

Appendix – A Sample Plans

Figures 3108.1 through 3108.7 are samples of a complete set of right of way plans for WAR-48-21.05.

Figures 3108.8 (MOT-35-11.33 and FRA-WILSON RD.) are a sample of the Railroad Plat Sheets.

Figures 3109.2A and 3109.2B (RIC-T.R. 57) are a sample of a One Sheet Right of Way Plan.

Figure 3109.3 (ERI - C.R. 13-5.18) is a sample of the Right of Way Data on Construction Plan Sheets.

<u>Figure</u>	<u>Subject</u>
3108.1	Right of Way Legend Sheet
3108.2	Centerline Plat Sheet
3108.3	Property Map Sheet
3108.4	Summary of Additional Right of Way Sheet
3108.5	Right of Way Detail Sheet
3108.6	Right of Way Topographic Sheet
3108.7	Right of Way Boundary Sheet
3108.8	Railroad Plat Sheet
3109.2A & 2B	One Sheet Right of Way Plan
3109.3	Right of Way Data on Construction Plan Sheets

RIGHT OF WAY LEGEND SHEET WAR-48-21.05

WARREN COUNTY

CLEAR CREEK TOWNSHIP

SEC. 35 & 36, T. 4 E., R. 4 N.

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

IH PROJECT CONTROL
STATE PLANE GRID - OHIO SOUTH MADS
PROJECT ADJUSTMENT FACTOR - 1.000072714

PLANS PREPARED BY: **II**
FIRM NAME: ODOT CENTRAL OFFICE

PLANS PREPARED BY: BRETT A. SHEARER

FIELD REVIEW BY: BRETT A. SHEARER
DATE COMPLETED: 11/15/00

OWNERSHIP VERIFIED BY: OUENTIN COMBS
DATE COMPLETED: 11/1/00

DATE COMPLETED: 12/6/00

UTILITY OWNERS	
TYPE	NAME & ADDRESS
TELEPHONE	SPRINT 185 HARMON AVENUE LEBANON, OH 45036 15131 933-3906
ELECTRIC	CINCINNATI GAS & ELECTRIC CO. 139 E. FOURTH ST., ROOM 467A CINCINNATI, OH 45202 15131 287-2454
WATER	WARREN COUNTY WATER & SANITARY DEPT. 903 N. BROADWAY, P.O. BOX 530 LEBANON, OH 45036 15131 695-1377
CABLE TV	ADELPHIA COMMUNICATIONS 3416 STATE ROUTE 132 AMELIA, OH 45102 15131 797-5704

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.

NOTE:

INDEX OF SHEETS:

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CENTERLINE PLAT	2
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R/W DETAIL	6-8
R/W TOPOGRAPHIC SHEETS	9,11
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STRUCTURE KEY

- RESIDENTIAL
- COMMERCIAL
- OUT-BUILDING

LEGEND

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

CONVENTIONAL SYMBOLS

Section Line	Ownership Hook Symbol	Example
Fence Line (Ex)	Property Line Symbol	Example
Center Line	Break Line Symbol	Example
Right of Way (Ex)	Tree (Pr)	Tree (Ex), Shrub (Ex)
Right of Way (Pr)	Tree (Remove)	Shrub (Remove)
Standard Highway Easement (Ex)	Evergreen (Ex)	Stump
Temporary Right of Way	Evergreen (Remove)	Stump (Remove)
Channel Easement (Pr)	Wetland (Pr)	Grass (Pr), Aerial Target
Utility Easement (Ex)	Post (Ex)	Mailbox (Ex), Mailbox (Pr)
Guardrail (Ex)	Light (Ex)	Telephone Marker (Ex)HTEL
Construction Limits	Fire Hydrant (Ex)	Water Meter (Ex)
Edge of Pavement (Ex)	Water Valve (Ex)	Utility Valve Unknown (Ex)
Edge of Pavement (Pr)	Telephone Pole (Ex)	Power Pole (Ex)
Edge of Shoulder (Ex)	Light Pole (Ex)	
Edge of Shoulder (Pr)		
Ditch / Creek (Ex)		
Ditch / Creek (Pr)		
Tree Line (Ex)		

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 Coordinates system, South Zone by ties to the ODOT CORS network using station, LEBA the Project Adjustment Factor used for this project is 1.000072714. Further more; I have calculated the proposed property lines, Gross Take, Present Roadway Occupied (PRO), Net Take and Net Residue; as well as prepared the legal descriptions necessary to acquire these parcels as shown herein. As a part of this project I have determined the locations of the existing property lines for property takes contained herein. I also have set monuments at the proposed Property Corners, Section Corners and other points shown herein. The Centerline Monumentation called for herein will be set under my direct supervision during the construction of this project. This work will be done in accordance with OAC 4733-37 as cited below. All of my work contained herein was conducted in accordance with Ohio Administrative Code 4733-37 commonly known as Minimum Standards for Boundary Survey in the State of Ohio unless so noted. The words I and my as used herein are to mean that either myself or someone working for me under my direct control or supervision.

John J. Doe
John J. Doe, P.S., Ohio Lic# 0000

SURVEYORS SEAL



SIGNED: John J. Doe
DATE: 8-22-05

FEDERAL PROJECT NO.

FID NO. 5889

CREATED BY: BAS

PROJECT: WCL

RIGHT OF WAY
LEGEND SHEET

WAR-48-21.05

1 / 12

90
101

Figure 3108.2
JULY 2010



HORIZONTAL SCALE IN FEET
0 100 200

PID NO. **5889**

CALCULATED BY **BAS**
CHECKED BY **HJH**

CENTERLINE PLAT

WAR-48-21.05

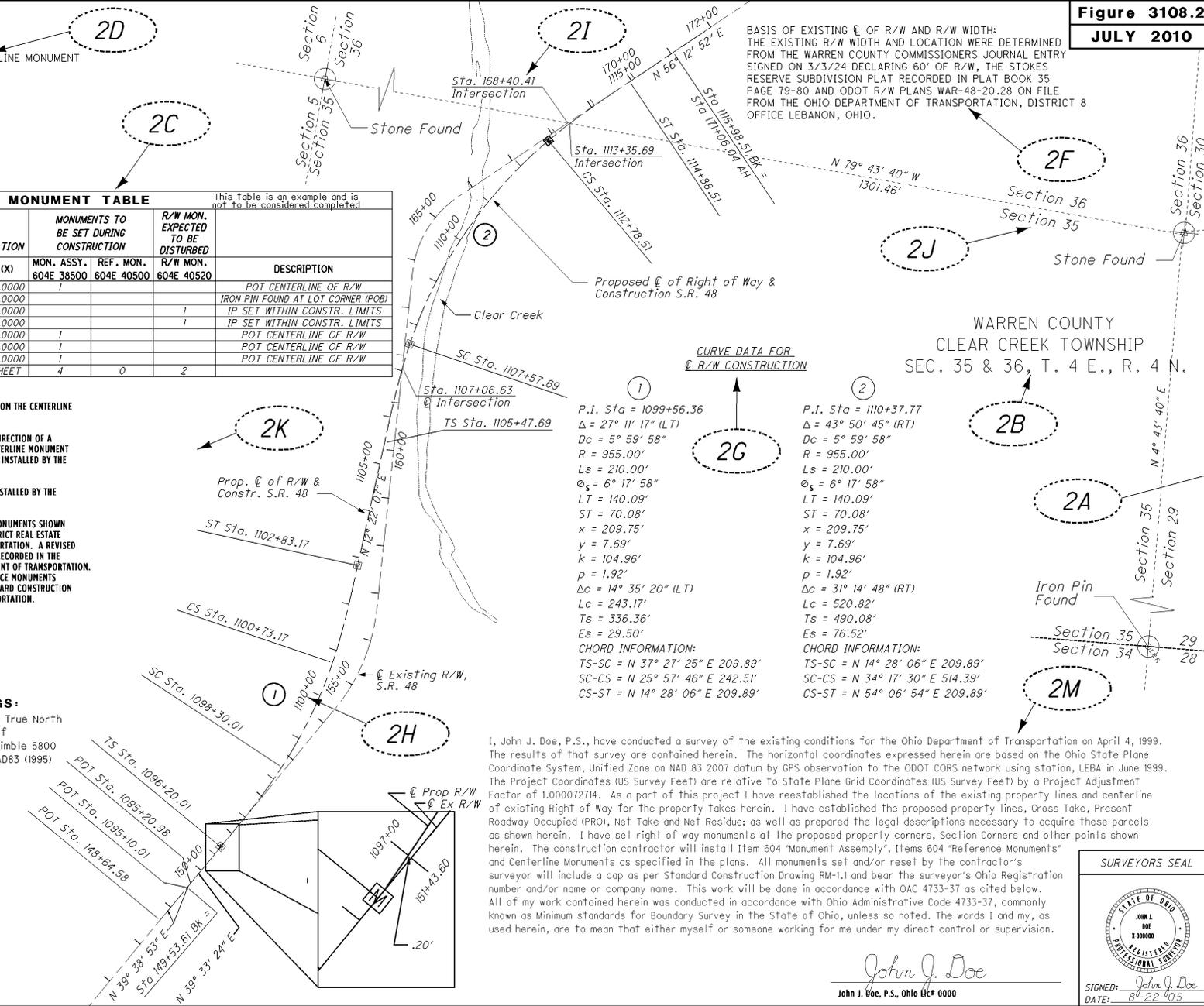
2 / 12

91 / 101

BASIS OF EXISTING \odot 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.

MONUMENT LEGEND

- PROPOSED ADJUSTABLE CENTERLINE MONUMENT
- IRON PIN FOUND W/ ID CAP
- IRON PIN SET W/ ID CAP
- P.K. NAIL FOUND
- P.K. NAIL SET
- △ STONE FOUND



MONUMENT TABLE

This table is an example and is not to be considered completed

\odot of PROP. R/W S.R. 48		PROJECT COORDINATES SEE SURVEY CERTIFICATION		MONUMENTS TO BE SET DURING CONSTRUCTION		R/W MON. EXPECTED TO BE DISTURBED	DESCRIPTION
STATION	OFFSET	NORTH (Y)	EAST (X)	MON. ASSY.	REF. MON.	R/W MON.	
1096+20.01	\odot	000000.0000	000000.0000	1			POT CENTERLINE OF R/W
1096+78.26	60.35' RT	000000.0000	000000.0000				IRON PIN FOUND AT LOT CORNER (POBI)
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
1102+83.17	\odot	000000.0000	000000.0000	1			POT CENTERLINE OF R/W
1107+57.69	\odot	000000.0000	000000.0000	1			POT CENTERLINE OF R/W
1112+78.51	\odot	000000.0000	000000.0000	1			POT CENTERLINE OF R/W
TOTAL CARRIED TO GENERAL SUMMARY SHEET				4	0	2	

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

PLACEMENT OF ALL MONUMENTS SHALL BE UNDER THE DIRECTION OF A SURVEYOR REGISTERED IN THE STATE OF OHIO. THE CENTERLINE MONUMENT ASSEMBLY BOX(S) AND REFERENCE MONUMENTS WILL BE INSTALLED BY THE HIGHWAY 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 ON THIS PLAT, REQUIRES PRIOR APPROVAL OF THE DISTRICT REAL ESTATE ADMINISTRATOR OF THE OHIO DEPARTMENT OF TRANSPORTATION. A REVISED CENTERLINE PLAT WITH THE NEW LOCATIONS SHALL BE RECORDED IN THE APPLICABLE COUNTY RECORDS AND THE OHIO DEPARTMENT OF TRANSPORTATION. SPECIFICATIONS FOR CENTERLINE MONUMENTS, REFERENCE MONUMENTS AND RIGHT OF WAY MONUMENTS ARE SHOWN ON STANDARD CONSTRUCTION DRAWING RM-1.1 OF THE OHIO DEPARTMENT OF TRANSPORTATION.

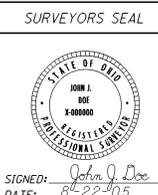
BASIS FOR BEARINGS:

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)

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

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, Unified Zone on NAD 83 2007 datum by GPS observation to the ODOT CORS network using station, LEB4 in June 1999. 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. I have established the proposed property lines, Gross Take, Present Roadway Occupied (PRO), Net Take and Net Residue; as well as prepared the legal descriptions necessary to acquire these parcels as shown herein. I have set right of way monuments at the proposed property corners, Section Corners and other points shown herein. The construction contractor will install Item 604 "Monument Assembly", Items 604 "Reference Monuments" and Centerline Monuments as specified in the plans. All monuments set and/or reset by the contractor's surveyor will include a cap as per Standard Construction Drawing RM-1.1 and bear the surveyor's Ohio Registration number and/or name or company name. This work will be done in accordance with OAC 4733-37 as cited below. All of my work contained herein was conducted in accordance with Ohio Administrative Code 4733-37, commonly known as Minimum standards for Boundary Survey in the State of Ohio, unless so noted. The words I and my, as used herein, are to mean that either myself or someone working for me under my direct control or supervision.

John J. Doe
John J. Doe, P.S., Ohio Lic# 0000



SIGNED: John J. Doe
DATE: 8-22-05

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

Figure 1308.3
April 2006

OWNERSHIP NAME AND NUMBER

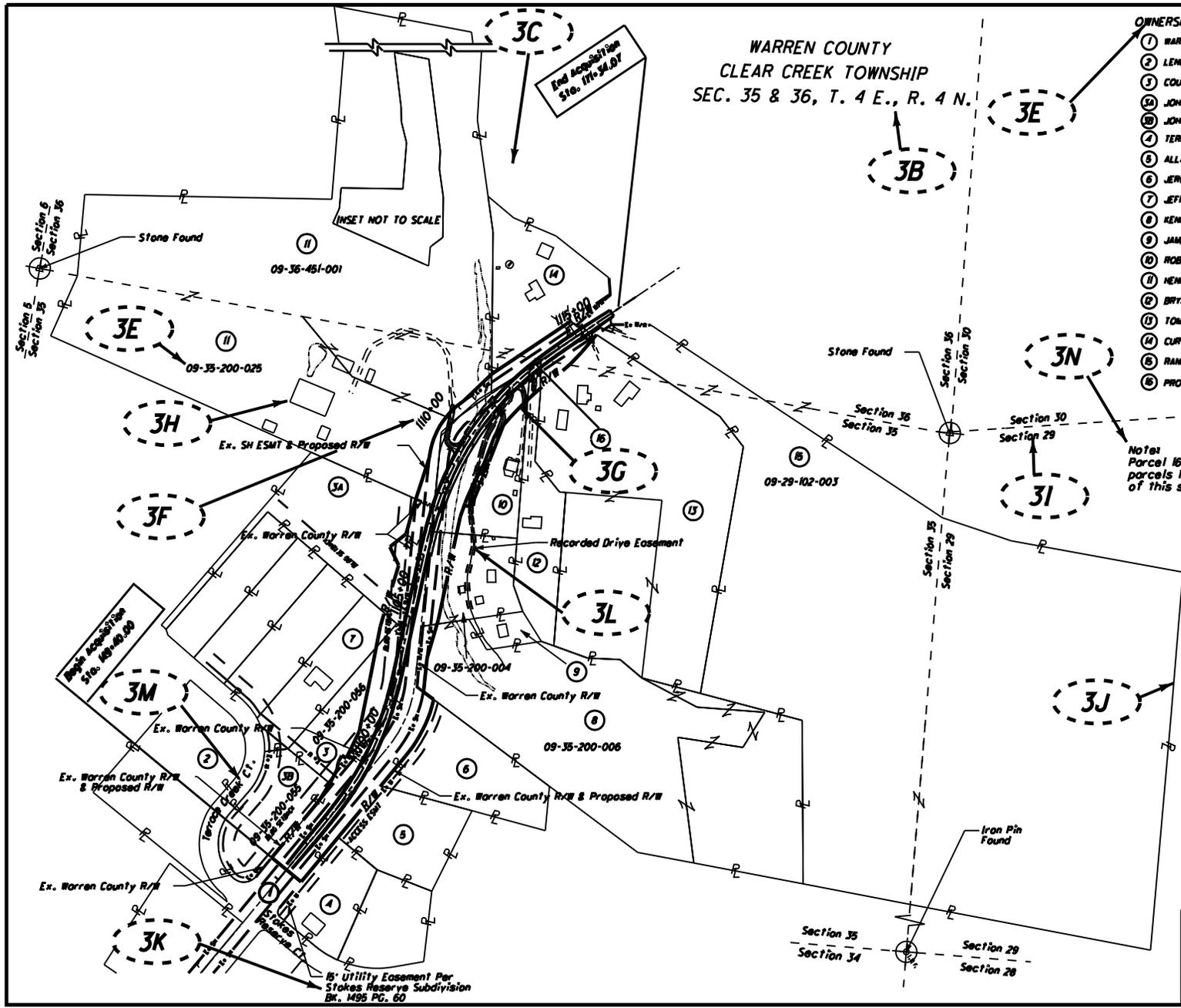
- ① WARREN COUNTY
- ② LEMUEL & MELODY K. JONES, JR.
- ③ COUNTRYTIME, INC.
- ④ JOHN F. & MARIA L. HOBBS
- ⑤ JOHN K. & JENNIFER K. KNIPFER
- ⑥ TERRY & MARY HANSON
- ⑦ ALLAN S. BALMGARDNER
- ⑧ JEROMY T. & HEATHER L. JOHNSON
- ⑨ JEFFERY A. & TRACY D. REED
- ⑩ KENNETH C. & M. EMELDA DANMS
- ⑪ JAMES A. & DONNA D. FLEISHER
- ⑫ ROBERT C. BASTIN
- ⑬ HENRY M. & SALLY J. JOSEFCZYK
- ⑭ BRYAN & LAURA ARMOUR
- ⑮ TOM & BRENDA NEELY
- ⑯ CURTISS McDONALD
- ⑰ RANCHO MACIDO LIBRE
- ⑱ 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
2" DRIVE EASEMENT ACROSS
THE BASTIN, DANMS AND
FLEISHER PROPERTIES RECORDED
IN VOLUME 13 PLAT 37 AND
DEED BOOK 277 & PAGE 444.

REV. BY	DATE	DESCRIPTION
HLN	3/13/02	Added Parcel 16-WD
HLN	8/11/01	Modified name (2-WD & 14-WD)
HLN	11/13/01	Modified 3RD & added 38RD
BAS	2/20/01	Added SH Parcel to owner 10
DATE COMPLETED	2/8/00	

PROPERTY MAP
 WAR-48-21.05
 PID NO. 5889
 CALCULATED BAS H/JH
 HORIZONTAL SCALE IN FEET
 3/12
 92
 101



TOTAL NUMBER OF:

11 OWNERSHIPS
25 PARCELS
0 OWNERSHIPS WITH STRUCTURES INVOLVED
0 TOTAL TAKES

NET RESIDUE + RECORD AREA - TOTAL PRO - NET TAKE

Figure 1308.4

April 2006

ALL AREAS IN ACRES

* DENOTES RIGHT OF WAY ENCROACHMENT

PARCEL NO.	OWNER	SHEET NO.	OWNERS O.R.	RECORD PAGE	AUDITOR'S PARCEL	RECORD AREA	TOTAL P.R.O.	GROSS TAKE	P.R.O. IN TAKE	NET TAKE	STRUC-TURE	NET RESIDUE LEFT	RIGHT	TYPE FUND	REMARKS AND PERSONALTY	AS ACQUIRED BOOK	PAGE
1-WD	WARREN COUNTY	6,7,8	JJ, M95	635, 60	NONE	2.7340	1.4357	2.7340	1.4357	1.2983				STATE	12 TREES & 2 SHRUBS * A PRIVATELY OWNED SIGN TO BE REMOVED BY OTHERS		
2	LENJAL & MELODY K. JONES, JR.	-	1207	862	09-35-200-030	3.4613									NO TAKE		
3-WD	COUNTRYTIME, INC.	687	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	788	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	687	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	788	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 TO COMPLETE GRADING		
8-T					09-35-200-004	1.292	0.0000	0.0022	0.0000	0.0022					PORTION OF DRIVE EASEMENT TO BE ACQUIRED		
8-PR																	
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)			

FEDERAL PROJECT NO. NON-FEDERAL

PID NO. 5889

STATE JOB NO. 089330

BY REGION BAS BY REVIEWER HJH

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

WAR-48-21.05

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

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

REV. BY	DATE	DESCRIPTION
HJH	11/15/01	Modified 3rd & added 3rd
BAS	8/18/01	Changed area of parcel 1-WD
BAS	2/20/01	Added 8-PR Parcel Take
FIELD REVIEW BY	BRETT A. SHEARER	DATED 11/8/00
OWNERSHIP VERIFIED BY	QUENTIN COMBS	DATED 11/1/00
DATE COMPLETED	8/28/00	

4/12
93/101

Figure 1308.4
April 2006

• DENOTES RIGHT OF WAY ENCROACHMENT
 @- Per Item 6H, Drive Access to be maintained at all times. See Roadway Plan Sheet 12.

ALL AREAS IN ACRES

PARCEL NO.	OWNER	SHEET NO.	OWNERS O.R.	RECORD PAGE	AUDITOR'S PARCEL	RECORD AREA	TOTAL P.R.O.	GROSS TAKE	P.R.O. IN TAKE	NET TAKE	STRUC-TURE	NET RESIDUE LEFT	RIGHT	TYPE FUND	REMARKS AND PERSONALTY	AS ACQUIRED BOOK	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 BE REMOVED BY OTHERS		
	TOTAL						0.0000	1.5456	0.0000	1.0780			1.1354				
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	8.611	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 FENCE TO BE REMOVED BY OTHERS		
	TOTAL					38.4281	0.2959	0.3676	0.2959	0.0716			38.0606		@-TO COMPLETE GRADING AND CONSTRUCT DRIVE APPROACH		
11-T					09-35-200-025		0.0000	0.0463	0.0000	0.0463					@-TO COMPLETE GRADING AND CONSTRUCT DRIVE APPROACH		
	TOTAL				09-36-451-001.1		0.0000	0.0825	0.0000	0.0825					• PRIVATELY OWNED SIGN TO BE REMOVED BY OTHERS		
							0.0000	0.1288	0.0000	0.1288					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					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					8 TREES		
							0.0000	0.0355	0.0000	0.0355					@-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					12 TREES & 1 SHRUB		
							0.0000	0.0863	0.0000	0.0863					@-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		

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.

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

HLH	1/15/02	Added Parcel 16-WD
HLH	2/1/01	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
REV. BY	DATE	DESCRIPTION
FIELD REVIEW BY	BRETT A. SHEARER	DATE: 11/15/00
OWNERSHIP VERIFIED BY	QUENTIN COMBS	DATE: 11/1/00
DATE COMPLETED	2/6/00	

FEDERAL PROJECT NO. 5889
 STATE JOB NO. 089330
 CALCULATED BY BAS
 CHECKED BY HLH
 SUMMARY OF ADDITIONAL RIGHT OF WAY (PARCELS 10-16)
 WAR-48-21.05
 5/12
 94/101



HORIZONTAL SCALE: 1" = 40'

FILE NO. 5889

BAS H/JH

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

WAR-48-21.05

7/12

96
101

§ CURVE DATA

(C1)
P.L. Sta = 1099+56.36 p = 1.92'
Δ = 27° 17' 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'

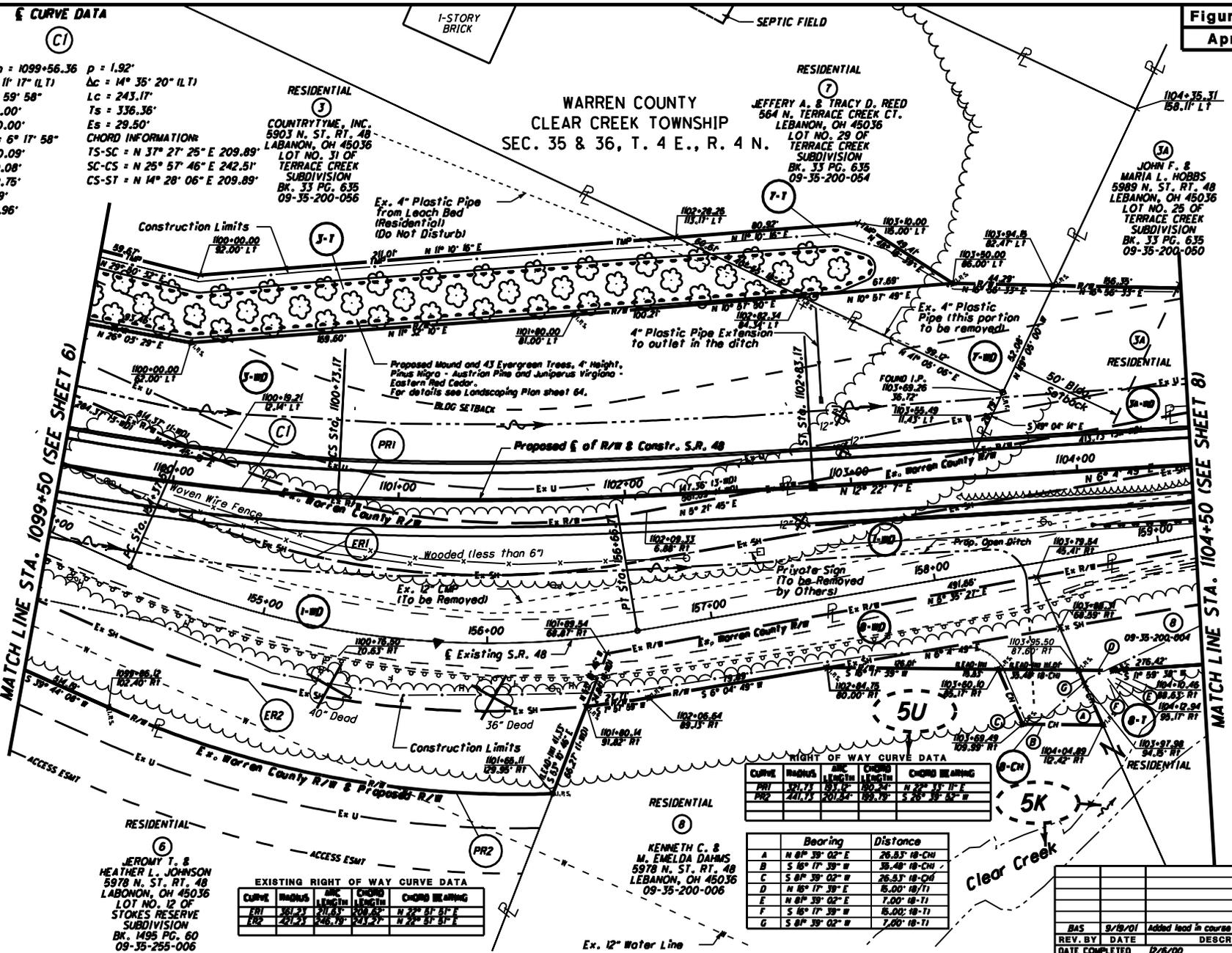
Δc = 14° 35' 20" (LT)
Lc = 243.17'
Ts = 336.36'
Es = 29.50'
CHORD INFORMATION:
TS-SC = N 37° 27' 25" E 209.89'
SC-CS = N 25° 57' 46" E 242.51'
CS-ST = N 14° 28' 06" E 209.89'

RESIDENTIAL
(J)
COUNTRYTIME, INC.
5903 N. ST. RT. 48
LEBANON, OH 45036
LOT NO. 31 OF
TERRACE CREEK
SUBDIVISION
BK. 33 PG. 635
09-35-200-056

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

RESIDENTIAL
(7)
JEFFERY A. & TRACY D. REED
564 N. TERRACE CREEK CT.
LEBANON, OH 45036
LOT NO. 29 OF
TERRACE CREEK
SUBDIVISION
BK. 33 PG. 635
09-35-200-054

RESIDENTIAL
(JA)
JOHN F. &
MARIA L. HOBBS
5989 N. ST. RT. 48
LEBANON, OH 45036
LOT NO. 25 OF
TERRACE CREEK
SUBDIVISION
BK. 33 PG. 635
09-35-200-050



MATCH LINE STA. 1099+50 (SEE SHEET 6)

MATCH LINE STA. 1104+50 (SEE SHEET 8)

EXISTING RIGHT OF WAY CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
ERI	361.71	107.0	100.24	N 22° 33' 11" E
ER2	241.71	246.78	201.71	N 22° 33' 11" E

RIGHT OF WAY CURVE DATA

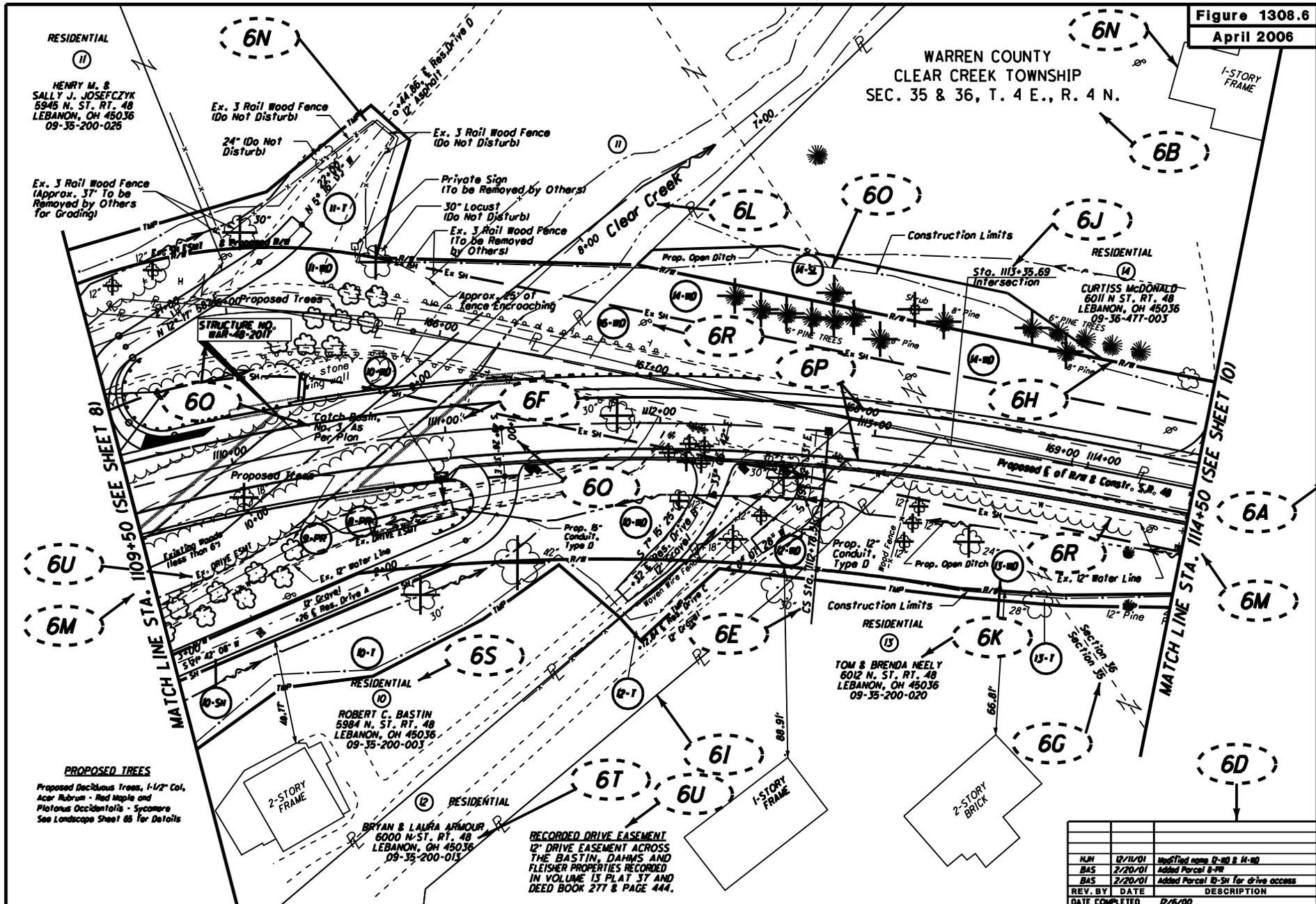
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
PRI	361.71	107.0	100.24	N 22° 33' 11" E
PR2	241.71	246.78	201.71	N 22° 33' 11" E

	Bearing	Distance
A	N 8° 38' 02" E	26.85' 18" CH
B	S 6° 17' 39" W	38.48' 18" CH
C	S 8° 38' 02" W	26.85' 18" CH
D	N 8° 17' 39" E	6.00' 18" TI
E	N 8° 38' 02" E	7.00' 18" TI
F	S 6° 17' 39" W	6.00' 18" TI
G	S 8° 38' 02" W	7.00' 18" TI

BAS 3/19/01 Added lead in course for parcel 8-1
REV. BY DATE DESCRIPTION
DATE COMPLETED 8/8/00

Figure 1308.6
April 2006

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
(Approx. 37' To be
Removed by Others
For Grading)

Ex. 3 Rail Wood Fence
(Do Not Disturb)
24" (Do Not
Disturb)

Ex. 3 Rail Wood Fence
(Do Not Disturb)

Private Sign
(To be Removed by Others)

30" Locust
(Do Not Disturb)

Ex. 3 Rail Wood Fence
(To be Removed
by Others)

STRUCTURE NO.
WAR-48-201

RESIDENTIAL
(14)
CURTISS McDONALD
6011 N. ST. RT. 48
LEBANON, OH 45036
09-36-477-003

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

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

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

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

PROPOSED TREES
Proposed Deciduous Trees, 1-1/2" Cal.
Acer Rubrum - Red Maple and
Platanus Occidentalis - Sycamore
See Landscape Sheet #66 For Details

HLN	2/11/01	Modified some 6P-6Q & 6L-6M	9/12
BAS	2/20/01	Added Parcel 8-7W	98
BAS	2/20/01	Added Parcel 10-SH for drive access	101
REV. BY	DATE	DESCRIPTION	
DATE COMPLETED	2/8/00		

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

WAR-48-21.05

SCALE IN FEET
HORIZONTAL
VERTICAL

PID. NO. 5889

CALCULATED BY BAS

DRAWN BY H/JH

Figure 1308.7
April 2006



VERTICAL SCALE IN FEET
HORIZONTAL SCALE IN FEET

PLD NO. 5889

BY RECORDING BAS H/JH

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

WAR-48-21.05

10/12
99
101

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

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 VOLUMES 13 PLATS 57 AND 70 AND DEED BOOK 277 & PAGE 444.

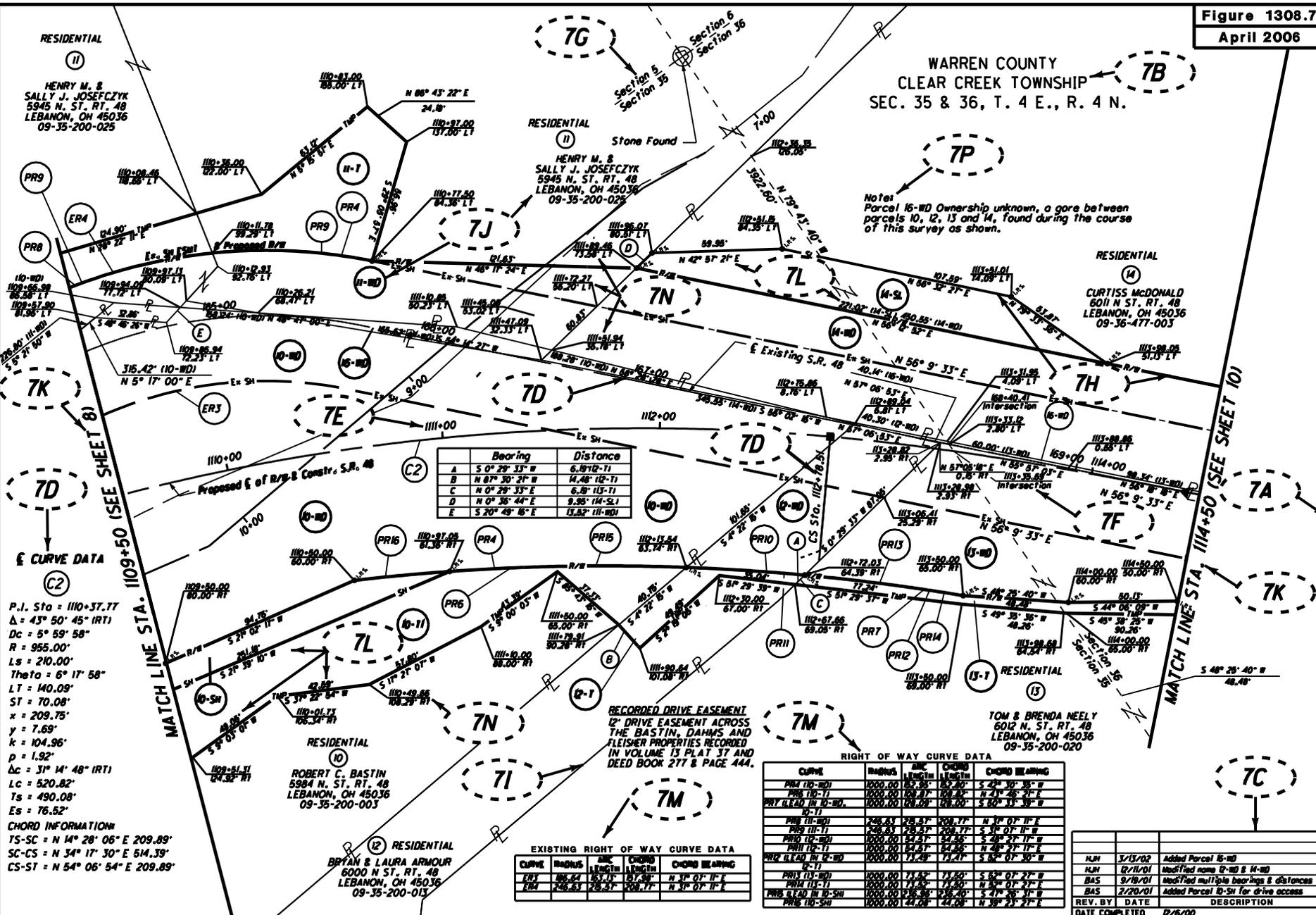
RIGHT OF WAY CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD	CHORD BEARING
PR4 (10-WD)	1000.00	182.50	182.50	S 2° 30' 30" W
PR5 (10-W)	1000.00	182.50	182.50	N 2° 26' 21" E
PR7 (16-W)	1000.00	182.50	182.50	S 60° 35' 30" W
PR8 (10-W)	246.51	78.57	108.77	N 1° 07' 11" E
PR9 (10-W)	246.51	78.57	108.77	S 1° 07' 11" W
PR10 (10-W)	1000.00	182.50	182.50	S 48° 37' 11" E
PR11 (10-W)	1000.00	182.50	182.50	N 48° 37' 11" E
PR12 (16-W)	1000.00	182.50	182.50	S 82° 07' 30" W
PR13 (10-W)	1000.00	182.50	182.50	S 62° 07' 27" W
PR14 (10-W)	1000.00	182.50	182.50	N 52° 07' 27" E
PR15 (10-W)	1000.00	182.50	182.50	S 41° 36' 31" W
PR16 (10-W)	1000.00	182.50	182.50	N 39° 23' 27" E

EXISTING RIGHT OF WAY CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD	CHORD BEARING
PR3	246.51	78.57	108.77	N 1° 07' 11" E
PR4	246.51	78.57	108.77	N 1° 07' 11" E

	Bearing	Distance
A	S 0° 29' 33" W	6.91@-11
B	N 0° 29' 33" E	14.48@-11
C	N 0° 29' 33" E	6.49@-11
D	N 0° 36' 44" E	9.98@-14-SL1
E	S 20° 49' 16" E	13.82@-11-WD1



P.I. Sta = 1110+37.77
 $\Delta = 43^\circ 50' 45''$ (RT)
 $D_c = 5^\circ 59' 58''$
 $R = 955.00'$
 $L_s = 210.00'$
 $\text{Theta} = 6^\circ 17' 58''$
 $L_T = 140.09'$
 $ST = 70.08'$
 $x = 209.75'$
 $y = 7.69'$
 $k = 104.96'$
 $p = 1.92'$
 $\Delta_c = 31^\circ 14' 48''$ (RT)
 $L_c = 520.82'$
 $T_s = 490.08'$
 $E_s = 76.52'$

CHORD INFORMATION:
 $TS-CS = N 14^\circ 28' 06'' E 209.89'$
 $SC-SC = N 34^\circ 17' 30'' E 614.39'$
 $CS-ST = N 54^\circ 06' 54'' E 209.89'$

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

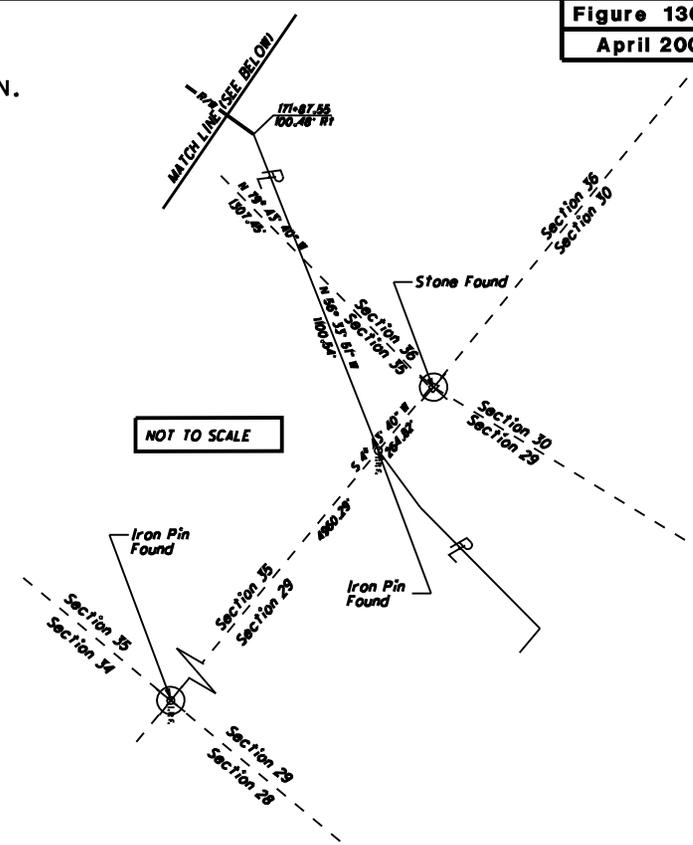
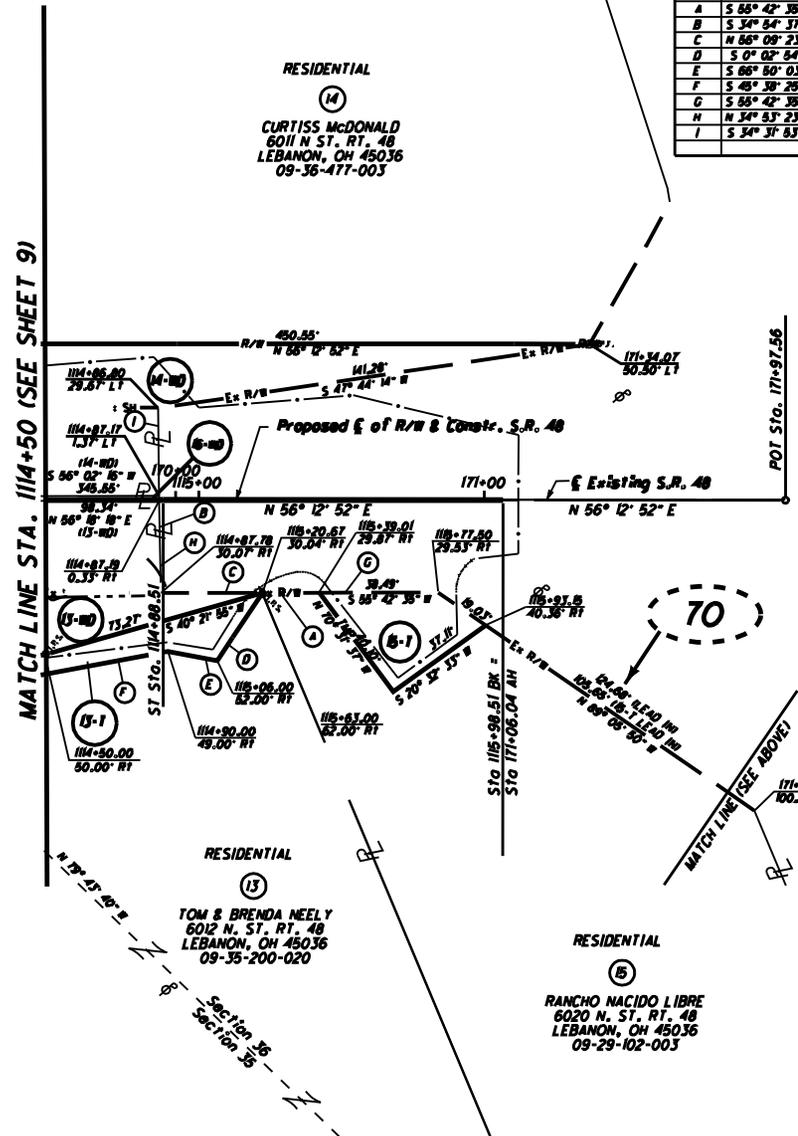
C2
 CURVE DATA

C2
 CURVE DATA

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

Figure 1308.7
April 2006

	Bearing	Distance
A	S 88° 42' 35" W	87.14' LEAD IN PAR. 10, 12, 13
B	S 34° 54' 37" E	29.75' (15-M)
C	N 86° 08' 23" E	32.89' (15-M)
D	S 0° 02' 54" E	26.41' (15-T)
E	S 80° 50' 03" W	6.28' (15-T)
F	S 49° 38' 29" W	90.26' (15-T)
G	S 66° 42' 35" W	89.82' LEAD IN 14-MD, 14-SL
H	N 34° 53' 23" W	31.45' LEAD IN 14-MD, 14-SL
I	S 34° 31' 53" E	28.30' (14-MD)



REV. BY	DATE	DESCRIPTION
HJH	1/11/02	Added Parcel 15-M
HJH	2/11/01	Modified name 14-MD
BAS	3/19/01	Modified lead in courses
DATE COMPLETED		12/18/00

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

WAR-48-21.05

12 / 12

101 / 101

FILE NO. 5889
BY B.A.S. / H.J.H.
DATE 12/18/00

Figure 1308.8
April 2006



CALCULATED
BASIS
CHECK
H/1H

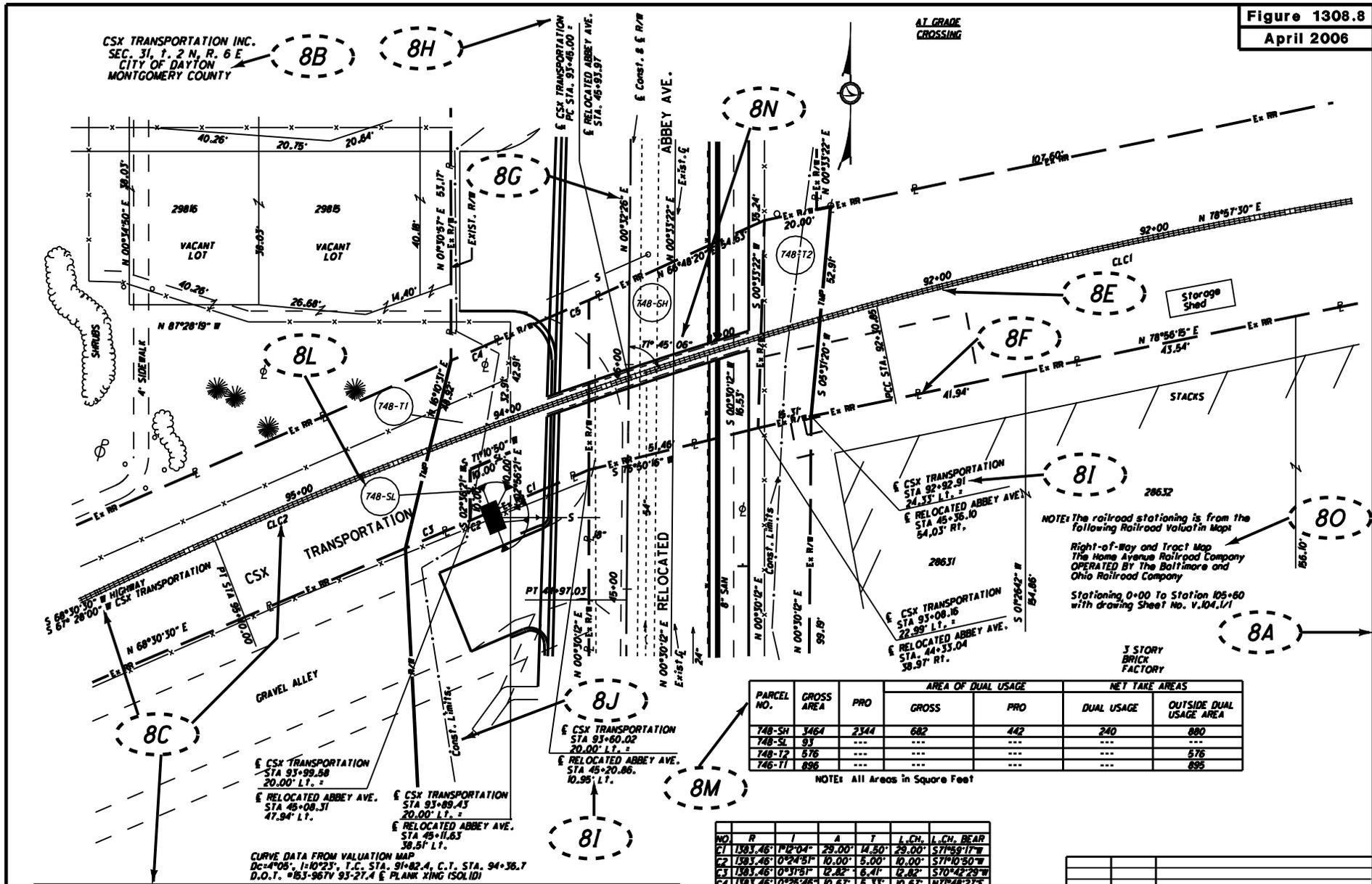
PRO. NO.
4522

RAILROAD PLAT

MOT-35-11.33

108/109

921
922



NOTE: The railroad stationing is from the following Railroad Valuation Map
Right-of-Way and Tract Map
The Home Avenue Railroad Company
OPERATED BY The Baltimore and Ohio Railroad Company
Stationing 0+00 To Station 105+80
with drawing Sheet No. v.104,1/1

PARCEL NO.	GROSS AREA	PRO	AREA OF DUAL USAGE		NET TAKE AREAS	
			GROSS	PRO	DUAL USAGE	OUTSIDE DUAL USAGE AREA
748-SH	1464	2344	682	442	240	880
748-SL	83	...	...	...	...	...
748-T2	876	...	...	...	...	876
746-T1	896	...	...	...	...	896

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°37'57"	12.82'	6.41'	12.82'	S70°42'29"W
C4	1383.46'	0°28'46"	10.67'	5.33'	10.67'	N17°48'27"E
C5	1423.46'	1°05'12"	27.00'	13.50'	27.00'	N17°33'56"E

CURVE DATA FROM VALUATION MAP
DC=4°05', I=10°23', T.C. STA. 91+82.4, C.T. STA. 94+36.7
D.O.T. = 863-96TV 93-27.4 & PLANK XING ISOLDI

R/W CENTER LINE CURVE DATA										
NO.	R	I	DC	A	T	L. CH.	L. CH. BEAR	PT STA.	PC OR CC	PT OR CC
CLC1	1403.347'	5°-02'-11"	4-05'	13.40'	61.74'	123.36'	S78°-28'-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+59.36

REV. BY	DATE	DESCRIPTION

Figure 1308.8
April 2006

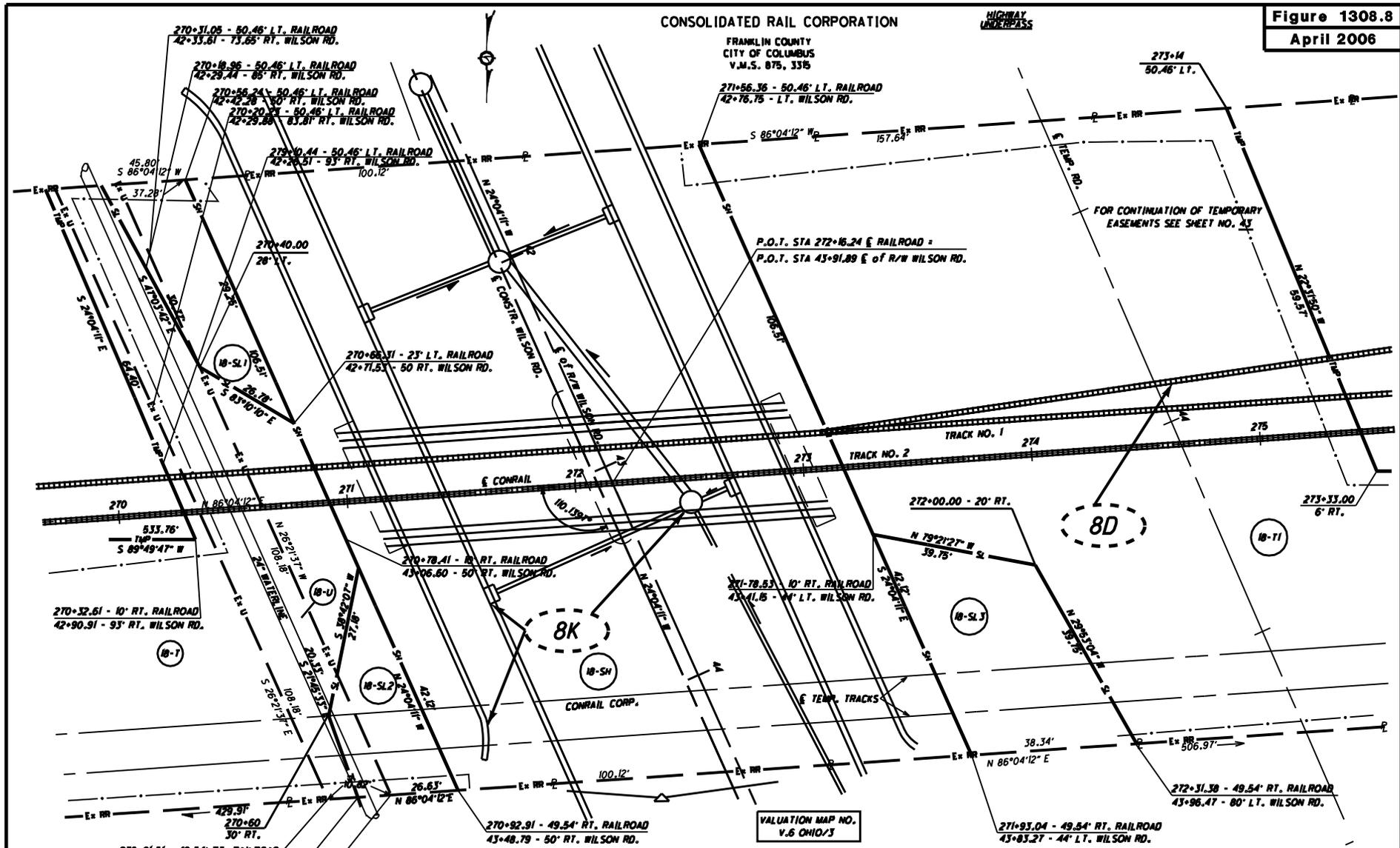


FIG. NO. 6923
CALCULATED BY EAS
CHECKED BY HAH

RAILROAD PLAT

FRA - WILSON RD.

42 / 46
340
344



PARCEL NO.	EASEMENT REQUIRED	TOTAL AREA	AREA OF OVERLAP	SCOPE	WATERLINE	TEMPORARY
18-S1	Highway	100125 SF				
18-S1	Slope	765 SF	130 SF		765 SF	
18-S1	Slope	762 SF	107 SF		789 SF	
18-S2	Slope	1264 SF			1264 SF	
18-U	Waterline	1082 SF	245 SF			837 SF
18-T	Temporary	55337 SF	1524 SF	1082 SF		
18-T	Temporary	70425 SF	1264 SF			

EXCEPTION AREA RESERVE 2203 6.3' OF PARCEL 18 UNTO THE GRANTOR FOR AERIAL RIGHTS.

REV. BY	DATE	DESCRIPTION

UTILITY OWNERS	
TYPE	NAME & ADDRESS
TELEPHONE	UNITED TELEPHONE COMPANY 175 ASHLAND ROAD MANSFIELD, OH 44902 14191 755-7182
ELECTRIC	SHELBY LIGHT & POWER 23 WEST MAIN STREET SHELBY, OH 44875 14191 342-4005

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

RICHLAND COUNTY
JACKSON TOWNSHIP

SECTION 3 8/10. TWP. 22N, RANGE 19W

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

INDEX OF SHEETS:

LEGEND SHEET 1.....
 RIGHT OF WAY PLAN SHEET 2.....

CONVENTIONAL SYMBOLS

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

I John J. Doe, P.S. have conducted a survey of the existing conditions for the Ohio Department of Transportation on April 4, 2004. The results of that survey are contained herein. The horizontal coordinates expressed herein are based on the Ohio State Plane Coordinates system, South Zone by ties to the ODOT CORS network using station, LEBA the Project Adjustment Factor used for this project is 1.000072714. Further more; I have calculated the proposed property lines, Gross Take, Present Roadway Occupied (PRO), Net Take and Net Residue; as well as prepared the legal descriptions necessary to acquire these parcels as shown herein. As a part of this project I have determined the locations of the existing property lines for property takes contained herein. I also have set monuments at the proposed Property Corners, Section Corners and other points shown herein. The Centerline Monumentation called for herein will be set under my direct supervision during the construction of this project. This work will be done in accordance with OAC 4733-37 as cited below. All of my work contained herein was conducted in accordance with Ohio Administrative Code 4733-37 commonly known as Minimum Standards for Boundary Survey in the State of Ohio unless so noted. The words I and my as used herein are to mean that either myself or someone working for me under my direct control or supervision.

John J. Doe
 John J. Doe, P.S. Ohio Lic # 0000

Figure 1309.2A
 April 2006

PROJECT DESCRIPTION
 REPLACEMENT OF EXISTING PAVEMENT.....
 OVER BEAR. GULCH AND REPLACEMENT OF.....
 CHANNEL STRUCTURE BENEATH T.R. 57.

PROJECT CONTROL
 STATE PLANE GRID : : OHIO SOUTH NA083
 PROJECT ADJUSTMENT FACTOR : : 1.000072714

PLANS PREPARED BY:

FIRM NAME : ODOT CENTRAL OFFICE
 PLANS PREPARED BY: BRETT A. SHEARER
 FIELD REVIEW BY: BRETT A. SHEARER
 DATE COMPLETED: 11/15/04
 OWNERSHIP VERIFIED BY: JARED MILLER
 DATE COMPLETED: 11/1/04
 DATE COMPLETED: 12/16/04

SURVEYORS SEAL



SIGNED: *John J. Doe*
 DATE: 8-22-05

FEDERAL PROJECT NO.

FID NO.

6314

CADASTRAL

BAS

PROJ

FILE

RIGHT-OF-WAY
 LEGEND SHEET

RIC - T.R. 57

16
 19



HORIZONTAL SCALE IN FEET

P.D. NO. 6314

CALCULATED BAS DREGD WCL

RIGHT OF WAY PLAN

RIC - T.R. 57

19 19

UNDERGROUND UTILITIES

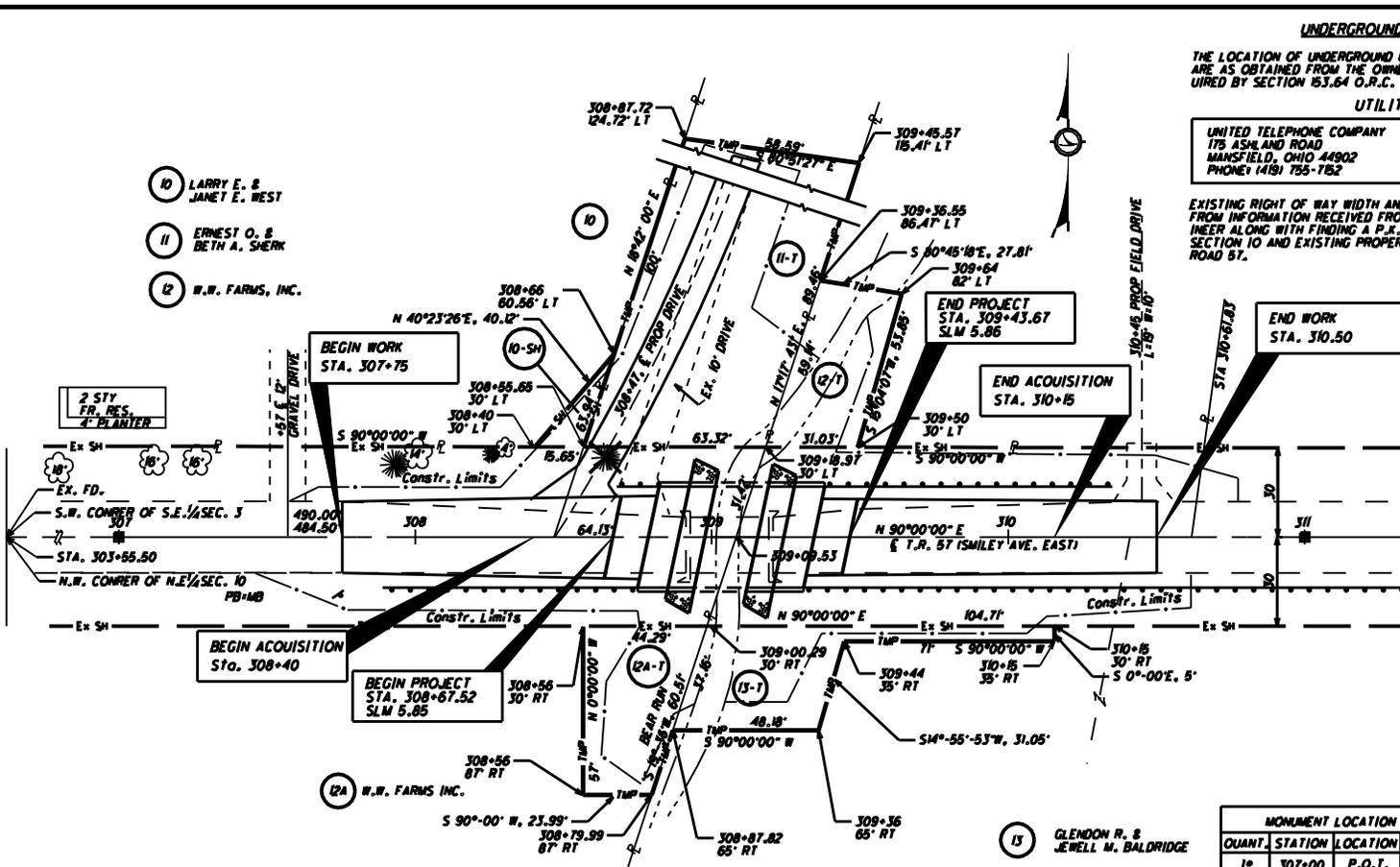
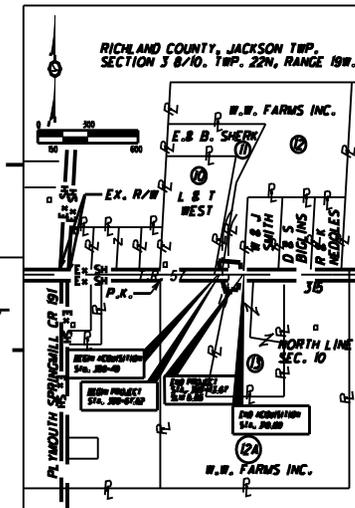
THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THE PLANS ARE AS OBTAINED FROM THE OWNERS OF THE UTILITIES AS REQUIRED BY SECTION 83.64 O.R.C.

UTILITY OWNERS

UNITED TELEPHONE COMPANY 175 ASHLAND ROAD MANSFIELD, OHIO 44902 PHONE: (419) 755-752	SHELBY LIGHT & POWER 23 WEST MAIN STREET SHELBY, OHIO 44875 PHONE: (419) 542-4085
---	--

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



SUMMARY OF ADDITIONAL RIGHT OF WAY REQUIRED

NO. OF STRUCTURES : 0 NO. OF PROPERTY OWNERS : 4 NO. OF TOTAL LINES : 0 STATE JOB NO 03809 P.D. : 6314

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

* Item 604 - Monument Assembly

PARCEL NO.	TYPE FUNDS	PROPERTY OWNER	RECORDED		DEED AREA	TOTAL P.R.O.	GROSS TAKE	P.R.O. TAKE	NET TAKE	NET RESIDUE		BLDG.	PERM. PARCEL NO.	REMARKS	AS ACQUIRED	
			VOLUME	PAGE						LEFT	RIGHT				BOOK	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			016-32-257-16-600			
11-T	COUNTY	ERNEST O & BETH A. SHERK	825	423	5.89 AC	0.044 AC	0.128 AC	0	0.128 AC				016-32-257-16-605	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	0.617 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	2.024 AC	0.232 AC	0.045 AC	0	0.045 AC				016-32-277-029-001	TEMP. FOR GRADING		

REV. BY DATE DESCRIPTION
DATE COMPLETED 02/16/04

Figure 1309.3

April 2006

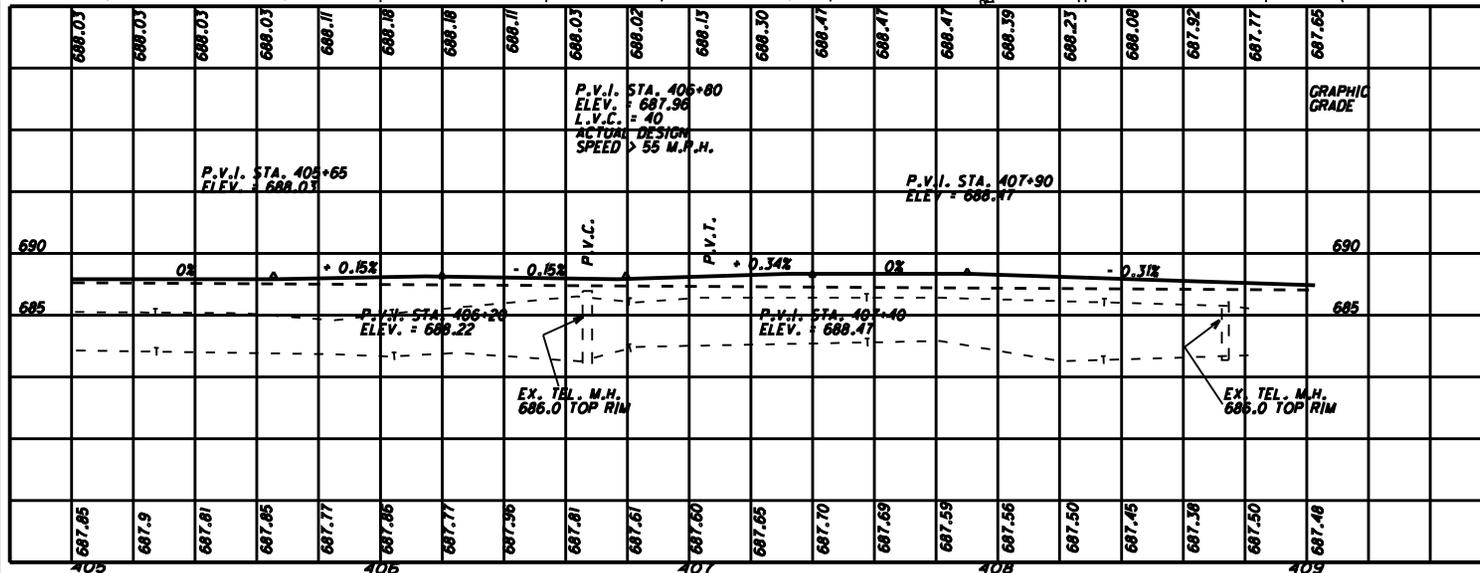
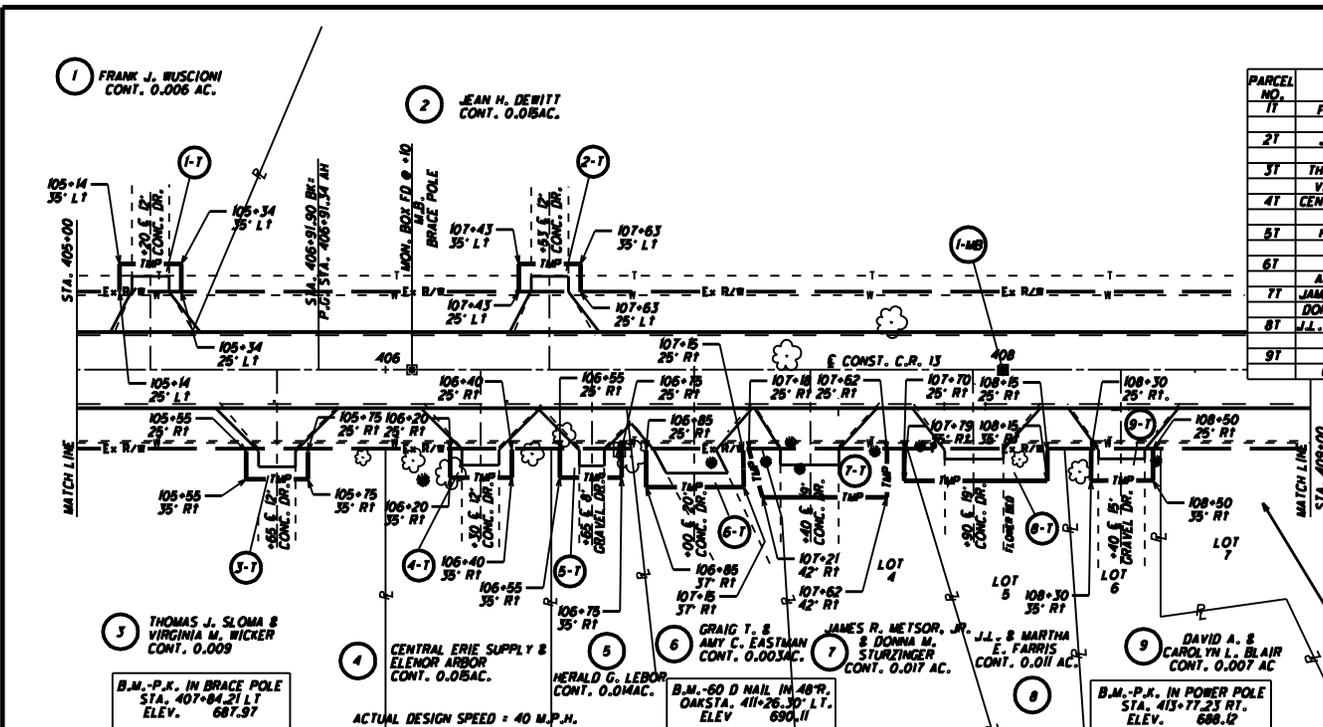
PARCEL NO.	OWNER	TYPE	RECORDED FUNDS	BOOK	PAGE	NET TAKE LAND	BLDG.	SHEET NO.	REMARKS	AS ACQUIRED
17	FRANK J. MUSCIONI		OR 16	773		0.006AC	NO	13	GRADING	
21	JEAN H. DEWITT		542	274		0.026AC	NO	17	TO CONSTRUCT DRIVE	
31	THOMAS J. SLOMA & VIRGINIA M. WICKER		OR 35	35		0.009AC	NO	18	TO CONSTRUCT DRIVE	
41	CENTRAL ERIE SUPPLY & ELENOR ARBOD		122	63		0.015AC	NO	20	TO CONSTRUCT DRIVE	
51	HERALD G. LEBOR	LOCAL	239	393		0.014AC	NO	21	TO CONSTRUCT DRIVE	
61	GRAIG T. & AMY C. EASTMAN		364	813		0.003AC	NO	23	GRADING	
71	JAMES R. METSOR, JR. & DONNA M. STURTZINGER		442	374		0.017AC	NO	25	TO CONSTRUCT DRIVE	
81	J.J. & MARTHA E. FARRIS		382	141		0.011AC	NO	23	TO CONSTRUCT DRIVE	
91	DAVE A. & CAROL L. BLAIR		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.	STATION		MONUMENT BOX ADJUSTED TO GRADE EACH
	FROM	TO	
1-MB	408+00		1
TOTALS			1

ERIE COUNTY OXFORD TOWNSHIP SECTION 2.
 LOT 6
 1-SM R-23W
 JESSE HUMMEL'S 7TH SUBDIVISION PLAT VOL.17, PAGE 17

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



REV. BY	DATE	DESCRIPTION



VERTICAL SCALE IN FEET
 HORIZONTAL SCALE IN FEET

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

ERI-C.R.13-5.18

