

RECEIVED

0.564 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

CORNELIUS ST. (50')
JEFFREY PLACE SECTION 1
P.B. 109, PG. 3

POC
0.564 AC.

JEFFREY PLACE SECTION 2
P.B. 117, PG. 12

RESERVE "Q"

JEFFREY PLACE NEW COMMUNITY AUTHORITY

Pcl. No. 010-293341

Inst. No. 201402140019324

1.695 AC.

JEFFREY PLACE SECTION 2
P.B. 117, PG. 12

RESERVE "R"

JEFFREY NEW DAY, LLC

Pcl. No. 010-293342

Inst. No. 201402140019324

0.631 AC.

POB
0.564 AC.

$\Delta=89^{\circ}58'02''$ (M)

R=11.00' (M)

L=17.27' (M)

T=10.99' (M)

Ch Brg=N48^o27'03"E (M)

Ch Dist=15.56' (M)

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

$\Delta=89^{\circ}59'58''$ (M)

R=11.00' (M)

L=17.28' (M)

T=11.00' (M)

Ch Brg=S41^o34'45"E (M)

Ch Dist=15.56' (M)

0.564 Ac.
24,551 Sq. Ft.

S86^o34'45"E 468.00' (M)

RESERVE "AA"

(A Private Street)

JEFFREY PLACE NEW COMMUNITY AUTHORITY

Pcl. No. 010-293351

Inst. No. 201402140019324

0.847 AC.

N86^o34'45"W 490.01' (M)

DICKENSON STREET (50')

RESERVE "Y"

JEFFREY NEW DAY, LLC

Pcl. No. 010-293349

Inst. No. 201401310013391

4.419 AC.

JEFFREY PLACE SECTION 2
P.B. 117, PG. 12

RESERVE "W"

JEFFREY NEW DAY, LLC

Pcl. No. 010-293347

Inst. No. 201401310013391

1.361 AC.

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



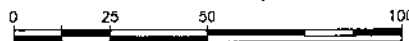
DRWN BY CRK CHK BY MLS DATE 12-11-19

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).

Scale: 1" = 50'



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AND
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