UTILITIES
LISTED BELOW ARE ALL UTILITIES LOCATED WITHIN THE PROJECT CONSTRUCTION LIMITS TOGETHER WITH THEIR RESPECTIVE 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)
SANITARY: METROPOLITAN SEWER DISTRICT 1600 GEST STREET CINCINNATI, OH 45242 PHONE: (513) 557-7108 (ROB FRANKLIN)
TELECOM: MCI/VERIZON 8800 GOVERNOR HILL DR CINCINNATI, OH 45249 PHONE: 614-816-0361 (BOB DILLOW)
ELECTRIC DISTRIBUTION: DUKE ENERGY 2010 DANA AVENUE CINCINNATI, OH 45207 PHONE: (513) 508-9609 (SHANE ERHART)

UTILITY OWNERS
WATER: GREATER CINCINNATI WATER WORKS 1600 GEST STREET CINCINNATI, OHIO 45204 PHONE: (513) 557-5799 (JON HUNSEDER)
TELEPHONE: ALTAFIBER 221 EAST FOURTH ST, BLDG 121-900 CINCINNATI, OH 45202 PHONE: (513) 565-7187 (BRECK COWAN)
CABLE: CHARTER COMMUNICATIONS 11252 CORNELL PARK DRIVE CINCINNATI, OH 45242 PHONE: (513) 386-5499 (KENT RIEGER)

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)

HAM-CR 358-0.94
RIGHT OF WAY
WILSON & FOWLER MILITARY SURVEY 2204
& N. MASSIE MILTARY SURVEY 2276
ANDERSON TOWNSHIP, HAMILTON COUNTY, OHIO

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

CONVENTIONAL SYMBOLS

County Line
Township Line
Section Line
Corporation Line or
Fence Line (Ex) (Pr)
Center Line
Right of Way (Ex) Ex R/W
Right of Way (Pr) R/W
Standard Highway Ease.(Ex) Ex SH
Standard Highway Ease.(Pr) SH
Temporary Right of Way TMP
Channel Ease. (Pr) CH
Utility Ease. (Ex) Ex U
Railroad or
Guardrail (Ex) (Pr)
Construction Limits
Edge of Pavement (Ex)
Edge of Pavement (Pr)

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

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.

STRUCTURE KEY
TYPES OF TITLE LEGEND:
SH = STANDARD HIGHWAY EASEMENT
T = TEMPORARY EASEMENT
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: STEVEN E. RADER
DATE COMPLETED: 09-04-2024
FIELD REVIEWER: NICHOLAS J. KLEINER
FINAL FIELD REVIEW DATE: 09-04-2024
FINAL R/W PLAN DATE: 09-12-2024

CERTIFICATION

I, Steven E. Rader, as the Project Surveyor for Stantec have conducted a survey of the existing conditions forAnderson 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.

STATE OF OHIO
STEVEN E. RADER
7191
REGISTERED PROFESSIONAL SURVEYOR

2025.03.07 11:09:20 -05'00'

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

LEGEND SHEET

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

DESIGNER	NJK
REVIEWER	SER 09-12-24
PROJECT ID	118484
SUBSET	1
TOTAL	10

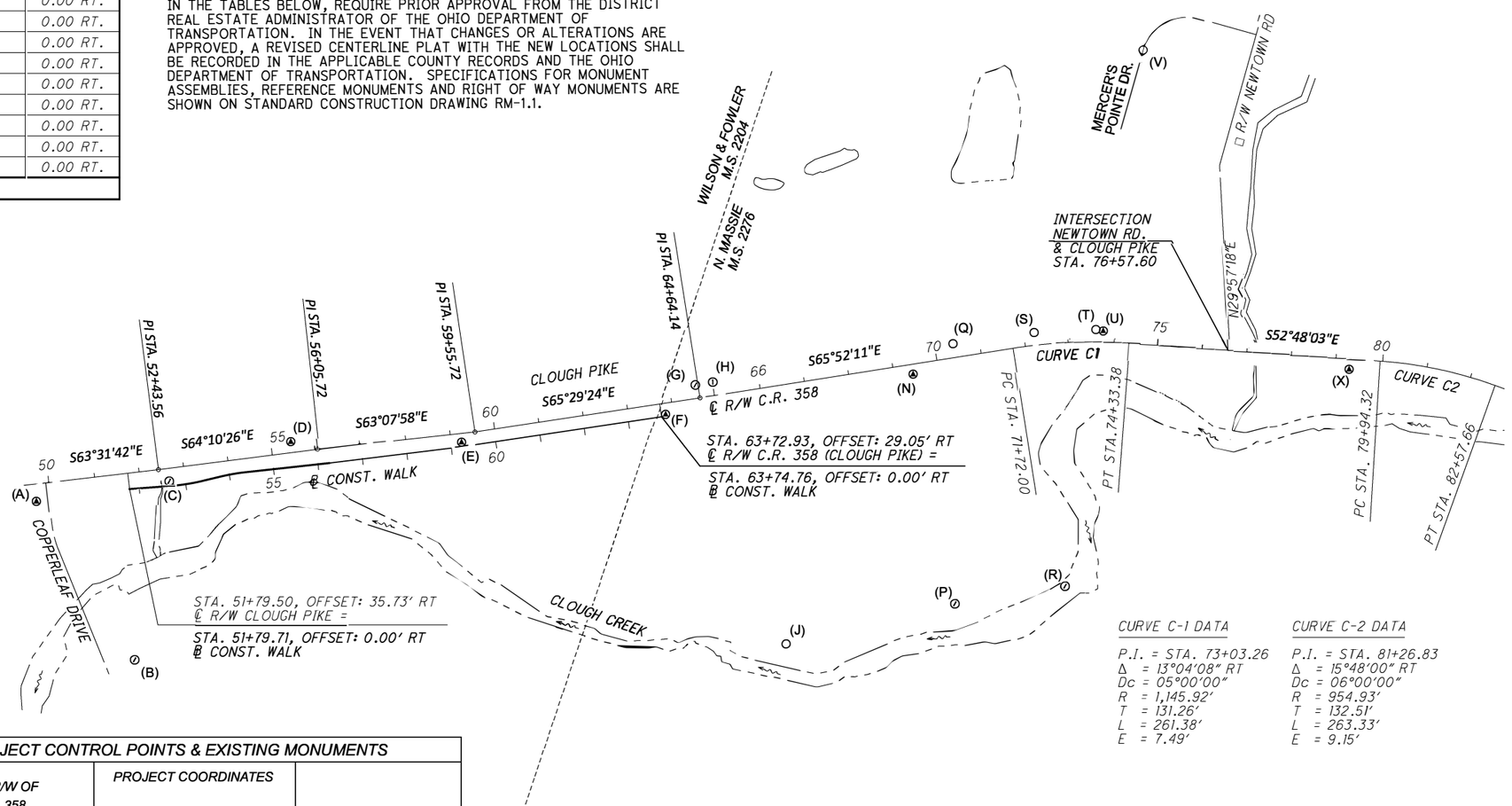
HAM-CR358-0.94
MODEL: Sheet PAPERSIZE: 34x22 (in.) DATE: 9/11/2024 TIME: 8:55:54 AM USER: sbhattarai
\\US0268-PPFSS01\workgroup\1736\active\173620162\engineering\118484\400-Engineering\RW\Sheets\118484_RL001.dgn

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	

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.

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



P.I. = STA. 52+43.56
Δ = 00°38'44" LT

P.I. = STA. 56+05.72
Δ = 01°02'28" RT

P.I. = STA. 59+55.72
Δ = 02°21'26" LT

P.I. = STA. 64+64.14
Δ = 00°22'47" LT

CURVE C-1 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'

CURVE C-2 DATA

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'

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

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

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.

STATE OF OHIO
STEVEN E. RADER 7191
REGISTERED PROFESSIONAL SURVEYOR

Steven E. Rader 2025.03.07 11:09:40 -05'00'

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

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

COUNTY RECORDER

HORIZONTAL SCALE IN FEET
0 75 150 300

CENTERLINE PLAT

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

DESIGNER NJK
REVIEWER SER 09-12-24
PROJECT ID 118484
SHEET 2 TOTAL 10

HAM-CR358-0.94

MODEL: CLP_1 - RC001CN PAPERSIZE: 17x11 (in.) DATE: 9/6/2024 TIME: 10:25:01 AM USER: sbhattarai
V:\1736\active\173620162\engineering\118484\400-Engineering\RW\Sheets\118484_RC001.dgn

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

01 JAMI ANN TOEPFER AND SAMANTHA TOEPFER
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

07 CINCINNATI AL INVESTORS, LLC
500-0360-0458

09 LYDIA E. HUMAN
500-0360-0050

10 ANDERSON TOWNSHIP (HAMILTON COUNTY), OHIO ACTING BY AND THROUGH ITS BOARD OF TOWNSHIP TRUSTEES
500-0360-0011

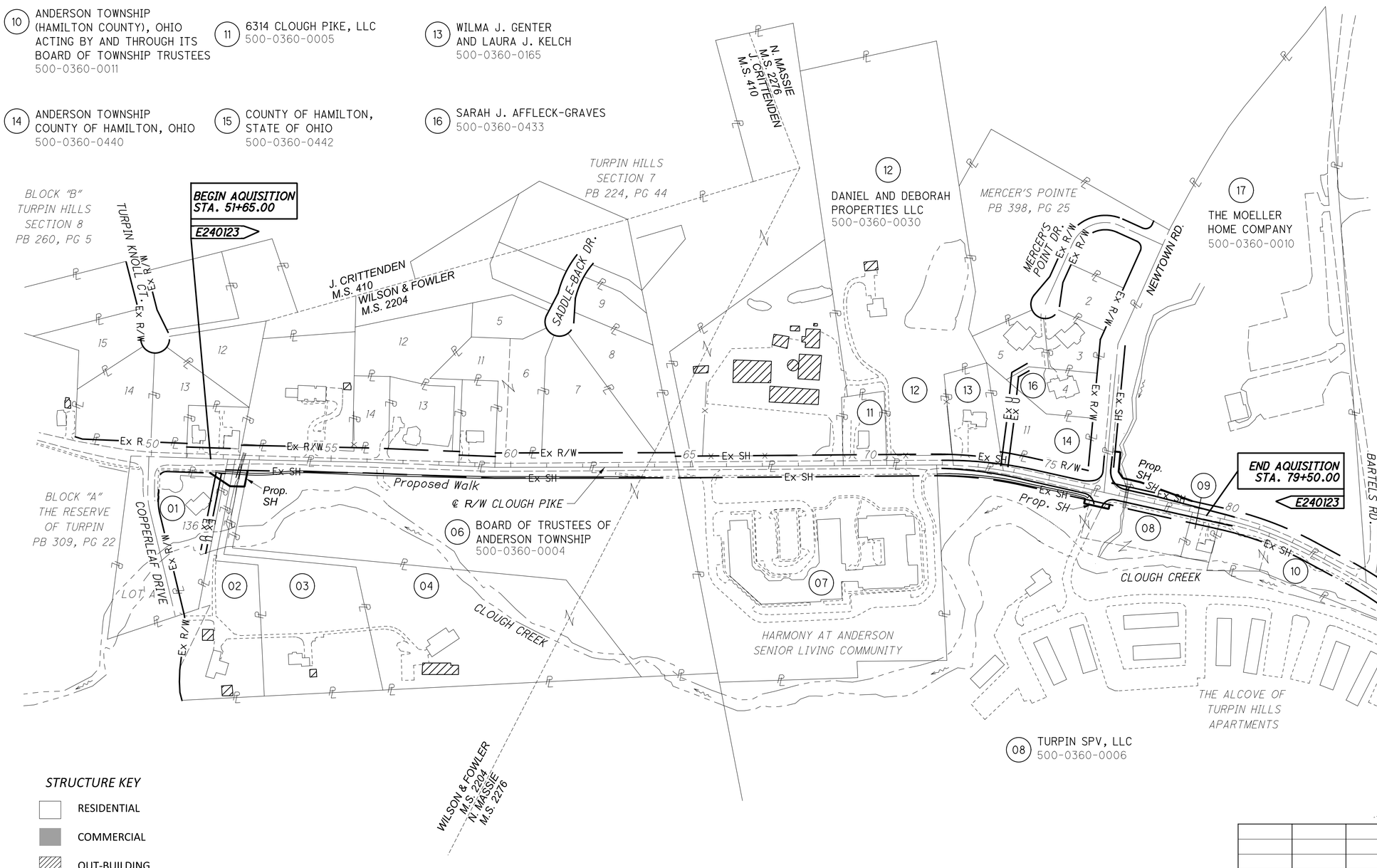
11 6314 CLOUGH PIKE, LLC
500-0360-0005

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

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

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

16 SARAH J. AFFLECK-GRAVES
500-0360-0433



STRUCTURE KEY

- RESIDENTIAL
- COMMERCIAL
- OUT-BUILDING

HORIZONTAL SCALE IN FEET
0 75 150 300

PROPERTY MAP

REV. BY	DATE	DESCRIPTION

DATE COMPLETED 09-12-2024

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

DESIGNER NJK
REVIEWER SER 09-12-24
PROJECT ID 118484
SHEET 3 TOTAL 10

HAM-CR358-0.94

MODEL: RM001 Sheet PAPERSIZE: 34x22 (in.) DATE: 9/6/2024 TIME: 10:44:01 AM USER: sbhattarai
\\US0268-PPFSS01\workgroup\1736\active\173620162\engineering\118484\400-Engineering\RW\Sheets\118484_RM001.dgn

TOTAL NUMBER OF :
8 OWNERSHIPS
10 PARCELS

0 TOTAL TAKES
0 OWNERSHIPS W/ STRUCTURES INVOLVED

(c) = CALCULATED AREA

NET RESIDUE = RECORD AREA - TOTAL PRO - NET TAKE

ALL AREAS IN ACRES
UNLESS OTHERWISE NOTED

GRANTEE:

ALL RIGHT OF WAY ACQUIRED IN THE NAME OF
THE BOARD OF COUNTY COMMISSIONERS OF
HAMILTON COUNTY, OHIO - UNLESS OTHERWISE SHOWN.

PARCEL NO.	OWNER	SHEET NO.	OWNERS RECORD BOOK	OWNERS 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	NET RESIDUE RIGHT	REMARKS
1-SH	JAMI ANN TOEPFER AND	6	O.R. 15187	486	500-0360-0420-00	1.080 (P)	0.000	0.011	0.000	0.011	NO		1.069	LOT 136 OF THE RESERVE OF TURPIN, BLOCK A, P.B. 309, PG. 23
	SAMANTHA TOEPFER													
2-SH	RICHARD J. BENKEN	6	4131	1480	500-0360-0282	1.767	0.013	0.018	0.000	0.018	NO			
	AND CARLA J. BENKEN				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.	6	O.R. 11333	592	500-0360-0283	2.692	0.013	0.021	0.000	0.021	NO		2.658	
	AND PATRICIA BENKEN, TRUSTEES													
	OF THE BENKEN FAMILY REVOCABLE TRUST,													
	DATED JUNE 25, 2009													
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	6 - 8	4950	2733	500-0360-0004	9.768	0.822							ANDERSON TOWNSHIP REQUESTED TO REMOVE PARCELS 6-SH, 6-T
	ANDERSON TOWNSHIP													
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
														DO NOT DISTURB - ** SIGN , (6) LIGHTS, FLOWER BED
														REMOVE - (2) LANDSCAPE ROCKS, FLOWER BED WITHIN CONST. LIMITS
9	LYDIA E. HUMAN	3	O.R. 14545	2418	500-0360-0050	0.250								NO R/W REQUIRED
10	ANDERSON TOWNSHIP	3	O.R. 12359	1308	500-0360-0011	1.290								NO R/W REQUIRED
	(HAMILTON COUNTY), OHIO													
	ACTING BY AND THROUGH ITS													
	BOARD OF TOWNSHIP TRUSTEES													
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

REV. BY	DATE	DESCRIPTION
SER	03/07/25	CHANGED GRANTEE NOTE
SER	11/04/24	8-T DISPOSITION OF SIGN & LANDSCAPING

FIELD REVIEW BY NICHOLAS J. KLEINER DATE: 09-04-2024
OWNERSHIP VERIFIED BY STEVEN E. RADER DATE: 09-04-2024
DATE COMPLETED 09-12-2024

SUMMARY OF ADDITIONAL RIGHT OF WAY

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

DESIGNER NJK
REVIEWER SER 12/03/24
PROJECT ID 118484
SUBSET 4 TOTAL 10

HAM-CR358-0.94

MODEL: Sheet PAPERSIZE: 34x22 (in.) DATE: 3/7/2025 TIME: 10:04:31 AM USER: SRader
V:\1736\active\173620162\engineering\118484\v00-Engineering\RW\Sheets\118484_RS001.dgn

(c) = CALCULATED AREA

NET RESIDUE = RECORD AREA - TOTAL PRO - NET TAKE

ALL AREAS IN ACRES
UNLESS OTHERWISE NOTED

GRANTEE:

ALL RIGHT OF WAY ACQUIRED IN THE NAME OF
THE BOARD OF COUNTY COMMISSIONERS OF
HAMILTON COUNTY, OHIO - UNLESS OTHERWISE SHOWN.

PARCEL NO.	OWNER	SHEET NO.	OWNERS RECORD BOOK	OWNERS 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	NET RESIDUE RIGHT	REMARKS
13-T	WILMA J. GENTER	9	O.R. 13518	400	500-0360-0165	0.815	0.095	0.016	0.000	0.016	NO			TO DO MINOR GRADING
	AND LAURA J. KELCH													
14	ANDERSON TOWNSHIP	9, 10	O.R. 11803	615	500-0360-0440	0.992								ANDERSON TOWNSHIP REQUESTED TO REMOVE PARCEL 14-T
	COUNTY OF HAMILTON, OHIO													** (1) SIGN
15	COUNTY OF HAMILTON,	3	O.R. 11844	898	500-0360-0442	0.000								EXISTING R/W ACCEPTED BY HAMILTON COUNTY
	STATE OF OHIO													** 9 TREES,
16	SARAH J. AFFLECK-GRAVES	3	O.R. 13258	685	500-0360-0433	0.579								NO R/W REQUIRED
17-SH	THE MOELLER HOME COMPANY	10	3413	943	500-0360-0010	14.600	1.909	0.096	0.000	0.096	NO	12.595		
17-T		10	3413	943	500-0360-0010			0.040	0.000	0.040	NO			TO DO MINOR GRADING

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

SER	03/07/25	CHANGED GRANTEE NOTE
REV. BY	DATE	DESCRIPTION
FIELD REVIEW BY	NICHOLAS J. KLEINER	DATE: 09-04-2024
OWNERSHIP VERIFIED BY	STEVEN E. RADER	DATE: 09-04-2024
DATE COMPLETED	09-12-2024	

SUMMARY OF ADDITIONAL RIGHT OF WAY

DESIGN AGENCY

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

DESIGNER NJK

REVIEWER SER 12/03/24

PROJECT ID 118484

SUBSET 5 | TOTAL 10

HAM-CR358-0.94

MODEL: Sheet PAPERSIZE: 34x22 (in.) DATE: 3/7/2025 TIME: 10:03:17 AM USER: SRader
V:\1736\active\173620162\engineering\118484\400-Engineering\RW\Sheets\118484_RS002.dgn

01 JAMI ANN TOEPFER AND SAMANTHA TOEPFER
500-0360-0420

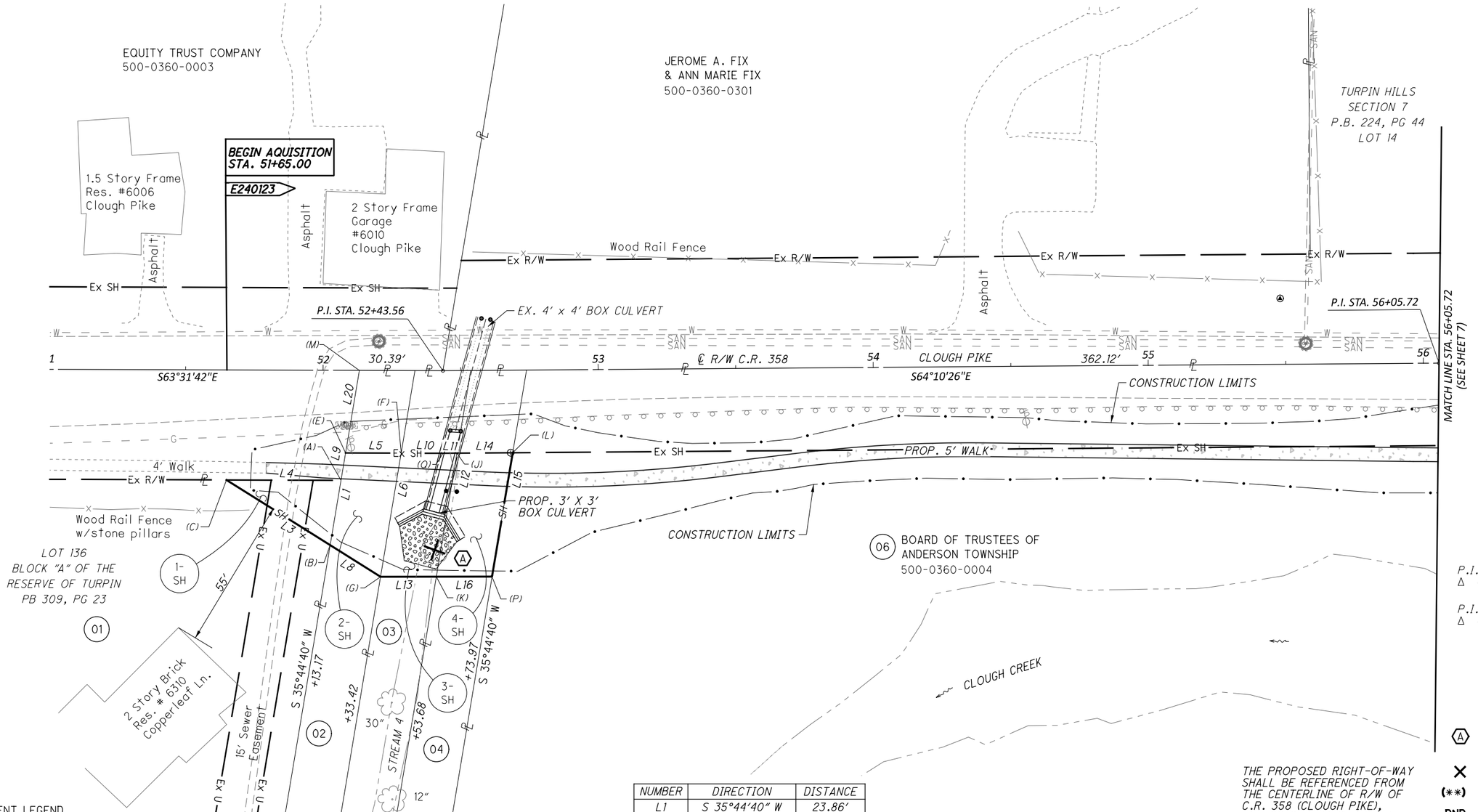
02 RICHARD J. BENKEN AND CARLA J. BENKEN
500-0360-0282
500-0360-0412

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
- ¾" BAR SET
- PROJECT CONTROL MON.

STA/OFF FROM ℄ 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 ℄ 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		

HORIZONTAL SCALE IN FEET
0 10 20 40

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

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

DESIGNER NJK
REVIEWER SER 09-12-24
PROJECT ID 118484
SHEET 6 TOTAL 10

HAM-CR358-0.94

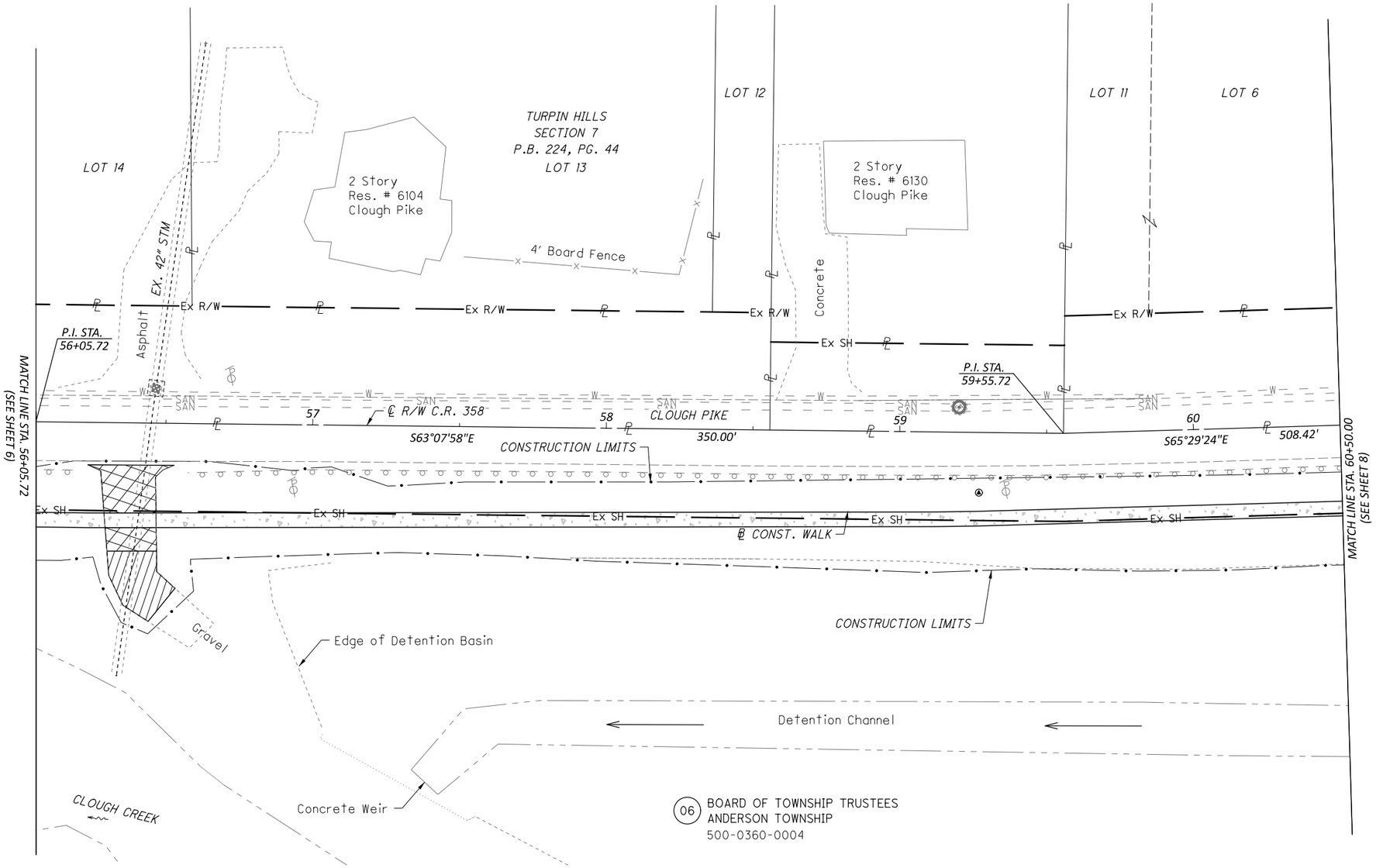
MODEL: CLP_2 - RD001_Plan 1 [Sheet] PAPERSIZE: 17x11 (in.) DATE: 9/6/2024 TIME: 10:28:18 AM USER: sbhattarai
V:\1736\active\173620162\engineering\118484\400-Engineering\RW\Sheets\118484_RD001.dgn

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

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

P.I. = STA. 56+05.72
Δ = 01°02'28" RT

P.I. = STA. 59+55.72
Δ = 02°21'26" LT



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

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

HORIZONTAL SCALE IN FEET
0 10 20 40

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

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

DESIGNER NJK
REVIEWER SER 09-12-24
PROJECT ID 118484
SHEET 7 TOTAL 10

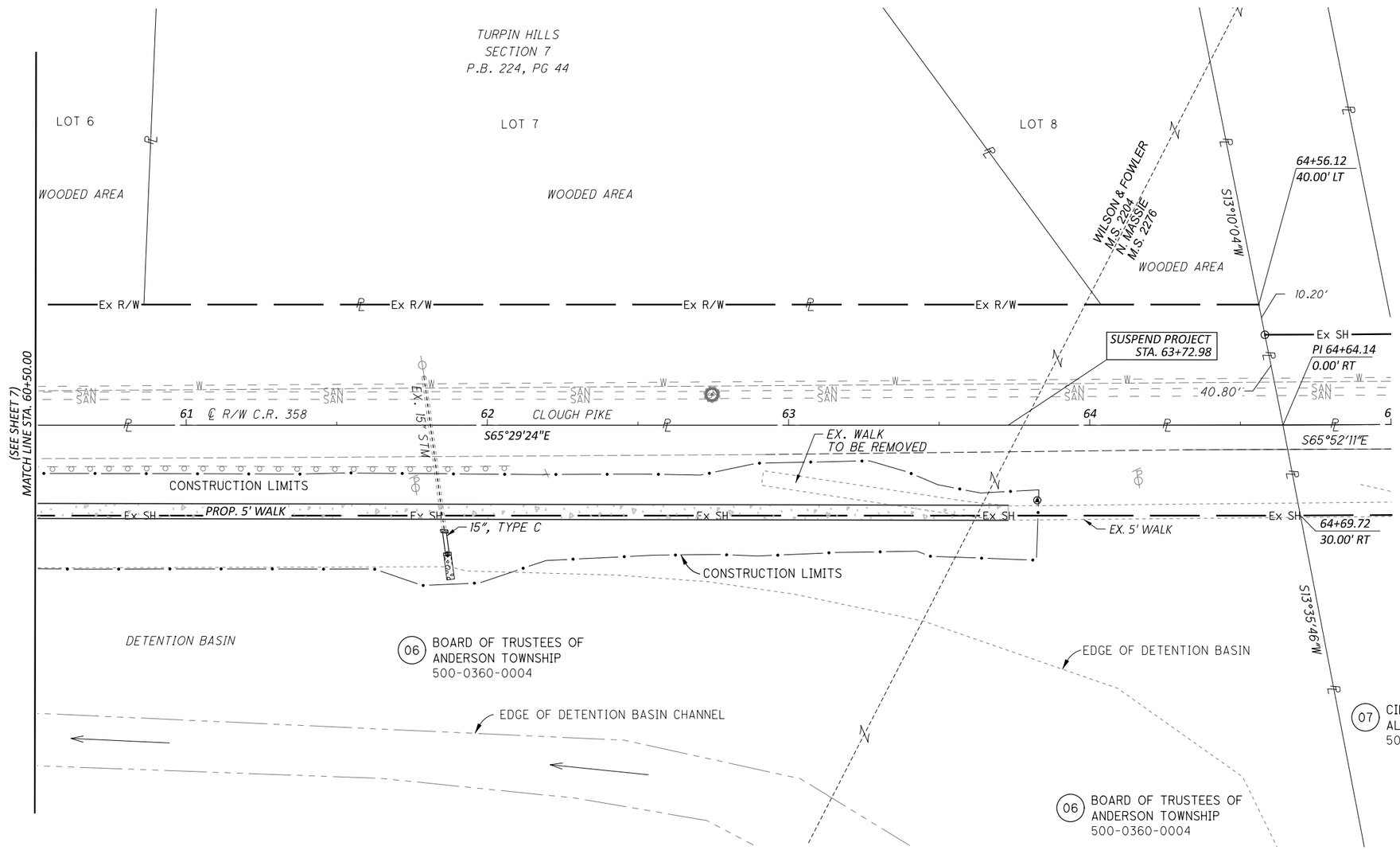
HAM-CR358-0.94

MODEL: RD002_Sheet PAPERSIZE: 17x11 (in.) DATE: 9/6/2024 TIME: 10:28:59 AM USER: sbhattarai
V:\1736\active\173620162\engineering\118484\400-Engineering\RW\Sheets\118484_RD002.dgn

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

HORIZONTAL SCALE IN FEET
0 10 20 40



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
- ¾" BAR SET
- PROJECT CONTROL MON.

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

DESIGNER NJK
REVIEWER SER 09-12-24
PROJECT ID 118484
SHEET 8 TOTAL 10

HAM-CR358-0.94

MODEL: RD003_Sheet PAPERSIZE: 17x11 (in.) DATE: 9/6/2024 TIME: 10:29:40 AM USER: sbhattarai
V:\1736\active\173620162\engineering\118484\400-Engineering\RW\Sheets\118484_RD003.dgn

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

HORIZONTAL SCALE IN FEET: 0, 10, 20, 40

RIGHT OF WAY DETAIL
STA. 71+25.00 TO STA. 75+75.00

CURVE C-1 DATA

P.I. = STA. 73+03.26
Δ = 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

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

PASTURE
WOODED AREA
GRASS AREA
CLOUGH CREEK
WOODED AREA

4' Board Fence
Ex SH
ASPHALT
EX. WALK
PROP. 5' WALK
CONSTRUCTION LIMITS
Ex R/W
CONSTRUCTION LIMITS
CURVE C-1
℄ R/W C.R. 358
CLOUGH PIKE
EX. 12" STM
EX. 30" SAN
15" TYPE C
MATCH LINE STA. 75+75.00 (SEE SHEET 10)
PC 71+72.00
PT 74+33.38
S65°52'11"E
S52°48'03"E
TMP
SAN
W
G

(07) CINCINNATI AL INVESTORS, LLC
500-0360-0458
HARMONY AT ANDERSON SENIOR LIVING COMMUNITY

(08) TURPIN SPV, LLC
500-0360-0006

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.

STA/OFF FROM ℄ R/W CLOUGH PIKE		
(A)	71+84.55	00.00' RT
(B)	71+86.24	30.00' RT
(C)	71+80.00	30.00' RT
(D)	71+80.01	50.00' RT
(E)	71+87.40	49.55' RT
(F)	72+80.00	40.00' RT
(G)	74+20.00	50.00' RT
(H)	75+50.00	40.00' RT
(I)	73+70.74	00.00' RT
(J)	72+31.23	00.00' RT
(K)	72+26.92	30.00' LT
(L)	72.26.23	35.00' LT
(M)	73+59.53	35.00' LT
(N)	73+61.09	30.00' LT
(P)	73+54.94	50.00' RT
(Q)	74+33.38	30.00' RT

NUMBER	DIRECTION	DISTANCE
L33	S 21°36'27" W	19.58'
L34	N 68°54'30" W	7.09'
L35	N 24°31'31" E	20.00'
L36	S 52°48'03" E	176.62'
L40	N 46°05'27" W	85.59'
L41	N 57°15'08" W	129.81'
L42	N 52°43'23" W	134.79'
L43	N 68°54'30" W	89.47'
L47	N 18°43'01" E	5.05'
L48	S 15°46'18" W	5.25'

NO.	RADIUS	DELTA ANG.	ARC LEN	CHORD DIRECT.	CHORD
C1	1115.92	00° 18' 43"	6.08	S 65° 18' 50" E	6.08
C2	1115.92	12° 21' 25"	240.67	S 58° 58' 45" E	240.20
C3	1175.92	06° 42' 30"	137.68	N 59° 46' 11" W	137.60
C4	1180.92	06° 39' 55"	137.37	S 59° 49' 34" E	137.30

EX. MONUMENTS OF CLOUGH PIKE		
STATION	OFFSET	DESCRIPTION
72+27.04	28.53' LT.	1" PIPE
73+61.79	27.76' LT.	1" PIPE-STEEL PLATE
73+78.18	24.88' LT.	CNPT - "STANTEC-105"

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

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

REV. BY	DATE	DESCRIPTION
DATE COMPLETED		

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

DESIGNER NJK
REVIEWER SER 11/07/24
PROJECT ID 118484
SHEET 9 TOTAL 58

HAM-CR358-0.94

MODEL: Sheet PAPERSIZE: 17x11 (in.) DATE: 11/12/2024 TIME: 11:19:53 AM USER: Dohollingsworth
V:\1736\active\173620162\engineering\118484\400-Engineering\RW\Sheets\118484_RD004.dgn

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

HORIZONTAL SCALE IN FEET
0 10 20 40

RIGHT OF WAY DETAIL
STA. 75+75.00 TO STA. 80+25.00

CURVE C-2 DATA

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'

MERCER'S POINTE
P.B. 398, PG 25
Lot #11

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

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

17 THE MOELLLER HOME COMPANY
500-0360-0010

(SEE SHEET 9) MATCH LINE STA. 75+75.00

Ex R/W

CONSTRUCTION LIMITS

WOODED AREA

END AQUISITION STA. 79+50.00

END PROJECT STA. 80+25.00

E240123

REMOVE EX. CB

REMOVE PRIVATE SIGN

18", TYPE B

15", TYPE C

EX. 12" STM

℄ R/W NEWTOWN RD

N29°57'18"E

STREAM 5

PROP. 3' X 4' BOX CULVERT

EX. BILLBOARD **DND**

DND 21"

DND 18"

DND 12"

DND 18"

DND 12"

Ex SH

TMP

S52°48'03"E

℄ R/W C.R. 358

CLOUGH PIKE

CURVE C-2

PC STA. 79+94.31

EX. 12" STORM

EX. WALK

EX. CURB

CONSTRUCTION LIMITS

EX. WOOD RAIL FENCE

EX. 4' X 4' BOX CULVERT

ASPHALT

WOODED AREA

1-STY HOUSE
6445 CLOUGH PIKE

LYDIA E. HUMAN
500-0360-0050

08 TURPIN SPV, LLC
500-0360-0006

THE ALCOVE OF TURPIN HILLS APARTMENTS

CLOUGH CREEK

DND Private sign, (6) Lights, Flower Bed

REMOVE Flower Bed (WITHIN CONSTRUCTION LIMITS) (2) Landscape Rocks

INTERSECTION NEWTOWN RD. & CLOUGH PIKE STA. 76+57.60

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

STA/OFF FROM ℄ R/W CLOUGH PIKE		
(B)	76+62.83	117.47' LT
(C)	76+77.71	119.36' LT
(E)	77+50.00	50.00' LT
(F)	79+00.00	30.00' LT
(G)	76+84.62	65.00' LT
(H)	77+00.00	50.00' LT
(I)	78+00.00	50.00' LT
(J)	79+50.00	40.00' LT
(K)	79+50.00	30.00' LT
(L)	76+10.00	30.00' RT
(M)	76+10.00	42.00' RT
(N)	76+80.00	42.00' RT
(O)	76+80.00	30.00' RT
(P)	76+35.00	50.00' RT
(R)	76+35.00	42.00' RT
(S)	76+10.00	0.00' RT
(T)	76+73.95	0.00' RT
(U)	76+73.95	30.00' LT

NUMBER	DIRECTION	DISTANCE
L36	S 52°48'03" E	176.62'
L37	S 37°11'57" W	12.00'
L38	N 52°48'03" W	25.00'
L39	S 37°11'57" W	8.00'
L40	N 46°05'27" W	85.59'
L44	S 37°11'57" W	12.00'
L45	N 52°48'03" W	45.00'
L46	S 52°48'03" E	70.00'
L53	N 29°57'18" E	88.17'
L54	S 60°02'42" E	15.00'
L55	S 29°57'18" W	54.80'

NUMBER	DIRECTION	DISTANCE
L56	S 08°30'50" E	21.48'
L57	S 52°48'03" E	50.00'
L58	S 45°12'22" E	151.33'
L59	N 52°48'03" W	226.05'
L61	S 52°48'03" E	50.00'
L62	S 48°59'12" E	150.33'
L63	S 37°11'57" W	10.00'
L64	N 52°48'03" W	50.00'
L70	N 52°48'03" W	47.60'
L71	S 37°11'57" W	30.00'
L72	S 52°48'03" E	16.35'
L73	N 37°11'57" E	30.00'

EX. MONUMENTS OF CLOUGH PIKE		
STATION	OFFSET	DESCRIPTION
79+31.11	22.38' RT.	CNPT - "STANTEC-106"

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.

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

REV. BY	DATE	DESCRIPTION
SER	11/04/24	8-T DISPOSITION OF SIGN & LANDSCAPING
DATE COMPLETED		

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

DESIGNER NJK
REVIEWER SER 11/07/24
PROJECT ID 118484
SHEET 10 TOTAL 58

HAM-CR358-0.94

MODEL: RD005_Sheet PAPERSIZE: 17x11 (in.) DATE: 11/12/2024 TIME: 11:23:01 AM USER: Dohollingsworth
V:\1736\active\173620162\engineering\118484\V00-Engineering\RW\Sheets\118484_RD005.dgn