

Appendix E - Plat Legal Description

The sample legal description below is to be used when only right of way plans are prepared using the Right of Way Plat format described in Section 3109.4 of the Right of Way Plan Manual. For direction on how to prepare a standard legal description for ODOT see section 3300 Legal Description.

Sample Right of Way Plat Legal Description

"Situated in the State of Ohio, Warren County, Clear Creek Township, Section 35 and Section 36, Township 4 East, Range 4 North, being part of a 9.820 acre tract described in Official Record 473, Page 25, and Official Record 1012, Page 551 in the Warren County Recorders Office, and being Parcel 8 WD on the right side of the centerline of right of way State Route 48, as shown on the Centerline Plat and Right of Way plans recorded August 28, 2005, in Plat Record Volume A, Slide 578, in said Warren County Recorders Office, containing 0.5412 acres, of which 0.2793 acres is PRO (Present Roadway Occupied), leaving a net take of 0.2619 acres, more or less, subject to legal highways and other easements of record.

Bearings for the above description are based upon the Ohio State Plane Coordinate System, NAD 83, South Zone.

Iron pins set, as shown on said Right of Way plans in the above description, are 3/4 by 30 inch reinforcing rod with an aluminum cap stamped "ODOT R/W"

The above legal description is based on Official Records 473 & 1012, Pages 25 & 551.

The Gross Take from Auditors Tax Parcel 09-35-200-006 is 0.1309 acres.

The P.R.O. in Take for Auditors Tax Parcel 09-35-200-006 is 0.1074 acres.

The Gross Take from Auditors Tax Parcel 09-35-200-006 is 0.4103 acres.

The P.R.O. in Take for Auditors Tax Parcel 09-35-200-006 is 0.1719 acres.

Description prepared by John J. Doe, P.S., Registered Surveyor No. 0000. Based upon a survey by the Ohio Department of Transportation, District 8 as shown on said Centerline Plat and the right of way plans for WAR-48-21.05, dated April 4, 1999, a complete set consists of 101 sheets."