

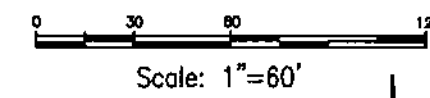
All set Iron pins set are 5/8" rebar, 30" in length with a yellow plastic cap with "EP FERRIS SURVEYOR 8342" inscribed on top.

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

0.137 ACRE LOT SPLIT

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

LINE TABLE		
LINE	LENGTH	BEARING
1	28.83'	N86°34'45"W
2	28.83'	S86°34'45"E



**0.137 ACRE
ACREAGE BREAKDOWN**

PARCEL ID	ACREAGE
010-293341	0.137 AC.
TOTAL:	0.137 AC.

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

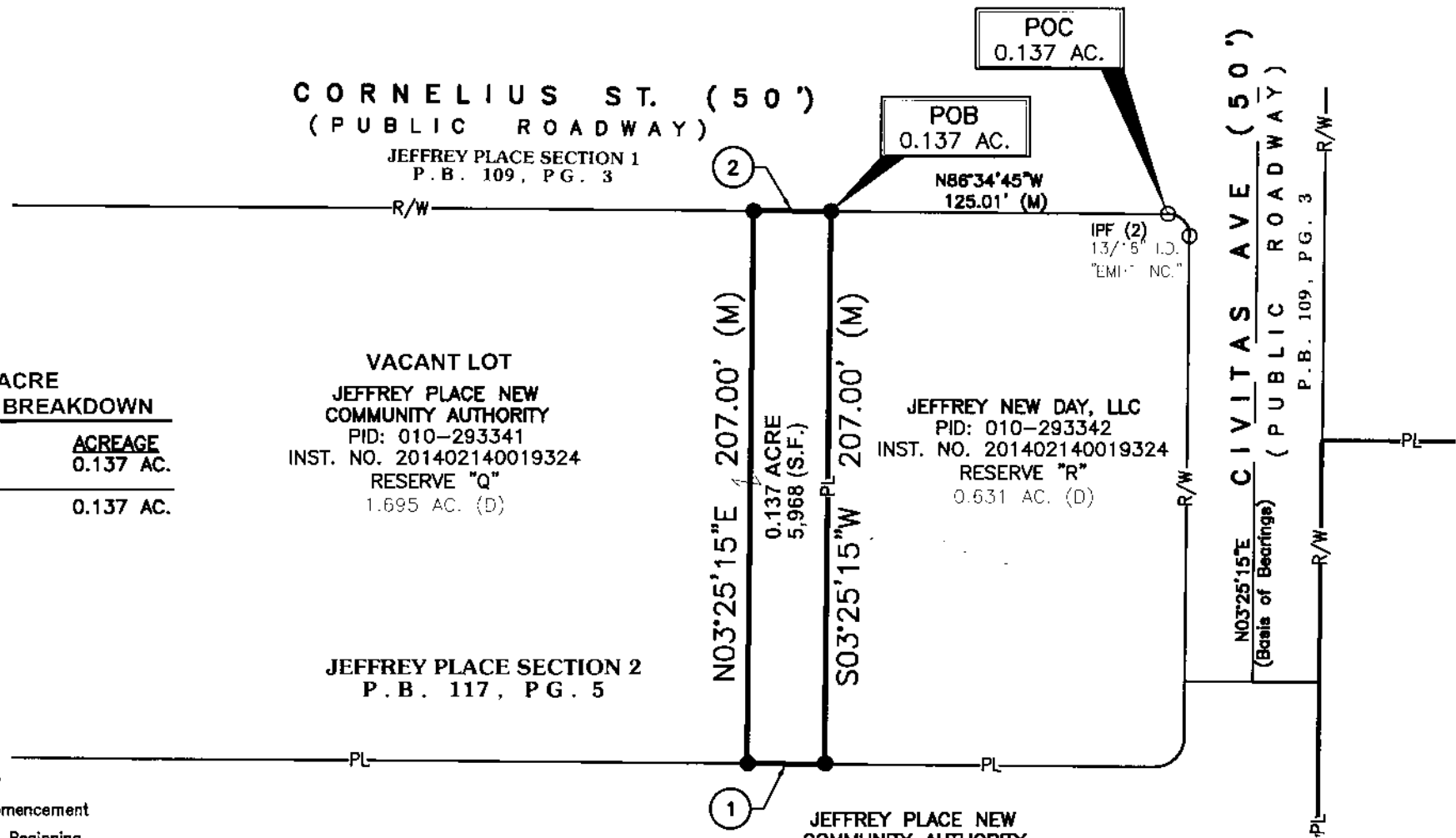
JEFFREY NEW DAY, LLC
PID: 010-293342
INST. NO. 201402140019324
RESERVE "R"
0.631 AC. (D)

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

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

CORNELIUS ST. (50')
(PUBLIC ROADWAY)
JEFFREY PLACE SECTION 1
P.B. 109, P.G. 3

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

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(614) 298-2999
(614) 298-2992 (Fax)
www.EPFERRIS.com

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



BY: Matthew Lee Sloat 12/3/19
Matthew Lee Sloat, P.E., P.S.
Registered Surveyor No. 8342

0.137 ACRE LOT SPLIT JEFFREY PHASE VI & VII CITY OF COLUMBUS, OHIO	JOB NO.	1005.028
	DRAWN BY:	CK
	CHECKED BY:	MLS
	APPROVED BY:	MLS
DATE:		12-02-19