

E-D-F

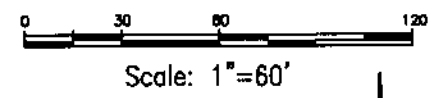
All set Iron pins set are 5/8" rebar, 30" in length with a yellow plastic cap with "EP FERRIS SURVEYOR 8342" inscribed on top.

Field survey was conducted from 10-18-18 to 12-13-18.

0.768 ACRE LOT ADJUSTMENT SURVEY

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

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	17.28'	11.00'	089°58'52"	15.55'	S48°26'43"W
C2	12.56'	8.00'	089°57'45"	11.31'	S41°33'51"E



CORNELIUS ST. (50')
(PUBLIC ROADWAY)

JEFFREY PLACE SECTION 1
P.B. 109, PG. 3

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

**0.768 ACRE
ACREAGE BREAKDOWN**

PARCEL ID	ACREAGE
010-293342	0.631 AC.
010-293341	0.137 AC.
TOTAL:	0.768 AC.

JEFFREY PLACE NEW
COMMUNITY AUTHORITY
PID: 010-293341
INST. NO. 201402140019324
RESERVE "Q"
1.695 AC. (D)

JEFFREY PLACE NEW
COMMUNITY AUTHORITY
PID: 010-293342
INST. NO. 201402140019324
RESERVE "R"
0.631 AC. (D)

0.768 ACRE
33,460 (S.F.)
VACANT LOT

POC
POB
0.768 AC.

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

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

BASIS OF BEARINGS:
BEARINGS REFERENCED HEREIN ARE BASED ON THE EXISTING CENTERLINE OF RIGHT-OF-WAY OF CMTAS 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).

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)

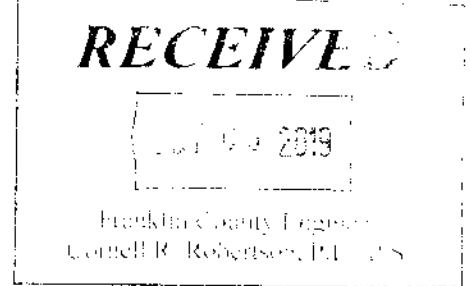
We hereby certify that the foregoing Boundary Survey was prepared from actual field measurements in accordance with Chapter 4733-37 Ohio Administrative

E. P. FERRIS
AND ASSOCIATES
INC.

CONTACT:
880 KING AVENUE
COLUMBUS, OHIO 43212
(614) 299-2999
(614) 299-2997 (Fax)
www.EPFERRIS.com



BY: Matthew Lee Sloat 10/3/19
Matthew Lee Sloat, P.E., P.S.
Registered Surveyor No. 8342



0.768 ACRE LOT LINE ADJUSTMENT JEFFREY PHASE VI & VII CITY OF COLUMBUS, OHIO		JOB NO. 1005.028
DRAWN BY: CK	CHECKED BY: MLS	APPROVED BY: MLS
DATE: 10-03-19		