

# E. P. FERRIS & ASSOCIATES, INC.

Consulting Civil Engineers and Surveyors  
880 King Avenue, Columbus Ohio, 43212

(PH) 614-299-2999  
(FX) 614-299-2992

## 6.364 Acre Lot Split

Posted Address 0 Neruda Street & 0 Civitas Avenue

The following Survey is Certified to: Jeffrey Place New Community Authority

Grantor/Current Owner: Jeffrey Place New Community Authority

County Franklin City Columbus Plat Book 117 Page 5

Inst. No. 201402140019324

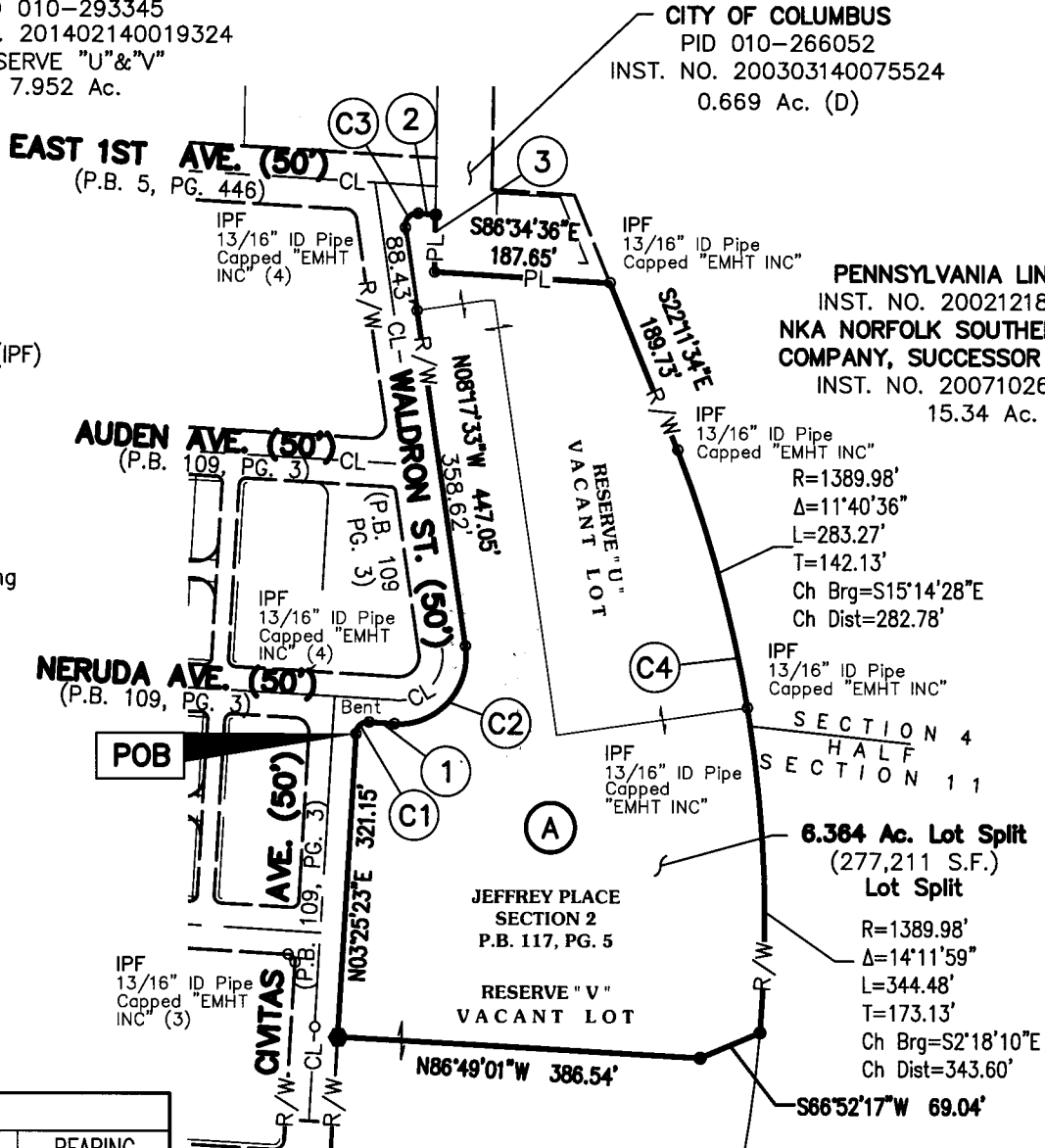
### PROPERTY OWNERS:

**(A) JEFFREY PLACE NEW COMMUNITY AUTHORITY**  
PID 010-293345  
INST. NO. 201402140019324  
RESERVE "U" & "V"  
7.952 Ac.

**CITY OF COLUMBUS**  
PID 010-266052  
INST. NO. 200303140075524  
0.669 Ac. (D)

**PENNSYLVANIA LINES LLC**  
INST. NO. 200212180325195  
**NKA NORFOLK SOUTHERN RAILWAY COMPANY, SUCCESSOR BY MERGER**  
INST. NO. 200710260186473  
15.34 Ac.

- Legend**
- PL Property Line
  - R/W Right-of-Way
  - Iron Pin Found (IPF)
  - Iron Pin Set
  - Mag Nail Set
  - (D) Deed or Plat
  - (M) Measured Value
  - POC Point of Commencement
  - POB Point of Beginning



LINE TABLE		
LINE	LENGTH	BEARING
1	27.10'	S86°34'36"E
2	18.60'	S86°34'36"E
3	60.84'	S00°53'15"W

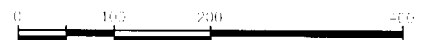
CURVE TABLE						
CURVE	RADIUS	DELTA	CURVE LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	13.00'	90°00'01"	20.42'	13.00'	N48°25'24"E	18.38'
C2	72.00'	101°42'58"	127.82'	88.46'	N42°33'55"E	111.68'
C3	13.00'	101°42'56"	23.08'	15.98'	N42°33'55"E	20.17'
C4	1389.98'	25°52'35"	627.76'	319.32'	S08°08'28"E	622.43'

**RECEIVED**

FEB 10 2016

Franklin County Engineer  
Dean C. Ringle, P.E., P.S.

Scale: 1"=200'



### Basis of Bearing:

Basis of bearing is assumed to be North 03° 25' 23" East on the east line of Civitas Avenue.

All Set Iron Pins are 5/8" Rebar, plastic capped with "E.P. FERRIS SURVEYOR 8230" inscribed on top.

All lot dimensions and bearings are according to the recorded deed or plat unless otherwise noted.

Field survey was conducted 03-10-16.

All iron pins were found in good condition unless otherwise noted.



BY: *Matthew E. Ferris* 11.21.16  
Matthew E. Ferris, P.E., P.S. Date  
Registered Surveyor No. 8230

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

DRWN BY CLP CHK BY MEF DATE 11-21-16