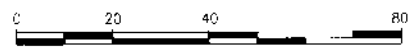


0.317 ACRE RIGHT-OF-WAY DEDICATION

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

- 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)



Scale: 1"=40'



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

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

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.

POC
POB
0.317 AC.

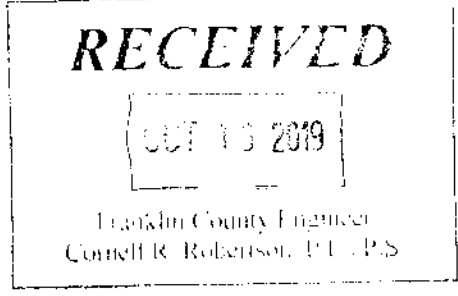
JEFFREY PLACE NEW COMMUNITY AUTHORITY
PID: 010-293345
INST. NO. 201402140019324
RESERVE "V"
5.951 AC.

JEFFREY PLACE NEW COMMUNITY AUTHORITY
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: 010-293348
INST. NO. 201401310013391
RESERVE "X"
2.677 AC.



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).

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

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



BY: *Matthew Lee Sloat* 10/15/19
Matthew Lee Sloat, P.E., P.S.
Registered Surveyor No. 8342



CONTACT:
880 KING AVENUE
COLUMBUS, OHIO 43212
(614) 299-2899
(614) 299-2992 (Fax)
www.EPFERRIS.com

<p>0.317 ACRE RIGHT-OF-WAY DEDICATION JEFFREY PHASE VIII CITY OF COLUMBUS, OHIO</p>	<p>JOB NO. 1005.027 DRAWN BY: CK CHECKED BY: MLS APPROVED BY: MLS DATE: 10-14-19</p>
--	--