

( IN FEET )  
1 inch = 50 ft.

# JOHNSON'S CREEK SECTION 2A

### LEGEND

- ☐ MONUMENT BOX FOUND
- ⊙ 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. 421, PG. 1910  
261.366 ACRES (ORIG.)

RESERVE "A"  
6.274 ACRES

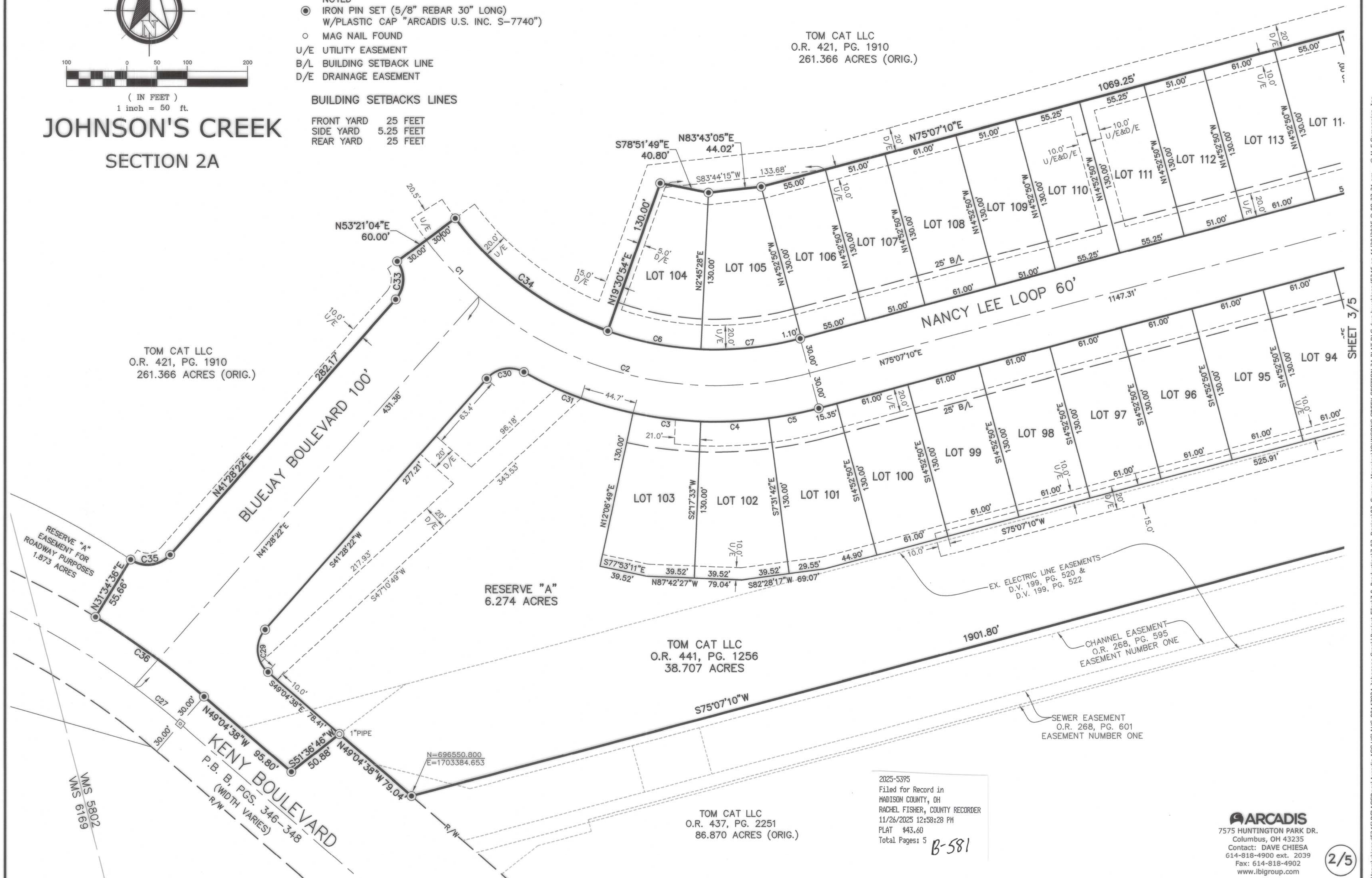
TOM CAT LLC  
O.R. 441, PG. 1256  
38.707 ACRES

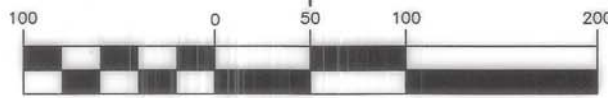
TOM CAT LLC  
O.R. 437, PG. 2251  
86.870 ACRES (ORIG.)

2025-5395  
Filed for Record in  
MADISON COUNTY, OH  
RACHEL FISHER, COUNTY RECORDER  
11/26/2025 12:58:28 PM  
PLAT #43.60  
Total Pages: 5

B-581

**ARCADIS**  
7575 HUNTINGTON PARK DR.  
Columbus, OH 43235  
Contact: DAVE CHIESA  
614-818-4900 ext. 2039  
Fax: 614-818-4902  
www.ibigroup.com





( IN FEET )  
1 inch = 50 ft.

# JOHNSON'S CREEK SECTION 2A

## BUILDING SETBACKS LINES

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

## 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

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

RESERVE "D" IS A NON-BUILDABLE LOT TO BE USED FOR A DRAINAGE AND UTILITY EASEMENTS AND A PEDESTRIAN WALKWAY.

RESERVE "D"  
0.302 ACRE

RESERVE "C"—0.059 ACRE  
IS A NON-BUILDABLE LOT TO BE USED FOR A DRAINAGE AND UTILITY EASEMENTS AND A PEDESTRIAN WALKWAY.

RESERVE "C"

SHEET 2/5

LOT 112

LOT 113

LOT 114

LOT 115

LOT 116

LOT 117

LOT 118

LOT 119

LOT 120

LOT 121

LOT 122

LOT 123

LOT 124

LOT 125

LOT 126

LOT 127

LOT 128

LOT 129

LOT 130

LOT 131

LOT 132

LOT 133

LOT 134

LOT 135

LOT 136

LOT 137

LOT 138

LOT 139

LOT 140

LOT 141

LOT 142

LOT 143

LOT 144

NANCY LEE LOOP 60'

RESERVE "A"  
6.274 ACRES

S75°07'10"W

EX. CHANNEL EASEMENT  
O.R. 268, PG. 595  
EASEMENT NUMBER ONE

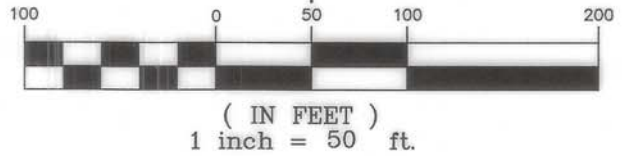
EX. SEWER EASEMENT  
O.R. 268, PG. 601  
EASEMENT NUMBER ONE

2025-5396  
Filed for Record in  
MADISON COUNTY, OH  
RACHEL FISHER, COUNTY RECORDER  
11/26/2025 12:58:28 PM  
PLAT #43.60  
Total Pages: 5

B-582

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

**ARCADIS**  
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# JOHNSON'S CREEK SECTION 2A

## 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
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- 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. 441, PG. 1256  
38.707 ACRES

TOM CAT LLC  
O.R. 441, PG. 1256  
38.707 ACRES

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

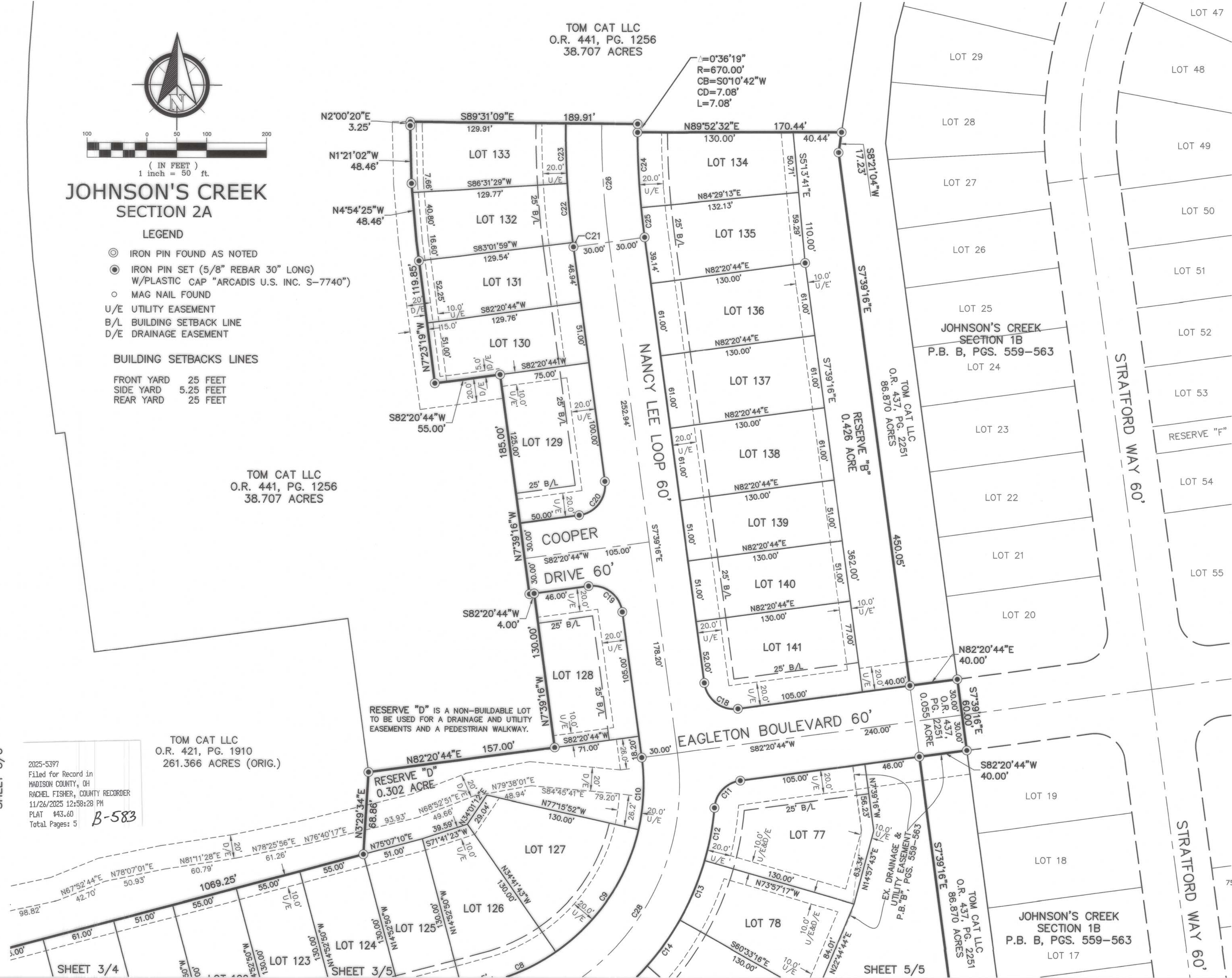
2025-5397  
Filed for Record in  
MADISON COUNTY, OH  
RACHEL FISHER, COUNTY RECORDER  
11/26/2025 12:58:28 PM  
PLAT #43.60  
Total Pages: 5 **B-583**

SHEET 3/5

SHEET 3/4

SHEET 3/5

SHEET 5/5



STRATFORD WAY 60'

STRATFORD WAY 60'

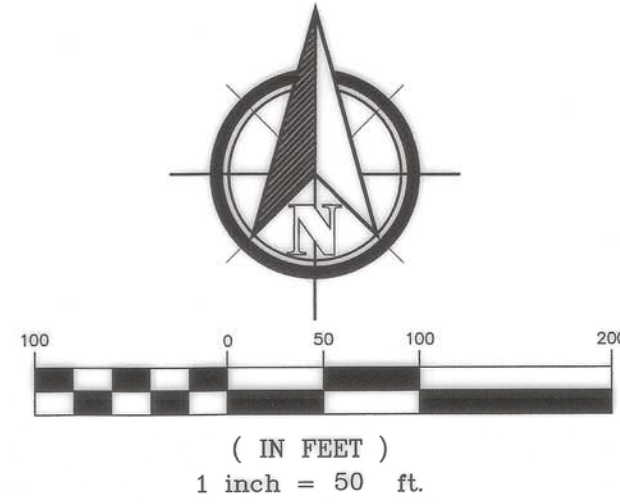
JOHNSON'S CREEK SECTION 1B  
P.B. B, PGS. 559-563  
LOT 24

JOHNSON'S CREEK SECTION 1B  
P.B. B, PGS. 559-563  
LOT 17

**ARCADIS**  
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www.ibigroup.com

Curve #	Length	Radius	Delta	C.B.	CHORD
C1	64.12'	300.00'	12°14'48"	S42°46'20"E	64.00'
C2	293.14'	300.00'	55°59'06"	S76°53'17"E	281.61'
C3	56.57'	330.00'	9°49'16"	S82°47'49"E	56.50'
C4	56.57'	330.00'	9°49'16"	N87°22'55"E	56.50'
C5	42.35'	330.00'	7°21'08"	N78°47'44"E	42.32'
C6	78.97'	270.00'	16°45'29"	S78°51'48"E	78.69'
C7	83.12'	270.00'	17°38'18"	N83°56'19"E	82.79'
C8	58.79'	170.00'	19°48'53"	N65°12'43"E	58.50'
C9	126.31'	170.00'	42°34'10"	N34°01'12"E	123.42'
C10	60.50'	170.00'	20°23'24"	N02°32'26"E	60.18'
C11	33.84'	25.00'	77°32'39"	S43°34'24"W	31.31'
C12	45.14'	230.00'	11°14'38"	N10°25'24"E	45.06'
C13	53.79'	230.00'	13°24'02"	N22°44'44"E	53.67'
C14	47.02'	230.00'	11°42'49"	N35°18'09"E	46.94'
C15	46.08'	230.00'	11°28'42"	N46°53'55"E	46.00'
C16	55.15'	230.00'	13°44'20"	N59°30'26"E	55.02'
C17	35.10'	230.00'	8°44'34"	N70°44'53"E	35.06'
C18	39.27'	25.00'	90°00'00"	S52°39'16"E	35.36'

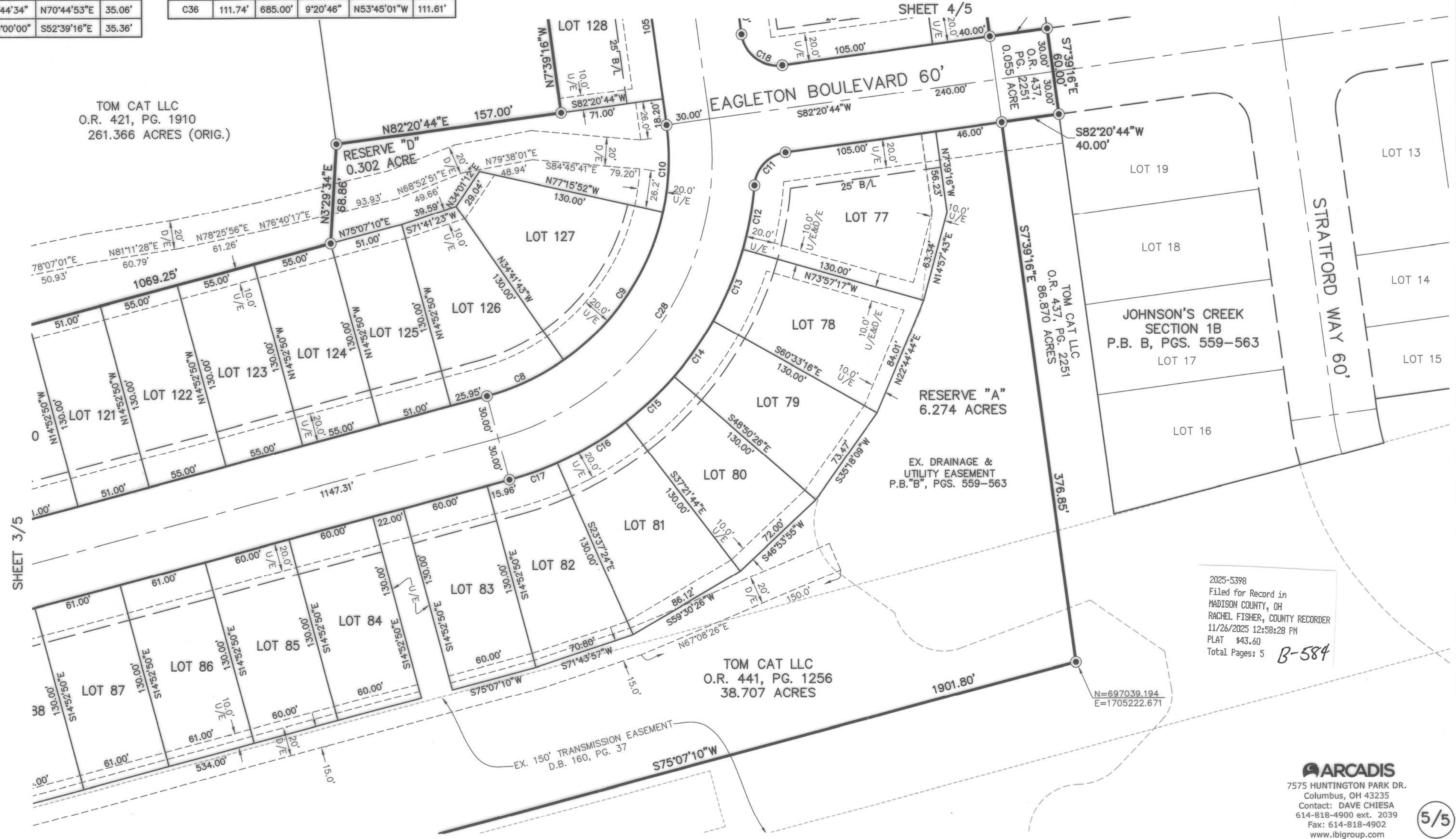
Curve #	Length	Radius	Delta	C.B.	CHORD
C19	39.27'	25.00'	90°00'00"	N52°39'16"W	35.36'
C20	39.27'	25.00'	90°00'00"	N37°20'44"E	35.36'
C21	3.76'	730.00'	0°17'43"	S07°30'25"E	3.76'
C22	49.49'	730.00'	3°53'02"	S05°25'02"E	49.48'
C23	50.40'	730.00'	3°57'22"	S01°29'50"E	50.39'
C24	63.01'	670.00'	5°23'20"	S02°49'07"E	62.99'
C25	25.04'	670.00'	2°08'29"	S06°35'02"E	25.04'
C26	99.39'	700.00'	8°08'07"	S03°35'12"E	99.31'
C27	49.25'	655.00'	4°18'29"	N51°13'53"W	49.24'
C28	288.94'	200.00'	82°46'26"	N33°43'57"E	264.46'
C29	39.51'	25.00'	90°33'00"	S03°48'08"E	35.52'
C30	33.81'	25.00'	77°29'06"	S80°12'54"W	31.29'
C31	97.01'	330.00'	16°50'38"	S69°27'52"E	96.66'
C33	34.09'	25.00'	78°07'17"	N02°24'43"E	31.51'
C34	159.45'	270.00'	33°50'10"	S53°34'01"E	157.14'
C35	36.08'	25.00'	82°41'22"	N82°49'03"E	33.03'
C36	111.74'	685.00'	9°20'46"	N53°45'01"W	111.61'



# JOHNSON'S CREEK SECTION 2A

- 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.)

RESERVE "D"  
0.302 ACRE

SHEET 4/5

TOM CAT LLC  
O.R. 441, PG. 1256  
38.707 ACRES

JOHNSON'S CREEK  
SECTION 1B  
P.B. B, PGS. 559-563

RESERVE "A"  
6.274 ACRES

EX. DRAINAGE &  
UTILITY EASEMENT  
P.B. "B", PGS. 559-563

2025-5398  
Filed for Record in  
MADISON COUNTY, OH  
RACHEL FISHER, COUNTY RECORDER  
11/26/2025 12:58:28 PM  
PLAT #43.60  
Total Pages: 5 **B-584**

# JOHNSON'S CREEK

## SECTION 2A

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 0.055 ACRE 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 AND 23.203 ACRES OF THAT 38.707 ACRE TRACT (P.N. 31-03399.217) AS DESCRIBED IN A DEED TO TOM CAT LLC, OF RECORD IN OFFICIAL 441, PAGE 1256, 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 2A, A SUBDIVISION OF LOTS 77-141 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

Paul J. Gross

By: [Signature]

PRINTED: [Signature]

President

PRINTED: [Signature]

STATE OF OHIO, COUNTY OF Madison SS:

BE IT REMEMBERED THAT ON THIS 21 DAY OF November 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 1/14/2030

[Signature]  
NOTARY PUBLIC

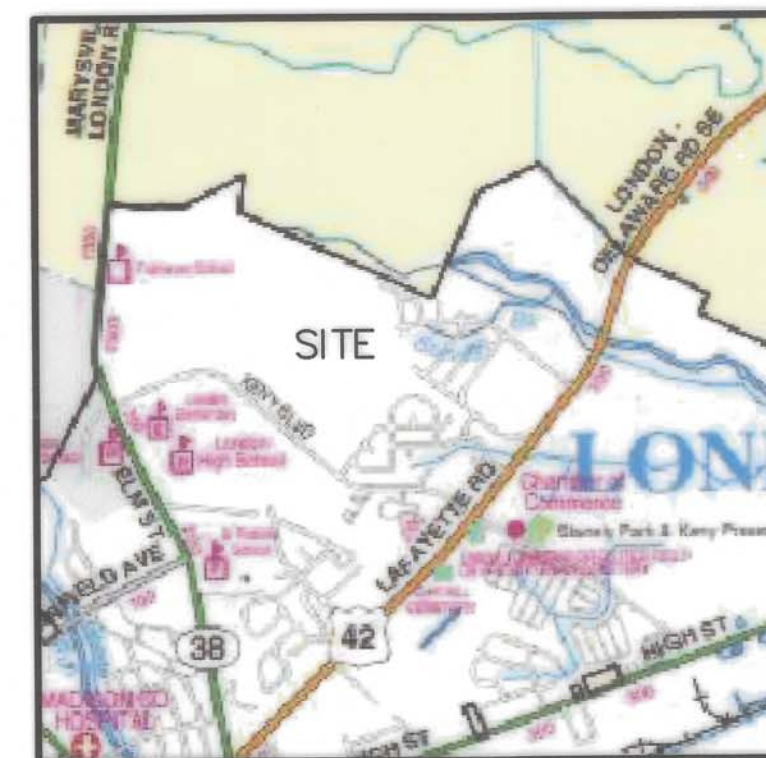
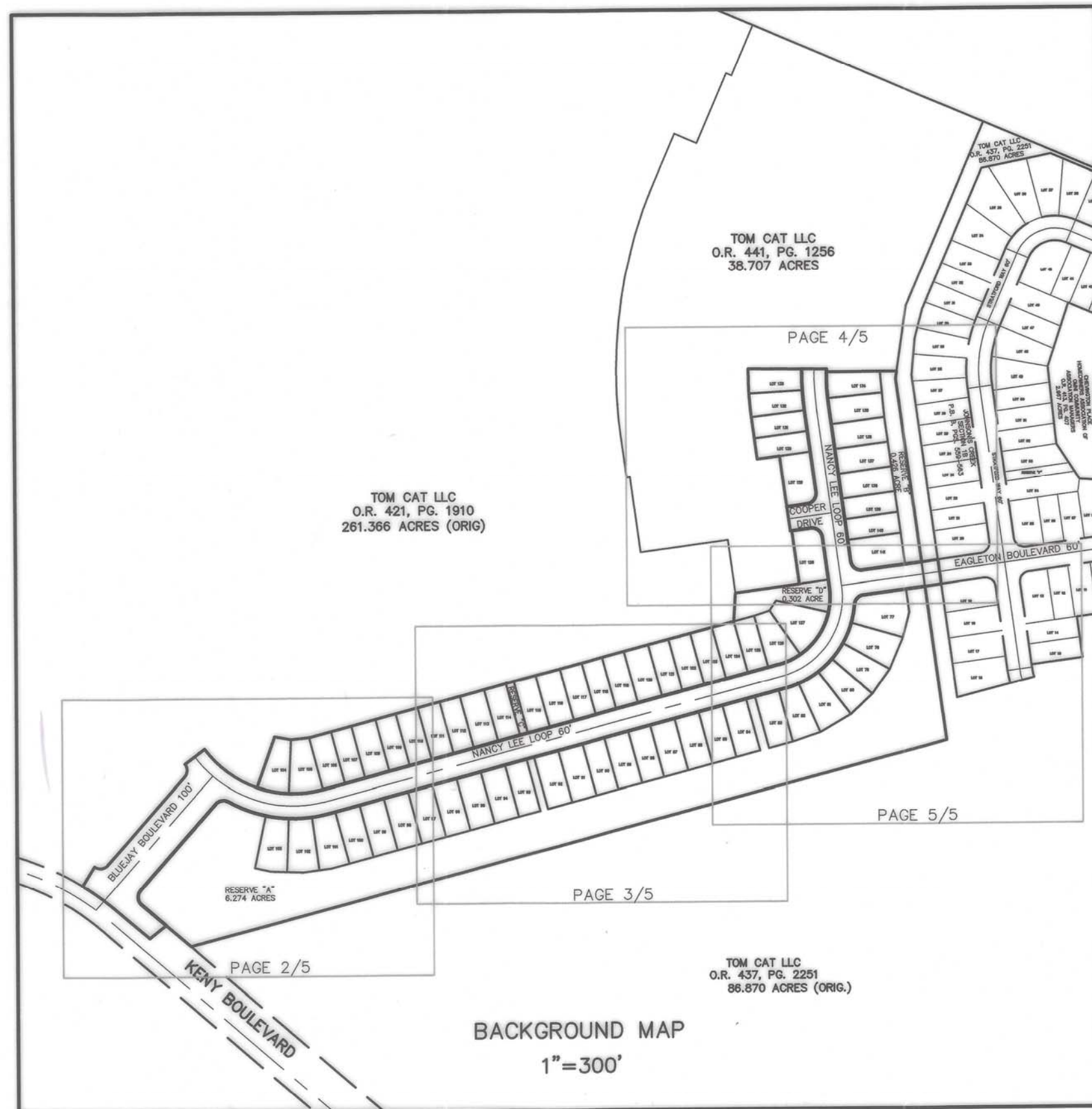


HOLLIE B. BROWN  
Notary Public  
State of Ohio  
My Comm. Expires  
January 14, 2030

2025-5394  
Filed for Record in  
MADISON COUNTY, OH  
RACHEL FISHER, COUNTY RECORDER  
11/26/2025 12:58:28 PM  
PLAT #43.60  
Total Pages: 5 B-580

### BEARING REFERENCE

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



LOCATION MAP  
NO SCALE

APPROVED THIS 21<sup>st</sup> DAY OF Nov 2025

[Signature]  
PLANNING COMMISSION CHAIRMAN  
CITY OF LONDON, OHIO

APPROVED THIS 21<sup>st</sup> DAY OF Nov 2025

[Signature]  
MAYOR CITY OF LONDON, OHIO

APPROVED THIS 21<sup>st</sup> DAY OF Nov 2025

[Signature]  
SAFETY SERVICE DIRECTOR  
CITY OF LONDON, OHIO

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 21<sup>st</sup> DAY OF Nov 2025.  
[Signature]  
AUDITOR, MADISON COUNTY, OHIO

FILED FOR RECORD THIS 26<sup>th</sup> DAY OF Nov, 2025 AT 12:58 PM

FEE \$ 218.00 FILE NO. 25-5394 Rachel Fisher by Lisa Thomas Deputy  
5396 RECORDER, MADISON COUNTY, OHIO

RECORDED THIS 26<sup>th</sup> DAY OF Nov, 2025, IN PLAT BOOK B PAGES 580-584

### 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.

DATE	11/25/25	SDM
CITY	LONDON	
ROW DEDICATED	ROW .055	
RESIDUAL	70.515	
ACREAGE	Dedicated Row 4.497	
	Res A 6.274	
	Res B .426	
	Res C .059	
	Res D .302	
	LOTS 77-141 11.645	
	residual 15.504	



ARCADIS  
BY [Signature] 11/20/25  
David L. Chiesa P.S.  
Registered Surveyor No. 7740

ARCADIS  
7575 HUNTINGTON PARK DR.  
Columbus, OH 43235  
Contact: DAVE CHIESA  
614-818-4900 ext. 2039  
Fax: 614-818-4902  
www.ibigroup.com

C:\Users\chiesad\5246\DC\ACCDocs\Wardis ACC US\WU5-00147824-Johnsons Creek\Project\Files\7\_0\_Production\7\_03\_Design\02\_Survey-Mapping\JOHNSONS CREEK SECTION 2A PLAT DLC.dwg by:chiesad5246 on 11/20/2025 @ 08:55:20 am -- © M+E Companies, Inc.