

UTILITIES  
LISTED BELOW ARE ALL UTILITIES LOCATED WITHIN THE  
PROJECT CONSTRUCTION LIMITS TOGETHER WITH THEIR  
RESPECTIVE OWNERS:

UTILITY OWNERS	UTILITY OWNERS
GAS: DUKE ENERGY 139 EAST FOURTH ST, P.O. BOX 960, ROOM 460A CINCINNATI, OH 45202 PHONE: (513) 614-8648 (RICHARD HACK)	WATER: GREATER CINCINNATI WATER WORKS 1600 GEST STREET CINCINNATI, OHIO 45204 PHONE: (513) 557-5799 (JON HUNSEDER)
SANITARY: METROPOLITAN SEWER DISTRICT 1600 GEST STREET CINCINNATI, OH 45242 PHONE: (513) 557-7108 (ROB FRANKLIN)	TELEPHONE: ALTAFIBER 221 EAST FOURTH ST, BLDG 121-900 CINCINNATI, OH 45202 PHONE: (513) 565-7187 (BRECK COWAN)
TELECOM: VERIZON COMMUNICAITONS 120 RAVINE STREET AKRON, OHIO 44303 PHONE: (330) 253-8267 (ALLAN GUEST)	CABLE: CHARTER COMMUNICATIONS 11252 CORNELL PARK DRIVE CINCINNATI, OH 45242 PHONE: (513) 386-5499 (KENT RIEGER)
ELECTRIC DISTRIBUTION: DUKE ENERGY 2010 DANA AVENUE CINCINNATI, OH 45207 PHONE: (513) 508-9609 (SHANE ERHART)	

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

UNDERGROUND UTILITIES  
Contact Two Working Days  
Before You Dig

  
OHIO811.org  
Before You Dig

OHIO811, 8-1-1, or 1-800-362-2764  
(Non members must be called directly)

CONVENTIONAL SYMBOLS

County Line	-----	Edge of Shoulder (Ex)	-----
Township Line	-----	Edge of Shoulder ( Pr)	-----
Section Line	-----	Ditch / Creek (Ex)	-----
Corporation Line	_____ or _____	Ditch / Creek (Pr)	-----
Fence Line (Ex)	_____x_____x_____ (Pr) _____x_____x_____	Tree Line (Ex)	~~~~~
Center Line	-----	Ownership Hook Symbol	Example
Right of Way (Ex)	_____Ex R/W_____	Property Line Symbol	Example
Right of Way (Pr)	_____R/W_____	Break Line Symbol	Example
Standard Highway Ease.(Ex)	_____Ex SH_____	Tree (Pr) Tree (Ex) Shrub (Ex)	
Standard Highway Ease.(Pr)	_____SH_____	Tree (Remove) Shrub (Remove)	
Temporary Right of Way	_____TMP_____	Evergreen (Ex) Stump	
Channel Ease. (Pr)	_____CH_____	Evergreen (Remove) Stump (Remove)	
Utility Ease. (Ex)	_____Ex U_____	Wetland (Pr) Grass (Pr) Aerial Target	
Railroad	===== or =====	Post (Ex) Mailbox (Ex) Mailbox (Pr)	
Guardrail (Ex)	o o o o o o o (Pr) . . . . .	Light (Ex) Telephone Marker (Ex) TEL	
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)	
		Light Pole (Ex)	

# HAM-CR 358-0.94

## RIGHT OF WAY

### WILSON & FOWLER MILITARY SURVEY 2204 & N. MASSIE MILITARY SURVEY 2276

### ANDERSON TOWNSHIP, HAMILTON COUNTY, OHIO



LOCATION MAP

LATITUDE: 39°06'12" LONGITUDE: -84°22'20"



INDEX OF SHEETS:

LEGEND SHEET	1
CENTERLINE PLAT	2
PROPERTY MAP	3
SUMMARY SHEETS	4-5
DETAIL SHEETS	6-10

FEDERAL PROJECT NUMBER

E240123

PROJECT DESCRIPTION

CONSTRUCT LEFT TURN LANES ON CLOUGH PIKE AT THE INTERSECTION WITH  
NEWTOWN ROAD. ALSO COMPLETE THE SIDEWALK ALONG THE SOUTH SIDE  
OF CLOUGH PIKE BETWEEN COPPERLEAF DRIVE AND NEWTOWN ROAD.

TYPES OF TITLE LEGEND:

SH = STANDARD HIGHWAY EASEMENT

T = TEMPORARY EASEMENT

STRUCTURE KEY

	RESIDENTIAL
	COMMERCIAL
	OUT-BUILDING

PLANS PREPARED BY:

FIRM NAME : STANTEC CONSULTING SERVICES INC.

R/W DESIGNER: NICHOLAS J. KLEINER

R/W REVIEWER: STEVEN E. RADER

FIELD REVIEWER: NICHOLAS J. KLEINER

PRELIMINARY FIELD REVIEW DATE: 06-27-2023

OWNERSHIP UPDATED BY: NICHOLAS J. KLEINER

DATE COMPLETED: 01-09-2024

FIELD REVIEWER: NICHOLAS J. KLEINER

FINAL FIELD REVIEW DATE: 01-08-2024

FINAL R/W PLAN DATE: \_\_\_\_\_

CERTIFICATION

I, Steven E. Rader, as the Project Surveyor for Stantec have conducted a survey of the existing conditions for Anderson Township in 2023. The results of that survey are contained herein. The horizontal coordinates expressed herein are based on the Ohio State Plane Coordinates System, South Zone, NAD 83 (2011), as measured using ORTN GPS methods. Furthermore, I have reestablished the locations of the existing property lines and centerline of existing Right of Way for the property takes contained 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. The aforementioned survey work was conducted in accordance with Ohio Administrative Code 4733-37 commonly known as, "A Minimum Standards for Boundary Surveys 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 under my direct supervision.

Steven E. Rader, P.S. No. 7191

Date



MONUMENT TABLE				
☒ OF R/W C.R. 358	PROJECT COORDINATES SEE SURVEY PARAMETERS		MAG NAIL TO BE SET DURING CONSTRUCTION	
STATION	NORTH (Y)	EAST (X)	MAG NAIL	OFFSET
P.O.T. 50+00.00	408577.361	1434975.630	1	0.00 RT.
P.I. 52+43.56	408468.794	1435193.652	1	0.00 RT.
P.I. 56+05.72	408311.019	1435519.644	1	0.00 RT.
P.I. 59+55.72	408152.845	1435831.863	1	0.00 RT.
P.I. 64+64.14	407941.925	1436294.469	1	0.00 RT.
P.C. 71+72.00	407652.545	1436940.475	1	0.00 RT.
P.T. 74+33.38	407519.525	1437164.820	1	0.00 RT.
P.C. 79+94.32	407180.387	1437611.629	1	0.00 RT.
P.C. 82+57.66	406994.450	1437796.923	1	0.00 RT.
TOTAL CARRIED TO GENERAL SUMMARY SHEET			9	

P.I. = STA. 52+43.56  
Δ = 00°38'44" LT

P.I. = STA. 59+55.72  
Δ = 02°21'26" LT

P.I. = STA. 56+05.72  
Δ = 01°02'28" RT

P.I. = STA. 64+64.14  
Δ = 00°22'47" LT

MONUMENT LEGEND

- ☒ R.R.S. FOUND
- R.R.S. SET
- ⊙ P.K. NAIL FOUND
- ⊙ CONC. MONUMENT FD.
- ⊙ REFER. MONUMENT SET
- ⊙ IRON PIN FOUND
- ⊙ I.P.F. WITH I.D. CAP
- 3/4" BAR SET
- ⊙ PROJECT CONTROL MON.

NOTE:

THE EXISTING R/W WIDTH AND LOCATION WERE DETERMINED USING

- ROAD RECORDS, SURVEY PLATS, TAX MAPS ON FILE WITH THE HAMILTON COUNTY ENGINEER'S OFFICE

- BLOCK A, THE RESERVE OF TURPIN P.B. 309, PG. 23

- TURPIN HILLS SECTION 7 P.B. 224, PG. 44

- MERCER'S POINTE SUBDIVISION P.B. 398, PG. 25

RECEIVED _____, 20 ____
RECORDED _____, 20 ____
BOOK _____ PAGE _____
COUNTY RECORDER _____

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 THE TABLES BELOW, 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.

PROJECT CONTROL POINTS & EXISTING MONUMENTS					
C/L R/W OF C.R. 358			PROJECT COORDINATES SEE SURVEY PARAMETERS		
MON.	STATION	OFFSET	NORTH (Y)	EAST (X)	DESCRIPTION
(A)	49+67.45	38.85' RT.	408557.094	1434929.170	CNPT - "STANTEC-100"
(B)	51+45.21	416.75' RT.	408139.572	1434919.846	IPID "JRS-4513"
(C)	52+67.97	30.00' RT.	408431.156	1435202.555	IPID "HM SURVEY"
(D)	55+48.13	23.96' LT.	408357.678	1435478.240	CNPT - "STANTEC-101"
(E)	59+27.15	20.58' RT.	408147.402	1435797.074	CNPT - "STANTEC-102"
(F)	63+82.55	24.90' RT.	407953.120	1436209.900	CNPT - "STANTEC-103"
(G)	64+58.10	30.00' LT.	407971.723	1436301.419	IPID "LANSDALE"
(H)	65+01.17	30.02' LT.	407954.187	1436340.540	IPID "LANSDALE"
(J)	65+72.08	573.90' RT.	407374.051	1436158.359	1" PIPE
(K)	66+80.42	791.87' LT.	408576.184	1436815.571	CONC. MON
(L)	67+58.70	1584.12' RT.	406375.803	1435915.685	1" PIPE
(M)	68+10.51	828.75' LT.	408556.659	1436949.374	CORNER STONE
(N)	69+46.50	22.35' RT.	407724.338	1436725.542	CNPT - "STANTEC-104"
(P)	69+58.50	544.31' RT.	407243.074	1436523.114	IPID "BRUNNER"
(Q)	70+45.16	30.01' LT.	407731.782	1436836.986	1" PIPE
(R)	72+40.40	543.06' RT.	407141.258	1436750.849	IPID "ILLEGIBLE"
(S)	72+27.04	28.53' LT.	407654.290	1437003.045	1" PIPE
(T)	73+61.79	27.76' LT.	407584.113	1437121.848	1" PIPE-STEEL PLATE
(U)	73+77.83	24.87' LT.	407572.544	1437133.834	CNPT - "STANTEC-105"
(V)	74+25.49	655.69' LT.	408049.279	1437551.334	1/2" IPIN
(W)	76+48.13	760.77' LT.	407995.667	1437795.828	1" PIPE
(X)	79+31.11	22.38' RT.	407200.779	1437547.752	CNPT - "STANTEC-106"

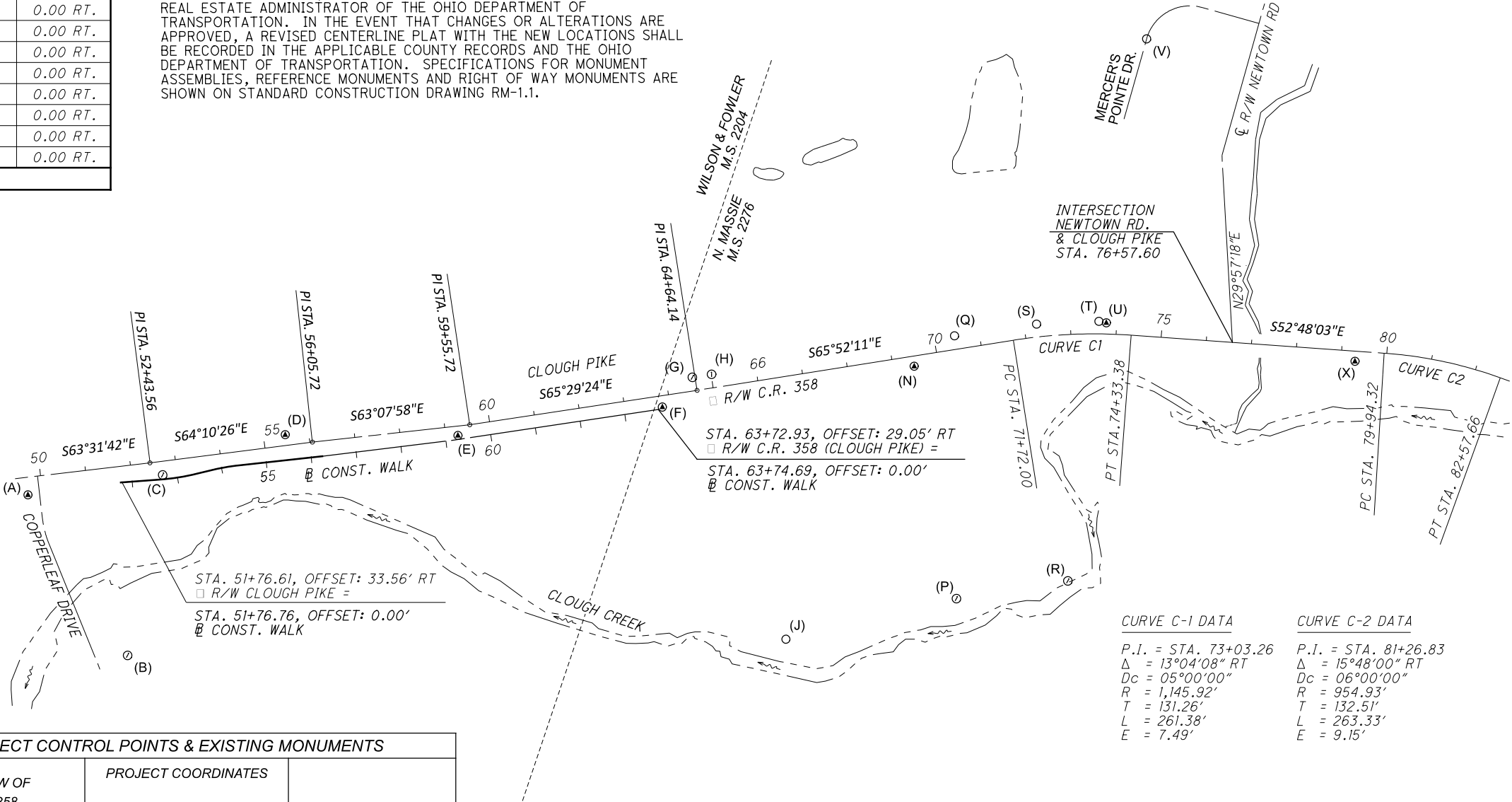
PROPOSED RIGHT-OF-WAY SHALL BE REFERENCED FROM THE CENTERLINE OF RIGHT-OF-WAY OF C.R. 358, UNLESS OTHERWISE NOTED.

BASIS FOR BEARINGS:

BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83(2011), BY ESTABLISHING A CONTROL NETWORK USING THE OHIO DEPARTMENT OF TRANSPORTATION'S OHIO REAL TIME NETWORK IN JUNE, 2023.

OHIO REAL TIME NETWORK (2011)  
ORTHOMETRIC HEIGHT DATUM: NAVD 88  
GEOID: 18  
REFERENCE FRAME: NAD 83 (2011) (EPOCH 2010.0)  
ELLIPSOID: (GRS 80)  
COORD. SYSTEM: OHIO STATE PLANE, SOUTH ZONE  
PROJECT ADJUSTMENT FACTOR = 1.0000737754  
0,0 FOR ORIGIN POINT

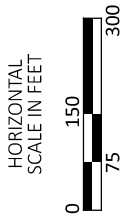
WILSON & FOWLER MILITARY SURVEY 2204  
& N. MASSIE MILITARY SURVEY 2276  
ANDERSON TOWNSHIP, HAMILTON COUNTY, OHIO



CURVE C-1 DATA	CURVE C-2 DATA
P.I. = STA. 73+03.26 Δ = 13°04'08" RT Dc = 05°00'00" R = 1,145.92' T = 131.26' L = 261.38' E = 7.49'	P.I. = STA. 81+26.83 Δ = 15°48'00" RT Dc = 06°00'00" R = 954.93' T = 132.51' L = 263.33' E = 9.15'

I, Steven E. Rader, as the Project Surveyor for Stantec have conducted a survey of the existing conditions for Anderson Township in 2023. The results of that survey are contained herein. See the Project Survey Parameters note affixed to these plans for the horizontal and vertical parameters used. I have reestablished the locations of the existing property lines and centerline of existing right of way for the property takes contained 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. The aforementioned survey work was conducted in accordance with Ohio Administrative Code 4733-37 commonly known as, "A Minimum Standards for Boundary Surveys 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 under my direct supervision.

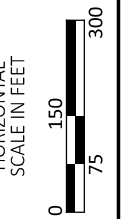
Steven E. Rader, P.S. No. 7191 Date



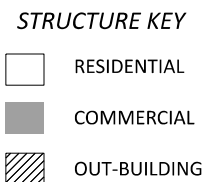
CENTERLINE PLAT

DESIGN AGENCY	
Stantec	
10200 Alliance Road, Suite 300 Cincinnati, OH 45242 (513) 842-8200	
DESIGNER	NJK
REVIEWER	SER
SER	05/08/24
PROJECT ID	118484
SHEET	TOTAL
2	10

- 



## PROPERTY MAP



			Cincinnati, OH 45242 (513) 842-8200	
			DESIGNER	
			NJK	
			REVIEWER	
			SER 05/08/24	
			PROJECT ID	
			118484	
REV. BY	DATE	DESCRIPTION	SHEET	TOTAL
DATE COMPLETED			3	10

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**GRANTEE:**  
ALL RIGHT OF WAY ACQUIRED IN THE NAME OF  
ANDERSON TOWNSHIP, HAMILTON COUNTY, OHIO  
UNLESS OTHERWISE SHOWN.

## SUMMARY OF ADDITIONAL RIGHT OF WAY

[illegible]

(\*\*) DENOTES RIGHT OF WAY ENCROACHMENT

			DESIGNER	NJK
			REVIEWER	SER 05/08/24
			PROJECT ID	118484
REV. BY	DATE	DESCRIPTION	SUBSET	TOTAL
FIELD REVIEW BY		DATE:	4	10
OWNERSHIP VERIFIED BY		DATE:		
DATE COMPLETED				

NET RESIDUE = RECORD AREA - TOTAL PRO - NET TAKE

ALL RIGHT OF WAY ACQUIRED IN THE NAME OF  
ANDERSON TOWNSHIP, HAMILTON COUNTY, OHIO  
UNLESS OTHERWISE SHOWN.

## SUMMARY OF ADDITIONAL RIGHT OF WAY

DESIGN AGENCY	
	
<b>Stantec</b>	
10200 Alliance Road, Suite 300 Cincinnati, OH 45242 (513) 842-8200	
DESIGNER	
NJK	
REVIEWER	
SER 05/08/24	
PROJECT ID	
118484	
SUBSET	TOTAL
5	10

(\*\*) DENOTES RIGHT OF WAY ENCROACHMENT

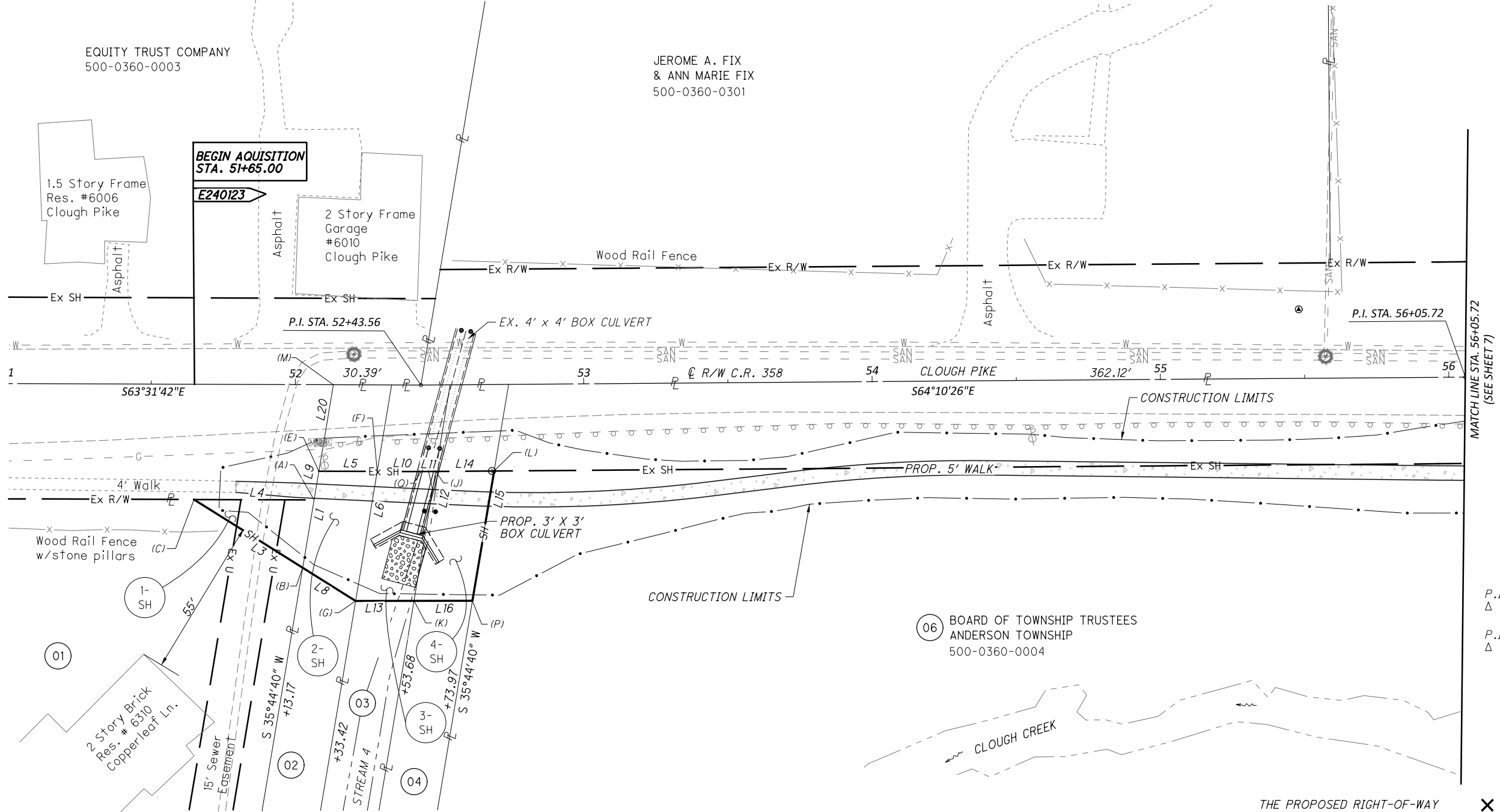
REV. BY	DATE	DESCRIPTION
FIELD REVIEW BY		DATE:
OWNERSHIP VERIFIED BY		DATE:
DATE COMPLETED		

- 01 ALFRED XUELIANG XIN  
AND XIAOLI SUN  
500-0360-0420
- 02 RICHARD J. BENKEN  
AND CARLA J. BENKEN  
500-0360-0282  
500-0360-0412

- 03 EDWARD H. BENKEN, JR.  
AND PATRICIA BENKEN, TRUSTEES  
OF THE BENKEN FAMILY REVOCABLE TRUST,  
DATED JUNE 25, 2009  
500-0360-0283
- 04 6015 CLOUGH, LLC  
500-0360-0018

WILSON & FOWLER  
MILITARY SURVEY 2204  
ANDERSON TOWNSHIP  
HAMILTON COUNTY, OHIO

EX. MONUMENTS OFF CLOUGH PIKE		
STATION	OFFSET	DESCRIPTION
51+45.21	416.75' RT.	IPID "JRS-4513"
52+67.97	30.00' RT.	IPID "HM SURVEY"
55+48.13	23.96' LT.	CNPT - "STANTEC-101"



- MONUMENT LEGEND
- R.R.S. FOUND
  - R.R.S. SET
  - P.K. NAIL FOUND
  - CONC. MONUMENT FD.
  - REFER. MONUMENT SET
  - IRON PIN FOUND
  - I.P.F. WITH I.D. CAP
  - 3/4" BAR SET
  - PROJECT CONTROL MON.

STA/OFF FROM C R/W CLOUGH PIKE		
(A)	52+06.63	40.00' RT
(B)	52+02.79	63.55' RT
(C)	51+65.00	40.00' RT
(E)	52+08.27	30.00' RT
(F)	52+28.51	30.00' RT
(G)	52+21.17	75.00' RT

STA/OFF FROM C R/W CLOUGH PIKE		
(J)	52+48.43	30.00' RT
(K)	52+41.43	74.90' RT
(L)	52+68.72	30.00' RT
(M)	52+13.17	0.00' RT
(P)	52+60.85	75.00' RT
(Q)	52+43.56	30.00' RT

NUMBER	DIRECTION	DISTANCE
L1	S 35°44'40" W	23.86'
L3	N 31°35'57" W	44.52'
L4	S 63°31'42" E	41.63'
L5	S 63°31'42" E	20.25'
L6	S 35°44'40" W	45.60'
L8	N 31°35'57" W	21.65'
L9	N 35°44'40" E	10.13'
L10	S 63°31'42" E	15.21'
L11	S 64°10'26" E	5.04'

NUMBER	DIRECTION	DISTANCE
L12	S 35°44'42" W	45.55'
L13	N 63°48'38" W	20.26'
L14	S 64°10'26" E	20.29'
L15	S 35°44'40" W	45.68'
L16	N 63°48'58" W	20.26'
L20	N 35°44'40" E	30.40'

THE PROPOSED RIGHT-OF-WAY  
SHALL BE REFERENCED FROM  
THE CENTERLINE OF R/W OF  
C.R. 358 (CLOUGH PIKE),  
UNLESS OTHERWISE NOTED

- X = REMOVE  
(\*\*) = ENCROACHMENT  
DND = DO NOT DISTURB

REV. BY	DATE	DESCRIPTION
DATE COMPLETED		

RIGHT OF WAY DETAIL  
STA. 51+00.00 TO STA. 56+05.72

DESIGN AGENCY

Stantec

10200 Alliance Road,  
Suite 300  
Cincinnati, OH 45242  
(613) 842-8200

DESIGNER

NJK

REVIEWER

SER 05/08/24

PROJECT ID

118484

SHEET

6

TOTAL

10

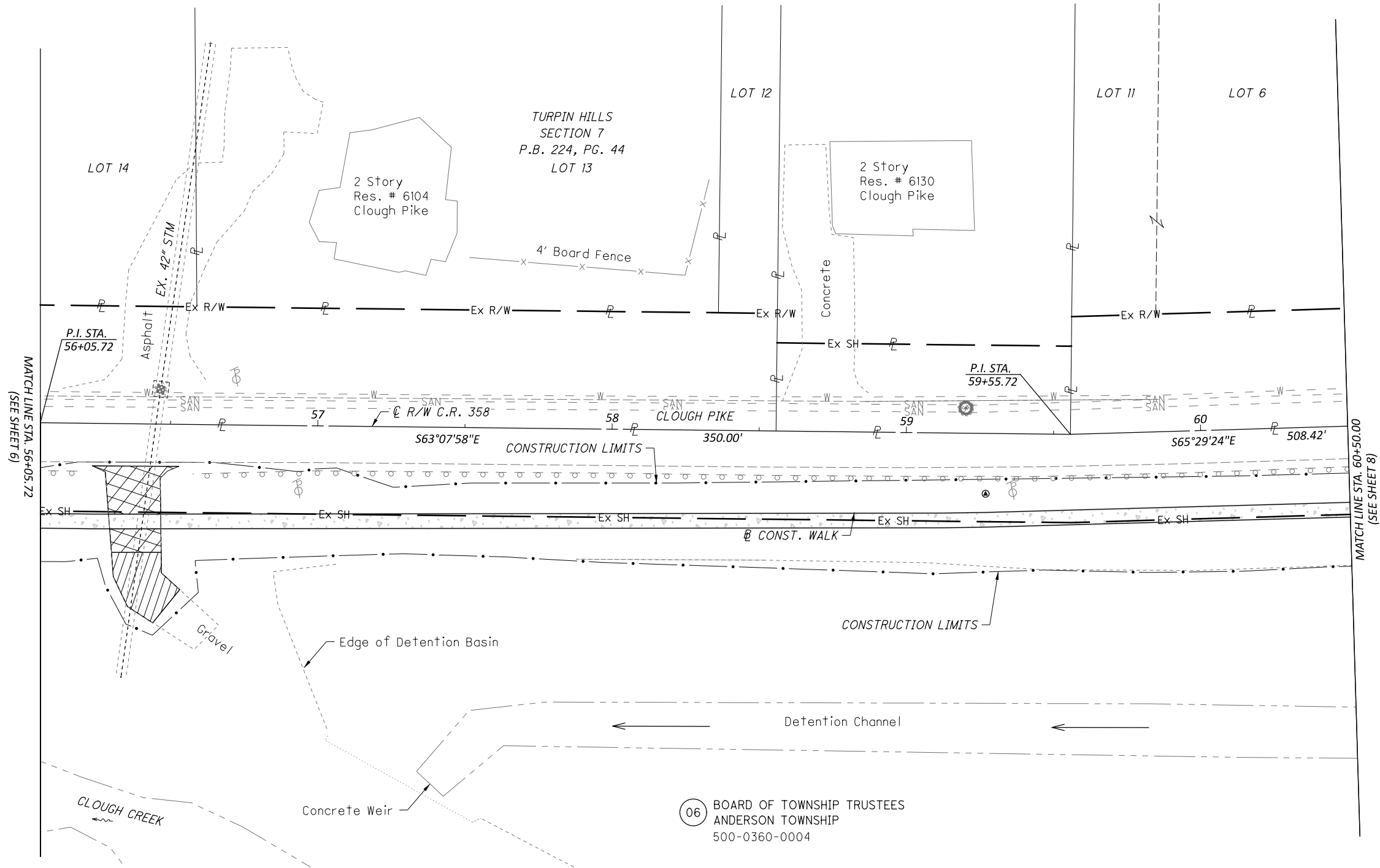
WILSON & FOWLER  
MILITARY SURVEY 2204  
ANDERSON TOWNSHIP  
HAMILTON COUNTY, OHIO

EX. MONUMENTS OF CLOUGH PIKE		
STATION	OFFSET	DESCRIPTION
59+27.15	20.58' RT.	CNPT - "STANTEC-102"



P.I. = STA. 56+05.72  
Δ = 01°02'28" RT

P.I. = STA. 59+55.72  
Δ = 02°21'26" LT



RIGHT OF WAY DETAIL  
STA. 56+05.72 TO STA. 60+50.00

DESIGN AGENCY



**Stantec**  
0200 Alliance Road,  
Suite 300  
Cincinnati, OH 45242  
(513) 842-8200

DESIGNER  
NJKREVIEWER  
ER 05/08/24PROJECT ID  
118484

SHEET	TOTAL
7	10

### MONUMENT LEGEND

- ✕ R.R.S. FOUND
- ✕ R.R.S. SET
- ⊙ P.K. NAIL FOUND
- ⊙ CONC. MONUMENT FD.
- ⊙ REFER. MONUMENT SET
- ⊙ IRON PIN FOUND
- ⊙ I.P.F. WITH I.D. CAP
- 3/4" BAR SET
- ⊙ PROJECT CONTROL MON.

X = REMOVE  
 (\*\*) = ENCROACHMENT  
 DND = DO NOT DISTURB

THE PROPOSED RIGHT-OF-WAY  
SHALL BE REFERENCED FROM  
THE CENTERLINE OF R/W OF  
C.R. 358 (CLOUGH PIKE),  
UNLESS OTHERWISE NOTED

REV. BY	DATE	DESCRIPTION
DATE COMPLETED		

HAM-CR358-0.94

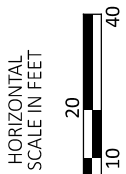
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N. MASSIE MILITARY SURVEY 2276  
ANDERSON TOWNSHIP  
HAMILTON COUNTY, OHIO

15 COUNTY OF HAMILTON,  
STATE OF OHIO  
500-0360-0442



CURVE C-1 DATA

P.I. = STA. 73+03.26  
 $\Delta$  = 13°04'09" RT  
Dc = 05°00'00"  
R = 1,145.92'  
T = 131.26'  
L = 261.38'  
E = 7.49'

12 DANIEL AND DEBORAH  
PROPERTIES LLC  
500-0360-0030

RESUME PROJECT  
STA. 72+00.00

6344 CLOUGH PIKE

RESIDENTIAL

13 WILMA J. GENTER  
AND LAURA J. KELCH  
500-0360-0165

MERCER'S POINTE  
P.B. 398, PG 25

Lot #11

14 ANDERSON TOWNSHIP  
COUNTY OF HAMILTON, OHIO  
500-0360-0440

WOODED  
AREA

PASTURE

4' Board Fence

Ex SH

Ex SH

Ex SH

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HORIZONTAL  
SCALE IN FEET

A horizontal scale bar with alternating black and white segments. The bar is labeled with '0' at the left end, '20' in the middle, and '40' at the right end. The segments are 10 feet long each, with the first and third segments being white and the second and fourth segments being black.

DESIGN AGENCY	
	
<b>Stantec</b>	
10200 Alliance Road, Suite 300 Cincinnati, OH 45242 (513) 842-8200	
DESIGNER	
NJK	
REVIEWER	
SER 05/08/2	
PROJECT ID	
118484	
SHEET	TOTAL
10	10