

1.300 Acre LOT SPLIT
Half Section 11
Scofield's Survey of the
Refugee Lands
City of Columbus
Franklin County
State of Ohio

Franklin County Engineer
 Cornell W. Robertson, P.E., P.S.

NERUDA AVE. (5 0')
 (Public Roadway)
 (P.B. 109, PG. 3 & 4)

FOURTH ST. (VARIES)
 (Public Roadway)
 Dedicated in P.B. 3, PG. 294

N. SIXTH ST. (5 0')
 (Public Roadway)
 (P.B. 109, PG. 3 & 4)

Dedicated in
 P.B. 3, PG. 166

City of Columbus
 D.B. 505, PG. 271

JEFFREY NEW DAY, LLC
 Pcl. No. 010-280400
 Inst. No. 201209240142392

1.300 AC. (M)
 56,611 SQ. FT. (M)

JEFFREY PLACE
 SECTION 1
 PLAT BOOK 109, PG. 3

RESERVE 'J'
 VACANT

RESERVE 'J'
 VACANT

IPF
 5/8" REBAR
 Capped "E.P. FERRIS
 SURVEYOR 8230" (2)

IPF
 5/8" REBAR
 Capped "E.P. FERRIS
 SURVEYOR 8230" (3)

IPF
 5/8" REBAR
 Capped "E.P. FERRIS
 SURVEYOR 8230" (3)

WARREN ST. (5 0')
 (Public Roadway)
 (P.B. 109, PAGES 3 & 4)

CURVE	RADIUS	DELTA	CURVE LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	16.00'	78°19'52"	21.87'	13.03'	S47°24'13"E	20.21'
C2	475.00'	11°39'50"	96.70'	48.52'	S02°24'13"E	96.53'
C3	12.00'	89°59'46"	18.85'	12.00'	S48°25'43"W	16.97'

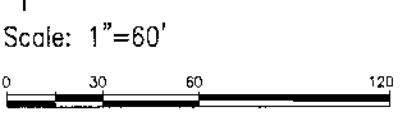
LINE	BEARING	LENGTH
1	S03°25'43"W	29.14' (M)

Legend

- PL Property Line
- R/W Right-of-Way
- Iron Pin Found (IPF)
- Iron Pin Set
- Mag Nail Set
- (D)(P) Deed or Plat
- (M) Measured Value
- POB** Point of Beginning
- POC** Point of Commencement



BY: *Matthew Lee Sloat* 3/23/18
 Matthew Lee Sloat, P.E., P.S.
 Registered Surveyor No. 8342



BASIS OF BEARINGS

The bearings shown on this plat are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS98). Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations and observations of selected stations in the Ohio Department of Transportation Virtual Reference Station network. The north right of way line of Warren St has an assumed bearing of N86°34'17"W and is designated as "basis of bearing" for this plat.

Field survey was conducted from 10/2015 through 05/2017.
 All monuments found are in good condition unless otherwise noted.

We hereby certify that the foregoing Boundary Survey was prepared from actual field measurements in accordance with Chapter 4733-37 Ohio Administrative Code.

All iron pins set are 5/8" rebar, 30" in length with yellow plastic cap with "EP FERRIS SURVEYOR 8342" inscribed on top.

E. P. FERRIS
 AND ASSOCIATES
 INC

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