241	7,485.52	0.172
242	7,852.62	0.180
243	7,852.62	0.180
244	7,852.62	0.180
245	7,852.62	0.180
246	11,279.79	0.259
247	11,419.46	0.262
248	9,476.29	0.218
249	8,255.93	0.190
250	8,157.02	0.187
251	10,355.17	0.238
252	11,129.49	0.255
253	8,222.62	0.189
254	8,292.39	0.190
255	9,483.55	0.218
256	13,933.60	0.320
257	8,577.65	0.197
258	8,188.96	0.188
259	7,554.39	0.173
260	7,629.61	0.175
261	7,592.00	0.174
262	7,592.00	0.174
263	7,777.00	0.179
264	8,232.77	0.189
265	7,591.89	0.174
266	7,592.00	0.174
267	7,592.00	0.174
268	7,592.00	0.174
269	7,592.00	0.174
270	7,592.00	0.174
271	7,947.67	0.182
272	8,152.92	0.187
273	10,761.24	0.247
274	7,995.65	0.184
275	7,358.75	0.169
276	7,250.00	0.166
277	9,893.62	0.227
Area in Lots 214-277	582,370.59	13.369
Non Buildable Lots		
M23	1,366.20	0.031
M24	1,805.60	0.041
M25	2,235.60	0.051
M26	2,082.10	0.048
M27	1,962.20	0.045
M28	1,911.30	0.044
M29	1,966.90	0.045
M30	7,134.20	0.164
M31	6,343.70	0.146
M14	735.50	0.017
Area in Non Buildable Lots	27,543.30	0.632
Open Space E	115,691.24	2.656
Area in Street R/Ws	219,619.11	5.042
Grand Total Area	945,224.24	21.699

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	200.00'	63.93'	63.66'	S59°23'03"W	18°18'52"
C2	200.00'	51.28'	51.14'	S61°11'44"W	14°41'30"
C3	800.00'	76.44'	76.41'	S56°35'14"W	5°28'30"
C4	800.00'	107.15'	107.07'	S55°29'15"W	7°40'27"
C5	24.00'	37.70'	33.94'	S84°46'23"E	90°00'00"
C6	230.00'	73.52'	73.21'	S59°23'03"W	18°18'52"
C7	170.00'	43.59'	43.47'	S61°11'44"W	14°41'30"
C8	830.00'	4.15'	4.15'	N53°59'35"E	0°17'12"
C9	830.00'	58.19'	58.18'	N56°08'41"E	4°01'01"
C10	830.00'	16.97'	16.97'	N58°44'20"E	1°10'17"
C11	770.00'	12.04'	12.04'	N58°52'36"E	0°53'45"
C12	770.00'	58.20'	58.19'	N56°15'48"E	4°19'51"
C13	770.00'	32.89'	32.89'	N52°52'27"E	2°26'51"
C14	770.00'	73.58'	73.55'	N56°35'14"E	5°28'30"
C15	830.00'	111.17'	111.09'	S55°29'15"W	7°40'27"
C16	24.00'	37.70'	33.94'	S06°39'02"W	90°00'00"
C17	24.00'	37.70'	33.94'	N83°20'58"W	90°00'00"
C18	400.00'	62.86'	62.80'	S33°50'50"E	9°00'16"
C19	430.00'	8.07'	8.07'	N37°48'43"W	1°04'30"
C20	430.00'	55.79'	55.76'	N33°34'26"W	7°26'03"
C21	430.00'	3.72'	3.72'	N29°35'34"W	0°29'43"
C22	370.00'	43.94'	43.91'	N34°56'52"W	6°48'13"
C23	24.00'	34.85'	31.87'	S10°03'08"W	83°11'47"
C24	24.00'	41.47'	36.50'	S78°50'50"E	99°00'16"
C25	430.00'	41.69'	41.68'	N32°07'22"W	05°33'18"
C26	400.00'	92.19'	91.99'	N35°56'53"W	13°12'21"
C27	400.00'	25.07'	25.06'	N44°20'46"W	3°35'26"
C28	370.00'	108.47'	108.08'	N37°44'36"W	16°47'46"
C29	370.00'	24.46'	24.45'	N31°14'20"W	3°47'14"
C30	370.00'	77.80'	77.66'	N39°09'23"W	12°02'53"
C31	370.00'	6.21'	6.21'	N45°39'39"W	0°57'40"
C32	24.00'	37.38'	33.72'	S09°43'28"W	89°15'00"
C33	24.00'	33.30'	30.70'	S85°53'45"E	79°30'33"
C34	12.00'	9.39'	9.15'	N74°04'09"E	44°50'15"
C35	60.00'	188.98'	120.00'	S06°15'30"W	180°27'33"
C36	12.00'	9.39'	9.15'	S61°33'09"E	44°50'15"
C37	24.00'	38.03'	34.17'	N06°15'30"E	90°47'03"
C38	60.00'	47.13'	45.93'	N73°58'59"E	45°00'36"
C39	60.00'	41.83'	40.99'	N31°30'17"E	39°56'48"
C40	60.00'	40.71'	39.94'	N07°54'26"W	38°52'38"
C41	60.00'	59.30'	56.91'	N55°39'31"W	56°37'31"
C42	12.00'	9.78'	9.51'	S15°47'25"E	46°41'14"
C43	60.00'	188.38'	120.00'	S82°23'32"E	179°53'28"
C44	12.00'	9.78'	9.51'	S31°00'21"W	46°41'14"
C45	24.00'	36.24'	32.89'	N82°23'32"W	86°31'01"
C46	60.00'	55.39'	53.44'	N18°53'37"W	52°53'39"
C47	60.00'	44.30'	43.30'	N66°29'27"W	42°18'01"
C48	60.00'	44.47'	43.46'	S71°07'37"W	42°27'51"
C49	60.00'	44.23'	43.23'	S28°46'43"W	42°13'57"
C50	350.00'	61.18'	61.10'	N41°08'01"W	10°00'56"
C51	24.00'	42.09'	36.90'	N04°06'15"E	100°29'27"
C52	24.00'	33.30'	30.70'	S85°53'45"E	79°30'33"
C53	380.00'	66.43'	66.34'	S41°08'01"E	10°00'56"
C54	320.00'	55.94'	55.87'	N41°08'01"W	10°00'56"
C55	380.00'	24.97'	24.97'	N44°15'32"W	3°45'54"
C56	380.00'	41.46'	41.43'	N39°15'04"W	6°15'02"
C57	54.00'	85.56'	76.89'	N06°15'30"E	90°47'03"
C58	54.00'	81.54'	74.01'	S82°23'32"E	86°31'01"

LONDON LANDING FUTURE PHASE IV

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
45.7466 acres



Casey C. Elliott
Casey C. Elliott, PS 7759, State of Ohio
23113
03/24/2025
London Landing at Brooksedge - Phase III-B SHEET 2/4

2025-2424
Filed for Record in
MADISON COUNTY, OH
RACHEL FISHER, COUNTY RECORDER
06/11/2025 02:32:23 PM
PLAT #43.60
Total Pages: 1

B-556

LONDON LANDING AT BROOKSEDGE

BROOKSEDGE PH II



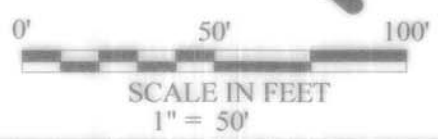
VMS 5897
VMS 5670

VMS 8863

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

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
45.7466 acres



2025-2425
Filed for Record in
HADDISON COUNTY, OH
RACHEL FISHER, COUNTY RECORDER
06/11/2025 02:32:23 PM
PLAT #43.60
Total Pages: 1

B-557



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

03/24/2025



$A=181.24'$
 $R=432.00'$
 $D=24^{\circ}02'18''$
 $B=N39^{\circ}23'29''E, C=179.92'$
 $T=91.98'$

2025-2426
 Filed for Record in
 MADISON COUNTY, OH
 RACHEL FISHER, COUNTY RECORDER
 06/11/2025 02:32:23 PM
 PLAT #43.60
 Total Pages: 1



Steve Schellin
31-00131.000

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

Elsie J. Slagle
 31-00131.001
 03/24/2025

**RECORD PLAT of
London Landing at Brookside
Phase III-B
A 64 LOT SUBDIVISION**
Lots 214 through 277, 14M, 23M through 31M and OPEN SPACE E
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

ENGINEER and SURVEYOR Casey Elliott, PE, PS
Conservation Technologies, Inc.
212 West High St.
London, Ohio 43140
(740)852-1300

The Developer has access across Lots 244 through 256 to Lots 14M and 23M through 31M for routine maintenance but is responsible to repair any damage to lawns or landscaping.

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: *Mid-Ohio Water and Sewer District* for water supply and sanitary sewer, *Charter Communications* for cable television, electricity, telephone 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 a utility easement along each side lot line and back lot line that intrudes 5.0 feet onto each lot and adjacent Open Space 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 except as shown on the construction plans unless said installation is more than 36" below final grade. 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 corner monuments.

The City of London, after notifying the landowners, has access across Lots 244 through 250 and Lots 23M through 30M to access, inspect, repair and maintain an existing 24" Storm Sewer. The City is responsible for repairing lawns, fences and landscaping which is damaged during maintenance.

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 III-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).

LOCATED in the State of Ohio, County of Madison, City of London, in Virginia Military Survey 5897 and being 21.699 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 III-B**, a subdivision of buildable Lots 214 through 277, non-buildable Lots 14M, and 23M through 31M, **OPEN SPACE 'E'** and the Rights-of-way of Reagan Ridge, Lukes Circle, Nixon Way and 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 Brookside* (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, and A2, as replatted from Open Space A, and **Open Space E** are part of the open space requirement for London Landing Phase III-B and subsequent phases.

Lots 14M and 23M through 31M are non-buildable lots and will be transferred to adjacent existing or proposed buildable lots at the sole and absolute discretion of the Developer.

IN WITNESS THEREOF, we set our hands this 9th day of June, 2025.

SIGNED: _____ Date 6/9/2025
Thomas A. Coughlin
SIGNED: _____ Date 6/9/25
Nicholas J. Coughlin
SIGNED: _____ Date June 9, 2025
Paul J. Gross

STATE OF OHIO, MADISON COUNTY; SS
Be it remembered that on this 9th day of June, 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 in and for
State of Ohio
My Comm. Expires
February 11, 2028

Approved this the 10th day of June, 2025.

Planning Commission Chairman
City of London

Approved this the 10th day of June, 2025.

Safety Service Director
City of London

Approved this the 10th day of June, 2025.

Mayor, City of London

Transferred this the 11th day of June, 2025.

Auditor, Madison County, Ohio

Filed for Record this the 11th day of June, 2025.

Recorder, Madison County, Ohio

Fee \$ 174.40 File Number 2025-0423 thru 2025-0426
Recorder, Madison County, Ohio.

Recorded this the 11th day of June, 2025.
in Cabinet B Page 555-558

2025-2423
Filed for Record in
MADISON COUNTY, OH
RACHEL FISHER, COUNTY RECORDER
06/11/2025 02:32:23 PM
PLAT #43,60
Total Pages: 1 **B-555**

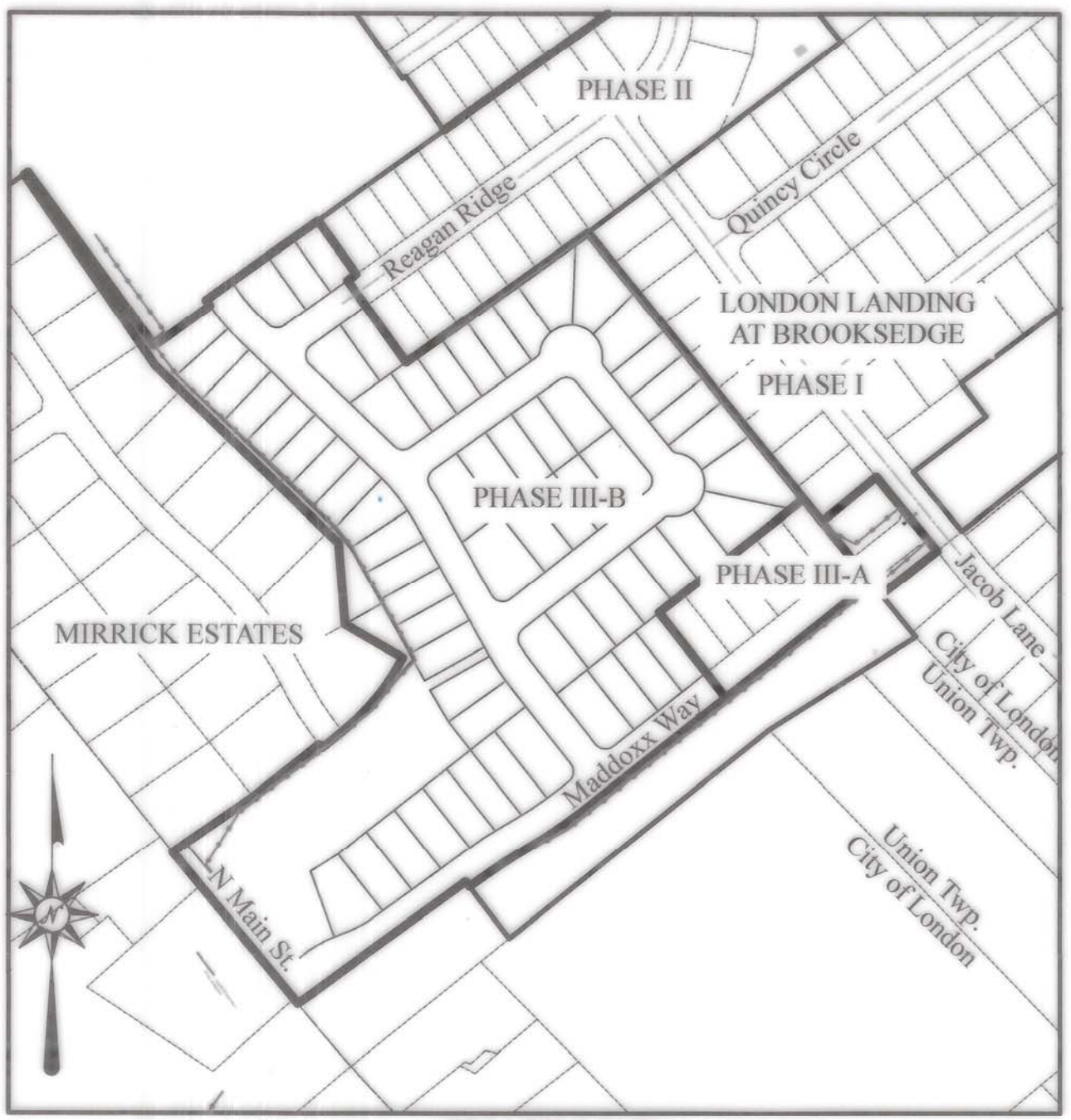
CERTIFICATION: I certify that this plat meets the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code. This plat and any descriptions were developed from an actual field survey performed in November 2021 through May of 2025.

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

London Landing at Brookside - Phase III-B SHEET 1/4



LOCATION MAP
1"=1500'



PHASE MAP

0' 300' 600'
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

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

LONDON	
DESCRIPTION ACCEPTABLE MADISON COUNTY ENGINEER	
DATE	6/11/25 BY SAH
ACREAGE	LOTS 214-277 13.369
	LOT 14M .017
	LOTS 23M-31M .615
	OPEN SPACE E 2.656
	Dedicated ROW 5.042
Residual	24.0476

