

# 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

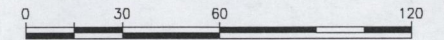
## LEGEND

- 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 BEING SOUTH 86° 34' 45" 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 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.

SIXTH STREET (50')  
(PUBLIC ROADWAY)

CIVITAS AVE (50')  
(PUBLIC ROADWAY)

DICKENSON STREET (50')  
(PUBLIC ROADWAY)  
S86°34'45"E (BASIS OF BEARING)

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

CITY OF COLUMBUS, OHIO  
Inst. No. 202004070046676  
0.317 AC.

RESERVE "Y"  
JEFFREY NEW DAY, LLC  
Pcl. No. 010-293349  
Inst. No. 201401310013391  
4.419 AC.

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

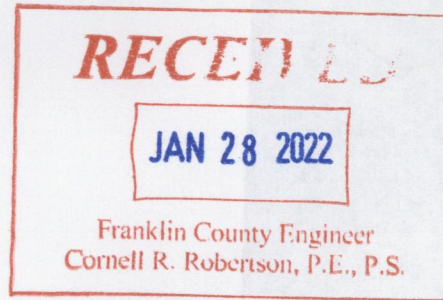
Please return this approval, along with the original description and plat of survey, as prepared by the surveyor, signed, sealed and dated in blue ink.

### ACREAGE BREAKDOWN

PARCEL ID	ACREAGE
010-293349	0.002 AC.
010-293350	0.014 AC.
<b>TOTAL:</b>	<b>0.016 AC.</b>

**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