

( IN FEET )  
1 inch = 50 ft.

**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
- D/E DRAINAGE EASEMENT

**BUILDING SETBACKS LINES**

- FRONT YARD 25 FEET
- SIDE YARD 5.25 FEET
- REAR YARD 25 FEET

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

N=697925.793  
E=1705143.876

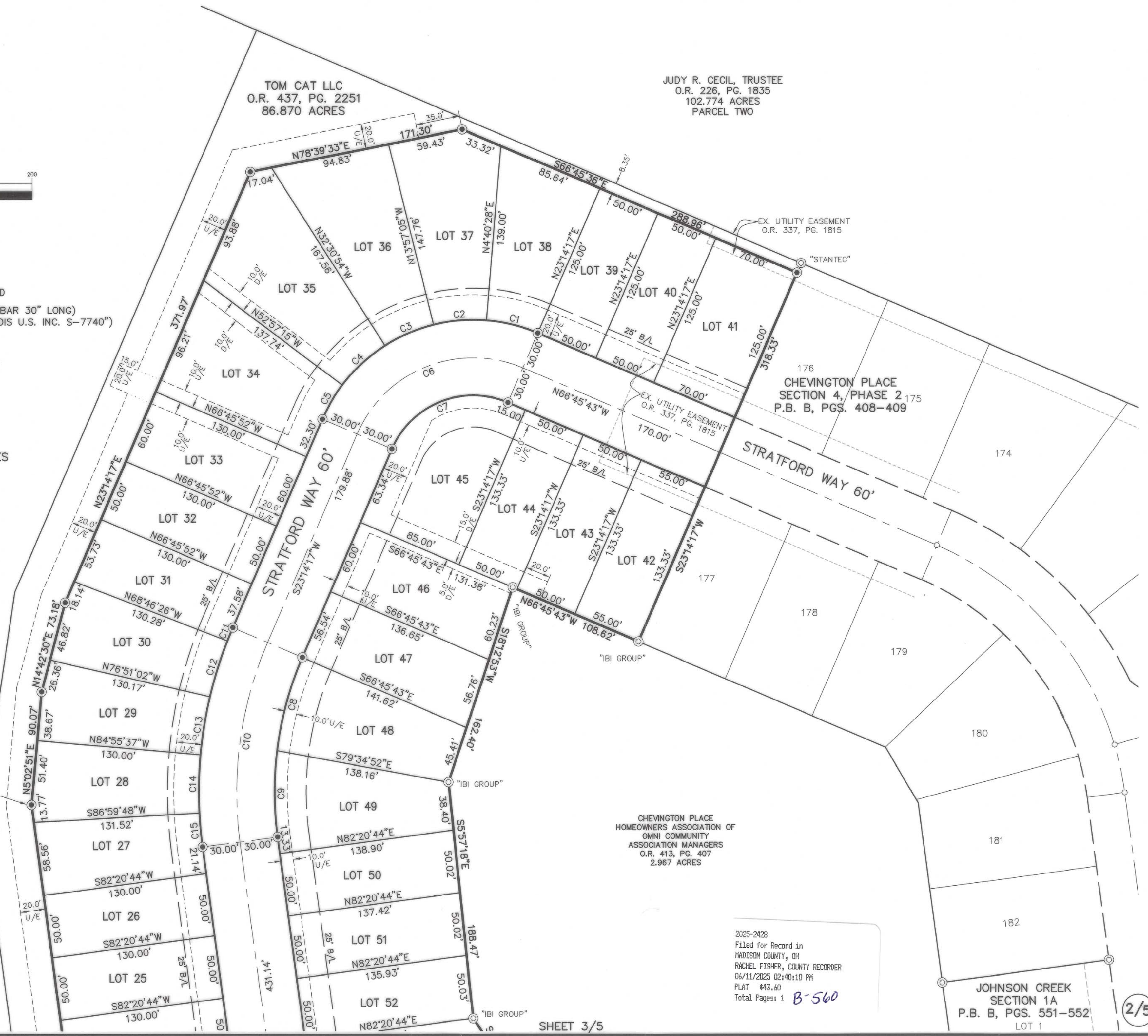
TOM CAT LLC  
O.R. 437, PG. 2251  
86.870 ACRES

**JOHNSON'S  
CREEK  
SECTION 1B**

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

TOM CAT LLC  
O.R. 437, PG. 2251  
86.870 ACRES

JUDY R. CECIL, TRUSTEE  
O.R. 226, PG. 1835  
102.774 ACRES  
PARCEL TWO



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

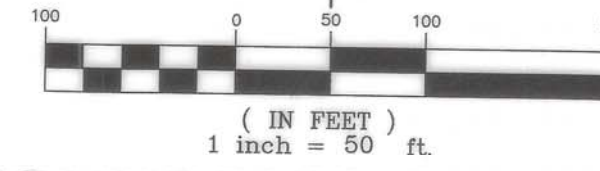
2025-2428  
Filed for Record in  
MADISON COUNTY, OH  
RACHEL FISHER, COUNTY RECORDER  
06/11/2025 02:40:10 PM  
PLAT #43.60  
Total Pages: 1 **B-560**

JOHNSON CREEK  
SECTION 1A  
P.B. B, PGS. 551-552  
LOT 1

C:\Users\chiesad5246\DCV\Projects\Johnson's Creek\Section 1B\Production\7.03\_Design\02\_Survey-Mapping\JOHNSONS CREEK SECTION 1 PLAT 156 LOTS D.L.C.dwg by:chiesad5246 on 06/09/2025 @ 08:42:51 am ~ © M+E Companies, Inc.

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

2025-2429 Filed for Record in MADISON COUNTY, OH RACHEL FISHER, COUNTY RECORDER 06/11/2025 02:40:10 PM PLAT #43.60 Total Pages: 1 B-561



# JOHNSON'S CREEK SECTION 1B

JOHNSON CREEK SECTION 1A P.B. B, PGS. 551-552 LOT 1

CHEVIN SECTION P.B. B,

RESERVE "F" IS A NON-BUILDABLE LOT TO BE USED FOR A DRAINAGE AND UTILITY EASEMENTS WITH ACCESS TO THE 2.967 ACRE TRACT SHOWN HEREON.

TOM CAT LLC O.R. 437, PG. 2251 86.870 ACRES

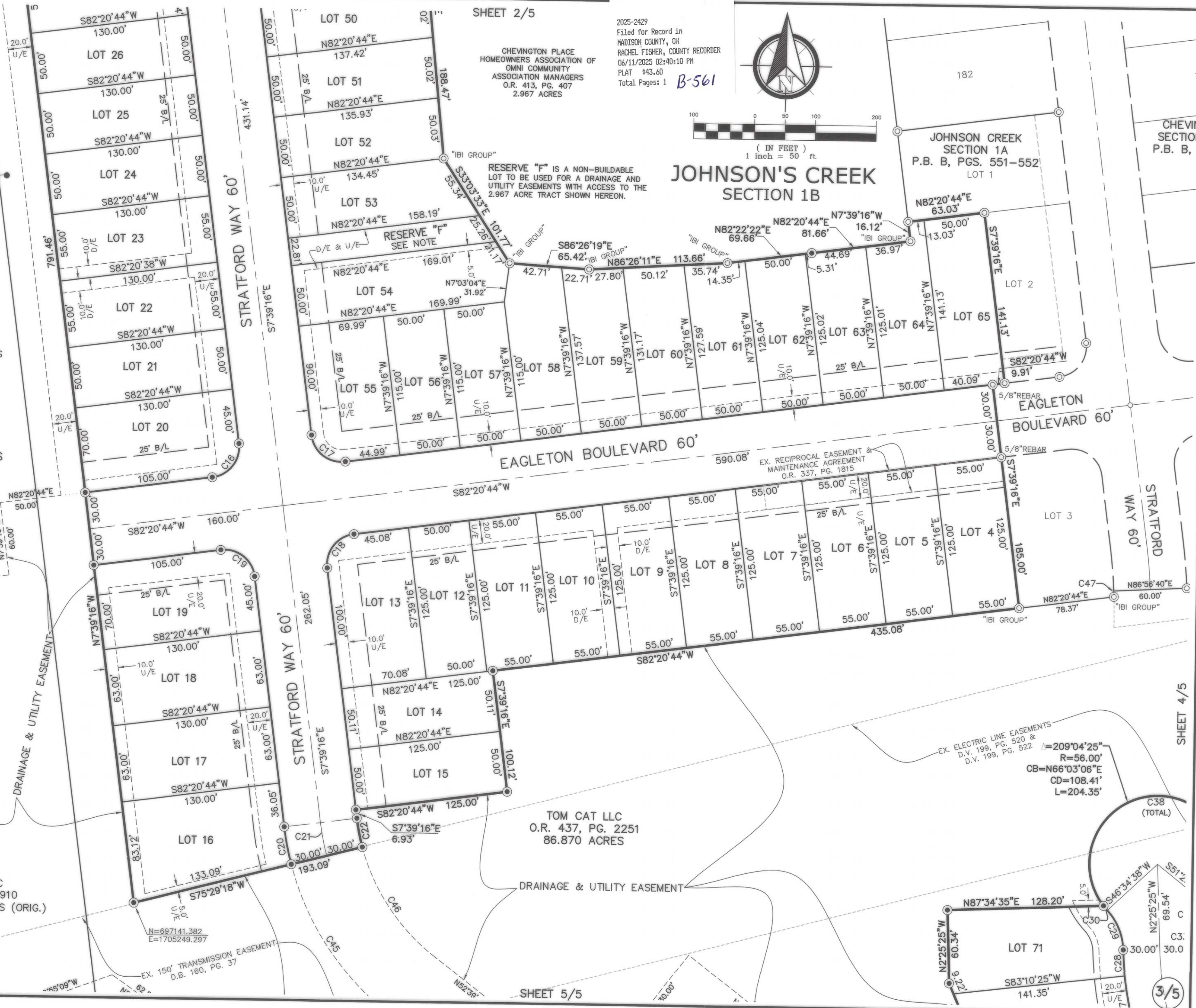
TOM CAT LLC O.R. 421, PG. 1910 261.366 ACRES (ORIG.)

### 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
- D/E DRAINAGE EASEMENT

### BUILDING SETBACKS LINES

- FRONT YARD 25 FEET
- SIDE YARD 5.25 FEET
- REAR YARD 25 FEET



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

TOM CAT LLC O.R. 437, PG. 2251 86.870 ACRES

EX. ELECTRIC LINE EASEMENTS  
 D.V. 199, PG. 520 &  
 D.V. 199, PG. 522

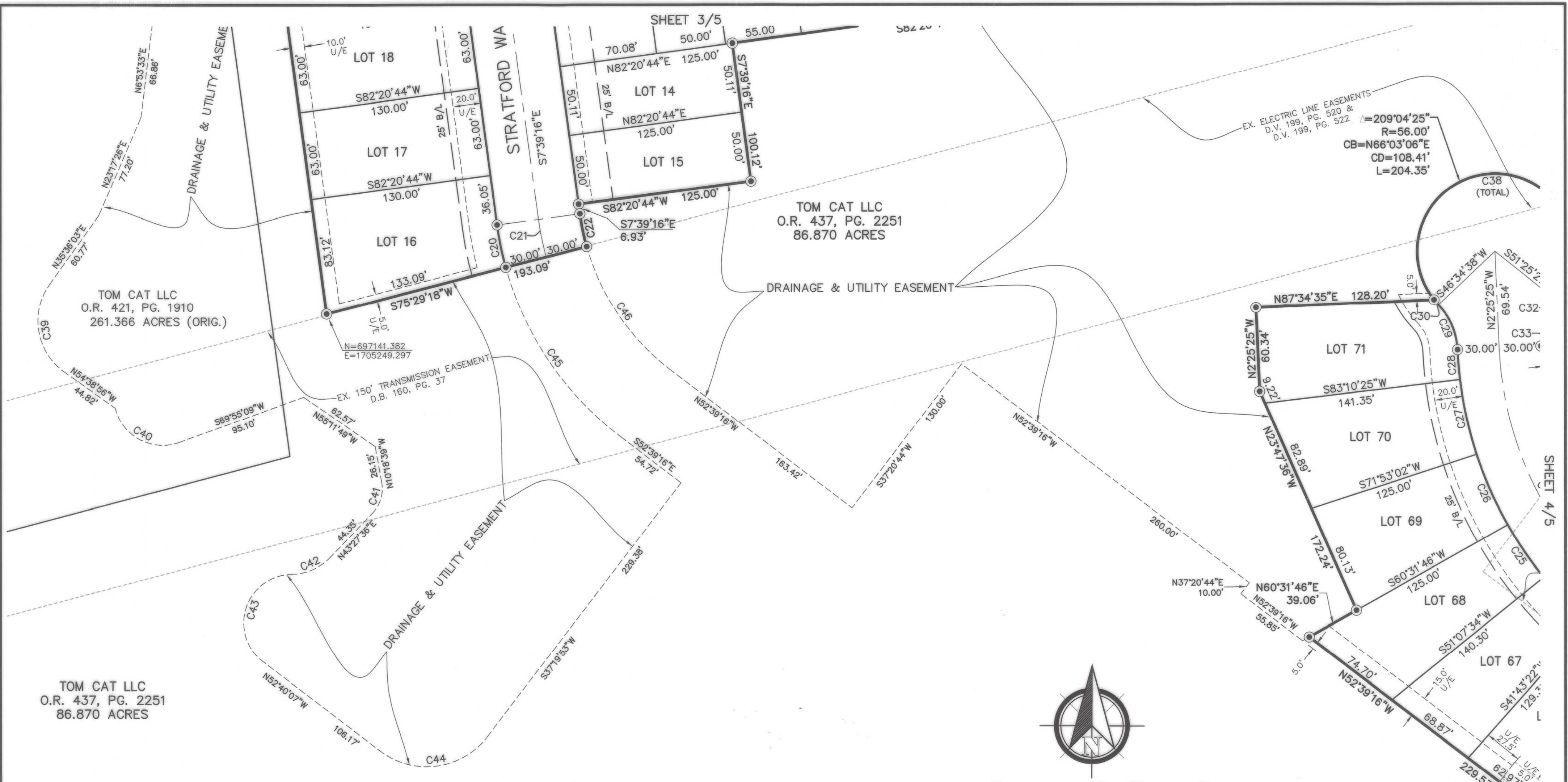
R=209'04"25"  
 R=56.00'  
 CB=N66°03'06"E  
 CD=108.41'  
 L=204.35'

EX. 150' TRANSMISSION EASEMENT  
 D.B. 160, PG. 37

N=697141.382  
 E=1705249.297

C:\Users\chiesad5246\OneDrive\Projects\Johnson's Creek\Project Files\7.0\_Production\7.02\_Design\02\_Survey-Mapping\JOHNSON'S CREEK SECTION 1 PLAT 156 LOTS D.L.C.dwg by:chiesad5246 on 06/09/2025 @ 08:42:51 am © M+E Companies, Inc.





EX. ELECTRIC LINE EASEMENTS  
 D.V. 199, PG. 520 &  
 D.V. 199, PG. 522  
 $\Delta = 209^{\circ}04'25''$   
 $R = 56.00'$   
 $CB = N66^{\circ}03'06''E$   
 $CD = 108.41'$   
 $L = 204.35'$

N=697141.382  
 E=1705249.297

EX. 150' TRANSMISSION EASEMENT  
 D.B. 160, PG. 37

EX. UTILITY EASEMENT  
 O.R. 171, PG. 1344



( IN FEET )  
 1 inch = 50 ft.

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
- D/E DRAINAGE EASEMENT

BUILDING SETBACKS LINES

- FRONT YARD 25 FEET
- SIDE YARD 5.25 FEET
- REAR YARD 25 FEET

2025-2431  
 Filed for Record in  
 MADISON COUNTY, OH  
 RACHEL FISHER, COUNTY RECORDER  
 06/11/2025 02:40:10 PM  
 PLAT #43.60  
 Total Pages: 1 **B-563**

JOHNSON'S CREEK

SECTION 1B

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

Curve #	Length	Radius	Delta	CB	CHORD
C1	42.12'	130.00'	18°33'49"	N76°02'37"W	41.94'
C2	42.26'	130.00'	18°37'33"	S85°21'41"W	42.08'
C3	42.12'	130.00'	18°33'49"	S66°46'00"W	41.94'
C4	46.37'	130.00'	20°26'20"	S47°15'55"W	46.13'
C5	31.33'	130.00'	13°48'28"	S30°08'31"W	31.25'
C6	157.08'	100.00'	90°00'00"	S68°14'17"W	141.42'
C7	109.96'	70.00'	90°00'00"	S68°14'17"W	98.99'
C8	76.93'	270.00'	16°19'27"	S15°04'33"W	76.67'
C9	68.65'	270.00'	14°34'06"	S0°22'13"E	68.47'
C10	161.75'	300.00'	30°53'32"	S7°47'30"W	159.80'
C11	11.59'	330.00'	2°00'43"	S22°13'55"W	11.59'
C12	46.52'	330.00'	8°04'35"	S17°11'16"W	46.48'
C13	46.52'	330.00'	8°04'35"	S9°06'41"W	46.48'
C14	46.52'	330.00'	8°04'35"	S1°02'05"W	46.48'
C15	26.79'	330.00'	4°39'04"	S5°19'44"E	26.78'
C16	39.27'	25.00'	90°00'00"	N37°20'44"E	35.36'

Curve #	Length	Radius	Delta	CB	CHORD
C17	39.27'	25.00'	90°00'00"	S52°39'16"E	35.36'
C18	39.27'	25.00'	90°00'00"	S37°20'44"W	35.36'
C19	39.27'	25.00'	90°00'00"	N52°39'16"W	35.36'
C20	31.28'	230.00'	7°47'33"	S11°33'02"E	31.26'
C21	27.69'	200.00'	7°55'58"	S11°37'15"E	27.67'
C22	24.10'	170.00'	8°07'21"	S11°42'57"E	24.08'
C23	21.39'	280.00'	4°22'38"	S50°27'57"E	21.39'
C24	45.95'	280.00'	9°24'12"	S43°34'32"E	45.90'
C25	45.95'	280.00'	9°24'12"	S34°10'20"E	45.90'
C26	55.49'	280.00'	11°21'16"	S23°47'36"E	55.40'
C27	55.17'	280.00'	11°17'22"	S12°28'17"E	55.08'
C28	21.52'	280.00'	4°24'11"	S4°37'30"E	21.51'
C29	35.78'	50.00'	40°59'58"	N22°55'23"W	35.02'
C30	4.83'	56.00'	4°56'16"	S40°57'14"E	4.82'
C31	46.90'	56.00'	47°59'14"	N14°34'56"E	45.54'
C32	19.12'	50.00'	21°54'31"	S27°37'17"W	19.00'

Curve #	Length	Radius	Delta	CB	CHORD
C33	16.66'	50.00'	19°05'25"	S7°07'19"W	16.58'
C34	59.58'	220.00'	15°30'58"	S10°10'54"E	59.40'
C35	88.60'	220.00'	23°04'26"	S29°28'36"E	88.00'
C36	44.70'	220.00'	11°38'27"	S46°50'02"E	44.62'
C37	219.17'	250.00'	50°13'51"	S27°32'20"E	212.22'
C38	256.07'	56.00'	261°59'55"	S87°34'35"W	84.53'
C39	70.88'	45.00'	90°14'59"	S9°31'27"E	63.78'
C40	59.02'	35.00'	96°37'10"	S61°46'17"E	52.27'
C41	23.46'	25.00'	53°46'15"	N16°34'29"E	22.61'
C42	31.17'	39.00'	45°47'26"	N66°21'19"E	30.35'
C43	86.69'	35.00'	141°55'09"	S18°17'28"W	66.17'
C44	86.39'	55.00'	90°00'00"	N82°19'53"E	77.78'
C45	149.36'	230.00'	37°12'27"	S34°12'57"E	146.75'
C46	109.42'	170.00'	36°52'39"	S34°12'57"E	107.54'
C47	4.83'	445.00'	0°37'19"	N2°44'41"W	4.83'

# JOHNSON'S CREEK

## SECTION 1B

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 16.300 ACRES OF THAT 86.870 ACRE TRACT (P.N. 31-03399.141) OF LAND AS DESCRIBED IN A DEED TO TOM CAT LLC, OF RECORD IN OFFICIAL RECORD 437, PAGE 2251, 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 1B, A SUBDIVISION OF LOTS 4-76 DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATES TO THE PUBLIC USE, AS SUCH, EASEMENTS AND THE RIGHT OF WAYS SHOWN HEREON AND HERETOFORE DEDICATED PENDING THE ACCEPTANCE AND APPROVAL OF THE CITY OF LONDON.

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

By:

Paul J. Gross  
President

PRINTED: \_\_\_\_\_

PRINTED: \_\_\_\_\_

STATE OF OHIO, COUNTY OF Madison, SS:

BE IT REMEMBERED THAT ON THIS 9th DAY OF June 2025, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME Paul J. Gross, 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 2/11/28

NOTARY PUBLIC

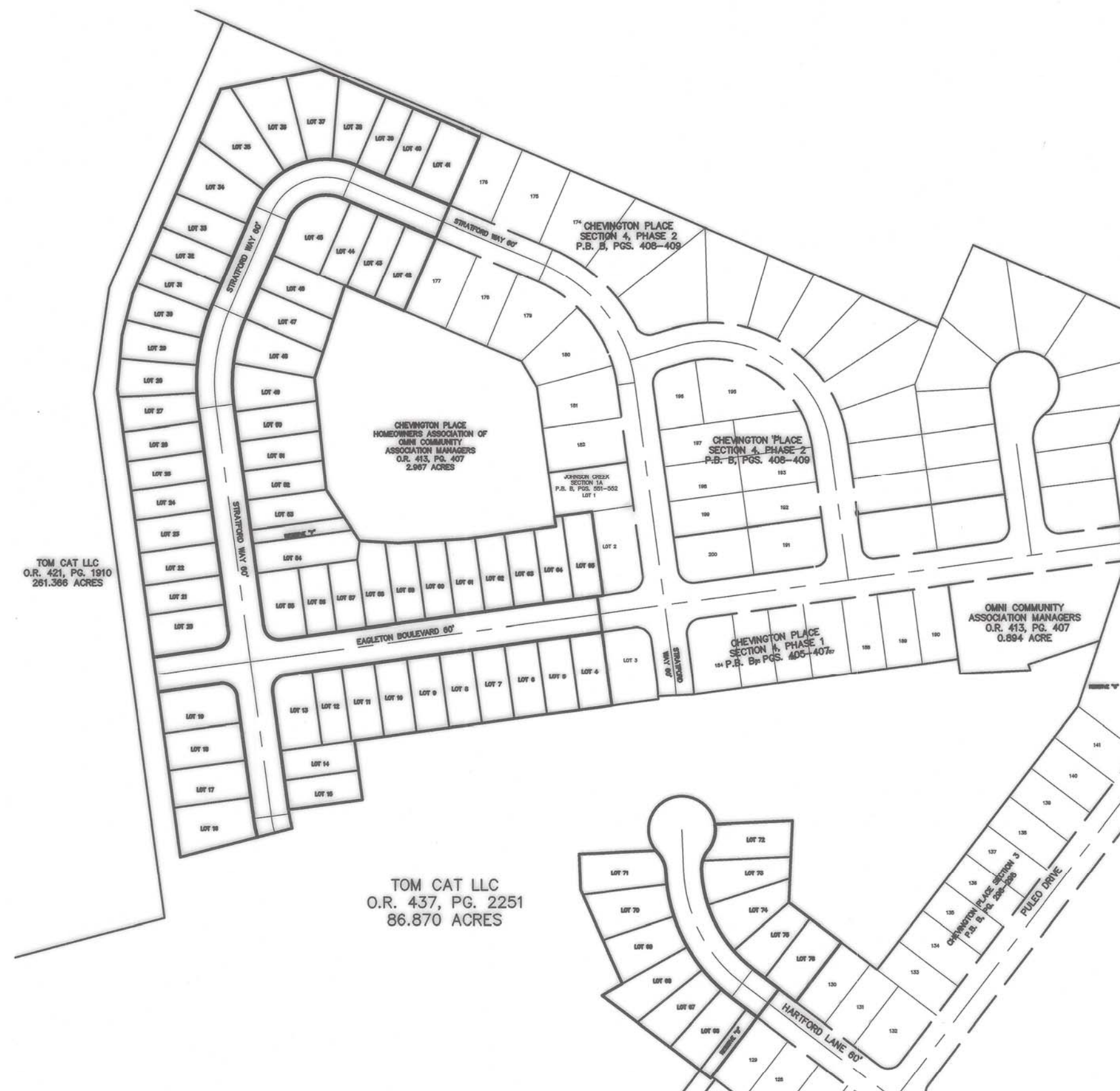


DEREK J WILSON  
Notary Public  
State of Ohio  
My Comm. Expires  
February 11, 2028

### BEARING REFERENCE

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

2025-2427  
Filed for Record in  
MADISON COUNTY, OH  
RACHEL FISHER, COUNTY RECORDER  
06/11/2025 02:40:10 PM  
PLAT #43.60  
Total Pages: 1  
**B-559**



BACKGROUND MAP

1"=200'

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

TRANSFERRED THIS 11th DAY OF June 2025.

Jennifer S. Hunter by BJ Rodgers  
AUDITOR, MADISON COUNTY, OHIO

FILED FOR RECORD THIS 11th DAY OF June 2025 AT 2:40 P M

FEE \$ 218.00 FILE NO. 2025-2427- Rachel Fisher by Cindy Andrews, Deputy Clerk  
RECORDER, MADISON COUNTY, OHIO

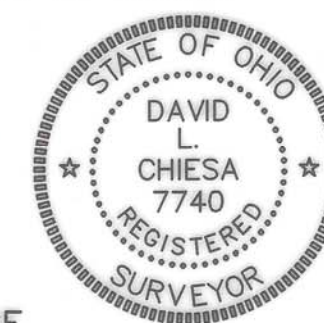
RECORDED THIS 11th DAY OF June 2025, IN PLAT BOOK B PAGES 559-563

LONDON  
DESCRIPTION ACCEPTABLE MADISON COUNTY ENGINEER  
6/11/25 BY SA  
OF LOTS 4-76 12.640  
Dedicated ROW 3.506  
Reserve F .086  
Reserve D .068  
Residual 70.57ac

### 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 David L. Chiesa 06/09/25  
David L. Chiesa P.S.  
Registered Surveyor No. 7740

ACREAGE  
12.640 ACRES LOTS  
3.506 ACRES R/W  
0.086 ACRE RESERVE "F"  
0.068 ACRE RESERVE "D"  
16.300 ACRES TOTAL

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



LOCATION MAP

NO SCALE

APPROVED THIS 10th DAY OF June 2025

Paul J. Gross

PLANNING COMMISSION CHAIRMAN  
CITY OF LONDON, OHIO

APPROVED THIS 10th DAY OF June 2025

Paul J. Gross

MAYOR CITY OF LONDON, OHIO

APPROVED THIS 10th DAY OF June 2025

Paul J. Gross

SAFETY SERVICE DIRECTOR  
CITY OF LONDON, OHIO