

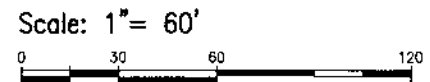
# 0.919 ACRE BOUNDARY SURVEY

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 CIVITAS  
AVENUE AS BEING NORTH 03° 25' 15" 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



BY: *Matthew Lee Sloat* 12/13/19  
Matthew Lee Sloat, P.E., P.S.  
Registered Surveyor No. 8342

DRWN BY CRK CHK BY MLS DATE 12-11-19

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

### ACREAGE BREAKDOWN

PARCEL ID	ACREAGE
010-293351	0.189 AC.
010-293347	0.029 AC.
010-293349	0.682 AC.
010-293350	0.019 AC.

TOTAL: 0.919 AC.

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

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

Δ = 90°00'00"(M)  
R = 9.00'(M)  
L = 14.14'(M)  
T = 9.00'(M)  
Ch Brg = S41°34'45"E(M)  
Ch Dist = 12.73'(M)

**RESERVE "W"**  
JEFFREY NEW DAY, LLC  
Pcl. No. 010-293347  
Inst. No. 201401310013391  
1.361 AC.

0.919 Ac.  
40,024 Sq. Ft.

S86°34'45"E 461.00' (M)

N86°34'45"W 520.01' (M)

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

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

**E. P. FERRIS**  
AND ASSOCIATES  
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