

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

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

DESIGN AGENCY



10200 Alliance Road,  
Suite 300  
Cincinnati, OH 45242  
(513) 842-8200

DESIGNER

NJK

REVIEWER

SER 05/08/24

PROJECT ID

118484

SUBSET TOTAL

1 10

| MONUMENT TABLE                         |  |             |  |          |
|--|--|-------------|--|----------|
| ☒ OF R/W<br>C.R. 358                   | PROJECT COORDINATES<br>SEE SURVEY PARAMETERS |             | MAG NAIL TO<br>BE SET DURING<br>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
- ¾" 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<br>C.R. 358                      |          |              | PROJECT COORDINATES<br>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" |

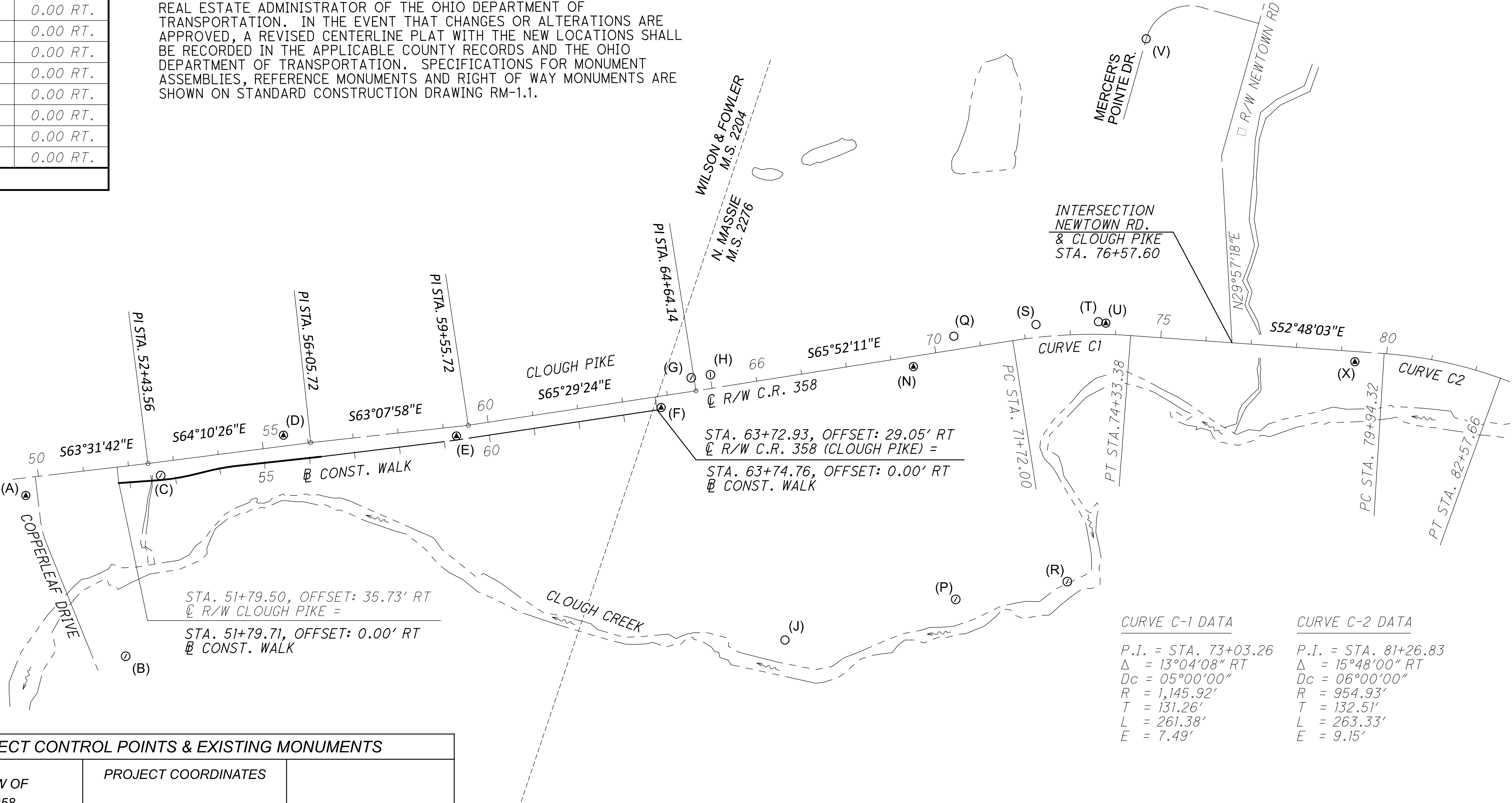
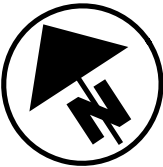
PROPOSED RIGHT-OF-WAY SHALL BE REFERENCED FROM THE CENTERLINE OF RIGHT-OF-WAY OF C.R. 358, UNLESS OTHERWISE NOTED.

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



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



10200 Alliance Road,  
Suite 300  
Cincinnati, OH 45242  
(513) 842-8200

DESIGNER

NJK

REVIEWER

SER 05/08/24

PROJECT ID


118484

SHEET


2

TOTAL

10

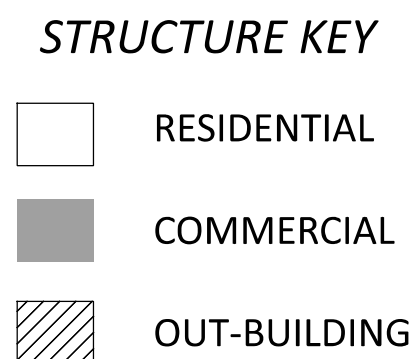
- 

HORIZONTAL  
SCALE IN FEET



A horizontal scale bar with alternating black and white segments. The segments are labeled 0, 75, 150, and 300.

## PROPERTY MAP



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

DESIGN AGENCY



**Stantec**

20200 Alliance Road,  
Suite 300  
Cincinnati, OH 45242  
(513) 842-8200

|   |   |           |               |      |                  |             |              |            |                |          |            |             |        |   |
|---|---|-----------|---------------|------|------------------|-------------|--------------|------------|----------------|----------|------------|-------------|--------|---|
| TOTAL NUMBER OF : 0 TOTAL TAKES (c) = CALCULATED AREA NET RESIDUE = RECORD AREA - TOTAL PRO - NET TAKE GRANTEE: ALL RIGHT OF WAY ACQUIRED IN THE NAME OF ANDERSON TOWNSHIP, HAMILTON COUNTY, OHIO UNLESS OTHERWISE SHOWN. |   |           |               |      |                  |             |              |            |                |          |            |             |        |   |
| PARCEL NO.  | OWNER   | SHEET NO. | OWNERS RECORD |      | AUDITOR'S PARCEL | RECORD AREA | TOTAL P.R.O. | GROSS TAKE | P.R.O. IN TAKE | NET TAKE | STRUC-TURE | NET RESIDUE |        | REMARKS   |
|   |   |           | BOOK          | PAGE |                  |             |              |            |                |          |            | LEFT        | RIGHT  |   |
| 1-SH  | ALFRED XUELIANG XIN AND XIAOLI SUN  | 6         | O.R. 8538     | 2439 | 500-0360-0420-00 | 1.080 (P)   | 0.000        | 0.011      | 0.000          | 0.011    | NO         |             | 1.069  |   |
|   |   |           |               |      |                  |             |              |            |                |          |            |             |        |   |
| 2-SH  | RICHARD J. BENKEN AND CARLA J. BENKEN   | 6         | 4131          | 1480 | 500-0360-0282    | 1.767       | 0.013        | 0.018      | 0.000          | 0.018    | NO         |             |        |   |
|   |   |           |               |      | 500-0360-0412    | 0.151       | 0.000        | 0.000      | 0.000          | 0.000    |            |             |        |   |
|   | TOTAL   |           |               |      |                  | 1.918       | 0.013        | 0.018      | 0.000          | 0.018    |            |             | 1.887  |   |
|   |   |           |               |      |                  |             |              |            |                |          |            |             |        |   |
| 3-SH  | EDWARD H. BENKEN, JR. AND PATRICIA BENKEN, TRUSTEES OF THE BENKEN FAMILY REVOCABLE TRUST, DATED JUNE 25, 2009 | 6         | O.R. 11333    | 592  | 500-0360-0283    | 2.692       | 0.013        | 0.021      | 0.000          | 0.021    | NO         |             | 2.658  |   |
|   |   |           |               |      |                  |             |              |            |                |          |            |             |        |   |
| 4-SH  | 6015 CLOUGH, LLC  | 6         | O.R. 14060    | 1787 | 500-0360-0018    | 5.003       | 0.013        | 0.029      | 0.000          | 0.029    | NO         |             | 4.961  |   |
|   |   |           |               |      |                  |             |              |            |                |          |            |             |        |   |
| 5   | NOT USED  |           |               |      |                  |             |              |            |                |          |            |             |        |   |
|   |   |           |               |      |                  |             |              |            |                |          |            |             |        |   |
| 6   | BOARD OF TRUSTEES OF ANDERSON TOWNSHIP  | 6 - 8     | 4950          | 2733 | 500-0360-0004    | 9.768       | 0.822        |            |                |          |            |             |        | ANDERSON TOWNSHIP REQUESTED TO REMOVE PARCELS 6-SH, 6-T                                     |
|   |   |           |               |      |                  |             |              |            |                |          |            |             |        |   |
|   |   |           |               |      |                  |             |              |            |                |          |            |             |        |   |
|   |   |           |               |      |                  |             |              |            |                |          |            |             |        |   |
| 7-T   | CINCINNATI AL INVESTORS, LLC  | 9         | O.R. 14113    | 2075 | 500-0360-0458    | 8.989       | 0.496        | 0.003      | 0.000          | 0.003    | NO         |             |        | TO CONNECT EXISTING WALK AND DO MINOR GRADING   |
|   |   |           | O.R. 14113    | 2080 |                  |             |              |            |                |          |            |             |        |   |
|   |   |           |               |      |                  |             |              |            |                |          |            |             |        |   |
| 8-SH  | TURPIN SPV, LLC   | 10        | O.R. 14765    | 2062 | 500-0360-0006    | 43.098      | 0.898        | 0.019      | 0.000          | 0.019    | NO         |             | 42.181 |   |
| 8-T   |   | 9, 10     | O.R. 14765    | 2062 | 500-0360-0006    |             |              | 0.150      | 0.000          | 0.150    | S          |             |        | TO DO MINOR GRADING<br>** SIGN, (2) LANDSCAPE ROCKS, (2)<br>+ (4) LIGHTS, FLOWER BED, SHRUB |
|   |   |           |               |      |                  |             |              |            |                |          |            |             |        |   |
| 9   | LYDIA E. HUMAN  | 3         | O.R. 14545    | 2418 | 500-0360-0050    | 0.250       |              |            |                |          |            |             |        | NO R/W REQUIRED   |
|   |   |           |               |      |                  |             |              |            |                |          |            |             |        |   |
| 10  | ANDERSON TOWNSHIP (HAMILTON COUNTY), OHIO ACTING BY AND THROUGH ITS BOARD OF TOWNSHIP TRUSTEES                | 3         | O.R. 12359    | 1308 | 500-0360-0011    | 1.290       |              |            |                |          |            |             |        | NO R/W REQUIRED   |
|   |   |           |               |      |                  |             |              |            |                |          |            |             |        |   |
| 11  | 6314 CLOUGH PIKE, LLC   | 3         | O.R. 15070    | 1319 | 500-0360-0005    | 0.546       |              |            |                |          |            |             |        | NO R/W REQUIRED   |
|   |   |           |               |      |                  |             |              |            |                |          |            |             |        |   |
|   |   |           |               |      |                  |             |              |            |                |          |            |             |        |   |
|   |   |           |               |      |                  |             |              |            |                |          |            |             |        |   |
| 12  | DANIEL AND DEBORAH PROPERTIES LLC   | 3         | O.R. 14647    | 1688 | 500-0360-0030    | 9.068       |              |            |                |          |            |             |        | NO R/W REQUIRED   |
|   |   |           |               |      |                  |             |              |            |                |          |            |             |        |   |


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.

TYPES OF TITLE LEGEND:  
SH = STANDARD HIGHWAY EASEMENT  
T = TEMPORARY EASEMENT

+ DENOTES REMOVAL ITEMS  
SEE CORRESPONDING RIGHT OF WAY PLAN SHEET FOR DESCRIPTION

(\*\*) DENOTES RIGHT OF WAY ENCROACHMENT

|                       |       |             |   |
|-----------------------|-------|-------------|---|
|                       |       |             | DESIGN AGENCY   |
|                       |       |             | <br>Stantec<br>10200 Alliance Road,<br>Suite 300<br>Cincinnati, OH 45242<br>(513) 842-8200 |
|                       |       |             | 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        |       |             |   |

SUMMARY OF ADDITIONAL RIGHT OF WAY

HAM-CR358-0.94

NET RESIDUE = RECORD AREA - TOTAL PRO - NET TAKE

ALL AREAS IN ACRES  
UNLESS OTHERWISE NOTED

## SUMMARY OF ADDITIONAL RIGHT OF WAY

(\*\*) DENOTES RIGHT OF WAY ENCROACHMENT

DESIGN AGENCY



**Stantec**  
10200 Alliance Road,  
Suite 300  
Cincinnati, OH 45242  
(513) 842-8200



01 ALFRED XUELIANG XIN  
AND XIAOLI SUN  
500-0360-0420

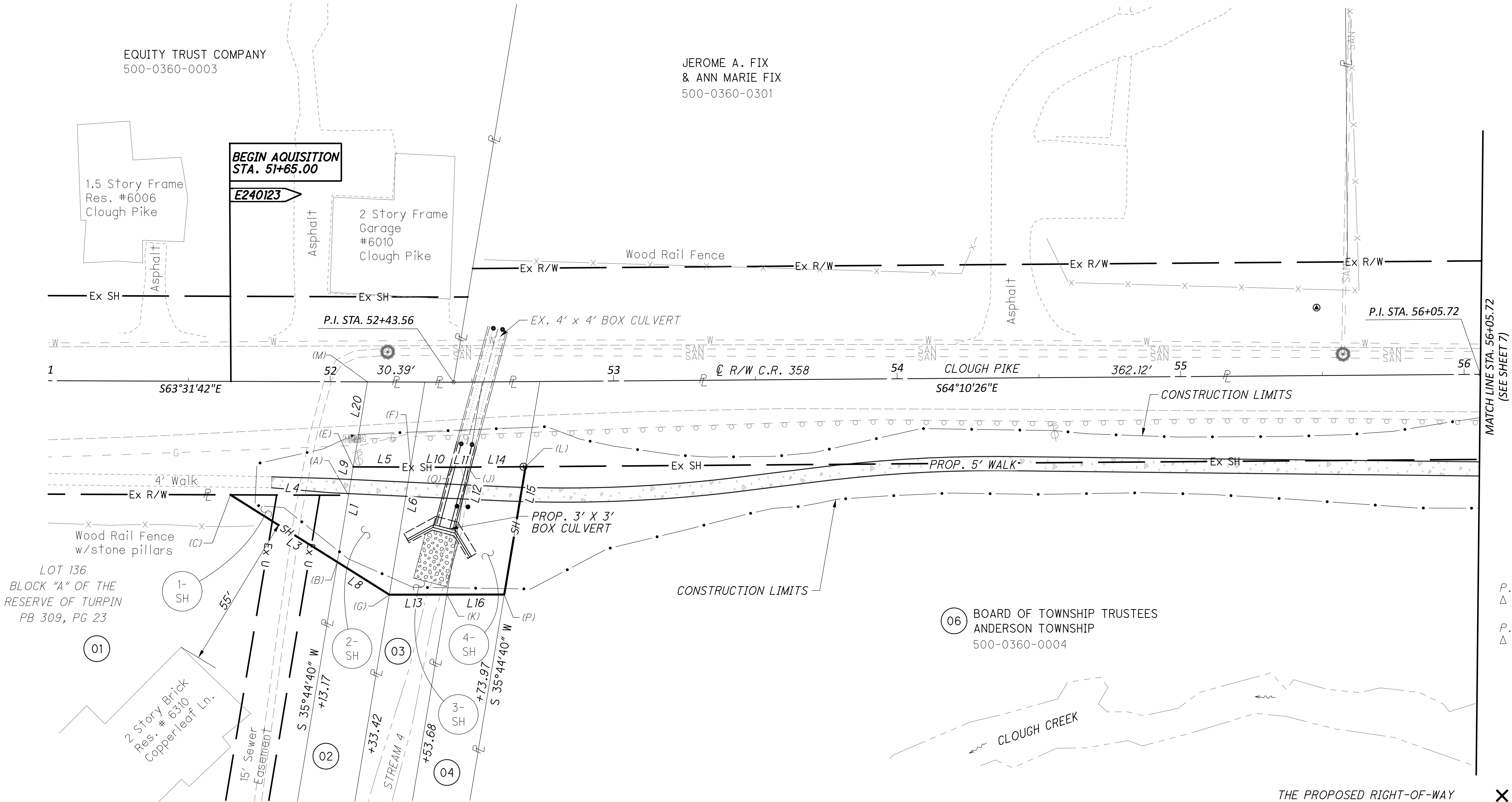
02 RICHARD J. BENKEN  
AND CARLA J. BENKEN  
500-0360-0282  
500-0360-0412

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" |



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

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

06 BOARD OF TOWNSHIP TRUSTEES  
ANDERSON TOWNSHIP  
500-0360-0004

- 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<br>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<br>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    | S 35°44'40" W | 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



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

DESIGNER

NJK

REVIEWER

SER 05/08/24

PROJECT ID

118484

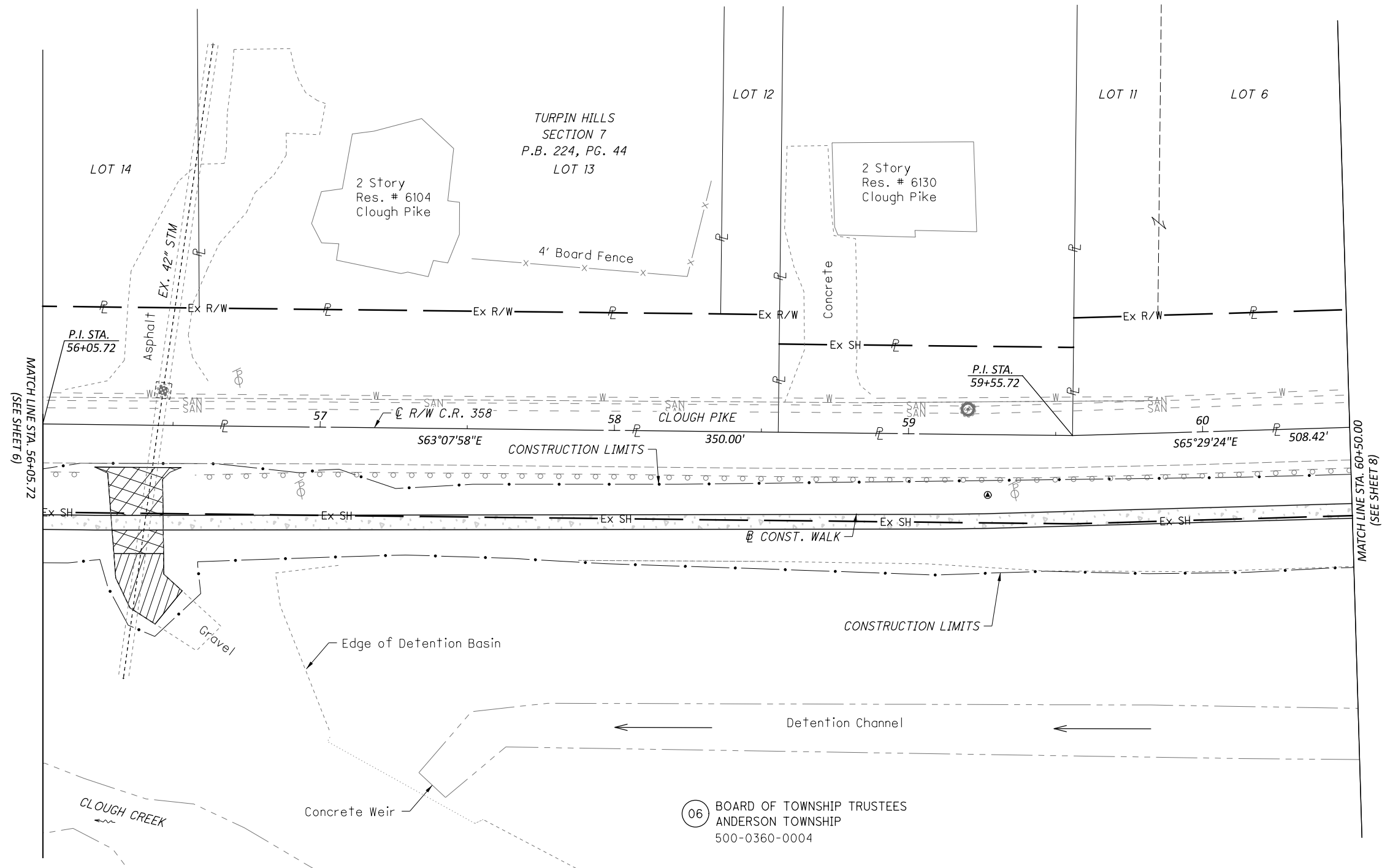
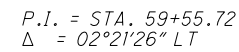
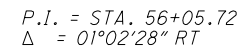
SHEET

TOTAL

6 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" |



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

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
- ¾" BAR SET
- ▲ PROJECT CONTROL MON.

|                |      |             |
|----------------|------|-------------|
|                |      |             |
|                |      |             |
|                |      |             |
|                |      |             |
|                |      |             |
| REV. BY        | DATE | DESCRIPTION |
| DATE COMPLETED |      |             |

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

**stantec**  
2200 Alliance Road,  
Suite 300  
Cincinnati, OH 45242  
(513) 842-8200

SIGNER  
NJK

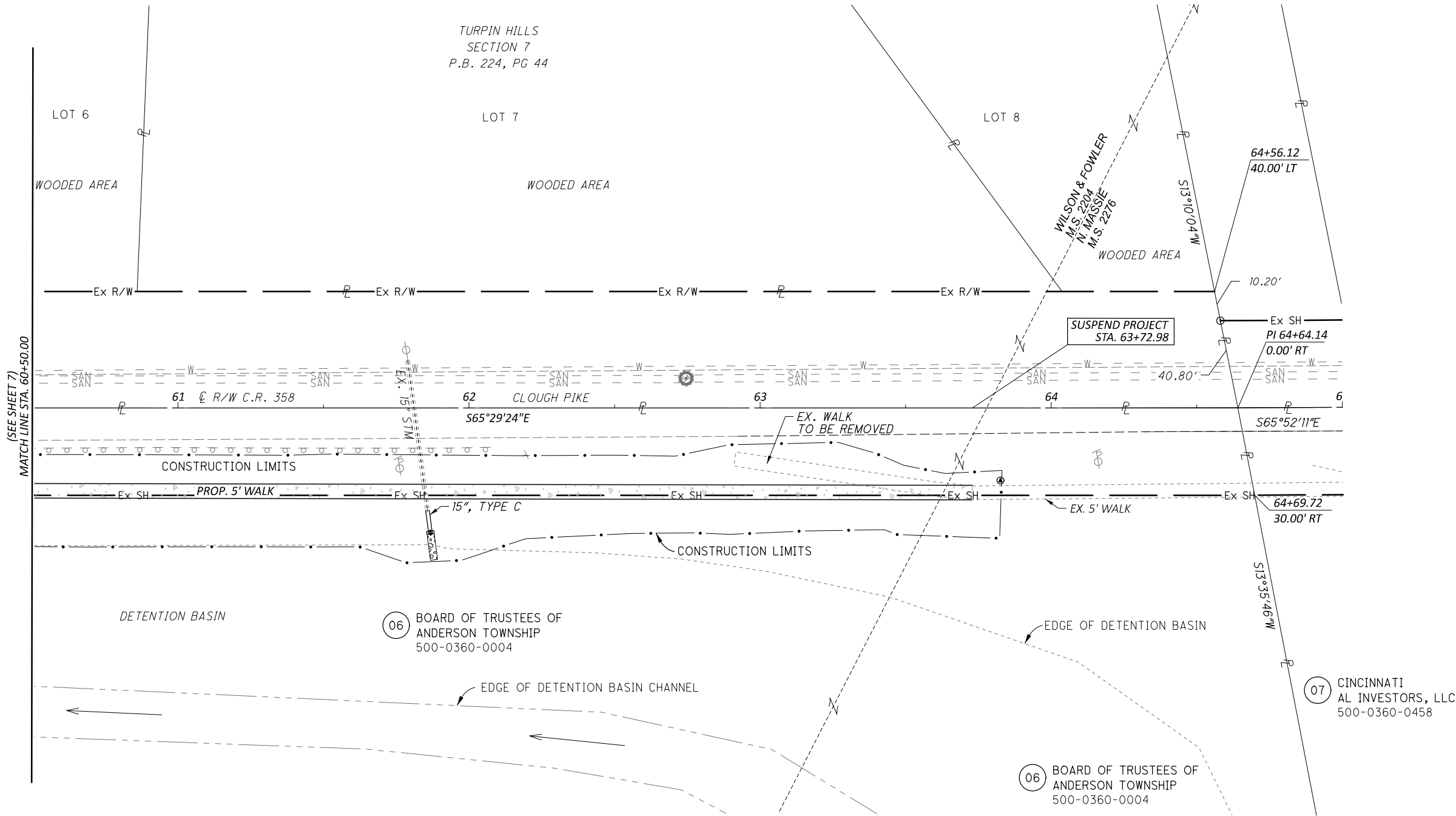
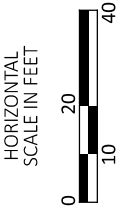
REVIEWER  
ER 05/08/2

PROJECT ID  
118484

| FEET | TOTAL |
|------|-------|
| 7    | 10    |

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

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



| EX. MONUMENTS OF CLOUGH PIKE |            |                     |
|------------------------------|------------|---------------------|
| STATION                      | OFFSET     | DESCRIPTION         |
| 63+82.55                     | 24.90' RT. | CNPT- "STANTEC-101" |
| 64+58.10                     | 30.02' LT. | IPID - LANSDALE     |

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

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

|                |      |             |
|----------------|------|-------------|
|                |      |             |
|                |      |             |
|                |      |             |
|                |      |             |
|                |      |             |
|                |      |             |
| REV. BY        | DATE | DESCRIPTION |
| DATE COMPLETED |      |             |

RIGHT OF WAY DETAIL  
STA. 60+50.00 TO STA. 65+00.00

DESIGN AGENCY

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

|            |              |
|------------|--------------|
| DESIGNER   | NJK          |
| REVIEWER   | SER 05/08/24 |
| PROJECT ID | 118484       |
| SHEET      | 8            |
| TOTAL      | 10           |





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.