

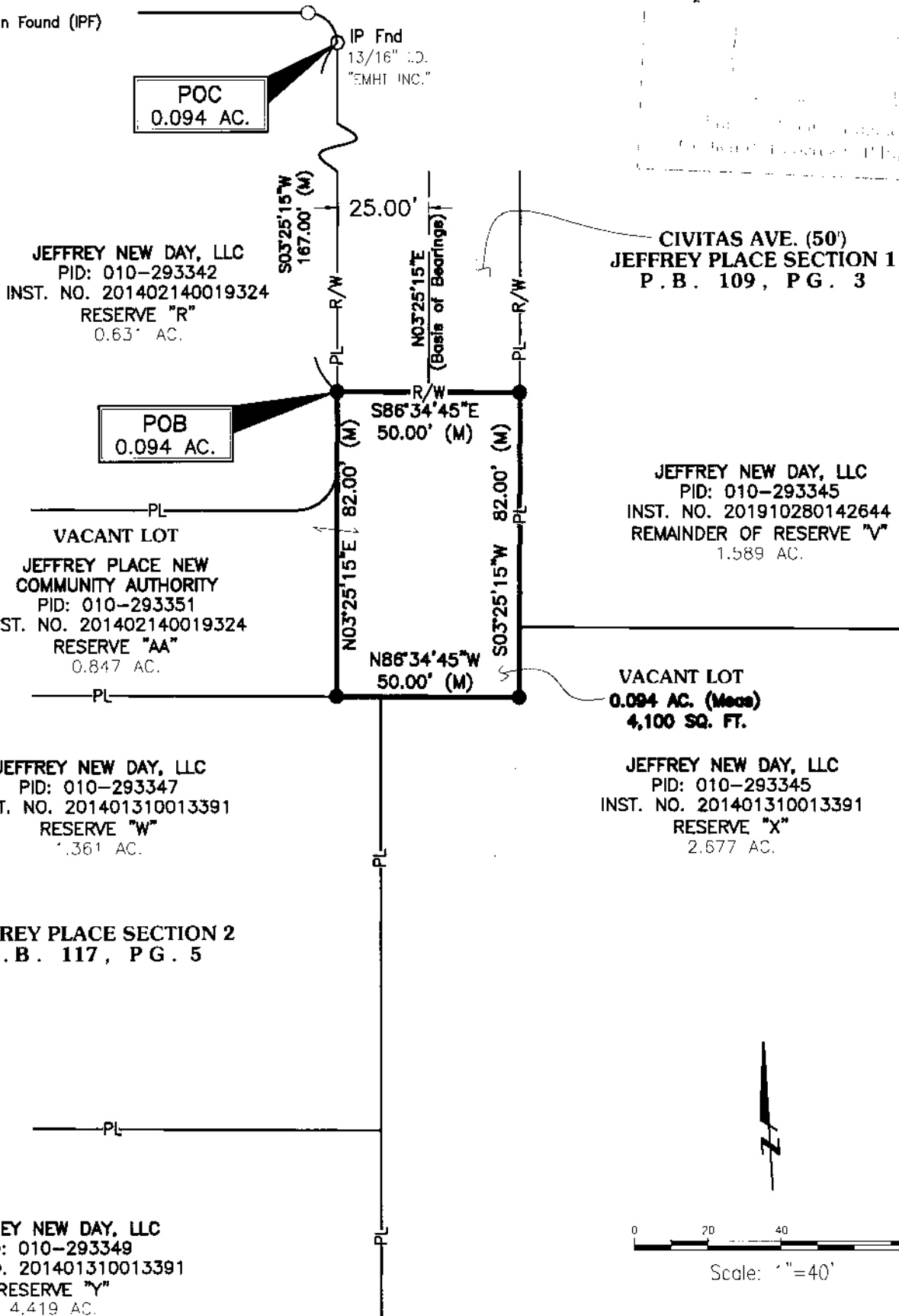
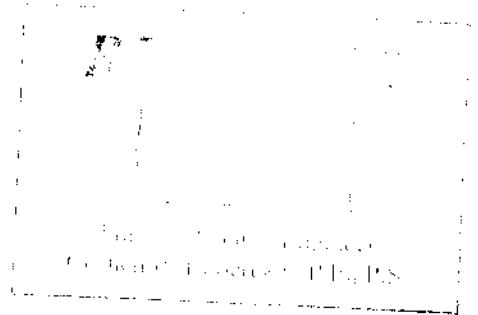
# 0.094 ACRE LOT SPLIT

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)

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



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

JEFFREY NEW DAY, LLC  
PID: 010-293345  
INST. NO. 201910280142644  
REMAINDER OF RESERVE "V"  
1.589 AC.

VACANT LOT  
0.094 AC. (Meas)  
4,100 SQ. FT.

JEFFREY NEW DAY, LLC  
PID: 010-293345  
INST. NO. 201401310013391  
RESERVE "X"  
2.677 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. 5

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

### 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).



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 12/17/19  
Matthew Lee Sloat, P.E., P.S.  
Registered Surveyor No. 8342

**E. P. FERRIS**  
AND ASSOCIATES  
INC.

Consulting Civil Engineers and Surveyors

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0.094 ACRE  
LOT SPLIT  
DEDICATION  
JEFFREY PHASE VIII  
CITY OF COLUMBUS, OHIO

JOB NO.	1005.027
DRAWN BY:	CK
CHECKED BY:	MLS
APPROVED BY:	MLS

DATE: 12-4-19