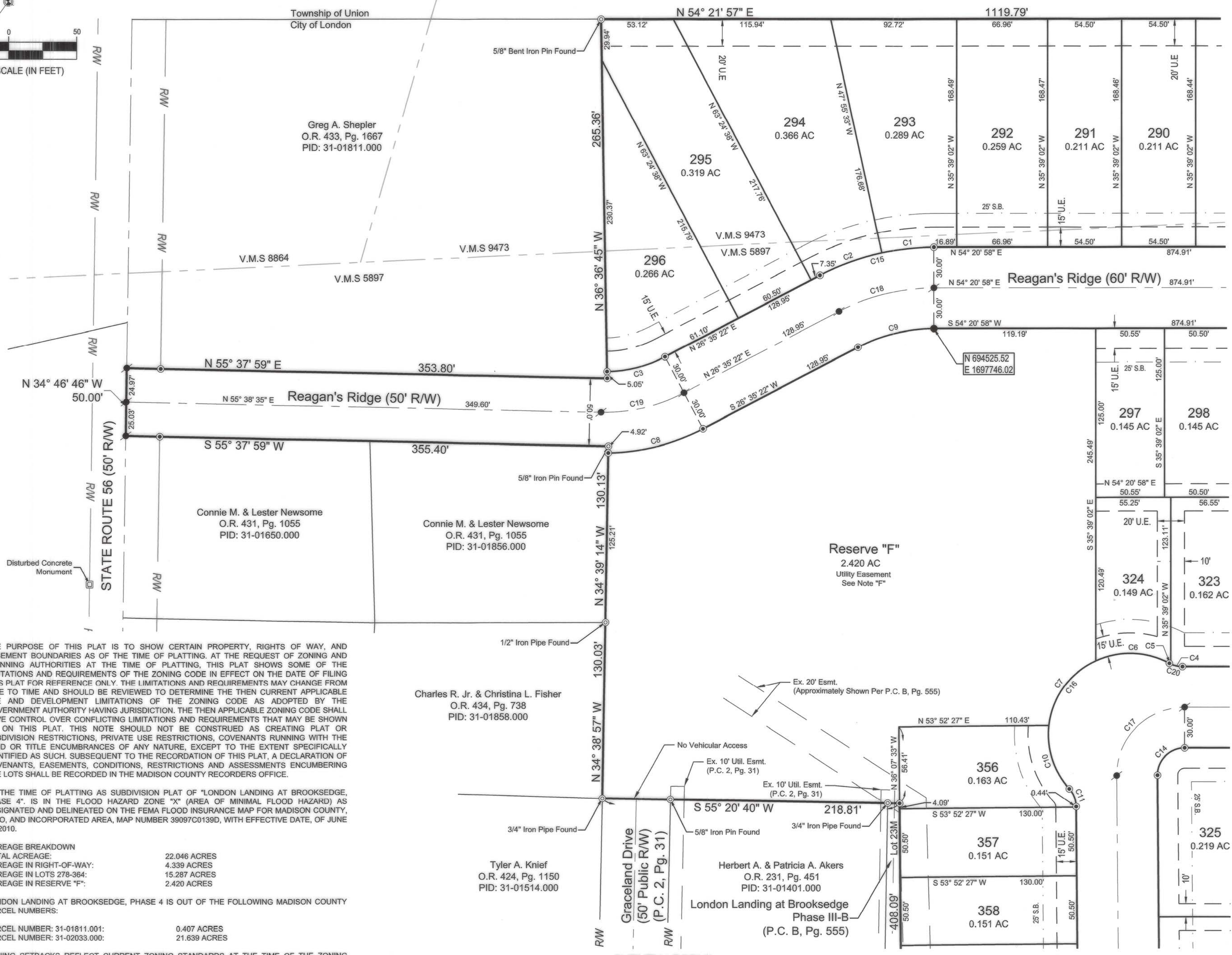


The State of Ohio  
D.B. 134, Pg. 347  
PID: 30-00199.000



**NOTE "A":** THE PURPOSE OF THIS PLAT IS TO SHOW CERTAIN PROPERTY, RIGHTS OF WAY, AND EASEMENT BOUNDARIES AS OF THE TIME OF PLATTING. AT THE REQUEST OF ZONING AND PLANNING AUTHORITIES AT THE TIME OF PLATTING, THIS PLAT SHOWS SOME OF THE LIMITATIONS AND REQUIREMENTS OF THE ZONING CODE IN EFFECT ON THE DATE OF FILING THIS PLAT FOR REFERENCE ONLY. THE LIMITATIONS AND REQUIREMENTS MAY CHANGE FROM TIME TO TIME AND SHOULD BE REVIEWED TO DETERMINE THE THEN CURRENT APPLICABLE USE AND DEVELOPMENT LIMITATIONS OF THE ZONING CODE AS ADOPTED BY THE GOVERNMENT AUTHORITY HAVING JURISDICTION. THE THEN APPLICABLE ZONING CODE SHALL HAVE CONTROL OVER CONFLICTING LIMITATIONS AND REQUIREMENTS THAT MAY BE SHOWN AS ON THIS PLAT. THIS NOTE SHOULD NOT BE CONSTRUED AS CREATING PLAT OR SUBDIVISION RESTRICTIONS, PRIVATE USE RESTRICTIONS, COVENANTS RUNNING WITH THE LAND OR TITLE ENCUMBRANCES OF ANY NATURE, EXCEPT TO THE EXTENT SPECIFICALLY IDENTIFIED AS SUCH. SUBSEQUENT TO THE RECORDATION OF THIS PLAT, A DECLARATION OF COVENANTS, EASEMENTS, CONDITIONS, RESTRICTIONS AND ASSESSMENTS ENCUMBERING THE LOTS SHALL BE RECORDED IN THE MADISON COUNTY RECORDERS OFFICE.

**NOTE "B":** AT THE TIME OF PLATTING AS SUBDIVISION PLAT OF "LONDON LANDING AT BROOKSEGE, PHASE 4". IS IN THE FLOOD HAZARD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS DESIGNATED AND DELINEATED ON THE FEMA FLOOD INSURANCE MAP FOR MADISON COUNTY, OHIO, AND INCORPORATED AREA, MAP NUMBER 39097C0139D, WITH EFFECTIVE DATE, OF JUNE 18, 2010.

**NOTE "C":**

ACREAGE BREAKDOWN	
TOTAL ACREAGE:	22.046 ACRES
ACREAGE IN RIGHT-OF-WAY:	4.339 ACRES
ACREAGE IN LOTS 278-364:	15.287 ACRES
ACREAGE IN RESERVE "F":	2.420 ACRES

**NOTE "D":** LONDON LANDING AT BROOKSEGE, PHASE 4 IS OUT OF THE FOLLOWING MADISON COUNTY PARCEL NUMBERS:

PARCEL NUMBER: 31-01811.001:	0.407 ACRES
PARCEL NUMBER: 31-02033.000:	21.639 ACRES

**NOTE "E":** ZONING SETBACKS REFLECT CURRENT ZONING STANDARDS AT THE TIME OF THE ZONING INSPECTOR'S SIGNATURE OF THE FINAL PLAT AND ARE NOT SUBDIVISION PLAT RESTRICTIONS.

FRONT:	25'
REAR:	25'
SIDE:	5.25' (10.5' TOTAL)

**NOTE "F":** RESERVE "F" AS DESIGNATED AND DELINEATED HEREON IS TO BE OWNED & MAINTAINED BY A HOMEOWNERS ASSOCIATION COMPRISED OF THE OWNERS OF THE FEE SIMPLE LOTS OF LONDON LANDING AT BROOKSEGE FOR THE PURPOSE OF STORM WATER CONTROL, MAINTENANCE AND OPEN SPACE PURPOSES. THE CITY OF LONDON HAS ACCESS TO RESERVE "F" FOR EMERGENCY PURPOSES. ALL OF RESERVE "F" IS A UTILITY EASEMENT.

Charles R. Jr. & Christina L. Fisher  
O.R. 434, Pg. 738  
PID: 31-01858.000

Tyler A. Knief  
O.R. 424, Pg. 1150  
PID: 31-01514.000

Herbert A. & Patricia A. Akers  
O.R. 231, Pg. 451  
PID: 31-01401.000

**SURVEY LEGEND**

- - 5/8" Iron Pin Set w/cap CESO, Inc U.E. - Utility Easement
- ⊙ - Monument Found as Described
- - PK Nail/Mag Nail Set
- - Permanent Marker Set
- ⊠ - Monument Found as Described

2025-5400  
Filed for Record in  
MADISON COUNTY, OH  
RACHEL FISHER, COUNTY RECORDER  
11/26/2025 01:18:12 PM  
PLAT #43.60  
Total Pages: 1  
**B-586**

SEE SHEET 3

SEE SHEET 4

**LONDON LANDING AT BROOKSEGE  
PHASE 4**  
STATE OF OHIO, COUNTY OF MADISON, TOWNSHIP OF UNION,  
CITY OF LONDON, VIRGINIA MILITARY SURVEY 5897 AND 9473

Revisions / Submissions

ID	Description	Date

© 2025 CESO, INC.  
Project Number: 766042  
Scale: 1" = 50'  
Drawn By: JRC  
Checked By: ALB  
Date: 10/14/2025  
Issue:

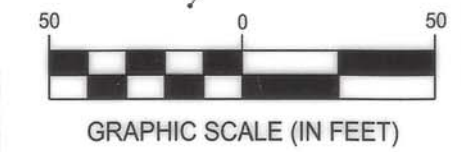
Drawing Title:  
**PLAT**

**2 OF 4**



**CESO**  
WWW.CESOINC.COM

2800 Corporate Exchange Dr., Suite 400  
Columbus, OH 43231  
Phone: 614.794.7080 Fax: 614.794.4826



Lot 133  
London Landing at Brookside  
Phase II-C  
(P.C.B., Pg. 536)

V.M.S 9473  
V.M.S 5897  
Ex. 15' Util. Esmt.  
(P.C.B., Pg. 523)

Reagan's Ridge  
(60' R/W)  
(P.C.B., Pg. 523)  
N 54° 20' 58" E  
40.83'

N 54° 20' 58" W  
38.75'

N 69° 50' 25" E  
E 169° 49' 13" E

S 35° 39' 02" E  
125.00'

Lot 116

Ex. 15' Util. Esmt.  
(P.C.B., Pg. 523)

S 54° 20' 58" W  
185.00'

S 35° 39' 02" E  
125.00'

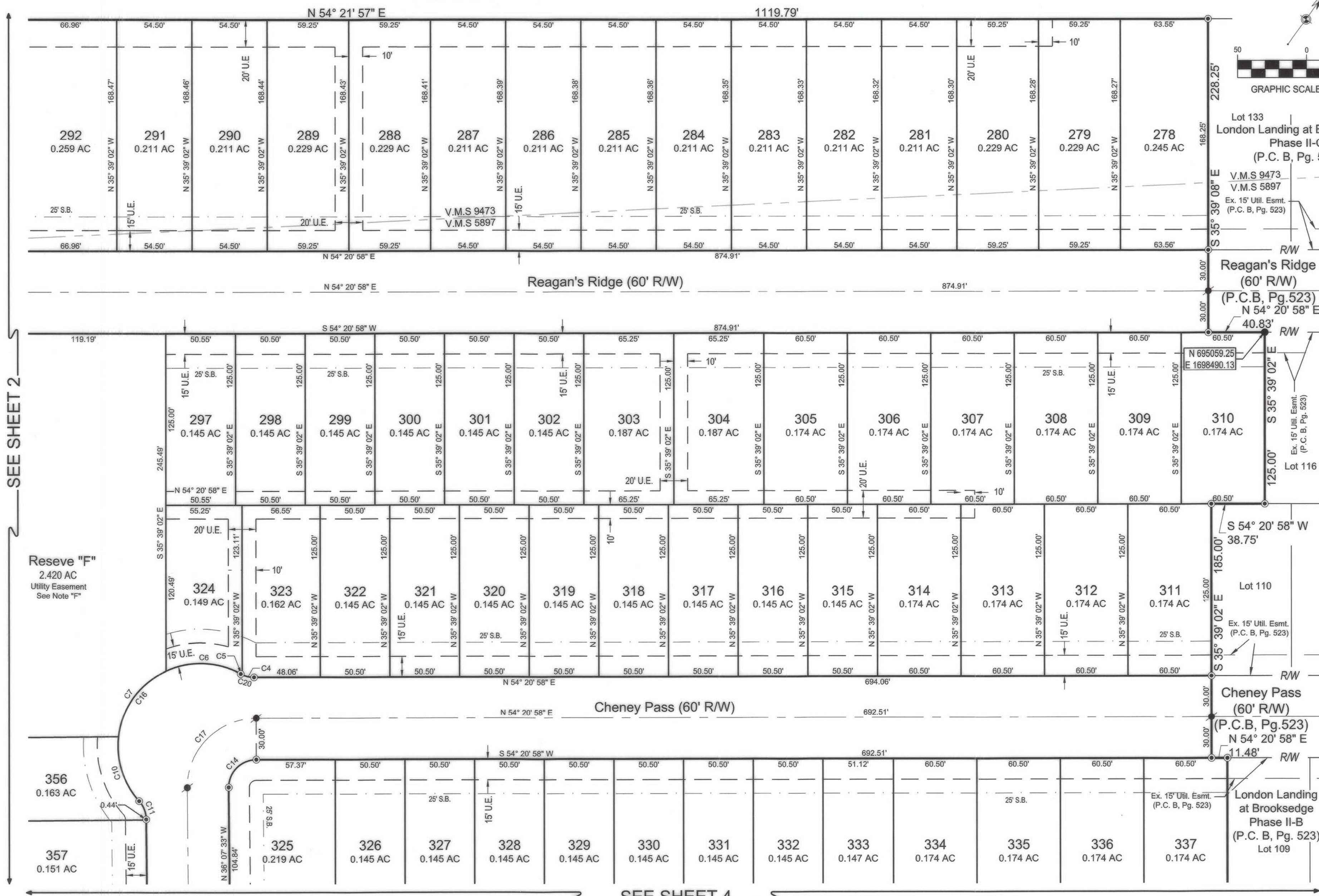
Lot 110

Ex. 15' Util. Esmt.  
(P.C.B., Pg. 523)

S 54° 20' 58" W  
692.51'

Cheney Pass  
(60' R/W)  
(P.C.B., Pg. 523)  
N 54° 20' 58" E  
11.48'

London Landing  
at Brookside  
Phase II-B  
(P.C.B., Pg. 523)  
Lot 109



SEE SHEET 2

SEE SHEET 4

2025-5401  
Filed for Record in  
MADISON COUNTY, OH  
RACHEL FISHER, COUNTY RECORDER  
11/26/2025 01:18:12 PM  
PLAT #43.60  
Total Pages: 1 **B-587**

**SURVEY LEGEND**

- - 5/8" Iron Pin Set w/cap CESO, Inc U.E. - Utility Easement
- ⊙ - Monument Found as Described
- ⦿ - PK Nail/Mag Nail Set
- - Permanent Marker Set
- ⊠ - Monument Found as Described

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C1	12° 16' 31"	180.00'	38.56'	S48° 12' 42"W, 38.49'
C2	15° 29' 04"	180.00'	48.65'	S34° 19' 55"W, 48.50'
C3	26° 44' 59"	95.00'	44.35'	S39° 57' 52"W, 43.95'
C4	25° 06' 10"	20.00'	8.76'	S66° 54' 03"W, 8.69'
C5	3° 46' 20"	20.00'	1.32'	S81° 20' 16"W, 1.32'
C6	53° 36' 36"	60.00'	56.14'	S56° 29' 21"W, 54.11'
C7	58° 58' 28"	60.00'	61.76'	S0° 11' 49"W, 59.07'

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C8	26° 49' 49"	155.00'	72.58'	N40° 00' 17"E, 71.92'
C9	27° 45' 36"	120.00'	58.14'	N40° 28' 10"E, 57.57'
C10	48° 14' 44"	60.00'	50.52'	S53° 24' 47"E, 49.04'
C11	41° 24' 36"	20.00'	14.45'	N56° 49' 51"W, 14.14'
C12	90° 28' 31"	20.00'	31.58'	N9° 06' 43"E, 28.40'
C13	89° 31' 29"	20.00'	31.25'	N80° 53' 17"W, 28.17'
C14	90° 28' 31"	20.00'	31.58'	S9° 06' 43"W, 28.40'

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C15	27° 45' 36"	180.00'	87.21'	S40° 28' 10"W, 86.36'
C16	160° 49' 48"	60.00'	168.42'	N2° 52' 45"E, 118.32'
C17	90° 28' 31"	50.00'	78.95'	N9° 06' 43"E, 71.00'
C18	27° 45' 36"	150.00'	72.68'	N40° 28' 10"E, 71.97'
C19	29° 03' 13"	125.00'	63.38'	N41° 06' 59"E, 62.71'
C20	28° 52' 29"	20.00'	10.08'	N68° 47' 13"E, 9.97'

**LONDON LANDING AT BROOKSIDE  
PHASE 4**  
STATE OF OHIO, COUNTY OF MADISON, TOWNSHIP OF UNION,  
CITY OF LONDON, VIRGINIA MILITARY SURVEY 5897 AND 9473

Revisions / Submissions

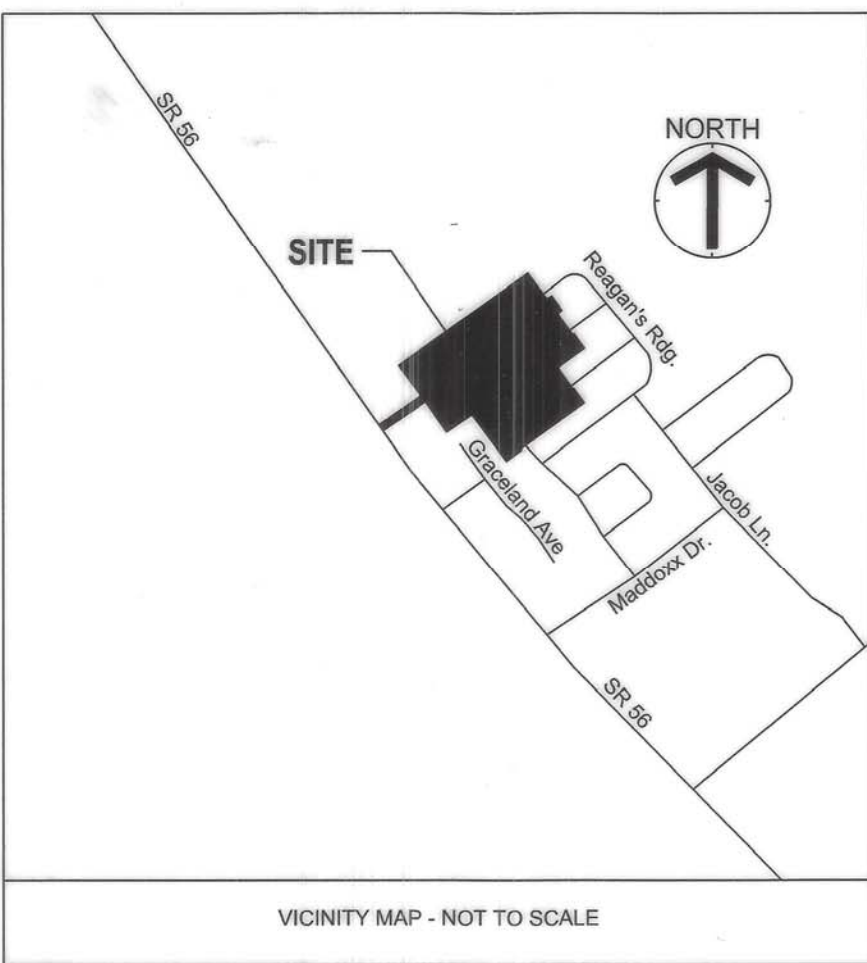
ID	Description	Date

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Project Number: 766042  
Scale: 1" = 50'  
Drawn By: JRC  
Checked By: ALB  
Date: 10/14/2025  
Issue:

Drawing Title:  
**PLAT**





**LONDON LANDING AT BROOKSEGE,  
PHASE 4**  
STATE OF OHIO, COUNTY OF MADISON, TOWNSHIP OF UNION, CITY OF LONDON,  
VIRGINIA MILITARY SURVEY 5897 AND 9473



APPROVED THIS 21<sup>st</sup> DAY OF Nov 2025  
  
 PLANNING COMMISSION CHAIRMAN  
 CITY OF LONDON, OHIO

APPROVED THIS 21<sup>st</sup> DAY OF Nov 2025  
  
 SAFETY SERVICE DIRECTOR  
 CITY OF LONDON, OHIO

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
 CITY CLERK  
 CITY OF LONDON, OHIO

APPROVED THIS 21<sup>st</sup> DAY OF Nov 2025  
  
 MAYOR  
 CITY OF LONDON, OHIO

TRANSFERRED THIS 26<sup>th</sup> DAY OF Nov, 2025 Jennifer S Hunter  
 AUDITOR, MADISON COUNTY, OHIO  
*by [Signature]*

RECORDED THIS 26<sup>th</sup> DAY OF Nov, 2025  
Rachel Fisher  
 RECORDER, MADISON COUNTY, OHIO

PLAT BOOK B, PAGE 585-588

2025-5399  
 Filed for Record in  
 MADISON COUNTY, OH  
 RACHEL FISHER, COUNTY RECORDER  
 11/26/2025 01:18:12 PM  
 PLAT #43.60  
 Total Pages: 1 B-585



11/25/25 2nd  
LONDON  
24.0476  
 Lots 278-364 15.287  
 Res F 2.42  
 Row dedicated 3.932  
 acreage Dedicated ROW .407  
 residual 2.0016

SITUATED IN THE STATE OF OHIO, COUNTY OF MADISON, TOWNSHIP OF UNION, CITY OF LONDON, VIRGINIA MILITARY SURVEY 5897 AND 9473 BEING 21.639 ACRES OUT OF AN ORIGINAL 66.0838 ACRE TRACT OF LAND CONVEYED TO THOMAS A. COUGHLIN, PAUL J. GROSS AND NICHOLAS J. COUGHLIN, OF RECORD IN OFFICIAL RECORD 420, PAGE 2611, AND BEING ALL OF A 0.407 ACRE TRACT OF LAND CONVEYED TO THOMAS A. COUGHLIN, PAUL J. GROSS AND NICHOLAS J. COUGHLIN, OF RECORD IN OFFICIAL RECORD 433, PAGE 1660, OF RECORD IN THE RECORDER'S OFFICE, MADISON COUNTY, OHIO, CONTAINING 22.046 ACRES.

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN HOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THE SAID PLAT, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS "LONDON LANDING AT BROOKSEGE, PHASE 4", A SUBDIVISION CONTAINING LOT NUMBERS 278-364 AND RESERVE "F" AND DO HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATES TO PUBLIC USE, AS SUCH, ALL OF CHENEY PASS, LOIS LANE, NIXON WAY, REAGAN'S RIDGE, AND NORTH MAIN STREET (STATE ROUTE 56) AS SHOWN HEREON AND NOT HERETOFORE DEDICATED, AND DO HEREBY CERTIFY, PER REVIEW AND APPROVAL OF THE CITY OF LONDON, THAT THIS PLAT IS IN COMPLIANCE, TO THE BEST OF OUR KNOWLEDGE AND UNDERSTANDING, WITH THE APPLICABLE PARTS OF THE MADISON COUNTY SUBDIVISION REGULATIONS AND ZONING REGULATIONS THAT APPLY TO THIS PLAT. ALL STREETS SHOWN HEREON WILL NOT BE ACCEPTED FOR PUBLIC USE UNTIL SUCH TIME AS CONSTRUCTION IS COMPLETE AND SAID STREETS ARE FORMALLY ACCEPTED AS SUCH BY THE CITY OF LONDON.

EASEMENTS ARE HEREBY RESERVED, IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT" (U.E.). EASEMENTS DESIGNATED AS "UTILITY EASEMENT" (U.E.) PERMIT THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF ALL PUBLIC AND QUASI-PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO OHIO EDISON COMPANY, MID-OHIO WATER AND SEWER DISTRICT AND CHARTER COMMUNICATION, UTILITY PIPELINE, LTD., ABOVE, BENEATH, AND ON THE SURFACE OF THE GROUND AND, WHERE NECESSARY, FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF SERVICE CONNECTIONS TO ALL ADJACENT LOTS AND LANDS AND FOR STORM WATER DRAINAGE.

IN WITNESS THEREOF, WE SET OUR HANDS THIS 21 DAY OF November 2025.

SIGNED: Thomas A. Coughlin 11/21/25  
 THOMAS A. COUGHLIN DATE

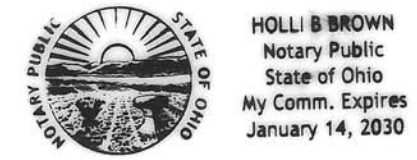
SIGNED: Nicholas J. Coughlin 11/21/25  
 NICHOLAS J. COUGHLIN DATE

SIGNED: Paul G. Gross 11/21/2025  
 PAUL G. GROSS DATE

STATE OF OHIO, MADISON COUNTY, S.S.

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 THOMAS A. COUGHLIN, PAUL J. GROSS AND NICHOLAS J. COUGHLIN, INDIVIDUALLY AND REPRESENTING GCSQUARED LLC, TO ME KNOW, AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.



Hollis B. Brown  
 NOTARY PUBLIC IN AND FOR  
 MADISON COUNTY, OHIO

**BASIS OF BEARING**  
 BEARINGS BASED ON A PORTION OF THE CENTERLINE OF NORTH MAIN STREET (S.R. 56) BEING NORTH 34°46'46" WEST PER GPS OBSERVATIONS, NAD 83 (2011), OHIO SOUTH.

**SOURCE OF DATA**  
 THE SOURCES OF RECORDED SURVEY DATA REFERENCED IN THE PLAN AND TEXT OF THIS PLAT ARE THE RECORDS OF THE RECORDER'S OFFICE, MADISON COUNTY, OHIO.

**IRON PINS**  
 ALL IRON PINS SET ARE SOLID 5/8" REBAR WITH A CAP MARKED "CESO". MONUMENTS SHALL BE SET UPON COMPLETION OF CONSTRUCTION.

**PERMANENT MARKERS**  
 ALL PERMANENT MARKERS SET ARE SOLID 5/8" REBAR WITH A CAP MARKED "CESO" SET IN 6 SQUARE INCHES OF CONCRETE 36 INCHES IN LENGTH. MONUMENTS SHALL BE SET UPON COMPLETION OF CONSTRUCTION. COORDINATES OF PERMANENT MARKERS SHOWN HEREON ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83 (2011).

**CERTIFICATION**  
 WE DO HEREBY CERTIFY THAT WE 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. DIMENSIONS SHOWN ALONG CURVES ARE CHORD MEASUREMENTS. FIELD WORK WAS COMPLETED IN JULY 2025.

**SURVEY LEGEND**

- - 5/8" Iron Pin Set w/cap CESO, Inc U.E. - Utility Easement
- ⊙ - Monument Found as Described
- - PK Nail/Mag Nail Set
- - Permanent Marker Set
- ⊙ - Monument Found as Described

I CERTIFY THAT THIS PLAT IS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE 4733-378, STANDARDS FOR BOUNDARY SURVEYS AND PERFORMED UNDER MY DIRECT SUPERVISION IN JULY, 2025 AND THAT DIMENSIONS ARE CORRECT AND MONUMENTS HAVE BEEN FOUND OR WILL BE SET AS INDICATED.

Joshua R. Cottingim 11/20/2025  
 JOSHUA R. COTTINGIM, P.S. DATE:  
 OHIO P.S. NO. 8911

**LONDON LANDING AT BROOKSEGE  
PHASE 4**  
 STATE OF OHIO, COUNTY OF MADISON, TOWNSHIP OF UNION,  
 CITY OF LONDON, VIRGINIA MILITARY SURVEY 5897 AND 9473

Revisions / Submissions	
ID	Description Date

© 2025 CESO, INC.  
 Project Number: 766042  
 Scale: N/A  
 Drawn By: JRC  
 Checked By: ALB  
 Date: 10/14/2025  
 Issue:  

Drawing Title:  
**PLAT**  
**1 OF 4**