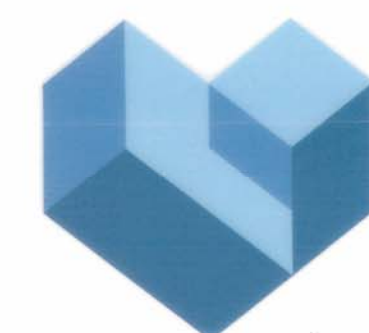




The State of Ohio
D.B. 134, Pg. 347
PID: 30-00199,000



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2800 Corporate Exchange Dr., Suite 400
Columbus, OH 43231
Phone: 614.794.7080 Fax: 888.208.4826

REPLAT OF "LONDON LANDING AT BROOKSEDE, PHASE 4"

Revisions / Submissions

ID	Description	Date
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Project Number: 766042

Scale: $1'' = 50'$

Drawn By: JRC

Checked By: ALB

Date: 6/8/2026

Issue:

Drawing Title:

PLAT

2 OF 4



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2026-3017
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PLAT #43.60
Total Pages: 1 **B-614**

**REPLAT OF "LONDON LANDING
AT BROOKSEDGE, 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'

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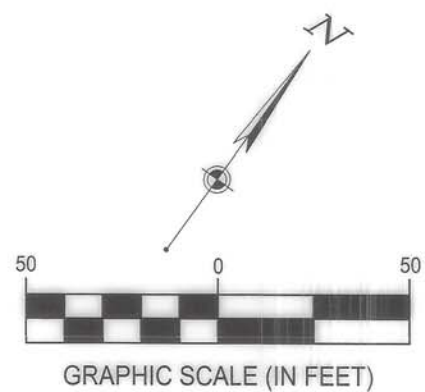
SURVEY LEGEND

- ⊙ - 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'

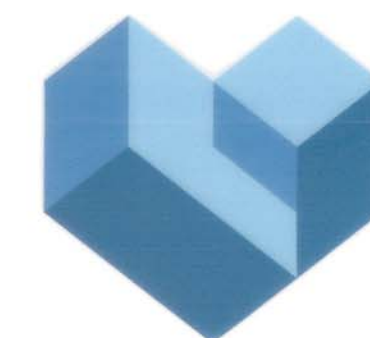
CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C8	26° 49' 49"	155.00'	72.58'	N40° 00' 17"E, 71.92'
C9	27° 45' 36"	120.00'	58.14'	N40° 28' 10"E, 57.57'
C10	48° 14' 44"	60.00'	50.52'	S53° 24' 47"E, 49.04'
C11	41° 24' 36"	20.00'	14.45'	N56° 49' 51"W, 14.14'
C12	90° 28' 31"	20.00'	31.58'	N9° 06' 43"E,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



Reserve "F"
2.420 AC
Utility Easement
See Note "F"

SEE SHEET 3



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REPLAT OF "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: 6/8/2026

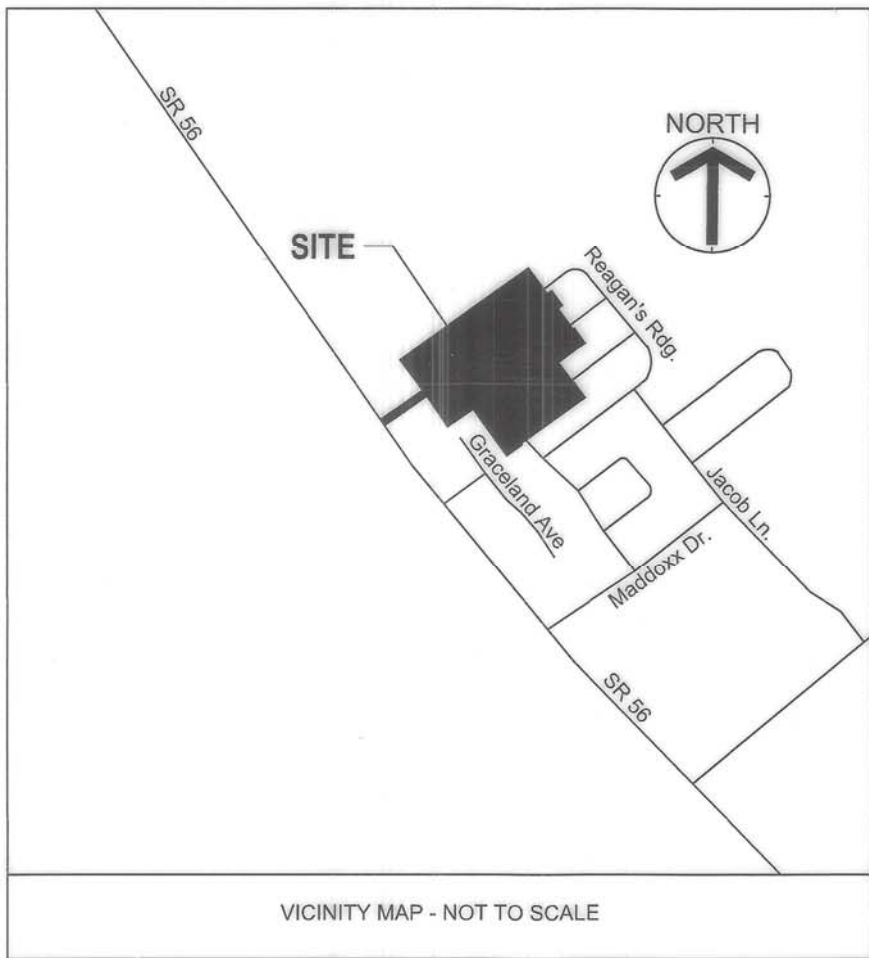
Issue:

Drawing Title:

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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



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



APPROVED THIS 9th DAY OF June 20 26

[Signature]
PLANNING COMMISSION CHAIRMAN
CITY OF LONDON, OHIO

APPROVED THIS 9th DAY OF June 20 26

[Signature]
SAFETY SERVICE DIRECTOR
CITY OF LONDON, OHIO

APPROVED THIS 15th DAY OF June 20 26

[Signature]
CITY CLERK
CITY OF LONDON, OHIO

APPROVED THIS 9th DAY OF June 20 26

[Signature]
MAYOR
CITY OF LONDON, OHIO

TRANSFERRED THIS 17th DAY OF June 20 26

[Signature]
AUDITOR, MADISON COUNTY, OHIO
[Signature]
by *[Signature]* Rodgers
Chief Deputy

RECORDED THIS 17 DAY OF June 20 26

[Signature]
RECORDER, MADISON COUNTY, OHIO

PLAT BOOK B PAGE 612-615

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.

[Signature] 6-8-26
JEFFREY A. MILLER, P.S.
OHIO P.S. NO. 7211



Replat
6-15-26 VE
London
lots 278-364 (15.289)
Res F 2.42
Dedicated Res 4.339

2026-3015
Filed for Record in
MADISON COUNTY, OH
RACHEL FISHER, COUNTY RECORDER
06/17/2026 12:05:04 PM
PLAT #43.60
Total Pages: 1 B-612

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, ALSO BEING LOTS 278-364, AND RESERVE F AS RECORDED IN PLAT CABINET B, SLIDE 585, 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 A REPLAT OF "LONDON LANDING AT BROOKSEdge, PHASE 4", AS RECORDED IN PLAT CABINET B, SLIDE 585, 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 10th DAY OF June 2026.

SIGNED: *[Signature]* 6/10/2026
THOMAS A. COUGHLIN DATE

SIGNED: *[Signature]* 6/10/26
NICHOLAS J. COUGHLIN DATE

SIGNED: *[Signature]* 6/10/2026
PAUL G. GROSS DATE

STATE OF OHIO, MADISON COUNTY, S.S.

BE IT REMEMBERED THAT ON THIS 10th DAY OF June 20 26, 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.



NICHOLE A. FLYNN
Notary Public
State of Ohio
My Comm. Expires
August 22, 2027

[Signature]
NOTARY PUBLIC IN AND FOR
MADISON COUNTY, OHIO

REPLAT OF "LONDON LANDING
AT BROOKSEdge, 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: N/A

Drawn By: JRC

Checked By: ALB

Date: 6/8/2026

Issue:

Drawing Title:

PLAT