

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

**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)

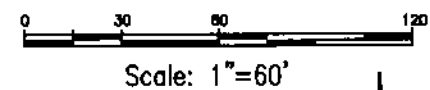
S86°33'51"E 153.83' (M)
R/W
IPF (2)
13/16" I.D.
"EMH" INC."
JEFFREY NEW DAY, LLC
PID: 010-293342
INST. NO. 201402140019324
RESERVE "R"
0.63' AC. (D)
0.768 ACRE
33,460 (S.F.)
VACANT LOT

POC
POB
0.768 AC.

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

N86°33'51"W 150.83' (M)
PL
JEFFREY PLACE NEW
COMMUNITY AUTHORITY
PID: 010-293351
INST. NO. 201402140019324
RESERVE "AA"
0.847 AC.

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



LEGEND

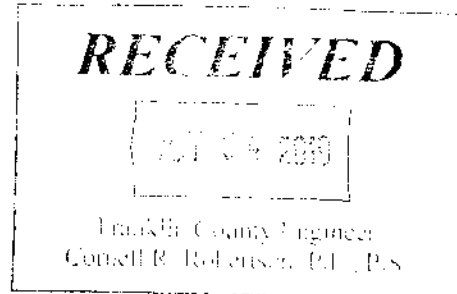
- PL Property Line
- R/W Right-of-Way
- POC Point of Commencement
- POB True Point of Beginning
- Mag Spike set (if denoted) or Iron Pin Set
- Iron Pin Found (IPF)

BASIS OF BEARINGS:
BEARINGS REFERENCED HEREIN ARE BASED ON THE EXISTING CENTERLINE OF RIGHT-OF-WAY OF CMTAS AVENUE AS BEING NORTH 03° 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).

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.

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BY: Matthew Lee Sloat 10/4/19
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