

FRANKLIN COUNTY, OHIO  
OFFICE OF COUNTY ENGINEER  
**ALUM CREEK DRIVE (CR-122)  
& ROHR ROAD (CR-235) IMPROVEMENT  
ESTABLISHING, ALTERING  
& WIDENING RIGHT-OF-WAY**  
HAMILTON TOWNSHIP  
VILLAGE OF GROVEPORT  
VILLAGE OF OBETZ

UTILITY OWNERS	
TYPE	NAME & ADDRESS
GAS:	Columbia Gas of Ohio 920 W. Goodale Boulevard Columbus, Ohio 43212 (614) 460-2170
ELECTRIC:	South Central Power Company 10229 Busey Road Canal Winchester, Ohio 43110 (614) 837-4351 (Ext. 226)
PHONE:	AT&T 111 N. 4th. St. Room 802 Columbus, Ohio 43215 (614) 223-8923
CABLE:	Time Warner 3770 East Livingston Ave. Columbus, Ohio 43227 (614) 501-9432

**PROJECT DESCRIPTION**  
This project consists of the addition of a right turn lane from Southbound Alum Creek Drive to Westbound Rohr Road, the addition of a dual left turn lane on Eastbound Rohr Road to Northbound Alum Creek Drive, pavement widening accommodations on the East leg of Rohr Road, and relocation of a new strain pole at the Northwest corner of the intersection, including storm sewer and necessary traffic control devices.

**2008 SPECIFICATIONS**  
The 2008 Construction and Material Specifications of the State of Ohio, Department of Transportation, including changes and Supplemental Specifications listed in the proposal and the FCEO Proposal Note, shall govern this improvement. The asphalt items shall be governed by the ODOT 2002 Specifications and FCEO Proposal Note.

**FRANKLIN COUNTY APPROVALS**  
I hereby approve these plans and declare that the making of this improvement will not require the closing to traffic of the highway and that provisions for the maintenance and safety of traffic will be as set forth on the plans and estimates.

Approved Don C. Ruff  
Date 8-17-09 County Engineer  
Approved M. P. Brown  
Date 8/2/09 Chief Deputy Engineer  
  
We, the Commissioners of Franklin County, in Formal Session, hereby approve these plans.  
  
Approved Paula Brooks  
Date 8/18/09 County Commissioner  
Approved Marilyn Brown  
Date Aug 18, 2009 County Commissioner  
Approved Don C. Ruff  
Date Aug 18, 2009 County Commissioner

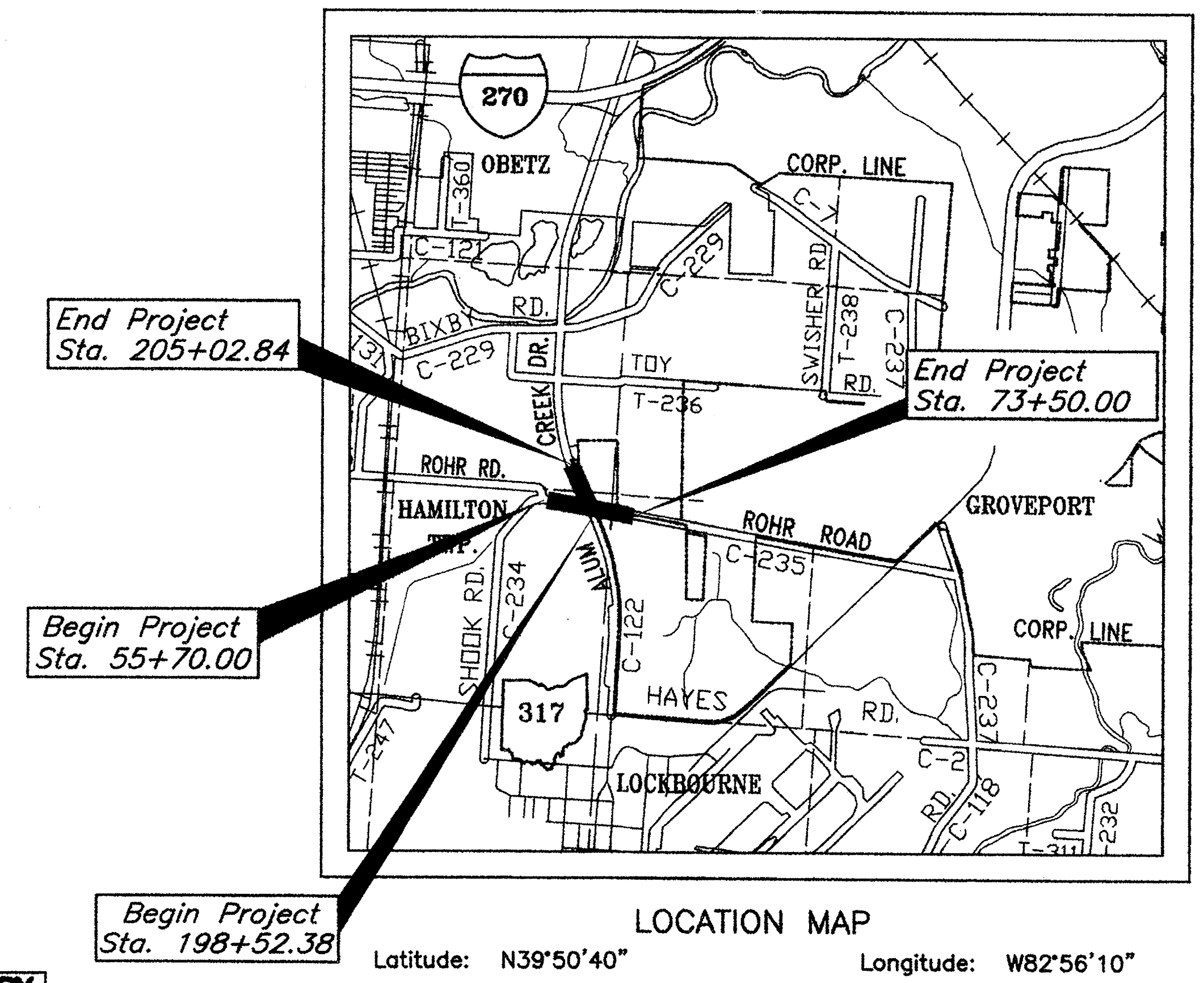
**INDEX OF SHEETS**

Right of Way Title Sheet.....	1
Centerline Plat.....	2
Property Map.....	3
Summary of Additional Right of Way.....	4
Right of Way Detail Sheets.....	5-6

**LEGEND**  
WD = WARRANTY DEED  
T = TEMPORARY EASEMENT

**CONVENTIONAL SYMBOLS**

Section Line	-----
Centerline Survey	-----
Centerline Construction	-----
Existing Right of Way	-----
Proposed Right of Way	-----
Temporary Easement	-----
Gas Easement	-----
Existing Edge of Pavement	-----
Proposed Edge of Pavement	-----



**PRELIMINARY**  
2009  
NOT TO BE USED FOR  
CONSTRUCTION  
INTERMEDIATE  
SUBMITTAL

**AS BUILT**

PLANS PREPARED BY:  
FIRM NAME: WATCON CONSULTING ENGINEERS & SURVEYORS  
PLANS PREPARED BY: JAMES WATKINS

Portion to be Improved.....

Divided Highways.....	-----
State & U.S. routes.....	-----
Township & County Roads.....	-----
Other Roads.....	-----

**UNDERGROUND UTILITIES**  
TWO WORKING DAYS  
BEFORE YOU DIG  
CALL 1-800-362-2764 (TOLL FREE)  
OHIO UTILITIES PROTECTION SERVICE  
NON-MEMBERS  
MUST BE CALLED DIRECTLY

FEDERAL PROJECT NO.	NONE
COUNTY PROJECT NO.	1232
WORK ID NO.	XXXXX
RIGHT OF WAY LEGEND SHEET	
ALUM CREEK DRIVE (CR-122) ROHR ROAD (CR-235)	
1 6	68 73

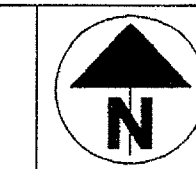




HAMILTON TOWNSHIP,  
CITY OF COLUMBUS,  
VILLAGE OF OBETZ,  
VILLAGE OF GROVEPORT,  
FRANKLIN COUNTY, OHIO  
SECTION 36, TOWNSHIP 4, RANGE 22  
CONGRESS LANDS EAST OF SCIOTO RIVER

OWNERSHIP NAME AND NUMBER

- ① Pizzuti/Creekside Land Holding, LLC
- ② Douglas Browning
- ③ Vision Service Plan
- ④ Gurgun & Sema Muharrem
- ⑤ George C. Smith
- ⑥ Gurgun Muharrem & Hasan Pirkul
- ⑦ Patricia A. Tonti
- ⑧ AFIAA Rohr Road LLC
- ⑨ Columbus Regional Airport
- ⑩ AFIAA Rohr Road LLC
- ⑪ Pizzuti/Creekside Land Holdings, LLC



60  
0  
30  
60  
HORIZONTAL  
SCALE: 1" = 60'

DESIGNER  
JTW  
REVIEWER  
RWM

FRANKLIN COUNTY  
PROJECT NUMBER  
1232

PROPERTY MAP

ALUM CREEK DRIVE (CR-122)  
ROHR ROAD (CR-235)

3  
6

70  
73

REV. BY	DATE	DESCRIPTION

AS BUILT

0060 020

PROPERTY MAP

2009 0700 010

BEGIN WORK  
STA. 55+70

END PROJECT  
ALUM CREEK DR.  
STA. 205+02.15

END AQUISION  
STA. 64+68.18

BEGIN AQUISION  
STA. 64+15.86

END WORK  
STA. 75+50

END AQUISION  
STA. 69+66.26

BEGIN AQUISION  
STA. 68+09.90

BEGIN PROJECT  
ALUM CREEK DR.  
STA. 198+51.31

LEGEND

- Proposed @ Construction
- Existing @ Survey

WAREHOUSE

TRUCK  
TERMINAL

HAMILTON TOWNSHIP,  
CITY OF COLUMBUS,  
VILLAGE OF OBETZ,  
VILLAGE OF GROVEPORT,  
FRANKLIN COUNTY, OHIO  
SECTION 36, TOWNSHIP 4, RANGE 22  
CONGRESS LANDS EAST OF SCIOTO RIVER

NET RESIDUE = RECORD AREA - TOTAL P.R.O. - NET TAKE ALL AREAS IN ACRES															
* R/W Encroachments															
PARCEL NO.	OWNER	OWNERS RECORD	AUDITOR'S PARCEL	RECORD AREA (AUDITOR'S AC.)	TOTAL P.R.O.	GROSS TAKE	P.R.O. IN TAKE	NET TAKE	STRUCTURE	NET RESIDUE		TYPE FUND	REMARKS AND PERSONALTY	AS ACQUIRED	
										LEFT	RIGHT			BOOK	PAGE
1	Pizzuti/Creekside Land Holding, LLC	200407300176834	150-000186	26.361								▲	No R/W Required		
2	Douglas Browning	200512290273245	152-001649	4.744									No R/W Required		
3	Vision Service Plan	200212230329428	495-268866	5.312									No R/W Required		
4 WD	Gurgun & Sema Muharrem Cloyd E. & Frances A. Evers	199807060167653	152-001650	6.823	1.000	1.134	1.000	0.134		5.689			Fee Simple		
4 CH	Gurgun & Sema Muharrem Cloyd E. & Frances A. Evers	199807060167653	152-001650			0.011		0.011					Channel Easement		
5	George C. Smith	200303050065937	150-000707	1.00									No R/W Required		
6	Gurqun Muharren & Hasan Pirkul	OR13166A05	154-000002	36.96									No R/W Required		
7 WD	Patricia A. Tonti	OR16513B12	154-000004	0.625	0	0.066	0	0.066				▼	Fee Simple		
7 T					0	0.019	0	0.019					Fee Simple		
8	AFIAA Rohr Road, LLC (Lot 1A)	200803210043361	154-000006	3.728									No R/W Required		
9	Columbus Regional Airport	200709100159878	186-000400	104.51									No R/W Required		
10	AFIAA Rohr Road, LLC (Lot 2A)	200803210043361	185-002923	60.718								Franklin County	No R/W Required		
11	Pizzuti/Creekside Land Holdings, LLC	20060719014167	152-001641	37.152									No R/W Required		

AS BUILT

LEGEND

- Proposed Construction  
Proposed Survey  
Centerline Monument Set

\* IRON PINS TO BE SET UPON THE COMPLETION OF CONSTRUCTION BY F.C.E. SURVEY DEPARTMENT (5/8" REBAR W/YELLOW CAP STAMPED "FRANKLIN COUNTY ENGINEER")

Pizzuti/Creekside Land Holdings, LLC

Commercial Vacant Land

PID 152-001641

LINE TABLE FOR MUHARREM TRACT		
PERMANENT R/W PARCEL		
A	N 38°29'39" E	110.82'
B	N 24°32'46" W	305.40'
C	S 86°06'00" E	83.91'
D	S 24°32'46" E	424.06'
E	N 80°03'33" W	90.99'
F	S 24°32'46" E	50.97'
G	N 80°03'33" W	119.84'

Gurgun Muharrem, Sema Muharrem  
Cloyd E. & Frances A. Evers  
Commercial

CURVE TABLE FOR MUHARREM TRACT					
PERMANENT R/W PARCEL 4-WD					
	CHORD	CHORD BEARING	LENGTH	RADIUS	DELTA
C1	202.50'	N 23°33'04" W	202.51'	5829.58'	1°59'25"
C2	162.51'	S 23°44'14" E	162.52'	5754.58'	1°37'05"

LINE TABLE FOR MUHARREM TRACT		
CHANNEL EASEMENT 4-CH		
H	S 65°27'14" W	10.00'
I	N 24°32'46" W	50.00'
J	N 65°27'14" E	10.00'
K	S 24°32'46" E	50.00'

STATION OFFSET TABLE		
BASED ON C/L CONSTRUCTION ROHR RD		
A	64+15.86	46.48' LT
B	64+68.18	144.18' LT
C	65+35.70	42.28' LT
D	63+70.73	284.04' LT
E	63+62.52	278.32' LT
F	63+33.94	319.35' LT
G	63+42.14	325.06' LT

T.B.A.=0.134 Ac.  
PRO=1.000 Ac.  
GROSS=1.134 Ac.

END ACQUISITION STA. 64+68.18

BEGIN ACQUISITION STA. 64+15.86

Franklin County Commissioners  
OR 950, PG 1101

LEGEND	
IP / Solid Bar Found	
MONUMENT SET	
SIGNAL BOX	
EX. SANITARY MANHOLE	
EX. CATCH BASIN	
WATER VALVE	
GAS MARKER	
EX. STORM MANHOLE	
GAS VALVE	
FIRE HYDRANT	
SIGN	
POWER POLE	
UTILITY POLE	
LIGHT POLE	
BENCH MARK	
PK NAIL FOUND	
RAILROAD SPIKE FOUND	
DECIDUOUS TREE	
TELEPHONE MANHOLE	
CONIFEROUS TREE	
TELEPHONE PED	
GUY POLE	
GUY ANCHOR	
IRON PIN SET	

HAMILTON TOWNSHIP,  
CITY OF COLUMBUS,  
VILLAGE OF OBETZ,  
VILLAGE OF GROVEPORT,  
FRANKLIN COUNTY, OHIO  
SECTION 36, TOWNSHIP 4, RANGE 22  
CONGRESS LANDS EAST OF SCIOTO RIVER

2324 Rohr Road

Douglas Browning

Commercial

LEAD IN COURSES FOR 4WD

POB EX. R/W  
N09°56'27"E 70.00'  
N80°03'33"W 627.03'  
POR  
C/L SURVEY ROHR ROAD  
PROPOSED MONUMENT  
C/L INTERSECTION  
ALUM CREEK DR. & ROHR RD.

BEGIN WORK STA. 55+70.00

PID 152-001649

Const. Limits

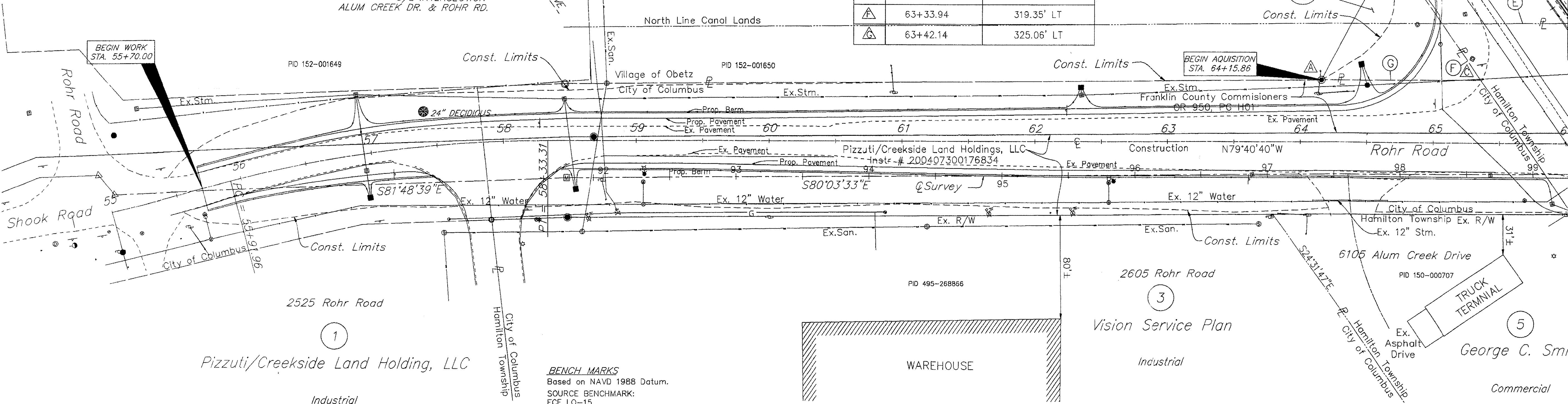
Village of Obetz  
City of Columbus

PID 152-001650

Const. Limits

BEGIN ACQUISITION STA. 64+15.86

Franklin County Commissioners  
OR 950, PG 1101



2525 Rohr Road

Pizzuti/Creekside Land Holding, LLC

Industrial

BENCH MARKS

Based on NAVD 1988 Datum.  
SOURCE BENCHMARK:  
FCE LO-15  
ALUMINUM PLUG IN THE NORTHEAST CORNER OF A HEADWALL FOR A POND IN THE SOUTHEAST CORNER OF THE INTERSECTION OF ROHR ROAD AND ALUM CREEK DRIVE, 345.0 FEET EAST ALUM CREEK DRIVE, 103.0 FEET SOUTH OF THE CENTERLINE OF ROHR ROAD.

ELEVATION = 733.029 FT. 0060 020 55+00 TO 66+00

WAREHOUSE

AS BUILT

Vision Service Plan

Industrial

2605 Rohr Road

George C. Smith

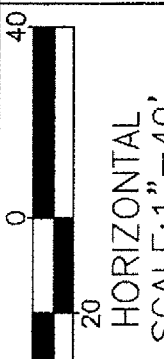
Commercial

REV. BY	DATE	DESCRIPTION

MATCH LINE STA 66+00 OF ROHR ROAD (SEE SHEET 6)

RIGHT OF WAY DETAIL SHEET (ROHR ROAD) STA. 55+00 TO STA. 66+00

ALUM CREEK DRIVE (CR-122)  
ROHR ROAD (CR-235)



DESIGNER JTW  
REVIEWER RWM

FRANKLIN COUNTY PROJECT NUMBER 1232

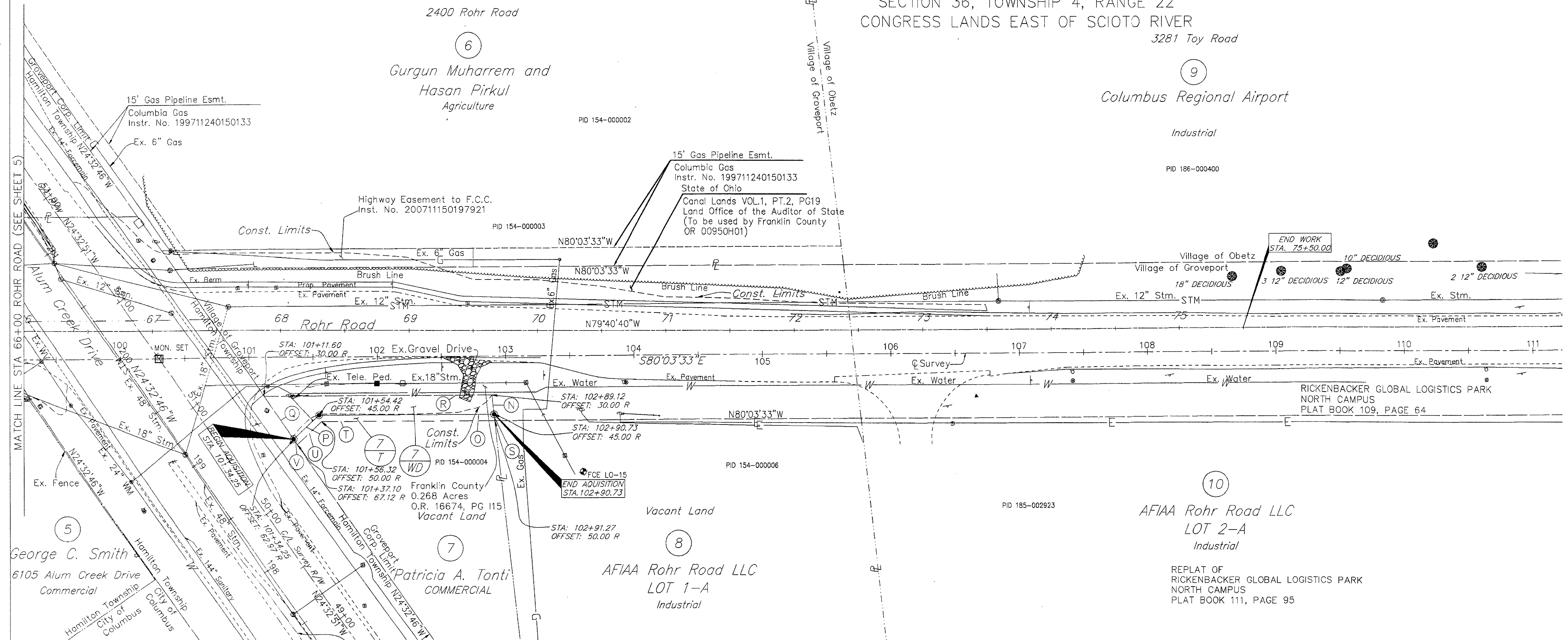
5 72  
6 73



**BENCH MARKS**  
Based on NAVD 1988 Datum.  
SOURCE BENCHMARK:  
FCE LO-15  
ALUMINUM PLUG IN THE NORTHEAST CORNER OF A HEADWALL  
FOR A POND IN THE SOUTHEAST CORNER OF THE INTERSECTION  
OF ROHR ROAD AND ALUM CREEK DRIVE, 345.0 FEET EAST  
ALUM CREEK DRIVE, 103.0 FEET SOUTH OF THE CENTERLINE  
OF ROHR ROAD.  
ELEVATION = 733.029 FT.

HAMILTON TOWNSHIP,  
CITY OF COLUMBUS,  
VILLAGE OF OBETZ,  
VILLAGE OF GROVEPORT,  
FRANKLIN COUNTY, OHIO  
SECTION 36, TOWNSHIP 4, RANGE 22  
CONGRESS LANDS EAST OF SCIOTO RIVER  
3281 Toy Road

Total Number of:  
2 Ownerships  
2 Parcels  
2 Total Takes  
0 Ownerships With Structures Involved  
0 Ownerships With "P" Items



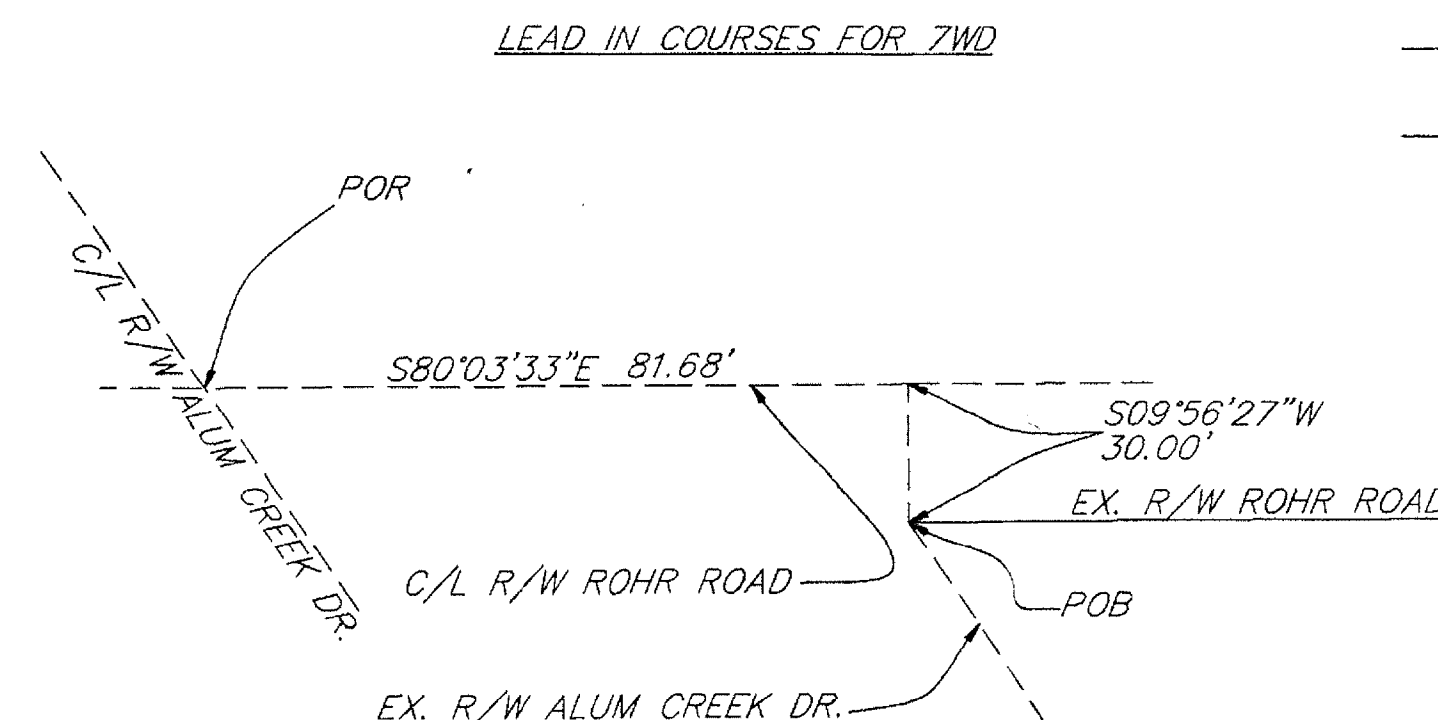
LEGEND	
	IP / Solid Bar Found
	MONUMENT SET
	SIGNAL BOX
	EX. SANITARY MANHOLE
	EX. CATCH BASIN
	WATER VALVE
	GAS MARKER
	EX. STORM MANHOLE
	GAS VALVE
	FIRE HYDRANT
	SIGN
	POWER POLE
	UTILITY POLE
	LIGHT POLE
	BENCH MARK
	PK NAIL FOUND
	RAILROAD SPIKE FOUND
	DECIDUOUS TREE
	TELEPHONE MANHOLE
	CONIFEROUS TREE
	TELEPHONE PED
	GUY POLE
	GUY ANCHOR
	IRON PIN SET

LINE TABLE FOR TONTI TRACT		
PERMANENT R/W PARCEL		
N	15.09'	S 3°47'38" W
O	136.32'	N 80°03'33" W
P	27.01'	S 58°14'10" W
Q	40.00'	N 24°32'46" W
R	177.52'	S 80°03'33" E

LINE TABLE FOR TONTI TRACT		
TEMPORARY EASEMENT PARCEL		
S	5.03'	S 3°47'38" W
T	134.95'	N 80°03'33" W
U	25.74'	S 58°14'10" W
V	5.04'	N 24°32'46" W

T.B.A.=0.066 Ac.  
PRO=0.000 Ac.  
GROSS=0.066 Ac.  
 T.B.A.=0.019 Ac.

AS BUILT



LEGEND  
----- Proposed @ Construction  
----- Proposed @ Survey  
■ Centerline Monument Set

REV. BY	DATE	DESCRIPTION

HORIZONTAL  
SCALE: 1"=40'

DESIGNER  
JTW  
REVIEWER  
RWM

FRANKLIN COUNTY  
PROJECT NUMBER  
1232

RIGHT OF WAY DETAIL SHEET (ROHR ROAD) STA. 66+00 TO STA. 72+44.01

ALUM CREEK DRIVE (CR-122)  
ROHR ROAD (CR-235)

6	73
6	73