2026-4840 09/29/2026 11:10 AM
Filed for Record in Madison County, Ohio
Rachel Fisher Rec Fees: $348.80
PLAT OR Vol B Pgs 639 - 646
B-640

RESERVES "A" & "B"
ARE NON-BUILDABLE LOTS

RESERVE "A"
OPEN SPACE &
UTILITY EASEMENT
0.290 ACRES

HORTON DRIVE 60'

RESERVE "B"
OPEN SPACE &
UTILITY EASEMENT
1.930 ACRES

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

WICHMAN WAY 60'

GUERIN DRIVE 60'

SCHOTT DRIVE 60'

KENY BOULEVARD EXTENSION PLAT
P.B. B, PGS. 346-348

AMHERST MEADOWS
SECTION 6
P.B. B, PGS. 268-269

AMHERST MEADOWS
SECTION 7, PHASE 1
P.B. B, PGS. 247-248

DORSET DRIVE-60'

RESERVE "B"
OPEN SPACE
1.930 ACRES

LOT 152 0.144 AC.
LOT 153 0.144 AC.
LOT 154 0.144 AC.
LOT 155 0.144 AC.
LOT 156 0.157 AC.
LOT 157 0.157 AC.
LOT 158 0.157 AC.
LOT 159 0.157 AC.
LOT 160 0.198 AC.
LOT 161 0.139 AC.
LOT 162 0.140 AC.
LOT 163 0.145 AC.
LOT 164 0.143 AC.
LOT 165 0.146 AC.
LOT 166 0.147 AC.
LOT 167 0.160 AC.
LOT 168 0.162 AC.
LOT 169 0.130 AC.
LOT 170 0.214 AC.
LOT 171 0.280 AC.
LOT 172 0.129 AC.
LOT 173 0.139 AC.
LOT 174 0.144 AC.
LOT 175 0.144 AC.
LOT 176 0.144 AC.
LOT 177 0.144 AC.
LOT 178 0.144 AC.
LOT 179 0.144 AC.
LOT 180 0.144 AC.
LOT 181 0.144 AC.
LOT 182 0.144 AC.

N=695214.911
E=1704961.192

1"PIPE

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
- ⊡ MONUMENT BOX 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

100 0 50 100 200
(IN FEET)
1 inch = 50 ft.

JOHNSON'S CREEK
SECTION 1C

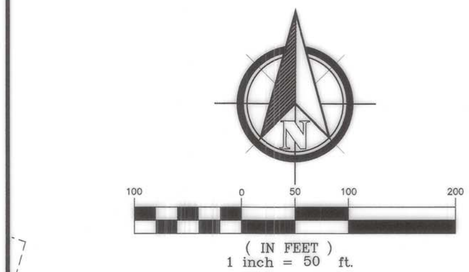
ARCADIS
7575 HUNTINGTON PARK DR.
Columbus, OH 43235
Contact: DAVE CHIESA
614-818-4900
www.ARCADIS.com

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Filed for Record in Madison County, Ohio
Rachel Fisher Rec Fees: $348.80
PLAT OR Vol B Pgs 639 - 646
B-641

Curve Table					
Curve #	Length	Radius	Delta	C.B.	CHORD
C1	109.42'	170.00'	36°52'39"	S34°12'57"E	107.54'
C2	149.36'	230.00'	37°12'27"	S34°03'02"E	146.75'
C3	49.00'	25.00'	112°17'27"	N74°46'38"E	41.52'
C4	39.48'	230.00'	9°50'07"	N23°32'58"E	39.43'
C5	33.84'	25.00'	77°32'39"	S10°18'19"E	31.31'
C6	3.97'	920.24'	0°14'50"	N49°04'38"W	3.97'
C7	40.83'	25.00'	93°34'38"	N84°08'03"E	36.44'
C8	39.27'	25.00'	90°00'00"	S07°39'16"E	35.36'
C9	39.27'	25.00'	90°00'00"	N85°55'22"E	35.36'
C10	39.27'	25.00'	90°00'00"	S04°04'38"E	35.36'
C11	39.27'	25.00'	90°00'00"	N04°04'38"W	35.36'
C12	39.27'	25.00'	90°00'00"	S85°55'22"W	35.36'
C13	10.84'	1030.00'	0°36'10"	S49°22'43"E	10.84'
C14	48.73'	1030.00'	2°42'38"	S51°02'07"E	48.72'
C15	4.74'	1030.00'	0°15'50"	S52°31'21"E	4.74'
C16	2.69'	20.00'	7°42'39"	N48°47'56"W	2.69'
C17	11.49'	20.00'	32°55'07"	N28°29'03"W	11.33'
C18	34.10'	56.00'	34°53'05"	S29°28'02"E	33.57'
C19	40.70'	56.00'	41°38'26"	S67°43'48"E	39.81'
C20	39.26'	56.00'	40°10'18"	N71°21'50"E	38.46'
C21	46.28'	56.00'	47°20'54"	N27°36'14"E	44.97'
C22	11.61'	24.68'	26°56'25"	S20°38'16"W	11.50'
C23	160.34'	56.00'	164°02'43"	N85°57'09"E	110.92'
C24	39.27'	25.00'	90°00'00"	N82°20'44"E	35.36'

Curve Table					
Curve #	Length	Radius	Delta	C.B.	CHORD
C25	86.39'	55.00'	90°00'00"	N82°20'44"E	77.78'
C26	39.71'	55.00'	41°22'21"	S73°20'26"E	38.86'
C27	46.68'	55.00'	48°37'39"	N61°39'34"E	45.29'
C28	39.27'	25.00'	90°00'00"	N82°20'44"E	35.36'
C29	39.27'	25.00'	90°00'00"	N07°39'16"W	35.36'
C30	86.39'	55.00'	90°00'00"	N07°39'16"W	77.78'
C31	160.34'	56.00'	164°02'43"	N04°02'51"W	110.92'
C32	46.68'	55.00'	48°37'39"	N28°20'26"W	45.29'
C33	34.09'	25.00'	78°07'17"	N02°24'43"E	31.51'
C34	248.22'	600.00'	23°42'13"	N67°41'23"W	246.46'
C35	36.08'	25.00'	82°41'22"	N82°49'03"E	33.03'
C37	39.71'	55.00'	41°22'21"	N16°39'34"E	38.86'
C38	39.27'	25.00'	90°00'00"	N07°39'16"W	35.36'
C39	14.18'	20.00'	40°37'46"	S57°39'37"W	13.89'
C40	11.66'	20.00'	33°24'57"	S69°21'44"E	11.50'
C41	39.27'	25.00'	90°00'00"	S82°20'44"W	35.36'
C42	39.27'	25.00'	90°00'00"	N07°39'16"W	35.36'
C43	129.39'	200.00'	37°04'02"	S34°07'15"E	127.14'
C44	77.81'	200.00'	22°17'27"	N29°46'38"E	77.32'
C45	62.43'	1000.00'	3°34'38"	S50°51'57"E	62.42'
C46	306.75'	4920.00'	3°34'20"	S50°51'48"E	306.70'
C47	24.10'	170.00'	8°07'21"	S11°42'57"E	24.08'
C48	4.83'	445.00'	0°37'19"	N02°44'41"W	4.83'
C49	204.35'	56.00'	209°04'25"	S66°03'06"W	108.41'

Line Table		
Line #	Length	Direction
L1	7.98'	S03°24'17"E
L2	26.71'	S18°06'29"W
L3	25.91'	S20°16'56"E
L4	32.09'	N37°51'13"W
L5	7.98'	N86°35'43"E



JOHNSON'S CREEK
SECTION C1

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. 437, PG. 2251
86.870 ACRES (ORIG.)

RESERVE "C" -0.072 ACRE
IS A NON-BUILDABLE LOT TO BE USED FOR A DRAINAGE AND UTILITY EASEMENTS AND A PEDESTRIAN WALKWAY.

BURNS AVENUE 60'

SCHOTT DRIVE 60'

WICHMAN WAY 60'

GUERIN DRIVE 60'

DORSET DRIVE-60'

RESERVE "B" OPEN SPACE & UTILITY EASEMENT
1.930 ACRES

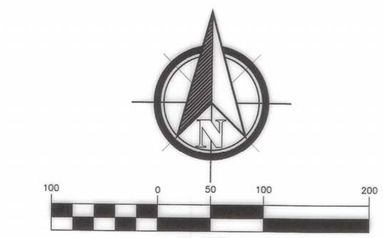
RESERVE "B" IS A NON-BUILDABLE LOT

AMHERST MEADOWS SECTION 5 P.B. B, PGS. 207-209

SHEET 2/5

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

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(IN FEET)
1 inch = 50 ft.

JOHNSON'S CREEK
SECTION C1

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

SHEET 5/7

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

RESERVE "H"
IS A NON-BUILDABLE LOT TO BE USED FOR A DRAINAGE AND UTILITY EASEMENT.

RESERVE "D"
1.589 ACRES
RESERVED FOR FUTURE DEVELOPMENT

RESERVE "E"
2.861 ACRES
RESERVED FOR FUTURE DEVELOPMENT

RESERVE "B" OPEN SPACE & UTILITY EASEMENT
1.930 ACRES

RESERVE "B"
IS A NON-BUILDABLE LOTS

SCHOTT DRIVE 60'

BURNS AVENUE 60'

MARGATE CIRCLE

AMHERST MEADOWS
SECTION 2
P.B. B, PGS. 113-114

LOT 142 0.144 AC.
LOT 143 0.144 AC.
LOT 144 0.144 AC.
LOT 145 0.144 AC.
LOT 146 0.197 AC.
LOT 147 0.211 AC.
LOT 148 0.144 AC.
LOT 149 0.144 AC.
LOT 187 0.144 AC.
LOT 188 0.144 AC.
LOT 189 0.144 AC.
LOT 190 0.144 AC.
LOT 191 0.144 AC.
LOT 192 0.144 AC.
LOT 193 0.144 AC.
LOT 194 0.144 AC.

1"PIPE
S52°39'16"E 7.00'
N=696767.234
E=1706145.223

SHEET 3/7

2026-4840 09/29/2026 11:10 AM
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Rachel Fisher Rec Fees: $348.80
PLAT OR Vol B Pgs 639 - 646
B-642

ARCADIS
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JOHNSON'S CREEK
SECTION 1C

EAGLETON BOULEVARD 60'

S82°20'44"W 40.00'

N82°20'44"E 40.00'

LOT 77

LOT 78

LOT 19

LOT 18

LOT 17

LOT 16

LOT 15

LOT 14

LOT 13

LOT 12

LOT 11

LOT 10

LOT 9

LOT 8

LOT 7

LOT 6

LOT 5

LOT 4

LOT 3

JOHNSON CREEK
SECTION 1A
P.B. B,
PGS. 551–552

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

STRATFORD WAY 60'

184

60.00'

C48

N86°56'40"E

"IBI GROUP"

513.45'

N82°20'44"E

RESERVE "H"
IS A NON–BUILDABLE LOT TO BE USED
FOR A DRAINAGE AND UTILITY EASEMENT.

SHEET 6/7

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

RESERVE "H"
OPEN SPACE
8.817 ACRES

100.12'

N7°39'16"W

N82°20'44"E 125.00'

N7°39'16"W
6.93'

C47

C49

S8°

EX. 150' TRANSMISSION EASEMENT
D.B. 160, PG. 37
D.V. 199, PG. 520
D.V. 199, PG. 522

100 0 50 100 200

(IN FEET)
1 inch = 50 ft.

S7°39'16"E 276.85'

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

RESERVE "A"
6.274 ACRES

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

279.12'

N75°29'18"E 133.07'

193.09'

30.01'

30.01'

C1

C43

C2

30.0'

30.0'

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

S87°34'35"W 128.20'

S2°25'25"E 60.34'

JOHNSON'S CREEK
SECTION 2A
P.B. B, PGS. 580–584

EX. 150' TRANSMISSION EASEMENT
D.B. 160, PG. 37
D.V. 199, PG. 520
D.V. 199, PG. 522

RESERVE "G"
OPEN SPACE
1.999 ACRES

71

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

70

N75°07'10"E 64.78'

127.31'

N14°52'50"W

163.42'

N52°39'16"W

57.95'

S37°20'44"W 125.00'

S52°39'16"E

S23°47'36"E 172.24'

RESERVE "E"
2.861 ACRES
RESERVED FOR
FUTURE DEVELOPMENT

69

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

RESERVE "G"
IS A NON–BUILDABLE LOT TO BE USED
FOR A DRAINAGE AND UTILITY EASEMENT.

120.00'

105.00'

217.96'

195.0'

317.99'

S60°31'46"W 39.06'

68

S37°20'44"W

RESERVE "F"
0.355 ACRE
RESERVED FOR
FUTURE DEVELOPMENT

C42

WICHMAN WAY 60'

150.00'

N52°39'16"W

320.00'

S52°39'16"E

67

95.00'

130.00'

164.38'

N52°40'07"W

177.46'

S37°20'44"W

C41

205.00'

260.00'

205.54'

229.53'

N37°20'44"E 3.20'

RESERVE D

C40

C32

C30

C37

C38

C31

(TOTAL)

N3°55'47"E

S12°01'30"E

N85°05'44"E 111.6'

22.99'

1"PIPE

S52°39'16"E 7.00'

N:666767.254
E:1706145.223

SHEET 4/7

5/8

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

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

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B-643

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JOHNSON'S CREEK
SECTION 1C

LOT 7
JOHNSON'S CREEK
SECTION 1B
P.B. B, PGS. 559–563

LOT 6
LOT 5
LOT 4
LOT 3
JOHNSON CREEK
SECTION 1A
P.B. B,
PGS. 551–552

STRATFORD WAY 60'

184
185
186
187
188
189
190
CHEVINGTON PLACE
SECTION 4, PHASE 1
P.B. B, PGS. 405–407

513.45'
"IBI GROUP"
"IBI GROUP"
C48
60.00'
N86°56'40"E
"IBI GROUP"
N82°20'44"E
446.63'
EX. RECIPROCAL EASEMENT &
MAINTENANCE AGREEMENT
O.R. 337, PG. 1815

5/8"REBAR
S7°39'16"E
25.00'
N87°25'14"E 117.99'
OMNI COMMUNITY
ASSOCIATION MANAGERS
O.R. 413, PG. 407
0.894 ACRE
N71°37'09"E 126.09'
N18°22'51"W
10.59'
S18°16'53"W 116.75'
RESERVE "G"
"CEC"

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

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

RESERVE "H"
IS A NON–BUILDABLE LOT TO BE USED
FOR A DRAINAGE AND UTILITY EASEMENT.

RESERVE "H"
OPEN SPACE
8.817 ACRES

EX. 150' TRANSMISSION EASEMENT
D.B. 160, PG. 37
D.V. 199, PG. 520
D.V. 199, PG. 522

EX. UTILITY EASEMENT
O.R. 171, PG. 1344

C49
S87°34'35"W 130.51'
N2°32'47"E
137.37'
S87°34'35"W 128.20'
S2°25'25"E
60.34'
S23°47'36"E
172.24'
S52°39'16"E
S60°31'46"W
39.06'
317.99'
320.00'
205.54'
229.53'
N37°20'44"E
3.20'
71.0'
N85°05'44"E 111.6'
55.0'
22.99'
1"PIPE
S52°39'16"E
7.00'
N=696567.234
E=1706145.223
N52°39'16"W
185.83'
"CEC"
"CEC"
"CEC"
S37°20'44"W
555.00'

C40
C38
C37
C30
C32
C31
30.0'
30.0'
N3°55'47"E
12°01'30"E
(TOTAL)
20.0' U/E
105.0'
260.00'
205.00'
20' D/E
5.0' D/E
U/E&D/E

RESERVE "E"
2.861 ACRES
RESERVED FOR
FUTURE DEVELOPMENT

RESERVE D

PULEO DRIVE
HARTFORD LANE 60'
CHEVINGTON PLACE SECTION 3
P.B. B, PG. 296–298

69
70
71
72
73
74
75
76
67
68
127
128
129
130
131
132
133
134
135
136
137
138
139
140
141

SHEET 5/7
SHEET 3/5

100 0 50 100 200
(IN FEET)
1 inch = 50 ft.

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

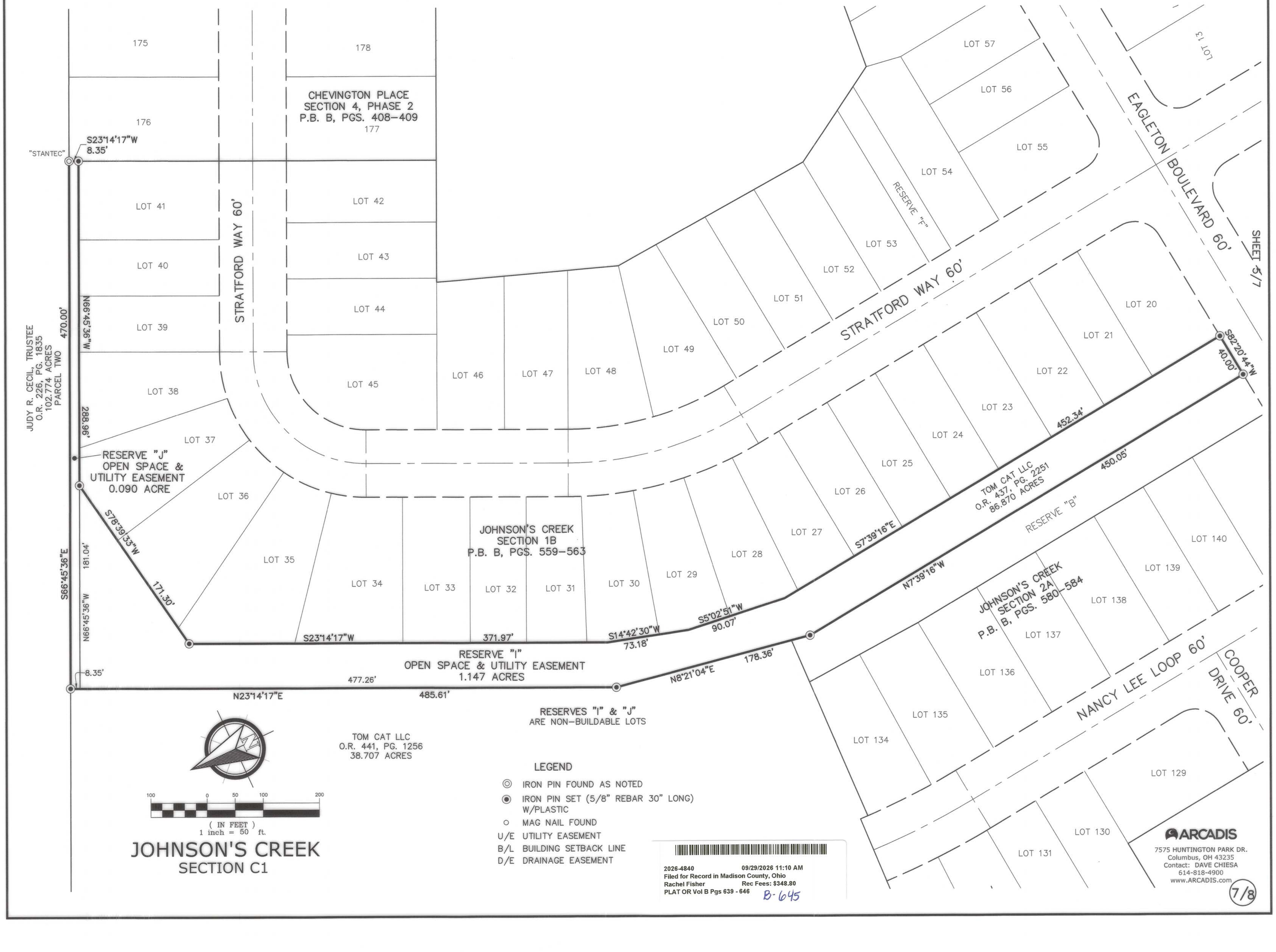
FRONT YARD	25 FEET
SIDE YARD	5.25 FEET
REAR YARD	25 FEET

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

6/8

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Rachel Fisher Rec Fees: $348.80
PLAT OR Vol B Pgs 639 - 646 B-644

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175
176
178
177
CHEVINGTON PLACE
SECTION 4, PHASE 2
P.B. B, PGS. 408–409
"STANTEC"
S23°14'17"W
8.35'
LOT 41
LOT 40
LOT 39
LOT 38
LOT 37
LOT 36
LOT 35
LOT 34
LOT 33
LOT 32
LOT 31
LOT 30
LOT 29
LOT 28
LOT 27
LOT 26
LOT 25
LOT 24
LOT 23
LOT 22
LOT 21
LOT 20
LOT 42
LOT 43
LOT 44
LOT 45
LOT 46
LOT 47
LOT 48
LOT 49
LOT 50
LOT 51
LOT 52
LOT 53
LOT 54
LOT 55
LOT 56
LOT 57
LOT 13
STRATFORD WAY 60'
EAGLETON BOULEVARD 60'
SHEET 5/7
JUDY R. CECIL, TRUSTEE
O.R. 226, PG. 1835
102.774 ACRES
PARCEL TWO
470.00'
N66°45'36"W
288.96'
S66°45'36"E
181.04'
N66°45'36"W
RESERVE "J"
OPEN SPACE &
UTILITY EASEMENT
0.090 ACRE
S78°39'33"W
171.30'
S23°14'17"W
371.97'
S14°42'30"W
73.18'
S5°02'51"W
90.07'
S7°39'16"E
450.05'
N7°39'16"W
178.36'
N8°21'04"E
477.26'
N23°14'17"E
485.61'
8.35'
RESERVE "I"
OPEN SPACE & UTILITY EASEMENT
1.147 ACRES
S82°20'44"W
40.00'
452.34'
TOM CAT LLC
O.R. 437, PG. 2251
86.870 ACRES
RESERVE "B"
JOHNSON'S CREEK
SECTION 1B
P.B. B, PGS. 559–563
JOHNSON'S CREEK
SECTION 2A
P.B. B, PGS. 580–584
LOT 140
LOT 139
LOT 138
LOT 137
LOT 136
LOT 135
LOT 134
LOT 129
LOT 130
LOT 131
NANCY LEE LOOP 60'
COOPER DRIVE 60'
TOM CAT LLC
O.R. 441, PG. 1256
38.707 ACRES
RESERVES "I" & "J"
ARE NON–BUILDABLE LOTS
100 0 50 100 200
(IN FEET)
1 inch = 50 ft.
JOHNSON'S CREEK
SECTION C1
LEGEND
IRON PIN FOUND AS NOTED
IRON PIN SET (5/8" REBAR 30" LONG) W/PLASTIC
MAG NAIL FOUND
U/E UTILITY EASEMENT
B/L BUILDING SETBACK LINE
D/E DRAINAGE EASEMENT
2026-4840 09/29/2026 11:10 AM
Filed for Record in Madison County, Ohio
Rachel Fisher Rec Fees: $348.80
PLAT OR Vol B Pgs 639 - 646
B-645
ARCADIS
7575 HUNTINGTON PARK DR.
Columbus, OH 43235
Contact: DAVE CHIESA
614-818-4900
www.ARCADIS.com
7/8

100 0 50 100 200

(IN FEET)
1 inch = 50 ft.

JOHNSON'S CREEK
SECTION 1C

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

N=696968.772
E=1703338.623

N53°21'04"E
42.56'

30.00'
30.00'

C33

N=696920.529
E=1702938.528

N83°07'28"E
402.99'

EX. UTILITY EASEMENT
P.B. B, PGS. 580-584

282.17'

N10°27'31"E
81.17'

VMS 5802 (1.050 ACRES)
VMS 6169 (0.226 ACRES)

RESERVE "K"
OPEN SPACE & EASEMENT
1.276 ACRES

S41°28'22"W

BLUEJAY BOULEVARD 100'

R/W

C34

RESERVE "A"
EASEMENT FOR
ROADWAY PURPOSES
1.873 ACRES

C35

R/W

104 105 106 107

103 102 101 100

JOHNSON'S CREEK
SECTION 2A
P.B. B, PGS. 580-584

RESERVE "A"
6.274 ACRES

LONDON CITY SCHOOL DISTRICT
O.R. 93, PG. 887
43.7302 ACRES

KENY BOULEVARD
P.B. B, PGS. 346-348
(WIDTH VARIES)

R/W

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

EX. ELECTRIC LINE EASEMENTS
D.V. 199, PG. 520 &
D.V. 199, PG. 522

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

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

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

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
- ⊡ MONUMENT BOX FOUND
- U/E UTILITY EASEMENT
- B/L BUILDING SETBACK LINE
- D/E DRAINAGE EASEMENT

2026-4840 09/29/2026 11:10 AM
Filed for Record in Madison County, Ohio
Rachel Fisher Rec Fees: $348.80
PLAT OR Vol B Pgs 639 - 646 B-646

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

C:\Users\chiesad5246\DC\ACCDocs\Arcadis ACC US\AUS-00147824-Johnsons Creek\Project Files\7.0_Production\7.03_Design\02_Survey-Mapping\JOHNSONS CREEK SECTION 3.dwg by:chiesad5246 on 09/11/2026 @ 01:10:35 pm ~ © M+E Companies, Inc.

JOHNSON'S CREEK

SECTION 1C
STATE OF OHIO, COUNTY OF MADISON, CITY OF LONDON

DESCRIPTION

SITUATED IN THE STATE OF OHIO, COUNTY OF MADISON, CITY OF LONDON, VIRGINIA MILITARY SURVEY NOS. 5802 AND 6169, BEING 32.012 ACRES 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 1.276 ACRES OF THAT 261.366 ACRE TRACT (P.N. 31-03399.001) AS DESCRIBED IN A DEED TO TOM CAT LLC, OF RECORD IN OFFICIAL RECORD 421, PAGE 1910, 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 C1, A SUBDIVISION OF LOTS 142-194 AND RESERVES A-K 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 (FOR SPECTRUN COMMUNICATION) AND COLUMBIA GAS OF OHIO, INC., 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:

_____

PRINTED: Holli Brown

Alayna Fisher

PRINTED: Alayna Fisher

TOM CAT LLC

By: _____

President

STATE OF OHIO, COUNTY OF Madison, SS:

BE IT REMEMBERED THAT ON THIS 22 DAY OF September 2026, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME Paul 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.

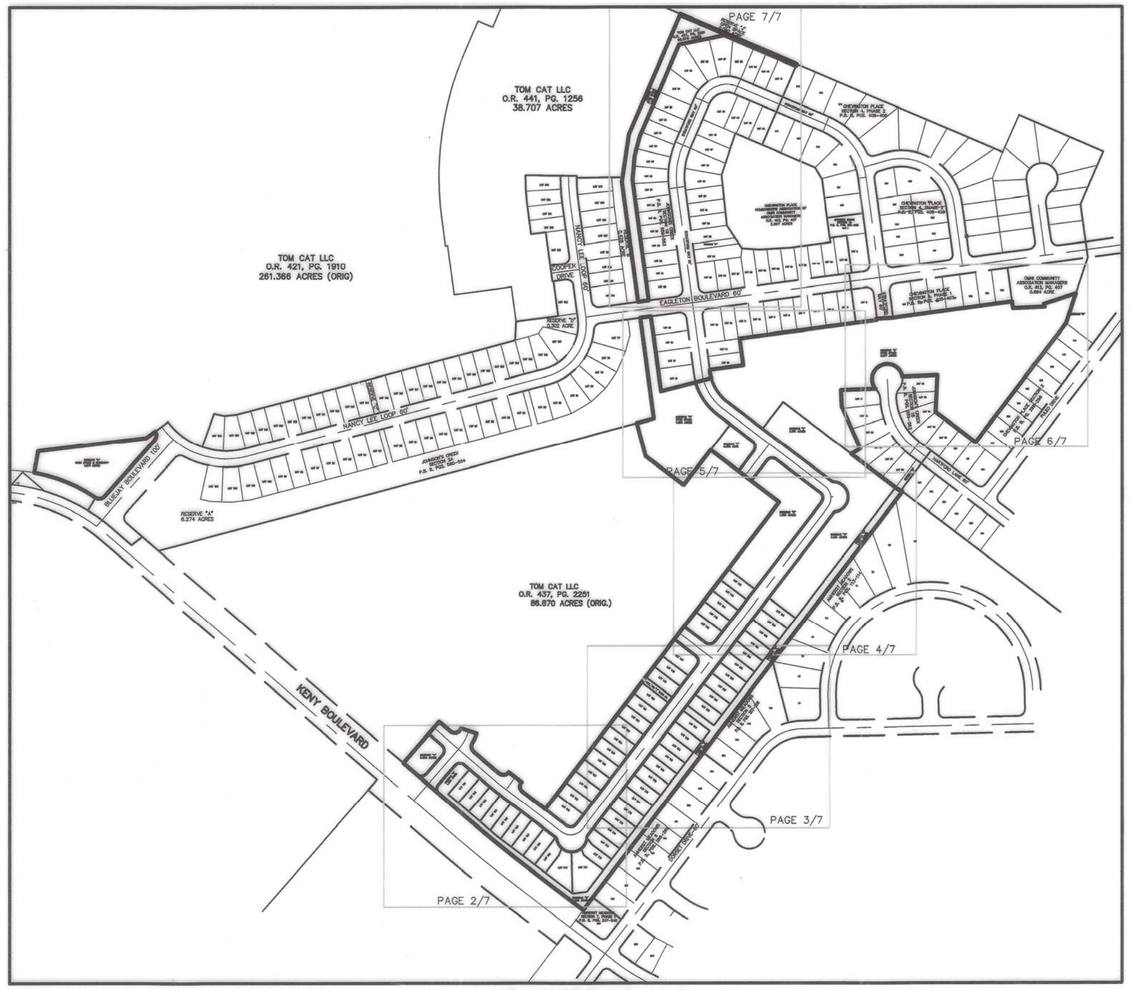
MY COMMISSION EXPIRES 1/14/2030

_____
NOTARY PUBLIC

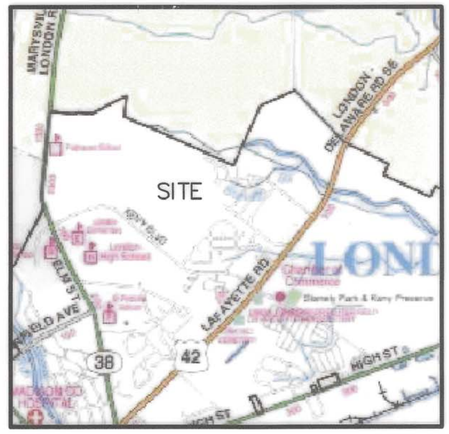
HOLLI B BROWN
Notary Public
State of Ohio
My Comm. Expires
January 14, 2030

BEARING REFERENCE

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



BACKGROUND MAP
1"=400'



LOCATION MAP
NO SCALE

APPROVED THIS 22nd DAY OF Sept. 2026

_____
PLANNING COMMISSION CHAIRMAN
CITY OF LONDON, OHIO

APPROVED THIS 22nd DAY OF Sept. 2026

_____
MAYOR CITY OF LONDON, OHIO

APPROVED THIS 22nd DAY OF Sept 2026

_____
SAFETY SERVICE DIRECTOR
CITY OF LONDON, OHIO

2026-4840 09/29/2026 11:10 AM
Filed for Record in Madison County, Ohio
Rachel Fisher Rec Fees: $348.80
PLAT OR Vol B Pgs 639 - 646

B-639

APPROVED AND ACCEPTED THIS _____DAY OF _____, 2026 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 24th DAY OF September 2026.

Jennifer S. Hunter
by BG Rodgers
AUDITOR, MADISON COUNTY, OHIO

FILED FOR RECORD THIS 29th DAY OF SEPT. 2026 AT 11. 10AM

FEE $ 348.00 FILE NO. 2026-4840 Rachel Fisher by Cindy Andrews, Deputy
RECORDER, MADISON COUNTY, OHIO

RECORDED THIS 29th DAY OF SEPT. 2026, IN PLAT BOOK B PAGES 639-646

9/24/26 SM
LONDON
LOTS 142-194 8.054ac
DEDICATED ROW 4.808ac
Res A .290ac
Res B 1.930ac
Res C .072ac
Res D 1.589ac
Res E 2.861ac
Res F .355ac
Res G 1.999ac
Res H 8.817ac
Res I 1.147ac
Res J .090ac
RESIDUAL 38503
Acreage 1.276 Res K
Residual 134.059

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.

STATE OF OHIO
DAVID L. CHIESA 7740
REGISTERED SURVEYOR

ARCADIS U.S. INC.

BY _____ 09/14/26
David L. Chiesa P.S.
Registered Surveyor No. 7740

ACREAGE

8.054 ACRES LOTS
4.808 ACRES R/W
20.426 ACRES RESERVE
33.288 ACRES TOTAL

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

C:\Users\chiesad5246\DC\ACCDocs\Arcadis ACC US\AUS-00147824-Johnsons Creek\Project Files\7.0 Production\7.03 Design\02 Survey-Mapping\JOHNSONS CREEK SECTION 3.dwg by:chiesad5246 on 09/11/2026 @ 01:07:37 pm ~ © M+E Companies, Inc.