

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)

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

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

JEFFREY NEW DAY, LLC
PID: 010-300592
INST. NO. 202001100004914
0.094 AC.

A

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	12.57'	8.00'	090°00'00"	11.31'	N41°34'38"W
C2	12.57'	8.00'	090°00'00"	11.31'	N48°25'17"E

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

POB
0.317 AC.

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.

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

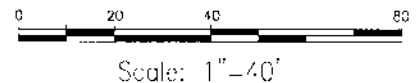
JEFFREY NEW DAY, LLC
PID: 010-293347
INST. NO. 201401310013391
RESERVE "W"
1.351 AC.

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

RECEIVED
JAN 15 2020



ACREAGE BREAKDOWN

PARCEL ID	ACREAGE
010-300592	0.094 AC.
010-293347	0.034 AC.
010-293349	0.039 AC.
010-293345	0.150 AC.
TOTAL:	0.317 AC.

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

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).



BY: *Matthew Lee Sloat* 1/15/20
Matthew Lee Sloat, P.E., P.S.
Registered Surveyor No. 8342

E. P. FERRIS
AND ASSOCIATES
INC.

Consulting Civil Engineers and Surveyors

CONTACT:
880 KING AVENUE
COLUMBUS, OHIO 43212
(614) 299-2999
(614) 299-2992 (Fax)
www.EPFERRIS.com

0.317 ACRE
RIGHT-OF-WAY
DEDICATION
JEFFREY PHASE VIII
CITY OF COLUMBUS, OHIO

JOB NO.	1005.027
DRAWN BY:	CK
CHECKED BY:	MLS
APPROVED BY:	MLS
DATE:	01-14-2020