

M:\1005028_JeffreyPhaseV\DWG\Exhibits\1005028_Dickenson_Sixth_RW.dwg ~Layout~ LAST EDITED BY:ckraft DN: 11/11/19

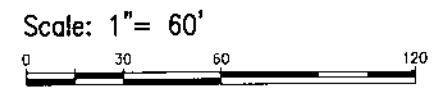
POC
0.919 AC.
POB
0.919 AC.

0.919 ACRE BOUNDARY SURVEY

STATE OF OHIO, COUNTY OF FRANKLIN, CITY
OF COLUMBUS, SECTION 4 AND HALF
SECTION 11 OF SCOFIELD'S SURVEY OF THE
REFUGEE LANDS

- LEGEND**
- PL Property Line
 - R/W Right-of-Way
 - POC Point of Commencement
 - POB True Point of Beginning
 - Mag Spike set (if denoted) or Iron Pin Set
 - Iron Pin Found (IPF)

BASIS OF BEARINGS:
BEARINGS REFERENCED HEREIN ARE BASED ON THE EXISTING CENTERLINE OF RIGHT-OF-WAY OF CMTAS AVENUE AS BEING NORTH 03° 26' 09" EAST AS DETERMINED BY GPS OBSERVATIONS UTILIZING OHIO DEPARTMENT OF TRANSPORTATION'S VIRTUAL REFERENCE STATION, BASED ON OHIO STATE PLANE SOUTH ZONE (NAD 83, 2011 ADJUSTMENT).



All set iron pins set are 5/8" rebar, 30" in length with a yellow plastic cap with "EP FERRIS SURVEYOR 8342" inscribed on top.
Field survey was conducted from 10-18-18 to 12-13-18.
We hereby certify that the foregoing Boundary Survey was prepared from actual field measurements in accordance with Chapter 4733-37 Ohio Administrative



RESERVE "Z"
JEFFREY NEW DAY, LLC
Pcl. No. 010-293350
Inst. No. 201401310013391
2.914 AC.

WARREN STREET (50')
(PUBLIC ROADWAY)
JEFFREY PLACE SECTION 1
P.B. 109, P.G. 6

RESERVE "Y"
JEFFREY NEW DAY, LLC
Pcl. No. 010-293349
Inst. No. 201401310013391
4.419 AC.

$\Delta = 90^{\circ}00'00''(M)$
 $R = 9.00'(M)$
 $L = 14.14'(M)$
 $T = 9.00'(M)$
 $Ch\ Brg = S41^{\circ}33'51''E(M)$
 $Ch\ Dist = 12.73'(M)$

SIXTH STREET (50')
(PUBLIC ROADWAY)
JEFFREY PLACE SECTION 1
P.B. 109, P.G. 6

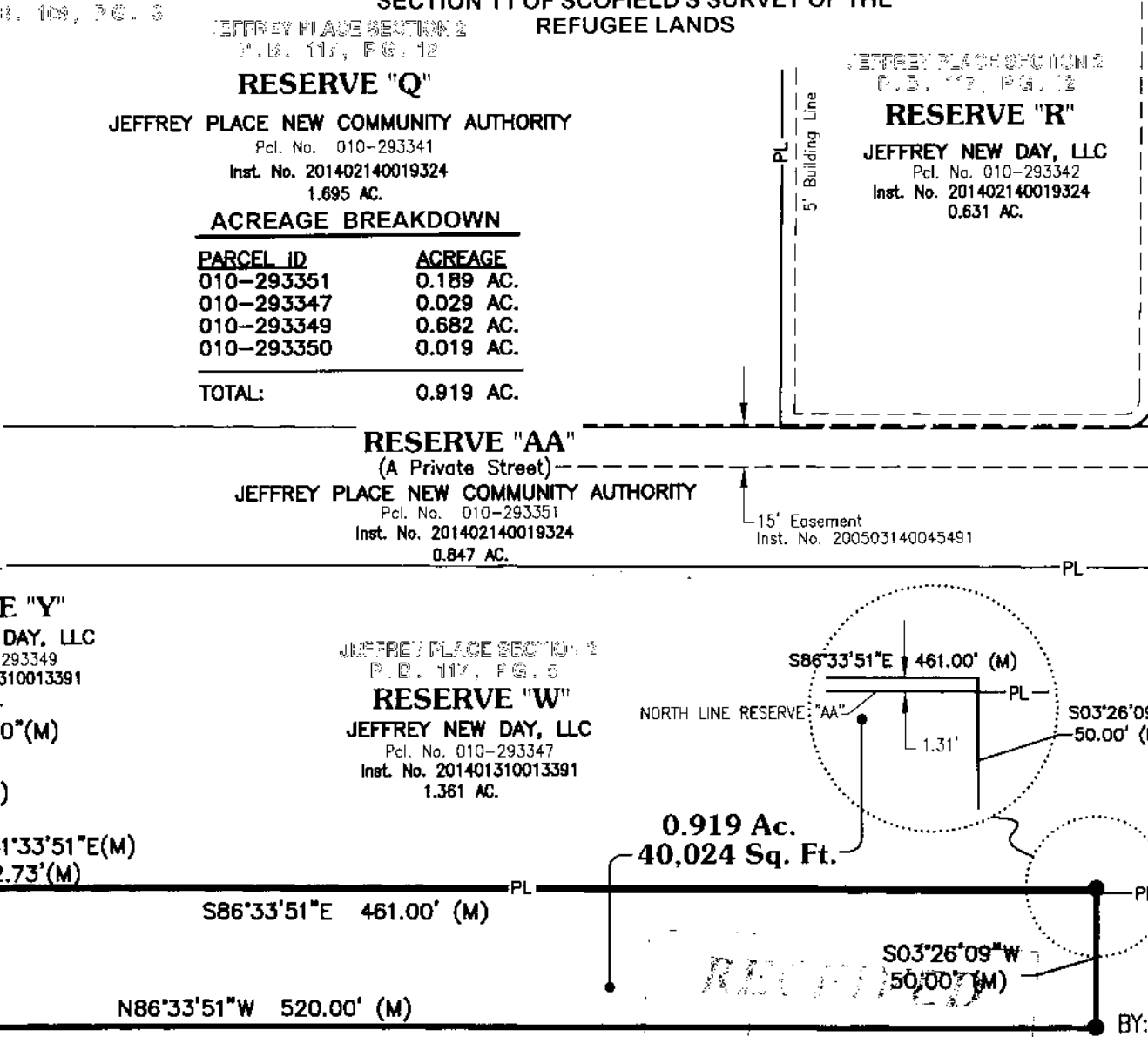
RESERVE "Q"
JEFFREY PLACE NEW COMMUNITY AUTHORITY
Pcl. No. 010-293341
Inst. No. 201402140019324
1.695 AC.

RESERVE "R"
JEFFREY NEW DAY, LLC
Pcl. No. 010-293342
Inst. No. 201402140019324
0.631 AC.

RESERVE "AA"
(A Private Street)
JEFFREY PLACE NEW COMMUNITY AUTHORITY
Pcl. No. 010-293351
Inst. No. 201402140019324
0.847 AC.

RESERVE "W"
JEFFREY PLACE SECTION 1
P.B. 117, P.G. 5
RESERVE "W"
JEFFREY NEW DAY, LLC
Pcl. No. 010-293347
Inst. No. 201401310013391
1.361 AC.

RESERVE "Y"
JEFFREY NEW DAY, LLC
Pcl. No. 010-293349
Inst. No. 201401310013391
4.419 AC.



E. P. FERRIS
AND ASSOCIATES
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(614) 299-2999
(614) 299-2992 (Fax)
www.EPFERRIS.com

RESERVE "Y"
JEFFREY NEW DAY, LLC
Pcl. No. 010-293349
Inst. No. 201401310013391
4.419 AC.

BY: Matthew Lee Sloat 11/11/19
Matthew Lee Sloat, P.E., P.S.
Registered Surveyor No. 8342

DRWN BY CRK CHK BY MLS DATE 11-11-19