

0.547 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, P. G. 3

POC
0.547 AC.

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

RESERVE "Q"

JEFFREY PLACE NEW COMMUNITY AUTHORITY

Pcl. No. 010-293341
Inst. No. 201402140019324
1.695 AC.

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

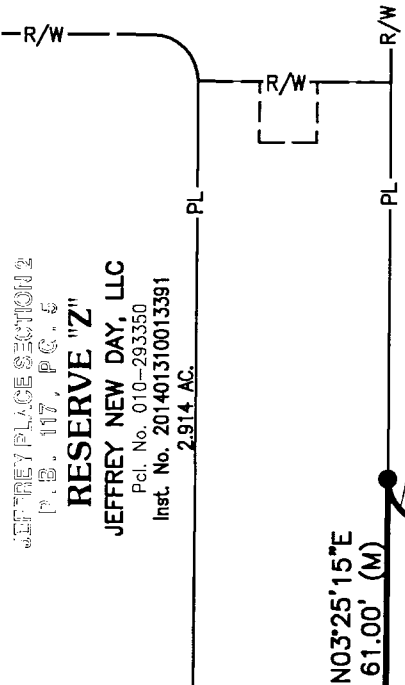
RESERVE "R"

JEFFREY NEW DAY, LLC

Pcl. No. 010-293342
Inst. No. 201402140019324
0.631 AC.

POB
0.547 AC.

$\Delta=89^{\circ}58'02''$ (M)
R=11.00' (M)
L=17.27' (M)
T=10.99' (M)
Ch Brg=N48 $^{\circ}$ 27'03"E (M)
Ch Dist=15.56' (M)



N03 $^{\circ}$ 25'15"E
61.00' (M)

S86 $^{\circ}$ 34'45"E 26.55' (M)

S86 $^{\circ}$ 34'45"E 290.62' (M)

S03 $^{\circ}$ 25'15"W 2.57' (M)

RESERVE "AA"

JEFFREY PLACE NEW COMMUNITY AUTHORITY

Pcl. No. 010-293351
Inst. No. 201402140019324
0.847 AC.

S86 $^{\circ}$ 34'45"E 150.83' (M)

N03 $^{\circ}$ 25'15"E 2.57' (M)

15' Easement
Inst. No. 200503140045491

S03 $^{\circ}$ 25'15"W
60.99' (M)

N86 $^{\circ}$ 34'45"W 490.01' (M)

RESERVE "Y"

JEFFREY NEW DAY, LLC

Pcl. No. 010-293349
Inst. No. 201401310013391
4.419 AC.

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

RESERVE "W"

JEFFREY NEW DAY, LLC

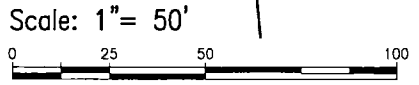
Pcl. No. 010-293347
Inst. No. 201401310013391
1.361 AC.

0.547 Ac.
23,806 Sq. Ft.

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 $^{\circ}$ 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* 12/31/19
Matthew Lee Sloat, P.E., P.S.
Registered Surveyor No. 8342

DRWN BY CK CHK BY MLS DATE 12-30-19

E. P. FERRIS
AND
ASSOCIATES
INC.

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