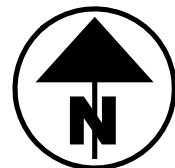




LOCATION MAP

LATITUDE: 40°34'52.7" LONGITUDE: 83°4'38.2"

SCALE IN MILES



PORTION TO BE IMPROVED	
INTERSTATE HIGHWAY	
FEDERAL ROUTES	
STATE ROUTES	
COUNTY & TOWNSHIP ROADS	
OTHER ROADS	

STRUCTURE KEY

- RESIDENTIAL
- COMMERCIAL
- OUT-BUILDING

INDEX OF SHEETS:

LEGEND SHEET	P.1
SUMMARY OF ADDITIONAL R/W	P.2
R/W DETAIL SHEET	P.3

TYPES OF TITLE LEGEND:
T = TEMPORARY EASEMENT

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)

PLAN PREPARED BY:
ENVIRONMENTAL DESIGN GROUP
450 GRANT STREET
AKRON, OH 44311

PROJECT DESCRIPTION

IMPROVEMENTS INCLUDE A REBUILD TRAFFIC SIGNALS AT SR 95 INTERSECTIONS WITH THE US 23 RAMP AND JAMES WAY. WIDEN JAMES WAY TO ADD A NORTHBOUND RIGHT TURN LANE, WIDEN SOUTHBOUND US 23 RAMP TO SR 95 TO ADD A LEFT TURN LANE, NEW SIDEWALKS AND SHARED USE PATHS, PAVEMENT RESURFACING, NEW DRAINAGE, AND NEW SIGNAGE AND PAVEMENT MARKINGS.

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

PLANS PREPARED BY:

FIRM NAME : ENVIRONMENTAL DESIGN GROUP
R/W DESIGNER: JEREMY SCHAFFNER, P.E.
R/W REVIEWER: DENNIS STOFFER, P.E., P.S.
FIELD REVIEWER: BRYAN NEWELL, STEVE NEWMAN
PRELIMINARY FIELD REVIEW DATE: 8/25/2023
TRACINGS FIELD REVIEW DATE: 3/27/2024
OWNERSHIP UPDATED BY: JEREMY SCHAFFNER, P.E.
DATE COMPLETED: 2/8/2024
PLAN COMPLETION DATE: 3/28/2024

UTILITIES

AQUA OHIO ATTN: DONALD J. SCOTT 810 HOLLAND RD MARION, OH 43302 DJSCOTT@AQUAAMERICA.COM (740) 383-0931	COLUMBIA GAS ATTN: BENJAMIN CRUM 1021 NORTH MAIN STREET MANSFIELD, OH 44903 BENJAMINCRUM@NISOURCE.COM (419) 340-2932	ODOT DISTRICT 6 TRAFFIC ATTN: DAVE CARLIN DAVE.CARLIN@DOT.OHIO.GOV
FIRST ENERGY OHIO ATTN: CHRIS HARPER HARPERC@FIRSTENERGYCORP.COM (937) 327-1283	FRONTIER ATTN: CHRIS AVERY IRA.AVERY@FTR.COM (740) 383-0551	MARION COUNTY SANITARY ENGINEER ATTN: PHIL WRIGHT PWRIGHT@CO.MARION.OH.US (740) 223-4130
AEP OHIO (614) 883-6831	ADC OHIO ATTN: LINDSAY JOHNSON DLINDSAYJOHNSON@IBSWEBSITE.COM (614) 240-5999	
CHARTER COMMUNICATIONS ATTN: JOSEPH VLOCK JOSEPH.VLOCK@CHARTER.COM (614) 402-1979	EVERSTREAM ATTN: CHRIS POWELL (380) 209-5936	

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.

CONVENTIONAL SYMBOLS

County Line	Edge of Shoulder (Ex)
Township Line	Edge of Shoulder (Pr)
Section Line	Ditch / Creek (Ex)
Corporation Line	Ditch / Creek (Pr)
Fence Line (Ex)	Tree Line (Ex)
Center Line	Ownership Hook Symbol
Right of Way (Ex)	Property Line Symbol
Right of Way (Pr)	Break Line Symbol
Standard Highway Ease.(Ex)	Tree (Ex)
Standard Highway Ease.(Pr)	Tree (Remove)
Temporary Right of Way	Evergreen (Ex)
Channel Ease. (Pr)	Evergreen (Remove)
Utility Ease. (Ex)	Wetland (Pr)
Sewer Ease. (Pr)	Post (Ex)
Sewer Ease. (Ex)	Light (Ex)
Railroad	Fire Hydrant (Ex)
Guardrail (Ex)	Water Valve (Ex)
Construction Limits	Telephone Pole (Ex)
Edge of Pavement (Ex)	Light Pole (Ex)
Edge of Pavement (Pr)	

I, Mark Ward, P. S. have conducted a survey of the existing conditions for the Ohio Department of Transportation in June 2022. The results of that survey are contained herein. The horizontal coordinates expressed herein are based on the Ohio State Plane Coordinate System, South Zone on NAD 83 (2011) datum. As a part of this project I have reestablished the locations of the existing property lines and centerline of existing Right of Way for property takes contained herein. All of my work contained herein 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 noted. The words I and my as used herein are to mean either myself or someone working under my direct supervision.

I, Dennis Stoffer, P.S. 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. As part of this work I have set right of way monuments at property corners, property line intersections, points along the right of way and/or angle points on the right of way, Section Corners and other points as shown herein. All of my work contained herein was conducted in accordance with the Ohio Administrative Code Chapter 4733-37 Standards for Boundary Surveys unless so noted. The words "I" and "my" as used herein are to mean that either myself or someone working under my direct supervision.

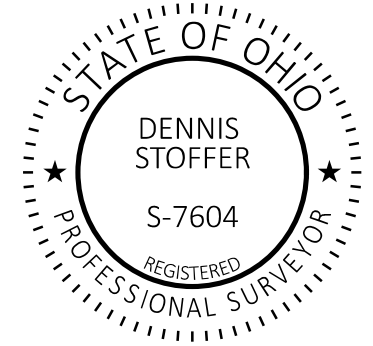
SURVEYOR'S SEAL

RESOURCE INTERNATIONAL INC.



SURVEYOR'S SEAL

ENVIRONMENTAL DESIGN GROUP



TOTAL NUMBER OF :

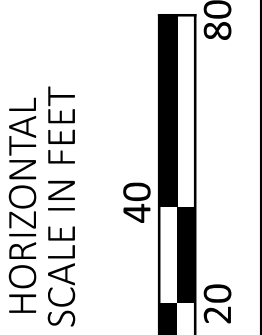
2 OWNERSHIPS 0 TOTAL TAKES
2 PARCELS 0 OWNERSHIPS W/ STRUCTURES INVOLVED

NET RESIDUE = RECORD AREA - TOTAL PRO - NET TAKE
NET TAKE = GROSS TAKE - PRO IN TAKE

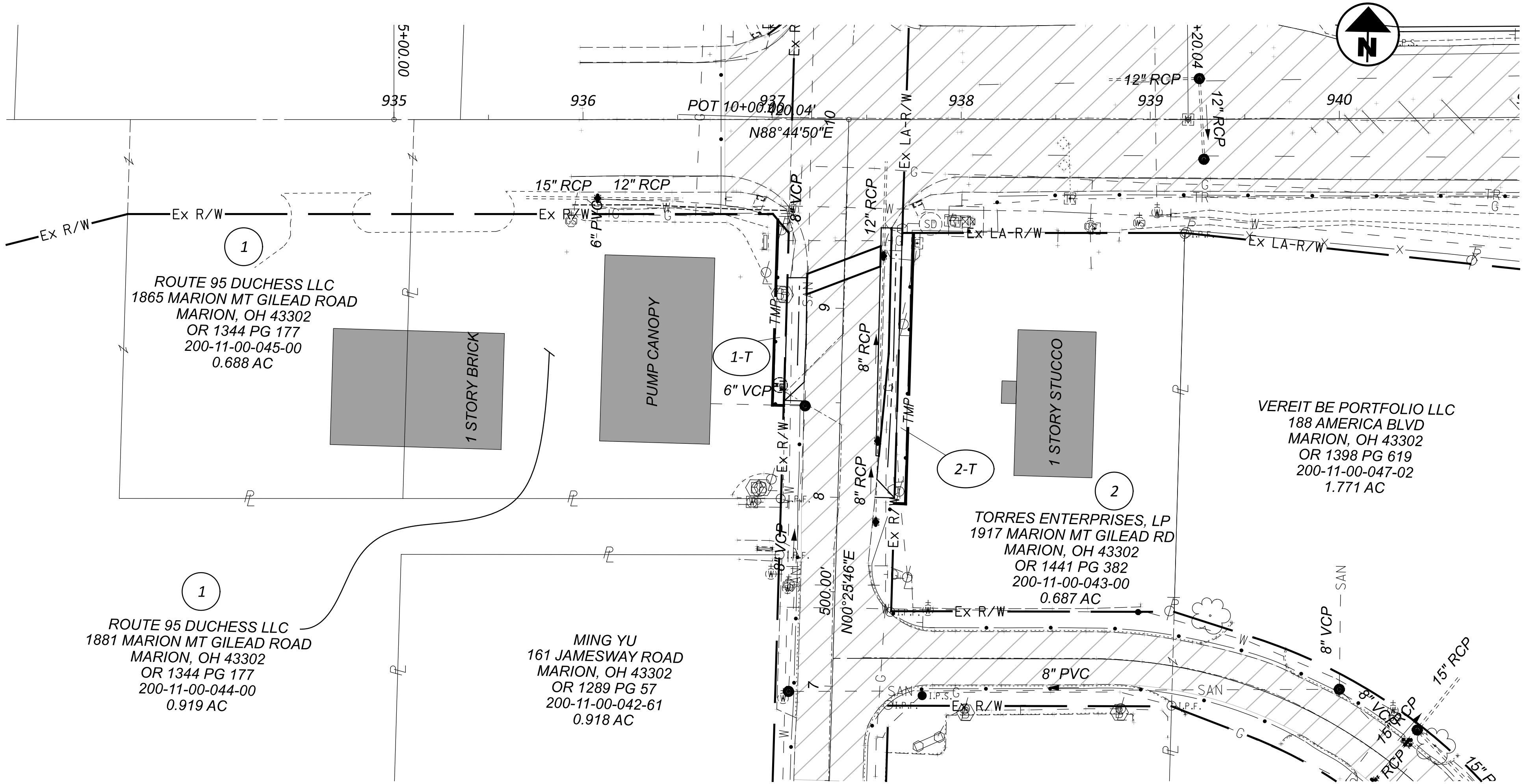
GRANTEE:

ALL RIGHT OF WAY ACQUIRED IN THE NAME OF
THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION
UNLESS OTHERWISE SHOWN.

FEDERAL PROJECT NO.: E210(264)
STATE JOB NO.: 114818



PARCEL NO.	OWNER	SHEET NO.	OWNERS RECORD		AUDITOR'S PARCEL	RECORD AREA (AC.)	TOTAL P.R.O.	GROSS TAKE	P.R.O. IN TAKE	NET TAKE	STRUC-TURE	NET RESIDUE		TYPE FUND	REMARKS	AS ACQUIRED	
			BOOK	PAGE								LEFT	RIGHT			BOOK	PAGE
1-T	ROUTE 95 DUCHESS, LLC, AN OHIO LIMITED LIABILTLITY COMPANY	RW.3	1344	177	200-11-00-044-00	0.919		0.013		0.013					REMOVE TWO (2) BOLLARDS, REMOVE EX. DRIVE PAVEMENT & SEED		
					200-11-00-045-00	0.688											
2-T	TORRES ENTERPRISES, LP, A CALIFORNIA LIMITED PARTNERSHIP	RW.3	1441	382	200-11-00-043-00	0.687		0.02		0.02					WIDEN ROADWAY, REMOVE ONE (1) BOLLARD, REMOVE EX. DRIVE PAVEMENT & SEED		



TYPES OF TITLE LEGEND:
T = TEMPORARY EASEMENT

NOTE: ALL TEMPORARY PARCELS TO BE OF 12 MONTH DURATION.

* DENOTES RIGHT OF WAY ENCROACHMENT

NOTE: UNDER NO CIRCUMSTANCES ARE TEMPORARY EASEMENTS TO BE USED FOR STORAGE OF MATERIAL OR EQUIPMENT BY THE CONTRACTOR UNLESS NOTED OTHERWISE.

REV. BY	DATE	DESCRIPTION
FIELD REVIEW BY		DATE:
OWNERSHIP VERIFIED BY JACOB PETERSON		DATE:
PLAN COMPLETION DATE:		

SUMMARY OF ADDITIONAL RIGHT OF WAY

DESIGN AGENCY

Environmental
Design Group
AKRON / CLEVELAND / COLUMBUS
216.273.0300 / FAX 216.273.0301
E: info@edgenv.com / W: www.edgenv.com

DESIGNER

JES

REVIEWER

DWS 01/26/24

PROJECT ID

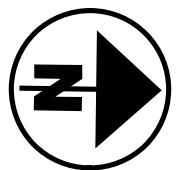
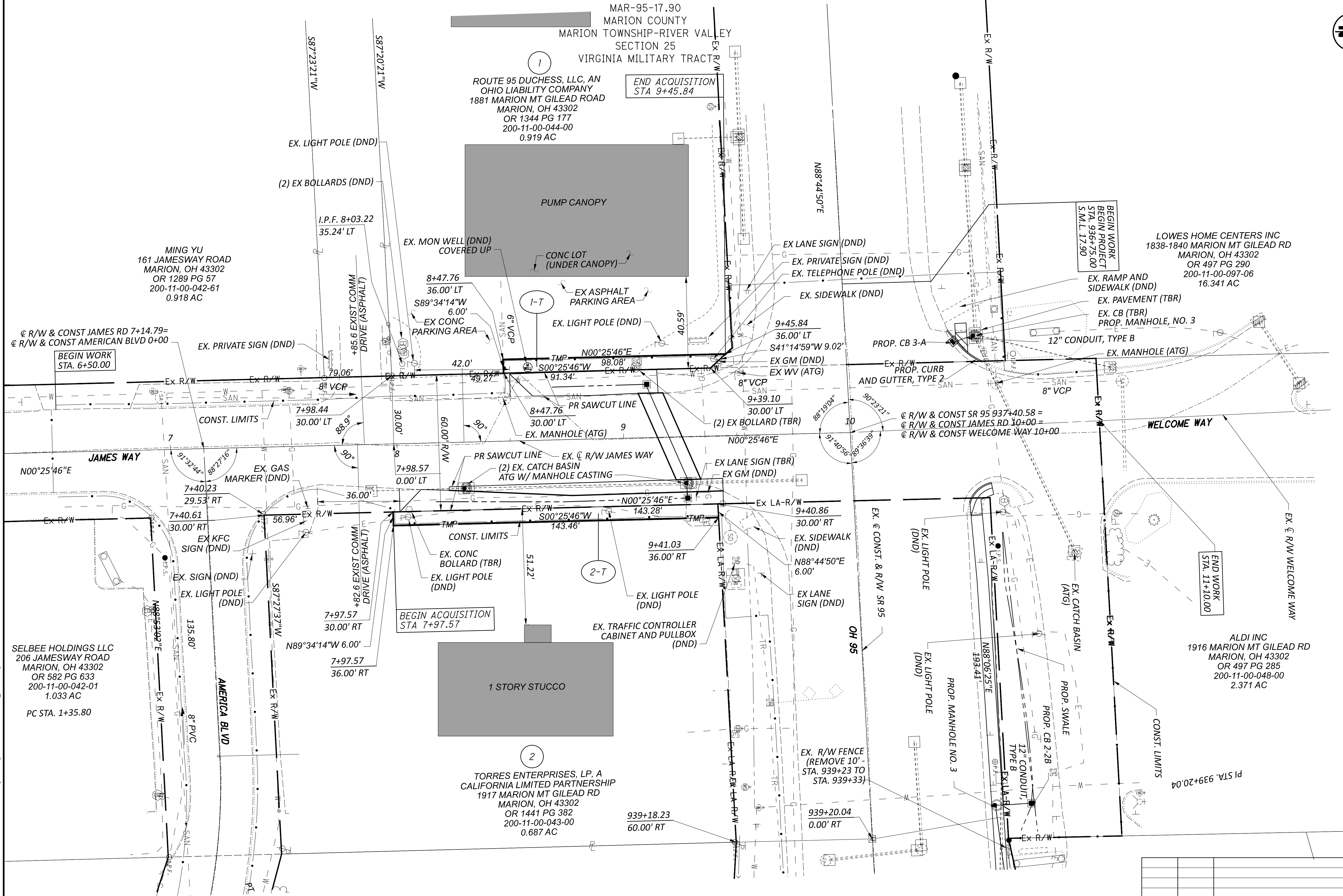
114818

SHEET

P.2

TOTAL

P.3



RIGHT OF WAY DETAIL SHEET
STA. 7+00 TO STA. 10+00

DESIGN AGENCY
Environmental Design Group
ARON / CLEVELAND / COLUMBUS
2500 W. 12TH AVE., SUITE 200
COLUMBUS, OH 43260-1190
614.291.1200

DESIGNER	JES
REVIEWER	DWS
DATE	01/26/24
PROJECT ID	114818
SHEET	P.3
TOTAL	P.3

REV. BY	DATE	DESCRIPTION
FIELD REVIEW BY	DATE:	
OWNERSHIP VERIFIED BY	JACOB PETERSON	DATE:
PLAN COMPLETION DATE:		