THE GROVE ON GARFIELD

2026-5064 10/13/2026 11:43 AM
Filed for Record in Madison County, Ohio
Rachel Fisher Rec Fees: $87.20
PLAT OR Vol B Pgs 647 - 648
B-648

BEARINGS ARE BASED ON A GPS OBSERVATION ON 09/14/16 WGS 1984 GEODETIC NORTH.

S 61°44'19" W 405.29' TO CENTERLINE INTERSECTION WITH ELM STREET
SEE PAGE 1 FOR THE POINT OF COMMENCEMENT

S 30°39'37" E 75.58'

S 30°38'18" E 525.56'

15' DRAINAGE EASEMENT

10' UTILITY EASE.

25' REAR SETBACK (TYP)

25' FRONT SETBACK (TYP)

LOT 10 0.3213± ACRES
LOT 11 0.1491± ACRES
LOT 12 0.1554± ACRES
LOT 13 0.1554± ACRES
LOT 14 0.1554± ACRES
LOT 15 0.1554± ACRES
LOT 16 0.1601± ACRES
LOT 17 0.2465± ACRES
LOT 9 0.2683± ACRES

15' EASE/SETBACK

S 61°32'26" W 229.05'

94.39'

N 30°38'18" W 293.70'

RYDER WAY (60' WIDE)

N 03°12'27" W 104.23'

LOT 8 0.1739± ACRES

N 30°38'18" W 84.68'

LOT 7 0.1789± ACRES

15' DRAINAGE EASEMENT

20' REAR SETBACK (LOTS 6-8)

20' FRONT SETBACK (LOT 6-8)

N 61°47'47" E 583.88'

JW & FW JT LIVES
OR 398 PG 977
5.0196 ACRES
31-00296.000

N 59°21'42" W 90.00'

N 30°38'18" W 88.50'

LOT 6 0.1832± ACRES

N 56°26'50" W 115.74'

108.82'

127.45'

N 89°40'03" W 152.88'

LOT 5 0.4021± ACRES

LOT 4 0.2768± ACRES

S 59°21'42" W 110.00'

N 30°38'18" W 293.70'

LOT 26 0.1949± ACRES
LOT 24 0.1825± ACRES
LOT 22 0.1825± ACRES
LOT 20 0.1825± ACRES
LOT 18 0.1949± ACRES

7' SIDE SETBACK (TYP)

25' FRONT SETBACK (TYP)

N 59°21'42" E 106.00'

15' DRAINAGE EASEMENT

5.00' EASEMENT

45' 20'x60' Landscape Landscape 55.00'

LOT 27 0.1949± ACRES
LOT 25 0.1825± ACRES
LOT 23 0.1825± ACRES
LOT 21 0.1825± ACRES
LOT 19 0.1949± ACRES

25' REAR SETBACK (TYP)

7' SIDE SETBACK (TYP)

25' FRONT SETBACK (TYP)

10' UTILITY EASEMENT

S 30°38'18" E 293.70'

S 30°38'18" E 293.70'

N 30°38'18" W 293.70'

10' UTILITY EASE.

LOT 3 0.1633± ACRES
LOT 2 0.1635± ACRES
LOT 1 0.1637± ACRES

25' FRONT SETBACK (TYP)

25' REAR SETBACK (TYP)

15' DRAINAGE EASEMENT

73.75' 135.79' 61.45' 61.45' 61.45' 184.21'

N 30°28'40" W 578.10'

RESERVE A
0.5396± ACRES

V.M.S. 8886
V.M.S. 5670

CHURCH TRUSTEES
PRESBYTERIAN CHURCH
DB 161 PG 91
16.114 ACRES
31-03286.000

N 59°21'42" E 110.00'

36.64'

73.36'

N 30°12'33" W 231.30'

S 30°12'33" E 199.93'

@174.76'

@25.25'

N 30°33'43" W 200.05'

S 61°44'19" W 59.91'

GARFIELD AVENUE (50' WIDE)

EX. 10' SAN. EASE.

11 12 13 1B 1 2 3

SHEET 2 of 2

SCALE : 1"= 40'
40' 20' 0 40'

SEE SHEET 1 FOR ACREAGE BREAKDOWN & ADJOINER DEED REFERENCE

LINE	BEARING	DISTANCE
L1	S 59°21'42" W	6.86'
L2	S 30°12'33" E	2.61'
L3	S 60°12'47" W	25.33'
L4	N 30°33'01" W	25.02'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	111.00'	149.63'	N 69°15'24" W	138.56'	77°14'13"
C2	111.00'	174.36'	N 14°21'42" E	156.98'	90°00'00"
C3	111.00'	174.36'	S 75°38'18" E	156.98'	90°00'00"
C4	111.00'	174.36'	S 14°21'42" W	156.98'	90°00'00"
C5	51.00'	80.11'	N 14°21'42" E	72.12'	90°00'00"
C6	51.00'	80.11'	N 75°38'18" W	72.12'	90°00'00"
C7	51.00'	80.11'	S 14°21'42" W	72.12'	90°00'00"
C8	51.00'	80.11'	S 75°38'18" E	72.12'	90°00'00"
C9	111.00'	121.80'	N 27°55'39" E	115.78'	62°52'07"
C10	111.00'	52.56'	N 17°04'21" W	52.07'	27°07'53"
C11	111.00'	12.71'	N 33°55'05" W	12.70'	6°33'35"
C12	111.00'	58.51'	N 52°17'54" W	57.83'	30°12'02"
C13	111.00'	50.00'	N 80°18'11" W	49.58'	25°48'32"
C14	111.00'	53.14'	S 73°04'38" W	52.64'	27°25'51"
C15	111.00'	50.00'	S 46°27'26" W	49.58'	25°48'32"
C16	111.00'	64.36'	S 16°56'33" W	63.46'	33°13'13"
C17	111.00'	60.00'	S 15°09'11" E	59.27'	30°58'14"
C18	81.00'	127.23'	N 14°21'42" E	114.55'	90°00'00"
C19	81.00'	127.23'	N 75°38'18" W	114.55'	90°00'00"
C20	81.00'	127.23'	S 14°21'42" W	114.55'	90°00'00"
C21	81.00'	127.23'	S 75°38'18" E	114.55'	90°00'00"

THE GROVE ON GARFIELD

DEVELOPER/OWNER: TAS Property Group LLC, 2010 Palouse Drive, London, Ohio 43140
CIVIL ENGINEER: Mitten State Engineering, 10123 S M–43, Suite A, Delton, MI 49046
Tyler Cravens, PE 269.364.5626
GEOTECHNICAL: Geotill Engineering, Inc, 7732 Loma Court, Fisher, IN 4603, 317.449.0033
SURVEYOR: Cottrill Surveying, 15882 US 62, Mt. Sterling, OH 43143, 740.869.3811

LOCATION: State of Ohio, Madison County, City of London, VMS 5670 and VMS 8886, being all of a ~~7.950~~ 7.972 JRC acre tract (Parcel 31–03072.001) conveyed to TAS Property Group LLC by Official Record 427 page 1661 in the Recorder's Office, Madison County, Ohio.

SOURCE OF DATA: The sources of recorded survey data referenced in the plan and text of this plat are the records of the Madison County, Ohio, Recorder.

IRON PINS SET: Iron pins, where indicated hereon, unless otherwise noted, are to be set and are iron pins, 5/8 inch diameter, thirty inches long with a plastic cap stamped "Cottrill Surveying". Existing previously set and found monumentation is in good condition except where otherwise noted. Final monumentation for the interior lots shall be installed by Cottrill Surveying, Inc, within six months of the dedication of said subdivision.

BASIS OF BEARINGS: Bearings are based on a GPS observation September 14, 2016, WGS 1984 Geodetic North.

CURRENT ZONING: R–3, Medium Density Residential District.

2010 FEMA FLOOD ZONE: FIRM Map 39097C0139D ZONE "X"

BUILDING SETBACKS: FRONT & REAR SETBACKS: 25 FEET (LOTS 1–5 & 9–27) & 20 FEET (LOT 6–8), SIDE SETBACK: 7 FEET

UTILITY AND DRANAGE EASEMENTS AS SHOWN

Approved this 08 day of Oct, 2026.
City of London Zoning Inspector London Safety Svc Director

Approved this 23rd day of September, 2026.
Chairman, City of London Planning & Zoning Commision

Approved this _____ day of _____, 2026.
Village Engineer

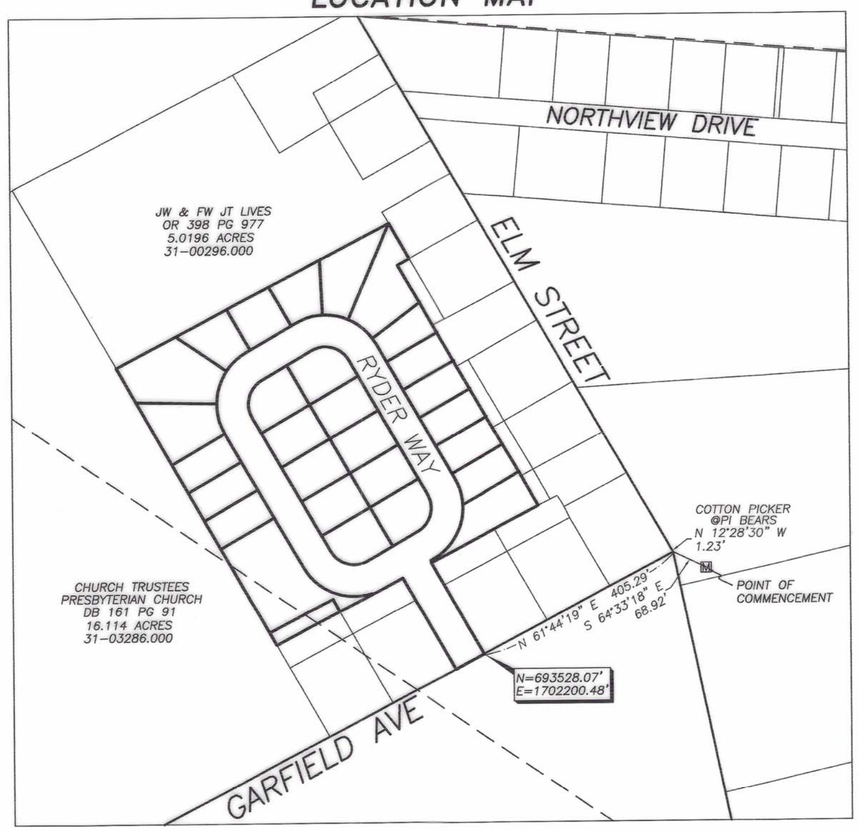
This 23rd day of September, 2026, right–of–way for all roads, boulevards, ect., herein dedicated to public use are hereby approved and accepted as such for the City of London, Ohio.
Mayor, City of London

This plat shall not be transferred or recorded until all above required signatures are placed on this plat.
Transferred this 13th day of October, 2026.
County Auditor

Recorded this 13th day of OCTOBER, 2026, in Plat Book B Page No. 647 & 648
County Recorder

2026-5064 10/13/2026 11:43 AM
Filed for Record in Madison County, Ohio
Rachel Fisher Rec Fees: $87.20
PLAT OR Vol B Pgs 647 - 648
B-647

LOCATION MAP



The undersigned, TAS Property Group LLC, owner(s) of the lands platted herein, duly authorized, do hereby certify that this plat correctly represents "THE GROVE ON GARFIELD", a subdivision containing Lots numbered 1–27, as shown within.

The undersigned owners of the lands platted herein, do hereby dedicate to the public forever all streets, roads, rights–of–way, and easements shown on this plat as dedicated for public use. The roadway identified as Ryder Way is hereby dedicated to the City of London, Ohio, for public street purposes, together with all appurtenant rights necessary for the construction, operation, maintenance, repair, and replacement of said public improvements.

The undersigned further agrees that any use or improvements on this land shall be in conformity with all existing zoning, platting, health or other lawful rules and regulations of the City of London, Ohio, for the benefit of itself and all other subsequent owners or assigns taking title from, under or through the undersigned.

Easements are hereby reserved in, over and under areas designated on this plat as indicated. Any and all dedicated roads are subject to all other valid easements and restrictions of record is intended for ingress/egress and reserved for the construction, operation, and maintenance of public and private utilities proposed above and beneath the surface of the ground, and where necessary, are for the construction, operation, and maintenance of service connections to all lots and lands, and for stormwater drainage. Structures are not permitted within easements.

Maintenance of the stipulated easement(s) are the responsibility of the parties set forth in the easement. No above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within the Easement areas as delineated on this plat unless approved by the City of London, Ohio.

LANDSCAPE EASEMENT
A perpetual Landscape Easement is hereby established in the areas designated hereon as "Landscape Easement" for the installation, preservation, maintenance, replacement of landscape materials including, but not limited to, trees, shrubs, groundcover, berms, fences, walls, screening elements, and related improvements. The maintenance, repair, replacement, and upkeep of all landscape improvements within the Landscape Easement shall be the responsibility of the Homeowners' Association, its successors and assigns, unless otherwise provided in the recorded covenants and restrictions. No buildings, structures, parking areas, drives, storage areas, or other improvements that interfere with the intended purpose of the Landscape Easement shall be permitted within the easement area. This easement shall be perpetual and shall run with the land.

In Witness Whereof; TAS PROPERTY GROUP LLC, has hereunto set his hand this 10th day of September, 2026.

By: Tia R. Sexton
TAS Property Group, LLC
Tia R. Sexton
NAME (Print)
Owner / President
TITLE

STATE OF OHIO
Before me a Notary Public for said State personally came Tia R. Sexton who acknowledged the signing of the foregoing instrument to be their voluntary act and deed (and voluntary corporate on partnership act and deed) for uses and purposed therein expressed.

In witness whereof I have hereunto set my hand and affixed my official seal this 10th day of September, 2026.
Notary Public

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

LEGEND

ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ■ COUNTY MONUMENT 02–004 (FOUND)
- □ IRON PIN (FOUND)
- ▲ WOOD FENCE POST (FOUND)
- ⚙ COTTON PICKER (FOUND)
- ◎ 3/4" ø IRON PIPE & ALUMINUM CAP (FOUND)
- ○ 1/2" ø IRON PIPE/CONDUIT (FOUND)
- △ 5/8" ø REBAR (FOUND)
- ⬠ 5/8" ø REBAR & YELLOW PLASTIC CAP STAMPED "THOMAS ENG" (FOUND)
- ◎ 5/8" ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)
- ⬡ 5/8" ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
- ◉ MAG NAIL (PREV. SET)
- ● RAILROAD SPIKE (SET IN 32" LOCUST)

DEED REFERENCE

TAS PROPERTY GROUP LLC
OR 427 PG 1661
PARCEL No. 31–03072.001
7.972 ACRES

ADJOINER DEED REFERENCE

1	JAMIE H II & LAUREN BARTLETT	OR 437 PG 522	0.465 ACRES
1B	JAMIE H II & LAUREN BARTLETT	OR 437 PG 522	0.155 ACRES
2	JEFFREY S FARISH, TRUSTEE	OR PG	0.0774 ACRES
3	JEFFREY S FARISH, TRUSTEE	OR 456 PG 1817	0.155 ACRES
4	BOBBY FERGUSON	OR 238 PG 2673	0.344 ACRES
5	COLE & HALEIGH BLANTON, JT LIVES	OR 406 PG 1198	0.46 ACRES
6	COLE & HALEIGH BLANTON, JT LIVES	OR 406 PG 1198	0.0761 ACRES
7	DAVID A & NINA NELSON	OR 193 PG 484	0.3479 ACRES
8	WILLIAM & JESSIKA HOLLINGSHEAD, JTL	OR 395 PG 1563	0.078 ACRES
9	MATHEW J DOLBY	OR 193 PG 2094	0.0627 ACRES
10	EARL DAVID & SHERRY R BALDWIN, JTL	OR 212 PG 2691	0.0379 ACRES
11	ROBERT E & KIMBERLY A DANIELS	DB 247 PG 457	0.155 ACRES
12	GAIL A BAKER, TRUSTEE	OR 258 PG 476	0.155 ACRES
13	GAIL A BAKER, TRUSTEE	OR 258 PG 478	0.465 ACRES

ACREAGE BREAKDOWNS

LOT No.	TOTAL AREA	BUILDING AREA
LOT 1	0.1637± ACRES	3135 Sq. Feet
LOT 2	0.1635± ACRES	3127 Sq. Feet
LOT 3	0.1633± ACRES	3119 Sq. Feet
LOT 4	0.2768± ACRES	6045 Sq. Feet
LOT 5	0.4021± ACRES	9833 Sq. Feet
LOT 6	0.1832± ACRES	3774 Sq. Feet
LOT 7	0.1789± ACRES	3539 Sq. Feet
LOT 8	0.1739± ACRES	3397 Sq. Feet
LOT 9	0.2683± ACRES	5529 Sq. Feet
LOT 10	0.3213± ACRES	6199 Sq. Feet
LOT 11	0.1491± ACRES	2649 Sq. Feet
LOTS 12–15	0.1554± ACRES	2867 Sq. Feet
LOT 16	0.1601± ACRES	2970 Sq. Feet
LOT 17	0.2465± ACRES	4156 Sq. Feet
LOTS 18–19	0.1949± ACRES	3776 Sq. Feet
LOTS 20–25	0.1825± ACRES	3388 Sq. Feet
LOTS 26–27	0.1949± ACRES	3776 Sq. Feet
TOTAL AC. IN LOTS	5.3470± ACRES	
DEDICATED ROADWAY	2.0910± ACRES	
RESERVE A	0.5396± ACRES	

10/13/26 SH
LONDON
LOTS 1-27 5.3470ac
ROW 2.0910ac
ResA .5396ac

STATE OF OHIO
NATHAN L COTTRILL
S-8821
REGISTERED
PROFESSIONAL SURVEYOR

Surveyed and Platted by: COTTRILL SURVEYING, INC

We do hereby certify that we have surveyed the premises and prepared the attached plat and that said plat is correct and meets the minimum standards for boundary surveys in the State of Ohio. The dimensions of the lots and streets are shown in feet and decimal parts thereof.

DATE: 09/16/26

COTTRILL SURVEYING, INC
James R Cottrill, PS Nathan Cottrill, PE PS
15882 US Route 62 NE, Mt. Sterling, Ohio 43143
Office: (740) 869–3811 www.cottrillsurveying.com

VMS 5670 & 8886, CITY OF LONDON, MADISON COUNTY, STATE OF OHIO.

SHEET 1 of 2

DATES	JOB No. S240801
SURVEYED 12/2025	CREW: AM,MW,BC,NC
DRAWN 12/2025	DWN BY: NC