

LOT and Right-of-way AREA SUMMARY

Lot No.	Area (ac.)
From Coughlin et al. (PIN 31-02033.000)	
Buildible Lots	
214	0.193
215	0.193
216	0.193
217	0.243
218	0.236
219	0.211
220	0.211
221	0.211
222	0.199
223	0.216
224	0.265
225	0.337
226	0.224
227	0.181
228	0.181
229	0.181
230	0.243
231	0.312
232	0.250
233	0.172
234	0.180
235	0.180
236	0.180
237	0.180
238	0.259
239	0.247
240	0.184
241	0.169
242	0.166
243	0.227
244	0.187
245	0.182
246	0.174
247	0.174
248	0.174
249	0.174
250	0.174
251	0.174
252	0.189
253	0.179
254	0.174
255	0.174
256	0.174
257	0.174
258	0.188
259	0.197
260	0.277
261	0.213
262	0.204
263	0.196
264	0.224
265	0.220
266	0.216
267	0.261
268	0.320
269	0.218
270	0.190
271	0.189
272	0.255
273	0.238
274	0.187
275	0.190
276	0.218
277	0.262
Area in Lots 214-277	13.369
Non Buildible Lots	
M23	0.031
M24	0.041
M25	0.051
M26	0.048
M27	0.045
M28	0.044
M29	0.045
M30	0.164
M31	0.146
M14	0.017
Area in Non Buildible Lots	0.632
Open Space E	2.656
Area in Street R/Ws	5.042
Grand Total Area	21.699

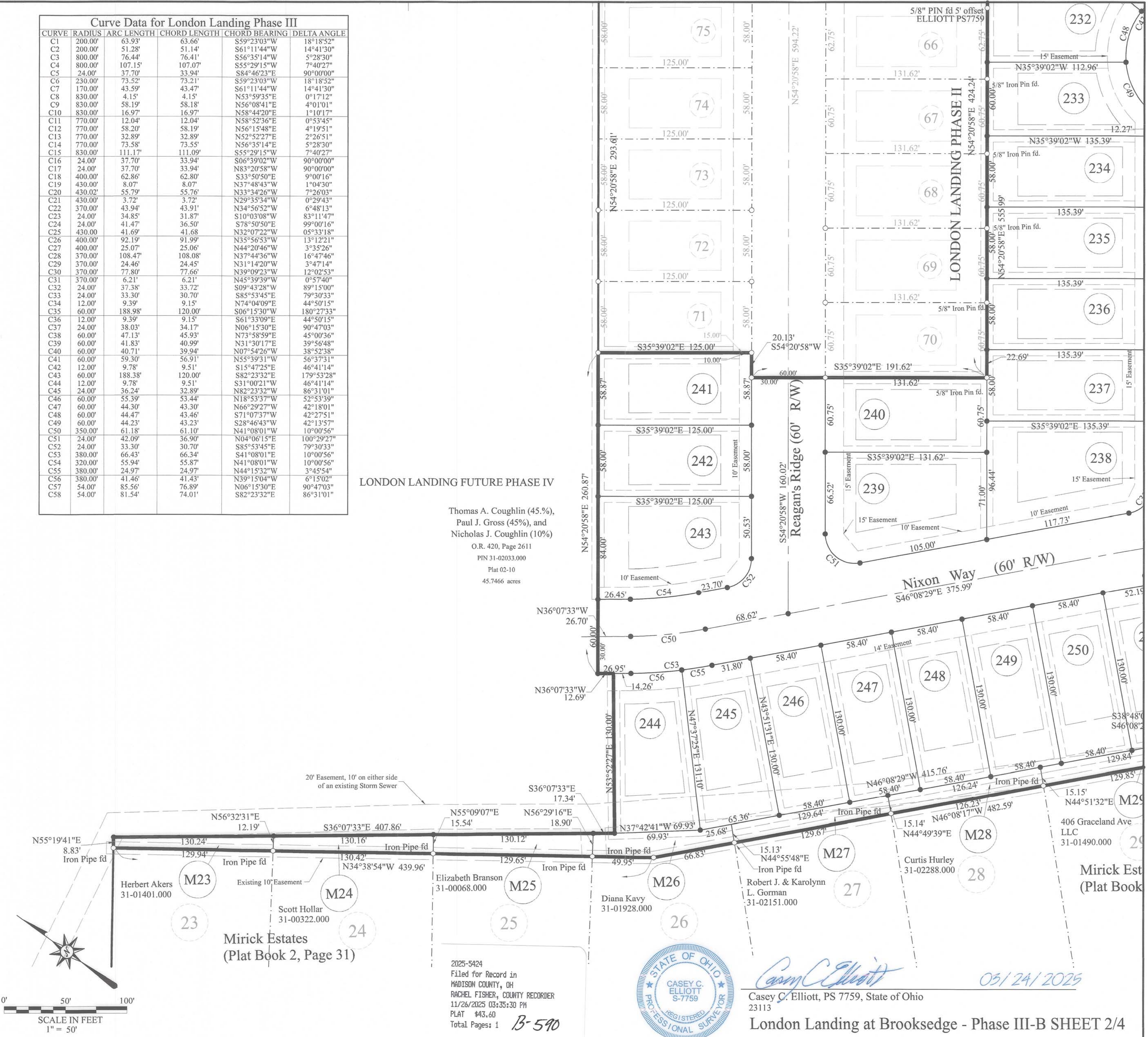
Curve Data for London Landing Phase III

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	430.02'	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%)

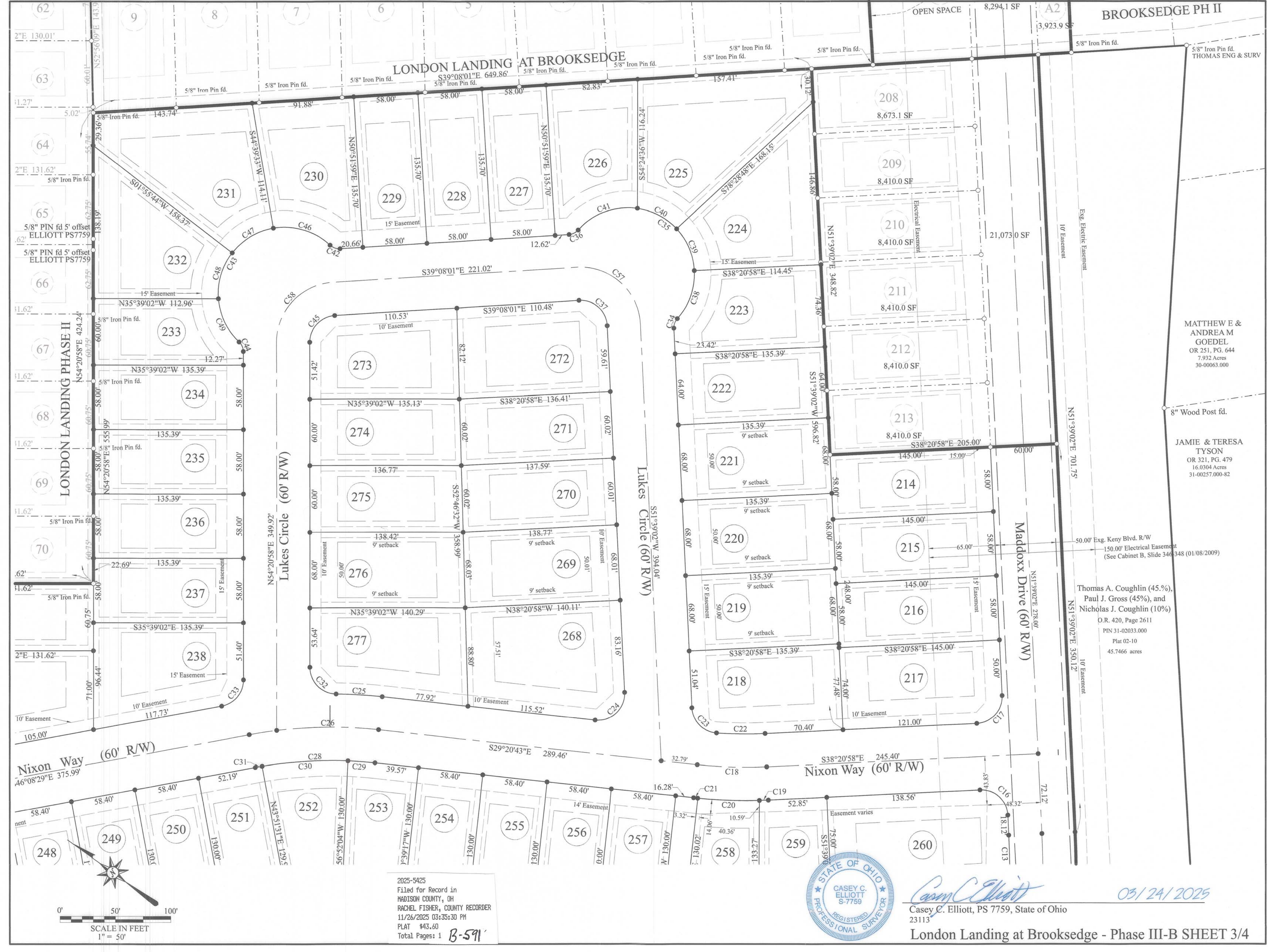
O.R. 420, Page 2611
PIN 31-02033.000
Plat 02-10
45.7466 acres



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

05/24/2025

2025-5424
Filed for Record in
MADISON COUNTY, OH
RACHEL FISHER, COUNTY RECORDER
11/26/2025 03:35:30 PM
PLAT #43.60
Total Pages: 1 **B-590**



BROOKSEDGE PH II

LONDON LANDING AT BROOKSEDGE

LONDON LANDING PHASE 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

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

2025-5425
Filed for Record in
MADISON COUNTY, OH
RACHEL FISHER, COUNTY RECORDER
11/26/2025 03:35:30 PM
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Total Pages: 1 **B-591**

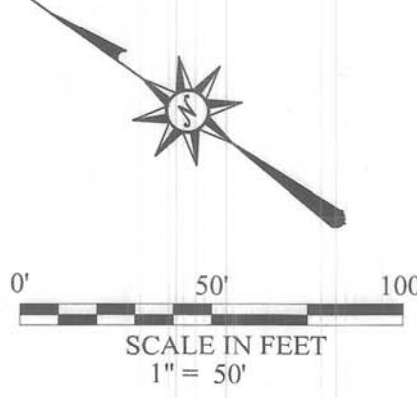


Casey C. Elliott
Casey C. Elliott, PS 7759, State of Ohio
23113

03/24/2025



A=181.24'
 R=432.00'
 D=24°02'18"
 B=N39°23'29"E, C=179.92'
 T=91.98'



2025-5426
 Filed for Record in
 MADISON COUNTY, OH
 RACHEL FISHER, COUNTY RECORDER
 11/26/2025 03:35:30 PM
 PLAT #43.60
 Total Pages: 1 B-592



Elsie J. Slagle
 31-00132.000

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 Replat 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, and Clayton Properties Group, Inc., dba Arbor Homes
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

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) and Clayton Properties Group, Inc., dba Arbor Homes, (Official Records

BASIS OF BEARING is S81°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 the 19th day of November, 2025.

SIGNED: Thomas A. Coughlin 11/19/2025
SIGNED: Nicholas J. Coughlin 11/19/25
SIGNED: Paul J. Gross 11/19/2025

STATE OF OHIO, MADISON COUNTY; SS
Be it remembered that on this the 19th day of November, 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 N/A
Notary in and for
AARON P. MILLER, Attorney at Law
Notary Public, State of Ohio
My Commission has no expiration
Section 140025R.C.

Approved this the 19th day of November, 2025,
Planning Commission Chairman
City of London

Approved this the 19th day of November, 2025,
City Service Director
City of London

Approved this the 19th day of November, 2025,
Mayor, City of London

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* (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).

SIGNED: Clayton Properties Group, Inc., dba Arbor Homes
By: Michael Marinageli 11/19/25
Name: Michael Marinageli Date
Title: Division President

Transferred this the 26th day of November, 2025,
Jennifer S. Hunter by Raf Rodriguez
Attorney, Madison County, Ohio

Filed for Record this the 26th day of November, 2025,
Rachel Fisher by Jana Thomas Deputy
Recorder, Madison County, Ohio

Fee \$174.40 File Number 2025-5423-5486
Recorder, Madison County, Ohio.

Recorded this the 26th day of November, 2025,
in Cabinet B Page 589-592

State of OHIO, County of Franklin
The foregoing instrument was acknowledged before me this 19th day of November, 2025, by Michael Marinageli, Division President on behalf of Clayton Properties Group, Inc., dba Arbor Homes.

Alice Kay Stoney
Notary Public

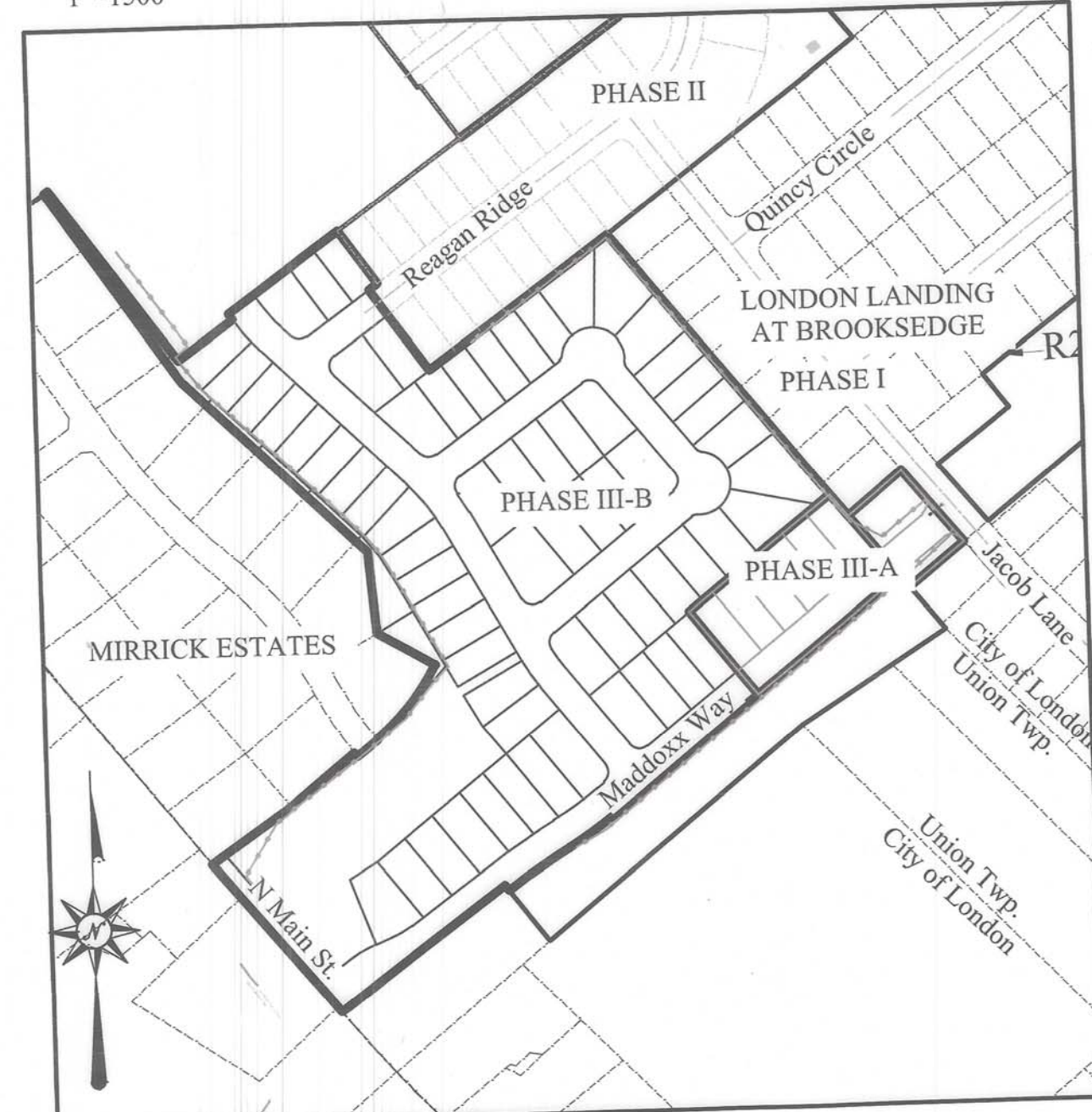
CERTIFICATION This plat meets the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code. This plat and any descriptions were developed from an actual field survey performed in November 2021 through May of 2025.

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

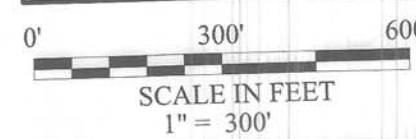
London Landing at Brookside - Phase III-B SHEET 1/4



LOCATION MAP
1"=1500'



PHASE MAP



OR 446 Pages 1496
Volume 1499, 1503, 1507, and 1513 4
Madison County Recorder 1517

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

DESCRIPTION ACCEPTABLE MADISON COUNTY ENGINEER

DATE	11/25/25	BY	SEM
TOWNSHIP	LONDON		
ACREAGE	Dedicated ROW 5.042		
	Open Space E	2.656	
	LOT M14	.017	
	LOTS M23 - M31	.615	
	LOTS 214 - 277	13.369	
Residual	24.0476		

2025-5423
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Total Pages: 1 B-589

