

0.016 ACRE BOUNDARY SURVEY

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

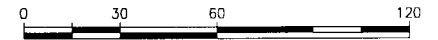
LEGEND

- 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)

BASIS OF BEARINGS:

BEARINGS REFERENCED HEREIN ARE BASED
ON THE EXISTING SOUTHERLY
RIGHT-OF-WAY OF DICKENSON STREET 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 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

POC
POB
0.016 AC.

IPF
5/8" Rebar
"EP FERRIS
SURVEYOR
8342"

N03°25'15"E
13.94' (M)

0.016 Ac.
714 Sq. Ft.

JEFFREY PLACE SECTION 2
P.B. 117, P.G. 12

RESERVE "Z"

JEFFREY NEW DAY, LLC
Pcl. No. 010-293350
Inst. No. 201401310013391
2.914 AC.

PRELIMINARY APPROVAL

Cornell R. Robertson, P.E., P.S.

BY: jwiggins
07/07/2021

PENDING ORIGINALS

*Submitted via digital format

Please return this approval, along with the original
description and plat of survey, as prepared by the
surveyor, signed, sealed and dated in blue ink.

RESERVE "Y"

JEFFREY NEW DAY, LLC

Pcl. No. 010-293349
Inst. No. 201401310013391
4.419 AC.

RECEIVED

Franklin County, Ohio
Cornell R. Robertson, P.E., P.S.

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



BY: Matthew Lee Sloat 7/7/21

Matthew Lee Sloat, P.E., P.S.
Registered Surveyor No. 8342

DRWN BY CK CHK BY MLS DATE 07-06-2021

ACREAGE BREAKDOWN

PARCEL ID	ACREAGE
010-293349	0.002 AC.
010-293350	0.014 AC.
TOTAL:	0.016 AC.