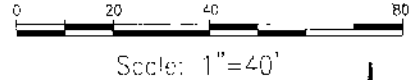


LEGEND

- 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)

0.317 ACRE RIGHT-OF-WAY DEDICATION
 STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS,
 SECTION 4 AND HALF SECTION 11 OF SCOFIELD'S SURVEY OF
 THE REGUGEE LANDS

CIVITAS AVE. (50')
JEFFREY PLACE SECTION 1
P. B. 109, P. G. 3



ACREAGE BREAKDOWN

PARCEL ID	ACREAGE
010-293351	0.094 AC.
010-293347	0.034 AC.
010-293349	0.039 AC.
010-293348	0.150 AC.

TOTAL: 0.317 AC.

JEFFREY PLACE NEW
 PID: 010-293342
 INST. NO. 201402140019324
 RESERVE "R"
 0.631 AC.

POC
 POB
 0.317 AC.

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

JEFFREY NEW DAY LLC
 PID: 010-293347
 INST. NO. 201401310013391
 RESERVE "W"
 1.361 AC.

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

JEFFREY NEW DAY LLC
 PID: 010-293349
 INST. NO. 201401310013391
 RESERVE "Y"
 4.419 AC.

JEFFREY PLACE NEW COMMUNITY AUTHORITY
 PID: 010-293345
 INST. NO. 201402140019324
 RESERVE "V"
 5.951 AC.

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

AUG 20 2019

Franklin County Engineer
 Cornell R. Robertson, P.E., P.S.

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).

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

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	12.57'	8.00'	090°00'13"	11.31'	N41°33'45"W
C2	12.57'	8.00'	090°00'00"	11.31'	N48°26'11"E



BY: *Matthew Lee Sloat* 8/19/19
 Matthew Lee Sloat, P.E., P.S.
 Registered Surveyor No. 8342

E. P. FERRIS
 AND ASSOCIATES
 INC.

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

**0.317 ACRE
 RIGHT-OF-WAY
 DEDICATION
 JEFFREY PHASE VIII
 CITY OF COLUMBUS, OHIO**

JOB NO.	1005.027
DRAWN BY:	CK
CHECKED BY:	MLS
APPROVED BY:	MLS
DATE:	8-9-19