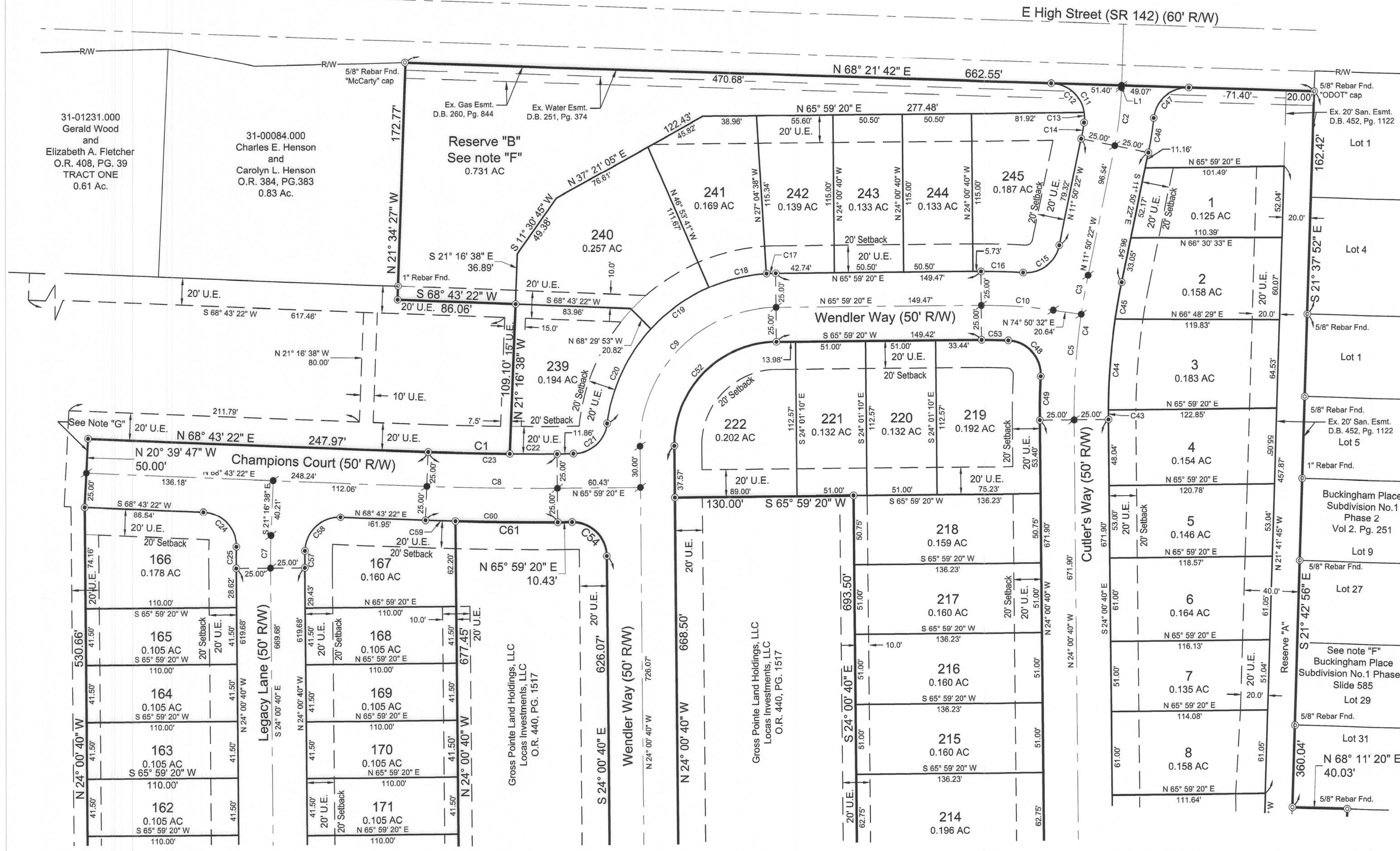




SEE SHEET 3

SEE SHEET 4

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 THE SUBDIVISION PLAT OF "MADISON RESERVE PHASE I" 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 39097C0143D, WITH EFFECTIVE DATE, OF 06/18/2010.

NOTE "C": ACREAGE BREAKDOWN
TOTAL ACREAGE: 27.241 ACRES
ACREAGE IN RIGHT-OF-WAY: 5.211 ACRES
ACREAGE IN LOTS 1-40, 121-124, 149-181, 207-222, 239-245: 13.419 ACRES
ACREAGE IN RESERVES: 8.611 ACRES

NOTE "D": MADISON RESERVE PHASE I IS OUT OF THE FOLLOWING MADISON COUNTY PARCEL NUMBERS:
PARCEL NUMBER: 31-03129.000: 27.241 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: 20'
REAR: 20'
SIDE: 5.25'

NOTE "F": RESERVES ARE DESIGNATED AND DELINEATED HEREON TO BE OWNED & MAINTAINED BY THE HOMEOWNERS ASSOCIATION FOR MADISON RESERVE FOR THE PURPOSE OF STORM WATER CONTROL, MAINTENANCE AND OPEN SPACE PURPOSES. THE CITY OF LONDON HAS ACCESS TO RESERVES FOR EMERGENCY PURPOSES.

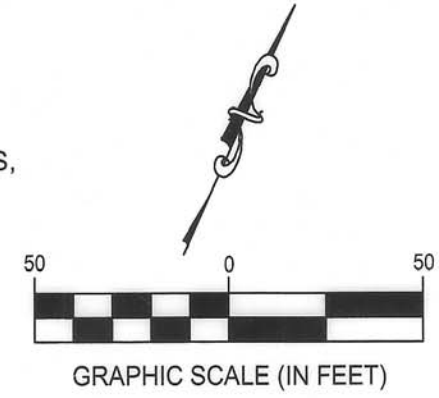
NOTE "G": NO VEHICULAR ACCESS TO BE IN EFFECT UNTIL SUCH TIME AS THE PUBLIC STREET RIGHT-OF-WAY IS EXTENDED BY PLAT, DEED, OR EASEMENT.

NOTE "H": THE PORTIONS OF EASEMENTS SHOWN HEREON WITH CROSS HATCHING, DEED BOOK 228, PAGE 58 AND DEED BOOK 222, PAGE 458 ARE HEREBY VACATED WITH THE RECORDING OF THIS PLAT.

- SURVEY LEGEND**
- - 5/8" Iron Pin Set w/cap CESO, Inc
 - ⊙ - Monument Found as Described
 - - PK Nail/Mag Nail Set
 - - Permanent Marker Set

NOTE: SEE SHEET 5 OF 5 FOR EASEMENT VACATIONS, LINE AND CURVE TABLES

2026-4741
Filed for Record in Madison County, Ohio
Rachel Fisher
PLAT OR Vol B Pgs 634 - 638
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Rec Fees: \$218.00
B-635



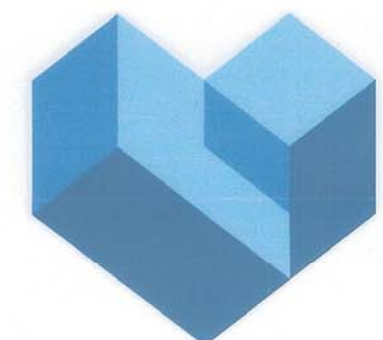
CESO
WWW.CESOINC.COM
2800 Corporate Exchange Dr., Suite 400
Columbus, OH 43231
Phone: 614.794.7080 Fax: 888.208.4826

MADISON RESERVE PHASE I
VIRGINIA MILITARY SURVEY 5801 AND 5802
STATE OF OHIO, COUNTY OF MADISON, CITY OF LONDON

Revisions / Submissions		
ID	Description	Date

Drawing Title:
PLAT

2 OF 5



CESO

WWW.CESOINC.COM

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Columbus, OH 43231
Phone: 614.794.7080 Fax: 888.208.4826

MADISON RESERVE PHASE I

VIRGINIA MILITARY SURVEY 5801 AND 5802
STATE OF OHIO, COUNTY OF MADISON, CITY OF LONDON

Revisions / Submissions

ID	Description	Date
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Project Number: 767211

Drawn By: P.J.M

Checked By: A.L.B

Date: 5/28/2026

Issue: N/A

Drawing Title:

PLAT

3 OF 5

SEE SHEET 2

SEE SHEET 4

Gross Pointe Land Holdings, LLC
Locas Investments, LLC
O.R. 440, PG. 1517

Gross Pointe Land Holdings, LLC
Locas Investments, LLC
O.R. 440, PG. 1517

Gross Pointe Land Holdings, LLC
Locas Investments, LLC
O.R. 440, PG. 1517

PENNSYLVANIA LINES LLC
O.R. 107, PAGE 1784
6.758 Ac.
P.N. 31-03198.000

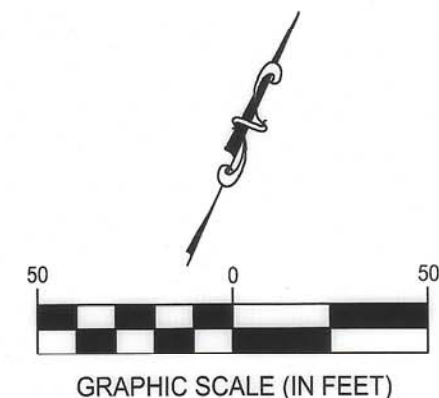
SURVEY LEGEND

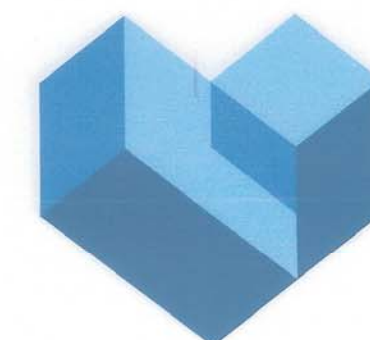
- - 5/8" Iron Pin Set w/cap CESO, Inc
- - Monument Found as Described
- - PK Nail/Mag Nail Set
- - Permanent Marker Set

NOTE: SEE SHEET 5 OF 5 FOR EASEMENT VACATIONS,
LINE AND CURVE TABLES



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PLAT OR Vol B Pgs 634 - 638 B-636





CESO
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Columbus, OH 43231
Phone: 614.794.7080 Fax: 888.208.4826

MADISON RESERVE PHASE I

VIRGINIA MILITARY SURVEY 5801 AND 5802
STATE OF OHIO, COUNTY OF MADISON, CITY OF LONDON

Revisions / Submissions

ID	Description	Date
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© 2026 CESO, INC.

Project Number: 767211

Drawn By: P.J.M

Checked By: A.L.B

Date: 5/28/2026

Issue: N/A

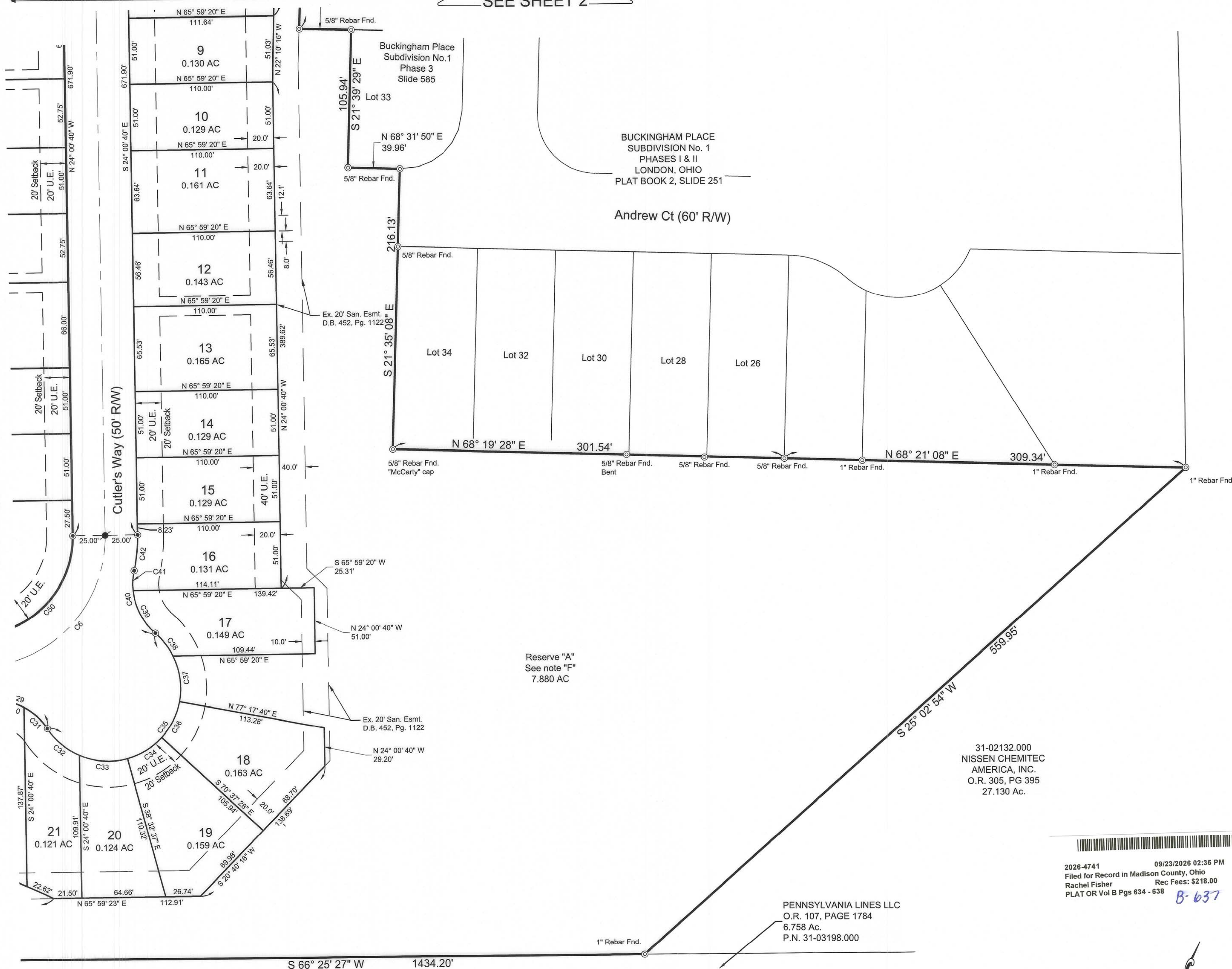
Drawing Title:

PLAT

4 OF 5

SEE SHEET 2

SEE SHEET 3



SURVEY LEGEND

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

NOTE: SEE SHEET 5 OF 5 FOR EASEMENT VACATIONS,
LINE AND CURVE TABLES

PENNSYLVANIA LINES LLC
O.R. 107, PAGE 1784
6.758 Ac.
P.N. 31-03198.000

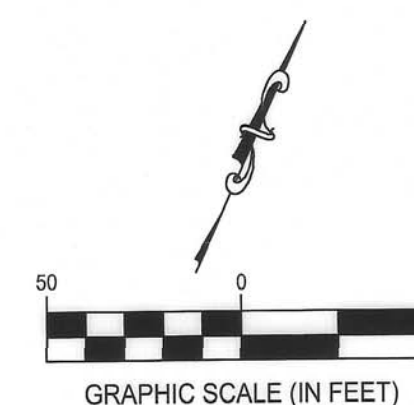
31-02132.000
NISSEN CHEMITEC
AMERICA, INC.
O.R. 305, PG 395
27.130 Ac.

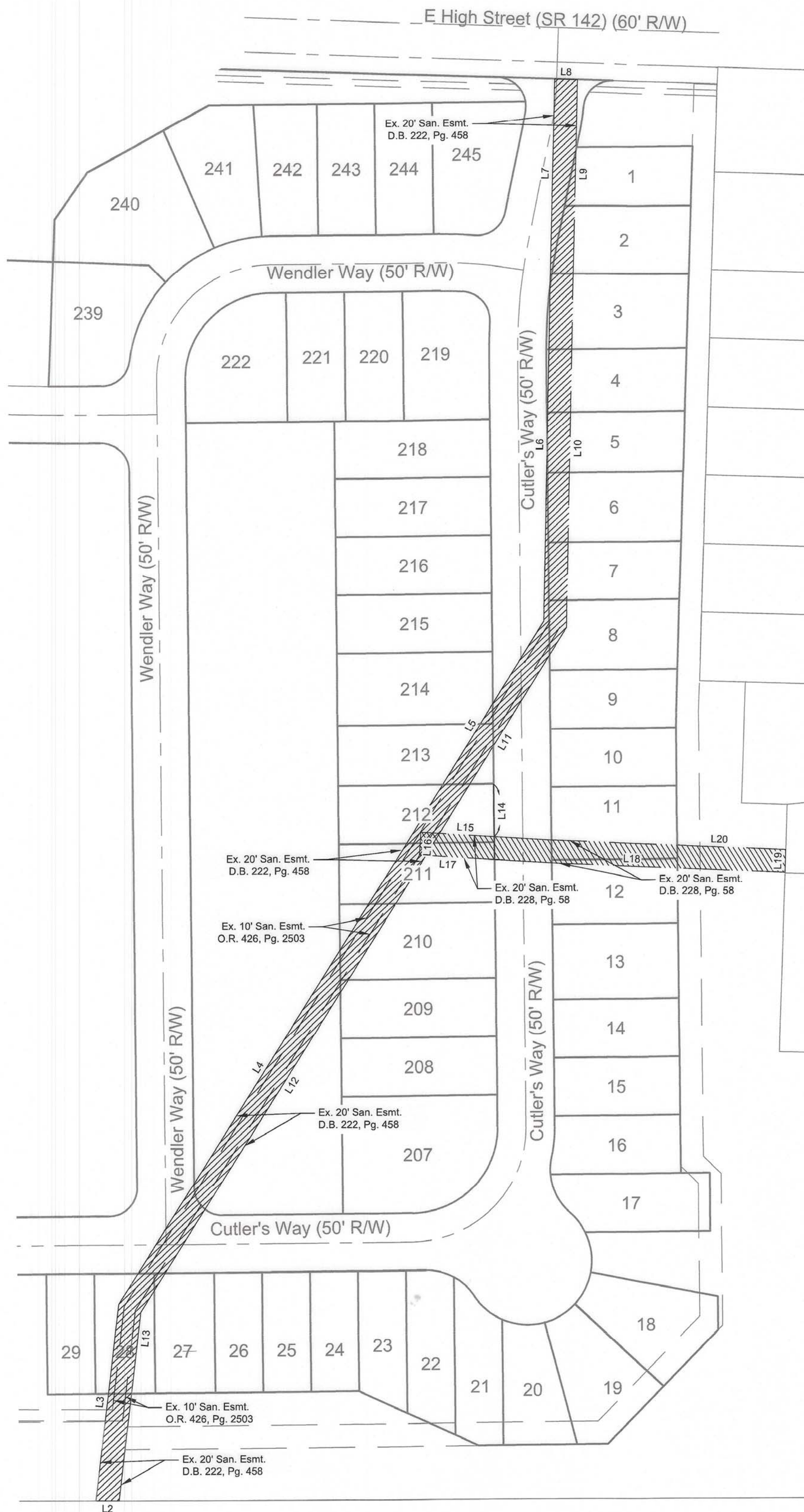
2026-4741
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Rachel Fisher
PLAT OR Vol B Pgs 634 - 638

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Rec Fees: \$218.00

B-637





NOTE "H": THE PORTIONS OF EASEMENTS SHOWN HEREON WITH CROSS HATCHING, DEED BOOK 222, PAGE 458, DEED BOOK 228, PAGE 58, AND DEED BOOK 295, PAGE 795 AS ASSIGNED IN OFFICIAL RECORD 426, PAGE 2503, ARE HEREBY VACATED WITH THE RECORDING OF THIS PLAT.

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C1	1° 43' 49"	1970.00'	59.50'	S67° 51' 27"W, 59.49'
C2	9° 44' 41"	250.00'	42.52'	N16° 42' 42"W, 42.47'
C3	3° 19' 07"	500.00'	28.96'	N13° 29' 55"W, 28.96'
C4	8° 51' 11"	500.00'	77.26'	N19° 35' 04"W, 77.18'
C5	8° 51' 11"	500.00'	77.26'	N19° 35' 04"W, 77.18'
C6	90° 00' 00"	100.00'	157.08'	N20° 59' 20"E, 141.42'
C7	2° 44' 01"	500.00'	23.86'	S22° 38' 39"E, 23.85'
C8	2° 44' 01"	1995.00'	95.19'	N67° 21' 21"E, 95.18'
C9	90° 00' 00"	100.00'	157.08'	N20° 59' 20"E, 141.42'
C10	8° 51' 11"	340.00'	52.54'	N70° 24' 56"E, 52.48'
C11	96° 46' 24"	25.00'	42.23'	N63° 15' 05"W, 37.38'
C12	79° 39' 37"	25.00'	34.76'	N71° 48' 29"W, 32.03'
C13	17° 06' 47"	25.00'	7.47'	N23° 25' 17"W, 7.44'
C14	3° 01' 32"	225.00'	11.88'	N13° 21' 07"W, 11.88'
C15	82° 38' 49"	25.00'	36.06'	N29° 29' 03"E, 33.02'
C16	4° 49' 07"	365.00'	30.70'	N68° 23' 54"E, 30.69'
C17	3° 03' 58"	125.00'	6.69'	N64° 27' 21"E, 6.69'
C18	19° 49' 03"	125.00'	43.24'	N53° 00' 50"E, 43.02'
C19	24° 00' 37"	125.00'	52.38'	N31° 06' 00"E, 52.00'
C20	35° 25' 44"	125.00'	77.29'	N1° 22' 50"E, 76.07'
C21	82° 08' 18"	25.00'	35.84'	N24° 44' 07"E, 32.85'
C22	1° 00' 12"	1970.00'	34.50'	N66° 29' 26"E, 34.50'
C23	2° 44' 01"	1970.00'	93.99'	N67° 21' 21"E, 93.98'
C24	88° 58' 47"	25.00'	38.82'	S66° 47' 15"E, 35.04'
C25	1° 42' 48"	525.00'	15.70'	N23° 09' 16"W, 15.70'
C26	90° 00' 00"	25.00'	39.27'	N20° 59' 20"E, 35.36'
C27	90° 00' 00"	25.00'	39.27'	S69° 00' 40"E, 35.36'
C28	90° 00' 00"	25.00'	39.27'	N20° 59' 20"E, 35.36'
C29	57° 16' 48"	50.00'	49.99'	N85° 22' 15"W, 47.93'
C30	29° 00' 50"	50.00'	25.32'	S80° 29' 46"W, 25.05'
C31	28° 15' 58"	50.00'	24.67'	N70° 51' 50"W, 24.42'
C32	33° 06' 36"	56.00'	32.36'	N73° 17' 09"W, 31.91'

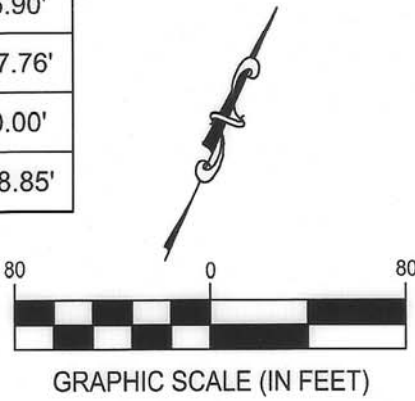
CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C33	38° 42' 10"	56.00'	37.83'	S70° 48' 28"W, 37.11'
C34	32° 04' 51"	56.00'	31.36'	S35° 24' 57"W, 30.95'
C35	195° 36' 42"	56.00'	191.19'	S25° 27' 48"W, 110.96'
C36	32° 04' 51"	56.00'	31.36'	S3° 20' 06"W, 30.95'
C37	36° 36' 31"	56.00'	35.78'	N31° 00' 35"W, 35.18'
C38	23° 01' 43"	56.00'	22.51'	S60° 49' 42"E, 22.36'
C39	43° 27' 29"	50.00'	37.92'	S50° 36' 49"E, 37.02'
C40	61° 02' 52"	50.00'	53.27'	S41° 49' 08"E, 50.79'
C41	17° 35' 22"	50.00'	15.35'	S20° 05' 23"E, 15.29'
C42	12° 42' 58"	125.00'	27.74'	S17° 39' 11"E, 27.69'
C43	12° 10' 18"	475.00'	100.91'	S17° 55' 31"E, 100.72'
C44	8° 01' 09"	475.00'	66.48'	S19° 09' 44"E, 66.43'
C45	3° 18' 48"	475.00'	27.47'	S13° 29' 45"E, 27.46'
C46	5° 17' 21"	275.00'	25.39'	S14° 29' 02"E, 25.38'
C47	85° 29' 25"	25.00'	37.30'	S25° 37' 00"W, 33.94'
C48	89° 59' 10"	25.00'	39.26'	S65° 29' 55"E, 35.35'
C49	3° 30' 20"	525.00'	32.12'	S22° 15' 30"E, 32.12'
C50	90° 00' 00"	75.00'	117.81'	S20° 59' 20"W, 106.07'
C51	90° 00' 00"	25.00'	39.27'	N69° 00' 40"W, 35.36'
C52	90° 00' 00"	75.00'	117.81'	N20° 59' 20"E, 106.07'
C53	3° 31' 10"	315.63'	19.39'	N67° 44' 58"E, 19.38'
C54	90° 00' 00"	25.00'	39.27'	S69° 00' 40"E, 35.36'
C55	90° 00' 00"	25.00'	39.27'	S20° 59' 20"W, 35.36'
C56	90° 00' 00"	25.00'	39.27'	N69° 00' 40"W, 35.36'
C57	1° 29' 11"	475.00'	12.32'	S23° 16' 04"E, 12.32'
C58	91° 14' 50"	25.00'	39.81'	S23° 05' 57"W, 35.74'
C59	2° 44' 01"	2020.00'	96.38'	N67° 21' 21"E, 96.37'
C60	2° 44' 01"	2020.00'	96.38'	N67° 21' 21"E, 96.37'
C61	2° 06' 56"	2020.00'	74.59'	N67° 02' 48"E, 74.58'

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Rachel Fisher Rec Fees: \$218.00
PLAT OR Vol B Pgs 634 - 638 B-638

LINE TABLE		
Line #	Direction	Length
L1	N21° 35' 02"W	1.65'
L2	S66° 25' 27"W	20.14'
L3	N16° 50' 05"W	173.04'
L4	N08° 39' 11"E	481.61'
L5	N08° 19' 59"E	222.11'
L6	N22° 17' 40"W	309.04'
L7	N22° 04' 05"W	165.40'

LINE TABLE		
Line #	Direction	Length
L8	N68° 21' 42"E	20.00'
L9	S22° 04' 05"E	165.21'
L10	S22° 17' 40"E	314.48'
L11	S08° 19' 59"W	227.64'
L12	S08° 39' 11"W	477.14'
L13	S16° 50' 05"E	166.15'
L14	S24° 00' 40"E	45.74'

LINE TABLE		
Line #	Direction	Length
L15	S70° 14' 31"W	64.42'
L16	S19° 45' 29"E	20.00'
L17	N70° 14' 31"E	65.90'
L18	N68° 53' 28"E	197.76'
L19	N21° 35' 08"W	20.00'
L20	S68° 53' 28"W	208.85'



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

MADISON RESERVE PHASE I

VIRGINIA MILITARY SURVEY 5801 AND 5802
STATE OF OHIO, COUNTY OF MADISON, CITY OF LONDON

Revisions / Submissions

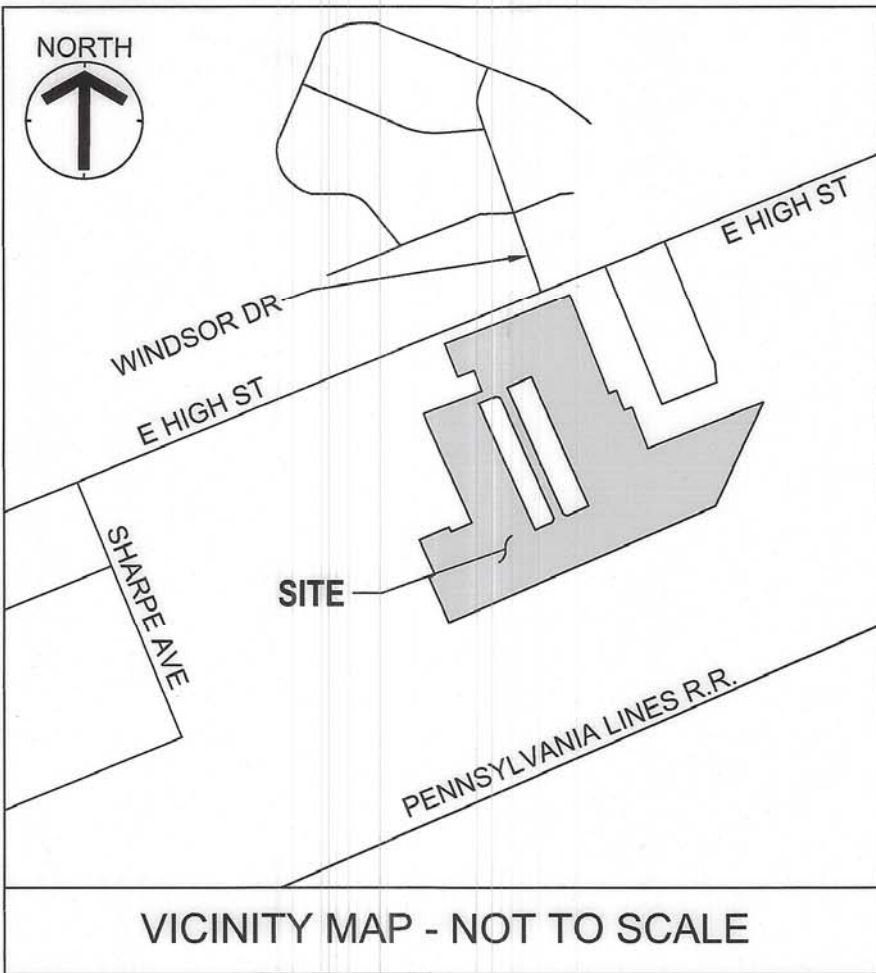
ID	Description	Date
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Project Number: 767211
Drawn By: P.J.M
Checked By: A.L.B
Date: 5/28/2026
Issue: N/A

Drawing Title:
PLAT

5 OF 5



BASIS OF BEARING

BEARINGS BASED ON A PORTION OF THE SOUTH RIGHT OF WAY EAST HIGH STREET, BEING N 68°21'42" E ON A PLAT OF SURVEY PERFORMED BY MCCARTY ASSOCIATES LLC, DATED JUNE 10TH 2025 OF RECORD IN VOLUME 51, PLAT NO. 25 OF THE MADISON COUNTY ENGINEER'S RECORD OF SURVEYS.

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 INC". MONUMENTS SHALL BE SET UPON COMPLETION OF CONSTRUCTION.

PERMANENT MARKERS

ALL PERMANENT MARKERS SET ARE SOLID 5/8" REBAR WITH A CAP MARKED "CESO INC" 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 DECEMBER 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 JANUARY, 2026 AND THAT DIMENSIONS ARE CORRECT AND MONUMENTS HAVE BEEN FOUND OR WILL BE SET AS INDICATED.

SEAN BROOKS P.S.
OHIO P.S. NO. 8828



MADISON RESERVE - PHASE I

STATE OF OHIO, COUNTY OF MADISON, CITY OF LONDON, VIRGINIA STATE MILITARY SURVEY 5801 AND 5802

APPROVED THIS 9th DAY OF Sept. 20 26
PLANNING COMMISSION CHAIRMAN
CITY OF LONDON, OHIO

APPROVED THIS 9th DAY OF Sept. 20 26
SAFETY SERVICE DIRECTOR
CITY OF LONDON, OHIO

APPROVED THIS 9th DAY OF Sept. 20 26
MAYOR
CITY OF LONDON, OHIO

APPROVED THIS 9th DAY OF Sept. 20 26
MID-OHIO WATER AND SEWER DISTRICT

TRANSFERRED THIS 23rd DAY OF Sept. 20 26
AUDITOR, MADISON COUNTY, OHIO

RECORDED THIS 23rd DAY OF Sept. 20 26
PLAT BOOK B, PAGE 634-638
RECORDER, MADISON COUNTY, OHIO

THE CITY OF LONDON, OHIO ("CITY"), AND MID-OHIO WATER AND SEWER DISTRICT ("MOWSD"), IN CONSIDERATION OF UTILITY EASEMENT RESERVED IN THIS PLAT, DO HEREBY FULLY AND PERMANENTLY TERMINATE, RELEASE, WAIVE, AND DISCHARGE ANY AND ALL OF ITS RIGHT, TITLE, AND INTEREST IN AND TO (I) THAT CERTAIN EASEMENT TO THE CITY, TOGETHER WITH OTHER RIGHTS AND PRIVILEGES GRANTED THEREIN, RECORDED AT DEED BOOK 222, PAGE 458, MADISON COUNTY RECORDER; (II) THAT CERTAIN EASEMENT TO THE CITY, TOGETHER WITH OTHER RIGHTS AND PRIVILEGES GRANTED THEREIN, RECORDED AT DEED BOOK 228, PAGE 58, MADISON COUNTY RECORDER; AND (III) THAT CERTAIN SANITARY SEWER EASEMENT TO THE CITY, TOGETHER WITH OTHER RIGHTS AND PRIVILEGES GRANTED THEREIN, RECORDED AT DEED BOOK 295, PAGE 795, AND ASSIGNMENT OF SANITARY SEWER EASEMENT TO MOWSD RECORDED AT OFFICIAL RECORDS VOLUME 426, PAGE 2503, MADISON COUNTY RECORDER.

IN WITNESS THEREOF, WE SET OUR HANDS THIS 9th DAY OF September, 2026, AND FURTHER REPRESENT THAT WE HAVE FULL POWER AND AUTHORITY TO EXECUTE THIS INSTRUMENT.

THE CITY OF LONDON, OHIO,
A POLITICAL SUBDIVISION
UNDER O.R.C. CHAPTER 6119

BY: Patrick J. Closser
PATRICK J. CLOSSER, MAYOR

MID-OHIO WATER AND SEWER DISTRICT,
A REGIONAL WATER AND SEWER DISTRICT ORGANIZED

BY: Nick Dailey
NICK DAILEY, EXECUTIVE DIRECTOR

STATE OF OHIO, COUNTY OF MADISON

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF Sept., 2026, BY PATRICK J. CLOSSER, MAYOR ON BEHALF OF THE CITY OF LONDON, OHIO.

Janel Lynn Becker White
NOTARY PUBLIC

6/29/29
MY COMMISSION EXPIRES
Janel Lynn Becker White
Notary Public, State of Ohio
Commission # 2019-RE-788690
My Commission Expires 6/29/29

STATE OF OHIO, COUNTY OF MADISON

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9 DAY OF Sept, 2026, BY NICK DAILEY, EXECUTIVE DIRECTOR ON BEHALF OF MID-OHIO WATER AND SEWER DISTRICT.

Sandra A Hoover
NOTARY PUBLIC

2/19/30
MY COMMISSION EXPIRES
SANDRA A HOOVER
Notary Public
State of Ohio
My Comm. Expires
February 19, 2030

TO THE MADISON COUNTY RECORDER:

CROSS-REFERENCE: (I) EASEMENT RECORDED ON JANUARY 3, 1975, AT DEED BOOK 222, PAGE 458; (II) EASEMENT RECORDED ON DECEMBER 21, 1975, AT DEED BOOK 228, PAGE 58; (III) SANITARY SEWER EASEMENT RECORDED ON SEPTEMBER 7, 1993, AT DEED BOOK 295, PAGE 795; AND (IV) ASSIGNMENT OF SANITARY SEWER EASEMENT RECORDED ON JUNE 18, 2024, AT OFFICIAL RECORDS VOLUME 426, PAGE 2503, MADISON COUNTY RECORDER

SITUATED IN THE STATE OF OHIO, COUNTY OF MADISON, CITY OF LONDON, VIRGINIA MILITARY SURVEY 5801 AND 5802, BEING 27.241 ACRES OUT OF AN ORIGINAL 55.027 ACRE TRACT OF LAND CONVEYED TO GROSS POINTE LAND HOLDINGS, LLC AND LOCAS INVESTMENTS, LLC, OF RECORD IN OFFICIAL RECORD 440, PAGE 1517 OF RECORD IN THE RECORDER'S OFFICE, MADISON COUNTY, OHIO.

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 "MADISON RESERVE PHASE I", A SUBDIVISION CONTAINING LOT NUMBERS 1-40, 121-124, 149-181, 207-222, 239-245, RESERVE "A", RESERVE "B" AND DO HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATES TO PUBLIC USE, AS SUCH, ALL OR PARTS OF CHAMPIONS COURT, CUTLERS WAY, LEGACY LANE, RAIDER DRIVE, AND WENDLER WAY, 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 QUASI-PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO OHIO EDISON COMPANY, MID-OHIO WATER AND SEWER DISTRICT AND SPECTRUM COMMUNICATIONS ABOVE, BENEATH, AND ON THE SURFACE OF THE GROUND AND, WHERE NECESSARY FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF SERVICE CONDITIONS TO ALL ADJACENT LOTS AND LANDS FOR STORM WATER DRAINAGE.

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.

IN WITNESS THEREOF, WE SET OUR HANDS THIS 9th + 10th DAY OF September, 2026.

GROSS POINTE LAND HOLDINGS, LLC,
AN OHIO LIMITED LIABILITY COMPANY

SIGNED: Reagan Gross 9/9/2026
REAGAN GROSS, MANAGING MEMBER DATE

LOCAS INVESTMENTS, LLC,
AN OHIO LIMITED LIABILITY COMPANY

SIGNED: Thomas A. Coughlin 9/10/26
THOMAS A. COUGHLIN, MANAGER on DATE
Derek L. Wilson, Authorized Representative

STATE OF OHIO, MADISON COUNTY, S.S.

BE IT REMEMBERED THAT ON THIS 9th + 10th DAY OF September, 20 26, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME REAGAN GROSS, MANAGING MEMBER, AND THOMAS A. COUGHLIN, MANAGER INDIVIDUALLY AND REPRESENTING GROSS POINTE LAND HOLDINGS, LLC AND LOCAS INVESTMENTS 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 IN AND FOR
MADISON COUNTY, OHIO

8/22/27
MY COMMISSION EXPIRES

DESCRIPTION ACCEPTABLE MADISON COUNTY ENGINEER

DATE 9-17-26 BY SK

TOWNSHIP LONDON

ACREAGE LOTS 1-40, 121-124

149-181, 207-222

239-245

AC DEDICATED ROW

AC RESERVE A

AC RESERVE B

RESIDUAL 27.784 ac

13.419 ac

5.211 ac

7.880 ac

.731 ac

6-250

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

2026-4741
Filed for Record in Madison County, Ohio
Rachel Fisher
Rec Fees: \$218.00
PLAT OR Vol B Pgs 634 - 638

NOTE: SEE SHEET 5 OF 5 FOR EASEMENT VACATIONS,
LINE AND CURVE TABLES



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

MADISON RESERVE PHASE I
VIRGINIA MILITARY SURVEY 5801 AND 5802
STATE OF OHIO, COUNTY OF MADISON, CITY OF LONDON

Revisions / Submissions

ID Description Date

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Project Number: 767211

Drawn By: P.J.M

Checked By: A.L.B

Date: 5/28/2026

Issue: N/A

Drawing Title:

PLAT

1 OF 5