Figure 3108.1
April 2011

RIGHT OF WAY LEGEND SHEET WAR-48-21.05

WARREN COUNTY
CLEAR CREEK TOWNSHIP
SEC. 35 & 36, T. 4 E., R. 4 N.

LOCATION MAP

LATITUDE: 39°31'17" LONGITUDE: 84°11'00"

1K

1F

1B

INDEX OF SHEETS:

LEGEND SHEET	1
CENTERLINE PLAT	2
PROPERTY MAP	3
SUMMARY OF ADDITIONAL R/W	4,5
R/W DETAIL	6-8
R/W TOPOGRAPHIC SHEETS	9,11
R/W BOUNDARY SHEET	10,12

1G

PROJECT DESCRIPTION

REPLACEMENT OF EXISTING STRUCTURE OVER CLEAR CREEK AND REALIGNMENT OF S.R. 48 ROADWAY.

THE EXISTING AND PROPOSED RIGHT OF WAY SHALL BE REFERENCED FROM THE CENTERLINE OF RIGHT OF WAY.

1H

PLANS PREPARED BY:

FIRM NAME : ODOT CENTRAL OFFICE
R/W DESIGNER: BRETT A. SHEARER
R/W REVIEWER: JOHN J. DOE
FIELD REVIEWER: BRETT A. SHEARER
PRELIMINARY FIELD REVIEW DATE: 6/15/00
TRACINGS FIELD REVIEW DATE: 11/15/00
OWNERSHIP UPDATED BY: WILLIAM C LEROY
DATE COMPLETED: 11/20/00
PLAN COMPLETION DATE: 12/1/00

UTILITY OWNERS	
TYPE	NAME & ADDRESS
TELEPHONE	SPRINT 185 HARMON AVENUE LEBANON, OH 45036 (513) 933-3505
ELECTRIC	CINCINNATI GAS & ELECTRIC CO. 139 E. FOURTH ST., ROOM 467A CINCINNATI, OH 45202 (513) 287-2454

1D

NOTE:
THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN ON THE PLANS ARE OBTAINED FROM THE OWNER OF THE UTILITIES AS REQUIRED BY SECTION 153.64 O.R.C.

1E

CONVENTIONAL SYMBOLS

Section Line
Fence Line (Ex) (Pr)
Center Line
Right of Way (Ex) Ex R/W
Right of Way (Pr) R/W
Standard Highway Ease.(Ex) Ex SH
Temporary Right of Way TMP
Channel Ease. (Pr) CH
Utility Ease. (Ex) Ex U
Guardrail (Ex) (Pr)
Construction Limits
Edge of Pavement (Ex)
Edge of Pavement (Pr)
Edge of Shoulder (Ex)
Edge of Shoulder (Pr)
Ditch / Creek (Ex)
Ditch / Creek (Pr)
Tree Line (Ex)

Ownership Hook Symbol , Example
Property Line Symbol , Example
Break Line Symbol , Example
Tree (Pr) , Tree (Ex) , Shrub (Ex)
Tree (Remove) , Shrub (Remove)
Evergreen (Ex) , Stump
Evergreen (Remove) , Stump (Remove)
Wetland (Pr) , Grass (Pr) , Aerial Target
Post (Ex) , Mailbox (Ex) , Mailbox (Pr)
Light (Ex) , Telephone Marker (Ex) TEL
Fire Hydrant (Ex) , Water Meter (Ex)
Water Valve (Ex) , Utility Valve Unknown (Ex.)
Telephone Pole (Ex) , Power Pole (Ex)
Light Pole (Ex)

1C

STRUCTURE KEY

RESIDENTIAL
COMMERCIAL
OUT-BUILDING

1J

LEGEND

WD = WARRANTY DEED
SH = STANDARD HIGHWAY EASEMENT
SL = SLOPE EASEMENT
CH = CHANNEL EASEMENT
PR = PROPERTY RIGHT
T = TEMPORARY

1A

1I

I, John J. Doe, P.S., have conducted a survey of the existing conditions for the Ohio Department of Transportation on April 4, 1999. The results of that survey are contained herein. The horizontal coordinates expressed herein are based on the Ohio State Plane Coordinate System, South zone on NAD 83 (CORS 96) datum. The Project Coordinates (US Survey Feet) are relative to State Plane Grid Coordinates US Survey Feet by a Project Adjustment Factor of 1.000072714. As a part of this project I have reestablished the locations of the existing property lines and centerline of existing Right of Way for the property takes herein. As a part of this project I have established the proposed property lines, calculated the Gross Take, Present Roadway Occupied (PRO), Net Take and Net Residue; as well as prepared the legal descriptions necessary to acquire the parcels as shown herein. As a part of this work I have set right of way monuments at property corners, property line intersections, points along the right of way and/orangle points on the right of way, Section Corners and other points shown herein. All of my work contained herein was conducted in accordance with the Ohio Administrative Code Chapter 4733-37 Standards for Boundary Surveys unless so noted. The words I and my, as used herein, are to mean that either myself or someone working under my direct supervision.

SURVEYORS SEAL

STATE OF OHIO
JOHN J. DOE
X-000000
REGISTERED PROFESSIONAL SURVEYOR

John J. Doe 8-22-05
John D. Doe, P.S., Ohio Lic# 0000

FEDERAL PROJECT NO. Non-Federal
PID NO. 5889
CALCULATED BAS
CHECKED WCL
RIGHT OF WAY LEGEND SHEET
WAR-48-21.05
1 / 12
90 / 101

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Figure 3108.2
April 2011

MONUMENT LEGEND

2D

- PROPOSED ADJUSTABLE CENTERLINE MONUMENT
- I.R.F. IRON PIN FOUND W/ ID CAP
- I.R.S. IRON PIN SET W/ ID CAP
- P.K.F. P.K. NAIL FOUND
- P.K.S. P.K. NAIL SET
- STONE FOUND

2C

MONUMENT TABLE

℄ of PROP. R/W S.R. 48		PROJECT COORDINATES SEE SURVEY CERTIFCATION		MONUMENTS TO BE SET DURING CONSTRUCTION		R/W MON. EXPECTED TO BE DISTURBED	This table is an example and is not to be considered completed. For completed table, see sheet 12/12.
STATION	OFFSET	NORTH (Y)	EAST (X)	MON. ASSY.	REF. MON.	R/W MON.	DESCRIPTION
1096+20.01	℄	000000.0000	000000.0000	1			Mon. Assy. Set on Centerline of R/W
1099+00.00	62.00′ LT	000000.0000	000000.0000			1	IP Set Within Construction Limits
1100+00.00	62.00′ LT	000000.0000	000000.0000			1	IP Set Within Construction Limits
1102+83.17	℄	000000.0000	000000.0000	1			Mon. Assy. Set on Centerline of R/W
1107+57.69	℄	000000.0000	000000.0000	1			Mon. Assy. Set on Centerline of R/W
1112+78.51	℄	000000.0000	000000.0000	1			Mon. Assy. Set on Centerline of R/W
1115+77.50	29.53′ RT	000000.0000	000000.0000			1	IP Found Within Construction Limits
TOTAL CARRIED TO GENERAL SUMMARY SHEET				4		3	

2K

SETTING OF ALL MONUMENTS SHALL BE PERFORMED BY A SURVEYOR REGISTERED IN THE STATE OF OHIO. THE MONUMENT ASSEMBLIES AND REFERENCE MONUMENTS WILL BE INSTALLED BY THE CONTRACTOR AT THE TIME OF CONSTRUCTION. THE IRON PIN AND CAP (WHEN REQUIRED) ARE TO BE INSTALLED BY THE CONTRACTOR'S SURVEYOR.

CHANGES OR ALTERATIONS TO THE LOCATION OF ANY MONUMENTS SHOWN IN THIS TABLE, REQUIRE PRIOR APPROVAL FROM THE DISTRICT REAL ESTATE ADMINISTRATOR OF THE OHIO DEPARTMENT OF TRANSPORTATION. IN THE EVENT THAT CHANGES OR ALTERATIONS ARE APPROVED, A REVISED CENTERLINE PLAT WITH THE NEW LOCATIONS SHALL BE RECORDED IN THE APPLICABLE COUNTY RECORDS AND THE OHIO DEPARTMENT OF TRANSPORTATION. SPECIFICATIONS FOR MONUMENT ASSEMBLIES, REFERENCE MONUMENTS AND RIGHT OF WAY MONUMENTS ARE SHOWN ON STANDARD CONSTRUCTION DRAWING RM-1.1.

2E

BASIS FOR BEARINGS:

Bearings Shown hereon are based on True North Observed by the Ohio Department of Transportation, District 8, using Trimble 5800 GPS receivers. Horizontal Datum NAD83 (1995)

2L

RECEIVED 8/24, 2005
RECORDED 8/24, 2005
BOOK A PAGE 578
John J. Doe
COUNTY RECORDER

BASIS OF EXISTING ℄ OF R/W AND R/W WIDTH:
THE EXISTING R/W WIDTH AND LOCATION WERE DETERMINED FROM THE WARREN COUNTY COMMISSIONERS JOURNAL ENTRY SIGNED ON 3/3/24 DECLARING 60′ OF R/W, THE STOKES RESERVE SUBDIVISION PLAT RECORDED IN PLAT BOOK 35 PAGE 79-80 AND ODOT R/W PLANS WAR-48-20.28 ON FILE FROM THE OHIO DEPARTMENT OF TRANSPORTATION, DISTRICT 8 OFFICE LEBANON, OHIO.

2G

CURVE DATA FOR ℄ R/W CONSTRUCTION

(1)	(2)
P.I. Sta = 1099+56.36	P.I. Sta = 1110+37.77
Δ = 27° 11′ 17″ (LT)	Δ = 43° 50′ 45″ (RT)
Dc = 5° 59′ 58″	Dc = 5° 59′ 58″
R = 955.00′	R = 955.00′
Ls = 210.00′	Ls = 210.00′
Θ_s = 6° 17′ 58″	Θ_s = 6° 17′ 58″
LT = 140.09′	LT = 140.09′
ST = 70.08′	ST = 70.08′
x = 209.75′	x = 209.75′
y = 7.69′	y = 7.69′
k = 104.96′	k = 104.96′
p = 1.92′	p = 1.92′
Δc = 14° 35′ 20″ (LT)	Δc = 31° 14′ 48″ (RT)
Lc = 243.17′	Lc = 520.82′
Ts = 336.36′	Ts = 490.08′
Es = 29.50′	Es = 76.52′
CHORD INFORMATION:	CHORD INFORMATION:
TS-SC = N 37° 27′ 25″ E 209.89′	TS-SC = N 14° 28′ 06″ E 209.89′
SC-CS = N 25° 57′ 46″ E 242.51′	SC-CS = N 34° 17′ 30″ E 514.39′
CS-ST = N 14° 28′ 06″ E 209.89′	CS-ST = N 54° 06′ 54″ E 209.89′

2M

I, John J. Doe, P.S., have conducted a survey of the existing conditions for the Ohio Department of Transportation on April 4, 1999. The results of that survey are contained herein. The horizontal coordinates expressed herein are based on the Ohio State Plane Coordinate System, South zone on NAD 83 (CORS 96) datum. The Project Coordinates (US Survey Feet) are relative to State Plane Grid Coordinates US Survey Feet by a Project Adjustment Factor of 1.000072714. As a part of this project I have reestablished the locations of the existing property lines and centerline of existing Right of Way for the property takes herein. As a part of this project I have established the proposed property lines, calculated the Gross Take, Present Roadway Occupied (PRO), Net Take and Net Residue; as well as prepared the legal descriptions necessary to acquire the parcels as shown herein. As a part of this work I have set right of way monuments at property corners, property line intersections, points along the right of way and/orangle points on the right of way, Section Corners and other points shown herein. All of my work contained herein was conducted in accordance with the Ohio Administrative Code Chapter 4733-37 Standards for Boundary Surveys unless so noted. The words I and my, as used herein, are to mean that either myself or someone working under my direct supervision.

John J. Doe 8-22-05
John D. Doe, P.S., Ohio Lic# 0000

STATE OF OHIO
JOHN J. DOE
X-000000
REGISTERED PROFESSIONAL SURVEYOR

HORIZONTAL SCALE IN FEET 0 50 100 200

PID NO. 5889

CALCULATED BAS
CHECKED HJH

CENTERLINE PLAT

WAR-48-21.05

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Figure 3108.3
April 2011

WARREN COUNTY
CLEAR CREEK TOWNSHIP
SEC. 35 & 36, T. 4 E., R. 4 N.

OWNERSHIP NAME AND NUMBER

1. WARREN COUNTY
2. LENUAL & MELODY K. JONES, JR.
3. COUNTRYTYME, INC.
3A. JOHN F. & MARIA L. HOBBS
3B. JOHN K. & JENNIFER K. KNIPFER
4. TERRY & MARY HANSON
5. ALLAN S. BAUMGARDNER
6. JEROMY T. & HEATHER L. JOHNSON
7. JEFFERY A. & TRACY D. REED
8. KENNETH C. & M. EMELDA DAHMS
9. JAMES A. & DONNA D. FLEISHER
10. ROBERT C. BASTIN
11. HENRY M. & SALLY J. JOSEFCZYK
12. BRYAN & LAURA ARMOUR
13. TOM & BRENDA NEELY
14. CURTISS McDONALD
15. RANCHO NACIDO LIBRE
16. PRO OWNER UNKNOWN

Note:
Parcel 16-WD Ownership unknown, a gore between parcels 10, 12, 13 and 14, found during the course of this survey as shown.

RECORDED DRIVE EASEMENT
12' DRIVE EASEMENT ACROSS THE BASTIN, DAHMS AND FLEISHER PROPERTIES RECORDED IN VOLUME 13 PLAT 37 AND DEED BOOK 277 & PAGE 444.

REV. BY	DATE	DESCRIPTION
HJH	3/13/02	Added Parcel 16-WD
HJH	12/11/01	Modified name 12-WD & 14-WD
HJH	11/13/01	Modified 3WD & added 3BWD
BAS	2/20/01	Added SH Parcel to owner 10

DATE COMPLETED 12/1/00

HORIZONTAL SCALE IN FEET 0 75 150 300

PID NO. 5889

CALCULATED BAS
CHECKED HJH

PROPERTY MAP

WAR-48-21.05

3 / 12

92 / 101

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TOTAL NUMBER OF : 4S

11 OWNERSHIPS — 0 TOTAL TAKES

25 PARCELS — 0 OWNERSHIPS W/ STRUCTURES INVOLVED

NET RESIDUE = RECORD AREA - TOTAL PRO - NET TAKE

ALL AREAS IN ACRES

4V

GRANTEE:
ALL RIGHT OF WAY ACQUIRED IN THE NAME OF THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION UNLESS OTHERWISE SHOWN.

Figure 3108.4
April 2011

PARCEL NO.	OWNER	SHEET NO.	OWNERS RECORD O.R.	OWNERS RECORD PAGE	AUDITOR'S PARCEL NUMBER	AUDITOR'S RECORD AREA	TOTAL P.R.O.	GROSS TAKE	P.R.O. IN TAKE	NET TAKE	STRUCTURE	NET RESIDUE LEFT	NET RESIDUE RIGHT	TYPE FUND	REMARKS COLUMN	AS ACQUIRED BOOK	AS ACQUIRED PAGE
1-WD	WARREN COUNTY	6,7,8	33, 1495	635, 60	NONE	2.7340	1.4357	2.7340	1.4357	1.2983	YES			STATE	12 TREES & 2 SHRUBS		
															* A PRIVATELY OWNED SIGN TO BE REMOVED		
										3.4613	S(3)						
2	LENUAL & MELODY K. JONES, JR.	-	1207	862	09-35-200-030	3.4613									NO TAKE		
3-WD	COUNTRYTYME, INC.	6&7	1136	387	09-35-200-056	1.7333	0.0000	0.7244	0.0000	0.7244		1.0089			2 TREES		
3-T					09-35-200-056		0.0000	0.2281	0.0000	0.2281					TO CONSTRUCT PROPOSED MOUNDING		
3A-WD	JOHN F. HOBBS & MARIA L. HOBBS	7&8	2022	106	09-35-200-050	3.4126	0.0000	0.3504	0.0000	0.3504		3.0622			2 TREES		
3B-WD	JOHN K. & JENNIFER K. KNIPFER	6	2310	657	09-35-200-055	1.7907	0.0000	0.0067	0.0000	0.0067		1.7840					
4	TERRY & MARY HANSON	6	1652	128	09-35-255-004	1.4430									NO TAKE		
5	C.T. &F.J. LAWTON	6	1942	316	09-35-255-005	1.8650									NO TAKE		
6	JEROMY T. & HEATHER L. JOHNSON	6&7	1823	52	09-35-255-006	2.4180									NO TAKE		
7-WD	JEFFERY A. & TRACY D. REED	7	1272	994	09-35-200-054	1.7202	0.0000	0.0628	0.0000	0.0628		1.6574					
7-T							0.0000	0.0512	0.0000	0.0512					TO CONSTRUCT PROPOSED MOUNDING		
8-WD	KENNETH C. & M. EMELDA DAHMS	7&8	473	25	09-35-200-006	8.528	0.1074	0.1309	0.1074	0.0235							
			1012	551	09-35-200-004	1.292	0.1719	0.4103	0.1719	0.2384							
	TOTAL					9.820	0.2793	0.5412	0.2793	0.2619			9.2788				
8-CH					09-35-200-006	8.528	0.0000	0.0196	0.0000	0.0196					TO CONSTRUCT & MAINTAIN DITCH		
8-T					09-35-200-004	1.292	0.0000	0.0022	0.0000	0.0022					TO COMPLETE GRADING		
8-PR															PORTION OF DRIVE EASEMENT TO BE ACQUIRED		
9-PR	JAMES A. & DONNA D. FLEISHER	9	1782	988	09-35-200-005	0.812 (c)								STATE	PORTION OF DRIVE EASEMENT TO BE ACQUIRED RECORDED IN VOL. 13 PLAT 37 AND D.B. 277 PG. 444		
4B	4C	4D	4E		4F	4G	4H	4I	4J	4K	4L	4M		4N	4O		4P

4A

LEGEND:
WD = WARRANTY DEED
SH = STANDARD HIGHWAY EASEMENT
SL = SLOPE EASEMENT
CH = CHANNEL EASEMENT
PR = PROPERTY RIGHT
T = TEMPORARTY

4T

NOTE: ALL TEMPORARY PARCELS TO BE OF 12 MONTH DURATION. 4Q

NOTE: UNDER NO CIRCUMSTANCES ARE TEMPORARY EASEMENTS TO BE USED FOR STORAGE OF MATERIAL OR EQUIPMENT BY THE CONTRACTOR UNLESS NOTED OTHERWISE. 4R

(c) = CALCULATED AREA

* DENOTES RIGHT OF WAY ENCROACHMENT

4U

REV. BY	DATE	DESCRIPTION
HJH	11/13/01	Modified 3WD & added 3BWD
BAS	9/19/01	Changed area of parcel 7-WD
BAS	2/20/01	Added 8-PR Parcel Take

DATE COMPLETED 12/1/00

FEDERAL PROJECT NO. NON-FEDERAL

PID NO. 5889

STATE JOB NO. 089330

R/W DESIGNER BAS — R/W REVIEWER HJH

SUMMARY OF ADDITIONAL RIGHT OF WAY (PARCELS 1-9)

WAR-48-21.05

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NET RESIDUE = RECORD AREA - TOTAL PRO - NET TAKE

GRANTEE:
ALL RIGHT OF WAY ACQUIRED IN THE NAME OF THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION UNLESS OTHERWISE SHOWN.

Figure 3108.4
April 2011

ALL AREAS IN ACRES

PARCEL NO.	OWNER	SHEET NO.	OWNERS RECORD O.R.	OWNERS RECORD PAGE	AUDITOR'S PARCEL NUMBER	AUDITOR'S RECORD AREA	TOTAL P.R.O.	GROSS TAKE	P.R.O. IN TAKE	NET TAKE	STRUCTURE	NET RESIDUE LEFT	NET RESIDUE RIGHT	TYPE FUND	REMARKS COLUMN	AS ACQUIRED BOOK	AS ACQUIRED PAGE
10-WD	ROBERT C. BASTIN	8,9,10	420	172	09-35-200-003	2.681	0.4676	1.4472	0.4676	0.9796				STATE	8 TREES		
10-SH							0.0000	0.0984	0.0000	0.0984					EXISTING SEPTIC/LEACH BED TO		
	TOTAL						0.0000	1.5456	0.0000	1.0780			1.1354		BE REMOVED BY OTHERS		
10-T							0.0000	0.2341	0.0000	0.2341					+ TO CONSTRUCT DRIVE APPROACH		
11-WD	HENRY M. & SALLY J. JOSEFCZYK	8,9,10	1152	948	09-35-200-025	8.6111	0.1786	0.2250	0.1786	0.0464					4 TREES		
			847	81	09-36-451-001.1	29.817	0.1173	0.1425	0.1173	0.0252					* APPROX. 25' OF EXISTING WOOD		
	TOTAL					38.4281	0.2959	0.3676	0.2959	0.0716		38.0606			FENCE TO BE REMOVED BY OTHERS		
11-T					09-35-200-025		0.0000	0.0463	0.0000	0.0463					+ TO COMPLETE GRADING AND		
					09-36-451-001.1		0.0000	0.0825	0.0000	0.0825					CONSTRUCT DRIVE APPROACH		
	TOTAL						0.0000	0.1288	0.0000	0.1288					* PRIVATELY OWNED SIGN TO BE		
															REMOVED BY OTHERS		
															APPROX. 37' OF WOOD FENCE TO BE		
															REMOVED BY OTHERS FOR GRADING		
12-WD	BRYAN AND LAURA ARMOUR	9,10	2244	883	09-35-200-013	1.7984	0.0293	0.0776	0.0293	0.0483			1.7208		4 TREES		
12-T							0.0000	0.0181	0.0000	0.0181					+ TO CONSTRUCT DRIVE APPROACH		
13-WD	TOM & BRENDA NEELY	9,10,11,12	1165	646	09-35-200-020	11.965	0.1157	0.2492	0.1157	0.1335			11.7158		8 TREES		
															+ TO CONSTRUCT DRIVE APPROACH		
13-T							0.0000	0.0355	0.0000	0.0355					TO COMPLETE GRADING AND		
															CONSTRUCT DRIVE APPROACH		
14-WD	CURTISS McDONALD	9,10,11,12	361	126	09-36-477-003	2.979	0.2217	0.4073	0.2217	0.1856		2.5717			12 TREES & 1 SHRUB		
															+ TO CONSTRUCT DRIVE APPROACH		
14-SL							0.0000	0.0863	0.0000	0.0863					TO CONSTRUCT AND MAINTAIN SLOPE		
15-T	RANCHO NACIDO LIBRE	11,12	507	626	09-29-102-003	40.000	0.0000	0.0219	0.0000	0.0219			39.9493		* APPROX. 14' OF CONC. STONE WALL		
															AND WROUGHT IRON FENCE		
															LIMITED PARTNERSHIP		
															+ TO CONSTRUCT DRIVE APPROACH		
16-WD	OWNER UNKNOWN	9,10,11,12					0.0060	0.0060	0.0060	0.0060				STATE	GAP BETWEEN PARCELS		
															14WD,13WD,12WD&10WD		

LEGEND:
WD = WARRANTY DEED
SH = STANDARD HIGHWAY EASEMENT
SL = SLOPE EASEMENT
CH = CHANNEL EASEMENT
PR = PROPERTY RIGHT
T = TEMPORARTY

NOTE: ALL TEMPORARY PARCELS TO BE OF 12 MONTH DURATION.

NOTE: UNDER NO CIRCUMSTANCES ARE TEMPORARY EASEMENTS TO BE USED FOR STORAGE OF MATERIAL OR EQUIPMENT BY THE CONTRACTOR UNLESS NOTED OTHERWISE.

(c) = CALCULATED AREA

* DENOTES RIGHT OF WAY ENCROACHMENT

+ - Per Item 614, Drive Access to be maintained at all times, See Roadway Plan Sheet 12.

REV. BY	DATE	DESCRIPTION
HJH	3/13/02	Added Parcel 16-WD
HJH	12/11/01	Changed name of parcel 12-WD & 14-WD
BAS	9/19/01	Changed area of parcel 11-T, 13-WD & 14-WD
BAS	2/20/01	Changed area of parcel 10-T
BAS	2/20/01	Added Parcel 10-SH for drive access
DATE COMPLETED		12/1/00

FEDERAL PROJECT NO. NON-FEDERAL
PID NO. 5889
STATE JOB NO. 089330
CALCULATED BAS CHECKED HJH

SUMMARY OF ADDITIONAL RIGHT OF WAY (PARCELS 10-16)

WAR-48-21.05

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Figure 3108.5
April 2011

WARREN COUNTY
CLEAR CREEK TOWNSHIP
SEC. 35 & 36, T. 4 E., R. 4 N.

5B

5C

Begin Acquisition
Sta. 149+40.00

Begin Work
Sta. 149+00

TERRACE CREEK SUBDIVISION
BK. 33 PG. 35

20' Drainage Easement

BLDG SETBACK

5X

5R

RESIDENTIAL

3B

JOHN K. & JENNIFER K. KNIPFER
5871 N. ST. RT. 48
LABANON, OH 45036
LOT NO. 30 OF
TERRACE CREEK
SUBDIVISION
BK. 33 PG. 635
09-35-200-055

5X

TERRACE CREEK SUBDIVISION
BK. 33 PG. 35
30' Utility Easement

TERRACE CREEK SUBDIVISION
BK. 33 PG. 35
20' Drainage Easement

RESIDENTIAL

3

COUNTRYTYME, INC.
5903 N. ST. RT. 48
LABANON, OH 45036
LOT NO. 31 OF
TERRACE CREEK
SUBDIVISION
BK. 33 PG. 635
09-35-200-056

WOODED

5J

5A

3-T

1099+34.00
97.00' Lt

59.67'
N 29° 50' 32" E

5L

	Bearing	Distance
A	N 10° 43' 19" E	25.63'
B	N 29° 46' 40" E	22.04'
C	S 60° 56' 32" E	16.00'

5T

5H

149+40.00
60.13' Lt

Ex. Warren County R/W

Sta. 149+53.6 BK =
Sta. 1095+10.01 AH

POT Sta. 148+64.58

POT Sta. 1095+20.98

Ex. Warren County R/W & Proposed R/W

514.37' (I-WD)
230.00' (LEAD IN)

N 39° 45' 15" E

1097+28.21
58.40' Lt

1097+97.96
63.50' Lt

66.90'

N 32° 12' 36" E

N 27° 08' 10" E

48.90'

1098+50.00
69.00' Lt

1098+76.00
78.00' Lt

1099+00.00
78.00' Lt

N 3° 33' 34" W
50.26'

Proposed Mound

93.46'
N 26° 03' 29" E

1099+00.00
62.00' Lt

3-WD

284.37' (3-WD)

C1

Ex. 6" CMP
(to remain)

Construction Limits

Portion of Ex. 6" CMP
(to be removed)

5N

1097+97.21
54.75' Lt

Prop. Open Ditch

1-WD

Prop. 30" or 36"
Type A Culvert

Ex. Warren County R/W

148+51.66
16.62' Lt

N 39° 38' 53" E

149+00

150+00

1096+00

151+00

1097+00

1098+00

N 39° 35' 17" E

℄ Existing S.R. 48

Shrub

Shrub

Proposed ℄ of R/W & Constr. S.R. 48

5F

5O

5P

MATCH LINE STA. 1099+50 (SEE SHEET 7)

119.18'
N 50° 21' 07" W

Ex. 12" CMP (to be removed)

Prop. Open Ditch

Ex. 2.5'x2.5' Concrete Box
Culvert (to be removed)

Ex. ℄ of R/W
of S.R. 48

5V

149+40.00
59.68' Rt

Ex. Warren County R/W

5Q

1-WD

Woven
Wire Fence

Ex. 12" Water Line

Iron Pin Found
1096+78.26
60.35'

5M

STOKES RESERVE SUBDIVISION
BK. 1495 PG. 60
20' ACCESS EASEMENT

ACCESS ESMT

(LEAD-IN) 331.63'

514.19'

S 39° 44' 08" W

Ex. Warren County R/W & Proposed R/W

Construction Limits

5W

1098+77.49
75.85' Rt

Ex. 36" Plastic
(Do Not Disturb)

1-WD

℄ CURVE DATA

5E

C1

P.I. Sta = 1099+56.36
Δ = 27° 11' 17" (LT)
Dc = 5° 59' 58"
R = 955.00'
Ls = 210.00'
Theta = 6° 17' 58"
LT = 140.09'
ST = 70.08'
x = 209.75'
y = 7.69'

k = 104.96'
p = 1.92'
Δc = 14° 35' 20" (LT)
Lc = 243.17'
Ts = 336.36'
Es = 29.50'
CHORD INFORMATION:
TS-SC = N 37° 27' 25" E 209.89'
SC-CS = N 25° 57' 46" E 242.51'
CS-ST = N 14° 28' 06" E 209.89'

1-STORY
BRICK
RANCH

RESIDENTIAL

4

TERRY & MARY HANSON
5864 N. ST. RT.48
LEBANON, OH 45036
LOT NO. 10 OF
STOKES RESERVE
SUBDIVISION
BK. 1495 PG. 60
09-35-255-004

5S

5G

5I

RESIDENTIAL

5

C.T. & F.J. LAWTON
5872 N. ST. RT. 48
LABANON, OH 45036
LOT NO. 11 OF
STOKES RESERVE
SUBDIVISION
BK. 1495 PG. 60
09-35-255-005

5D

RESIDENTIAL

6

JEROMY T. &
HEATHER L. JOHNSON
5978 N. ST. RT. 48
LABONON, OH 45036
LOT NO. 12 OF
STOKES RESERVE
SUBDIVISION
BK. 1495 PG. 60
09-35-255-006

HORIZONTAL SCALE IN FEET
0 10 20 40

PID NO. 5889

R/W DESIGNER BAS
R/W REVIEWER HJH

RIGHT OF WAY DETAIL SHEET
STA. 148+64.58 TO STA. 1099+50

WAR-48-21.05

6 / 12

95 / 101

REV. BY	DATE	DESCRIPTION
HJH	11/13/01	Modified 3WD & added 3BWD
BAS	9/19/01	Modified lead in course
DATE COMPLETED		12/1/00

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Figure 3108.5
April 2011

℄ CURVE DATA

(C1)

P.I. Sta = 1099+56.36
Δ = 27° 11′ 17″ (LT)
Dc = 5° 59′ 58″
R = 955.00′
Ls = 210.00′
Theta = 6° 17′ 58″
LT = 140.09′
ST = 70.08′
x = 209.75′
y = 7.69′
k = 104.96′

p = 1.92′
Δc = 14° 35′ 20″ (LT)
Lc = 243.17′
Ts = 336.36′
Es = 29.50′
CHORD INFORMATION:
TS-SC = N 37° 27′ 25″ E 209.89′
SC-CS = N 25° 57′ 46″ E 242.51′
CS-ST = N 14° 28′ 06″ E 209.89′

RIGHT OF WAY CURVE DATA

CURVE	CENTRAL ANGLE	RADIUS	CURVE LENGTH	CHORD LENGTH	CHORD BEARING
PR1	34° 23′ 31″	321.73	193.12′	190.24′	N 22° 33′ 11″ E
PR2	26° 08′ 29″	441.73	201.54′	199.79′	S 26° 39′ 52″ W

	Bearing	Distance
A	N 81° 39′ 02″ E	26.53′ (8-CH)
B	S 16° 17′ 39″ W	35.48′ (8-CH)
C	S 81° 39′ 02″ W	26.53′ (8-CH)
D	N 16° 17′ 39″ E	15.00′ (8-T)
E	N 81° 39′ 02″ E	7.00′ (8-T)
F	S 16° 17′ 39″ W	15.00′ (8-T)
G	S 81° 39′ 02″ W	7.00′ (8-T)

EXISTING RIGHT OF WAY CURVE DATA

CURVE	CENTRAL ANGLE	RADIUS	CURVE LENGTH	CHORD LENGTH	CHORD BEARING
ER1	33° 34′ 02″	361.23	211.63′	208.62′	N 22° 51′ 51″ E
ER2	33° 34′ 06″	421.23	246.79′	243.27′	N 22° 51′ 51″ E

REV. BY	DATE	DESCRIPTION
BAS	9/19/01	Added lead in course for parcel 8-T
DATE COMPLETED	12/1/00	

HORIZONTAL SCALE IN FEET 0 10 20 40

PID NO. 5889

R/W DESIGNER BAS
R/W REVIEWER HJH

RIGHT OF WAY DETAIL SHEET
STA. 1099+50 TO STA. 1104+50

WAR-48-21.05

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Figure 3108.5
April 2011

WARREN COUNTY
CLEAR CREEK TOWNSHIP
SEC. 35 & 36, T. 4 E., R. 4 N.

℄ CURVE DATA

(C2)

P.I. Sta = 1110+37.77
Δ = 43° 50′ 45″ (RT)
Dc = 5° 59′ 58″
R = 955.00′
Ls = 210.00′
Theta = 6° 17′ 58″
LT = 140.09′
ST = 70.08′
x = 209.75′
y = 7.69′

k = 104.96′
p = 1.92′
Δc = 31° 14′ 48″ (RT)
Lc = 520.82′
Ts = 490.08′
Es = 76.52′
CHORD INFORMATION:
TS-SC = N 14° 28′ 06″ E 209.89′
SC-CS = N 34° 17′ 30″ E 514.39′
CS-ST = N 54° 06′ 54″ E 209.89′

RESIDENTIAL
(11)
HENRY M. &
SALLY J. JOSEFCZYK
5945 N. ST. RT. 48
LEBANON, OH 45036
09-35-200-025

EXISTING RIGHT OF WAY CURVE DATA

CURVE	CENTRAL ANGLE	RADIUS	CURVE LENGTH	CHORD LENGTH	CHORD BEARING
ER3	50° 04′ 43″	186.64	163.13′	157.98′	N 31° 07′ 11″ E
ER4	50° 04′ 48″	246.63	215.57′	208.77′	N 31° 07′ 11″ E

	Bearing	Distance
A	S 19° 42′ 25″ W	45.82′(10-WD)
B	S 9° 18′ 01″ W	22.82′ (10-SH, 10-T)
C	N 89° 59′ 35″ W	28.67′ (10-SH, 10-T)
D	N 19° 42′ 25″ E	10.37′ (10-SH)
E	N 19° 42′ 25″ E	35.45′ (10-T)

RIGHT OF WAY CURVE DATA

CURVE	CENTRAL ANGLE	RADIUS	CURVE LENGTH	CHORD LENGTH	CHORD BEARING
PR3 (10-WD)	7° 52′ 21″	1000.00	137.40′	137.29′	S 25° 42′ 23″ W
PR5 (10-SH)	7° 52′ 21″	1000.00	137.40′	137.29′	N 25° 42′ 23″ E
PR8 (11-WD)	50° 04′ 48″	246.63	215.57′	208.77′	N 31° 07′ 11″ E
PR9 (11-T)	50° 04′ 48″	246.63	215.57′	208.77′	S 31° 07′ 11″ W

RECORDED DRIVE EASEMENT
12′ DRIVE EASEMENT ACROSS THE BASTIN, DAHMS AND FLEISHER PROPERTIES RECORDED IN VOLUME 13 PLAT 37 AND DEED BOOK 277 & PAGE 444.

REV. BY	DATE	DESCRIPTION
BAS	2/20/01	Added Parcel 10-SH for drive access
DATE COMPLETED	12/1/00	

HORIZONTAL SCALE IN FEET 0 10 20 40

PID NO. 5889

R/W DESIGNER BAS
R/W REVIEWER HUH

RIGHT OF WAY DETAIL SHEET
STA. 1104+50 TO STA. 1109+50

WAR-48-21.05

8 / 12

97 / 101

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Figure 3108.6
April 2011

WARREN COUNTY
CLEAR CREEK TOWNSHIP
SEC. 35 & 36, T. 4 E., R. 4 N.

RESIDENTIAL
(11)
HENRY M. & SALLY J. JOSEFCZYK
5945 N. ST. RT. 48
LEBANON, OH 45036
09-35-200-025

Ex. 3 Rail Wood Fence (Do Not Disturb)
24" (Do Not Disturb)
Ex. 3 Rail Wood Fence (Do Not Disturb)
Ex. 3 Rail Wood Fence (Approx. 37' To be Removed by Others for Grading)
Private Sign (To be Removed by Others)
30" Locust (Do Not Disturb)
Ex. 3 Rail Wood Fence (To be Removed by Others)
Approx. 25' of fence Encroaching
Proposed Trees
Ex. SH ESMT & Proposed R/W
STRUCTURE NO. WAR-48-2017
stone wing wall
Catch Basin, No. 3, As Per Plan
Proposed Trees
Existing Woods (less than 6")
Ex. DRIVE ESMT
Ex. 12" Water Line
12' Gravel
+26 ℄ Res. Drive A
+32 ℄ Res. Drive B
12' Gravel
Woven Wire Fence
+12.84 ℄ Res. Drive C
12' Gravel
Prop. 15" Conduit, Type D
Prop. Open Ditch
Prop. 12" Conduit, Type D
Prop. Open Ditch
Construction Limits
Construction Limits
Sta. 1113+35.69 Intersection
Proposed ℄ of R/W & Constr. S.R. 48
Clear Creek
+44.86, ℄ Res. Drive D 12' Asphalt
Ex. 12" Water Line
Wood Fence
Shrub
6" PINE TREES
8" Pine
12" Pine
1-STORY FRAME
RESIDENTIAL
(14)
CURTISS McDONALD
6011 N ST. RT. 48
LEBANON, OH 45036
09-36-477-003

RESIDENTIAL
(13)
TOM & BRENDA NEELY
6012 N. ST. RT. 48
LEBANON, OH 45036
09-35-200-020

RESIDENTIAL
(10)
ROBERT C. BASTIN
5984 N. ST. RT. 48
LEBANON, OH 45036
09-35-200-003

RESIDENTIAL
(12)
BRYAN & LAURA ARMOUR
6000 N. ST. RT. 48
LEBANON, OH 45036
09-35-200-013

2-STORY FRAME
1-STORY FRAME
2-STORY BRICK

Section 36
Section 35

MATCH LINE STA. 1109+50 (SEE SHEET 8)
MATCH LINE STA. 1114+50 (SEE SHEET 10)

6N 6B 6L 6O 6J 6R 6P 6H 6Q 6F 6A 6U 6M 6S 6E 6K 6G 6I 6T 6D

11-T 11-WD 14-SL 14-WD 16-WD 10-WD 8-PR 9-PR 12-WD 13-WD 10-T 12-T 13-T 10-SH

PROPOSED TREES

Proposed Deciduous Trees, 1-1/2" Cal, Acer Rubrum - Red Maple and Platanus Occidentalis - Sycamore See Landscape Sheet 65 for Details

RECORDED DRIVE EASEMENT

12' DRIVE EASEMENT ACROSS THE BASTIN, DAHMS AND FLEISHER PROPERTIES RECORDED IN VOLUME 13 PLAT 37 AND DEED BOOK 277 & PAGE 444.

REV. BY	DATE	DESCRIPTION
HJH	12/11/01	Modified name 12-WD & 14-WD
BAS	2/20/01	Added Parcel 8-PR
BAS	2/20/01	Added Parcel 10-SH for drive access
DATE COMPLETED	12/1/00	

HORIZONTAL SCALE IN FEET 0 10 20 40

PID NO. 5889

CALCULATED BAS CHECKED HJH

RIGHT OF WAY TOPO SHEET
STA. 1109+50 TO STA. 1114+50

WAR-48-21.05

9 / 12

98 / 101

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Figure 3108.7
April 2011

	Bearing	Distance
A	S 0° 29′ 33″ W	6.19′(12-T)
B	N 87° 30′ 21″ W	14.48′ (12-T)
C	N 0° 29′ 33″ E	6.19′ (13-T)
D	N 0° 36′ 44″ E	9.95′ (14-SL)
E	S 20° 49′ 16″ E	13.52′ (11-WD)

RIGHT OF WAY CURVE DATA

CURVE	CENTRAL ANGLE	RADIUS	CURVE LENGTH	CHORD LENGTH	CHORD BEARING
PR4 (10-WD)	8° 45′ 48″	1000.00	152.95′	152.80′	S 42° 30′ 35″ W
PR6 (10-T)	6° 14′ 16″	1000.00	108.87′	108.82′	N 43° 46′ 21″ E
PR7 (LEAD IN 10-WD, 10-T)	7° 20′ 20″	1000.00	128.09′	128.00′	S 50° 33′ 39″ W
PR8 (11-WD)	50° 04′ 48″	246.63	215.57′	208.77′	N 31° 07′ 11″ E
PR9 (11-T)	50° 04′ 48″	246.63	215.57′	208.77′	S 31° 07′ 11″ W
PR10 (12-WD)	3° 07′ 36″	1000.00	54.57′	54.56′	S 48° 27′ 17″ W
PR11 (12-T)	3° 07′ 36″	1000.00	54.57′	54.56′	N 48° 27′ 17″ E
PR12 (LEAD IN 12-WD 12-T)	4° 12′ 38″	1000.00	73.49′	73.47′	S 52° 07′ 30″ W
PR13 (13-WD)	4° 12′ 45″	1000.00	73.52′	73.50′	S 52° 07′ 27″ W
PR14 (13-T)	4° 12′ 45″	1000.00	73.52′	73.50′	N 52° 07′ 27″ E
PR15 (LEAD IN 10-SH)	13° 34′ 37″	1000.00	236.96′	236.40′	S 47° 26′ 31″ W
PR16 (10-SH)	2° 31′ 32″	1000.00	44.08′	44.08′	N 39° 23′ 27″ E

EXISTING RIGHT OF WAY CURVE DATA

CURVE	CENTRAL ANGLE	RADIUS	CURVE LENGTH	CHORD LENGTH	CHORD BEARING
ER3	50° 04′ 43″	186.64	163.13′	157.98′	N 31° 07′ 11″ E
ER4	50° 04′ 48″	246.63	215.57′	208.77′	N 31° 07′ 11″ E

REV. BY	DATE	DESCRIPTION
HJH	3/13/02	Added Parcel 16-WD
HJH	12/11/01	Modified name 12-WD & 14-WD
BAS	9/19/01	Modified multiple bearings & distances
BAS	2/20/01	Added Parcel 10-SH for drive access

DATE COMPLETED 12/1/00

HORIZONTAL SCALE IN FEET 0 10 20 40

PID NO. 5889

R/W DESIGNER BAS
R/W REVIEWER HJH

RIGHT OF WAY BOUNDARY SHEET
STA. 1109+50 TO STA. 1114+50

WAR-48-21.05

10 / 12

99 / 101

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Figure 3108.6
April 2011

WARREN COUNTY
CLEAR CREEK TOWNSHIP
SEC. 35 & 36, T. 4 E., R. 4 N.

HORIZONTAL SCALE IN FEET
0 10 20 40

PID NO. 5889

R/W DESIGNER BAS
R/W REVIEWER HJH

RIGHT OF WAY TOPO SHEET
STA. 1114+50 TO STA. 171+97.56

WAR-48-21.05

11 / 12

100
101

REV. BY	DATE	DESCRIPTION
HJH	12/11/01	Modified name 14-WD

DATE COMPLETED 12/1/00

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Figure 3108.7
April 2011

WARREN COUNTY
CLEAR CREEK TOWNSHIP
SEC. 35 & 36, T. 4 E., R. 4 N.

	Bearing	Distance
A	S 55° 42′ 35″ W	57.11′ (LEAD IN PAR. 10, 12, 13)
B	S 34° 54′ 37″ E	29.75′ (13-WD)
C	N 56° 09′ 23″ E	32.89′ (13-WD)
D	S 0° 02′ 54″ E	26.41′ (13-T)
E	S 66° 50′ 03″ W	16.28′ (13-T)
F	S 45° 38′ 25″ W	90.26′ (13-T)
G	S 55° 42′ 35″ W	89.92′ (LEAD IN 14-WD, 14-SL)
H	N 34° 53′ 23″ W	31.45′ (LEAD IN 14-WD, 14-SL)
I	S 34° 31′ 53″ E	28.30′ (14-WD)

MONUMENT TABLE

℄ of PROP. R/W S.R. 48		PROJECT COORDINATES SEE SURVEY CERTIFCATION		R/W MON. EXPECTED TO BE DISTURBED	
STATION	OFFSET	NORTH (Y)	EAST (X)	R/W MON.	DESCRIPTION
1099+00.00	62.00′ LT	000000.0000	000000.0000	1	IP SET WITHIN CONSTR. LIMITS
1100+00.00	62.00′ LT	000000.0000	000000.0000	1	IP SET WITHIN CONSTR. LIMITS
1101+80.00	81.00′ LT	000000.0000	000000.0000	1	IP SET WITHIN CONSTR. LIMITS
1102+82.34	84.34′ LT	000000.0000	000000.0000	1	IP SET WITHIN CONSTR. LIMITS
1107+88.68	80.21′ RT	000000.0000	000000.0000	1	IP SET WITHIN CONSTR. LIMITS
1108+00.00	80.00′ RT	000000.0000	000000.0000	1	IP SET WITHIN CONSTR. LIMITS
1108+00.00	107.00′ RT	000000.0000	000000.0000	1	IP SET WITHIN CONSTR. LIMITS
1108+25.00	102.00′ RT	000000.0000	000000.0000	1	IP SET WITHIN CONSTR. LIMITS
1109+50.00	80.00′ RT	000000.0000	000000.0000	1	IP SET WITHIN CONSTR. LIMITS
1110+50.00	60.00′ RT	000000.0000	000000.0000	1	IP SET WITHIN CONSTR. LIMITS
1110+77.50	84.36′ LT	000000.0000	000000.0000	1	IP SET WITHIN CONSTR. LIMITS
1110+97.05	61.36′ RT	000000.0000	000000.0000	1	IP SET WITHIN CONSTR. LIMITS
1112+13.54	63.74′ RT	000000.0000	000000.0000	1	IP SET WITHIN CONSTR. LIMITS
1112+72.03	64.39′ RT	000000.0000	000000.0000	1	IP SET WITHIN CONSTR. LIMITS
1113+50.00	65.00′ RT	000000.0000	000000.0000	1	IP SET WITHIN CONSTR. LIMITS
1114+00.00	60.00′ RT	000000.0000	000000.0000	1	IP SET WITHIN CONSTR. LIMITS
1114+50.00	50.00′ RT	000000.0000	000000.0000	1	IP SET WITHIN CONSTR. LIMITS
1115+77.50	29.53′ RT	000000.0000	000000.0000	1	IP FOUND WITHIN CONSTR. LIMITS
TOTAL CARRIED TO GENERAL SUMMARY SHEET				18	

CHANGES OR ALTERATIONS TO THE LOCATION OF ANY MONUMENTS SHOWN IN THIS TABLE, REQUIRES PRIOR APPROVAL FROM THE DISTRICT REAL ESTATE ADMINISTRATOR OF THE OHIO DEPARTMENT OF TRANSPORTATION. IN THE EVENT THAT CHANGES OR ALTERATIONS ARE APPROVED, A REVISED CENTERLINE PLAT WITH THE NEW LOCATIONS SHALL BE RECORDED IN THE APPLICABLE COUNTY RECORDS AND THE OHIO DEPARTMENT OF TRANSPORTATION. SPECIFICATIONS FOR MONUMENT ASSEMBLIES, CENTERLINE MONUMENTS, CENTERLINE REFERENCE MONUMENTS AND RIGHT OF WAY MONUMENTS ARE SHOWN ON STANDARD CONSTRUCTION DRAWING RM-1.1.

REV. BY	DATE	DESCRIPTION
HJH	3/13/02	Added Parcel 16-WD
HJH	12/11/01	Modified name 14-WD
BAS	9/19/01	Modified lead in courses

DATE COMPLETED 12/1/00

PID NO. 5889

R/W DESIGNER BAS
R/W REVIEWER HJH

RIGHT OF WAY BOUNDARY SHEET
STA. 1114+50 TO STA. 171+97.56

WAR-48-21.05

12 / 12

101 / 101

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Figure 3108.8
April 2011

AT GRADE CROSSING

PARCEL NO.	GROSS AREA	PRO	AREA OF DUAL USAGE		NET TAKE AREAS	
			GROSS	PRO	DUAL USAGE	OUTSIDE DUAL USAGE AREA
748-SH	3464	2344	682	442	240	880
748-SL	93	---	---	---	---	---
748-T2	576	---	---	---	---	576
746-T1	896	---	---	---	---	895

NOTE: All Areas in Square Feet

NO.	R	I	A	T	L.CH.	L.CH. BEAR
C1	1383.46'	1°12'04"	29.00'	14.50'	29.00'	S71°59'17"W
C2	1383.46'	0°24'51"	10.00'	5.00'	10.00'	S71°10'50"W
C3	1383.46'	0°31'51"	12.82'	6.41'	12.82'	S70°42'29"W
C4	1383.46'	0°25'46"	10.67'	5.33'	10.67'	N71°48'27"E
C5	1423.46'	1°05'12"	27.00'	13.50'	27.00'	N72°33'56"E

R/W CENTER LINE CURVE DATA

NO.	R	I	DC	A	T	L.CH.	L.CH. BEAR	PI STA.	PC OR CC	PT OR CC
CLC1	1403.347'	5°-02-17"	4-05'	123.40'	61.74'	123.36'	S76°-26'22"W	92+19.18	91+57.44	92+80.84
CLC2	1403.347'	5°-24'-34"	4-05'	132.56'	66.33'	132.51'	S71°-12'52"W	93+93.73	93+27.40	94+59.96

REV. BY	DATE	DESCRIPTION

DATE COMPLETED 12/1/00

HORIZONTAL SCALE IN FEET 0 5 10 20

CALCULATED BAS CHECKED HJH

PID NO. 4522

RAILROAD

MOT-35-11.33

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PARCEL NO.	EASEMENT REQUIRED	TOTAL AREA	AREA OF OVERLAP		
			SLOPE	WATERLINE	TEMPORARY
18-SH*	Highway	100125 SF			
18-SL	Slope	755 SF		138 SF	755 SF
18-SL$_1$	Slope	769 SF		107 SF	769 SF
18-SL$_2$	Slope	1254 SF			1254 SF
18-U	Waterline	1082 SF	245 SF		837 SF
18-T	Temporary	55337 SF	1524 SF	1082 SF	
18-T$_1$	Temporary	70425 SF	1254 SF		

*EXCEPTION AREA
RESERVE 2283 6.F. OF PARCEL 18
UNTO THE GRANTOR FOR AERIAL RIGHTS.

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Figure 3109.2A
April 2011

RIGHT OF WAY LEGEND SHEET RIC - T.R. 57

RICHLAND COUNTY
JACKSON TOWNSHIP
SECTION 3 8/10. TWP. 22N, RANGE 19W

LOCATION MAP

LATITUDE: 39°31'17" LONGITUDE: 84°11'00"

PROJECT DESCRIPTION

REPLACEMENT OF EXISTING PAVEMENT OVER BEAR RUN AND REPLACEMENT OF CHANNEL STRUCTURE BENEATH T.R. 57.

PLANS PREPARED BY:

FIRM NAME : ODOT CENTRAL OFFICE
R/W DESIGNER: BRETT A. SHEARER
R/W REVIEWER: JOHN J. DOE
FIELD REVIEWER: BRETT A. SHEARER
PRELIMINARY FIELD REVIEW DATE: 6/15/00
TRACINGS FIELD REVIEW DATE: 11/15/00
OWNERSHIP UPDATED BY: WILLIAM C LEROY
DATE COMPLETED: 11/20/00
PLAN COMPLETION DATE: 12/1/00

INDEX OF SHEETS:

LEGEND SHEET 1
RIGHT OF WAY PLAN SHEET 2

UTILITY OWNERS	
TYPE	NAME & ADDRESS
TELEPHONE	UNITED TELEPHONE COMPANY 175 ASHLAND ROAD MANSFIELD, OH 44902 (419) 755-7152
ELECTRIC	SHELBY LIGHT & POWER 23 WEST MAIN STREET SHELBY, OH 44875 (419) 342-4085

NOTE:
THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN ON THE PLANS ARE OBTAINED FROM THE OWNER OF THE UTILITIES AS REQUIRED BY SECTION 153.64 O.R.C.

STRUCTURE KEY

RESIDENTIAL
COMMERCIAL
OUT-BUILDING

LEGEND

WD = WARRENTY DEED
SH = STANDARD HIGHWAY EASEMENT
SL = SLOPE EASEMENT
CH = CHANNEL EASEMENT
PR = PROPERTY RIGHT
T = TEMPORARTY

CONVENTIONAL SYMBOLS

County Line
Township Line
Section Line
Corporation Line or
Fence Line (existing) (proposed)
Center Line
Trees ,Stumps (to be removed)
Utility Poles: Telephone , Power , Light
Right of Way (only) R/W
Standard Highway Ease. SH
Temp. Right of Way TMP
Exist. Right of Way Ex R/W
Exist. Stand. High. Ease. Ex SH
Exist. Channel Ease. Ex CH
Exist. Utility Ease. Ex U
Property Line (in existing fence)
Railroad or
Guardrail (existing) (proposed)
Construction Limits

I, John J. Doe, P.S., have conducted a survey of the existing conditions for the Ohio Department of Transportation on April 4, 1999. The results of that survey are contained herein. The horizontal coordinates expressed herein are based on the Ohio State Plane Coordinate System, South zone on NAD 83 (CORS 96) datum. The Project Coordinates (US Survey Feet) are relative to State Plane Grid Coordinates US Survey Feet by a Project Adjustment Factor of 1.000072714. As a part of this project I have reestablished the locations of the existing property lines and centerline of existing Right of Way for the property takes herein. As a part of this project I have established the proposed property lines, calculated the Gross Take, Present Roadway Occupied (PRO), Net Take and Net Residue; as well as prepared the legal descriptions necessary to acquire the parcels as shown herein. As a part of this work I have set right of way monuments at property corners, property line intersections, points along the right of way and/orangle points on the right of way, Section Corners and other points shown herein. All of my work contained herein was conducted in accordance with the Ohio Administrative Code Chapter 4733-37 Standards for Boundary Surveys unless so noted. The words I and my, as used herein, are to mean that either myself or someone working under my direct supervision.

John J. Doe 8-22-05
John D. Doe, P.S., Ohio Lic# 0000

SURVEYORS SEAL

STATE OF OHIO
JOHN J. DOE
X-000000
REGISTERED PROFESSIONAL SURVEYOR

FEDERAL PROJECT NO.

PID NO. 6314

CALCULATED BAS
CHECKED WCL

RIGHT OF WAY LEGEND SHEET

RIC - T.R. 57

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Figure 3109.2B
April 2011

UNDERGROUND UTILITIES

THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THE PLANS ARE AS OBTAINED FROM THE OWNERS OF THE UTILITIES AS REQUIRED BY SECTION 153.64 O.R.C.

UTILITY OWNERS

UNITED TELEPHONE COMPANY 175 ASHLAND ROAD MANSFIELD, OHIO 44902 PHONE: (419) 755-7152	SHELBY LIGHT & POWER 23 WEST MAIN STREET SHELBY, OHIO 44875 PHONE: (419) 342-4085

EXISTING RIGHT OF WAY WIDTH AND LOCATION WERE DETERMINED FROM INFORMATION RECEIVED FROM THE RICHLAND COUNTY ENGINEER ALONG WITH FINDING A P.K. LOCATED IN THE N.W. QUARTER SECTION 10 AND EXISTING PROPERTY PINS ALONG TOWNSHIP ROAD 57.

PROPERTY MAP

MONUMENT LOCATION			
QUANT.	STATION	LOCATION	REMARKS
1*	307+00	P.O.T.	
1*	311+00	P.O.T.	
2*	TOTAL		

* Item 604 - Monument Assembly

SUMMARY OF ADDITIONAL RIGHT OF WAY REQUIRED

NO. OF STRUCTURES = 0 NO. OF PROPERTY OWNERS = 4 NO. OF TOTAL TAKES = 0 STATE JOB NO 03509 PID = 6314

PARCEL NO.	TYPE FUNDS	PROPERTY OWNER	RECORDED VOLUME	RECORDED PAGE	AUDITOR'S RECORD AREA	TOTAL P.R.O.	GROSS TAKE	P.R.O. TAKE	NET TAKE	NET RESIDUE LEFT	NET RESIDUE RIGHT	BLDG.	AUDITOR'S PARCEL NO.	REMARKS	AS ACQUIRED BOOK	AS ACQUIRED PAGE
1-9		NOT ASSIGNED														
10-SH	COUNTY	LARRY E. & JANET E. WEST	892	649	10.18 AC	0.337 AC	0.012 AC	0.007 AC	0.005 AC	9.843 AC		—	016-32-257-16-000			
11-T	COUNTY	ERNEST O & BETH A. SHERK	825	423	5.89 AC	0.044 AC	0.128 AC	0	0.128 AC			—	016-32-257-16-005	TEMP. FOR DRIVE & GRADING		
12-T	COUNTY	W. W. FARMS INC.	890	5	1.12 AC	0.103 AC	0.037 AC	0	0.037 AC			—	016-32-257-16-006	TEMP. FOR GRADING		
12A-T	COUNTY	W. W. FARMS INC.	729	594/595	31.850 AC	0.677 AC	0.045 AC	0	0.045 AC			—	016-32-277-09-000	TEMP. FOR GRADING		
13-T	COUNTY	GLENDON R. & JEWELL M. BALDRIDGE	63	42	2.024AC	0.232 AC	0.045 AC	0	0.045 AC			—	016-32-277-009-001	TEMP. FOR GRADING		

REV. BY	DATE	DESCRIPTION
DATE COMPLETED		12/1/00

HORIZONTAL SCALE IN FEET 0 10 20 40

PID NO. 6314

CALCULATED BAS CHECKED WCL

RIGHT OF WAY PLAN

RIC - T.R. 57

19 / 19

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Figure 3109.3
April 2011

PARCEL NO.	OWNER	TYPE FUNDS	RECORDED BOOK	RECORDED PAGE	NET TAKE LAND	BLDG.	SHEET NO.	REMARKS	AS AQUIRED BOOK	AS AQUIRED PAGE
1T	FRANK J. WUSCIONI	LOCAL	OR 18	773	0.006AC	NO	13	GRADING		
2T	JEAN H. DEWITTT	LOCAL	542	274	0.015AC	NO	17	TO CONSTRUCT DRIVE		
3T	THOMAS J. SLOMA & VIRGINIA M. WICKER	LOCAL	OR35	35	0.009AC	NO	18	TO CONSTRUCT DRIVE		
4T	CENTRAL ERIE SUPPLY & ELENOR ARBOD	LOCAL	122	63	0.015AC	NO	20	TO CONSTRUCT DRIVE		
5T	HERALD G. LEBOR	LOCAL	239	393	0.014AC	NO	21	TO CONSTRUCT DRIVE		
6T	GRAIG T. & AMY C. EASTMAN	LOCAL	364	813	0.003AC	NO	23	GRADING		
7T	JAMES R. METSOR, JR. & DONNA M. STURTZINGER	LOCAL	442	374	0.017AC	NO	25	TO CONSTRUCT DRIVE		
8T	J.L. & MARTHA E. FARRIS	LOCAL	382	141	0.011AC	NO	23	TO CONSTRUCT DRIVE		
9T	DAVE A. & CAROL L. BLAIR	LOCAL	512	515	0.007AC	NO	25	TO CONSTRUCT DRIVE		

TOTAL NO. OF OWNERS WITH STRUCTURES = 0
TOTAL NO. OF OWNERS = 9 TOTAL NO. OF TOTAL TAKES = 0
TOTAL NO. OF PERSONALTY ITEMS = 0 S.J.N. 0038260 PID 10029

REFERENCE NO.	SIDE	STATION FROM	STATION TO	604 MONUMENT BOX ADJUSTED TO GRADE EACH
1-MB	℄	408+00		1
*TOTALS				1

ALL FENCE WITHIN THE EXISTING RIGHT OF WAY SHALL BE REMOVED UNDER ITEM 201 - CLEARING AND GRUBBING.

*CARRIED TO THE GENERAL SUMMARY

REV. BY	DATE	DESCRIPTION
DATE COMPLETED		12/1/00

HORIZONTAL SCALE IN FEET 0 10 20 40

CALCULATED BAS
CHECKED WCL

PLAN AND PROFILE C.R. 13
STA. 405+00 TO 409+00

ERI-C.R.13-5.18

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