

0.573 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

CORNELIUS STREET (50')
(PUBLIC ROADWAY)

SIXTH STREET (50')
(PUBLIC ROADWAY)

CITY OF COLUMBUS, OHIO CIVITAS AVE (50')
(PUBLIC ROADWAY)

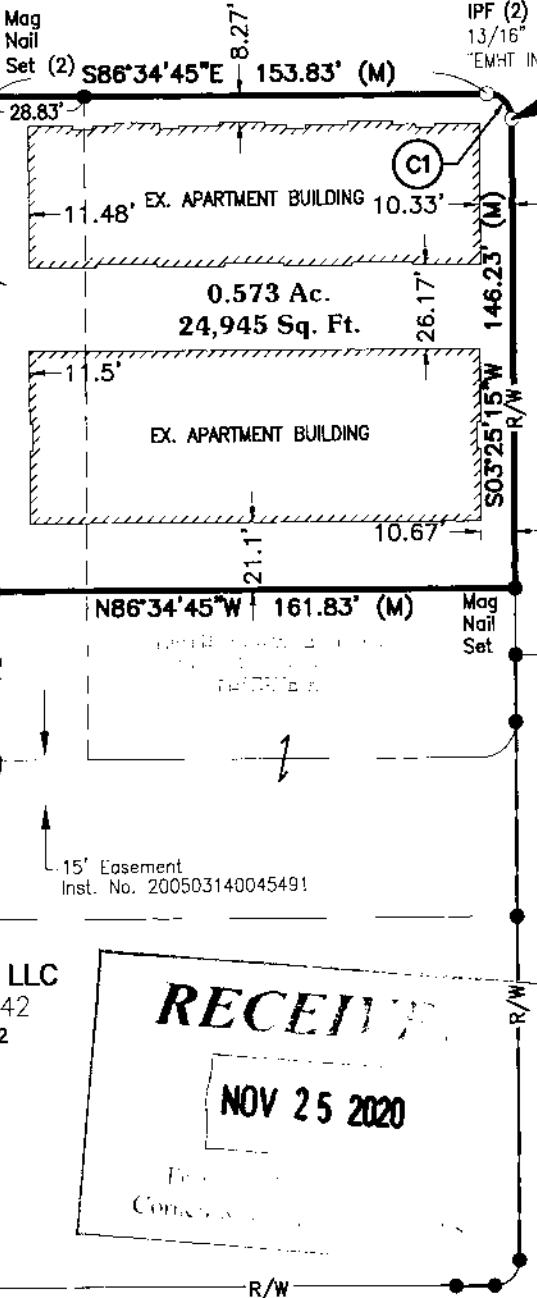
DICKENSON STREET (50')
(PUBLIC ROADWAY)

CITY OF COLUMBUS, OHIO
Inst. No. 202004070046675
0.919 AC.

JEFFREY NEW DAY, LLC
Pcl. No. 010-293342
Inst. No. 202005120064952
2.662 Ac. (D)
REMAINDER
2.089 Ac. (M)
91,011 Sq. Ft. (M)

JEFFREY PLACE NEW COMMUNITY AUTHORITY
Pcl. No. 010-293341
Inst. No. 201402140019324
Remainder of 1.695 AC. Reserve "Q"
Excepting 0.137 AC. (Inst. No. 201912110166380)
Excepting out 0.049 AC. (Inst. No. 202001100004915)

JEFFREY PLACE NEW COMMUNITY AUTHORITY
Pcl. No. 010-300618
Inst. No. 202001210009840
0.017 AC.



POC
0.573 AC.
POB
0.573 AC.

LEGEND

- PL Property Line
- R/W Right-of-Way
- POC Point of Commencement
- POB True Point of Beginning
- Mag Nail 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).

Scale: 1" = 60'

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 2-27-20.
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* 11/24/20
Matthew Lee Sloat, P.E., P.S.
Registered Surveyor No. 8342

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	12.56'	8.00'	89°57'45"	11.31'	S41°34'46"E

FLOOD ZONE:
BY GRAPHIC PLOTTING ONLY
NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP
ZONE DESIGNATION: X
BASE FLOOD ELEVATION = N/A
PANEL 0309K (326 OF 465)
MAP# 39049C0326K
MAP REVISED JUNE 17, 2008
COMMUNITY# 390049

ZONING:
CURRENT ZONING: M, H-60
COUNCIL VARIANCE: CV12-060C
FILE NO. 1888-2017
CITY OF COLUMBUS

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

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DRWN BY CK CHK BY MLS DATE 11-23-2020