

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, PG. 3

POC
0.547 AC.

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

RESERVE "R"

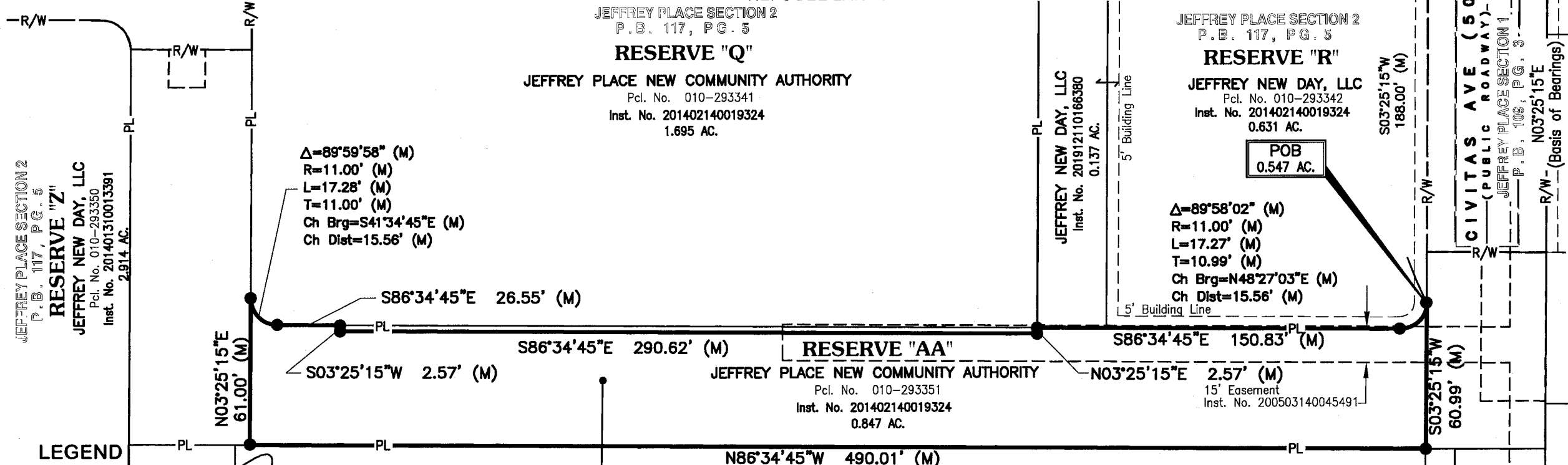
JEFFREY NEW DAY, LLC

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)

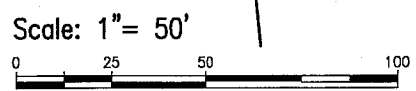
$\Delta=89^{\circ}59'58''$ (M)
 $R=11.00'$ (M)
 $L=17.28'$ (M)
 $T=11.00'$ (M)
Ch Brg= $S41^{\circ}34'45''E$ (M)
Ch Dist= $15.56'$ (M)



JEFFREY PLACE SECTION 2
P.B. 117, PG. 5
RESERVE "Z"
JEFFREY NEW DAY, LLC
Pcl. No. 010-293350
Inst. No. 201401310013391
2.914 AC.

- 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° 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).



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

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

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

RESERVE "W"

JEFFREY NEW DAY, LLC
Pcl. No. 010-293347
Inst. No. 201401310013391
1.361 AC.

0.547 Ac.
23,806 Sq. Ft.

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