

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.

1.589 ACRE BOUNDARY SURVEY

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS,
SECTION 4 AND HALF SECTION 11, TOWNSHIP 5, RANGE 22
OF SCOFIELD'S SURVEY OF THE REGUGEE LANDS

CONDO P.B. 273, PG. 74
INST. NO. 201812210172467
JEFFREY PARKING GARAGE
CONDOMINIUM
1.658 AC.

JEFFREY PATRIARCH
LLC
PID: 010-296391
RESERVE "U" & "V"
INST. NO.
201611180159711
6.364 AC.

JEFFREY PLACE SECTION 2
P.B. 117, P.G. 5

N66°53'02"E 69.04' (M)

S86°48'16"E 386.54' (M)

POC
POB
1.589 AC.

JEFFREY PLACE NEW
COMMUNITY AUTHORITY
PID: 010-293345
INST. NO. 201402140019324
1.589 AC.

A=743'28" (M)
R=1389.98' (M)
L=187.39' (M)
T=93.84' (M)
Ch Brg=S8°40'18"W (M)
Ch Dist=187.25' (M)

N86°33'50"W 431.20' (M)

JEFFREY NEW DAY LLC
PID: 010-293348
INST. NO. 201401310013391
2.677 AC.

CIVITAS AVE (50')
(PUBLIC ROADWAY)
P.B. 109, P.G. 3

N03°26'09"E
(Basis of Bearings)

R/W
R/W
N03°26'08"E 153.99' (M)

IPF
3/4" Rebar
"EMHT"

IPF
13/16" I.D.
"EMHT" NO.

IPF
13/16" I.D.
"EMHT" NO.

JEFFREY PLACE NEW
PID: 010-293351
INST. NO. 201402140019324
RESERVE "AA"
0.847 AC.

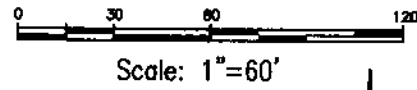
- LEGEND**
- PL Property Line
 - R/W Right-of-Way
 - POC True Point of Beginning
 - POB True Point of Beginning
 - Mag Spike set (if denoted) or Iron Pin Set
 - Iron Pin Found (IPF)

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

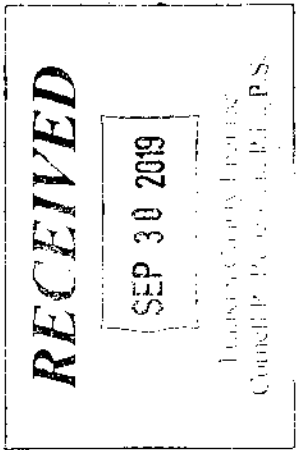
BASIS OF BEARINGS:
BEARINGS REFERENCED HEREIN ARE BASED ON THE EXISTING CENTERLINE OF RIGHT-OF-WAY OF CIVITAS AVENUE AS BEING NORTH 03° 26' 09" EAST AS DETERMINED BY GPS OBSERVATIONS UTILIZING OHIO DEPARTMENT OF TRANSPORTATION'S VIRTUAL REFERENCE STATION, BASED ON OHIO STATE PLANE SOUTH ZONE (NAD 83,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

CONTACT:
880 KING AVENUE
COLUMBUS, OHIO 43212
(614) 299-2999
(614) 299-2992 (Fax)
www.EPFERRIS.com

E. P. FERRIS
AND ASSOCIATES
INC.
Consulting Civil Engineers and Surveyors



PENNSYLVANIA LINES LLC
INST. NO. 200212180325195
NKA NORFOLK SOUTHERN
RAILWAY COMPANY, SUCCESSOR
BY MERGER
INST. NO. 200710260186473
15.54 AC.



BY: *Matthew Lee Sloat* 9/24/19
Matthew Lee Sloat, P.E., P.S.
Registered Surveyor No. 8342

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|---|---|
| 1.589 ACRE BOUNDARY SURVEY JEFFREY PHASE VI & VII CITY OF COLUMBUS, OHIO | JOB NO. 1005.027 DRAWN BY: CK CHECKED BY: MLS APPROVED BY: MLS DATE: 09-23-19 |
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