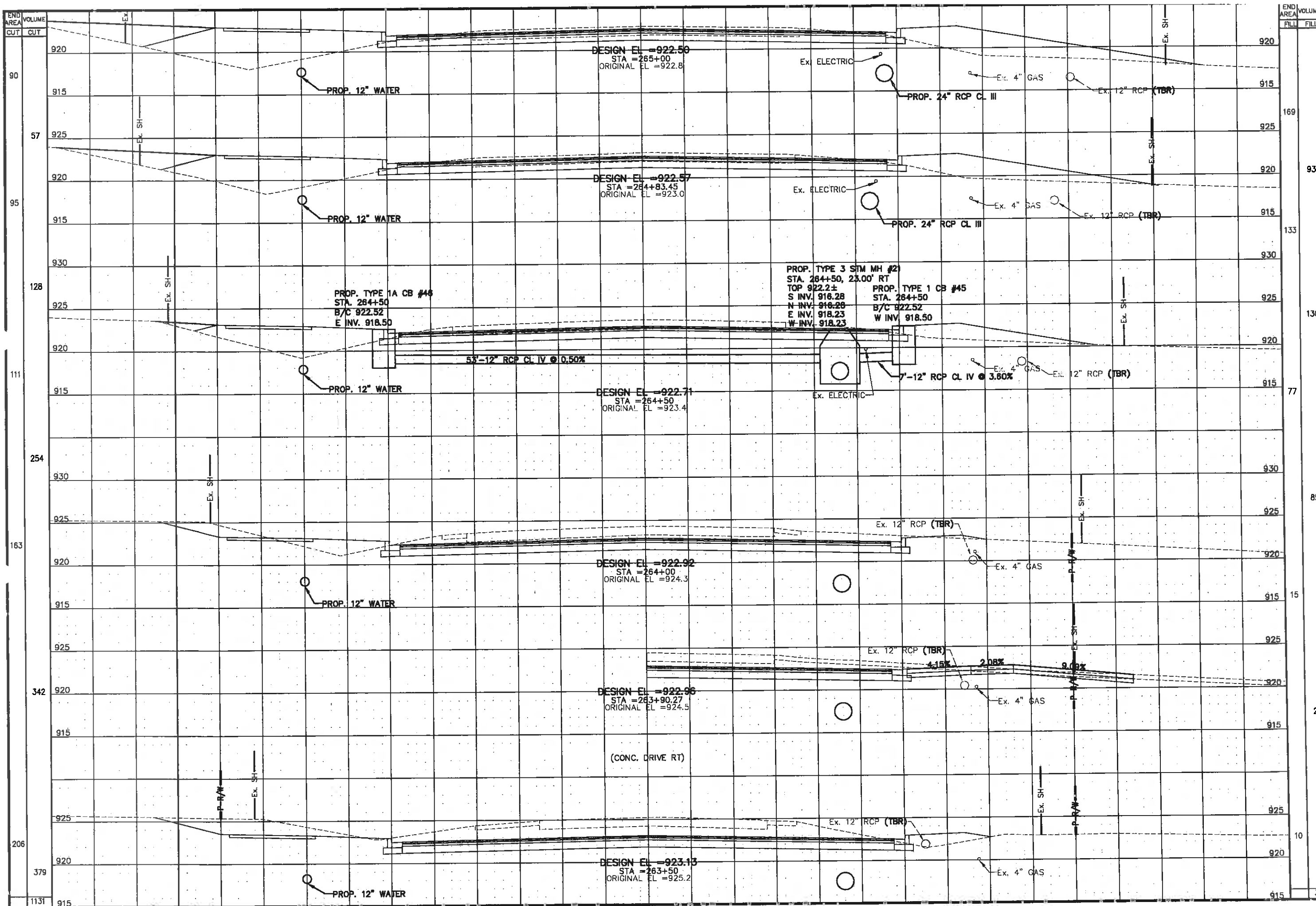
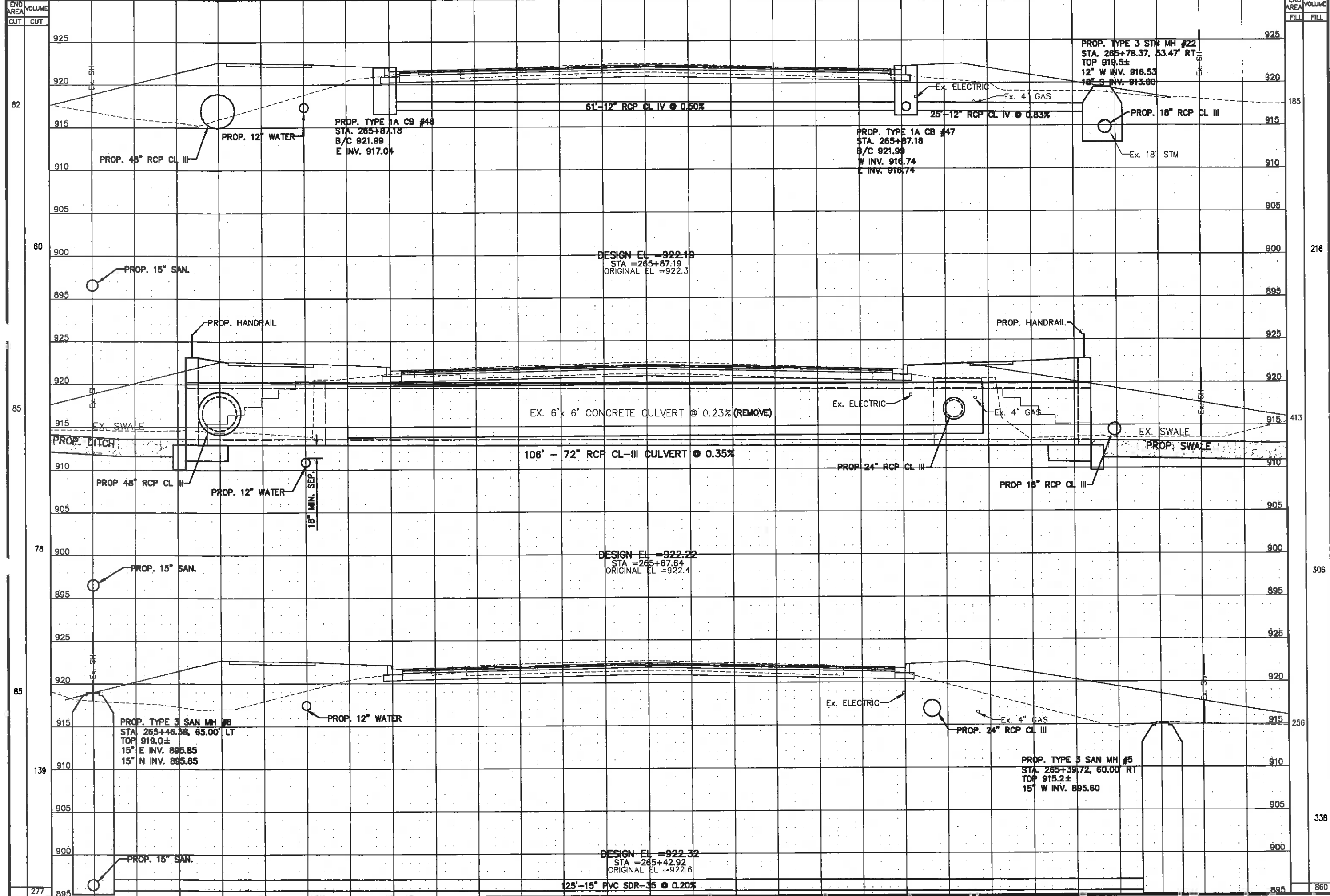


440 E. HOEWISHER ROAD SIDNEY, OHIO 45385 (937) 497-0000 www.choiceoneengineering.com 203 W. LOVELAND AVENUE LOVELAND, OHIO 45140 (513) 231-3551												
<b>SOUTH COUNTY ROAD 25-A RECONSTRUCTION, PH. 1</b> <b>CITY OF TIPP CITY</b> <b>C.R. 25A C.S. STA. 262+00 TO STA. 263+00</b>												
REVISIONS:  <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="font-size: 8px;">FILE NAME</td> <td style="font-size: 8px;">25A--(21)</td> </tr> <tr> <td style="font-size: 8px;">DRAWN BY</td> <td style="font-size: 8px;">GCA</td> </tr> <tr> <td style="font-size: 8px;">CHECKED BY</td> <td style="font-size: 8px;">AVS</td> </tr> <tr> <td style="font-size: 8px;">PROJECT No.</td> <td style="font-size: 8px;">MIATCI1116</td> </tr> <tr> <td style="font-size: 8px;">DATE</td> <td style="font-size: 8px;">06-17-15</td> </tr> <tr> <td style="font-size: 8px;">SHEET NUMBER</td> <td style="font-size: 8px;">58 of 115</td> </tr> </table>	FILE NAME	25A--(21)	DRAWN BY	GCA	CHECKED BY	AVS	PROJECT No.	MIATCI1116	DATE	06-17-15	SHEET NUMBER	58 of 115
FILE NAME	25A--(21)											
DRAWN BY	GCA											
CHECKED BY	AVS											
PROJECT No.	MIATCI1116											
DATE	06-17-15											
SHEET NUMBER	58 of 115											



440 E. HOBBS ROAD SNEY, OHIO 43065 (937) 497-0200 www.choiceengineering.com 203 W. LOVELAND AVENUE LOVELAND, OHIO 43140 (513) 291-8524
<b>SOUTH COUNTY ROAD 25-A RECONSTRUCTION, PH. 1</b> <b>CITY OF TIPP CITY</b> <b>C.R. 25A C.S. STA. 263+50 TO STA. 265+00</b>
REVISIONS:  FILE NAME 25A-(22) DRAWN BY GCA CHECKED BY AVS PROJECT No. M1ATC1116 DATE 06-17-15 SHEET NUMBER 59 OF 115



END AREA CUT	VOLUME CUT	END AREA FILL	VOLUME FILL
82		185	
60		216	
85		413	
78		306	
85		256	
139		338	
277		860	

**ONE CHOICE ENGINEERING**

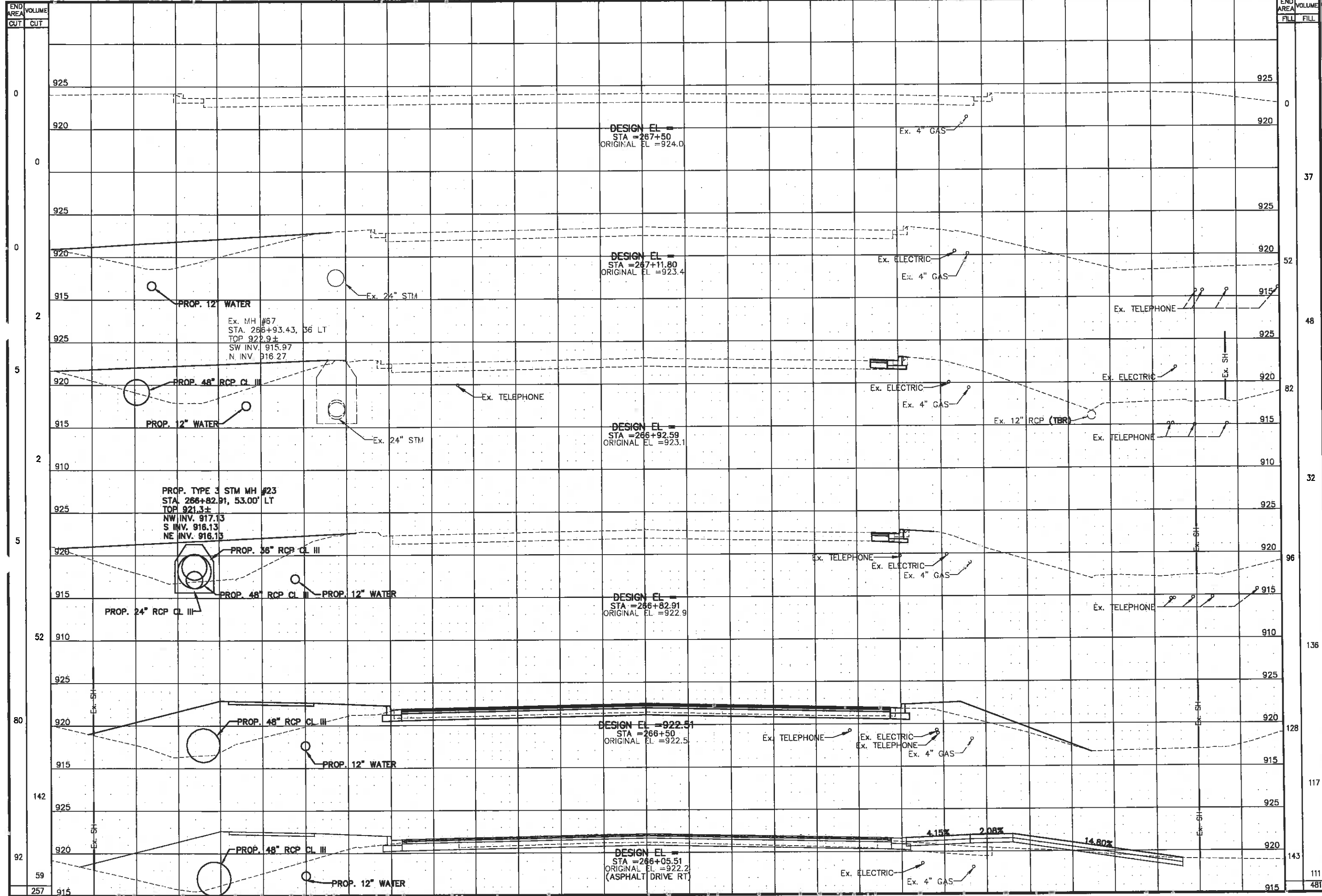
440 E. HOBBS ROAD  
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www.choiceengineering.com

203 W. LOVELAND AVENUE  
LOVELAND, OHIO 45140  
(513) 236-8554

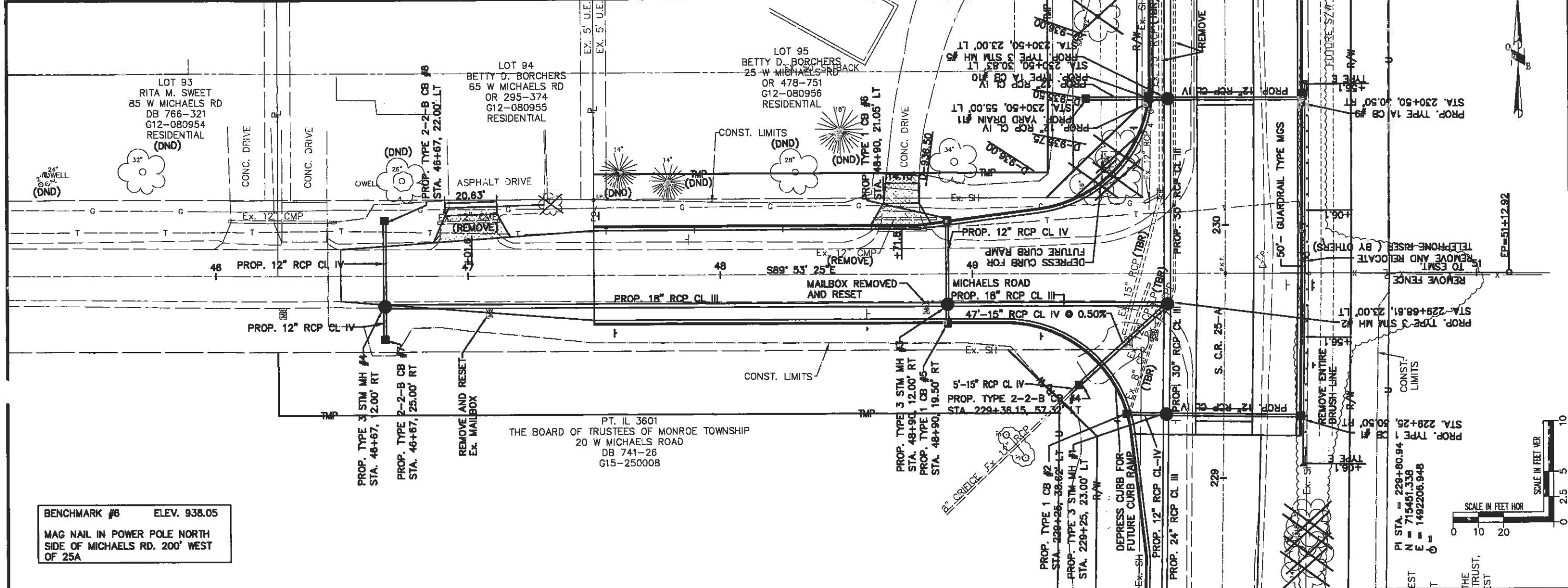
**SOUTH COUNTY ROAD 25-A RECONSTRUCTION, PH. 1**  
**CITY OF TIPP CITY**  
**C.R. 25A C.S. STA. 265+42.92 TO STA. 265+87.19**

REVISIONS:

FILE NAME	25A-(23)
DRAWN BY	GCA
CHECKED BY	AVS
PROJECT No.	MIATC1116
DATE	06-17-15
SHEET NUMBER	60 of 115

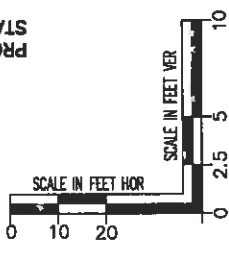


<b>CHOICE</b>	<b>ONE</b>	<b>ENGINEERING</b>
440 E. FIDWISHER ROAD SIDNEY, OHIO 45365 (937) 497-0000 www.choiceengineering.com 203 W. LOVELAND AVENUE LOVELAND, OHIO 45140 (513) 239-8554		
SOUTH COUNTY ROAD 25-A RECONSTRUCTION, PH. 1 CITY OF TIPP CITY C.R. 25A C.S. STA. 267+05.51 TO STA. 267+50		
REVISIONS:		
FILE NAME	25A--(24)	
DRAWN BY	GCA	
CHECKED BY	AVS	
PROJECT No.	MIATCH1116	
DATE	06-17-15	
SHEET NUMBER	61 OF 115	



**BENCHMARK #8** ELEV. 938.05  
 MAG NAIL IN POWER POLE NORTH SIDE OF MICHAELS RD. 200' WEST OF 25A

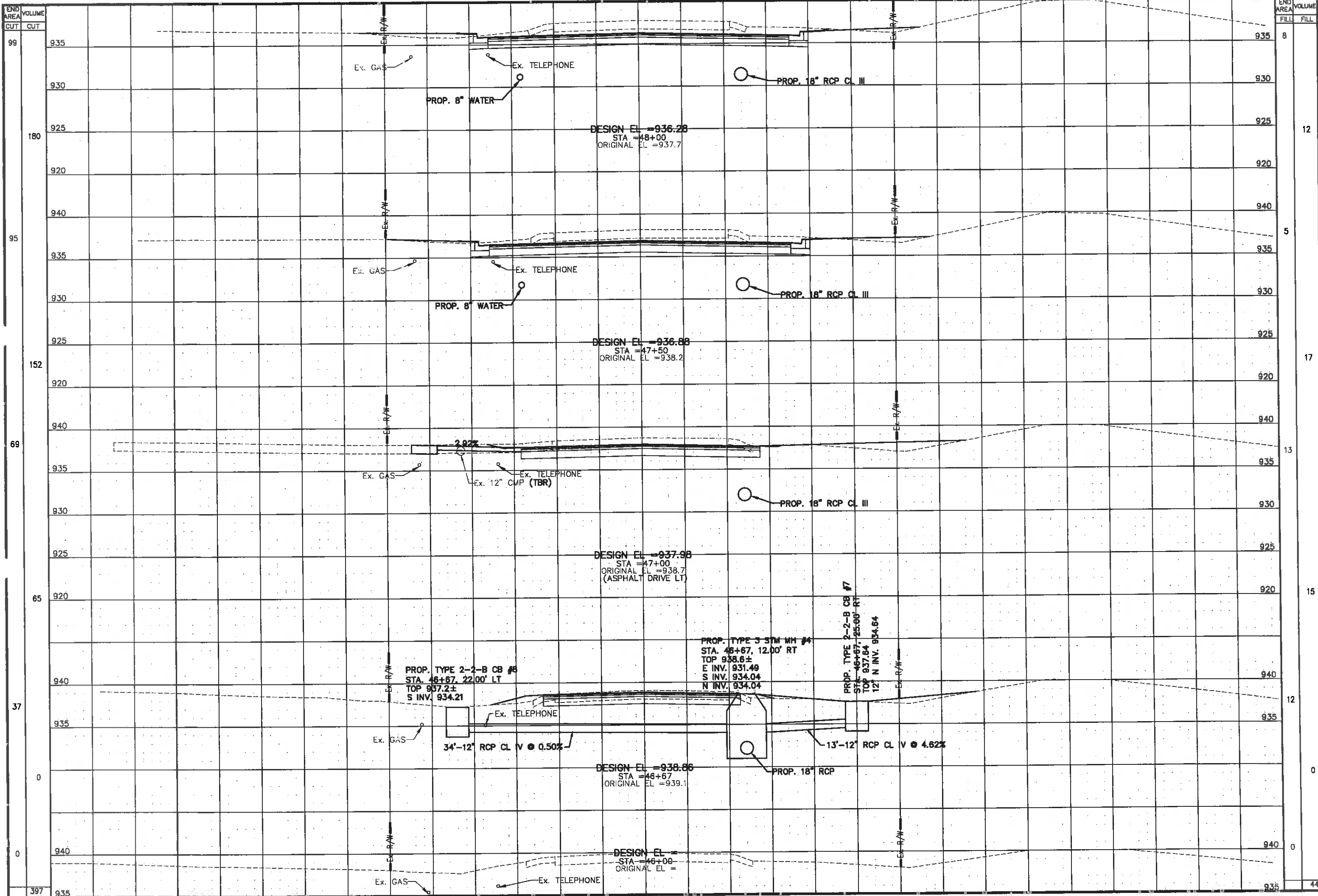
STATION	EXISTING CENTERLINE ELEVATIONS	PROPOSED CENTERLINE ELEVATIONS
45+00	940.9	955
45+10	940.8	955
45+20	940.6	955
45+30	940.3	955
45+40	940.0	955
45+50	939.6	955
45+60	939.2	955
45+70	939.0	955
45+80	938.7	955
45+90	938.4	955
46+00	938.2	955
46+10	938.0	955
46+20	937.7	955
46+30	937.6	955
46+40	937.4	955
46+50	937.2	955
46+60	937.1	955
46+70	937.0	955
46+80	936.9	955
46+90	936.9	955
47+00	937.0	955
47+10	934.6	955
47+20	932.6	955
47+30	932.1	955
47+40	931.8	955



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 (937) 231-3554

**SOUTH COUNTY ROAD 25-A RECONSTRUCTION, PH. 1**  
**CITY OF TIPP CITY**  
**MICHAELS RD. P/P STA. 45+00 TO STA. 51+00**

FILE NAME: MICHAELS-PPA  
 DRAWN BY: GCA  
 CHECKED BY: AVS  
 PROJECT No.: MIATC1116  
 DATE: 06-17-15  
 SHEET NUMBER: 62 of 115



END AREA CUT	VOLUME CUT	END AREA FILL	VOLUME FILL
99		8	
180		12	
95		5	
152		17	
69		13	
65		15	
37		12	
0		0	
0		0	
397		44	

**ONE CHOICE ENGINEERING**

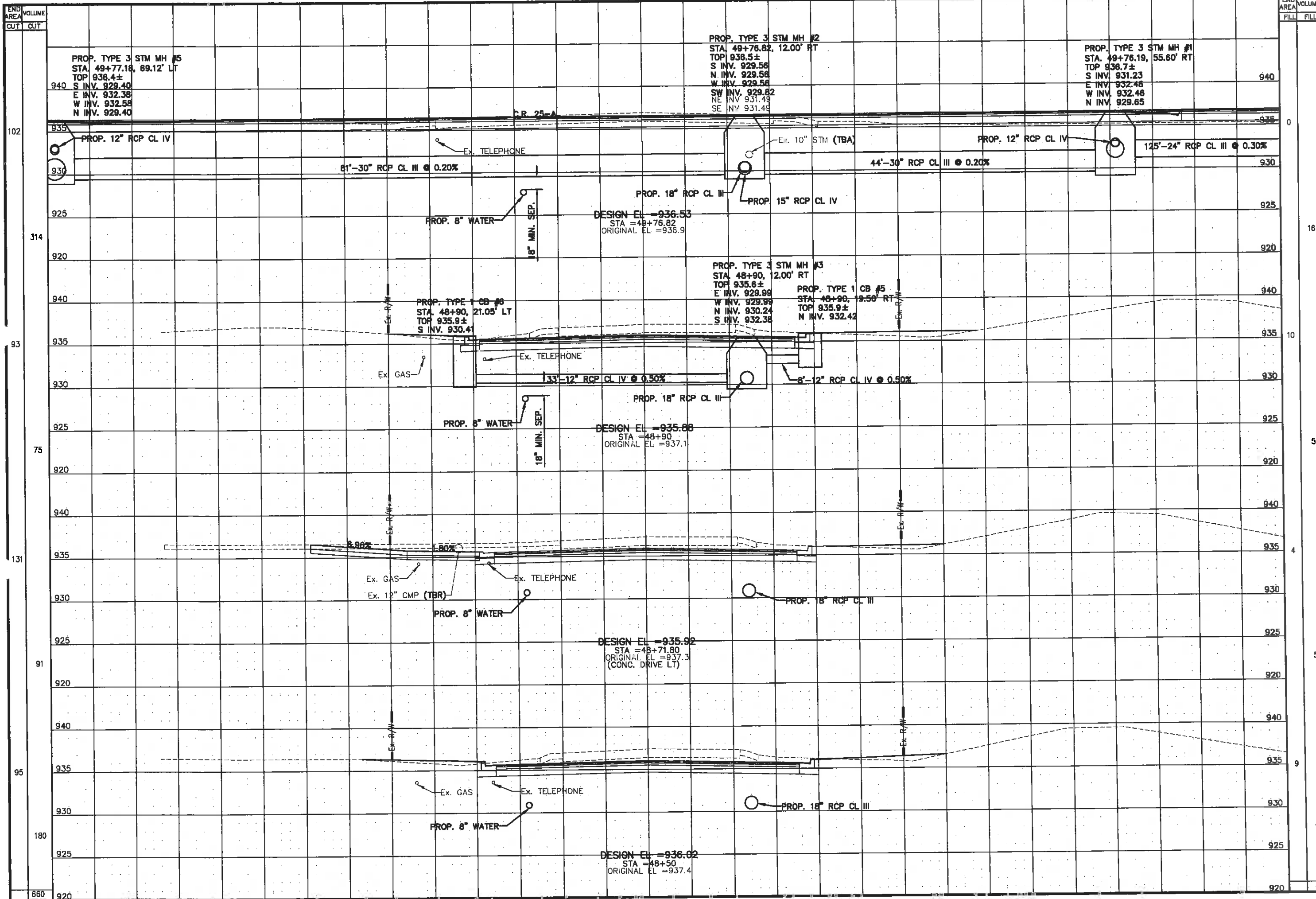
440 E. HOEWISHER ROAD  
SIDNEY, OHIO 45365  
(937) 497-0020  
www.choiceengineering.com

203 W. LOVELAND AVENUE  
LOVELAND, OHIO 45140  
(513) 282-2554

**SOUTH COUNTY ROAD 25-A RECONSTRUCTION, PH. 1  
CITY OF TIPP CITY  
MICHAELS RD. C.S. STA. 46+00 TO STA. 48+00**

REVISIONS:

FILE NAME	MICHAELS - (1)
DRAWN BY	GCA
CHECKED BY	AVS
PROJECT No.	MIATC1116
DATE	06-17-15
SHEET NUMBER	63 OF 115



END AREA	VOLUME
CUT	CUT
102	
314	
93	
75	
131	
91	
95	
180	
660	

END AREA	VOLUME
FILL	FILL
0	
16	
10	
5	
4	
5	
9	
16	
42	

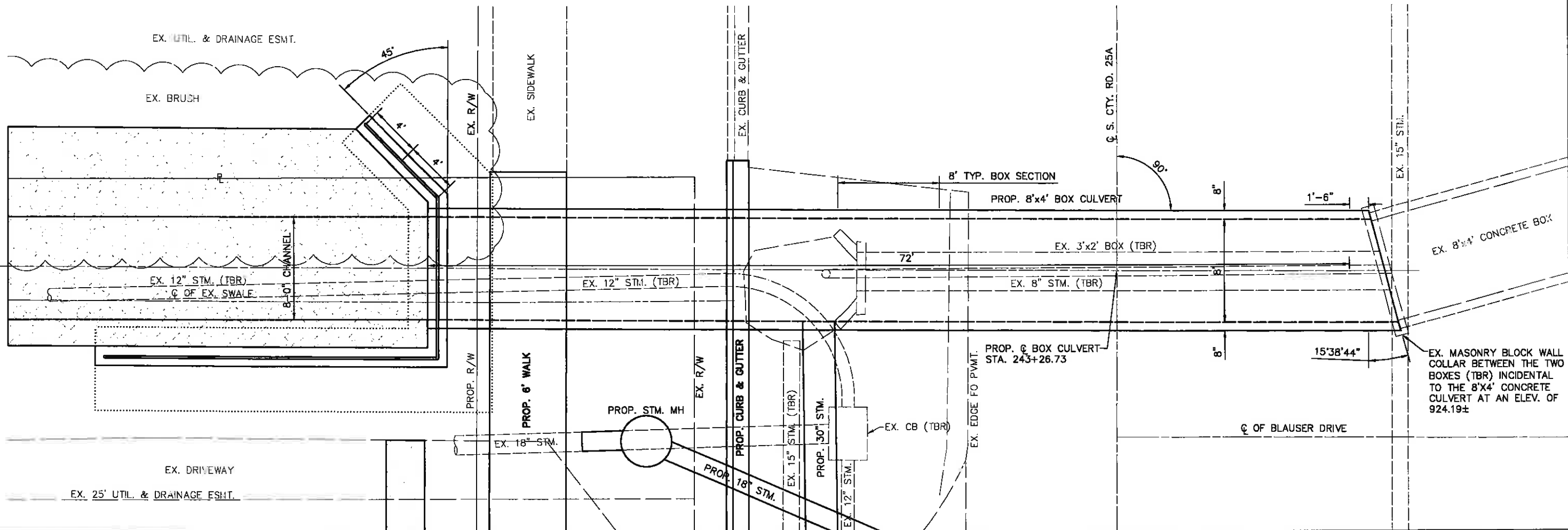
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 203 W. LOVELAND AVENUE  
 LOVELAND, OHIO 43140  
 (513) 231-6554

**SOUTH COUNTY ROAD 25-A RECONSTRUCTION, PH. 1**  
**CITY OF TIPP CITY**  
**MICHAELS RD. C.S. STA. 48+50 TO STA. 49+76.82**

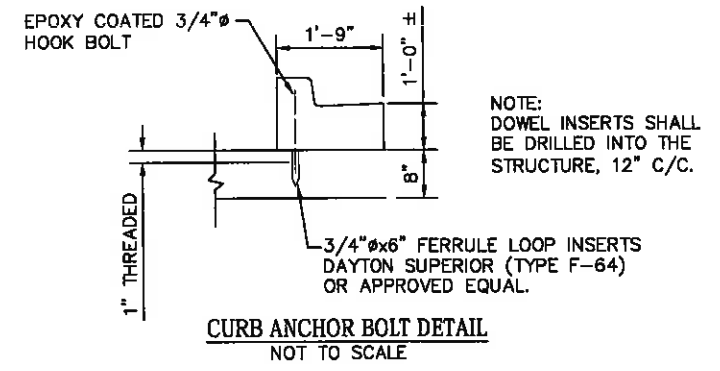
REVISIONS:

FILE NAME	MICHAELS - (2)
DRAWN BY	GCA
CHECKED BY	AVS
PROJECT No.	MIATC1116
DATE	06-17-15
SHEET NUMBER	64 OF 115



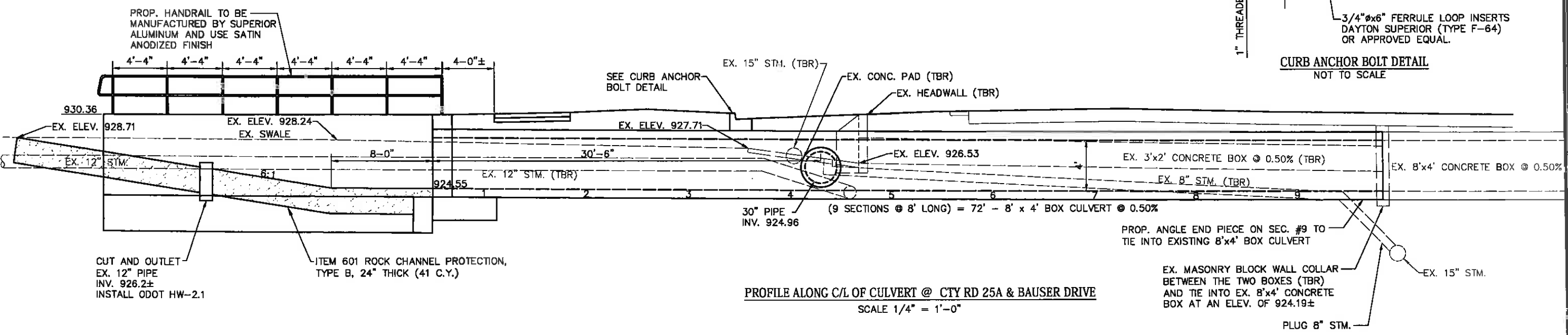
PLAN ALONG C/L OF CULVERT @ CTY RD 25A & BAUSER DRIVE

SCALE 1/4" = 1'-0"



CURB ANCHOR BOLT DETAIL  
NOT TO SCALE

NOTE:  
DOWEL INSERTS SHALL  
BE DRILLED INTO THE  
STRUCTURE, 12" C/C.



PROFILE ALONG C/L OF CULVERT @ CTY RD 25A & BAUSER DRIVE

SCALE 1/4" = 1'-0"

**ONE**  
CHOICE ENGINEERING

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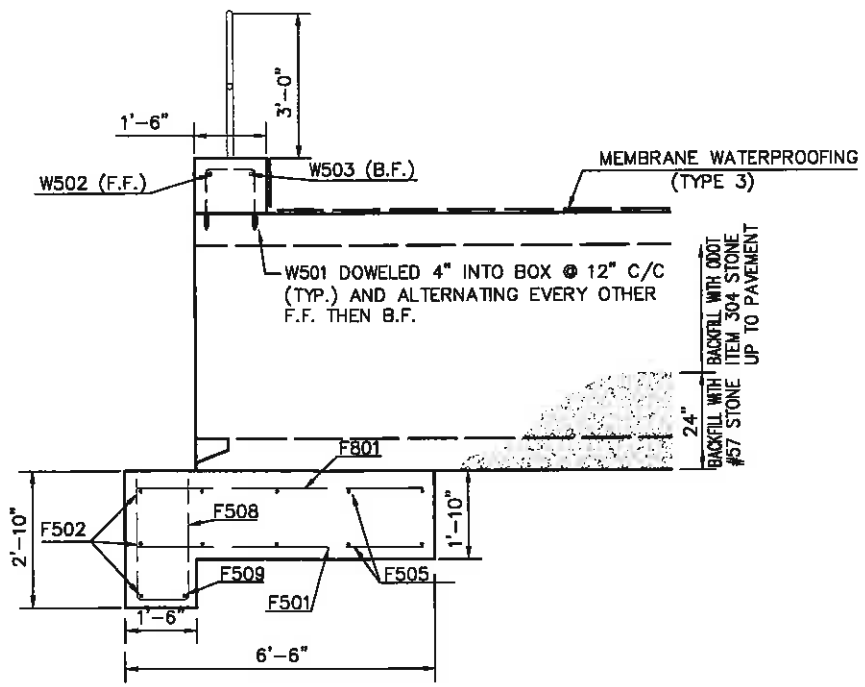
203 W. LOVELAND AVENUE  
LOVELAND, OHIO 45140  
(513) 299-9554

**SOUTH COUNTY ROAD 25-A RECONSTRUCTION, PH. 1**  
**CITY OF TIPP CITY**  
**8' X 4' BOX CULVERT DETAILS**

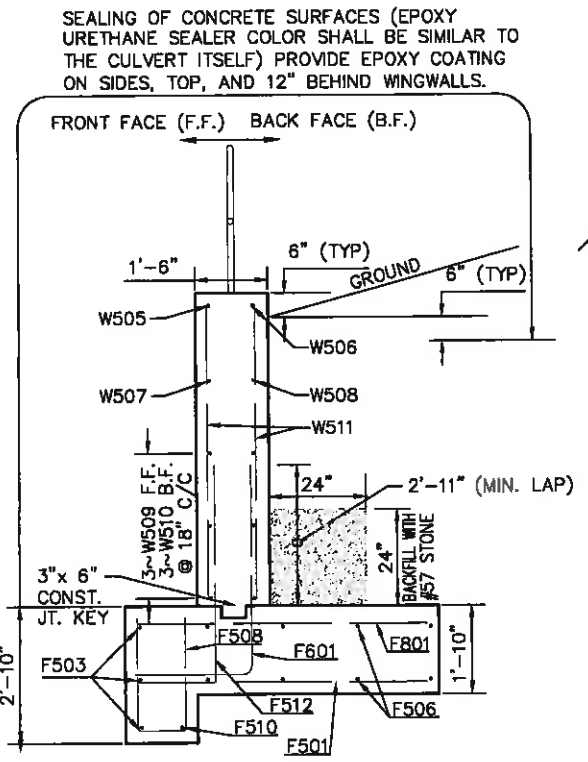
REVISIONS:

FILE NAME	MIATC1116GMD
DRAWN BY	BJS
CHECKED BY	AVS
PROJECT No.	MIATC1116
DATE	06-17-15
SHEET NUMBER	65 OF 115

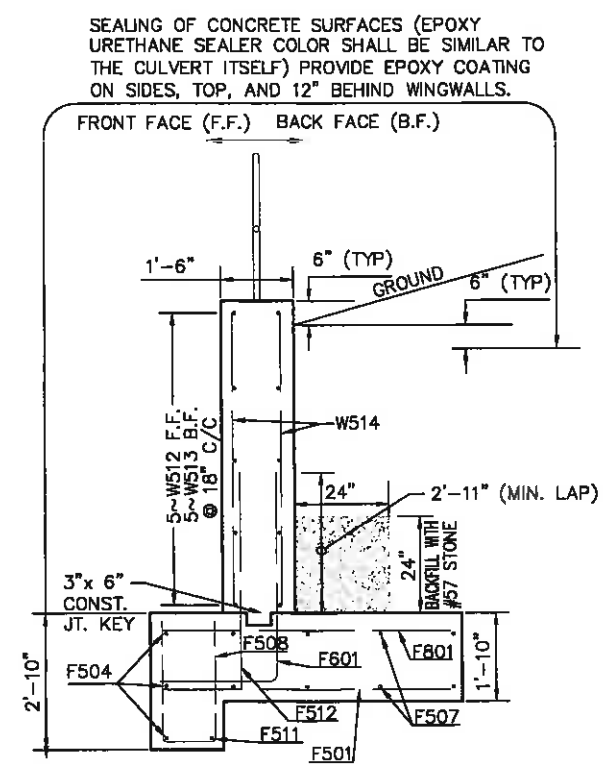




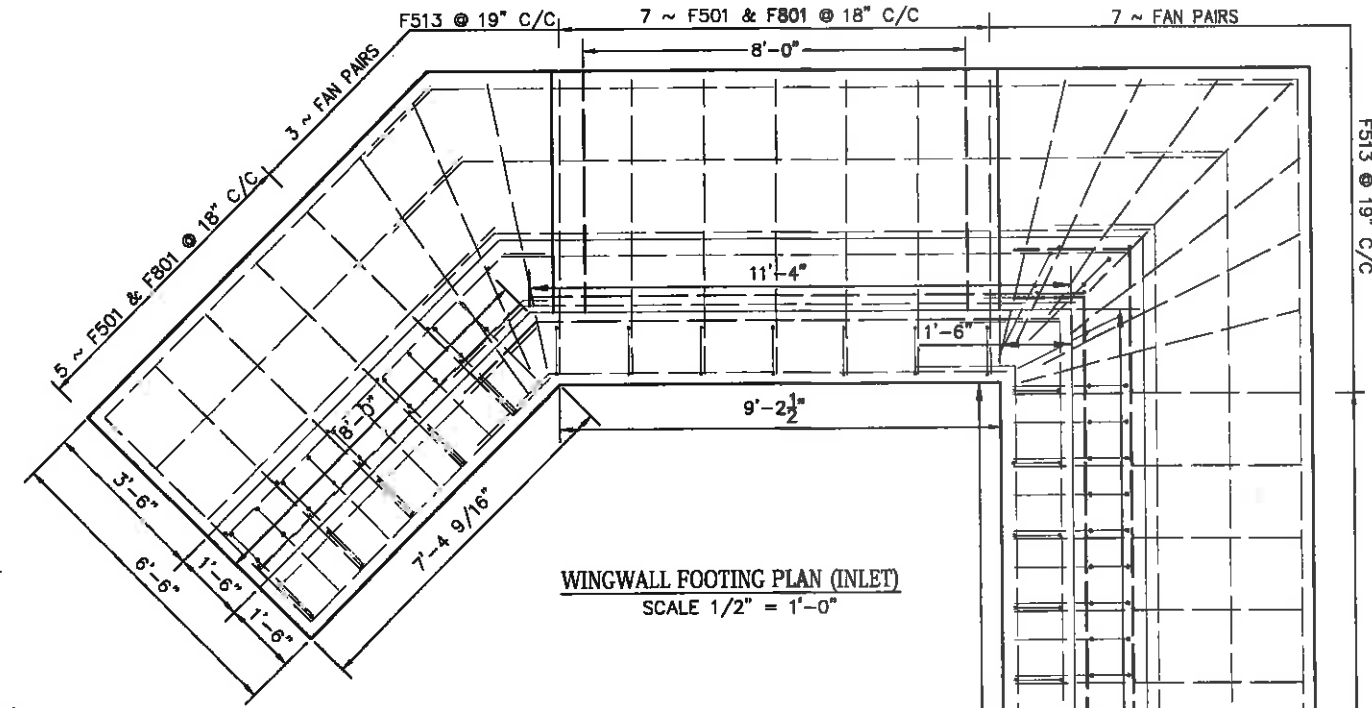
**SECTION A-A (INLET HEADWALL)**  
SCALE 1/2" = 1'-0"



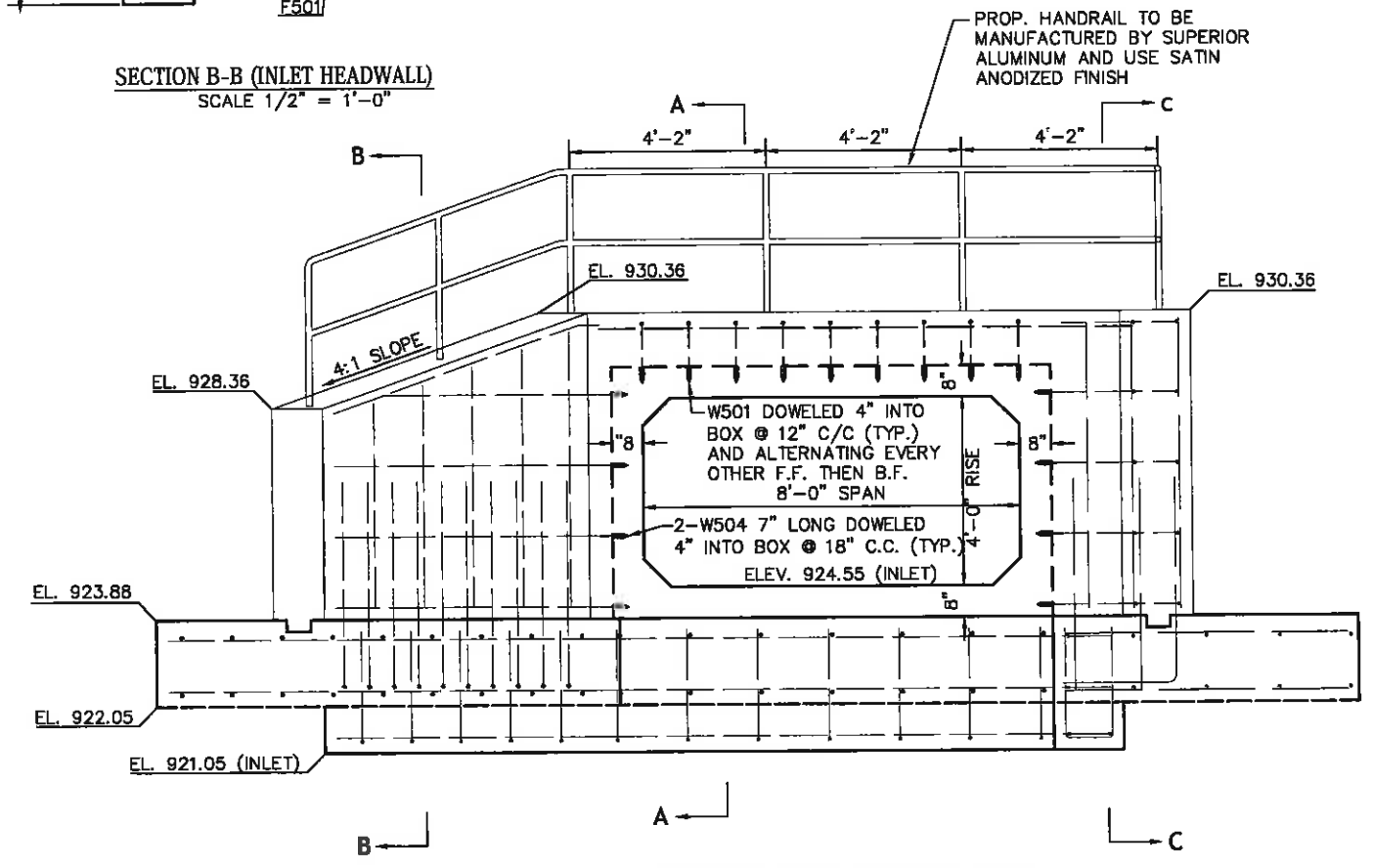
**SECTION B-B (INLET HEADWALL)**  
SCALE 1/2" = 1'-0"



**SECTION C-C (INLET HEADWALL)**  
SCALE 1/2" = 1'-0"



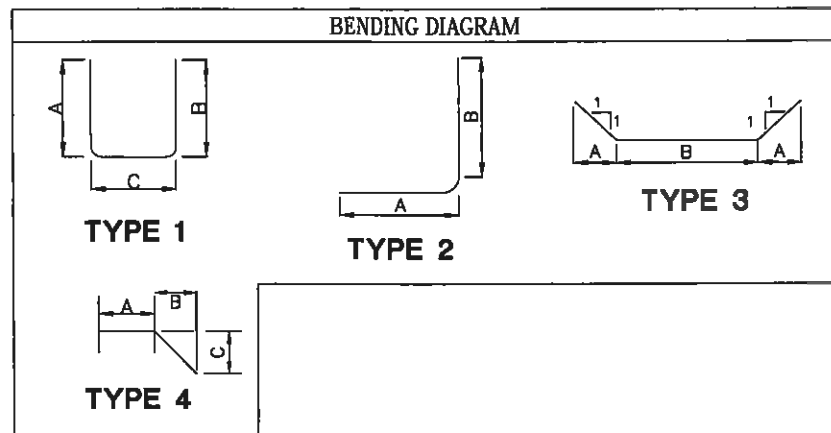
**WINGWALL FOOTING PLAN (INLET)**  
SCALE 1/2" = 1'-0"



**WINGWALL FRONT ELEVATION (INLET)**  
SCALE 1/2" = 1'-0"

REVISIONS:
FILE NAME MIATCI116GME
DRAWN BY BJS
CHECKED BY AVS
PROJECT No. MIATCI1116
DATE 06-17-15
SHEET NUMBER 66 OF 115

HEADWALL REINFORCING STEEL (INLET)									
Mark	Total # of Bars	Length	Total Lbs.	Type	"A"	"B"	"C"	SPACING	
F501	29	6'-0"	182	STR				18"	
F502	3	11'-8"	37	4	9'-7"	1'-5 11/16"	1'-5 11/16"	13"	
F503	3	7'-1"	23	STR				13"	
F504	3	26'-8"	84	2	24'-7"	2'-1"		13"	
F505	SERIES OF INCREMENTS - BARS INC. 7"								18"
	8	13'-7" TO 21'-8 1/2"	141	4	11'-8" TO 17'-11 1/2"	1'-5 11/16"	1'-5 11/16"		
F508	SERIES OF INCREMENTS - BARS INC. 1'-1 1/2"								18"
	8	7'-9" TO 9'-8"	73	STR					
F507	SERIES OF INCREMENTS - BARS INC. 1'-6"								18"
	8	28'-1" TO 32'-7"	254	2	26'-0" TO 30'-8"	2'-1"			
F508	29	6'-1"	184	1	2'-6"	2'-6"	1'-1"	18"	
F509	1	13'-0"	14	4	10'-11"	1'-5 11/16"	1'-5 11/16"		
F510	1	7'-8"	8	STR					
F511	1	27'-7"	29	2	25'-6"	2'-1"			
F512	46	4'-6"	216	STR				9"	
F513	20	6'-0"	126	STR				19"	
F801	46	6'-9"	467	2	2'-5"	4'-4"		9"	
F801	29	8'-0"	465	STR				18"	
W501	9	3'-6"	33	1	1'-3"	1'-3"	1'-0"	12"	
W502	1	11'-7"	13	STR					
W503	1	13'-1"	14	STR					
W504	10	7"	10	STR				6"	
W505	1	8'-7"	9	4	8'-1"	4 1/4"	4 1/4"		
W506	1	9'-4"	10	4	8'-6"	7 1/8"	7 1/8"		
W507	1	6'-6"	7	STR	6'-0"	4 1/4"	4 1/4"		
W508	1	7'-3"	8	STR	6'-5"	7 1/8"	7 1/8"		
W509	3	8'-4"	26	STR	7'-10"	4 1/4"	4 1/4"		
W510	3	9'-1"	29	STR	8'-3"	7 1/8"	7 1/8"		
W511	SERIES OF INCREMENTS - BARS INC. 4 1/2"								18"
	12	4'-1 1/2" TO 6'-0"	64	STR					
W512	5	27'-6"	144	2	26'-0"	1'-6"		18"	
W513	5	29'-5"	154	2	27'-0"	2'-5"		18"	
W514	40	6'-0 3/4"	253	STR				18"	



### JOINTS

JOINTS SHALL BE MORTARED ON THE TOP OUTSIDE SURFACE AND DOWN THE FULL LENGTH OF THE EXTERIOR SIDES TO PROVIDE A SMOOTH SURFACE FOR WATERPROOFING. THE MORTAR SHALL BE A NON-SHRINKING NON-METALLIC MORTAR HAVING A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 5000 PSI ACCORDING TO THE CORPS OF ENGINEERS SPECIFICATION CRD-C621 WHEN PREPARED TO A MODERATE FLUIDITY (124-145% @ 5 DROPS). THE MORTAR OR GROUT SHALL ALSO MEET ALL OTHER REQUIREMENTS OF SPECIFICATION CRD-C621. THE MORTAR SHALL BE PREPARED, PLACED AND CURED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. BEFORE MORTARING THE JOINT SHALL BE THOROUGHLY CLEAN OF ALL DIRT, DUST AND OTHER FOREIGN MATTER. THE SURFACES SHALL BE WETTED, BUT NO FREE WATER SHALL BE ALLOWED TO REMAIN IN THE KEYWAY.

JOINTS SHALL ALSO BE MORTARED ON THE BOTTOM INSIDE SURFACE AND HALFWAY UP THE INSIDE WALLS TO PROVIDE A SMOOTH SURFACE FOR WATER FLOW. THE REMAINDER OF THE INSIDE JOINTS (SIDES AND TOP) SHALL BE FILLED WITH AN EXPANSIVE FOAM MATERIAL (AEROSOL CAN VARIETY) AVAILABLE AT LOCAL SUPPLY STORES.

THE RECESSED AREAS ON THE TOP OF THE BOX CULVERT SECTIONS WHERE THE LIFTING INSERTS ARE LOCATED SHALL BE MORTARED WITH THE SAME MORTAR AS IS USED FOR THE JOINTS. THE FINISHED AREA SHOULD BE A SMOOTH SURFACE FOR WATERPROOFING.

### MISCELLANEOUS

THE BOX CULVERT SHALL BE MANUFACTURED SO THAT THERE IS ONE BLUNT END SECTION AT EACH END AFTER THE CULVERTS HAVE BEEN SET IN PLACE. THESE BLUNT END SECTIONS WILL ALLOW FOR EASIER ATTACHMENT OF THE ANCHOR BOLTS AND WINGWALLS TO THE BOX CULVERT.

ALL EXPOSED CONCRETE SURFACES SUCH AS HEADWALLS AND WINGWALLS SHALL BE COVERED WITH A CONCRETE EPOXY SEALER, THE COLOR OF WHICH SHALL BE SIMILAR TO THE BOX CULVERT ITSELF.

### REINFORCING NOTES:

- ALL REINFORCING STEEL SHALL BE MANUFACTURED PER ODOT ITEM 509 AND BE EPOXY COATED.
- ALL REINFORCING STEEL SHALL HAVE A 3" CLEAR COVER UNLESS OTHERWISE SHOWN.
- ALL DIMENSIONS ARE CENTER-TO-CENTER UNLESS OTHERWISE SHOWN.
- DOMESTIC STEEL USE REQUIREMENTS AS SPECIFIED IN SECTION 153.011 OF THE REVISED CODE APPLY TO THIS PROJECT. COPIES OF SECTION 153.011 OF THE REVISED CODE CAN BE OBTAINED FROM ANY OF THE OFFICES OF THE DEPARTMENT OF ADMINISTRATIVE SERVICES.

### CHAMFER

ALL EXPOSED CAST IN PLACE CONCRETE TO HAVE 3/4" CHAMFER

### DESIGN LOADING:

AASHTO HL-93

### INSPECTION:

THE QUALITY OF MATERIALS, THE PROCESS OF MANUFACTURE AND THE FINISHED SECTIONS SHALL BE SUBJECT TO INSPECTION BY THE ENGINEER. SECTIONS MAY BE SUBJECT TO REJECTION FOR FAILURE TO CONFORM TO ANY OF THE REQUIREMENTS IN THESE NOTES. INDIVIDUAL SECTIONS MAY BE REJECTED BECAUSE OF ANY OF THE FOLLOWING:

FRACTURES OR CRACKS PASSING THROUGH THE WALL, EXCEPT FOR A SINGLE END CRACK THAT DOES NOT EXCEED ONE HALF THE THICKNESS OF THE WALL.

DEFECTS THAT INDICATE PROPORTIONING, MIXING AND MOLDING NOT IN COMPLIANCE WITH THESE NOTES.

HONEYCOMBED OPEN TEXTURE.

EXPOSED REINFORCING STEEL.

DAMAGED ENDS OR LEGS WHERE SUCH DAMAGE WOULD PREVENT MAKING A SATISFACTORY JOINT.

INSTALLED SECTIONS THAT HAVE CRACKS EXCEEDING 0.01 INCH IN WIDTH SHALL BE APPRAISED BY THE ENGINEER CONSIDERING THE STRUCTURAL INTEGRITY OR SERVICE LIFE OF THE STRUCTURE. SUCH CRACKS ARE NOT ACCEPTABLE IF THEY ARE EXCESSIVE IN NUMBER OR IF THEY RESULT FROM CARELESS HANDLING OR INSTALLATION. ALL CRACKS OVER 0.10 INCH WIDTH SHALL BE SEALED USING A METHOD APPROVED BY THE ENGINEER.

THE ENGINEER MAY REJECT ANY SECTION IF, IN THE ENGINEER'S OPINION, THE STRUCTURAL INTEGRITY OR SERVICE LIFE OF THE SECTION HAS BEEN REDUCED DUE TO MATERIALS, MANUFACTURER OR INSTALLATION.

### WORKMANSHIP AND FINISH:

THE SECTIONS MAY BE REPAIRED, IF NECESSARY, BECAUSE OF OCCASIONAL IMPERFECTIONS OR FRACTURES. REPAIRS SHALL BE MADE IN ACCORDANCE WITH ITEM 519. NO ADDITIONAL PAYMENT WILL BE MADE FOR REPAIRS. THE REPAIRS WILL BE ACCEPTABLE IF IN THE OPINION OF THE ENGINEER THE REPAIRS ARE SOUND, PROPERLY FINISHED AND CURED, AND THE REPAIRED SECTION CONFORMS TO THE REQUIREMENTS OF THESE NOTES.

### BASIS OF PAYMENT:

THE ACCEPTED QUANTITY OF PRECAST REINFORCED CONCRETE SECTIONS OF THE SIZE AND TYPE SPECIFIED WILL BE PAID FOR AT THE CONTRACT UNIT PRICE PER LINEAR FOOT, COMPLETE IN PLACE. PAYMENT SHALL BE MADE UNDER THE FOLLOWING:

ITEM	UNIT	DESCRIPTION
811	FEET	8' x 4' CONDUIT, TYPE "A" 706.05, ASTM C-1577, AS PER PLAN

### DESIGN STRESSES:

CONCRETE CLASS QC - COMPRESSIVE STRENGTH, 4000 PSI

REINFORCING STEEL - ASTM A615, A616, OR A617, GRADE 60 EPOXY COATED YIELD STRENGTH, 60,000 P.S.I.

DOWEL INSERTS - SHALL BE CAST OR DRILLED INTO THE STRUCTURE. PAYMENT FOR ALL LABOR AND MATERIALS TO INSTALL THE DOWEL INSERTS, DOWELS AND ANY ASSOCIATED HARDWARE SHALL BE INCLUDED IN THE COST OF THE ITEM 811 CONDUIT.

### STREAM CHANNEL EXCAVATION:

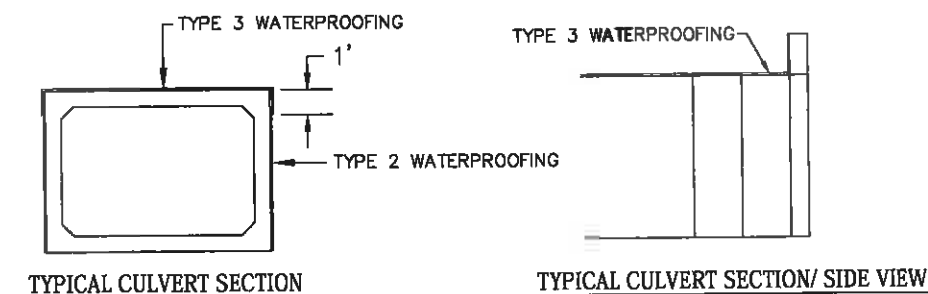
THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PREVENT ANY INCIDENTAL DISCHARGES ASSOCIATED WITH THE EXCAVATION AND HAULING OF MATERIAL FROM THE STREAM CHANNEL. THIS PERTAINS TO ANY EXCAVATION OPERATIONS SUCH AS, FOUNDATION PIER OR HEADWALL EXCAVATION, CHANNEL CLEAN OUT OR REALIGNMENT, EXCAVATION OF ROCK CHANNEL PROTECTION AND REMOVAL OF ANY TEMPORARY FILL ASSOCIATED WITH CONSTRUCTION OPERATIONS.

### DEMOLITION DEBRIS:

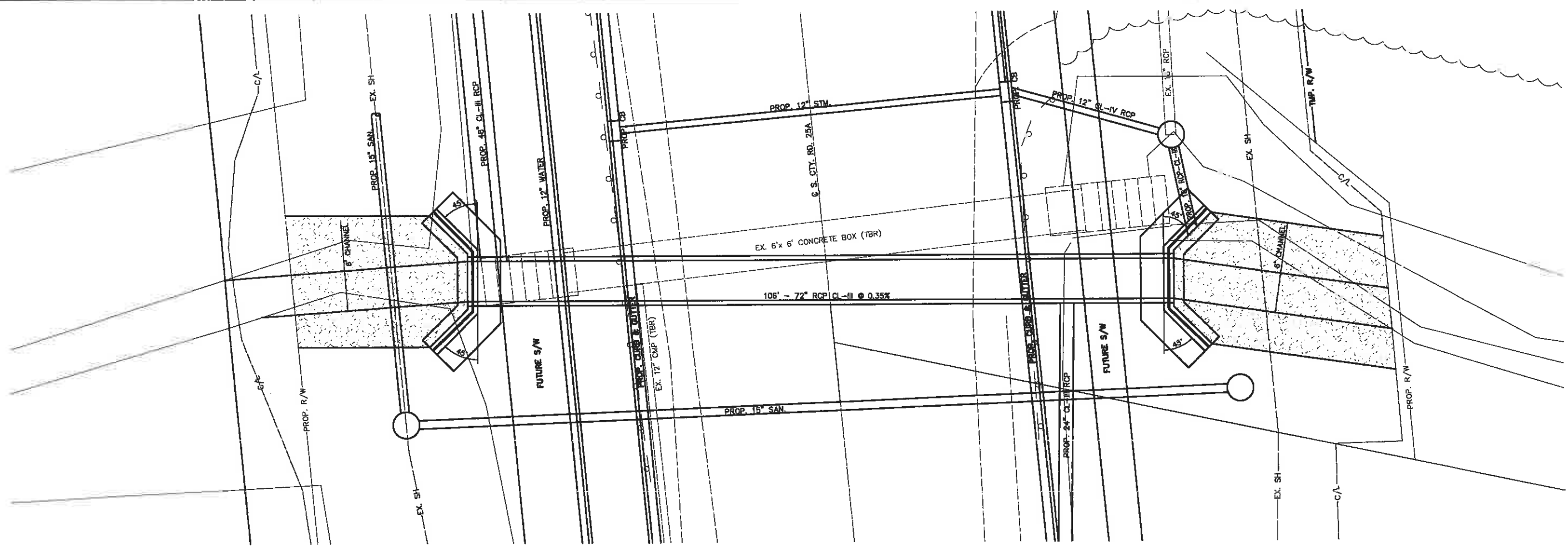
THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID AND/OR LIMIT DEMOLITION DEBRIS FROM ENTERING THE STREAM. ANY MATERIAL THAT DOES FALL INTO THE STREAM SHALL BE REMOVED AS SOON AS POSSIBLE.

### INSTREAM WORK:

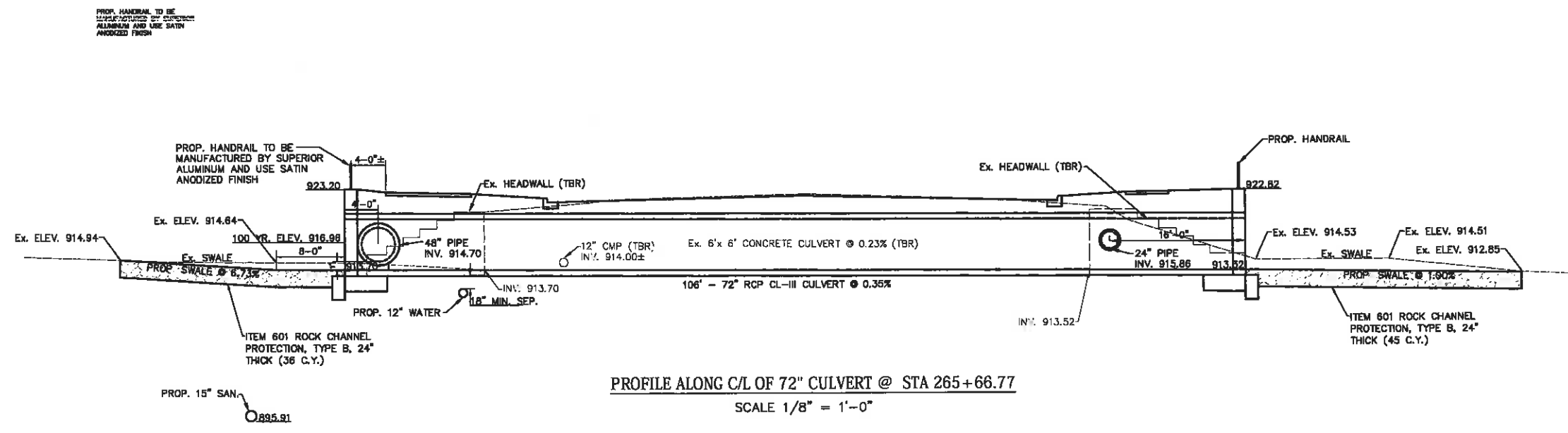
INSTREAM WORK WILL BE LIMITED WHERE PRACTICABLE AND IF NECESSARY, ONLY CLEAN NON-ERODIBLE MATERIAL WILL BE USED FOR FORDS OR COFFERDAMS. ANY TEMPORARY PLACED MATERIAL WILL BE REMOVED AND THE STREAM BOTTOM BE RESTORED TO NEAR NATURAL CONDITIONS WHEN THE WORK IS COMPLETED.



- MEMBRANE WATERPROOFING (SHEET TYPE 2) SHALL BE PROVIDED ON THE SIDES OF THE CULVERT FOR THE FULL LENGTH OF THE CULVERT AND OVERLAP WINGWALLS 1'-6".
- MEMBRANE WATERPROOFING (SHEET TYPE 3) SHALL BE PROVIDED ON THE TOP SURFACE AND 1'-0" DOWN EACH SIDE OF THE CULVERT FOR THE FULL LENGTH OF THE CULVERT AND UP THE CONCRETE EDGES UP TO THE ROAD SURFACE. IT SHALL ALSO OVERLAP HEADWALL FOR ITS FULL HEIGHT.



PLAN ALONG C/L OF PROP. 72" CULVERT @ STA 265+66.77  
SCALE 1/8" = 1'-0"



PROFILE ALONG C/L OF 72" CULVERT @ STA 265+66.77  
SCALE 1/8" = 1'-0"



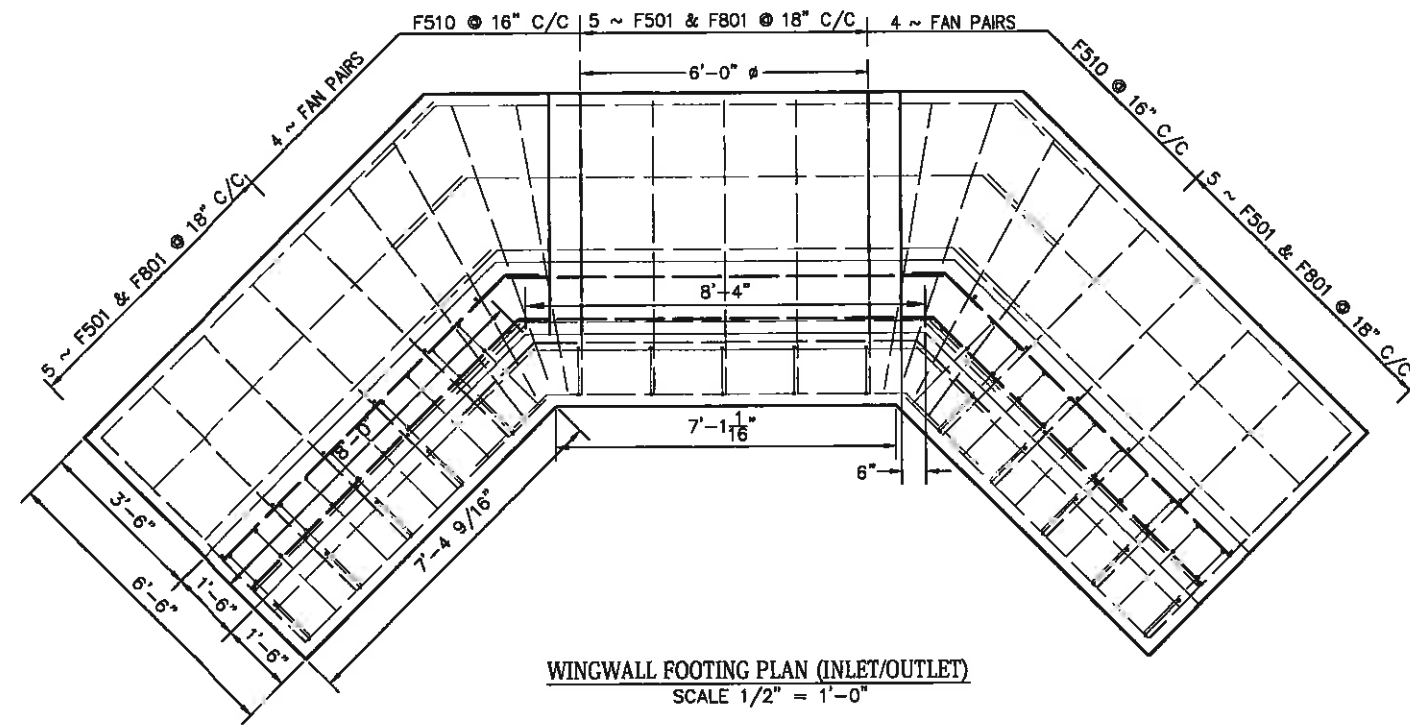
**CHOICE ONE ENGINEERING**

440 E. HOEWISHER ROAD  
SIDNEY, OHIO 45355  
(937) 497-0200  
www.choiceoneengineering.com

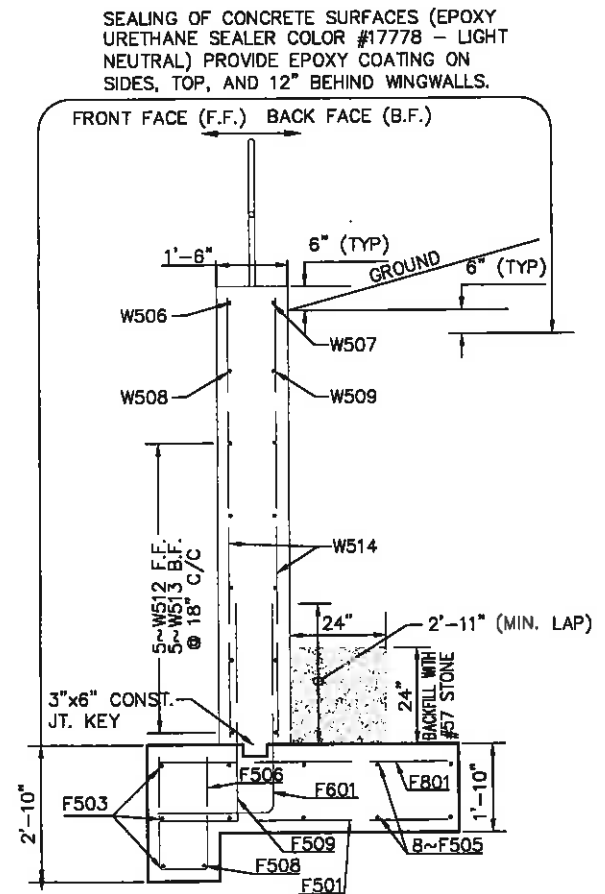
203 W. LOVELAND AVENUE  
LOVELAND, OHIO 45140  
(513) 234-8554

**SOUTH COUNTY ROAD 25-A RECONSTRUCTION, PH. 1**  
**CITY OF TIPP CITY**  
**72" CULVERT DETAILS**

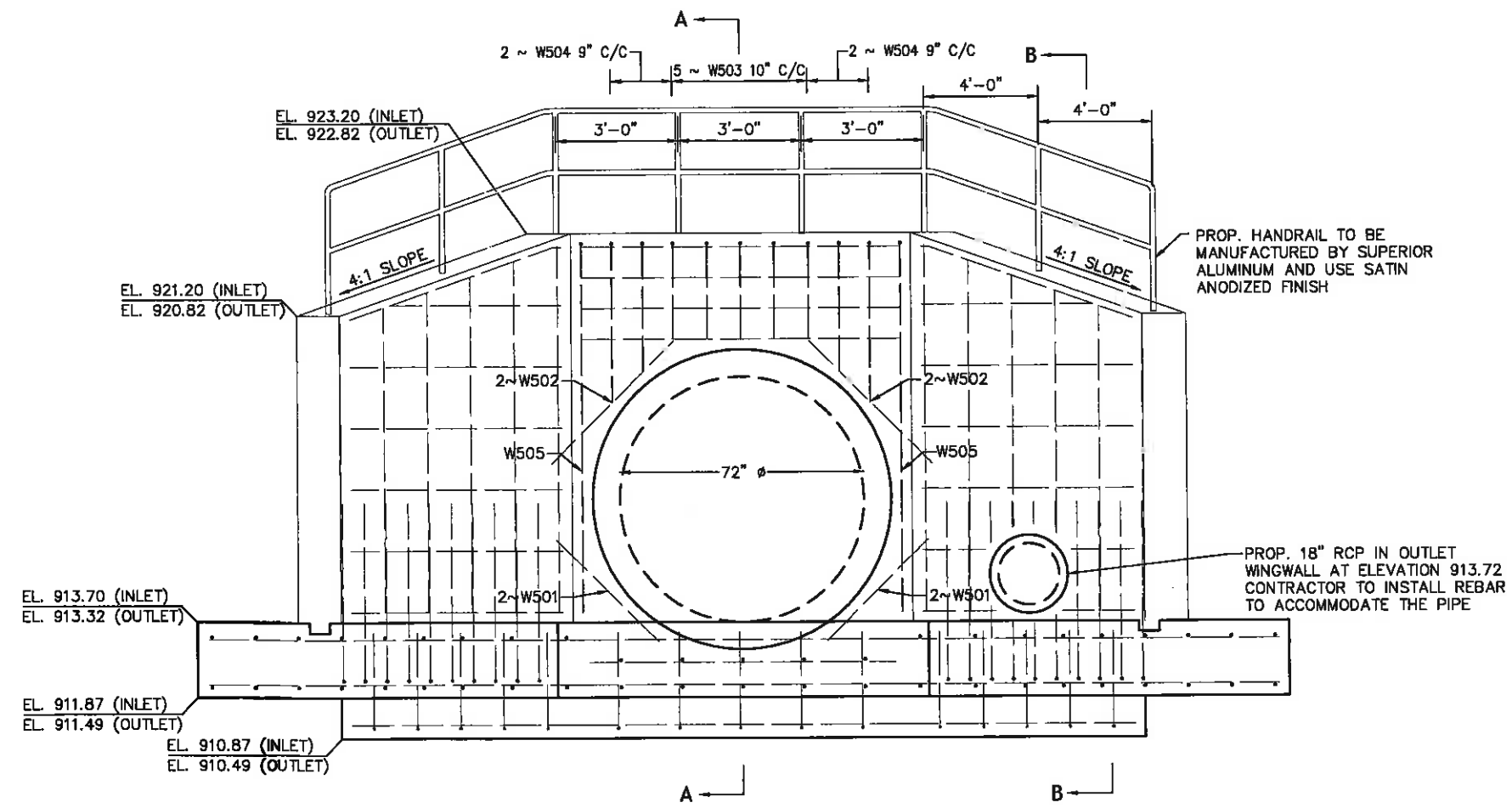
REVISIONS:
FILE NAME MIATCI1116GGMG
DRAWN BY BJS
CHECKED BY AVS
PROJECT No. MIATCI1116
DATE 06-17-15
SHEET NUMBER 68 OF 115



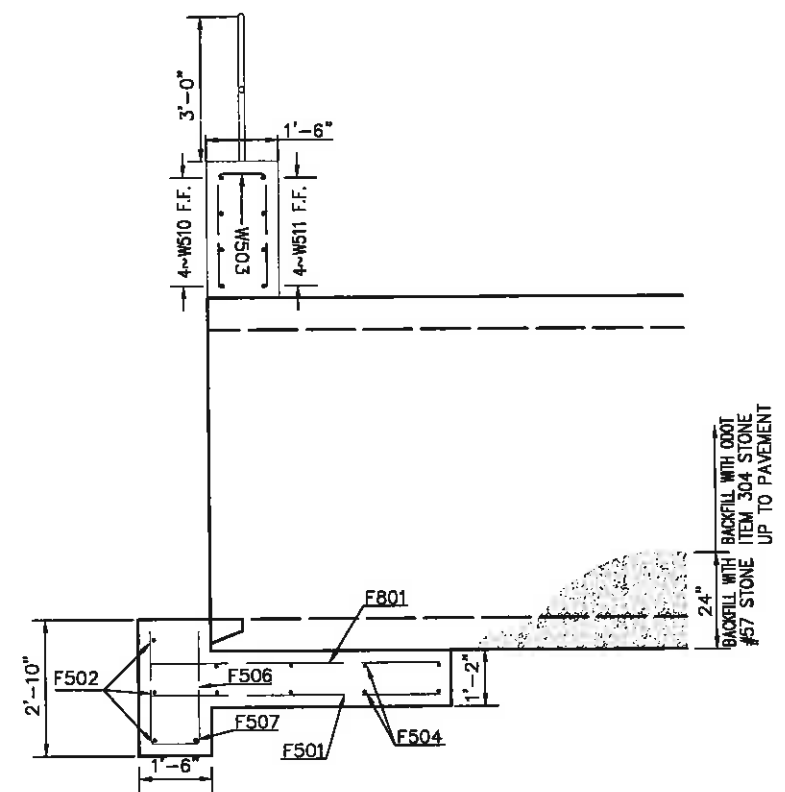
WINGWALL FOOTING PLAN (INLET/OUTLET)  
SCALE 1/2" = 1'-0"



SECTION B-B (INLET & OUTLET HEADWALL)  
SCALE 1/2" = 1'-0"



WINGWALL FRONT ELEVATION (INLET/OUTLET)  
SCALE 1/2" = 1'-0"

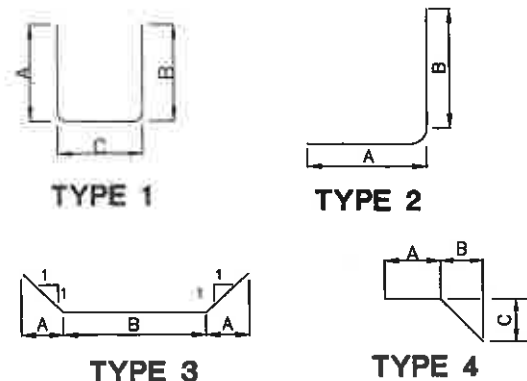


SECTION A-A (INLET & OUTLET HEADWALL)  
SCALE 1/2" = 1'-0"

REVISIONS:
FILE NAME MIATCI116GMH
DRAWN BY BJS
CHECKED BY AVS
PROJECT No. MIATCI1116
DATE 08-17-15
SHEET NUMBER 69 OF 115

HEADWALL REINFORCING STEEL (INLET & OUTLET)									
Mark	Total # of Bars	Length	Total Lbs.	Type	"A"	"B"	"C"	SPACING	
F501	30	6'-0"	188	STR				18"	
F502	6	11'-8"	73	3	7'-8"	1'-5 1/16"	1'-5 1/16"	13"	
F503	12	7'-1"	89	STR				13"	
F504	SERIES OF INCREMENTS - BARS INC. 1'-3"								18"
	16	12'-5" TO 16'-2"	239	3	1'-5 1/16"	8'-3" TO 12'-0"			
F505	SERIES OF INCREMENTS - BARS INC. 8"								18"
	32	7'-10" TO 9'-10"	295	STR					
F506	30	5'-8"	178	1	2'-4"	2'-4"	1'-0"	18"	
F507	2	12'-2"	26	3	1'-5 1/16"	8'-0"			
F508	4	7'-8"	32	STR					
F509	40	4'-6"	188	STR				9"	
F510	32	6'-0"	201	STR				16"	
F501	40	6'-9"	406	2	2'-5"	4'-4"		9"	
F501	30	6'-0"	481	STR				18"	
W501	8	3'-6"	30	STR					
W502	8	4'-3"	36	STR					
W503	10	5'-8"	60	1	2'-4"	2'-4"	1'-0"	10"	
W504	SERIES OF INCREMENTS - BARS INC. 9"								9"
	8	7'-3" TO 8'-9"	67	1	3'-1 1/2" TO 3'-10 1/2"	3'-1 1/2" TO 3'-10 1/2"	1'-0"		
W505	4	19'-0"	80	STR	9'-0"	9'-0"	1'-0"		
W506	4	8'-6"	36	4	8'-1"	3 9/16"	3 9/16"		
W507	4	9'-2"	39	4	8'-8"	5 5/8"	5 5/8"		
W508	4	6'-5"	27	4	6'-0"	3 9/16"	3 9/16"		
W509	4	7'-2"	34	4	6'-8"	5 5/8"	5 5/8"		
W510	8	8'-8"	73	STR				9"	
W511	8	9'-1"	76	STR				9"	
W512	20	8'-3"	172	4				18"	
W513	20	9'-0"	188	4				18"	
W514	SERIES OF INCREMENTS - BARS INC. 4.5"								18"
	48	7'-0" TO 8'-10 1/2"	398	STR					

**BENDING DIAGRAM**



**MISCELLANEOUS**

THE PIPE SHALL BE MANUFACTURED SO THAT THERE IS ONE BLUNT END SECTION AT EACH END AFTER THE CULVERTS HAVE BEEN SET IN PLACE. THESE BLUNT END SECTIONS WILL ALLOW FOR EASIER ATTACHMENT OF THE ANCHOR BOLTS AND WINGWALLS TO THE PIPE.

ALL EXPOSED CONCRETE SURFACES SUCH AS HEADWALLS AND WINGWALLS SHALL BE COVERED WITH A CONCRETE EPOXY SEALER, THE COLOR OF WHICH SHALL BE SIMILAR TO THE PIPE ITSELF.

**REINFORCING NOTES:**

1. ALL REINFORCING STEEL SHALL BE EPOXY COATED.
2. ALL REINFORCING STEEL SHALL HAVE A 3" CLEAR COVER UNLESS OTHERWISE SHOWN.
3. ALL DIMENSIONS ARE CENTER-TO-CENTER UNLESS OTHERWISE SHOWN.
4. ALL STEEL SHALL BE DOMESTIC, AMERICAN MADE.

**CHAMFER**

ALL EXPOSED CAST IN PLACE CONCRETE TO HAVE 3/4" CHAMFER

**DESIGN LOADING:**

AASHTO HL-93 AND THE ALTERNATE MILITARY LOADING (ASTM C-850)

**INSPECTION:**

THE QUALITY OF MATERIALS, THE PROCESS OF MANUFACTURER AND THE FINISHED SECTIONS SHALL BE SUBJECT TO INSPECTION BY THE ENGINEER. SECTIONS MAY BE SUBJECT TO REJECTION FOR FAILURE TO CONFORM TO ANY OF THE REQUIREMENTS IN THESE NOTES. INDIVIDUAL SECTIONS MAY BE REJECTED BECAUSE OF ANY OF THE FOLLOWING:

FRACTURES OR CRACKS PASSING THROUGH THE WALL, EXCEPT FOR A SINGLE END CRACK THAT DOES NOT EXCEED ONE HALF THE THICKNESS OF THE WALL.

DEFECTS THAT INDICATE PROPORTIONING, MIXING AND MOLDING NOT IN COMPLIANCE WITH THESE NOTES.

HONEYCOMBED OPEN TEXTURE.

EXPOSED REINFORCING STEEL.

DAMAGED ENDS OR LEGS WHERE SUCH DAMAGE WOULD PREVENT MAKING A SATISFACTORY JOINT.

INSTALLED SECTIONS THAT HAVE CRACKS EXCEEDING 0.01 INCH IN WIDTH SHALL BE APPRAISED BY THE ENGINEER CONSIDERING THE STRUCTURAL INTEGRITY OR SERVICE LIFE OF THE STRUCTURE. SUCH CRACKS ARE NOT ACCEPTABLE IF THEY ARE EXCESSIVE IN NUMBER OR IF THEY RESULT FROM CARELESS HANDLING OR INSTALLATION. ALL CRACKS OVER 0.10 INCH WIDTH SHALL BE SEALED USING A METHOD APPROVED BY THE ENGINEER.

THE ENGINEER MAY REJECT ANY SECTION IF, IN THE ENGINEER'S OPINION, THE STRUCTURAL INTEGRITY OR SERVICE LIFE OF THE SECTION HAS BEEN REDUCED DUE TO MATERIALS, MANUFACTURER OR INSTALLATION.

**WORKMANSHIP AND FINISH:**

THE PRECAST ELEMENTS MAY BE REPAIRED, IF NECESSARY, BECAUSE OF OCCASIONAL IMPERFECTIONS OR FRACTURES. REPAIRS SHALL BE MADE IN ACCORDANCE WITH ITEM 519. NO ADDITIONAL PAYMENT WILL BE MADE FOR REPAIRS. THE REPAIRS WILL BE ACCEPTABLE IF IN THE OPINION OF THE ENGINEER THE REPAIRS ARE SOUND, PROPERLY FINISHED AND CURED, AND THE REPAIRED SECTION CONFORMS TO THE REQUIREMENTS OF THESE NOTES.

**BASIS OF PAYMENT:**

THE ACCEPTED QUANTITY OF PRECAST REINFORCED CONCRETE SECTIONS OF THE SIZE AND TYPE SPECIFIED WILL BE PAID FOR AT THE CONTRACT UNIT PRICE PER LINEAR FOOT, COMPLETE IN PLACE. PAYMENT SHALL BE MADE UNDER THE FOLLOWING:

ITEM	UNIT	DESCRIPTION
811	FEET	72" CONDUIT, TYPE "A" 706.02, RCP CL-III ASTM C-76, AS PER PLAN

**DESIGN STRESSES:**

CONCRETE CLASS QC - COMPRESSIVE STRENGTH, 4000 PSI

REINFORCING STEEL - ASTM A615, A616, OR A617, GRADE 60 EPOXY COATED YIELD STRENGTH, 60,000 P.S.I.

DOWEL INSERTS - SHALL BE CAST OR DRILLED INTO THE STRUCTURE. PAYMENT FOR ALL LABOR AND MATERIALS TO INSTALL THE DOWEL INSERTS, DOWELS AND ANY ASSOCIATED HARDWARE SHALL BE INCLUDED IN THE COST OF THE ITEM 811 CONDUIT.

**STREAM CHANNEL EXCAVATION:**

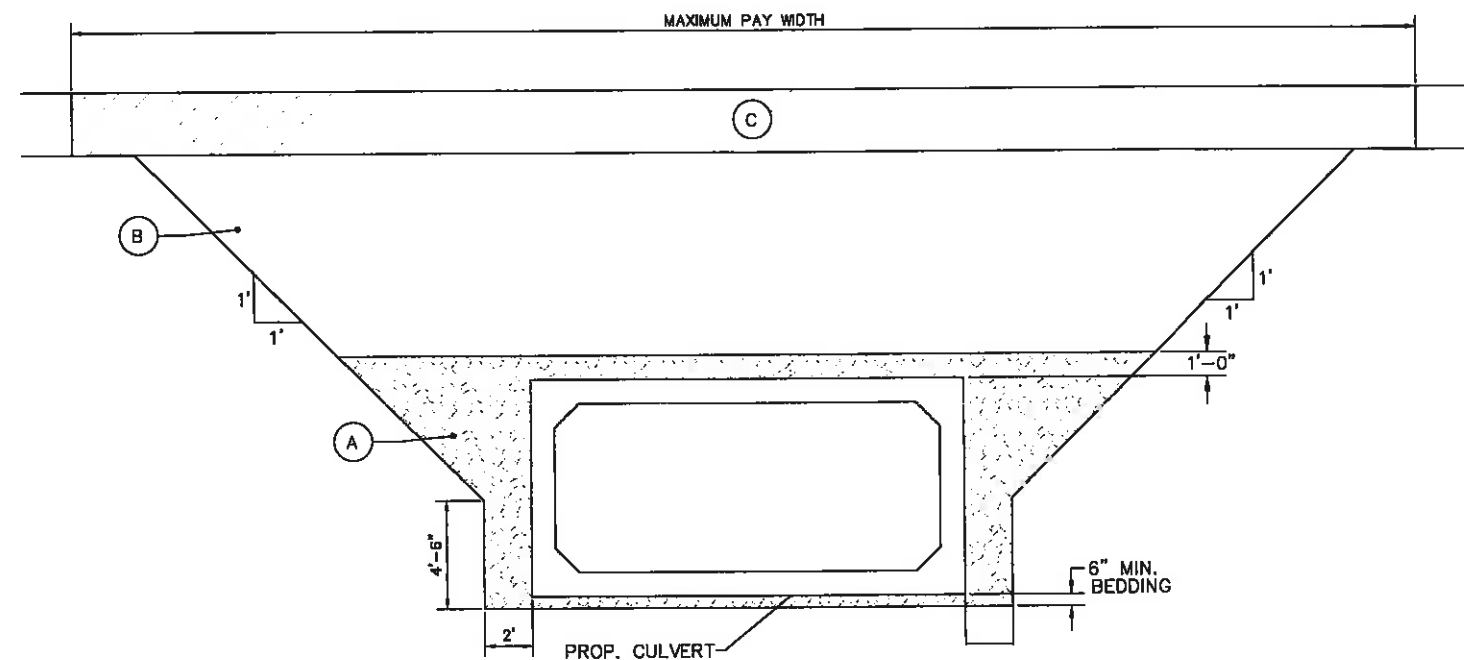
THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PREVENT ANY INCIDENTAL DISCHARGES ASSOCIATED WITH THE EXCAVATION AND HAULING OF MATERIAL FROM THE STREAM CHANNEL. THIS PERTAINS TO ANY EXCAVATION OPERATIONS SUCH AS, FOUNDATION PIER OR HEADWALL EXCAVATION, CHANNEL CLEAN OUT OR REALIGNMENT, EXCAVATION OF ROCK CHANNEL PROTECTION AND REMOVAL OF ANY TEMPORARY FILL ASSOCIATED WITH CONSTRUCTION OPERATIONS.

**DEMOLITION DEBRIS:**

THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID AND/OR LIMIT DEMOLITION DEBRIS FROM ENTERING THE STREAM. ANY MATERIAL THAT DOES FALL INTO THE STREAM SHALL BE REMOVED AS SOON AS POSSIBLE.

**INSTREAM WORK:**

INSTREAM WORK WILL BE LIMITED WHERE PRACTICABLE AND IF NECESSARY, ONLY CLEAN NON-ERODIBLE MATERIAL WILL BE USED FOR FORDS OR COFFERDAMS. ANY TEMPORARY PLACED MATERIAL WILL BE REMOVED AND THE STREAM BOTTOM BE RESTORED TO NEAR NATURAL CONDITIONS WHEN THE WORK IS COMPLETED.



**PROP. CULVERT TRENCH DETAIL**

**TRENCH DETAIL NOTES**

**A.** GRANULAR BEDDING SHALL BE ODOT 703 #9 COURSE AGGREGATE. TIE THE #9 COURSE AGGREGATE INTO THE ROCK CHANNEL PROTECTION AT THE END OF THE WINGWALL. COST FOR #9 COURSE AGGREGATE IS INCLUDED IN THE BOX CULVERT OR WINGWALL INSTALLATION.

**B.** BACKFILL SHALL FOLLOW ODOT TYPE 3 BEDDING FOR CONCRETE PIPE (NO SLAG ALLOWED).

**C.** OFF-PAVEMENT AREAS SHALL BE PROVIDED WITH A MINIMUM OF 12" OF TOPSOIL OVER DENSELY COMPACTED CLAY MATERIAL AND THEN SEEDED AND MULCHED PER ODOT ITEM 659.

IN-PAVEMENT AREAS SHALL FOLLOW TYPICAL PAVEMENT DETAILS SHOWN ON THE TYPICAL SECTION.

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**SOUTH COUNTY ROAD 25-A RECONSTRUCTION, PH. 1  
CITY OF TIPP CITY  
72" CULVERT DETAILS**

REVISIONS:

FILE NAME	MIATC1116GMI
DRAWN BY	BJS
CHECKED BY	AVS
PROJECT No.	MIATC1116
DATE	06-17-15
SHEET NUMBER	70 OF 115

**GENERAL NOTES**

- 1) THE CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND MISCELLANEOUS CONDUIT AND PIPES PRIOR TO ANY DIGGING. ANY DAMAGE TO ABOVE MENTIONED ITEMS SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR. NOTE: ALL REPAIRS AND MODIFICATIONS TO UTILITIES SHALL BE CLOSELY COORDINATED WITH OWNING UTILITIES OFFICIALS.
- 2) COORDINATE EXACT CONDUIT ROUTES WITH THE CITY OF TIPP CITY TO AVOID CONFLICT WITH SIGNAGE, CURBS, TREES, AND OTHER LANDSCAPING.
- 3) PROVIDE 18" FLUSH GRADE PULL BOX, NEMA 3R, NO BASE AND LOCKING COVER RATED FOR OCCASIONAL HEAVY TRAFFIC. COORDINATE FRAME COVER COLOR WITH THE CITY, COVER LOGO "ELECTRIC". INSTALL PER MANUFACTURER'S RECOMMENDATION. STUB CONDUIT THROUGH PULL BOX SIDE WALLS. USE A MANUFACTURER'S RECOMMENDED WALL PUNCH AS NECESSARY FOR CONDUIT KNOCKOUTS. SIZE KNOCKOUT ONE TRADE SIZE LARGER THAN CONDUIT TO ALLOW FOR CONDUIT MOVEMENT. COORDINATE WITH THE CITY FOR LOCATIONS. MOUNT BOX SUCH THAT TOP OF BOX WILL BE FLUSH WITH TOP OF FINISH SURFACE.
- 4) CITY TO CONNECT WIRING AND PROVIDE POWER TO THE SYSTEM. CONTRACTOR TO SUPPLY/INSTALL CONDUITS, LIGHT POLES, POLE FOUNDATIONS, AND WIRE.
- 5) UNDERDRAINS FOR PULL BOXES SHALL BE USED AS DIRECTED BY THE CITY. CONTRACTOR TO USE ITEM 611, 4" TYPE E CONDUIT, WILL BE NECESSARY FOR EVERY PULL BOX. COST OF UNDERDRAINS TO BE CONSIDERED INCIDENTAL TO RELATED ITEMS.
- 6) THE LOCATION OF UNDERGROUND DUCT CABLE ON NON-METALLIC CONDUIT, WHEN INSTALLED IN LOCATIONS OTHER THAN THE NORMAL OR ALTERNATE TRENCH ALIGNMENT SHOWN ON STANDARD CONSTRUCTION DRAWING HL-20.11, SHALL BE MARKED BY THE USE OF A CONTINUOUS IDENTIFYING TAPE BURIED IN THE TRENCH ABOVE THE LINE. THE IDENTIFYING TAPE SHALL BE AN INERT MATERIAL, APPROXIMATELY 6" WIDE, COMPOSED OF POLYETHYLENE PLASTIC, HIGHLY RESISTANT TO ALKALIS, ACID OR OTHER CHEMICAL COMPONENTS LIKELY TO BE ENCOUNTERED IN SOILS. THE TAPE SHALL BE BRIGHT YELLOW WITH IDENTIFYING PRINTING "ELECTRIC" IN BLACK LETTERS, ONE SIDE ONLY. TAPES SHALL BE SUPPLIED IN CONTINUOUS ROLLS WITH THE IDENTIFYING LETTERING REPEATED THE FULL LENGTH OF THE TAPE. IDENTIFYING TAPES SHALL BE BURIED IN THE ELECTRIC LINE TRENCH WITH ONE STRIP PLACED APPROXIMATELY DOWN THE CENTERLINE AND LOCATED APPROXIMATELY 8" TO 12" BELOW THE FINISHED GRADE. THE TAPE SHALL BE PLACED IN THE TRENCH WITH THE PRINTED SIDE UP AND SHALL BE ESSENTIALLY PARALLEL WITH THE FINISHED SURFACE. THE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO ENSURE THAT THE TAPE IS NOT PULLED, DISTORTED OR OTHERWISE MISPLACED IN COMPLETING THE TRENCH BACKFILL. TAPE SHALL BE ALLEN SYSTEM'S, TERRA TAPE, TECTA TAPE OR EQUAL AS APPROVED BY THE CITY. THE COST OF SUPPLYING AND INSTALLING TAPE SHALL BE CONSIDERED INCIDENTAL TO RELATED ITEMS.
- 7) QUESTIONS OR COMMENTS REGARDING CHANGES, ALTERATIONS, RECOMMENDATIONS, AND/OR ADDITIONS TO THE LIGHTING PLAN TO BE DIRECTED TO GARY GARVEY-CITY OF TIPP CITY, 937-667-0519.
- 8) ALL POLE FOUNDATIONS SHALL BE AS SHOWN ON STD. CONST. DWG. HL-20.11. CONTRACTOR TO GET ANCHOR BOLT PATTERN FROM POLE MANUFACTURER.
- 9) PRIOR TO THE CONTRACTOR ORDERING ANY POLES OR ANCHOR PLATE, SHOP DRAWINGS MUST BE APPROVED BY THE ENGINEER.
- 10) THE COST OF ALL TRENCHING ASSOCIATED WITH THE INSTALLATION OF CONDUIT CALLED FOR IN THE PLANS SHALL BE INCIDENTAL TO AND INCLUDED IN THE CONTRACT UNIT PRICE FOR ITEM 625 CONDUIT.

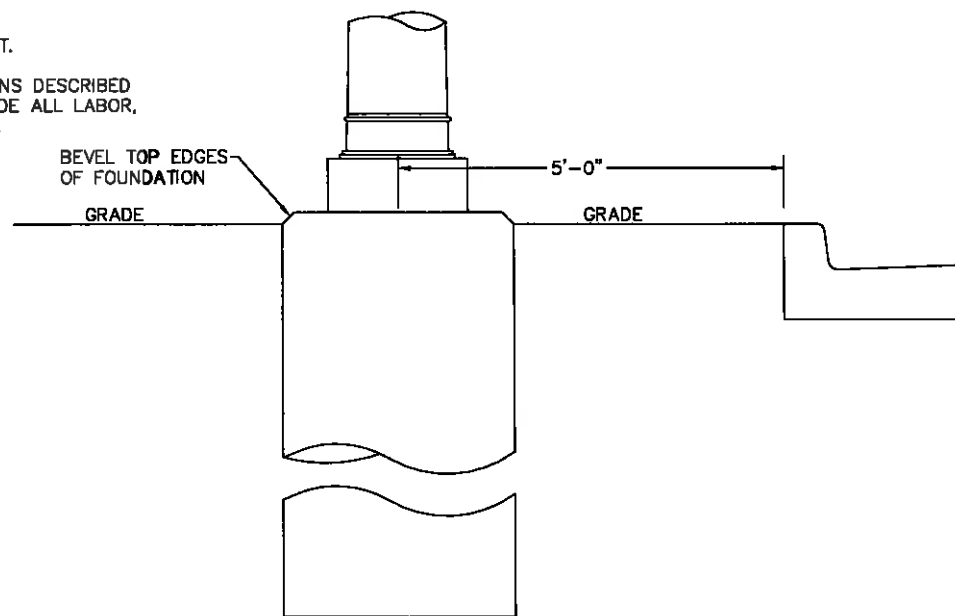
**ITEM 625 LIGHT POLE, AS PER PLAN**

THIS ITEM WILL INCLUDE ALL MATERIALS AND LABOR NECESSARY TO BE CONSTRUCTED AS SHOWN ON THIS SHEET.

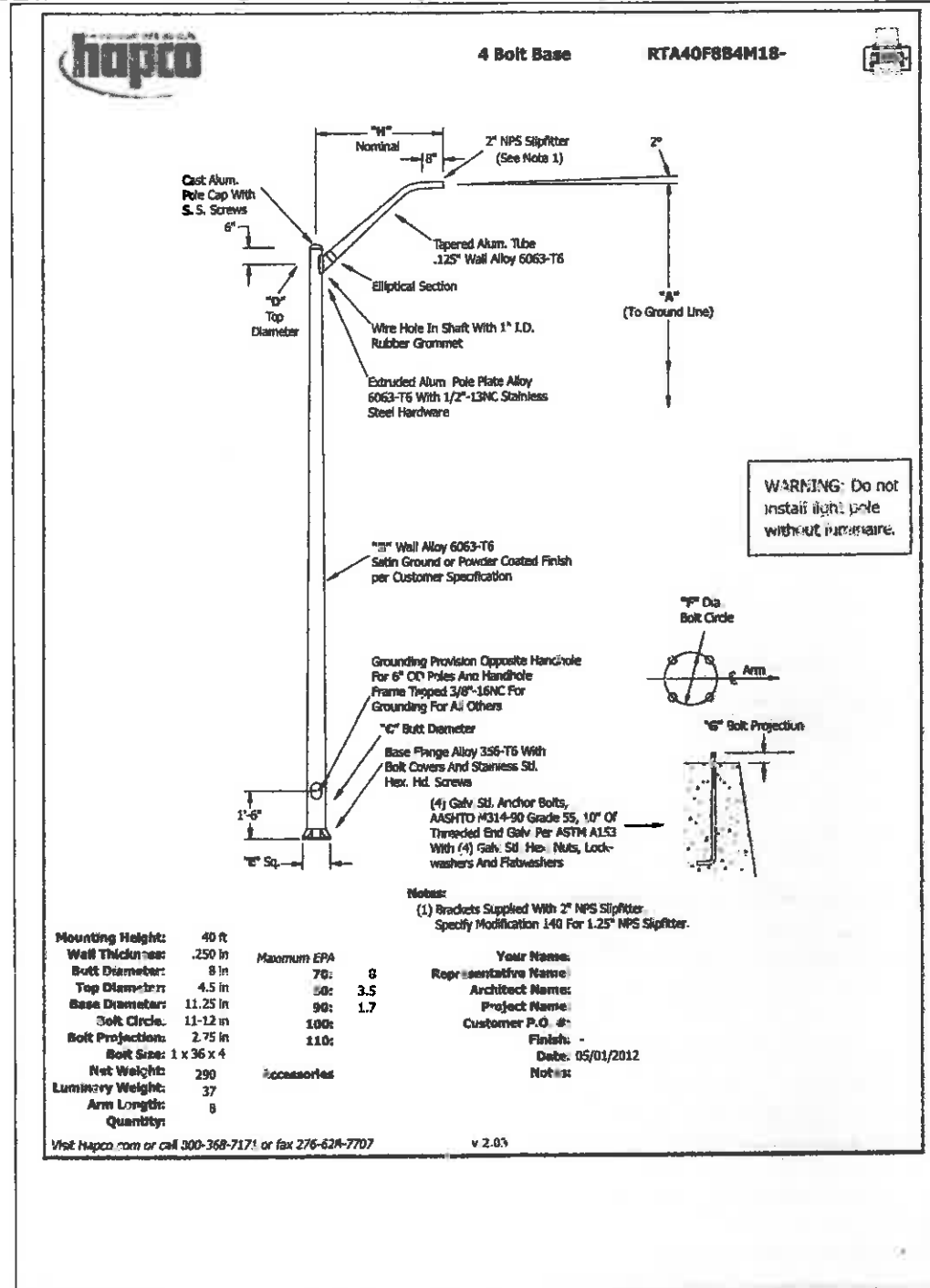
THE POLE WILL BE AS MANUFACTURED BY HAPCO #RTA40F8B4M18, ROUND TAPERED ALUMINUM POLE, SATIN GROUND FINISH, INCLUDING PHILIPS HADCO Rx2 1200, TYPE II ROADWAY DISTRIBUTION LED, WITH 120V PHOTO CELL.

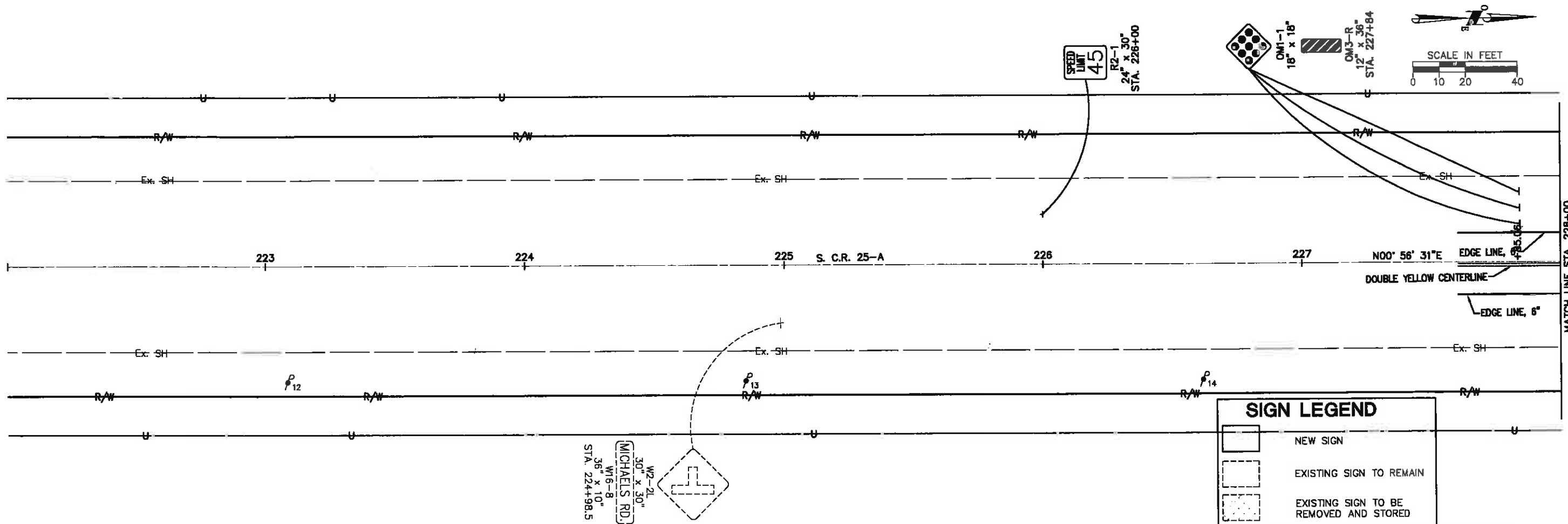
CONTRACTOR TO SUPPLY A POINT BY POINT FOOT CANDLE LIGHT LAYOUT.

PAYMENT FOR ITEM 625, LIGHT POLE, AS PER PLAN, FOR ALL OPERATIONS DESCRIBED ABOVE SHALL BE AT THE CONTRACT EACH BID PRICE AND SHALL INCLUDE ALL LABOR, MATERIAL, AND EQUIPMENT REQUIRED TO COMPLETE THIS ITEM OF WORK.



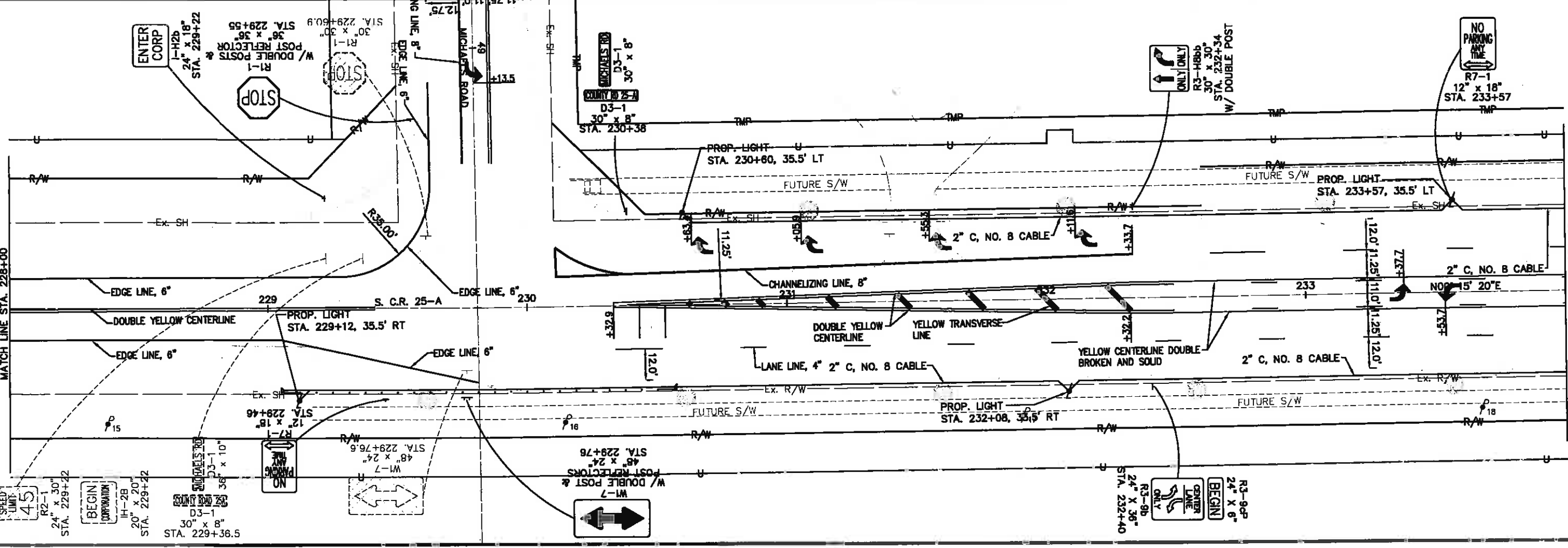
**CONCRETE POLE FOUNDATION**  
NTS





### SIGN LEGEND

	NEW SIGN
	EXISTING SIGN TO REMAIN
	EXISTING SIGN TO BE REMOVED AND STORED



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**ONE**

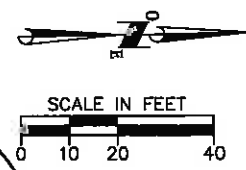
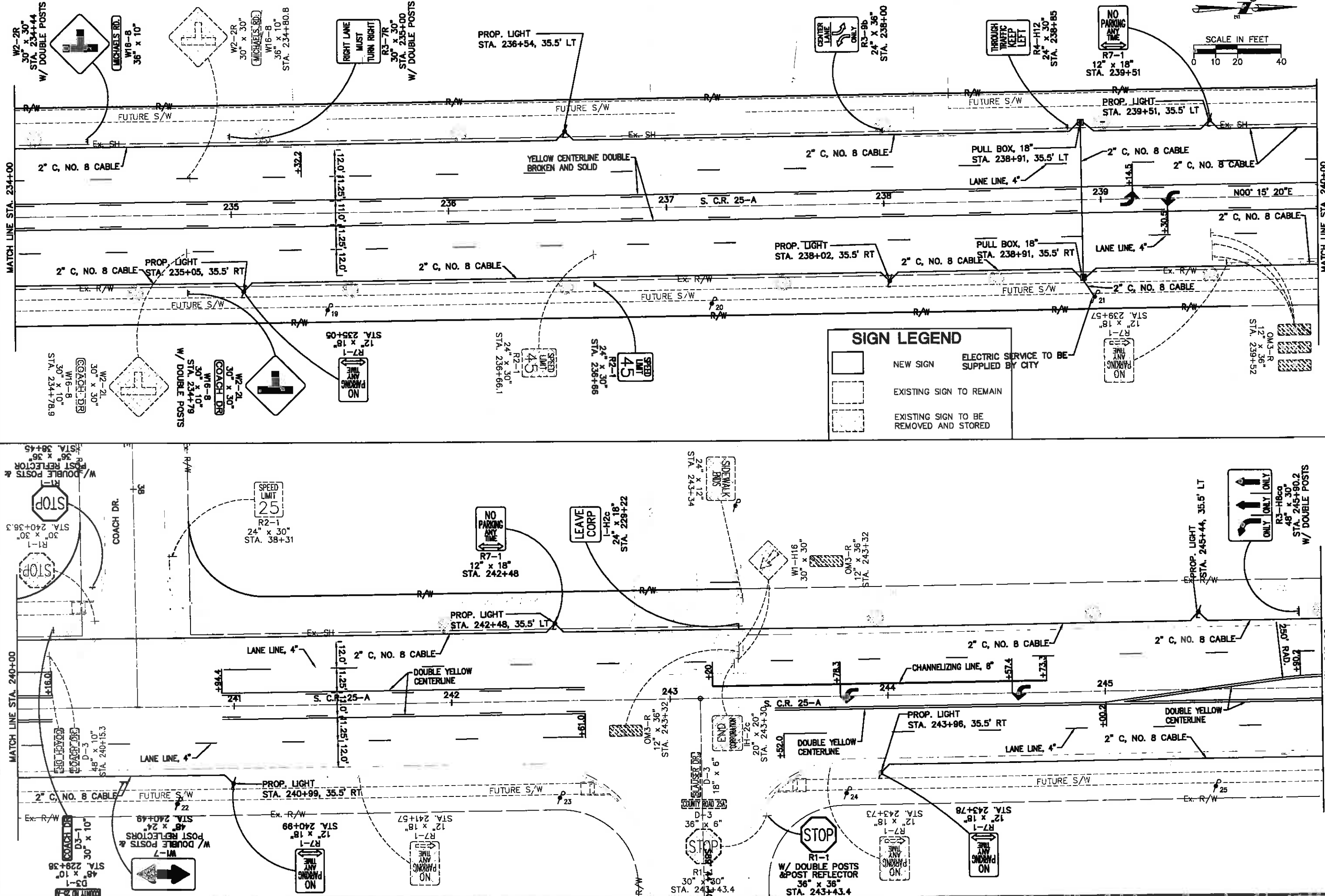
SOUTH COUNTY ROAD 25-A RECONSTRUCTION, PH. 1

CITY OF TIPP CITY

PAVEMENT MARKING, SIGNAGE, AND LIGHTING PLAN STA. 222+00 TO STA. 234+00

REVISIONS:

FILE NAME	MIATCH1116tpa
DRAWN BY	MJT
CHECKED BY	AVS
PROJECT No.	MIATCH1116
DATE	06-17-15
SHEET NUMBER	72 of 115



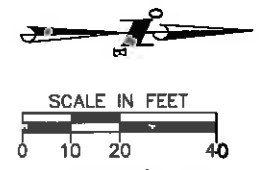
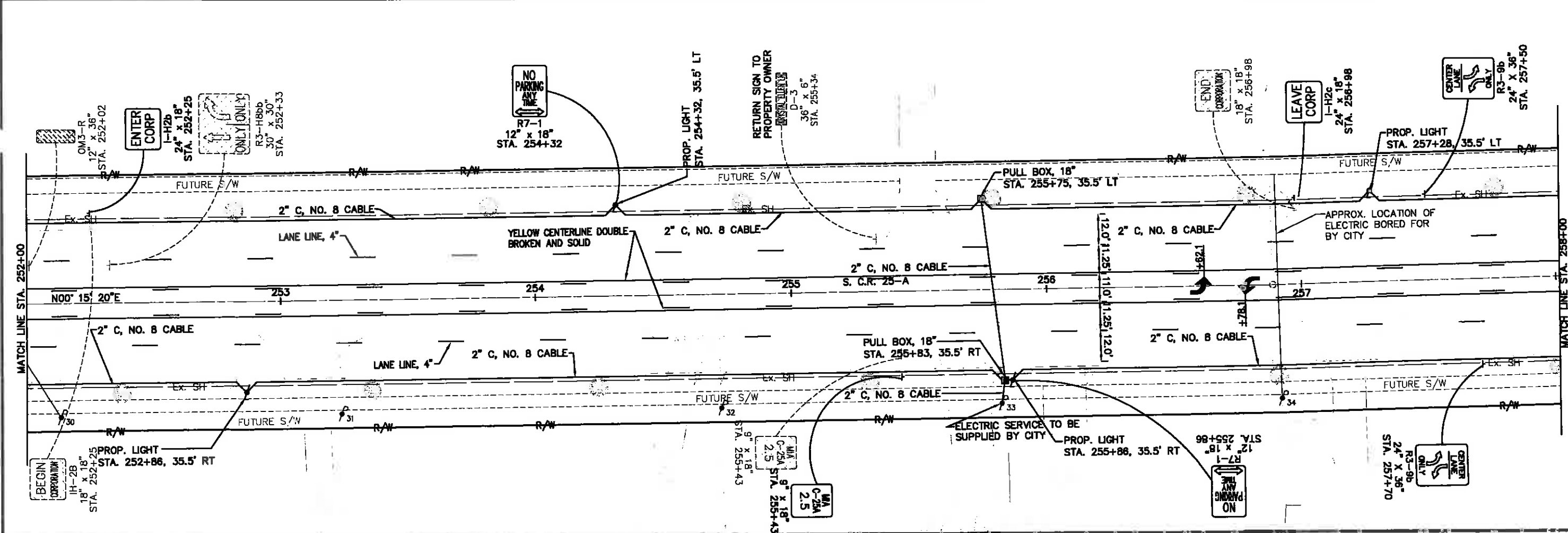
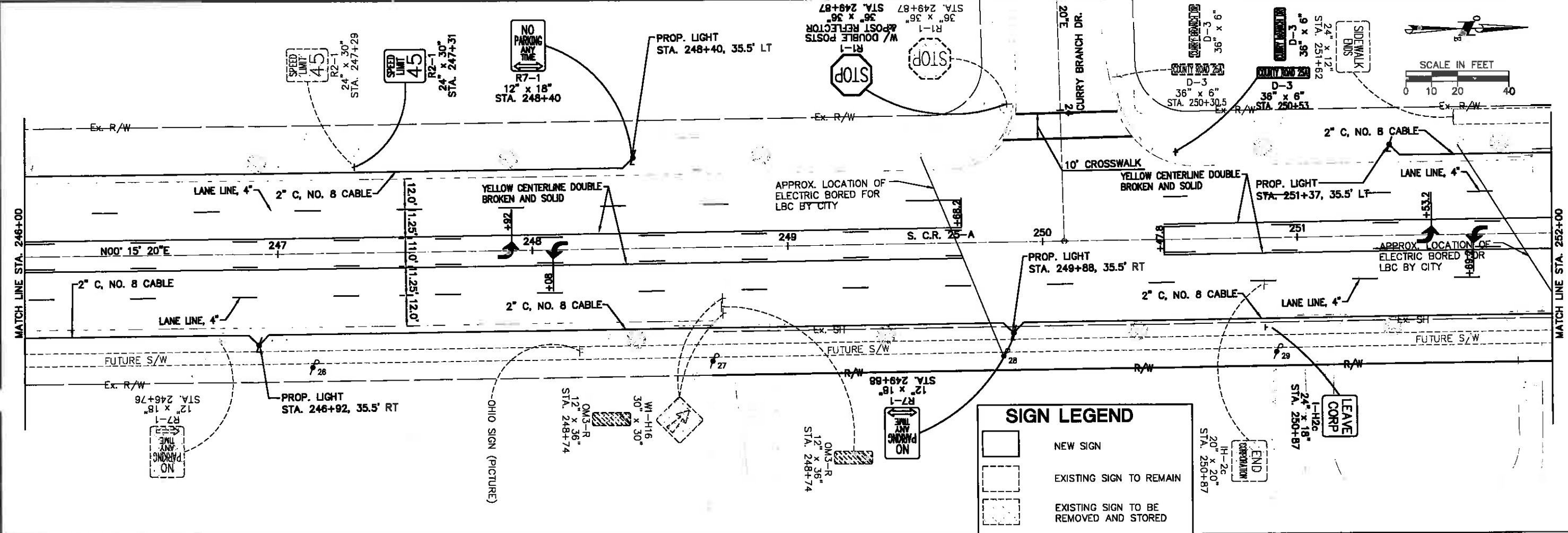
SIGN LEGEND	
	NEW SIGN
	EXISTING SIGN TO REMAIN
	EXISTING SIGN TO BE REMOVED AND STORED
	ELECTRIC SERVICE TO BE SUPPLIED BY CITY

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**SOUTH COUNTY ROAD 25-A RECONSTRUCTION, PH. 1  
 CITY OF TIPP CITY  
 PAVEMENT MARKING, SIGNAGE, AND LIGHTING PLAN STA. 234+00 TO STA. 248+00**

REVISIONS:	
FILE NAME	MIATCH1116tpb
DRAWN BY	MJT
CHECKED BY	AVS
PROJECT No.	MIATCH1116
DATE	06-17-15
SHEET NUMBER	73 OF 115





SIGN LEGEND	
	NEW SIGN
	EXISTING SIGN TO REMAIN
	EXISTING SIGN TO BE REMOVED AND STORED

**SOUTH COUNTY ROAD 25-A RECONSTRUCTION, PH. 1**  
**CITY OF TIPP CITY**

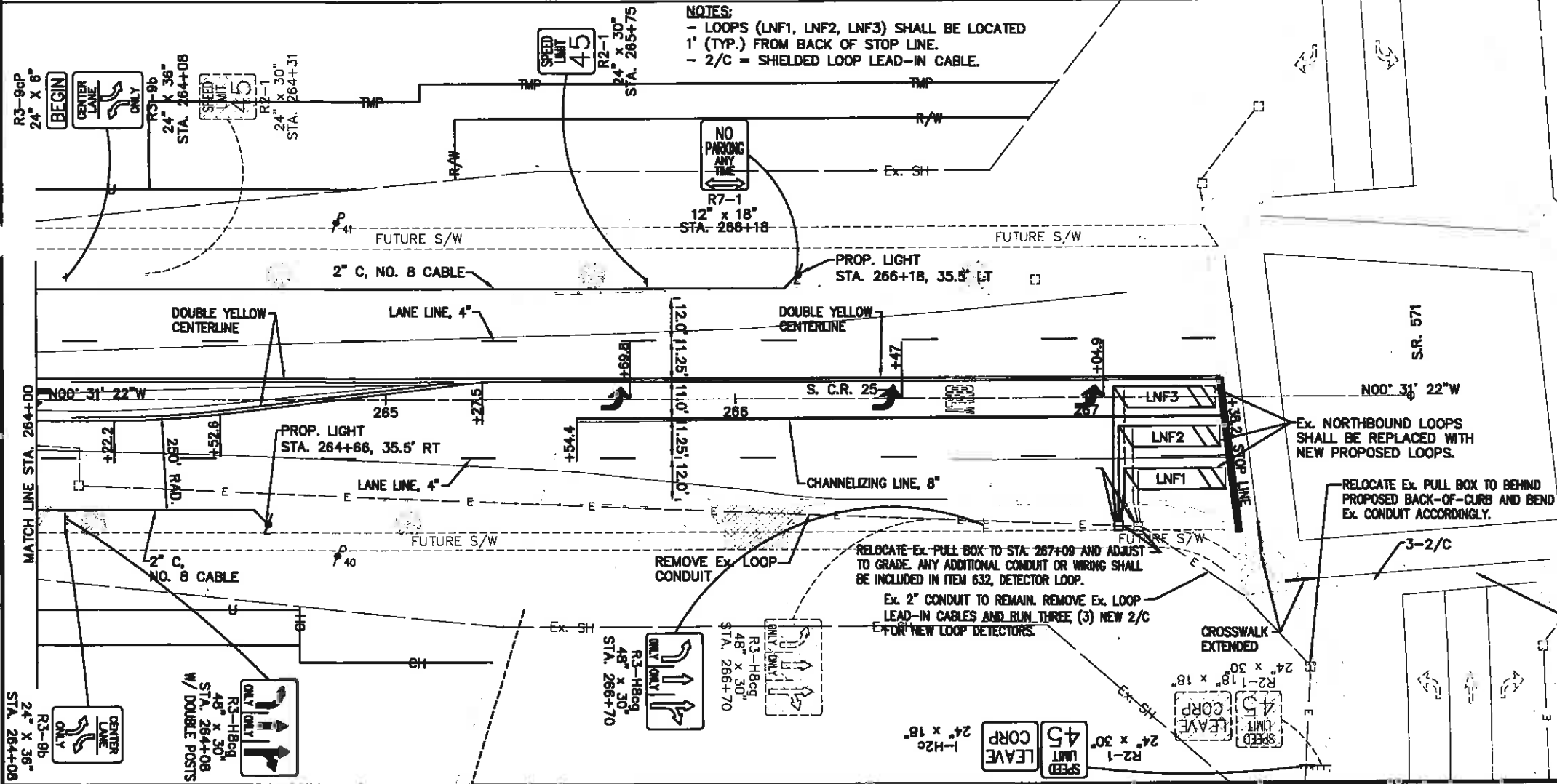
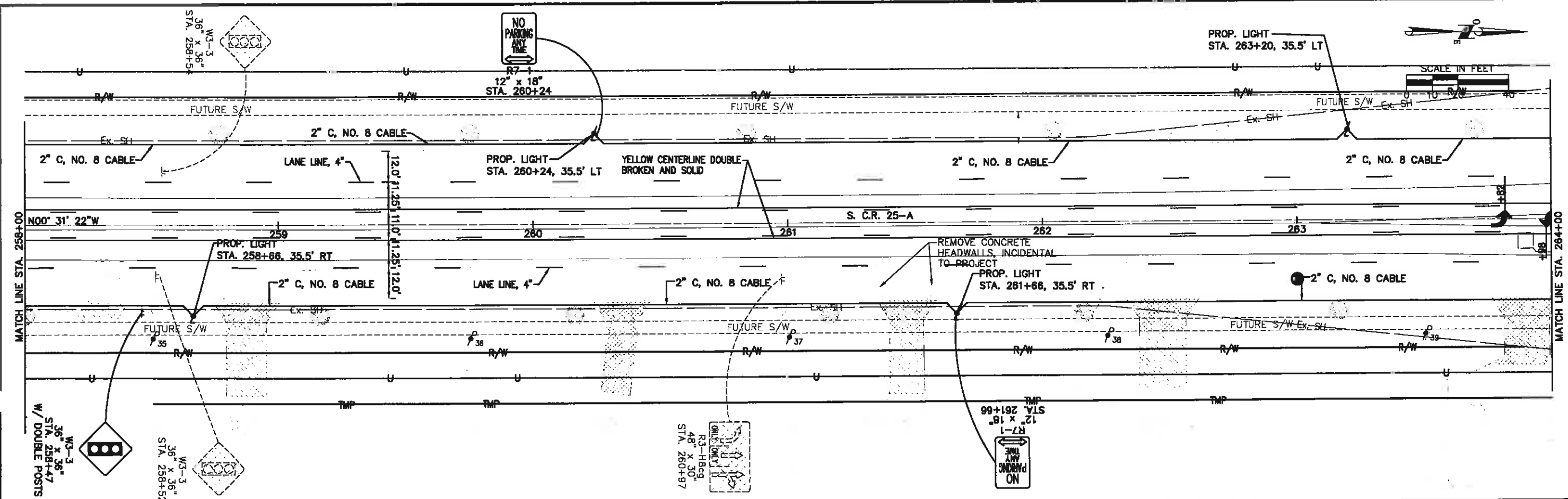
**PAVEMENT MARKING, SIGNAGE, AND LIGHTING PLAN STA. 246+00 TO STA. 258+00**

REVISIONS:

FILE NAME	MIATCH1116tpc
DRAWN BY	MJT
CHECKED BY	AVS
PROJECT No.	MIATCH1116
DATE	06-17-15
SHEET NUMBER	74 OF 115

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### SIGN LEGEND

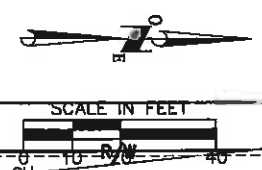
	NEW SIGN
	EXISTING SIGN TO REMAIN
	EXISTING SIGN TO BE REMOVED AND STORED

NOTE: STRIPING SHALL LINE UP THROUGH THE INTERSECTION IN BOTH DIRECTIONS.

RELOCATE EX. PULL BOX TO BEHIND PROPOSED BACK-OF-CURB AND BEND EX. CONDUIT ACCORDINGLY.

CONTRACTOR SHALL REMOVE EX. LEAD-IN CABLES FOR THE LOOP DETECTORS BEING REMOVED ON CR-25A AND RELASH THE THREE (3) NEW LEAD-IN CABLES (2/C) TO THE SPAN WIRE. THIS SHALL BE INCLUDED IN LINE ITEM 632 LOOP DETECTOR LEAD-IN CABLE, AS PER PLAN.

**NOTES:**  
 - LOOPS (LNF1, LNF2, LNF3) SHALL BE LOCATED 1' (TYP.) FROM BACK OF STOP LINE.  
 - 2/C = SHIELDED LOOP LEAD-IN CABLE.



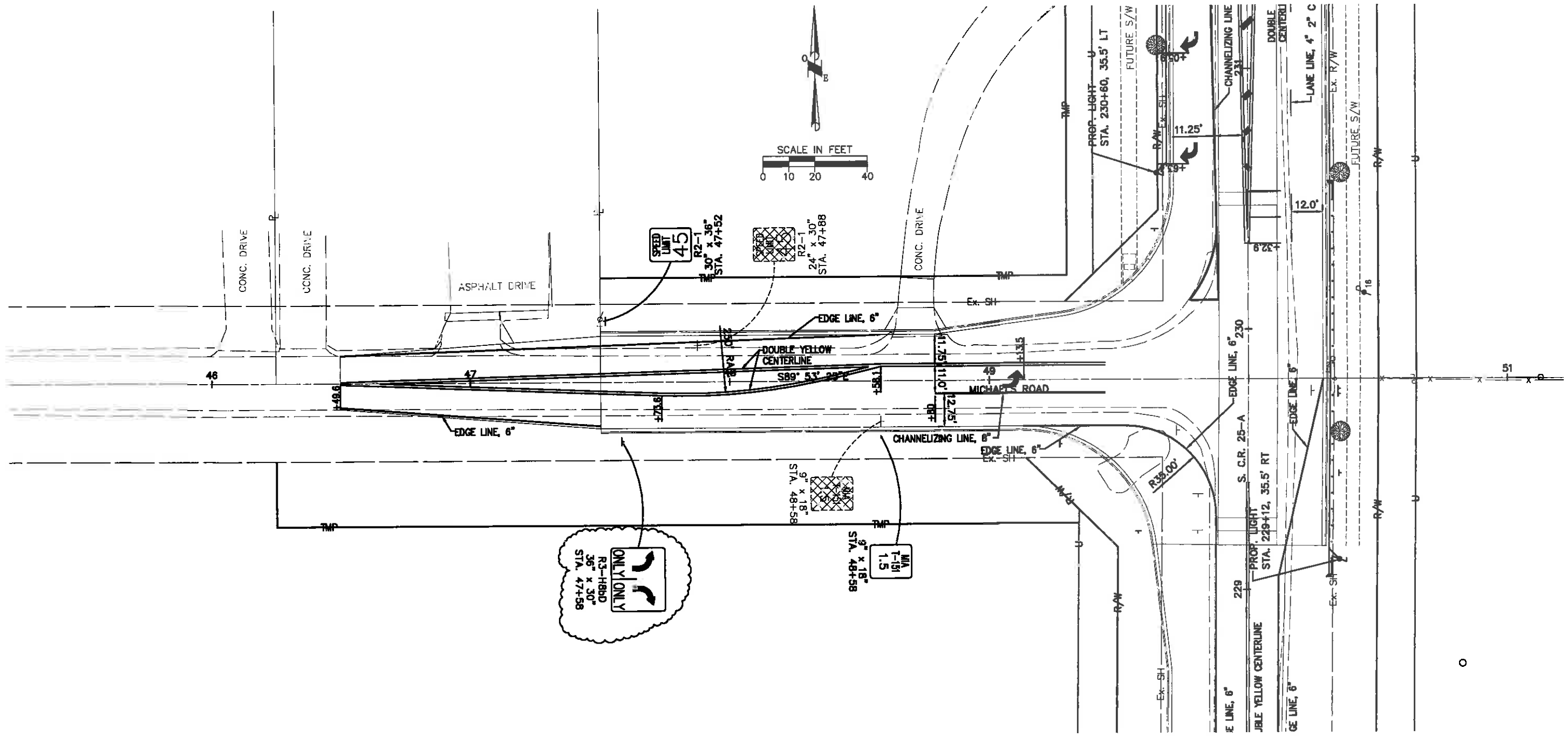
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**SOUTH COUNTY ROAD 25-A RECONSTRUCTION, PH. 1**  
**CITY OF TIPP CITY**  
**PAVEMENT MARKING, SIGNAGE, AND LIGHTING PLAN STA. 258+00 TO STA. 270+00**

FILE NAME: MIATCI1116tpd  
 DRAWN BY: MJT  
 CHECKED BY: AVS  
 PROJECT No.: MIATCI1116  
 DATE: 06-17-15  
 SHEET NUMBER: 75 OF 115



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<b>SOUTH COUNTY ROAD 25-A RECONSTRUCTION, PH. 1</b> <b>CITY OF TIPP CITY</b> <b>MICHAELS ROAD PAVEMENT MARKING, SIGNAGE, AND LIGHTING PLAN</b>
REVISIONS: 07-31-15 SIGN
FILE NAME MIATCI1116tpc
DRAWN BY MJT
CHECKED BY AVS
PROJECT No. MIATCI1116
DATE 06-17-15
SHEET NUMBER 76 OF 115

## ODOT STANDARD CONSTRUCTION DRAWINGS

THE FOLLOWING STANDARD CONSTRUCTION DRAWINGS SHALL BE USED FOR THIS TRAFFIC SIGNAL INSTALLATION:

TC-82.10 HL-30.21  
TC-84.20 HL-30.22  
TC-84.21  
HL-20.11  
HL-30.11

## DETECTOR LOOP DEACTIVATION

THE CONTRACTOR SHALL DEACTIVATE THE NORTHBOUND LOOP DETECTORS ON THE SOUTH LEG OF SOUTH CR-25A DURING THE CONSTRUCTION PHASE OF THIS PROJECT. THE ADVANCE LOOP DETECTOR FURTHEST FROM THE STOP BAR ON THE SOUTH LEG OF CR 25-A SHALL BE PERMANENTLY DEACTIVATED AND ALL ASSOCIATED CONTROLLER CABINET EQUIPMENT FOR THIS LOOP DETECTOR SHALL BE REMOVED IN THE CONTROLLER CABINET AND GIVEN TO THE CITY. THIS COST SHALL BE INCLUDED IN THE CONTRACT UNIT PRICE FOR ITEM 632 DETECTOR LOOP, AS PER PLAN.

## GUARANTEE

THE CONTRACTOR SHALL GUARANTEE THAT THE TRAFFIC CONTROL SYSTEMS INSTALLED AS PART OF THIS CONTRACT SHALL OPERATE SATISFACTORILY FOR A PERIOD OF 120 DAYS FOLLOWING COMPLETION OF THE 10-DAY PERFORMANCE TEST. IN THE EVENT OF UNSATISFACTORY OPERATION THE CONTRACTOR SHALL CORRECT FAULTY INSTALLATIONS, MAKE REPAIRS AND REPLACE DEFECTIVE PARTS WITH NEW PARTS OF EQUAL OR BETTER QUALITY. EQUIPMENT, MATERIAL AND LABOR COSTS INCURRED IN CORRECTING AN UNSATISFACTORY OPERATION SHALL BE BORNE BY THE CONTRACTOR.

PRIOR TO BEGINNING WORK WITH THE TRAFFIC SIGNAL, THE CONTRACTOR SHALL INSPECT AND DETERMINE THAT ALL THE EXISTING CONTROL EQUIPMENT IS WORKING CORRECTLY AND CERTIFY SAME IN WRITING TO THE PROJECT ENGINEER. IF ANYTHING IS NOT CORRECT, THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER IN WRITING OF THE PROBLEM AND THE CITY WILL HAVE IT CORRECTED FOR THE CONTRACTOR TO RE-INSPECT AND CERTIFY SAME. IT SHALL THEN BE THE CONTRACTOR'S RESPONSIBILITY TO CORRECT ANY MALFUNCTION THROUGHOUT THE DURATION OF THE CONSTRUCTION AND GUARANTEE PERIOD. THIS SHALL INCLUDE ANY AND ALL MALFUNCTIONS OR FAILURES (e.g. ILLUMINATION OF VEHICLE AND PEDESTRIAN SIGNALS, FAILURE OF PEDESTRIAN BUTTONS, ANY ELECTRONIC COMPONENT, ETC.) INCLUDING ACTS OF GOD AND/OR ACCIDENT. THE ONLY THING THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR IS ANY EXISTING VEHICLE LOOP DETECTOR OUTSIDE THE LIMITS OF THE ACTUAL CONSTRUCTION PROJECT.

THE GUARANTEE SHALL COVER THE FOLLOWING ITEMS OF THE TRAFFIC CONTROL SYSTEM: RADAR SENSORS, LOOP DETECTORS AND ASSOCIATED EQUIPMENT.

CUSTOMARY MANUFACTURER'S GUARANTEES FOR THE FOREGOING ITEMS SHALL BE TURNED OVER TO THE MAINTAINING AGENCY FOLLOWING ACCEPTANCE OF THE EQUIPMENT.

THE COST OF GUARANTEEING THE TRAFFIC CONTROL SYSTEM WILL BE INCIDENTAL TO AND INCLUDED IN THE CONTRACT UNIT PRICE OF THE VARIOUS ITEMS MAKING UP THE SYSTEM.

## QUALITY REQUIREMENTS

IN ADDITION TO THE REQUIREMENTS OF 632.28 AND 633.06, A 48-HOUR BENCH TEST OF THE CONTROLLER AND CABINET SHALL BE PERFORMED BEFORE INSTALLING IN THE FIELD.

THE PROPOSED SIGNAL TIMING SHALL BE PROGRAMMED IN THE CONTROLLER AND THE CONTROLLER TESTED THOROUGHLY WITH THIS TIMING. THOROUGH TESTING INCLUDES PROGRAMMING TIMING PLAN, PHASING SCHEMES, AND PRE-EMPTS. THE CONTRACTOR SHALL PERFORM AN ATSI CONFLICT MONITOR TEST AND SUPPLY THE RESULTS OF THE TEST INSIDE THE CONTROLLER CABINET.

NOTE CAREFULLY THAT THE CONTRACTOR SHALL DEMONSTRATE THESE TESTS AT THEIR FACILITY TO THE ENGINEER. THE FINDINGS OF THESE TESTS SHALL BE DOCUMENTED AND SUBMITTED IN A WRITTEN REPORT TO THE ENGINEER. ALL COSTS ASSOCIATED WITH THE 48 HOUR BENCH TEST SHALL BE INCIDENTAL TO THIS PROJECT.

## VEHICLE DETECTION LOCATION

THE LOCATION OF THE RADAR UNITS SHOWN IN THE PLANS ARE FOR REPRESENTATIONAL PURPOSES ONLY. THE FINAL LOCATION OF THE VEHICLE DETECTION UNITS WILL BE DETERMINED IN THE FIELD BY THE MANUFACTURER, TRAFFIC ENGINEER, AND CITY.

## ITEM 632 LOOP DETECTOR LEAD-IN CABLE, AS PER PLAN

IN ADDITION TO THE REQUIREMENTS OF ODOT SPECIFICATIONS 632 AND 732, THE FOLLOWING REQUIREMENT SHALL APPLY:

REMOVE EXISTING LEAD-IN CABLES ASSOCIATED WITH THE EXISTING NORTHBOUND LOOP DETECTORS ON CR-25A AND RELASH THE THREE (3) NEW LEAD-IN CABLES (2/C) TO THE SPAN WIRE.

PAYMENT FOR ITEM 632 LOOP DETECTOR LEAD-IN CABLE, AS PER PLAN, FOR ALL OPERATIONS DESCRIBED ABOVE SHALL BE AT THE CONTRACT FOOT BID PRICE AND SHALL INCLUDE ALL LABOR, MATERIAL, AND EQUIPMENT REQUIRED TO COMPLETE THIS ITEM OF WORK.

## ITEM 632 DETECTOR LOOP, AS PER PLAN

IN ADDITION TO THE REQUIREMENTS OF ODOT SPECIFICATIONS 632 AND 732, THE FOLLOWING REQUIREMENT SHALL APPLY:

1. EACH LOOP WIRE SHALL BE ENCLOSED IN A SEPARATE 3/4" CONDUIT BETWEEN THE CURB OR EDGE OF PAVEMENT AND THE PULL BOX AS SHOWN ON THE PLANS.
2. EACH LOOP SHALL BE INSTALLED PRIOR TO THE FINAL ASPHALT OVERLAY WHERE POSSIBLE. IN LIEU OF THIS REQUIREMENT, EACH LOOP CAN BE INSTALLED 1 INCH DEEPER THAN THE DEPTH SHOWN IN STANDARD CONSTRUCTION DRAWING TC-82.10.
3. ALL PROPOSED LOOP DETECTORS SHALL BE CONNECTED TO THE CORRESPONDING EXISTING LOOP DETECTOR UNITS. THE RECONNECTING OF THE NEW LOOPS TO THE EXISTING LOOP DETECTOR UNITS IN THE CONTROLLER CABINET SHALL BE INCLUDED IN THIS PAY ITEM.

PAYMENT FOR ITEM 632 DETECTOR LOOP, AS PER PLAN, FOR ALL OPERATIONS DESCRIBED ABOVE SHALL BE AT THE CONTRACT EACH BID PRICE AND SHALL INCLUDE ALL LABOR, MATERIAL AND EQUIPMENT REQUIRED TO COMPLETE THIS ITEM OF WORK.

## ITEM 633 DILEMMA ZONE RADAR UNIT, AS PER PLAN

THIS ITEM OF WORK SHALL CONSIST OF FURNISHING AND INSTALLING A WAVETRONIX SMARTSENSOR ADVANCE DETECTION UNIT (MODEL SS-200E). THE DETECTION UNIT SHALL INCLUDE THE FOLLOWING:

- POWER SHALL BE PROVIDED FROM THE TRAFFIC CABINET.
- ALL REQUIRED INPUT CARDS SHALL BE INCLUDED IN THE TRAFFIC CABINET AND SHALL BE COMPATIBLE WITH CALTRANS, NEMA TS1 AND NEMA TS2 DETECTOR RACKS. THE CARDS SHALL PROVIDE TRUE PRESENCE DETECTOR CALLS OR CONTACT CLOSURE TO THE TRAFFIC CONTROLLER.
- THE UNIT SHALL BE MOUNTED DIRECTLY TO A POLE OR MAST ARM, AS RECOMMENDED BY THE MANUFACTURER. CABLE(S) SHALL BE PROVIDED AS REQUIRED AND RECOMMENDED BY THE MANUFACTURER.
- SURGE PROTECTION DEVICES, AS RECOMMENDED BY THE MANUFACTURER SHALL BE INCLUDED BOTH AT THE POLE WHERE THE UNIT IS LOCATED TO PROTECT THE UNIT AND IN THE TRAFFIC CABINET TO PROTECT THE CABINET ELECTRONICS.
- THE MANUFACTURER'S REPRESENTATIVE SHALL BE ON SITE DURING INSTALLATION AND TESTING AND SHALL PROVIDE ONSITE TRAINING ON THE SETUP, OPERATION AND MAINTENANCE OF THE UNIT.
- A SERIAL TO ETHERNET COMMUNICATIONS MODULE AND ETHERNET CABLE (MIN. 7 FEET)
- THE POWER SUPPLY AND COMMUNICATION MODULES SHALL BE SECURED TO A SINGLE PANEL THAT CAN BE MOUNTED INTERIOR TO THE TRAFFIC CABINET. THE PANEL SHALL INCLUDE MODULAR-PLUG STYLE CONNECTIONS FOR UP TO FOUR (4) SENSOR CABLES. ADDITIONAL SENSORS MAY BE HARD-WIRED TO THE COMMUNICATION MODULES, AS NECESSARY.

THE CONTRACTOR SHALL COORDINATE WITH THE CITY FOR FIELD LOCATION OF EACH DETECTOR. A CITY REPRESENTATIVE SHALL BE PRESENT DURING THE PROGRAMING OF THESE DETECTORS. THE CONTRACTOR SHALL ALSO HAVE A BUCKET TRUCK PRESENT TO PHYSICALLY AIM/MOVE THE UNITS AS NECESSARY DURING THE PROGRAMMING.

PAYMENT FOR ITEM 633 DILEMMA ZONE RADAR UNIT, AS PER PLAN SHALL BE MADE AT THE CONTRACT UNIT PRICE FOR EACH UNIT, COMPLETE AND IN PLACE INCLUDING ALL REQUIRED CABINET HARDWARE, MOUNTING BRACKETS, CABLES, CONDUIT, CONNECTIONS TESTED AND ACCEPTED, AND ANY OTHER NECESSARY HARDWARE TO ESTABLISH A FULLY FUNCTIONAL DETECTION SYSTEM.

## ITEM 633 STOP BAR DETECTION RADAR, AS PER PLAN - ALTERNATE BID

THIS ITEM OF WORK SHALL CONSIST OF FURNISHING AND INSTALLING A WAVETRONIX SMARTSENSOR MATRIX DETECTION UNIT. THE DETECTION UNIT SHALL INCLUDE THE FOLLOWING:

- POWER SHALL BE PROVIDED FROM THE TRAFFIC CABINET.
- ALL REQUIRED INPUT CARDS SHALL BE INCLUDED IN THE TRAFFIC CABINET AND SHALL BE COMPATIBLE WITH CALTRANS, NEMA TS1 AND NEMA TS2 DETECTOR RACKS. THE CARDS SHALL PROVIDE TRUE PRESENCE DETECTOR CALLS OR CONTACT CLOSURE TO THE TRAFFIC CONTROLLER.
- THE UNIT SHALL BE MOUNTED DIRECTLY TO A POLE OR MAST ARM, AS RECOMMENDED BY THE MANUFACTURER. CABLE(S) SHALL BE PROVIDED AS REQUIRED AND RECOMMENDED BY THE MANUFACTURER.
- SURGE PROTECTION DEVICES, AS RECOMMENDED BY THE MANUFACTURER SHALL BE INCLUDED BOTH AT THE POLE WHERE THE UNIT IS LOCATED TO PROTECT THE UNIT AND IN THE TRAFFIC CABINET TO PROTECT THE CABINET ELECTRONICS.
- THE MANUFACTURER'S REPRESENTATIVE SHALL BE ON SITE DURING INSTALLATION AND TESTING AND SHALL PROVIDE ONSITE TRAINING ON THE SETUP, OPERATION AND MAINTENANCE OF THE UNIT.
- A SERIAL TO ETHERNET COMMUNICATIONS MODULE AND ETHERNET CABLE (MIN. 7 FEET)
- THE POWER SUPPLY AND COMMUNICATION MODULES SHALL BE SECURED TO A SINGLE PANEL THAT CAN BE MOUNTED INTERIOR TO THE TRAFFIC CABINET. THE PANEL SHALL INCLUDE MODULAR-PLUG STYLE CONNECTIONS FOR UP TO FOUR (4) SENSOR CABLES. ADDITIONAL SENSORS MAY BE HARD-WIRED TO THE COMMUNICATION MODULES, AS NECESSARY.

THE CONTRACTOR SHALL COORDINATE WITH THE CITY FOR FIELD LOCATION OF EACH DETECTOR. A CITY REPRESENTATIVE SHALL BE PRESENT DURING THE PROGRAMING OF THESE DETECTORS. THE CONTRACTOR SHALL ALSO HAVE A BUCKET TRUCK PRESENT TO PHYSICALLY AIM/MOVE THE UNITS AS NECESSARY DURING THE PROGRAMMING.

THIS BID ITEM IS AN ALTERNATE THAT SHALL REPLACE THE PROPOSED LOOP DETECTORS LNF1, LNF2, AND LNF3 AND ALL ASSOCIATED ITEMS FOR THE STOP BAR LOOPS ON THE SOUTH LEG OF CR 25-A AT W. MAIN STREET.

PAYMENT FOR ITEM 633 STOP BAR DETECTION RADAR, AS PER PLAN SHALL BE MADE AT THE CONTRACT UNIT PRICE FOR EACH UNIT, COMPLETE AND IN PLACE INCLUDING ALL REQUIRED CABINET HARDWARE, MOUNTING BRACKETS, CABLES, CONDUIT, CONNECTIONS TESTED AND ACCEPTED, AND ANY OTHER NECESSARY HARDWARE TO ESTABLISH A FULLY FUNCTIONAL DETECTION SYSTEM.

## SOUTH CR-25A AND S.R. 571 TRAFFIC SIGNAL SUMMARY

ITEM	QUAN.	UNIT	DESCRIPTION
625	1	EACH	PULL BOX, MISC.: ADJUST PULL BOX TO GRADE
625	1	EACH	PULL BOX, MISC.: REMOVE AND RELOCATE PULL BOX AND ASSOCIATED CONDUIT
632	3	EACH	DETECTOR LOOP, AS PER PLAN
632	761	FT.	LOOP DETECTOR LEAD-IN CABLE, AS PER PLAN
633	1	EACH	DILEMMA ZONE RADAR UNIT, AS PER PLAN
ALTERNATE BID			
633	1	EACH	STOP BAR DETECTION RADAR, AS PER PLAN

## LOOP DETECTOR SUMMARY

LOOP	TYPE	SIZE	No. OF TURNS	PHASE	DELAY OVERRIDE	EXT. (SEC)	DELAY (SEC)
LNF1	POWERHEAD	6 X 25	3 + 3	2	Ø4 YEL	2.0	10.0
LNF2	POWERHEAD	6 X 25	3 + 3	2	Ø2 RED	2.0	5.0
LNF3	POWERHEAD	6 X 25	3 + 3	2	Ø2 GRN	3.0	3.0

ALL EXISTING SETTINGS FOR THE LOOP DETECTORS FOR EASTBOUND, WESTBOUND, AND SOUTHBOUND APPROACHES SHALL REMAIN THE SAME.

### NOTES:

1. ALL LOOP DETECTORS SHALL BE CENTERED IN THEIR RESPECTIVE LANES UNLESS OTHERWISE SHOWN. FIELD LOCATION AND LAYOUT SHALL BE COORDINATED WITH THE CITY BEFORE INSTALLATION. ALL LOOPS ARE TO BE IN PRESENCE MODE.

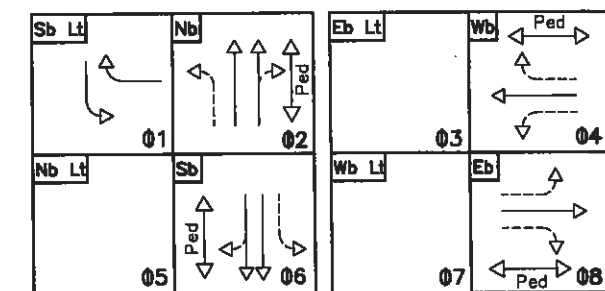
## ZONE DETECTION SUMMARY

ZONE	SIZE	DETECTION	PHASE	TYPE AMPLIFIER
ZN1	SEE GENERAL NOTE	RADAR (R1)	2	EXTEND

## ADVANCE ZONE DETECTION SETTINGS

	DETECTION ZONE DISTANCE FOR NORTHBOUND
FROM STOP LINE TO BEGINNING OF ZONE	375'
FROM STOP LINE TO END OF ZONE	100'
MINIMUM DETECTION VELOCITY	7 MPH

## EXISTING PHASE SEQUENCE



NOTE: FOLLOWS DEFINITIONS IN NEMA TS-1-1994 INCLUDING ALL REVISIONS THERETO.

## TIMING CHART

CONTRACTOR SHALL USE EXISTING CONTROLLER TIMING

ONE CHOICE ENGINEERING

440 E. HOEWISHER ROAD  
SIDNEY, OHIO 45345  
(937) 497-0200  
WWW.ONECHOICEENGINEERING.COM  
203 W. LOVELAND AVENUE  
LOVELAND, OHIO 45140  
(937) 239-8554

SOUTH COUNTY ROAD 25-A RECONSTRUCTION, PH. 1  
CITY OF TIPP CITY  
SOUTH CR-25A AND SR 671 TRAFFIC SIGNAL MODIFICATION PLAN

REVISIONS:

FILE NAME  
MIATCH1116TNA

DRAWN BY  
M.JT

CHECKED BY  
AVS

PROJECT No.  
MIATCH1116

DATE  
06-17-15

SHEET NUMBER

77 of 115

UTILITY OWNERS	
TYPE	NAME AND ADDRESS
ELECTRIC, WATER, STORM & SANITARY	CITY OF TIPP CITY MUNICIPAL BLDG. 260 S. GARBER ST. TIPP CITY, OHIO 45371 937-667-6305
TELEPHONE	FRONTIER COMMUNICATIONS 6464 WESTBROOK RD. CLAYTON, OHIO 45315 937-833-0468
CABLE	TIME WARNER 3691 TURNER RD. DAYTON, OH 45415 937-440-6656 CONTACT: CHRIS GRAVES
GAS	VECTREN 6500 CLYO RD. CENTERVILLE OHIO, 45459 937-312-2533 CONTACT: DON SPECHT
ELECTRIC	DAYTON POWER AND LIGHT CO 1900 DRYDEN ROAD DAYTON, OHIO 45439 JOHN KENTON 937-331-4132 DP&L TRANSMISSION 1900 DRYDEN ROAD DAYTON, OHIO 45439 GREG TOKAR 937-331-4647

# RIGHT-OF-WAY LEGEND SHEET

## MIA-TIPP CITY 25A RECONSTRUCTION, PH. 1

### PROJECT DESCRIPTION

THIS PROJECT BASE BID CONSISTS OF THE RECONSTRUCTION OF C.R. 25-A FROM MICHAELS RD. TO ST. RT 571. CONSTRUCTION CONSISTS OF PAVEMENT, CURBING, REPLACEMENT OF A WATERLINE, REPLACEMENT OF THE SANITARY SEWER, AND THE INSTALLATION OF A NEW STORM SEWER SYSTEM.

### PROJECT CONTROL

THE BEARINGS ARE BASED ON NAD 83 CORS 96 ADJUSTMENT, GEOID 2003, OHIO SOUTH ZONE, ODOT VRS CORS NETWORK

### PLANS PREPARED BY:

FIRM NAME: CHOICE ONE ENGINEERING  
 PLANS PREPARED BY: BRIAN H. BARHORST  
 FIELD REVIEW BY: BRIAN H. BARHORST  
 DATE COMPLETED: 10-17-2013  
 OWNERSHIP VERIFIED BY: WESLEY D. GOUBEAUX  
 DATE COMPLETED: 11-14-2013  
 DATE COMPLETED: JUNE 5, 2014

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

## CITY OF TIPP CITY MIAMI COUNTY, OHIO

SEC. 21, T 4 N, R 6 E  
 SEC. 22, T 4 N, R 6 E  
 SEC. 27, T 4 N, R 6 E  
 SEC. 28, T 4 N, R 6 E

### LEGEND

WD = WARRANTY DEED  
 U = UTILITY EASEMENT  
 S = SEWER EASEMENT  
 T = TEMPORARY EASEMENT

### STRUCTURE KEY

COMMERCIAL  
 RESIDENTIAL  
 RESIDENTIAL OUT BUILDING  
 CHURCH

### INDEX OF SHEETS:

LEGEND SHEET  
 CENTERLINE SURVEY PLAT  
 PROPERTY MAP  
 SUMMARY SHEET  
 RIGHT OF WAY PLAN

1  
 2-3  
 4-5  
 6-11  
 12-38

I, Wesley D. Goubeaux, P.S. 8254, have conducted a survey of the existing conditions for the City of Tipp City in February, 2012. The results of that survey are contained herein.

The horizontal coordinates expressed herein are based on the Ohio State Plane Coordinate system NAD 83, South Zone using CORS 96 adjustment, The Project Adjustment Factor used for this project is 1.0000545970 and applied to Control Point #109.

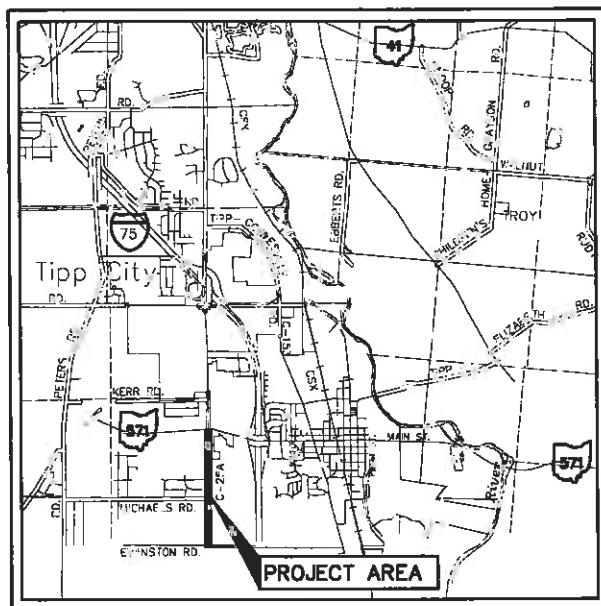
I have determined the locations of the existing property lines for property takes contained herein. I have calculated the proposed property lines, Gross Take, Present Roadway Occupied (PRO), Net Take and Net Residues, as well as prepared the legal descriptions necessary to acquire these parcels as shown herein.

As a part of this project, I have set monuments at the proposed Property Corners, Section Corners and other points as shown herein. However, Item 604 Monument Assemblies, Item 604 Reference Monuments on Centerline Monuments shall be installed by the construction contractor as specified in the plans. All Centerline Monuments and Right-of-Way Monuments set and/or reset by the contractor's surveyor will include a cap as per Standard Construction Drawing RM-1.1 and bear the surveyor's Ohio registration number and/or name or company name. This work will be done in accordance with OAC 4733-37 as cited below.

All of my work contained herein was conducted in accordance with Ohio Administrative Code 4733-37 commonly known as Minimum Standards for Boundary Survey in the State of Ohio unless so noted.

The words I and my as used herein are to mean either myself or someone working for me under my direct control or supervision.

By Wesley D. Goubeaux  
 Surveyor No. 8254 Date \_\_\_\_\_



LOCATION MAP

### CONVENTIONAL SIGNS

FENCE LINE (EXISTING) —X—X— (PROPOSED) —X—X—  
 CENTER LINE  
 TREE (REMOVE) ☒, SHRUB (REMOVE) ☒, STUMP (REMOVE) ☒  
 TREE (REMOVE) ☒, SHRUB (REMOVE) ☒  
 EX. UTILITY POLES: TELEPHONE ⚡, POWER ⚡, LIGHT ⚡  
 RIGHT OF WAY (EX) ———— Ex. R/W ————  
 RIGHT OF WAY (PR) ———— R/W ————  
 STANDARD HIGHWAY ESMT (EX) ———— Ex. SH ————  
 STANDARD HIGHWAY ESMT. (PR) ———— SH ————  
 TEMPORARY RIGHT OF WAY (PR) ———— TMP ————  
 CHANNEL EASEMENT (PR) ———— CH ————  
 UTILITY EASEMENT (EX) ———— Ex. U ————  
 UTILITY EASEMENT (PR) ———— U ————  
 PROPERTY LINE ———— OWNERSHIP HOOK ———— Z ————  
 RAILROAD ————  
 CONSTRUCTION LIMITES ————  
 GUARDRAIL (EXISTING) —o—o— (PROPOSED) —o—o—

PLAN PREPARED BY:



440 E. HOEWISHER ROAD 203 W. LOVELAND AVENUE  
 SIDNEY, OHIO 45326 LOVELAND, OHIO 45140  
 (937) 497-0200 (513) 239-8554  
 www.choiceoneengineering.com

FEDERAL PROJECT NO.  
E130637

PID NO.  
90852

R/W DESIGNER  
BHB  
R/W REVIEWER  
WDG

RIGHT OF WAY  
LEGEND SHEET

MA-TIPP CITY 25A  
RECONSTRUCTION, PH. 1

1 / 38

78  
115

**MIA-TIPP CITY 25A  
RECONSTRUCTION, PH. 1**

CITY OF TIPP CITY  
MIAMI COUNTY, OHIO  
SEC. 27, T 4 N, R 6 E  
SEC. 28, T 4 N, R 6 E



PID NO.  
**90852**

R/W DESIGNER  
BHB  
R/W REVIEWER  
WDG

CENTERLINE PLAT 1 OF 2

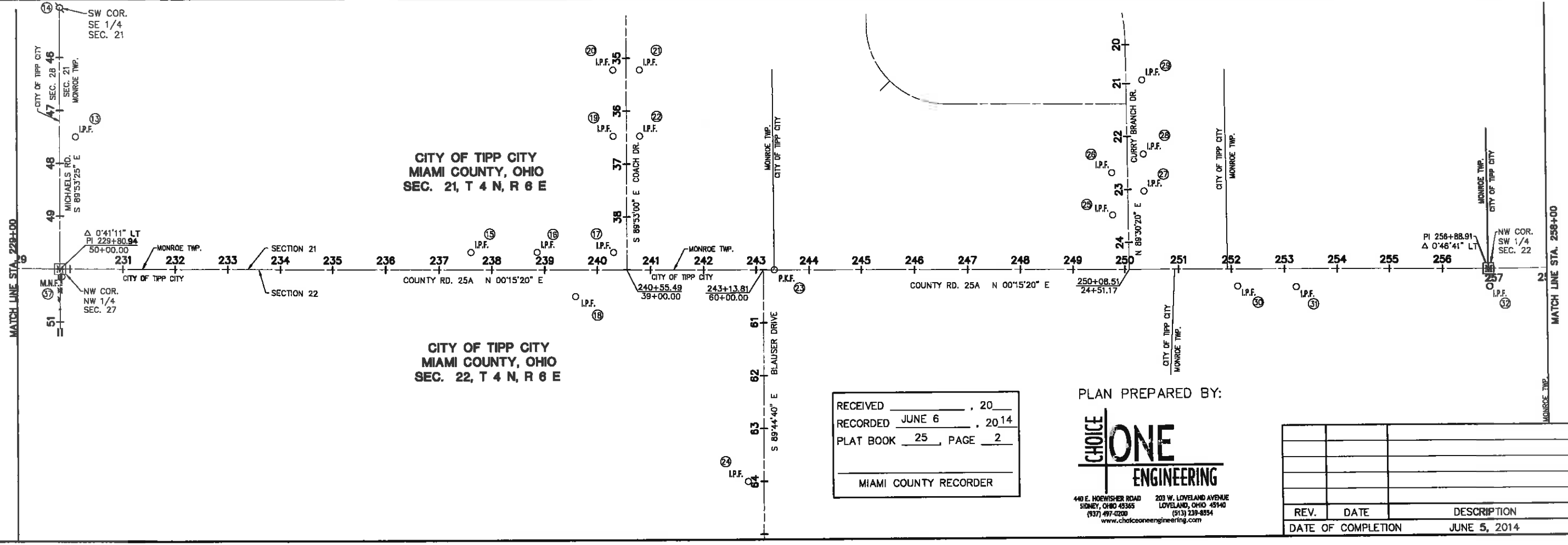
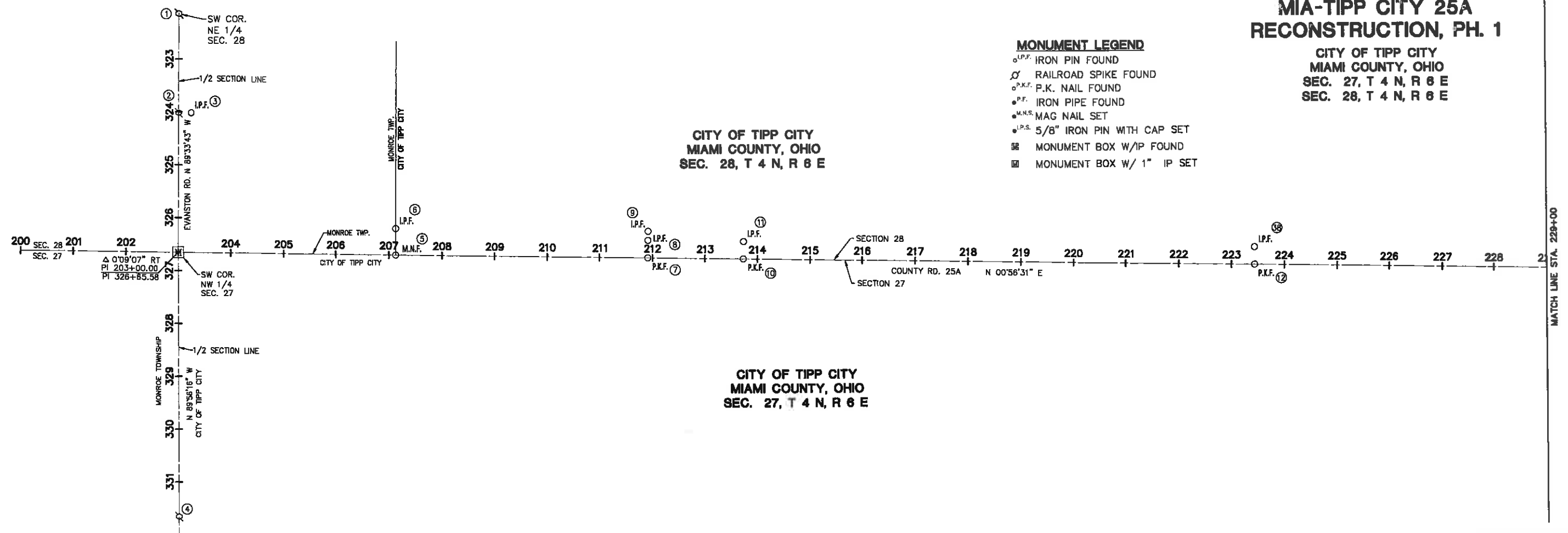
MIA-TIPP CITY 25A  
RECONSTRUCTION, PH. 1

2 / 38

79  
115

**MONUMENT LEGEND**

- I.P.F. IRON PIN FOUND
- ⊕ RAILROAD SPIKE FOUND
- ⊙ P.K.F. P.K. NAIL FOUND
- I.P.F. IRON PIPE FOUND
- M.N.S. MAG NAIL SET
- ⊙ I.P.S. 5/8" IRON PIN WITH CAP SET
- ⊠ MONUMENT BOX W/ IP FOUND
- ⊠ MONUMENT BOX W/ 1" IP SET



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RECORDED JUNE 6, 2014  
PLAT BOOK 25, PAGE 2  
\_\_\_\_\_  
MIAMI COUNTY RECORDER

PLAN PREPARED BY:



410 E. HOEWISHER ROAD SIDNEY, OHIO 45365 (937) 497-0200  
203 W. LOVELAND AVENUE LOVELAND, OHIO 45140 (513) 239-8554  
www.choiceoneengineering.com

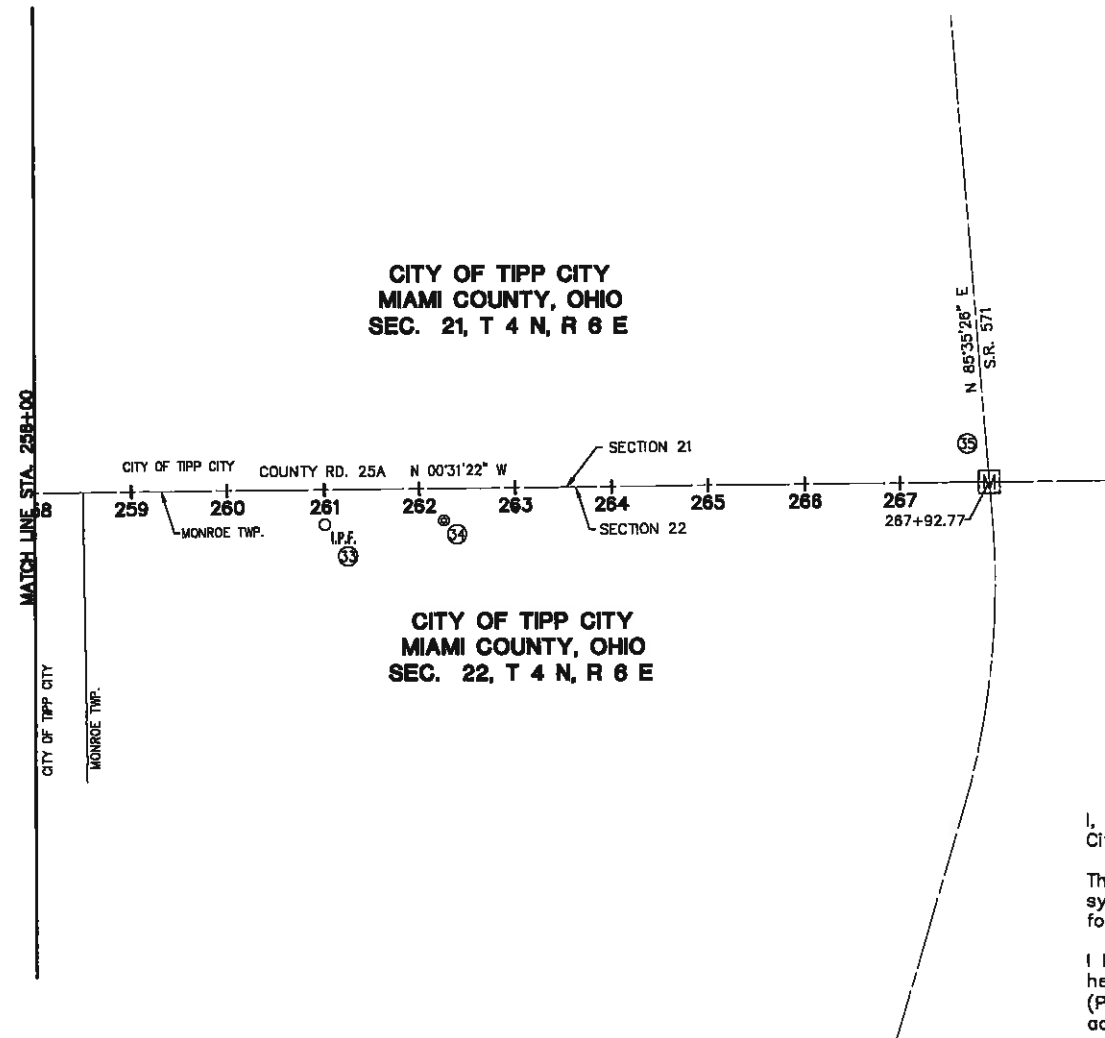
REV.	DATE	DESCRIPTION

DATE OF COMPLETION JUNE 5, 2014

# MIA-TIPP CITY 25A RECONSTRUCTION, PH. 1

CITY OF TIPP CITY  
MIAMI COUNTY, OHIO  
SEC. 21, T 4 N, R 6 E  
SEC. 22, T 4 N, R 6 E

NO.	ROADWAY	STATION	DISTANCE FROM C OF SURVEY		DESCRIPTION
			LEFT	RIGHT	
1	EVANSTON ROAD	300+00.00	0.00'		RAILROAD SPIKE FD.
2	EVANSTON ROAD	324+01.53	0.00'		RAILROAD SPIKE FD.
3	EVANSTON ROAD	324+01.76	24.04'		5/8" IRON PIN FOUND
4	EVANSTON ROAD	331+65.19	0.06'		RAILROAD SPIKE FD.
5	COUNTY ROAD 25A	207+12.64	0.00'		MAG NAIL FOUND
6	COUNTY ROAD 25A	207+12.18	50.00'		5/8" IRON PIN FOUND
7	COUNTY ROAD 25A	211+91.16	0.00'		P.K. NAIL FOUND
8	COUNTY ROAD 25A	211+91.16	33.00'		5/8" IRON PIN FOUND
9	COUNTY ROAD 25A	211+91.16	50.00'		5/8" IRON PIN FOUND
10	COUNTY ROAD 25A	213+73.16	0.00'		P.K. NAIL FOUND
11	COUNTY ROAD 25A	213+73.11	32.92'		5/8" IRON PIN FOUND
12	COUNTY ROAD 25A	223+43.63	0.03'		P.K. NAIL FOUND
13	MICHAELS ROAD	47+49.95	29.81'		5/8" IRON PIN FOUND
14	MICHAELS ROAD	23+20.57	0.00'		RAILROAD SPIKE FD.
15	COUNTY ROAD 25A	237+60.33	32.92'		5/8" IRON PIN FOUND
16	COUNTY ROAD 25A	238+85.45	32.88'		5/8" IRON PIN FOUND
17	COUNTY ROAD 25A	240+30.41	32.96'		5/8" IRON PIN FOUND
18	COUNTY ROAD 25A	239+58.85		50.24'	5/8" IRON PIN FOUND
19	COACH DRIVE	36+47.23		24.92'	5/8" IRON PIN FOUND
20	COACH DRIVE	35+22.21		24.86'	5/8" IRON PIN FOUND
21	COACH DRIVE	35+22.38	25.10'		5/8" IRON PIN FOUND
22	COACH DRIVE	36+47.33		25.02'	5/8" IRON PIN FOUND
23	COUNTY ROAD 25A	243+34.14		0.11'	P.K. NAIL FOUND
24	BLAUSER DRIVE	64+00.20		30.00'	5/8" IRON PIN FOUND
25	CURRY BRANCH DR.	23+47.91		30.03'	5/8" IRON PIN FOUND
26	CURRY BRANCH DR.	22+67.95		30.01'	5/8" IRON PIN FOUND
27	CURRY BRANCH DR.	23+03.76	30.04'		5/8" IRON PIN FOUND
28	CURRY BRANCH DR.	22+33.74	29.98'		5/8" IRON PIN FOUND
29	CURRY BRANCH DR.	20+93.67	30.12'		5/8" IRON PIN FOUND
30	COUNTY ROAD 25A	252+11.98		32.42'	1/2" IRON PIN FOUND
31	COUNTY ROAD 25A	253+22.31		34.27'	5/8" IRON PIN FOUND
32	COUNTY ROAD 25A	256+90.93		33.76'	5/8" IRON PIN FOUND
33	COUNTY ROAD 25A	261+00.31		35.94'	1/2" IRON PIN FOUND
34	COUNTY ROAD 25A	262+25.17		33.09'	CONC. MONUMENT FD.
35	COUNTY ROAD 25A	267+92.77		0.00'	MON. BOX W/ IP FD.
36	COUNTY ROAD 25A	223+43.11	32.95'		5/8" IRON PIN FOUND
37	COUNTY ROAD 25A	229+84.37	14.80'		TRAV. MAG NAIL #109
38	COUNTY ROAD 25A	223+43.11	32.95'		5/8" IRON PIN FOUND



### MONUMENT LEGEND

- I.P.F. IRON PIN FOUND
- ⊗ RAILROAD SPIKE FOUND
- P.K.F. P.K. NAIL FOUND
- P.F. IRON PIPE FOUND
- M.N.S. MAG NAIL SET
- I.P.S. 5/8" IRON PIN WITH CAP SET
- ☒ MONUMENT BOX W/IP FOUND
- ☑ MONUMENT BOX W/ 1" IP SET

MONUMENTS ARE TO BE SET DURING CONSTRUCTION AT THE FOLLOWING STATIONS AT A TOLERANCE OF 0.02 FT.						
ROADWAY	STATION	OFFSET		C MON. ASSLY.	GROUND COORDINATES	
		LEFT	RIGHT		NORTHING	EASTING
COUNTY RD. 25A	230+00.00	ON C		1	712770.762	1492162.876
COUNTY RD. 25A	229+80.94	ON C		1	715451.338	1492206.948
COUNTY RD. 25A	256+88.91	ON C		1	718159.284	1492219.020
	TOTAL			3		

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 MIAMI COUNTY RECORDER

PLAN PREPARED BY:

**CHOICE ONE**  
**ENGINEERING**  
 440 E. HOEHWISHER ROAD SIDNEY, OHIO 45345 (937) 497-0200  
 203 W. LOVELAND AVENUE LOVELAND, OHIO 45140 (513) 239-8294  
 www.choiceoneengineering.com

### BASIS FOR EX. R/W

THE EXISTING RIGHT-OF-WAY WIDTH WERE DETERMINED USING VARIOUS LAND SURVEYS AND SUBDIVISION PLATS AND LISTED AS FOLLOWS.

THE PROPOSED RIGHT-OF-WAY SHALL BE REFERENCED TO THE CENTERLINE OF SURVEY.

### PERTINENT INFORMATION

REC. P.B. 9, PG. 77  
 REC. P.B. 9, PG. 146  
 REC. P.B. 10, PG. 16  
 REC. P.B. 18, PG. 144  
 REC. P.B. 19, PG. 103  
 REC. P.B. 22, PG. 73  
 REC. P.B. 23, PG. 79

LOT SURVEY 23, PG. 114  
 LOT SURVEY 24, PG. 142

LAND SURVEY 12, PG. 143  
 LAND SURVEY 27, PG. 93  
 LAND SURVEY 32, PG. 90  
 LAND SURVEY 37, PG. 28  
 LAND SURVEY 45, PG. 62  
 LAND SURVEY 46, PG. 109  
 LAND SURVEY 48, PG. 170

DEEDS AS SHOWN ON R/W DETAIL SHEETS

### BASIS FOR BEARINGS

THE BEARING OF N 00°-56'-31" E ALONG THE CENTERLINE OF COUNTY ROAD 25A AND BEING THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 27 WAS BASED ON NAD 83 CORS 96 ADJUSTMENT, GEOID 2003, OHIO SOUTH ZONE, ODOT VRS CORS NETWORK

I, Wesley D. Gaubeaux, P.S. 8254, have conducted a survey of the existing conditions for the City of Tipp City in February, 2012. The results of that survey are contained herein.

The horizontal coordinates expressed herein are based on the Ohio State Plane Coordinate system NAD 83, South Zone using CORS 96 adjustment, The Project Adjustment Factor used for this project is 1.0000545970 and applied to Control Point #109.

I have determined the locations of the existing property lines for property takes contained herein. I have calculated the proposed property lines, Gross Take, Present Roadway Occupied (PRO), Net Take and Net Residues, as well as prepared the legal descriptions necessary to acquire these parcels as shown herein.

As a part of this project, I have set monuments at the proposed Property Corners, Section Corners and other points as shown herein. However, Item 604 Monument Assemblies, Item 604 Reference Monuments and Centerline Monuments shall be installed by the construction contractor as specified in the plans. All Centerline Monuments and Right-of-Way Monuments set and/or reset by the contractor's surveyor will include a cap as per Standard Construction Drawing RM-1.1 and bear the surveyor's Ohio registration number and/or name or company name. This work will be done in accordance with OAC 4733-37 as cited below.

All of my work contained herein was conducted in accordance with Ohio Administrative Code 4733-37 commonly known as Minimum Standards for Boundary Survey in the State of Ohio unless so noted.

The words I and my as used herein are to mean either myself or someone working for me under my direct control or supervision.

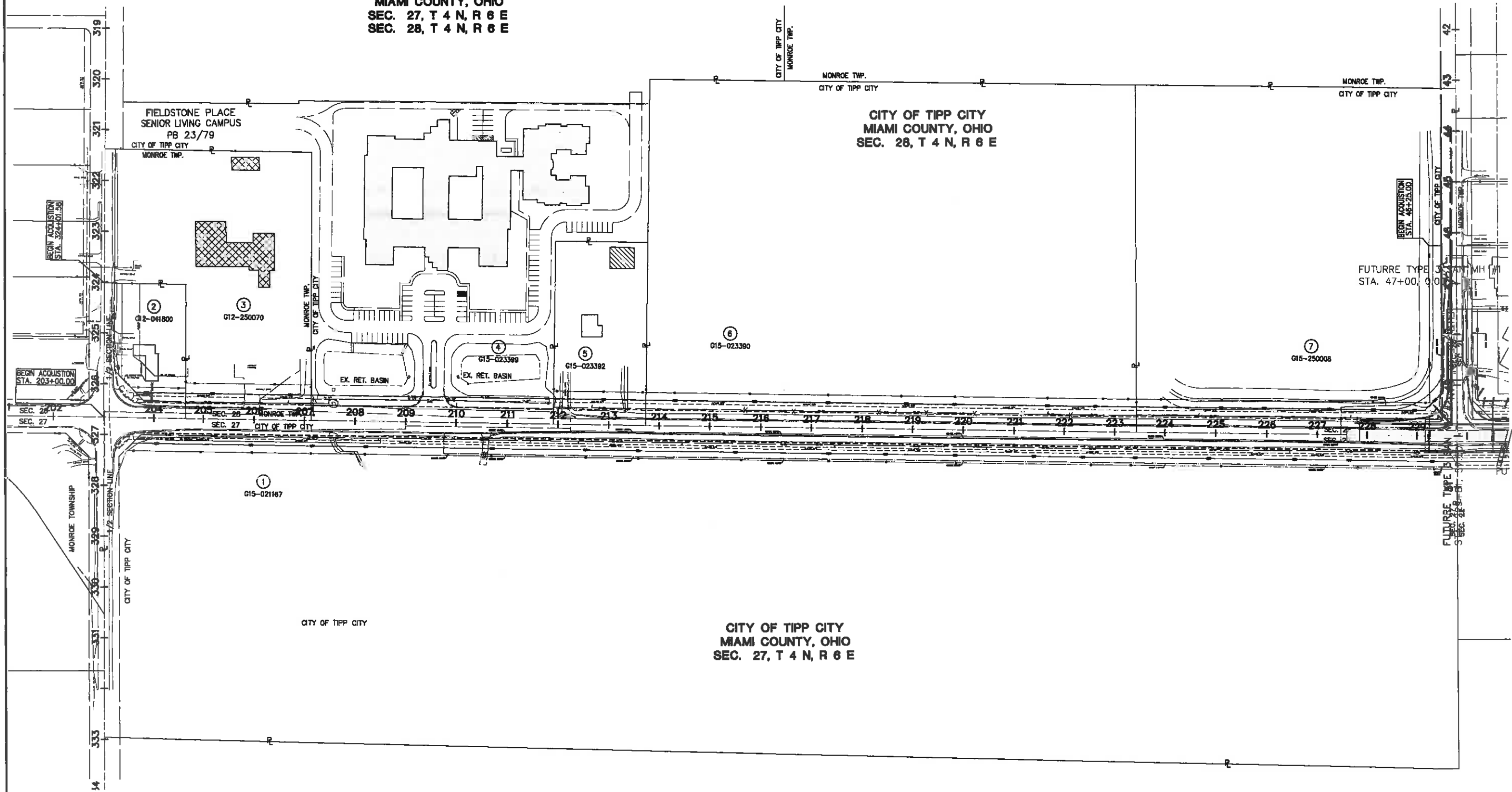
By Wesley D. Gaubeaux  
 Surveyor No. 8254 Date \_\_\_\_\_

REV.	DATE	DESCRIPTION
DATE OF COMPLETION		JUNE 5, 2014

CENTERLINE PLAT 2 OF 2  
 MIA-TIPP CITY 25A RECONSTRUCTION, PH. 1  
 PID NO. 90852  
 R/W DESIGNER: BHB  
 R/W REVIEWER: WDC  
 SCALE IN FEET: 1" = 100'  
 3 / 38  
 80 / 115

**MIA-TIPP CITY 25A  
RECONSTRUCTION, PH. 1**

CITY OF TIPP CITY  
MIAMI COUNTY, OHIO  
SEC. 27, T 4 N, R 6 E  
SEC. 28, T 4 N, R 6 E



PID NO. **90652**

R/W DESIGNER: BHB  
R/W REVIEWER: WDG

**PROPERTY MAP 1 OF 2**

**MIA-TIPP CITY 25A  
RECONSTRUCTION, PH. 1**

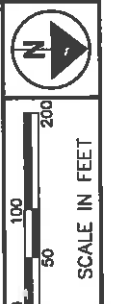
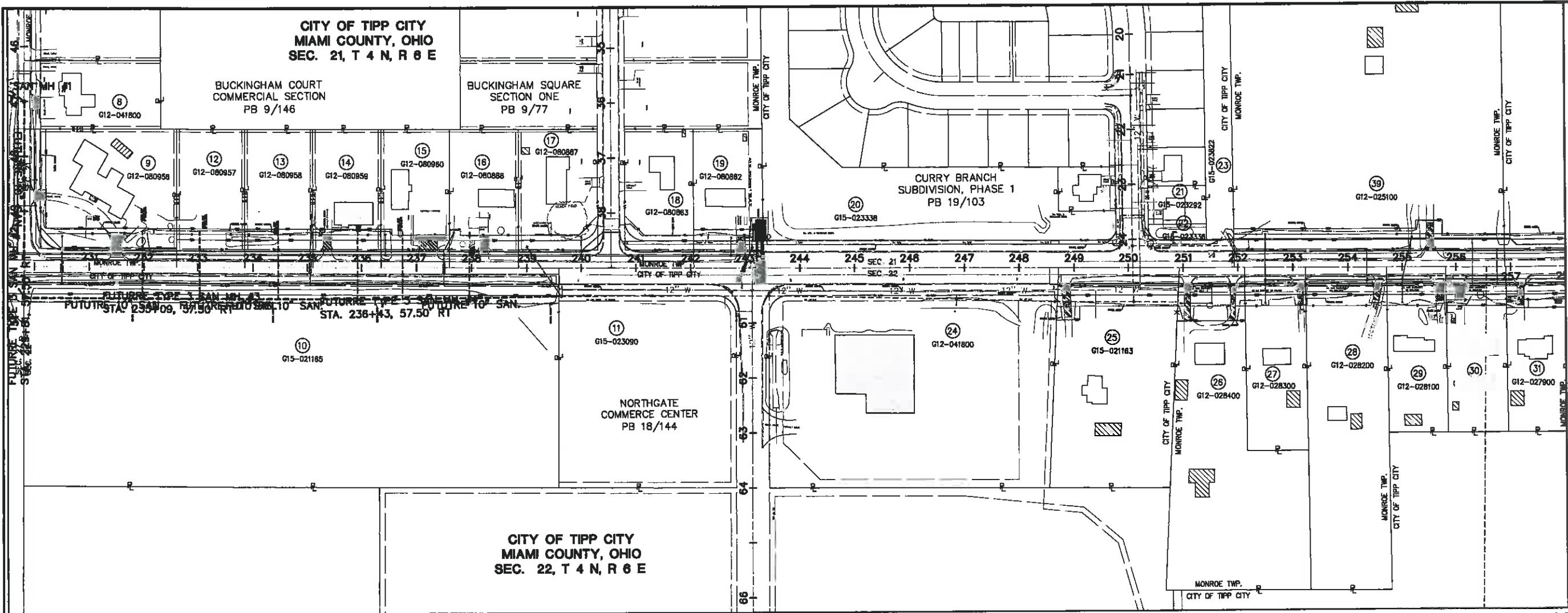
**STRUCTURE KEY**

- COMMERCIAL
- RESIDENTIAL
- RESIDENTIAL OUT BUILDING
- CHURCH

- ① VINCENT M. STAUB, JR., 1/3 INTEREST  
LINDA STAUB PARSONS, A.K.A LINDA S. PARSONS, 1/3 INTEREST  
BARBARA A. SMITH, TRUSTEE OF THE BARBARA A. SMITH DECLARATION OF TRUST, DATED JULY 19, 2007, 1/3 INTEREST
- ② DOUGLAS A. HOFF & NELLIE HOFF
- ③ THE TIPP CITY CHURCH OF CHRIST
- ④ RANDALL TIPP CITY LAND, LLC
- ⑤ JOSEPH C. LESHER AND EMILIE E. LESHER, TRUSTEES  
OF THE JOSEPH C. LESHER AND EMILIE E. LESHER REVOCABLE LIVING TRUST U/A JUNE 15, 2011
- ⑥ UP NORTH CONSTRUCTION, LTD.  
A.K.A. UPNORTH CONSTRUCTION, LTD.
- ⑦ THE BOARD OF TRUSTEES OF MONROE TOWNSHIP, MIAMI COUNTY, OHIO

WDG	9-09-14	REVISED PARCELS 2 AND 9
REV.	DATE	DESCRIPTION
DATE OF COMPLETION		JUNE 5, 2014





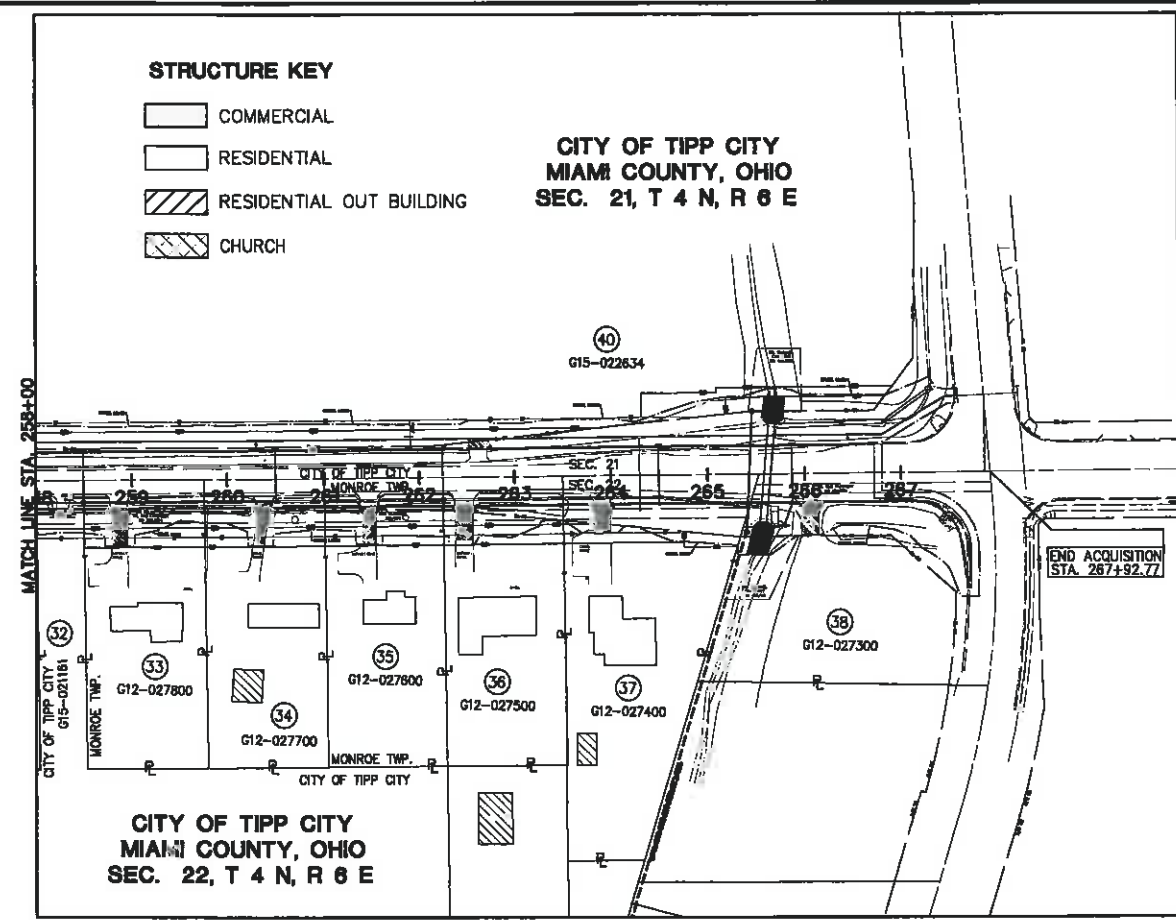
PID NO. **90852**

R/W DESIGNER  
BHB  
R/W REVIEWER  
WDG

**PROPERTY MAP 2 OF 2**

- STRUCTURE KEY**
- COMMERCIAL
  - RESIDENTIAL
  - RESIDENTIAL OUT BUILDING
  - CHURCH

**CITY OF TIPP CITY  
MIAMI COUNTY, OHIO  
SEC. 21, T 4 N, R 6 E**



**CITY OF TIPP CITY  
MIAMI COUNTY, OHIO  
SEC. 22, T 4 N, R 6 E**

- 8 BETTY D. BORCHERS
- 9 BETTY D. BORCHERS
- 10 GATEWAY CENTER DEVELOPMENT, LTD.
- 11 GATEWAY CENTER DEVELOPMENT, LTD.
- 12 BORCHERS CONSTRUCTION CO.
- 13 BORCHERS CONSTRUCTION CO.
- 14 BORCHERS CONSTRUCTION COMPANY, INC.
- 15 RONALD W. SOWDER & NANCY H. SOWDER
- 16 LARRY V. MILLER
- 17 ROGER W. CLYNE, JR. & CHERYL A. CLYNE
- 18 JOHN H. MCGEE
- 19 CHARLES E. STEVENS, SR. & BEVERLEE A. McDONALD
- 20 CURRY BRANCH HOMEOWNERS ASSOCIATION, INC.
- 21 AMERICAN HOMES 4 RENT PROPERTIES THREE, LLC.
- 22 CURRY BRANCH HOMEOWNERS ASSOCIATION, INC.
- 23 CURRY BRANCH HOMEOWNERS ASSOCIATION, INC.
- 24 KOENIG EQUIPMENT INC.
- 25 KATIE B. WEATHERLY
- 26 PAUL D. LEE
- 27 SECRETARY OF HOUSING AND URBAN DEVELOPMENT
- 28 DENNIS C. ELLIOTT
- 29 BRUCE A. ROGERS
- 30 PATRICK A. EWING & THERESA M. EWING
- 31 CHARLES K. WATSON, DONALD A. WATSON, & MARTHA J. JACKSON, JOINTLY OR THE SURVIVOR OF THEM, TRUSTEES OR THEIR SUCCESSORS IN TRUST, UNDER THE SARAH M. WATSON IRREVOCABLE TRUST, DATED JULY 8, 2009
- 32 GATEWAY CENTER DEVELOPMENT, LTD.
- 33 TIMOTHY S. SNELL & JUDY K. SNELL
- 34 DANIEL R. BURROUGHS
- 35 HANE RENTAL PROPERTIES
- 36 RONALD E. PECK & DARLA J. PECK
- 37 BRIAN D. MASCHINO
- 38 JAYDEE BLAIR & DIAHANN C. BLAIR
- 39 DENNIS E. RICKERT & KATHY E. RICKERT
- 40 U.S. BANK, N.A., TROY, OHIO, INDEPENDENT TRUSTEE OF THE LONG 1995 FAMILY TRUST

**MIA-TIPP CITY 25A  
RECONSTRUCTION, PH. 1**

**CITY OF TIPP CITY  
MIAMI COUNTY, OHIO  
SEC. 21, T 4 N, R 6 E  
SEC. 22, T 4 N, R 6 E**

REV.	DATE	DESCRIPTION
WDG	3-03-15	UPDATE OWNERS NAMES
WDG	9-09-14	REVISED PARCELS 2 AND 9
DATE OF COMPLETION	JUNE 5, 2014	

**MIA-TIPP CITY 25A  
RECONSTRUCTION, PH. 1**

TOTAL NUMBER OF :

31 OWNERSHIPS  
81 PARCELS  
0 TOTAL TAKES  
0 OWNERSHIPS WITH STRUCTURES INVOLVED

# GRANTEE

ALL RIGHT-OF-WAY ACQUIRED IN THE NAME OF THE CITY OF TIPP CITY, OHIO UNLESS OTHERWISE SHOWN.

NET RESIDUE = RECORD AREA - TOTAL PRO - NET TAKE  
ALL AREAS IN ACRES

SUMMARY SHEET 1 OF 6

\* DENOTES RIGHT OF WAY ENCROACHMENT

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		TYPE FUND	REMARKS AND PERSONALTY	AS ACQUIRED INSTRUMENT NO.
			BOOK	PAGE								LEFT	RIGHT			
1-WD	VINCENT M. STAUB, JR., 1/3 INTEREST LINDA STAUB PARSONS, A.K.A LINDA S. PARSONS, 1/3 INTEREST BARBARA A. SMITH, TRUSTEE OF THE BARBARA A. SMITH DECLARATION OF TRUST, DATED JULY 19, 2007, 1/3 INTEREST	12-23	DB 628 DB 698 OR 42	57 931 686	G15-021167	39.535	2.576	3.104	2.061	1.043	NO		36.048	100% LOCAL		
1-U		12-23						0.906	0.000	0.906					GRADING	
2-WD	DOUGLAS A. HOFF & NELLIE HOFF	12-13	DB 673	209	G12-041800	1.0	0.272	0.316	0.272	0.044	NO	0.684				
2-U1		12-13						0.025	0.000	0.025					GRADING	
2-U2		12-13						0.055	0.000	0.055					GRADING	
3-WD	THE TIPP CITY CHURCH OF CHRIST	12-13	DB 652	134	G12-250070	4.0	0.309	0.284	0.188	0.096	NO	3.595			SIGN & LANDSCAPING TO BE REMOVED	
3-U		12-13						0.114	0.000	0.114					GRADING	
4	RANDALL TIPP CITY LAND, LLC.	12-15	OR 288	734	G15-023399	8.368									NO TAKE	
5-WD	JOSEPH C. LESHER & EMILIE E. LESHER, TRUSTEES OF THE JOSEPH C. LESHER AND EMILIE E. LESHER REVOCABLE LIVING TRUST U/A JUNE 15, 2011	14-17	OR 214	466	G15-023392	1.504	0.138	0.209	0.138	0.071	NO	1.295				
5-U		14-17						0.063	0.000	0.063					GRADING	
6-WD	UP NORTH CONSTRUCTION, LTD. A.K.A. UPNORTH CONSTRUCTION, LTD.	16-21	DB 756	376	G15-023390	15.110	0.735	1.113	0.735	0.378	NO	13.997			768' OF FARM FENCE TO BE REMOVED 49' OF POST & RAIL FENCE TO BE REMOVED (1) 16" TREE ENCROACHING	
6-U		16-21						0.334	0.000	0.334					GRADING	
7-WD	THE BOARD OF TRUSTEES OF MONROE TOWNSHIP, MIAMI COUNTY, OHIO	20-23,37-38	DB 741	026	G15-250008	10.000	0.931	0.770	0.519	0.251	NO	8.818			20' OF POST & RAIL FENCE TO BE REMOVED	
7-U		20-23,37-38						0.200	0.000	0.200					GRADING	
7-T								0.173	0.000	0.173						
8	BETTY D. BORCHERS	22-23,37-38	OR 295	374	G12-080955										NO TAKE	
														100% LOCAL		

FEDERAL PROJECT NO. E130 (637)

PID NO. 90852

STATE JOB NO. 479380

R/W DESIGNER BHB  
R/W REVIEWER WDG

SUMMARY OF ADDITIONAL RIGHT-OF-WAY PARCELS 1-8

MA-TIPP CITY 25A RECONSTRUCTION, PH. 1

NOTE: UNDER NO CIRCUMSTANCES ARE TEMPORARY EASEMENTS ACQUIRED FOR THE PURPOSE OF STRUCTURE REMOVAL TO BE USED FOR STORAGE OF MATERIAL OR EQUIPMENT BY THE CONTRACTOR. UPON COMPLETION OF THE WORK REQUIRED FOR SUCH REMOVAL AND SUBSEQUENT RECLAMATION, THE EASEMENT SHALL BE VACATED IMMEDIATELY.

NOTE: ALL TEMPORARY PARCELS TO BE OF 18 MONTH DURATION FROM COMMENCEMENT OF CONSTRUCTION.

(c) = CALCULATED AREA

### LEGEND

- WD = WARRANTY DEED
- U = UTILITY EASEMENT
- S = SEWER EASEMENT
- T = TEMPORARY EASEMENT

WDG	3-3-15	UPDATE OWNERS & SHEET REFERENCES
WDG	9-9-14	REVISED PARCEL 2
REV.	DATE	DESCRIPTION
DATE OF COMPLETION		JUNE 5, 2014

6 / 38

83  
115

# GRANTEE

ALL RIGHT-OF-WAY ACQUIRED IN THE NAME OF THE CITY OF TIPP CITY, OHIO UNLESS OTHERWISE SHOWN.

NET RESIDUE = RECORD AREA - TOTAL PRO - NET TAKE  
ALL AREAS IN ACRES

SUMMARY SHEET 2 OF 6

\* DENOTES RIGHT OF WAY ENCROACHMENT

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		TYPE FUND	REMARKS AND PERSONALTY	AS ACQUIRED INSTRUMENT NO.
			BOOK	PAGE								LEFT	RIGHT			
9-WD	BETTY D. BORCHERS	22-23,37-38	OR 478	751	G12-080956	1.6	0.361	0.387	0.361	0.026	NO	1.213		100% LOCAL	0.0002 ACRES OVERLAPS EX. UTIL. EASEMENT	
9-U		22-23,37-38						0.131	0.000	0.131					0.003 ACRES OVERLAPS EX. UTIL. ESMT.	
9-T		22-23,37-38						0.096	0.000	0.096					GRADING, 0.001 ACRES OVERLAPS EX. UTIL. ESMT.	
10-WD	GATEWAY CENTER DEVELOPMENT LTD.	22-27	DB 701	768	G15-021165	8.968	0.741	1.123	0.741	0.382	NO		7.845			
10-U		22-27						0.337	0.000	0.337					GRADING	
11	GATEWAY CENTER DEVELOPMENT LTD.	26-27	DB 701	768	G15-023090											
12-WD	BORCHERS CONSTRUCTION CO.	22-25	DB 427	004	G12-080957	0.720 (C)	0.095	0.143	0.095	0.048	NO	0.577			0.004 ACRES OVERLAPS EX. UTIL. ESMT.	
12-U		22-25						0.029	0.000	0.029					0.002 ACRES OVERLAPS EX. UTIL. ESMT.	
12-T		22-25						0.029	0.000	0.029					GRADING, 0.001 ACRES OVERLAPS EX. UTIL. ESMT.	
13-WD	BORCHERS CONSTRUCTION CO.	24-25	DB 427	004	G12-080958	0.721 (C)	0.095	0.143	0.095	0.048	NO	0.578			0.004 ACRES OVERLAPS EX. UTIL. ESMT.	
13-U		24-25						0.031	0.000	0.031					0.003 ACRES OVERLAPS EX. UTIL. ESMT.	
13-T		24-25						0.026	0.000	0.026					GRADING, 0.001 ACRES OVERLAPS EX. UTIL. ESMT.	
14-WD	BORCHERS CONSTRUCTION COMPANY, INC.	24-25	DB 703	669	G12-080959	0.722 (C)	0.095	0.143	0.095	0.048	NO	0.579			0.004 ACRES OVERLAPS EX. UTIL. ESMT.	
14-U		24-25						0.029	0.000	0.029					0.002 ACRES OVERLAPS EX. UTIL. ESMT.	
14-T		24-25						0.029	0.000	0.029					GRADING, 0.002 ACRES OVERLAPS EX. UTIL. ESMT.	
15-WD	RONALD W. SOWDER & NANCY H. SOWDER	24-25	DB 757	435	G12-080960	0.723 (C)	0.095	0.143	0.095	0.048	NO	0.580			0.002 ACRES OVERLAPS EX. UTIL. ESMT.	
15-U		24-25						0.033	0.000	0.033					GRADING, 0.002 ACRES OVERLAPS EX. UTIL. ESMT.	
														100% LOCAL		

FEDERAL PROJECT NO. E130 (637)  
 PID NO. 90852  
 STATE JOB NO. 479380  
 R/W DESIGNER BHB  
 R/W REVIEWER WDG  
**SUMMARY OF ADDITIONAL RIGHT-OF-WAY PARCELS 9-15**  
**MIA-TIPP CITY 25A RECONSTRUCTION, PH. 1**

NOTE: UNDER NO CIRCUMSTANCES ARE TEMPORARY EASEMENTS ACQUIRED FOR THE PURPOSE OF STRUCTURE REMOVAL TO BE USED FOR STORAGE OF MATERIAL OR EQUIPMENT BY THE CONTRACTOR. UPON COMPLETION OF THE WORK REQUIRED FOR SUCH REMOVAL AND SUBSEQUENT RECLAMATION, THE EASEMENT SHALL BE VACATED IMMEDIATELY.

NOTE: ALL TEMPORARY PARCELS TO BE OF 18 MONTH DURATION FROM COMMENCEMENT OF CONSTRUCTION.

(c) = CALCULATED AREA

**LEGEND**

- WD = WARRANTY DEED
- U = UTILITY EASEMENT
- S = SEWER EASEMENT
- T = TEMPORARY EASEMENT

WDG	3-3-15	UPDATE SHEET NO. REFERENCES
WDG	9-9-14	REVISED PARCEL 9
REV.	DATE	DESCRIPTION
	DATE OF COMPLETION	JUNE 5, 2014

# GRANTEE

ALL RIGHT-OF-WAY ACQUIRED IN THE NAME OF THE CITY OF TIPP CITY, OHIO UNLESS OTHERWISE SHOWN.

NET RESIDUE = RECORD AREA - TOTAL PRO - NET TAKE  
ALL AREAS IN ACRES

SUMMARY SHEET 3 OF 6

\* DENOTES RIGHT OF WAY ENCROACHMENT

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		TYPE FUND	REMARKS AND PERSONALTY	AS ACQUIRED INSTRUMENT NO.
			BOOK	PAGE								LEFT	RIGHT			
16-WD	LARRY V. MILLER	24-27	OR 317	300	G12-080888	0.724 (C)	0.095	0.143	0.095	0.048	NO	0.581		100% LOCAL	0.002 ACRES OVERLAPS EX. UTIL. ESMT.	
16-U		24-27						0.033	0.000	0.033					0.001 ACRES OVERLAPS EX. UTIL. ESMT.	
17-WD	ROGER W. CLYNE, JR. & CHERYL A. CLYNE	26-27	DB 528	501	G12-080887	0.841	0.110	0.173	0.110	0.063	NO	0.668			0.002 ACRES OVERLAPS EX. UTIL. ESMT.	
17-U		26-27						0.041	0.000	0.041					0.001 ACRES OVERLAPS EX. UTIL. ESMT.	
18-WD	JOHN H. MCGEE	26-27	DB 729	650	G12-080863	0.726	0.095	0.150	0.095	0.055	NO	0.576				
18-U		26-27						0.037	0.000	0.037					GRADING	
19-WD	CHARLES E. STEVENS, SR. & BEVERLEE A. McDONALD	26-27	DB 674	48	G12-080862	0.742	0.097	0.147	0.097	0.050	NO	0.595			0.010 ACRES OVERLAPS EX. UTIL. ESMT.	
19-U		26-27						0.029	0.000	0.029					0.006 ACRES OVERLAPS EX. UTIL. ESMT.	
19-T		26-27						0.029	0.000	0.029					0.006 ACRES OVERLAPS EX. UTIL. ESMT.	
20	CURRY BRANCH HOMEOWNERS ASSOCIATION, INC.	26-30	DB 730	172	G15-023338										NO TAKE	
21	AMERICAN HOMES 4 RENT PROPERTIES THREE, LLC.	29-30	OR 436	703	G15-023292										NO TAKE	
22	CURRY BRANCH HOMEOWNERS ASSOCIATION, INC.	29-30	DB 730	172	G15-023336										NO TAKE	
23	CURRY BRANCH HOMEOWNERS ASSOCIATION, INC.	29-30	DB 754	698	G15-023822										NO TAKE	
24	KOENIG EQUIPMENT INC.	26-30	OR 29	042	G15-023088										NO TAKE	
25-WD	KATIE B. WEATHERLY	29-30	DB 795	622	G15-021163	2.034	0.168	0.254	0.168	0.086	NO	1.780			0.001 ACRES OVERLAPS EX. GAS EASEMENT 36' FARM FENCE TO BE REMOVED	
25-U		29-30						0.102	0.000	0.102					GRADING	
25-T		29-30						0.024	0.000	0.024					GRADING	
														100% LOCAL		

FEDERAL PROJECT NO. E130 (637)

PID NO. 90852

STATE JOB NO. 479380

R/W DESIGNER BHB  
R/W REVIEWER WDG

SUMMARY OF ADDITIONAL RIGHT-OF-WAY PARCELS 16-25

MIA-TIPP CITY 25A RECONSTRUCTION, PH. 1

NOTE: UNDER NO CIRCUMSTANCES ARE TEMPORARY EASEMENTS ACQUIRED FOR THE PURPOSE OF STRUCTURE REMOVAL TO BE USED FOR STORAGE OF MATERIAL OR EQUIPMENT BY THE CONTRACTOR. UPON COMPLETION OF THE WORK REQUIRED FOR SUCH REMOVAL AND SUBSEQUENT RECLAMATION, THE EASEMENT SHALL BE VACATED IMMEDIATELY.

NOTE: ALL TEMPORARY PARCELS TO BE OF 18 MONTH DURATION FROM COMMENCEMENT OF CONSTRUCTION. (c) = CALCULATED AREA

**LEGEND**  
WD = WARRANTY DEED  
U = UTILITY EASEMENT  
S = SEWER EASEMENT  
T = TEMPORARY EASEMENT

8	38	
WDG	3-3-15	UPDATE SHEET NO. REFERENCES
REV.	DATE	DESCRIPTION
		DATE OF COMPLETION
		JUNE 5, 2014

85  
115

# GRANTEE

ALL RIGHT-OF-WAY ACQUIRED IN THE NAME OF THE CITY OF TIPP CITY, OHIO UNLESS OTHERWISE SHOWN.

NET RESIDUE = RECORD AREA - TOTAL PRO - NET TAKE  
ALL AREAS IN ACRES

SUMMARY SHEET 4 OF 6

\* DENOTES RIGHT OF WAY ENCROACHMENT

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		TYPE FUND	REMARKS AND PERSONALTY	AS ACQUIRED INSTRUMENT NO.
			BOOK	PAGE								LEFT	RIGHT			
26-WD	PAUL D. LEE	29-30	DB 784	739	G12-028400	2.583	0.091	0.139	0.091	0.048	NO		2.444	100% LOCAL	0.028 ACRES OVERLAPS EX. GAS ESMT. REMOVE LANDSCAPING	
26-U		29-30						0.056	0.000	0.056					GRADING	
26-T		29-30						0.077	0.000	0.077					GRADING	
27-WD	SECRETARY OF HOUSING AND URBAN DEVELOPMENT	29-30	20150R	00625	G12-028300	0.757	0.083	0.126	0.083	0.043	NO		0.631		0.025 ACRES OVERLAPS EX. GAS ESMT.	
27-U		29-30						0.051	0.000	0.051						
28-WD	DENNIS C. ELLIOTT	29-32	DB 565 DB 565	507 586	G12-028200	2.00	0.113	0.171	0.113	0.058	NO		1.829		0.025 ACRES OVERLAPS EX. GAS EASEMENT	
28-U		29-32						0.068	0.000	0.068						
29-WD	BRUCE A. ROGERS	31-32	DB 777	768	G12-028100	0.758	0.083	0.126	0.083	0.043	NO		0.632		0.025 ACRES OVERLAPS EX. GAS EASEMENT	
29-U		31-32						0.050	0.000	0.050						
30-WD	PATRICK A. EWING & THERESA M. EWING	31-32	DB 755	943	G12-028000	0.758	0.083	0.126	0.083	0.043	NO		0.632		0.025 ACRES OVERLAPS EX. GAS EASEMENT	
30-U		31-32						0.025	0.000	0.025						
30-T		31-32						0.025	0.000	0.025					GRADING	
31-WD	CHARLES K. WATSON, DONALD A. WATSON, & MARTHA J. JACKSON, JOINTLY OR THE SURVIVOR OF THEM, TRUSTEES OR THEIR SUCCESSORS IN TRUST, UNDER THE SARAH M. WATSON	31-34	OR 49	076	G12-027900	0.758	0.083	0.126	0.083	0.043	NO		0.632		0.025 ACRES OVERLAPS EX. GAS EASEMENT 15' POST & RAIL FENCE TO BE REMOVED	
31-U	IRREVOCABLE TRUST, DATED JULY 8, 2009	31-34						0.025	0.000	0.025						
31-T		31-34						0.038	0.000	0.038					GRADING	
32-WD	GATEWAY CENTER DEVELOPMENT, LTD.	33-34	DB 701	768	G15-021161	8.323	0.038	0.057	0.038	0.019	NO		8.266		0.011 ACRES OVERLAPS EX. GAS EASEMENT	
32-U		33-34						0.011	0.000	0.011				100% LOCAL		

FEDERAL PROJECT NO. E130 (637)  
 PID NO. 90852  
 STATE JOB NO. 479380  
 R/W DESIGNER BH/B  
 R/W REVIEWER W/DG  
 SUMMARY OF ADDITIONAL RIGHT-OF-WAY PARCELS 26-32  
 MA-TIPP CITY 25A RECONSTRUCTION, PH. 1

NOTE: UNDER NO CIRCUMSTANCES ARE TEMPORARY EASEMENTS ACQUIRED FOR THE PURPOSE OF STRUCTURE REMOVAL TO BE USED FOR STORAGE OF MATERIAL OR EQUIPMENT BY THE CONTRACTOR. UPON COMPLETION OF THE WORK REQUIRED FOR SUCH REMOVAL AND SUBSEQUENT RECLAMATION, THE EASEMENT SHALL BE VACATED IMMEDIATELY.

NOTE: ALL TEMPORARY PARCELS TO BE OF 18 MONTH DURATION FROM COMMENCEMENT OF CONSTRUCTION.

(c) = CALCULATED AREA

**LEGEND**  
 WD = WARRANTY DEED  
 U = UTILITY EASEMENT  
 S = SEWER EASEMENT  
 T = TEMPORARY EASEMENT

WDG	3-3-15	UPDATE OWNERS & SHEET REFERENCES
REV.	DATE	DESCRIPTION
DATE OF COMPLETION		JUNE 5, 2014

# GRANTEE.

ALL RIGHT-OF-WAY ACQUIRED IN THE NAME OF THE CITY OF TIPP CITY, OHIO UNLESS OTHERWISE SHOWN.

NET RESIDUE = RECORD AREA - TOTAL PRO - NET TAKE  
ALL AREAS IN ACRES

SUMMARY SHEET 5 OF 6

\* DENOTES RIGHT OF WAY ENCROACHMENT

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		TYPE FUND	REMARKS AND PERSONALTY	AS ACQUIRED INSTRUMENT NO.
			BOOK	PAGE								LEFT	RIGHT			
33-WD	TIMOTHY S. SNELL & JUDY K. SNELL	33-34	DB 794	44	G12-027800	0.861	0.095	0.143	0.095	0.048	NO		0.718	100% LOCAL	0.029 ACRES OVERLAPS EX. GAS EASEMENT	
33-U		33-34						0.029	0.000	0.029						
33-T		33-34						0.029	0.000	0.29					GRADING	
34-WD	DANIEL R. BURROUGHS	33-34	DB 713	156	G12-027700	0.861	0.095	0.143	0.095	0.048	NO		0.718		0.029 ACRES OVERLAPS EX. GAS EASEMENT	
34-U		33-34						0.029	0.000	0.029						
34-T		33-34						0.029	0.000	0.29					GRADING	
35-WD	HANE RENTAL PROPERTIES, LLC	33-34	OR 264	561	G12-027600	0.861	0.095	0.143	0.095	0.048	NO		0.718		0.029 ACRES OVERLAPS EX. GAS EASEMENT	
35-U		33-34						0.029	0.000	0.029						
35-T		33-34						0.029	0.000	0.29					GRADING	
36-WD	RONALD E. PECK & DARLA J. PECK	33-36	OR 162	286	G12-027500	0.861	0.113	0.143	0.113	0.030	NO		0.718		0.029 ACRES OVERLAPS EX. GAS EASEMENT	
36-U		33-36						0.029	0.000	0.029						
36-T		33-36						0.029	0.000	0.029					GRADING	
37-WD	BRIAN D. MASCHINO	35-36	2014OR	12509	G12-027400	1.296	0.248	0.250	0.248	0.002	NO		1.046		0.044 ACRES OVERLAPS EX. GAS EASEMENT	
37-U		35-36						0.020	0.000	0.020						
37-CH		35-36						0.017	0.000	0.017					GRADING	
37-T		35-36						0.029	0.000	0.029					GRADING	
													100% LOCAL			

FEDERAL PROJECT NO. E130 (697)  
 PID NO. 90852  
 STATE JOB NO. 479380  
 R/W DESIGNER BHB  
 R/W REVIEWER WDG  
 SUMMARY OF ADDITIONAL RIGHT-OF-WAY PARCELS 33-37  
 MA-TIPP CITY 25A RECONSTRUCTION, PH 1  
 10 / 38  
 87  
 115

NOTE: UNDER NO CIRCUMSTANCES ARE TEMPORARY EASEMENTS ACQUIRED FOR THE PURPOSE OF STRUCTURE REMOVAL TO BE USED FOR STORAGE OF MATERIAL OR EQUIPMENT BY THE CONTRACTOR. UPON COMPLETION OF THE WORK REQUIRED FOR SUCH REMOVAL AND SUBSEQUENT RECLAMATION, THE EASEMENT SHALL BE VACATED IMMEDIATELY.

NOTE: ALL TEMPORARY PARCELS TO BE OF 18 MONTH DURATION FROM COMMENCEMENT OF CONSTRUCTION.

(c) = CALCULATED AREA

**LEGEND**

- WD = WARRANTY DEED
- U = UTILITY EASEMENT
- S = SEWER EASEMENT
- T = TEMPORARY EASEMENT

WDG	3-3-15	UPDATE OWNERS & SHEET REFERENCES
REV.	DATE	DESCRIPTION
		DATE OF COMPLETION
		JUNE 5, 2014

# GRANTEE

ALL RIGHT-OF-WAY ACQUIRED IN THE NAME OF THE CITY OF TIPP CITY, OHIO UNLESS OTHERWISE SHOWN.

NET RESIDUE = RECORD AREA - TOTAL PRO - NET TAKE  
ALL AREAS IN ACRES

SUMMARY SHEET 6 OF 6

\* DENOTES RIGHT OF WAY ENCROACHMENT

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		TYPE FUND	REMARKS AND PERSONALTY	AS ACQUIRED INSTRUMENT NO.
			BOOK	PAGE								LEFT	RIGHT			
38	JAYDEE BLAIR & DIAHANN C. BLAIR	35-36	DB 789	529	G12-027300									100% LOCAL	NO TAKE	
39-WD	DENNIS E. RICKERT & KATHY E. RICKERT	29-32	DB 661	450	G12-025100	20.00	0.376	0.569	0.376	0.193	NO	19.431				
39-U		29-32						0.115	0.000	0.115						
39-T		29-32						0.104	0.000	0.104					GRADING	
40-WD	U.S. BANK, N.A., TROY, OHIO, INDEPENDENT TRUSTEE OF THE LONG 1995 FAMILY TRUST	31-36	OR 208	245	G15-022634	62.004	3.486	1.469	1.174	0.296	NO	58.222			0.019 ACRES OVERLAPS EX. CHANNEL EASEMENT	
40-U		31-36						0.173	0.000	0.173						
40-T		31-36						0.089	0.000	0.089					GRADING	
														100% LOCAL		

FEDERAL PROJECT NO. E130 (637)  
 PID NO. 90852  
 STATE JOB NO. 479380  
 R/W DESIGNER BHB  
 R/W REVIEWER WDG  
**SUMMARY OF ADDITIONAL RIGHT-OF-WAY PARCELS 38-39**  
**MIA-TIPP CITY 25A RECONSTRUCTION, PH 1**

NOTE: UNDER NO CIRCUMSTANCES ARE TEMPORARY EASEMENTS ACQUIRED FOR THE PURPOSE OF STRUCTURE REMOVAL TO BE USED FOR STORAGE OF MATERIAL OR EQUIPMENT BY THE CONTRACTOR. UPON COMPLETION OF THE WORK REQUIRED FOR SUCH REMOVAL AND SUBSEQUENT RECLAMATION, THE EASEMENT SHALL BE VACATED IMMEDIATELY.

NOTE: ALL TEMPORARY PARCELS TO BE OF 18 MONTH DURATION FROM COMMENCEMENT OF CONSTRUCTION.

(c) = CALCULATED AREA

**LEGEND**

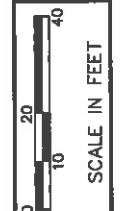
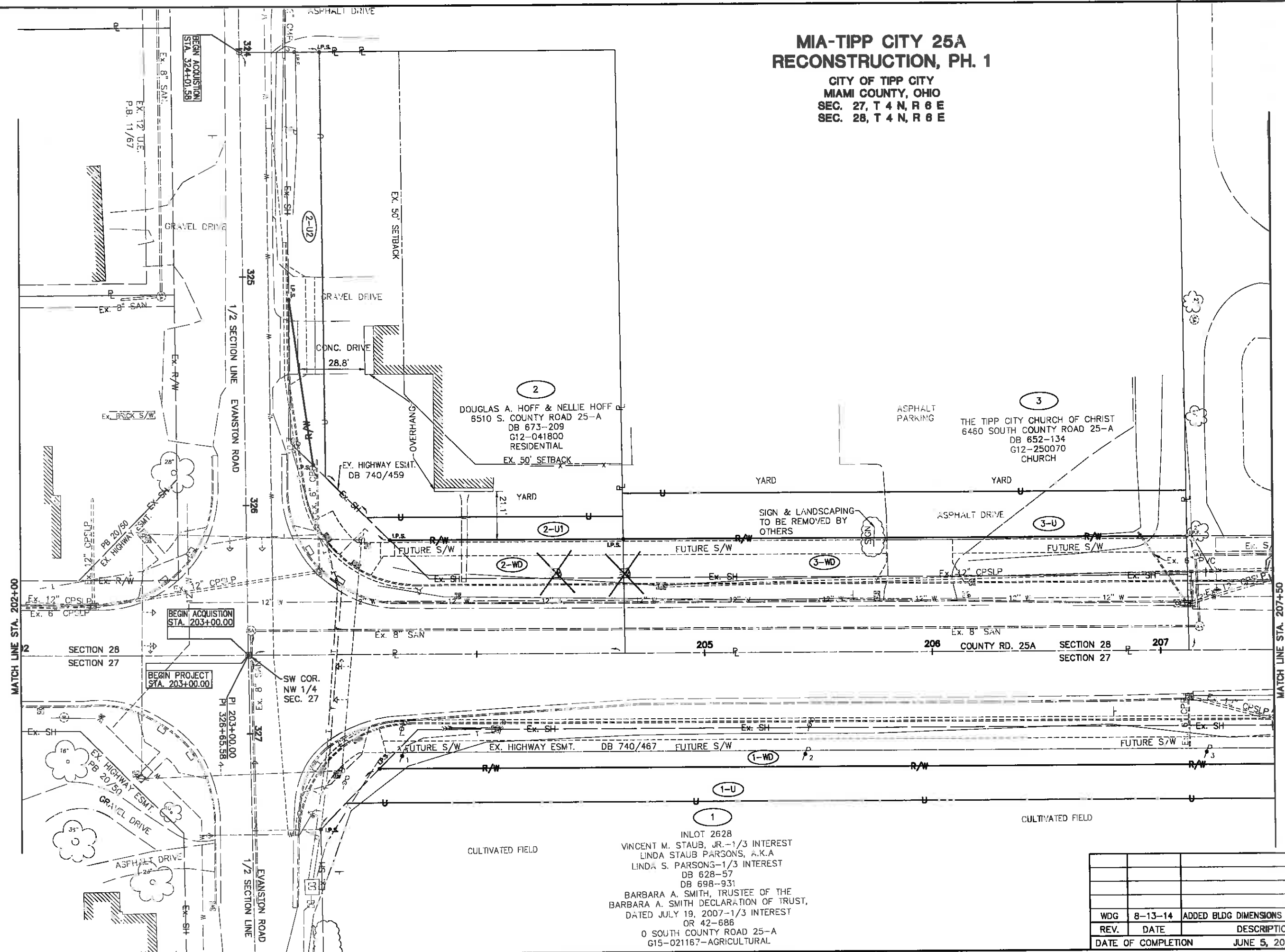
- WD = WARRANTY DEED
- U = UTILITY EASEMENT
- S = SEWER EASEMENT
- T = TEMPORARY EASEMENT

WDG	3-3-15	UPDATE SHEET NO. REFERENCES
WDG	8-25-14	CORRECTED ACREAGES FOR 39-WD
REV.	DATE	DESCRIPTION
	DATE OF COMPLETION	JUNE 5, 2014

11 / 38  
88  
115

# MIA-TIPP CITY 25A RECONSTRUCTION, PH. 1

CITY OF TIPP CITY  
MIAMI COUNTY, OHIO  
SEC. 27, T 4 N, R 6 E  
SEC. 28, T 4 N, R 6 E



PID NO. **90852**

R/W DESIGNER: BHB  
R/W REVIEWER: WDG

**RIGHT OF WAY TOPO SHEET  
STA. 202+00 TO 207+50**

**MIA-TIPP CITY 25A  
RECONSTRUCTION, PH. 1**

INLOT 2628  
VINCENT M. STAUB, JR.-1/3 INTEREST  
LINDA STAUB PARSONS, A.K.A  
LINDA S. PARSONS-1/3 INTEREST  
DB 628-57  
DB 698-931  
BARBARA A. SMITH, TRUSTEE OF THE  
BARBARA A. SMITH DECLARATION OF TRUST,  
DATED JULY 19, 2007-1/3 INTEREST  
OR 42-686  
0 SOUTH COUNTY ROAD 25-A  
G15-021167-AGRICULTURAL

REV.	DATE	DESCRIPTION
WDG	8-13-14	ADDED BLDG DIMENSIONS & EX SETBACKS
89		
115		
DATE OF COMPLETION		JUNE 5, 2014



# MIA-TIPP CITY 25A RECONSTRUCTION, PH. 1

CITY OF TIPP CITY  
MIAMI COUNTY, OHIO  
SEC. 27, T 4 N, R 6 E  
SEC. 28, T 4 N, R 6 E

FIELDSTONE PLACE  
SENIOR LIVING CAMPUS  
PB 23/79

LINE CHART		
LINE	BEARING	DIST.
L22	S 45°-41'-24" W	7.62'



PID NO.  
**90852**

R/W DESIGNER  
BHB  
R/W REVIEWER  
WDG

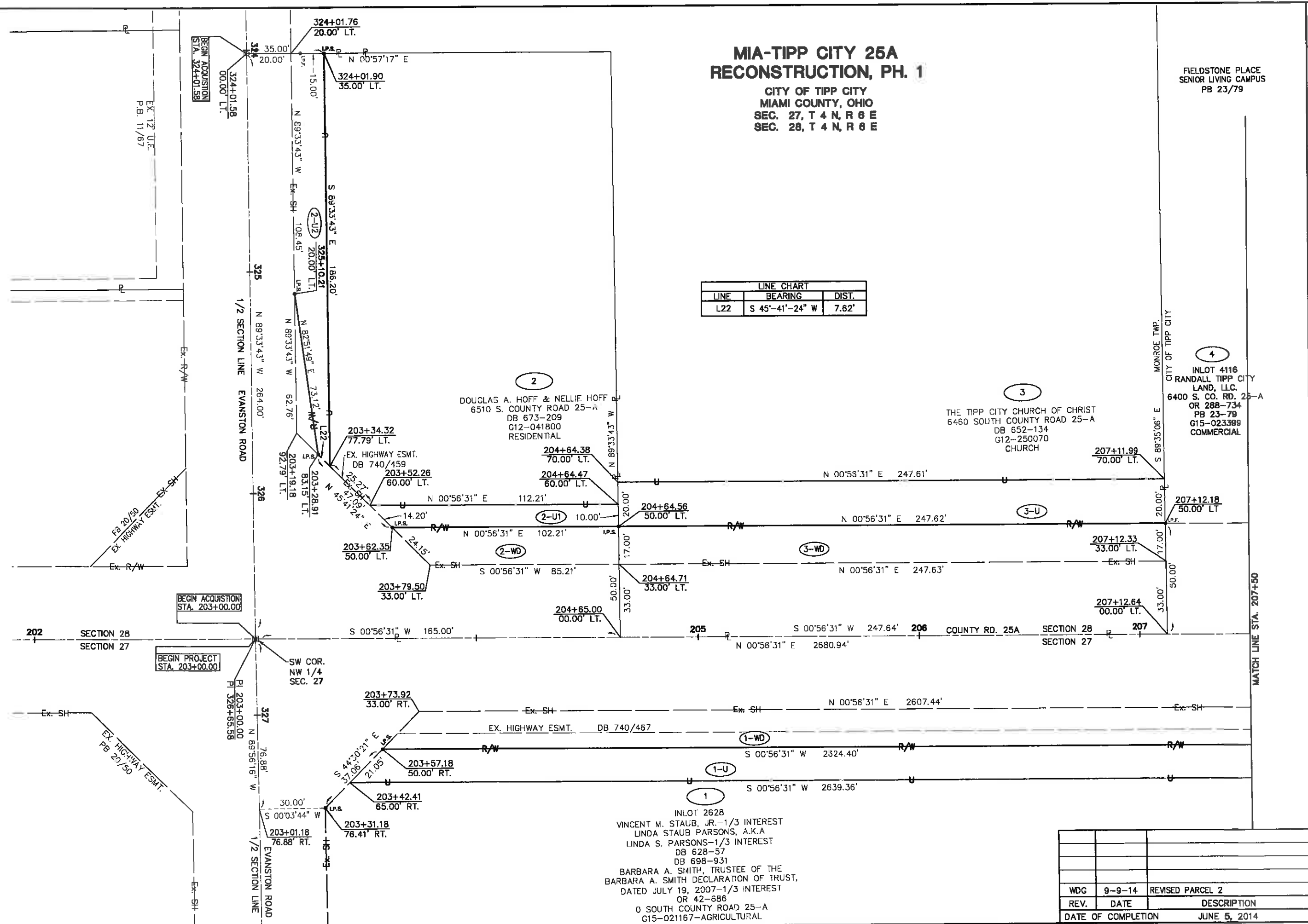
**RIGHT OF WAY BOUNDARY SHEET**  
**STA. 202+00 TO 207+50**

**MIA-TIPP CITY 25A**  
**RECONSTRUCTION, PH. 1**

13 / 38

90  
115

WDG	9-9-14	REVISED PARCEL 2
REV.	DATE	DESCRIPTION
DATE OF COMPLETION	JUNE 5, 2014	



2  
DOUGLAS A. HOFF & NELLIE HOFF  
6510 S. COUNTY ROAD 25-A  
DB 673-209  
G12-041800  
RESIDENTIAL

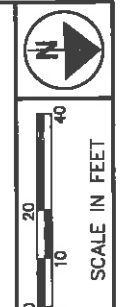
3  
THE TIPP CITY CHURCH OF CHRIST  
6460 SOUTH COUNTY ROAD 25-A  
DB 652-134  
G12-250070  
CHURCH

4  
INLOT 4116  
RANDALL TIPP CITY  
LAND, L.L.C.  
6400 S. CO. RD. 25-A  
OR 288-734  
PB 23-79  
G15-023399  
COMMERCIAL

1  
INLOT 2628  
VINCENT M. STAUB, JR.-1/3 INTEREST  
LINDA STAUB PARSONS, A.K.A  
LINDA S. PARSONS-1/3 INTEREST  
DB 628-57  
DB 698-931  
BARBARA A. SMITH, TRUSTEE OF THE  
BARBARA A. SMITH DECLARATION OF TRUST,  
DATED JULY 19, 2007-1/3 INTEREST  
OR 42-686  
0 SOUTH COUNTY ROAD 25-A  
G15-021167-AGRICULTURAL

**MIA-TIPP CITY 25A  
RECONSTRUCTION, PH. 1**

CITY OF TIPP CITY  
MIAMI COUNTY, OHIO  
SEC. 27, T 4 N, R 6 E  
SEC. 28, T 4 N, R 6 E



PID NO. **90852**  
R/W DESIGNER: BHB  
R/W REVIEWER: WDC

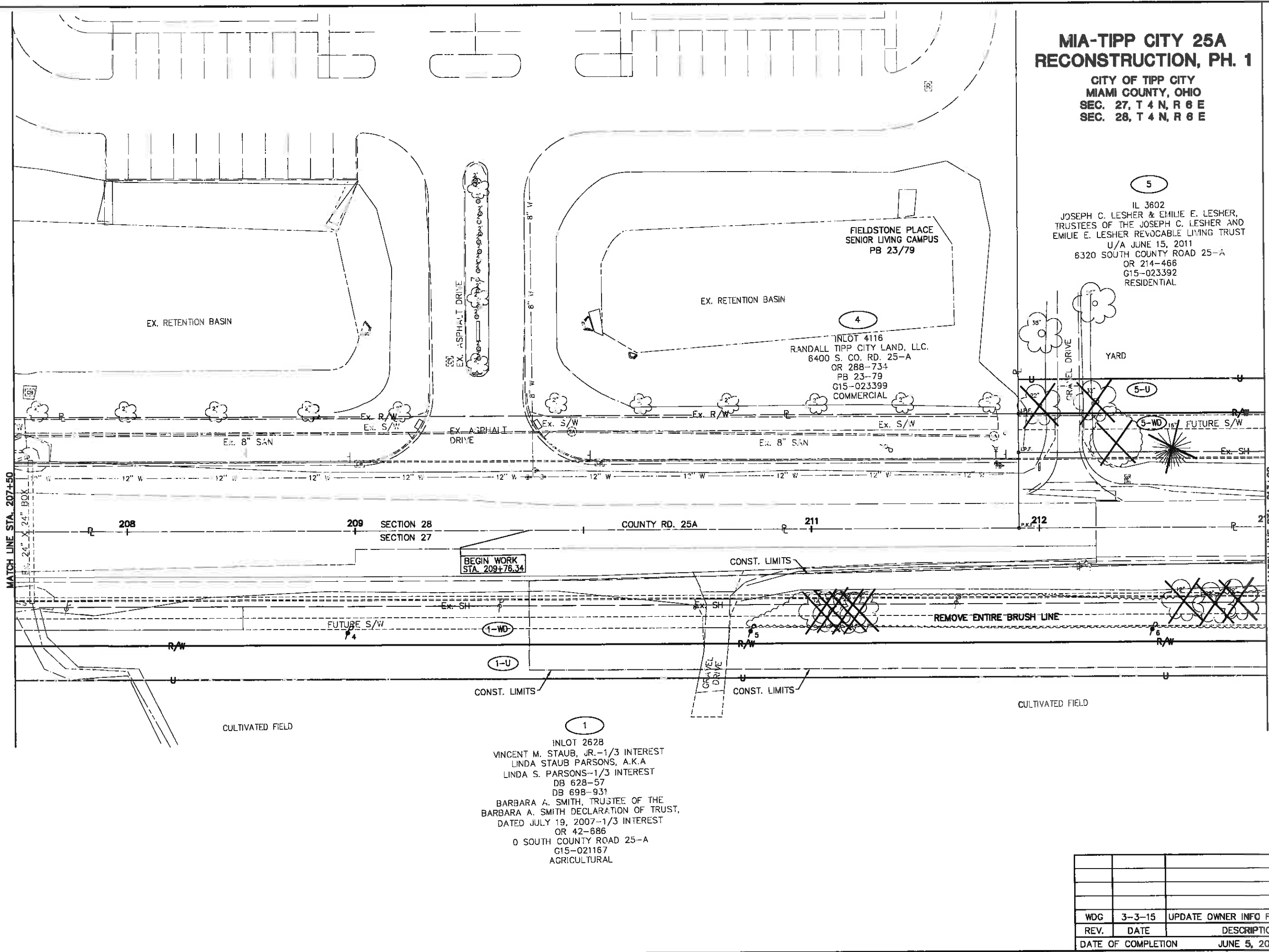
**RIGHT OF WAY TOPO SHEET  
STA. 207+50 TO 213+00**

**MIA-TIPP CITY 25A  
RECONSTRUCTION, PH. 1**

14 / 38

REV.	DATE	DESCRIPTION
WDC	3-3-15	UPDATE OWNER INFO FOR PARCEL 5
DATE OF COMPLETION	JUNE 5, 2014	

91 / 115



# MIA-TIPP CITY 25A RECONSTRUCTION, PH. 1

CITY OF TIPP CITY  
MIAMI COUNTY, OHIO  
SEC. 27, T 4 N, R 6 E  
SEC. 28, T 4 N, R 6 E

FIELDSTONE PLACE  
SENIOR LIVING CAMPUS  
PB 23/79

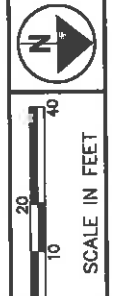
INLOT 4116  
RANDALL TIPP CITY LAND, L.L.C.  
6400 S. CO. RD. 25-A  
OR 288-734  
PB 23-79  
G15-023399  
COMMERCIAL

IL 3602  
JOSEPH C. LESHER & EMILIE E. LESHER,  
TRUSTEES OF THE JOSEPH C. LESHER AND  
EMILIE E. LESHER REVOCABLE LIVING TRUST  
U/A JUNE 15, 2011  
6320 SOUTH COUNTY ROAD 25-A  
OR 214-466  
G15-023392  
RESIDENTIAL

BEGIN WORK  
STA. 209+76.34

MATCH LINE STA. 207+50

MATCH LINE STA. 213+00



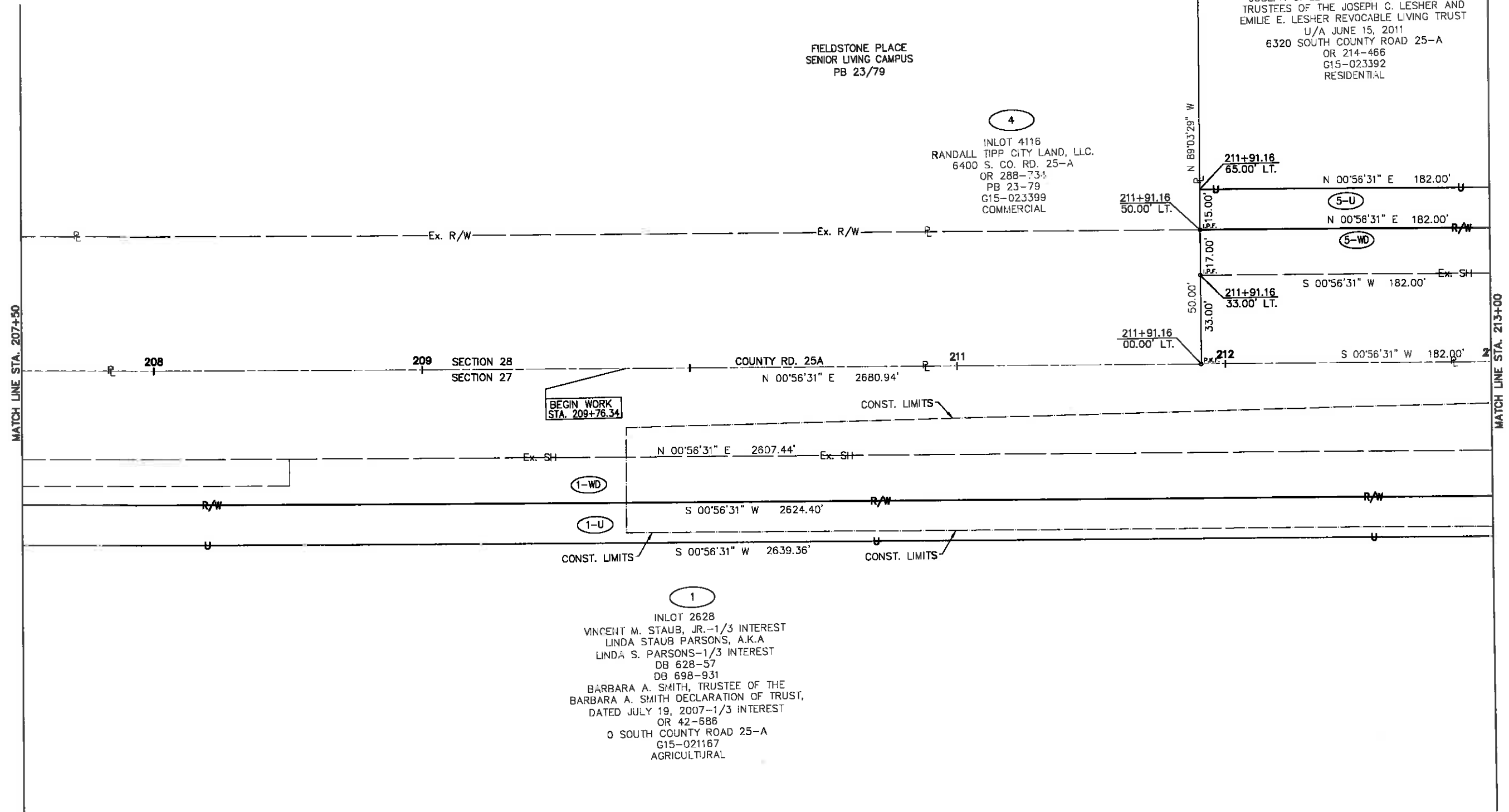
PID NO.  
**90852**

R/W DESIGNER  
BHB  
R/W REVIEWER  
WDG

RIGHT OF WAY BOUNDARY SHEET  
STA. 207+50 TO 213+00

MIA-TIPP CITY 25A  
RECONSTRUCTION, PH. 1

			15 / 38
WDG	3-3-15	UPDATE OWNER INFO FOR PARCEL 5	92
REV.	DATE	DESCRIPTION	115
DATE OF COMPLETION		JUNE 5, 2014	



INLOT 2628  
VINCENT M. STAUB, JR.-1/3 INTEREST  
LINDA STAUB PARSONS, A.K.A  
LINDA S. PARSONS-1/3 INTEREST  
DB 628-57  
DB 698-931  
BARBARA A. SMITH, TRUSTEE OF THE  
BARBARA A. SMITH DECLARATION OF TRUST,  
DATED JULY 19, 2007-1/3 INTEREST  
OR 42-686  
0 SOUTH COUNTY ROAD 25-A  
G15-021167  
AGRICULTURAL

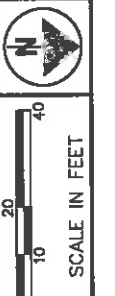
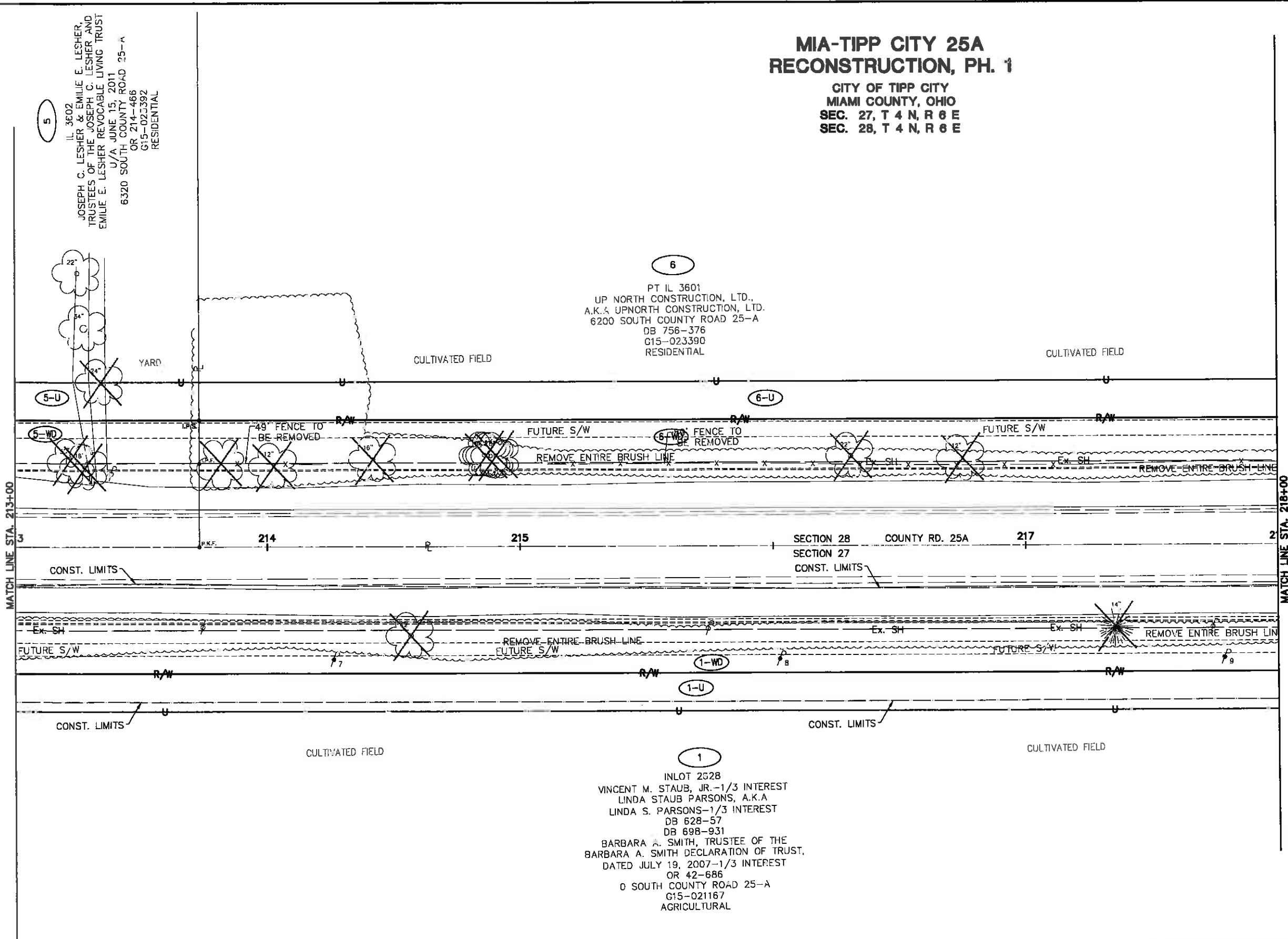
**MIA-TIPP CITY 25A  
RECONSTRUCTION, PH. 1**

CITY OF TIPP CITY  
MIAMI COUNTY, OHIO  
SEC. 27, T 4 N, R 6 E  
SEC. 28, T 4 N, R 6 E

5  
IL. 3602  
JOSEPH C. LESHNER & EMILIE E. LESHNER,  
TRUSTEES OF THE JOSEPH C. LESHNER AND  
EMILIE E. LESHNER REVOCABLE LIVING TRUST  
U/A JUNE 15, 2011  
6320 SOUTH COUNTY ROAD 25-A  
OR 214-466  
G15-023392  
RESIDENTIAL

6  
PT IL 3601  
UP NORTH CONSTRUCTION, LTD.,  
A.K.A. UPNORTH CONSTRUCTION, LTD.  
6200 SOUTH COUNTY ROAD 25-A  
DB 756-376  
G15-023390  
RESIDENTIAL

1  
INLOT 2628  
VINCENT M. STAUB, JR.-1/3 INTEREST  
LINDA STAUB PARSONS, A.K.A  
LINDA S. PARSONS-1/3 INTEREST  
DB 628-57  
DB 698-931  
BARBARA A. SMITH, TRUSTEE OF THE  
BARBARA A. SMITH DECLARATION OF TRUST,  
DATED JULY 19, 2007-1/3 INTEREST  
OR 42-686  
0 SOUTH COUNTY ROAD 25-A  
G15-021167  
AGRICULTURAL



PID NO. **90852**

R/W DESIGNER: BHB  
R/W REVIEWER: WDG

**RIGHT OF WAY TOPO SHEET  
STA. 213+00 TO 218+00**

**MIA-TIPP CITY 25A  
RECONSTRUCTION, PH. 1**

WDG	3-3-15	UPDATE OWNER INFO FOR PARCEL 5
REV.	DATE	DESCRIPTION
DATE OF COMPLETION	JUNE 5, 2014	

16 / 38  
93  
115

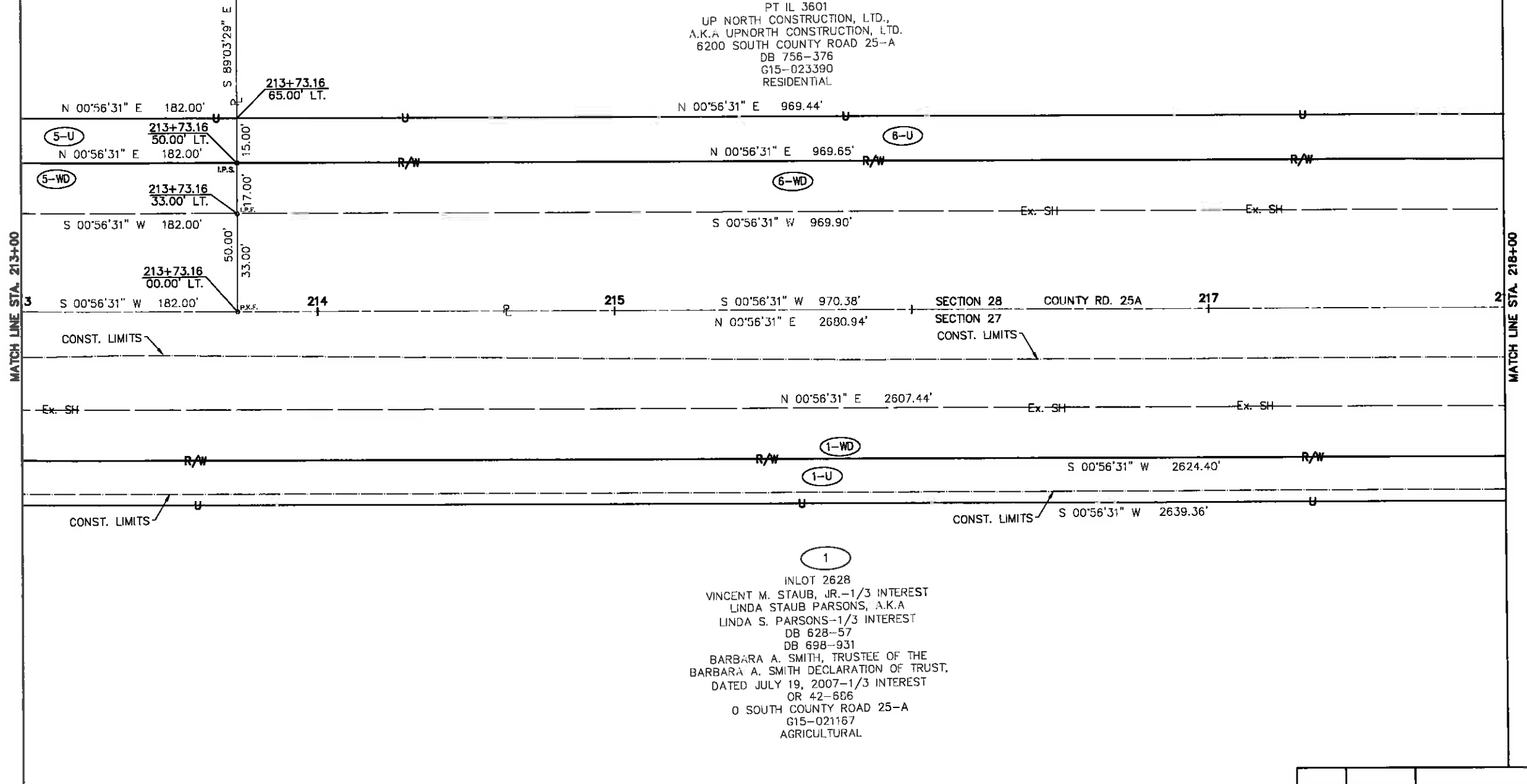
# MIA-TIPP CITY 25A RECONSTRUCTION, PH. 1

CITY OF TIPP CITY  
MIAMI COUNTY, OHIO  
SEC. 27, T 4 N, R 6 E  
SEC. 28, T 4 N, R 6 E

IL 3602  
JOSEPH C. LESHER & EMILIE E. LESHER,  
TRUSTEES OF THE JOSEPH C. LESHER AND  
EMILIE E. LESHER REVOCABLE LIVING TRUST  
U/A JUNE 15, 2011  
6320 SOUTH COUNTY ROAD 25-A  
OR 214--466  
G15-023392  
RESIDENTIAL

PT IL 3601  
UP NORTH CONSTRUCTION, LTD.,  
A.K.A UPNORTH CONSTRUCTION, LTD.  
6200 SOUTH COUNTY ROAD 25-A  
DB 756-376  
G15-023390  
RESIDENTIAL

INLOT 2628  
VINCENT M. STAUB, JR.-1/3 INTEREST  
LINDA STAUB PARSONS, A.K.A  
LINDA S. PARSONS-1/3 INTEREST  
DB 628-57  
DB 698-931  
BARBARA A. SMITH, TRUSTEE OF THE  
BARBARA A. SMITH DECLARATION OF TRUST,  
DATED JULY 19, 2007-1/3 INTEREST  
OR 42-686  
O SOUTH COUNTY ROAD 25-A  
G15-021167  
AGRICULTURAL



PID NO.  
**90852**

R/W DESIGNER  
BHB  
R/W REVIEWER  
WDG

**RIGHT OF WAY BOUNDARY SHEET**  
**STA. 213+00 TO 218+00**

**MIA-TIPP CITY 25A**  
**RECONSTRUCTION, PH. 1**

WDG	3-3-15	UPDATE OWNER INFO FOR PARCEL 5
REV.	DATE	DESCRIPTION
DATE OF COMPLETION	JUNE 5, 2014	

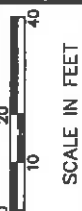
17 / 38

94  
115



# MIA-TIPP CITY 25A RECONSTRUCTION, PH. 1

CITY OF TIPP CITY  
MIAMI COUNTY, OHIO  
SEC. 27, T 4 N, R 6 E  
SEC. 28, T 4 N, R 6 E

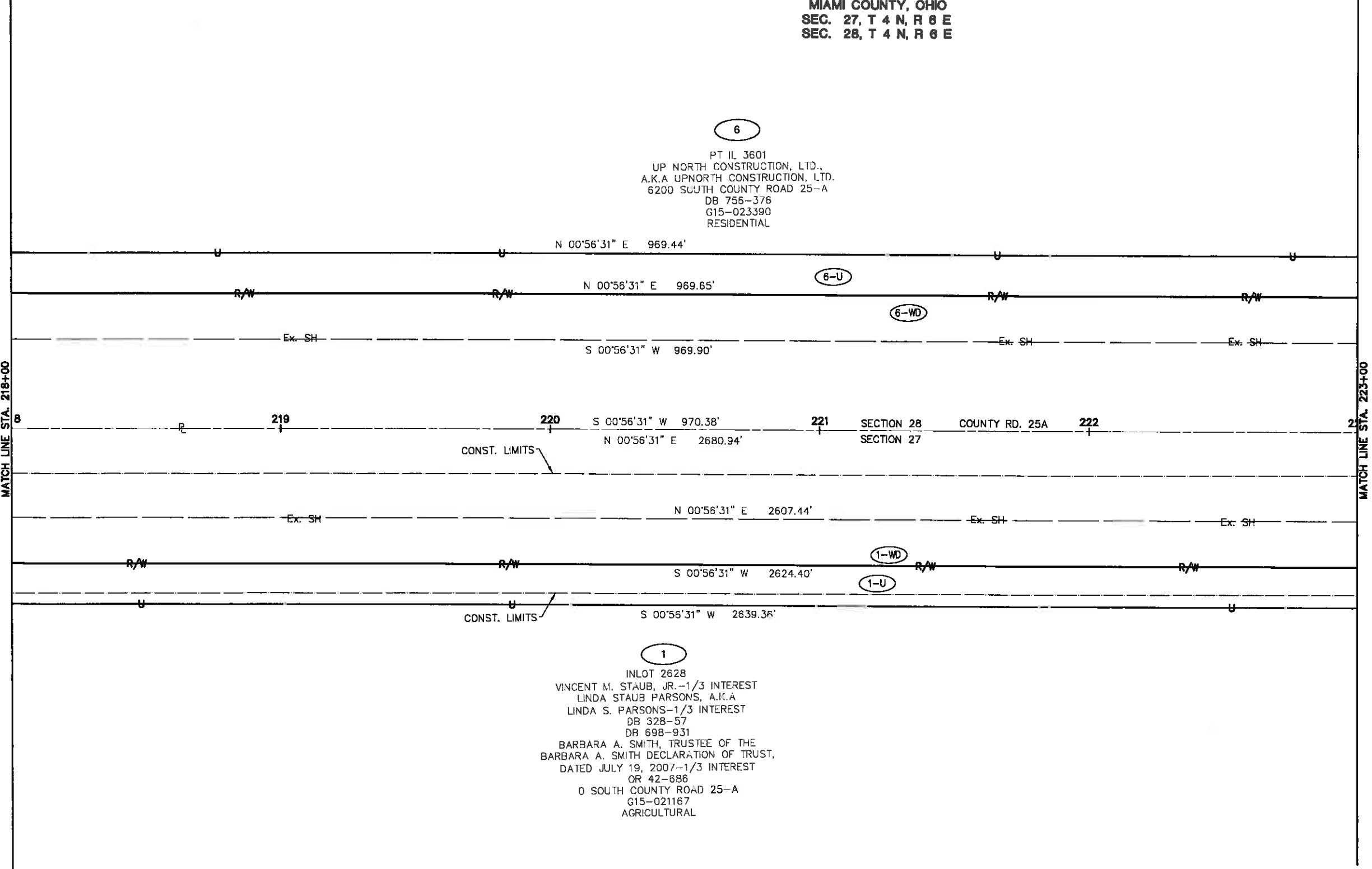


PID NO. **90852**

R/W DESIGNER: BHB  
R/W REVIEWER: WDG

**RIGHT OF WAY BOUNDARY SHEET  
STA. 218+00 TO 223+00**

**MIA-TIPP CITY 25A  
RECONSTRUCTION, PH. 1**



REV.	DATE	DESCRIPTION

DATE OF COMPLETION: JUNE 5, 2014

19 / 38

96  
115

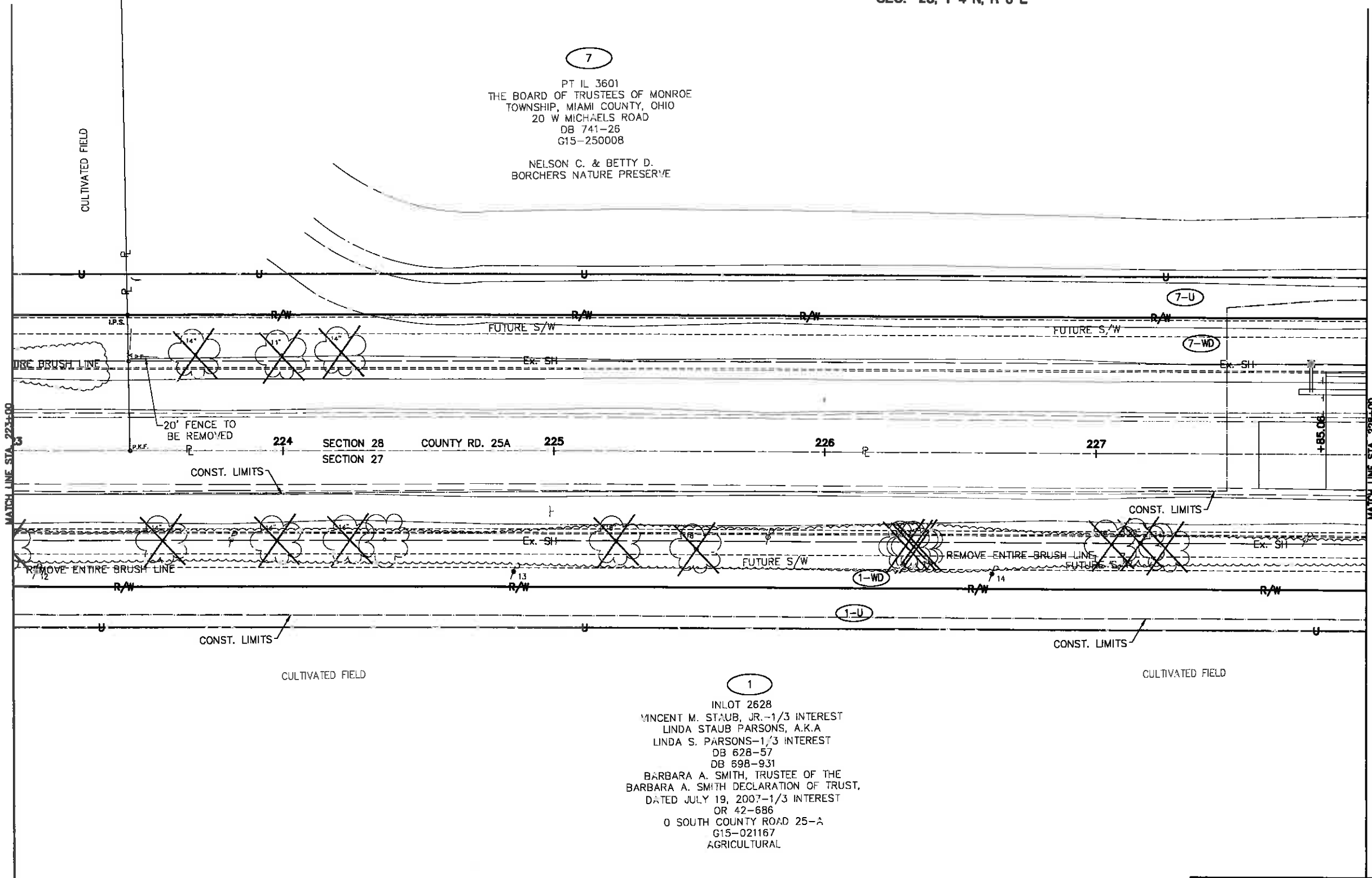
# MIA-TIPP CITY 25A RECONSTRUCTION, PH. 1

CITY OF TIPP CITY  
MIAMI COUNTY, OHIO  
SEC. 27, T 4 N, R 6 E  
SEC. 28, T 4 N, R 6 E

7

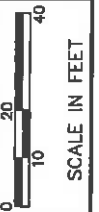
PT IL 3601  
THE BOARD OF TRUSTEES OF MONROE  
TOWNSHIP, MIAMI COUNTY, OHIO  
20 W MICHAELS ROAD  
DB 741-26  
G15-250008

NELSON C. & BETTY D.  
BORCHERS NATURE PRESERVE



1

INLOT 2628  
VINCENT M. STAUB, JR. - 1/3 INTEREST  
LINDA STAUB PARSONS, A.K.A  
LINDA S. PARSONS - 1/3 INTEREST  
DB 628-57  
DB 698-931  
BARBARA A. SMITH, TRUSTEE OF THE  
BARBARA A. SMITH DECLARATION OF TRUST,  
DATED JULY 19, 2007 - 1/3 INTEREST  
OR 42-686  
0 SOUTH COUNTY ROAD 25-A  
G15-021167  
AGRICULTURAL



PID NO.  
**90852**

R/W DESIGNER  
BHB  
R/W REVIEWER  
WDG

RIGHT OF WAY TOPO SHEET  
STA. 223+00 TO 228+00

MIA-TIPP CITY 25A  
RECONSTRUCTION, PH. 1

REV.	DATE	DESCRIPTION
DATE OF COMPLETION		JUNE 5, 2014

20 / 38

97  
115



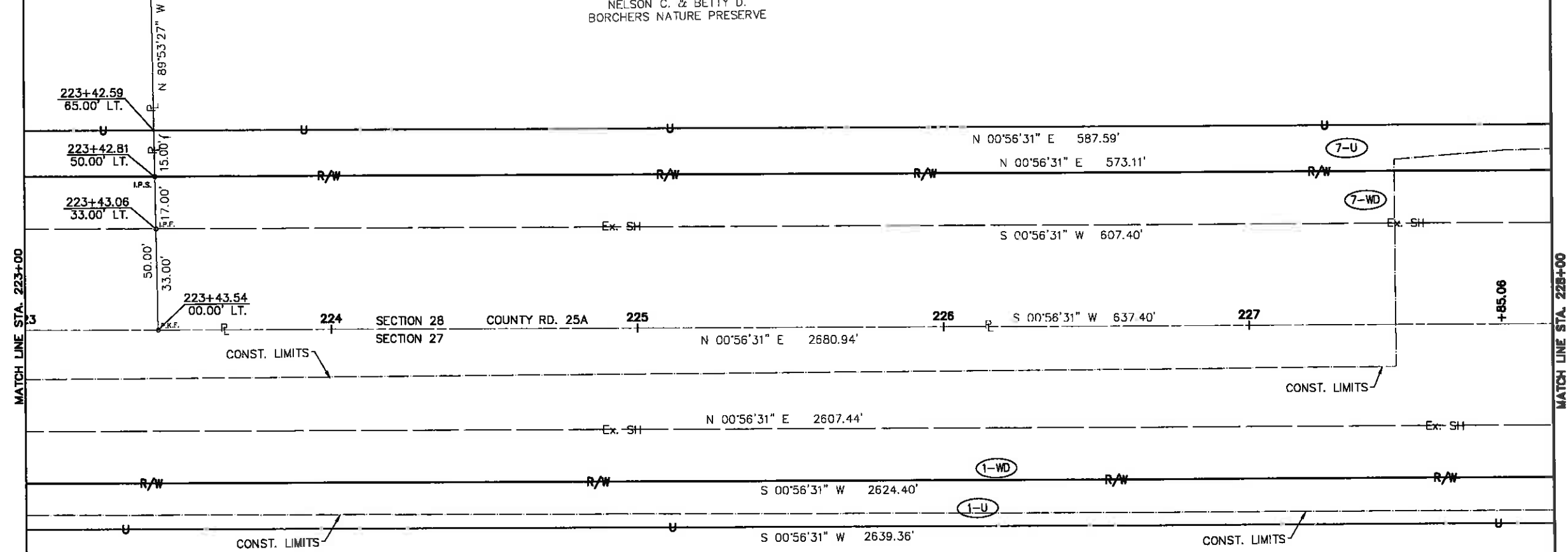
## MIA-TIPP CITY 25A RECONSTRUCTION, PH. 1

CITY OF TIPP CITY  
MIAMI COUNTY, OHIO  
SEC. 27, T 4 N, R 6 E  
SEC. 28, T 4 N, R 6 E

6  
PT IL 3601  
UP NORTH  
CONSTRUCTION, LTD.,  
A.K.A UPNORTH  
CONSTRUCTION, LTD.  
6200 SOUTH  
COUNTY ROAD 25-A  
DB 756-376  
G15-023390  
RESIDENTIAL

7  
PT IL 3601  
THE BOARD OF TRUSTEES OF MONROE  
TOWNSHIP, MIAMI COUNTY, OHIO  
20 W MICHAELS ROAD  
DB 741-26  
G15-250008  
  
NELSON C. & BETTY D.  
BORCHERS NATURE PRESERVE

1  
INLOT 2628  
VINCENT M. STAUB, JR.-1/3 INTEREST  
LINDA STAUB PARSONS, A.K.A  
LINDA S. PARSONS-1/3 INTEREST  
DB 628-57  
DB 698-931  
BARBARA A. SMITH, TRUSTEE OF THE  
BARBARA A. SMITH DECLARATION OF TRUST,  
DATED JULY 19, 2007-1/3 INTEREST  
OR 42-686  
0 SOUTH COUNTY ROAD 25-A  
G15-021167  
AGRICULTURAL



PID NO. **90852**

R/W DESIGNER	BHB
R/W REVIEWER	WDG

RIGHT OF WAY BOUNDARY SHEET  
STA. 223+00 TO 228+00

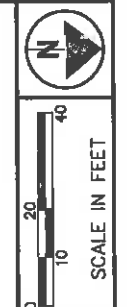
MIA-TIPP CITY 25A  
RECONSTRUCTION, PH. 1

REV.	DATE	DESCRIPTION

21 / 38

98  
115

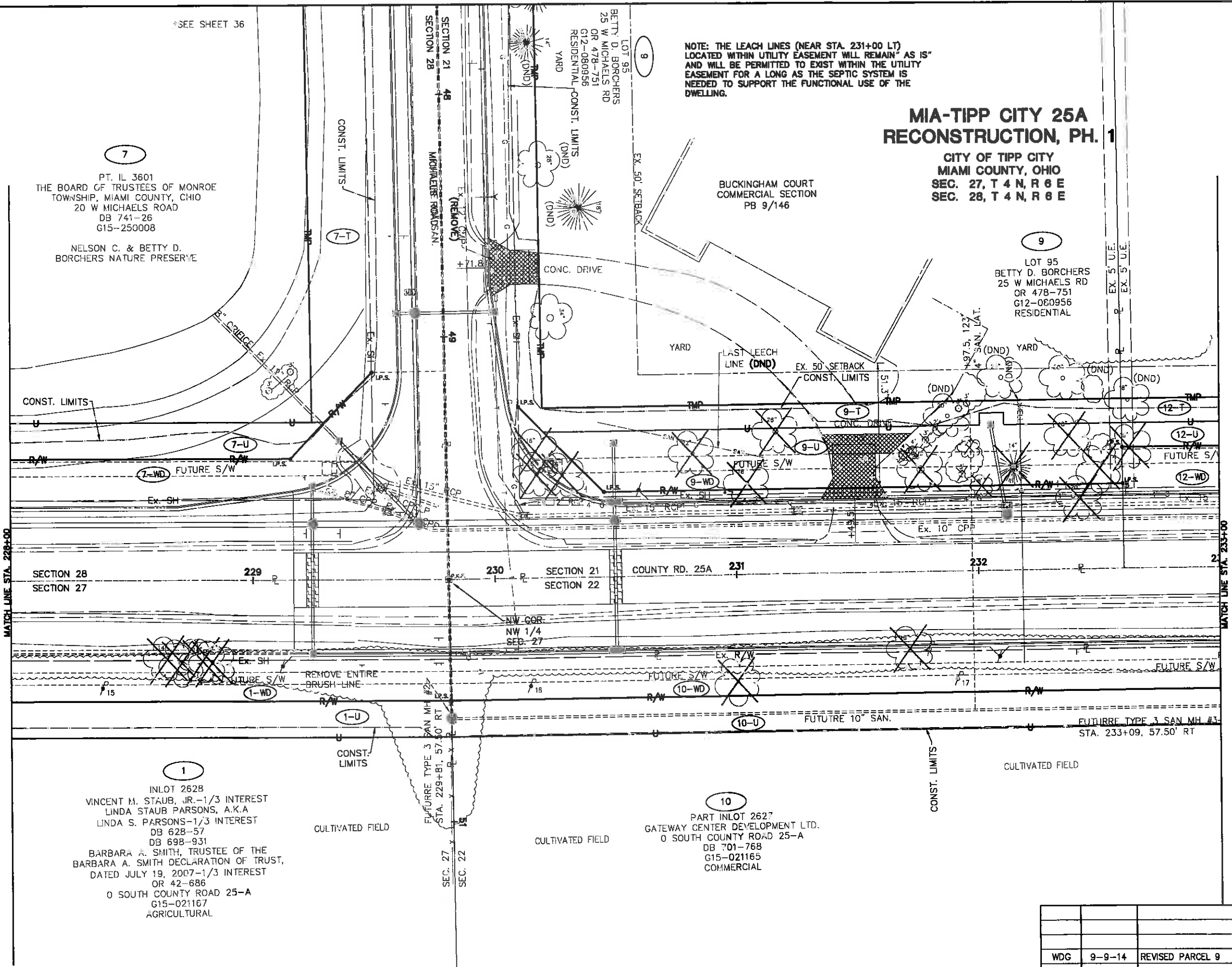
DATE OF COMPLETION      JUNE 5, 2014



# MIA-TIPP CITY 25A RECONSTRUCTION, PH. 1

CITY OF TIPP CITY  
MIAMI COUNTY, OHIO  
SEC. 27, T 4 N, R 6 E  
SEC. 28, T 4 N, R 6 E

NOTE: THE LEACH LINES (NEAR STA. 231+00 LT) LOCATED WITHIN UTILITY EASEMENT WILL REMAIN AS IS AND WILL BE PERMITTED TO EXIST WITHIN THE UTILITY EASEMENT FOR A LONG AS THE SEPTIC SYSTEM IS NEEDED TO SUPPORT THE FUNCTIONAL USE OF THE DWELLING.



7  
PT. IL 3601  
THE BOARD OF TRUSTEES OF MONROE TOWNSHIP, MIAMI COUNTY, OHIO  
20 W MICHAELS ROAD  
DB 741-26  
G15-250008  
  
NELSON C. & BETTY D. BORCHERS NATURE PRESERVE

9  
LOT 95  
BETTY D. BORCHERS  
25 W MICHAELS RD  
OR 478-751  
G12-080956  
RESIDENTIAL

9  
LOT 95  
BETTY D. BORCHERS  
25 W MICHAELS RD  
OR 478-751  
G12-080956  
RESIDENTIAL

SECTION 28  
SECTION 27

SECTION 21  
SECTION 22

COUNTY RD. 25A

1  
INLOT 2628  
VINCENT M. STAUB, JR.-1/3 INTEREST  
LINDA STAUB PARSONS, A.K.A  
LINDA S. PARSONS-1/3 INTEREST  
DB 628-57  
DB 698-931  
BARBARA A. SMITH, TRUSTEE OF THE BARBARA A. SMITH DECLARATION OF TRUST, DATED JULY 19, 2007-1/3 INTEREST OR 42-686  
0 SOUTH COUNTY ROAD 25-A  
G15-021167  
AGRICULTURAL

10  
PART INLOT 2627  
GATEWAY CENTER DEVELOPMENT LTD.  
0 SOUTH COUNTY ROAD 25-A  
DB 701-768  
G15-021165  
COMMERCIAL

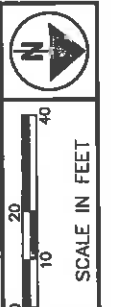
WDG	9-9-14	REVISED PARCEL 9
WDG	8-13-14	ADDED BLDG DIMENSIONS & EX SETBACKS
REV.	DATE	DESCRIPTION
DATE OF COMPLETION	JUNE 5, 2014	

PID NO. 90852

R/W DESIGNER BHB  
R/W REVIEWER WDG

RIGHT OF WAY TOPO SHEET  
STA. 228+00 TO 233+00

MIA-TIPP CITY 25A  
RECONSTRUCTION, PH. 1



PID NO. **90852**

R/W DESIGNER: BHB  
R/W REVIEWER: WDC

**RIGHT OF WAY BOUNDARY SHEET**  
**STA. 228+00 TO 233+00**

**MIA-TIPP CITY 25A**  
**RECONSTRUCTION, PH. 1**

23 / 38

100  
115

CURVE DATA

CURVE	RADIUS	Δ	LENGTH	CHORD	
				LENGTH	BEARING
C1	35.00'	89°-51'-15"	54.89'	49.43'	N 45°-10'-57" E
C2	35.00'	45°-26'-20"	27.76'	27.04'	S 67°-23'-25" W
C3	35.00'	44°-24'-55"	27.13'	26.46'	N 22°-27'-47" E

\*SEE SHEET 37

**MIA-TIPP CITY 25A**  
**RECONSTRUCTION, PH. 1**

CITY OF TIPP CITY  
MIAMI COUNTY, OHIO  
SEC. 21, T 4 N, R 6 E  
SEC. 22, T 4 N, R 6 E  
SEC. 27, T 4 N, R 6 E  
SEC. 28, T 4 N, R 6 E

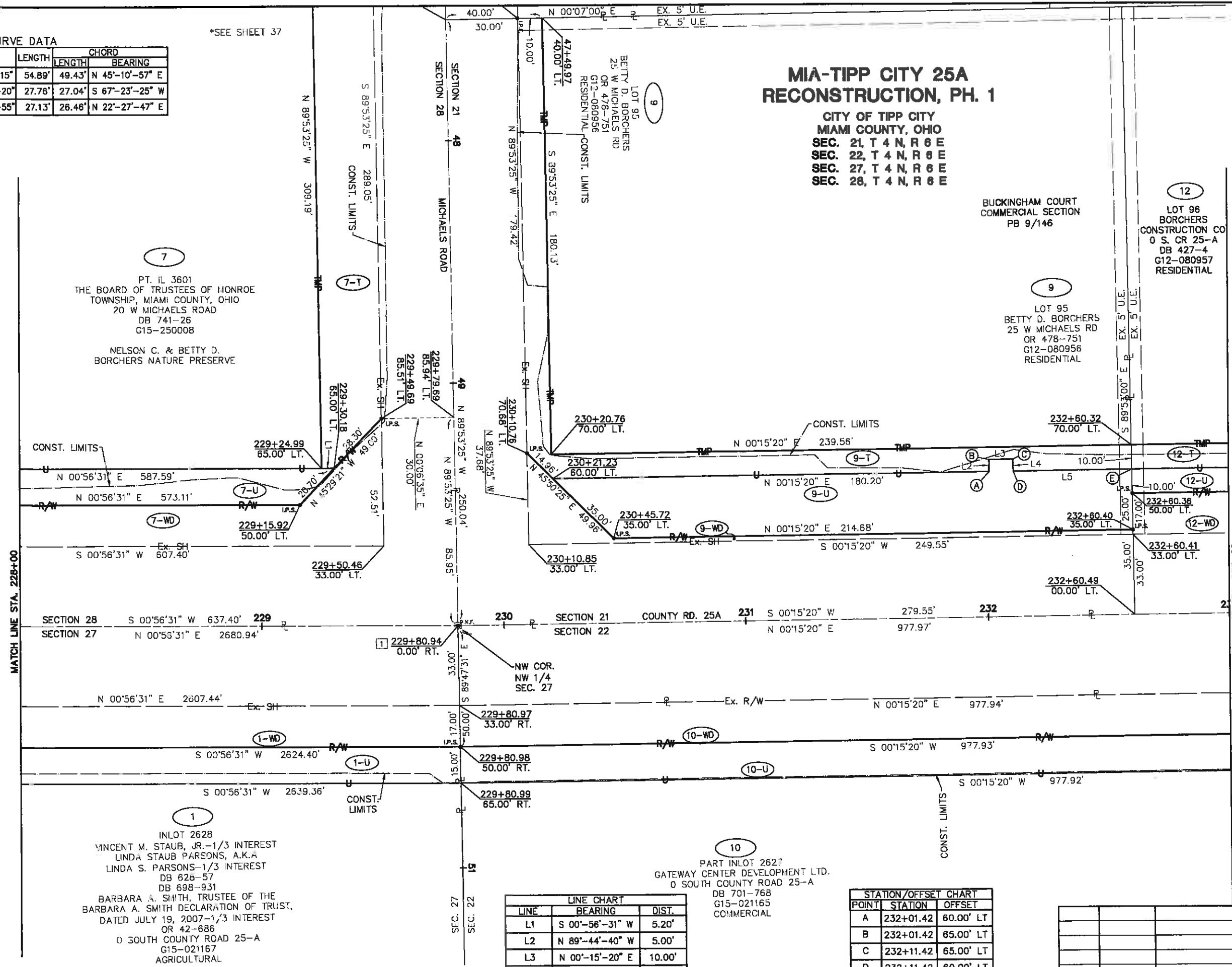
BUCKINGHAM COURT  
COMMERCIAL SECTION  
PB 9/146

LOT 96  
BORCHERS  
CONSTRUCTION CO  
0 S. CR 25-A  
DB 427-4  
G12-080957  
RESIDENTIAL

LOT 95  
BETTY D. BORCHERS  
25 W MICHAELS RD  
OR 478-751  
G12-080956  
RESIDENTIAL

PT. IL 3601  
THE BOARD OF TRUSTEES OF MONROE  
TOWNSHIP, MIAMI COUNTY, OHIO  
20 W MICHAELS ROAD  
DB 741-26  
G15-250008

NELSON C. & BETTY D.  
BORCHERS NATURE PRESERVE



MATCH LINE STA. 228+00

MATCH LINE STA. 233+00

LINE CHART

LINE	BEARING	DIST.
L1	S 00°-56'-31" W	5.20'
L2	N 89°-44'-40" W	5.00'
L3	N 00°-15'-20" E	10.00'
L4	S 89°-44'-40" E	5.00'
L5	N 00°-15'-20" E	48.92'

STATION/OFFSET CHART

POINT	STATION	OFFSET
A	232+01.42	60.00' LT
B	232+01.42	65.00' LT
C	232+11.42	65.00' LT
D	232+11.42	60.00' LT
E	232+60.34	60.00' LT

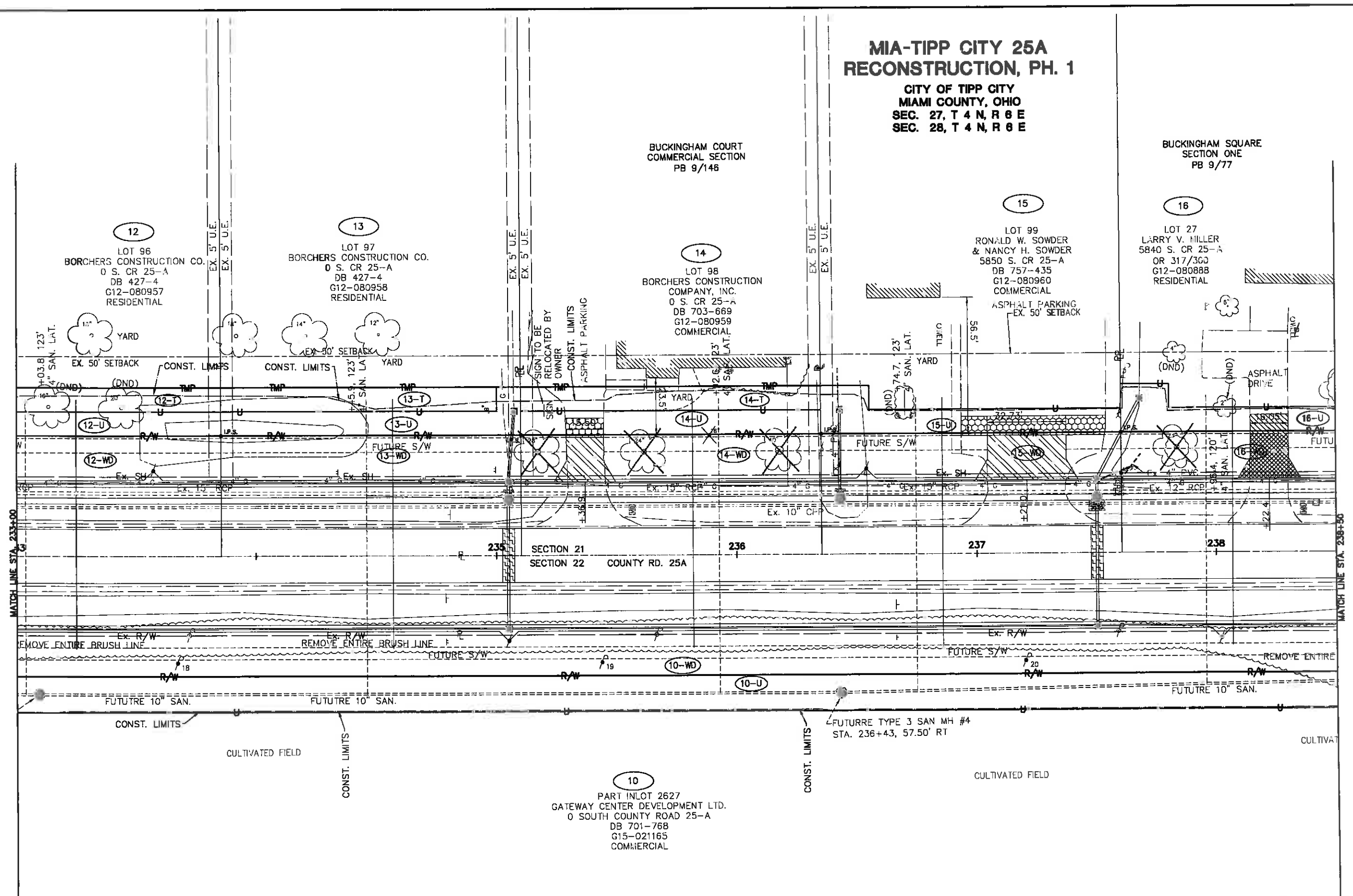
WDG	9-9-14	REVISED PARCEL 9
REV.	DATE	DESCRIPTION
DATE OF COMPLETION		JUNE 5, 2014

# MIA-TIPP CITY 25A RECONSTRUCTION, PH. 1

CITY OF TIPP CITY  
MIAMI COUNTY, OHIO  
SEC. 27, T 4 N, R 6 E  
SEC. 28, T 4 N, R 6 E

BUCKINGHAM COURT  
COMMERCIAL SECTION  
PB 9/146

BUCKINGHAM SQUARE  
SECTION ONE  
PB 9/77



PID NO. **90852**

R/W DESIGNER: BHB  
R/W REVIEWER: WDG

RIGHT OF WAY TOPO SHEET  
STA. 233+00 TO 238+50

MIA-TIPP CITY 25A  
RECONSTRUCTION, PH. 1

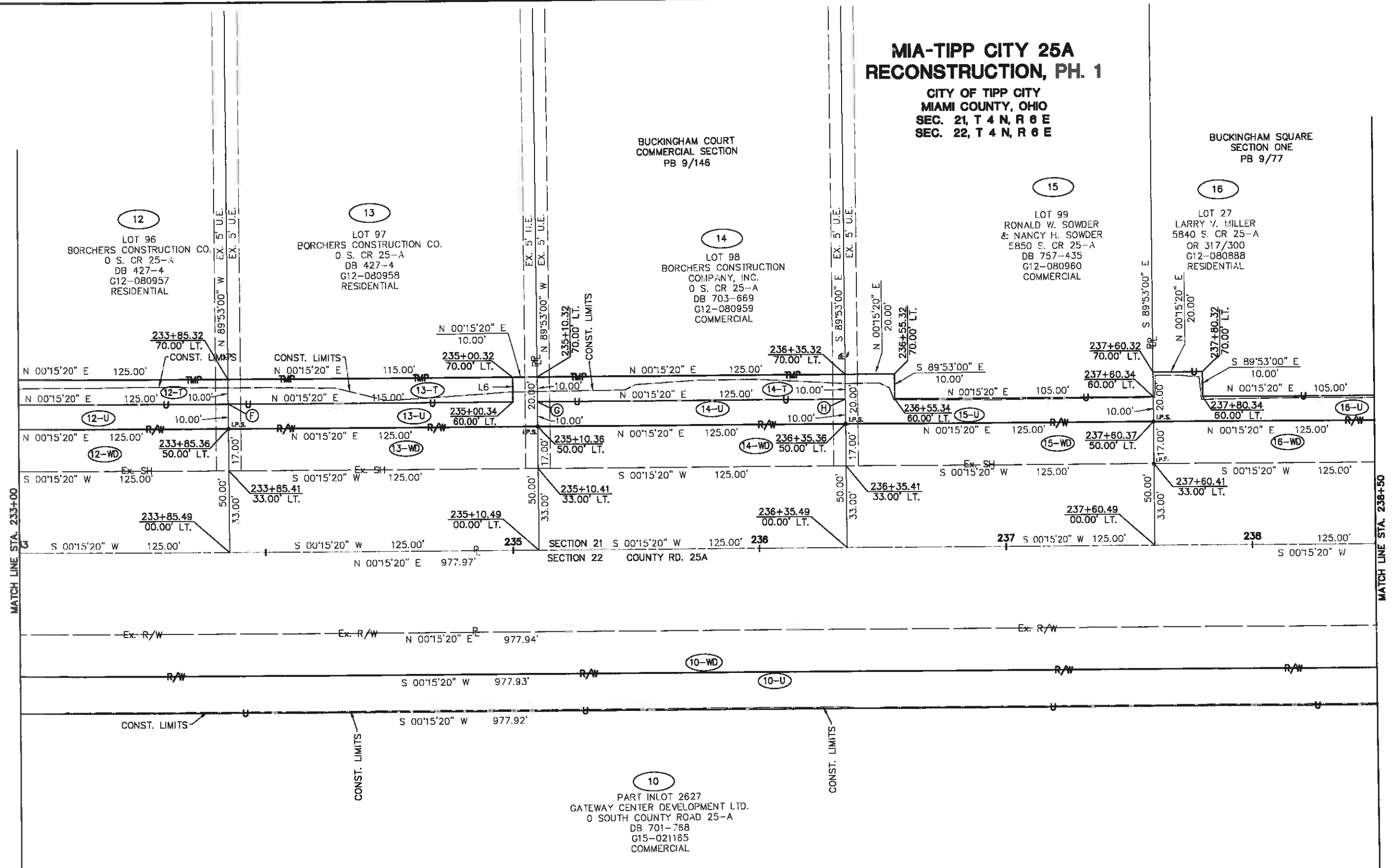
WDG	8-13-14	ADDED BLDG DIMENSIONS & EX SETBACKS	101
REV.	DATE	DESCRIPTION	115
DATE OF COMPLETION	JUNE 5, 2014		

**MIA-TIPP CITY 25A  
RECONSTRUCTION, PH. 1**

CITY OF TIPP CITY  
MIAMI COUNTY, OHIO  
SEC. 21, T 4 N, R 6 E  
SEC. 22, T 4 N, R 6 E

BUCKINGHAM COURT  
COMMERCIAL SECTION  
PB 9/146

BUCKINGHAM SQUARE  
SECTION ONE  
PB 9/77

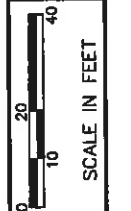


MATCH LINE STA. 233+00

MATCH LINE STA. 238+50

LINE CHART		
LINE	BEARING	DIST.
L6	N 89°-53'-00" W	10.00'

STATION/OFFSET CHART		
POINT	STATION	OFFSET
F	233+85.34	60.00' LT
G	235+10.34	60.00' LT
H	236+35.34	60.00' LT



PID NO. **90852**

R/W DESIGNER: BHB  
R/W REVIEWER: WDC

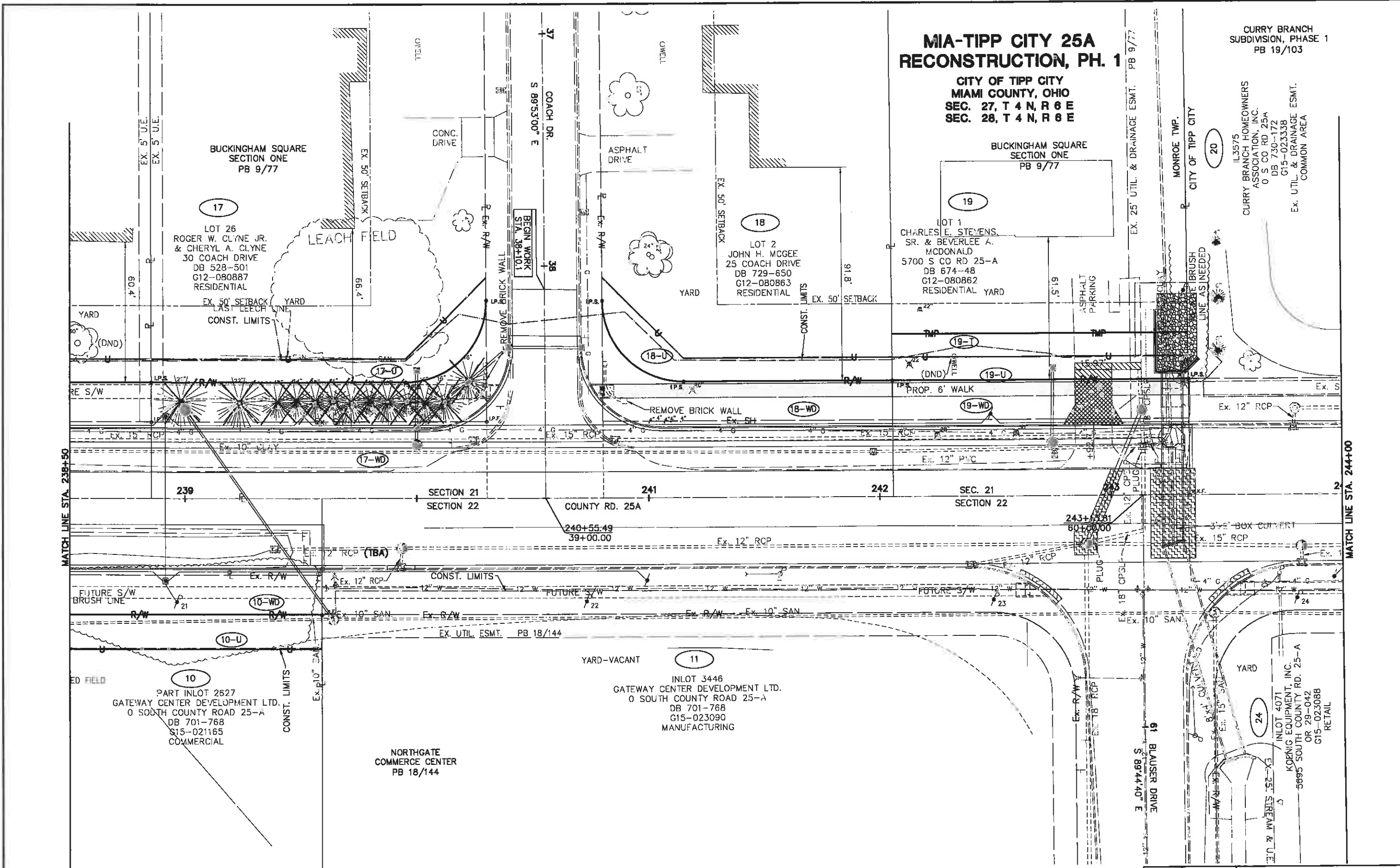
**RIGHT OF WAY BOUNDARY SHEET  
STA. 233+00 TO 238+50**

**MIA-TIPP CITY 25A  
RECONSTRUCTION, PH. 1**

25 / 38

REV.	DATE	DESCRIPTION
WDG	10/09/14	REVISE STATION/OFFSET FOR 16U
REV.		
DATE OF COMPLETION	JUNE 5, 2014	

102  
115



**MIA-TIPP CITY 25A  
RECONSTRUCTION, PH. 1**  
CITY OF TIPP CITY  
MIAMI COUNTY, OHIO  
SEC. 27, T 4 N, R 6 E  
SEC. 28, T 4 N, R 6 E

CURRY BRANCH  
SUBDIVISION, PHASE 1  
PB 19/103

IL3575  
CURRY BRANCH HOMEOWNERS  
ASSOCIATION, INC.  
0 S CO RD 25A  
DB 730-172  
G15-02333B  
EX. UTIL. & DRAINAGE ESMT.  
COMMON AREA

BUCKINGHAM SQUARE  
SECTION ONE  
PB 9/77

BUCKINGHAM SQUARE  
SECTION ONE  
PB 9/77

LOT 26  
ROGER W. CLYNE JR.  
& CHERYL A. CLYNE  
30 COACH DRIVE  
DB 528-501  
G12-080887  
RESIDENTIAL

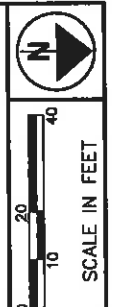
LOT 2  
JOHN H. MCGEE  
25 COACH DRIVE  
DB 729-650  
G12-080863  
RESIDENTIAL

LOT 1  
CHARLES E. STEVENS,  
SR. & BEVERLEE A.  
MCDONALD  
5700 S CO RD 25-A  
DB 674-48  
G12-080862  
RESIDENTIAL YARD

PART INLOT 2627  
GATEWAY CENTER DEVELOPMENT LTD.  
0 SOUTH COUNTY ROAD 25-A  
DB 701-768  
G15-021165  
COMMERCIAL

INLOT 3446  
GATEWAY CENTER DEVELOPMENT LTD.  
0 SOUTH COUNTY ROAD 25-A  
DB 701-768  
G15-023090  
MANUFACTURING

INLOT 4071  
KOBENIG EQUIPMENT, INC.  
5885 SOUTH COUNTY RD. 25-A  
OR 29-042  
G15-023088  
RETAIL



PID NO. **90852**  
R/W DESIGNER: BHB  
R/W REVIEWER: WDC

**RIGHT OF WAY TOPO SHEET  
STA. 238+50 TO 244+00**

**MIA-TIPP CITY 25A  
RECONSTRUCTION, PH. 1**

26	38
WDC	8-13-14
REV.	DATE
DATE OF COMPLETION	JUNE 5, 2014

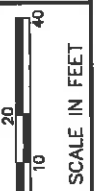
103  
115

# MIA-TIPP CITY 25A RECONSTRUCTION, PH. 1

CITY OF TIPP CITY  
MIAMI COUNTY, OHIO  
SEC. 21, T 4 N, R 6 E  
SEC. 22, T 4 N, R 6 E

CURRY BRANCH  
SUBDIVISION, PHASE 1  
PB 19/103

IL3575  
CURRY BRANCH HOMEOWNERS  
ASSOCIATION, INC.  
0 S CO RD 25A  
DB 730-172  
G15-023338  
EX. UTIL. & DRAINAGE ESMT.  
COMMON AREA



PID NO.  
**90852**

R/W DESIGNER  
BHB

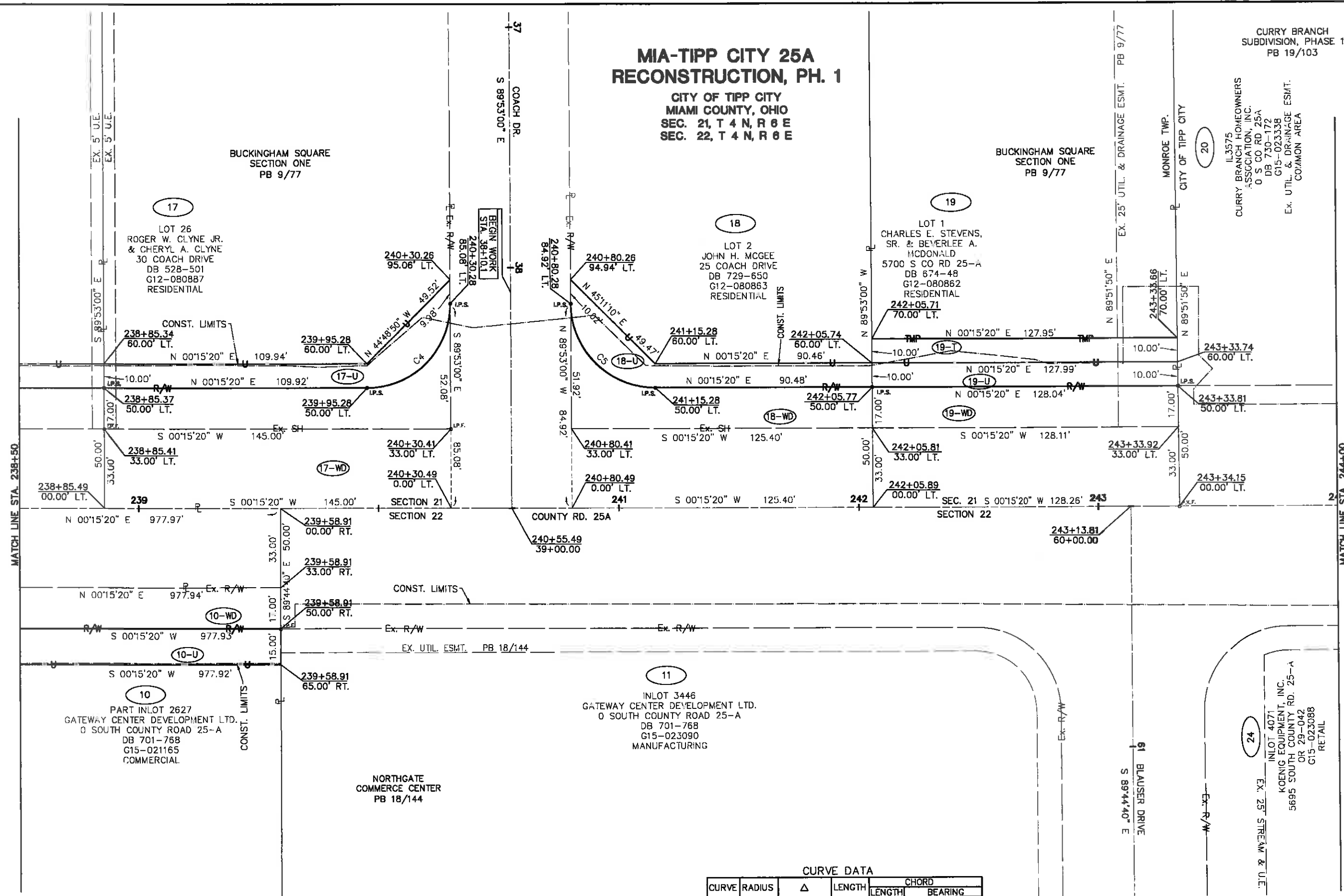
R/W REVIEWER  
WDG

**RIGHT OF WAY BOUNDARY SHEET  
STA. 238+50 TO 244+00**

**MIA-TIPP CITY 25A  
RECONSTRUCTION, PH. 1**

27 / 38

104  
115



**CURVE DATA**

CURVE	RADIUS	Δ	LENGTH	CHORD	
				LENGTH	BEARING
C4	35.00'	90°-08'-20"	55.06'	49.56'	N 44°-48'-50" W
C5	35.00'	89°-51'-40"	54.89'	49.44'	N 45°-11'-10" E

REV.	DATE	DESCRIPTION

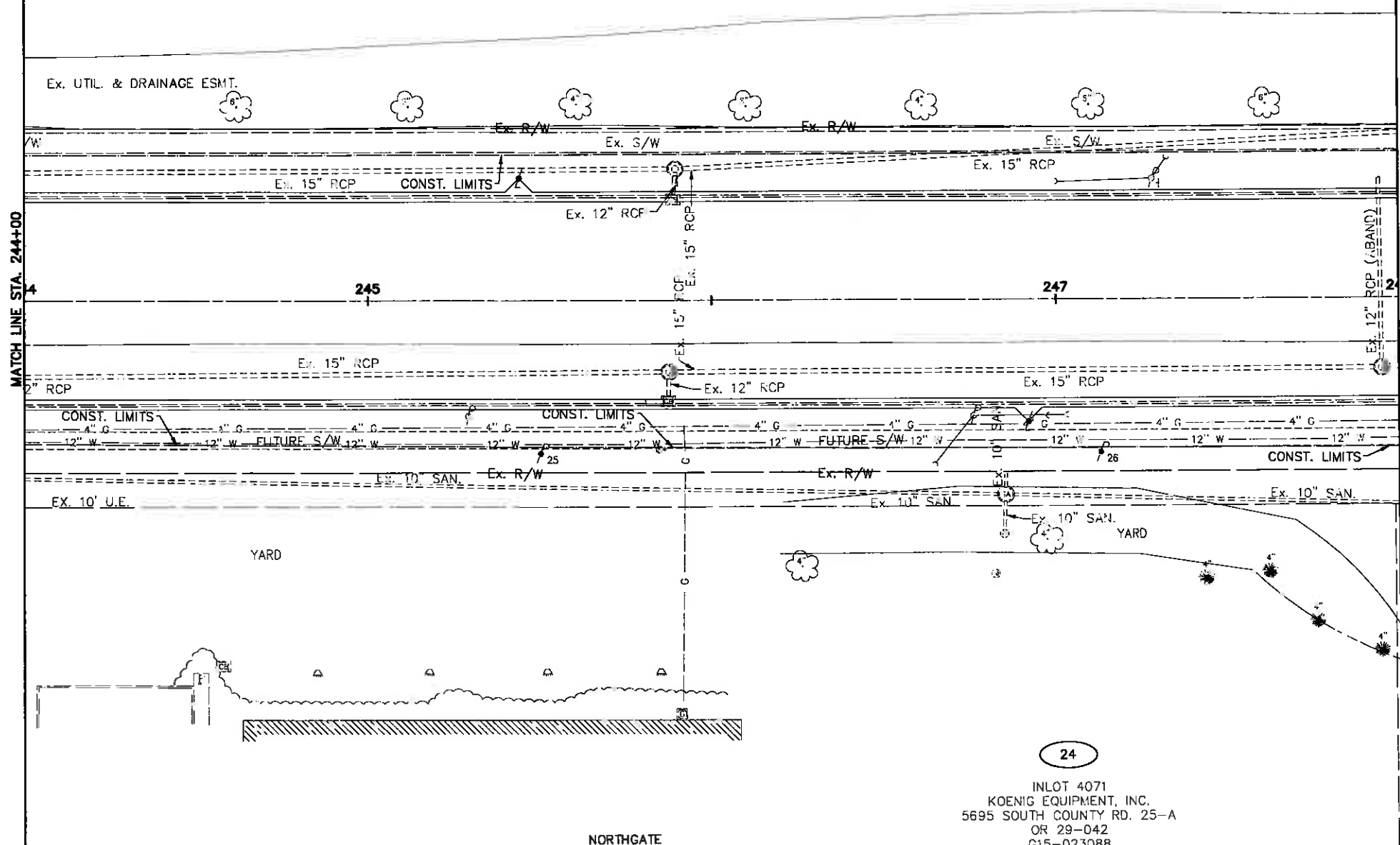
DATE OF COMPLETION: JUNE 5, 2014

# MIA-TIPP CITY 25A RECONSTRUCTION, PH. 1

CITY OF TIPP CITY  
MIAMI COUNTY, OHIO  
SEC. 27, T 4 N, R 6 E  
SEC. 28, T 4 N, R 6 E

20  
IL3575  
CURRY BRANCH HOMEOWNERS ASSOCIATION, INC.  
0 S CO RD 25A  
DB 730-172  
G15-023338  
Ex. UTIL. & DRAINAGE ESMT.  
COMMON AREA

CURRY BRANCH  
SUBDIVISION, PHASE 1  
PB 19/103



24  
INLOT 4071  
KOENIG EQUIPMENT, INC.  
5695 SOUTH COUNTY RD. 25-A  
OR 29-042  
G15-023088  
RETAIL

\*BOUNDARY SHEET FOR  
STA 244+00-248+00  
UNNECESSARY DUE TO  
NO TAKES.



P/D NO.  
**90852**

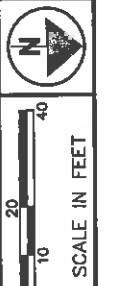
R/W DESIGNER  
BHB  
R/W REVIEWER  
WDG

RIGHT OF WAY TOPO SHEET  
STA. 244+00 TO 248+00

MIA-TIPP CITY 25A  
RECONSTRUCTION, PH. 1

			28 / 38
WDG	8-13-14	ADDED BLDG DIMENSIONS & EX SETBACKS	105 115
REV.	DATE	DESCRIPTION	
DATE OF COMPLETION		JUNE 5, 2014	





PID NO. **90852**

R/W DESIGNER: BHB  
R/W REVIEWER: WDG

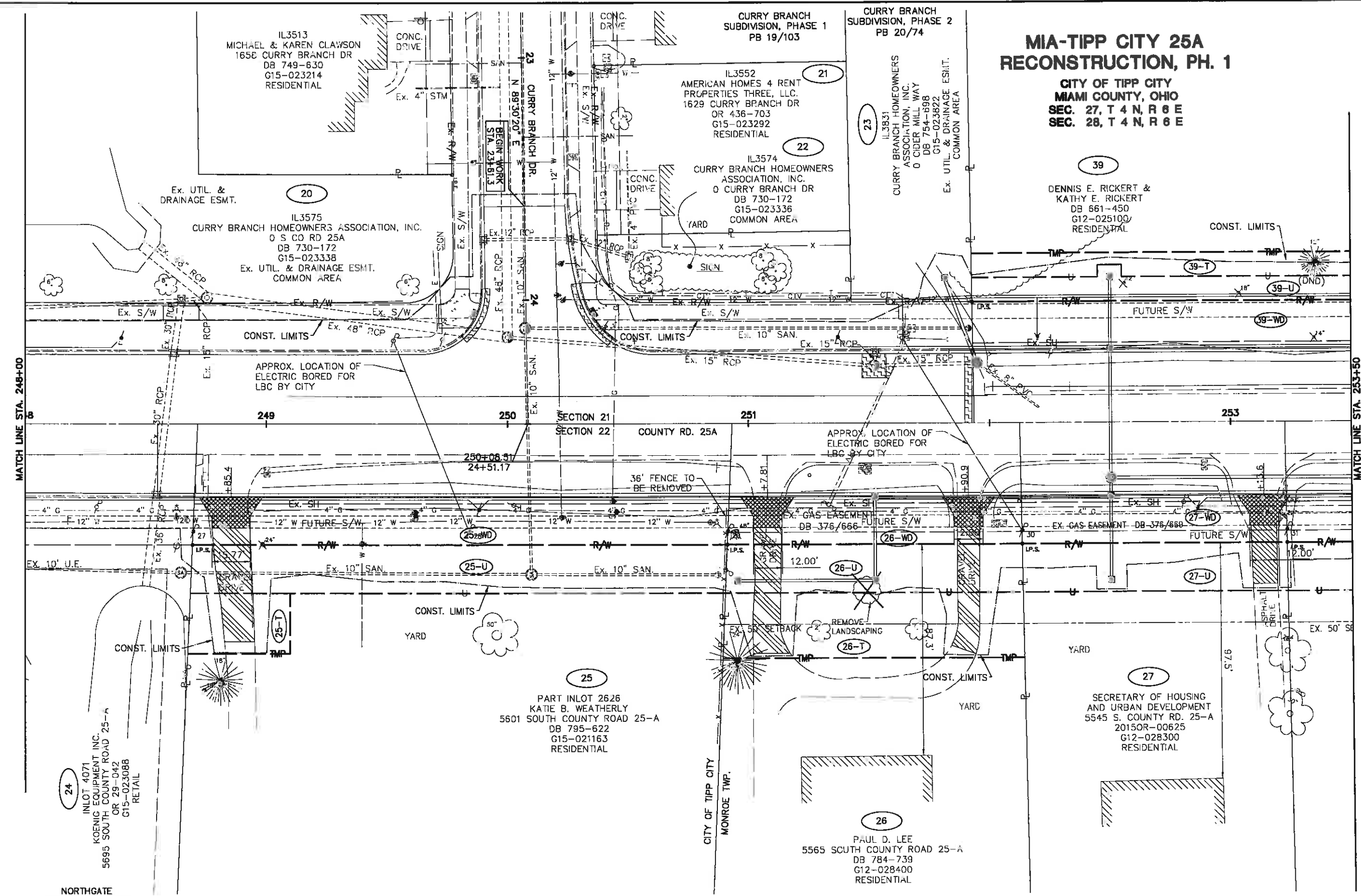
**RIGHT OF WAY TOPO SHEET**  
**STA. 248+00 TO 253+50**

**MIA-TIPP CITY 25A**  
**RECONSTRUCTION, PH. 1**

29 / 38

106  
115

**MIA-TIPP CITY 25A**  
**RECONSTRUCTION, PH. 1**  
CITY OF TIPP CITY  
MIAMI COUNTY, OHIO  
SEC. 27, T 4 N, R 6 E  
SEC. 28, T 4 N, R 6 E



MATCH LINE STA. 248+00

MATCH LINE STA. 253+50

**NORTHGATE**  
**COMMERCE CENTER**  
PB 18/144

24  
INLOT 4071  
KOENIG EQUIPMENT INC.  
5695 SOUTH COUNTY ROAD 25-A  
OR 28-042  
G15-023088  
RETAIL

20  
IL3575  
CURRY BRANCH HOMEOWNERS ASSOCIATION, INC.  
0 S CO RD 25A  
DB 730-172  
G15-023338  
Ex. UTIL. & DRAINAGE ESMT.  
COMMON AREA

IL3513  
MICHAEL & KAREN CLAWSON  
165E CURRY BRANCH DR  
DB 749-630  
G15-023214  
RESIDENTIAL

21  
IL3552  
AMERICAN HOMES 4 RENT  
PROPERTIES THREE, LLC.  
1629 CURRY BRANCH DR  
OR 436-703  
G15-023292  
RESIDENTIAL

22  
IL3574  
CURRY BRANCH HOMEOWNERS  
ASSOCIATION, INC.  
0 CURRY BRANCH DR  
DB 730-172  
G15-023338  
COMMON AREA

23  
IL3831  
CURRY BRANCH HOMEOWNERS  
ASSOCIATION, INC.  
0 CIDER MILL WAY  
DB 754-898  
G15-023622  
Ex. UTIL. & DRAINAGE ESMT.  
COMMON AREA

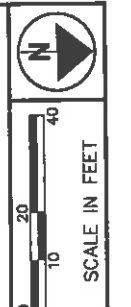
39  
DENNIS E. RICKERT &  
KATHY E. RICKERT  
DB 661-450  
G12-025100  
RESIDENTIAL

25  
PART INLOT 2626  
KATIE B. WEATHERLY  
5601 SOUTH COUNTY ROAD 25-A  
DB 795-622  
G15-021163  
RESIDENTIAL

26  
PAUL D. LEE  
5565 SOUTH COUNTY ROAD 25-A  
DB 784-739  
G12-028400  
RESIDENTIAL

27  
SECRETARY OF HOUSING  
AND URBAN DEVELOPMENT  
5545 S. COUNTY RD. 25-A  
2015OR-00625  
G12-028300  
RESIDENTIAL

WDG	3-3-15	UPDATE OWNER INFO FOR PARCEL 27
WDG	8-13-14	ADDED BLDG DIMENSIONS & EX SETBACKS
REV.	DATE	DESCRIPTION
	DATE OF COMPLETION	JUNE 5, 2014



PID NO. **90852**

R/W DESIGNER: BHB  
R/W REVIEWER: WJG

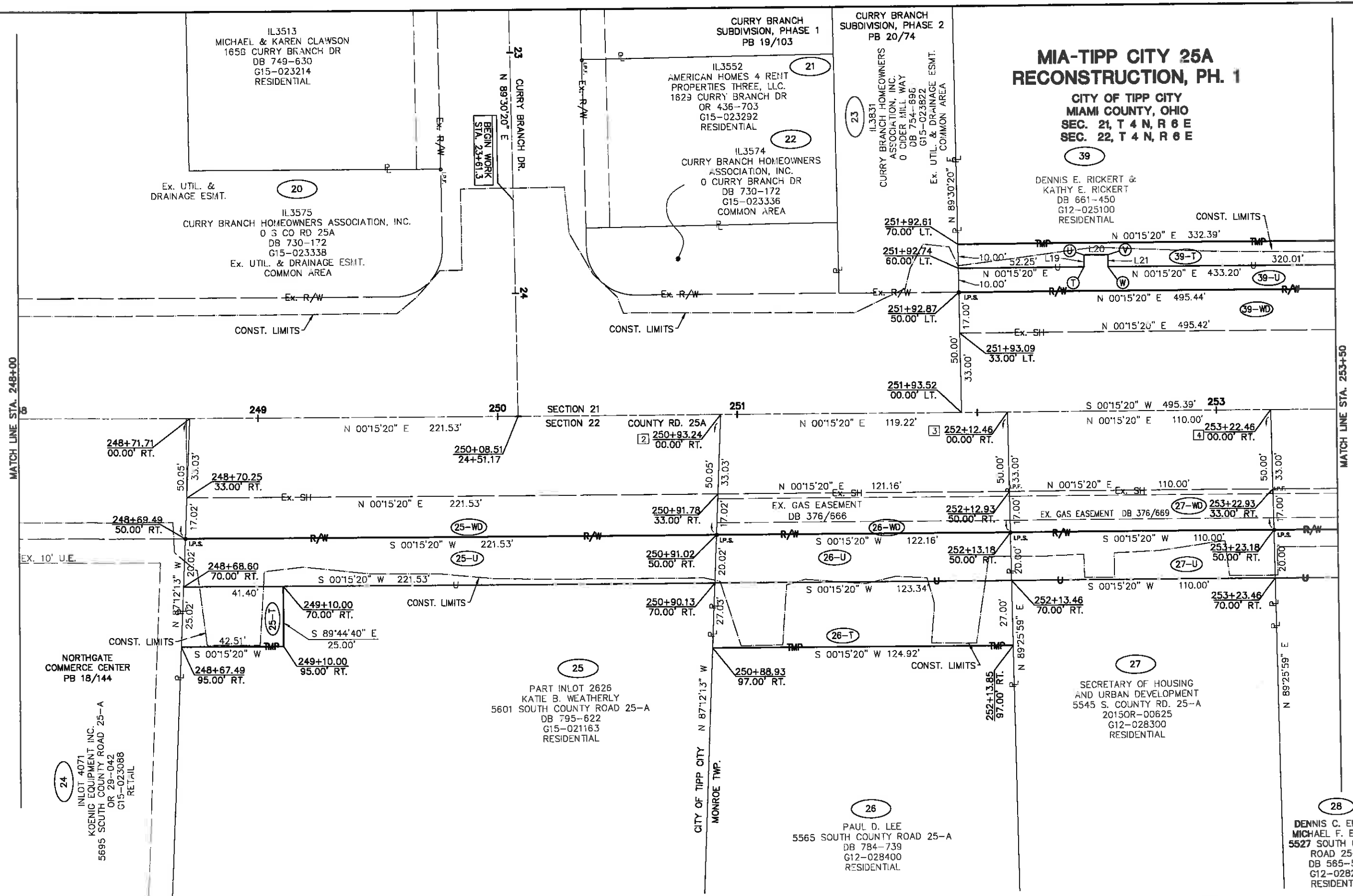
**RIGHT OF WAY BOUNDARY SHEET**  
**STA. 248+00 TO 253+50**

**MIA-TIPP CITY 25A**  
**RECONSTRUCTION, PH. 1**

30 / 38  
107  
115

**MIA-TIPP CITY 25A**  
**RECONSTRUCTION, PH. 1**

**CITY OF TIPP CITY**  
**MIAMI COUNTY, OHIO**  
**SEC. 21, T 4 N, R 6 E**  
**SEC. 22, T 4 N, R 6 E**



MATCH LINE STA. 248+00

MATCH LINE STA. 253+50

LINE CHART		
LINE	BEARING	DIST.
L19	N 89°-44'-40" W	5.00'
L20	N 00°-15'-20" E	10.00'
L21	S 89°-44'-40" E	5.00'

STATION/OFFSET CHART		
POINT	STATION	OFFSET
T	252+44.99	60.00' LT
U	252+44.99	65.00' LT
V	252+54.99	65.00' LT
W	252+54.99	60.00' LT

LEAD IN COURSES		
LINE	BEARING	DIST.
1-2	N 00°-15'-20" E	2112.29'
1-3	N 00°-15'-20" E	2231.52'
1-4	N 00°-15'-20" E	2341.52'

WDG	3-3-15	UPDATE OWNER INFO FOR PARCEL 27
REV.	DATE	DESCRIPTION
DATE OF COMPLETION	JUNE 5, 2014	

IL3513  
MICHAEL & KAREN CLAWSON  
165B CURRY BRANCH DR  
DB 749-630  
G15-023214  
RESIDENTIAL

Ex. UTIL. & DRAINAGE ESMT.

IL3575  
CURRY BRANCH HOMEOWNERS ASSOCIATION, INC.  
0 3 CO RD 25A  
DB 730-172  
G15-023338  
Ex. UTIL. & DRAINAGE ESMT.  
COMMON AREA

23  
CURRY BRANCH DR.  
N 89°30'20" E

BEGIN WORK  
STA. 23+61.3

CURRY BRANCH SUBDIVISION, PHASE 1  
PB 19/103

IL3552  
AMERICAN HOMES 4 RENT  
PROPERTIES THREE, LLC.  
1629 CURRY BRANCH DR  
OR 436-703  
G15-023292  
RESIDENTIAL

IL3574  
CURRY BRANCH HOMEOWNERS  
ASSOCIATION, INC.  
0 CURRY BRANCH DR  
DB 730-172  
G15-023336  
COMMON AREA

CURRY BRANCH SUBDIVISION, PHASE 2  
PB 20/74

IL3831  
CURRY BRANCH HOMEOWNERS  
ASSOCIATION, INC.  
0 CEDAR HILL WAY  
DB 754-896  
G15-023822  
Ex. UTIL. & DRAINAGE ESMT.  
COMMON AREA

DENNIS E. RICKERT &  
KATHY E. RICKERT  
DB 661-450  
G12-025100  
RESIDENTIAL

NORTHGATE  
COMMERCE CENTER  
PB 18/144

INLOT 4071  
KOENIG EQUIPMENT INC.  
5695 SOUTH COUNTY ROAD 25-A  
OR 29-042  
G15-023088  
RETAIL

PART INLOT 2626  
KATIE B. WEATHERLY  
5601 SOUTH COUNTY ROAD 25-A  
DB 795-622  
G15-021163  
RESIDENTIAL

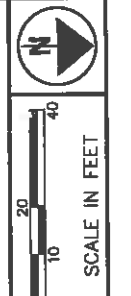
PAUL D. LEE  
5565 SOUTH COUNTY ROAD 25-A  
DB 784-739  
G12-028400  
RESIDENTIAL

SECRETARY OF HOUSING  
AND URBAN DEVELOPMENT  
5545 S. COUNTY RD. 25-A  
2015OR-00625  
G12-028300  
RESIDENTIAL

DENNIS C. ELLIOTT  
MICHAEL F. ELLIOTT  
5527 SOUTH COUNTY  
ROAD 25-A  
DB 565-584  
G12-028200  
RESIDENTIAL

**MIA-TIPP CITY 25A  
RECONSTRUCTION, PH. 1**

CITY OF TIPP CITY  
MIAMI COUNTY, OHIO  
SEC. 27, T 4 N, R 6 E  
SEC. 28, T 4 N, R 6 E

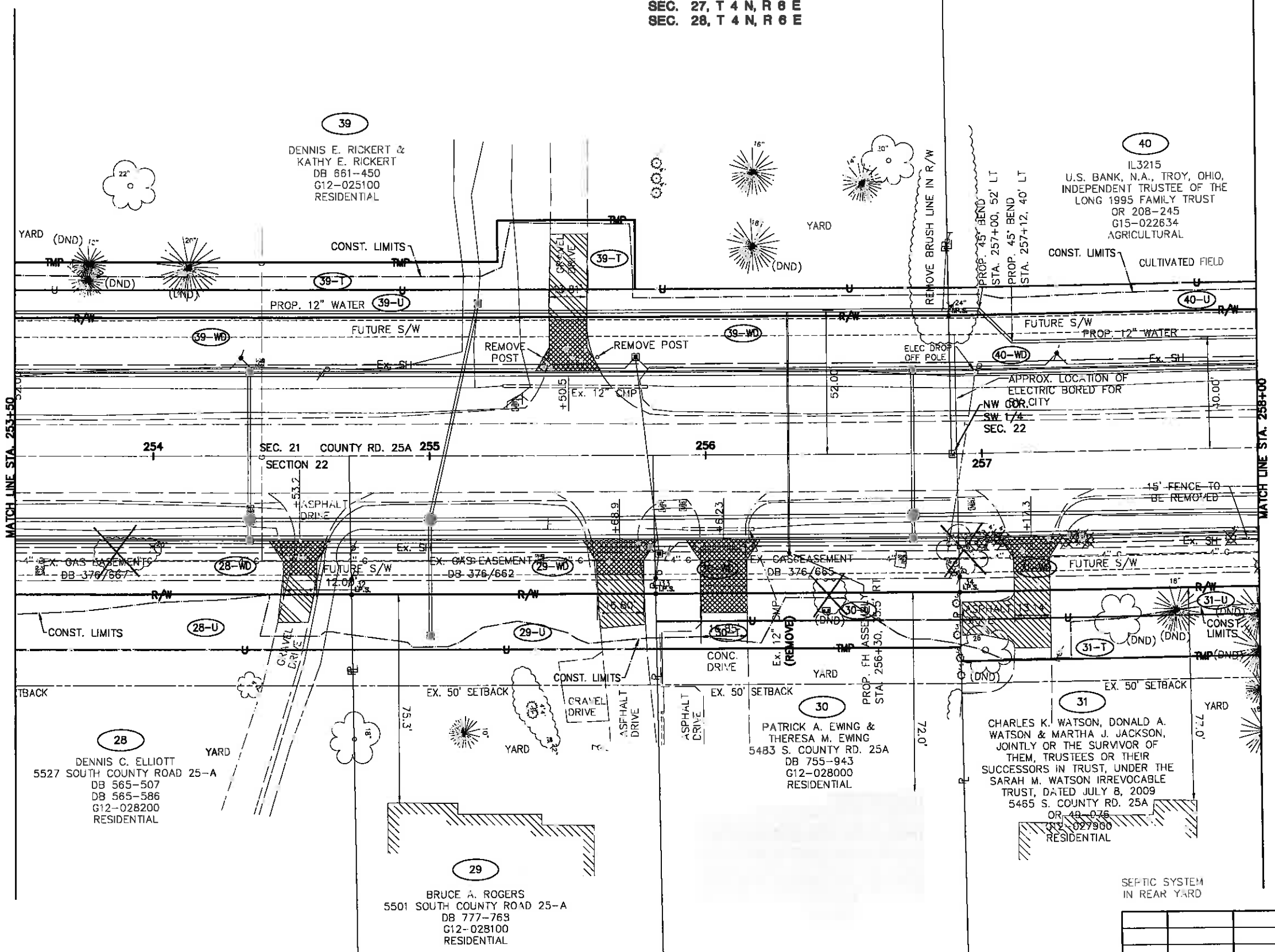


PID NO. **90852**

R/W DESIGNER: BHB  
R/W REVIEWER: WDG

**RIGHT OF WAY TOPO SHEET  
STA. 253+50 TO 258+00**

**MIA-TIPP CITY 25A  
RECONSTRUCTION, PH. 1**



MATCH LINE STA. 253+50

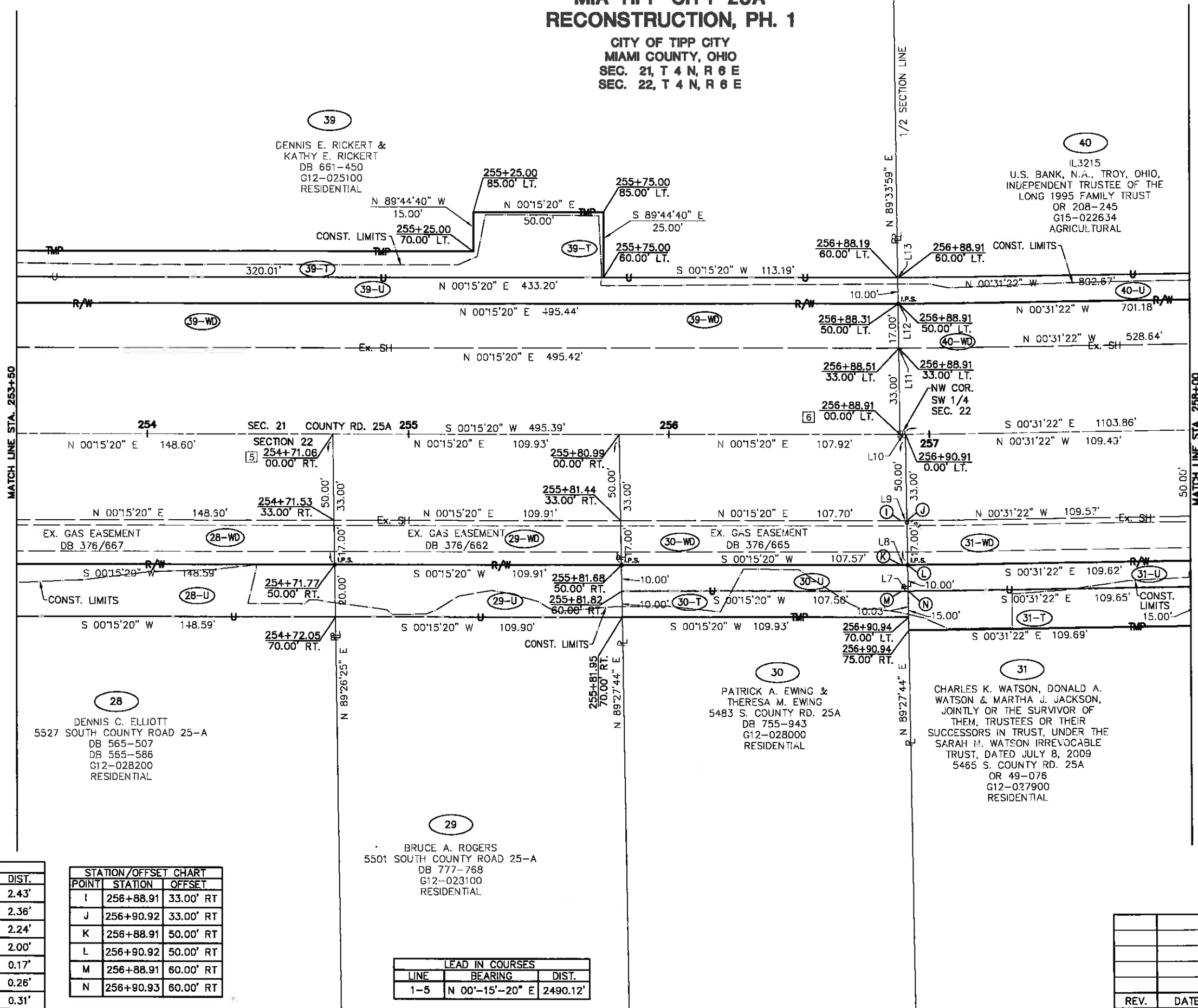
MATCH LINE STA. 258+00

SEPTIC SYSTEM  
IN REAR YARD

WDG	8-13-14	ADDED BLDG DIMENSIONS & EX SETBACKS	108
REV.	DATE	DESCRIPTION	115
DATE OF COMPLETION	JUNE 5, 2014		

# MIA-TIPP CITY 25A RECONSTRUCTION, PH. 1

CITY OF TIPP CITY  
MIAMI COUNTY, OHIO  
SEC. 21, T 4 N, R 6 E  
SEC. 22, T 4 N, R 6 E



PID NO.  
**90852**

R/W DESIGNER  
BHB  
R/W REVIEWER  
WDG

**RIGHT OF WAY BOUNDARY SHEET**  
STA. 253+50 TO 258+00

**MIA-TIPP CITY 25A  
RECONSTRUCTION, PH. 1**

LINE CHART		
LINE	BEARING	DIST.
L7	S 00°-31'-22" E	2.43'
L8	S 00°-31'-22" E	2.36'
L9	S 00°-31'-22" E	2.24'
L10	N 00°-31'-22" W	2.00'
L11	N 00°-15'-20" E	0.17'
L12	N 00°-15'-20" E	0.26'
L13	N 00°-15'-20" E	0.31'

STATION/OFFSET CHART		
POINT	STATION	OFFSET
I	256+88.91	33.00' RT
J	256+90.92	33.00' RT
K	256+88.91	50.00' RT
L	256+90.92	50.00' RT
M	256+88.91	60.00' RT
N	256+90.93	60.00' RT

LEAD IN COURSES		
LINE	BEARING	DIST.
1-5	N 00°-15'-20" E	2490.12'

32 / 38
109
115
REV. DATE DESCRIPTION
DATE OF COMPLETION JUNE 5, 2014

# MIA-TIPP CITY 25A RECONSTRUCTION, PH. 1

CITY OF TIPP CITY  
MIAMI COUNTY, OHIO  
SEC. 27, T 4 N, R 6 E  
SEC. 28, T 4 N, R 6 E



PID NO. **90852**

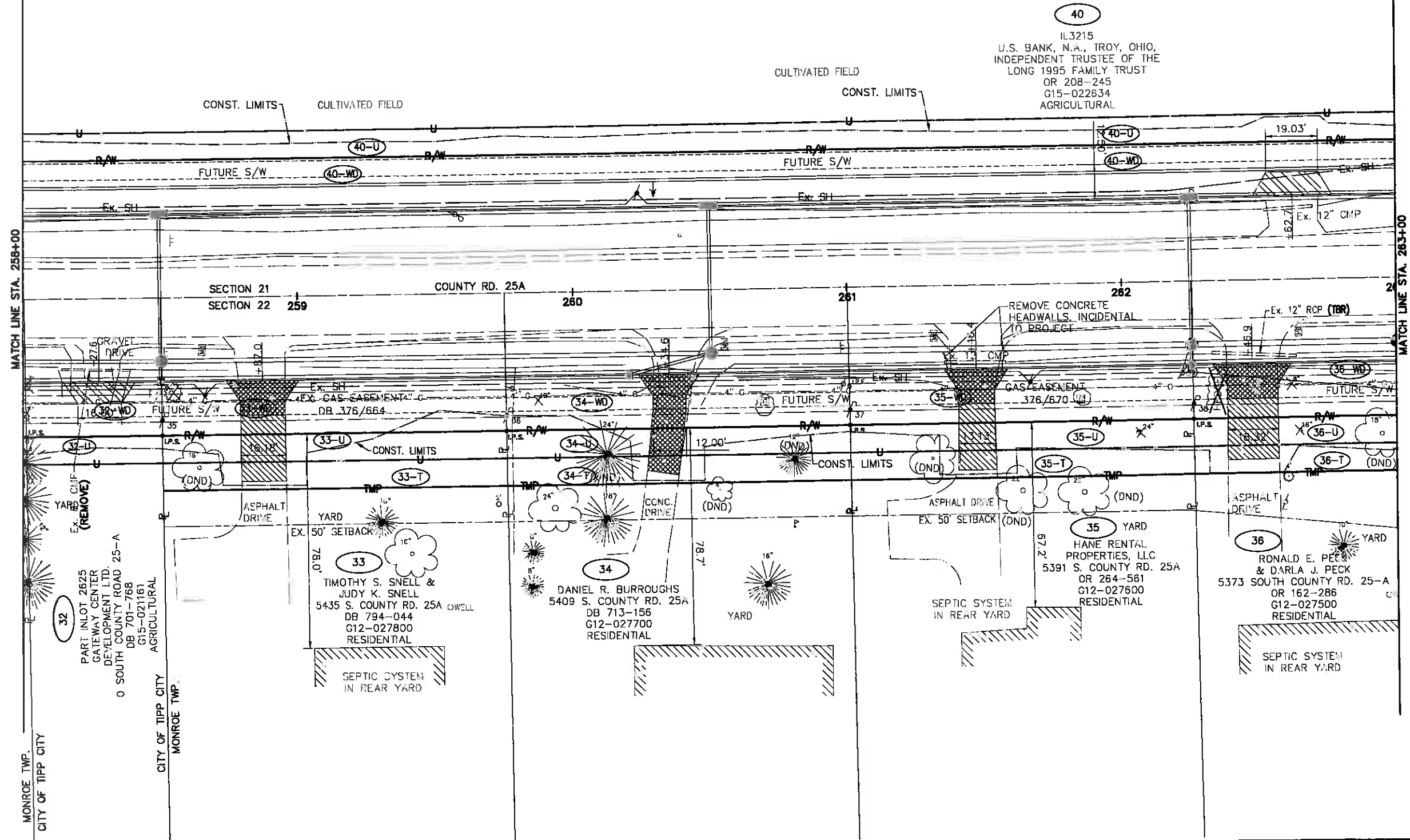
R/W DESIGNER: BHB  
R/W REVIEWER: WDG

RIGHT OF WAY TOPO SHEET  
STA. 258+00 TO 263+00

MIA-TIPP CITY 25A  
RECONSTRUCTION, PH. 1

33 / 38

REV.	DATE	DESCRIPTION
WDG	8-13-14	ADDED BLDG DIMENSIONS & EX SETBACKS
REV.	DATE	DESCRIPTION
DATE OF COMPLETION		JUNE 5, 2014



MATCH LINE STA. 258+00

MATCH LINE STA. 263+00

MONROE TWP.  
CITY OF TIPP CITY

CITY OF TIPP CITY  
MONROE TWP.

32  
PART INLOT 2625  
GATEWAY CENTER  
DEVELOPMENT LTD.  
0 SOUTH COUNTY ROAD 25-A  
DB 701-768  
G15-021161  
AGRICULTURAL

33  
TIMOTHY S. SNELL &  
JUDY K. SNELL  
5435 S. COUNTY RD. 25A OWELL  
DB 794-044  
G12-027800  
RESIDENTIAL  
SEPTIC SYSTEM  
IN REAR YARD

34  
DANIEL R. BURROUGHS  
5409 S. COUNTY RD. 25A  
DB 713-156  
G12-027700  
RESIDENTIAL

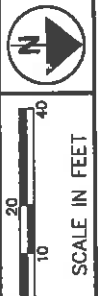
35  
YARD  
HANE RENTAL  
PROPERTIES, LLC  
5391 S. COUNTY RD. 25A  
OR 264-561  
G12-027600  
RESIDENTIAL

36  
RONALD E. PECK  
& DARLA J. PECK  
5373 SOUTH COUNTY RD. 25-A  
OR 162-286  
G12-027500  
RESIDENTIAL  
SEPTIC SYSTEM  
IN REAR YARD

40  
IL3215  
U.S. BANK, N.A., TROY, OHIO,  
INDEPENDENT TRUSTEE OF THE  
LONG 1995 FAMILY TRUST  
OR 208-245  
G15-022634  
AGRICULTURAL

# MIA-TIPP CITY 25A RECONSTRUCTION, PH. 1

CITY OF TIPP CITY  
MIAMI COUNTY, OHIO  
SEC. 21, T 4 N, R 6 E  
SEC. 22, T 4 N, R 6 E



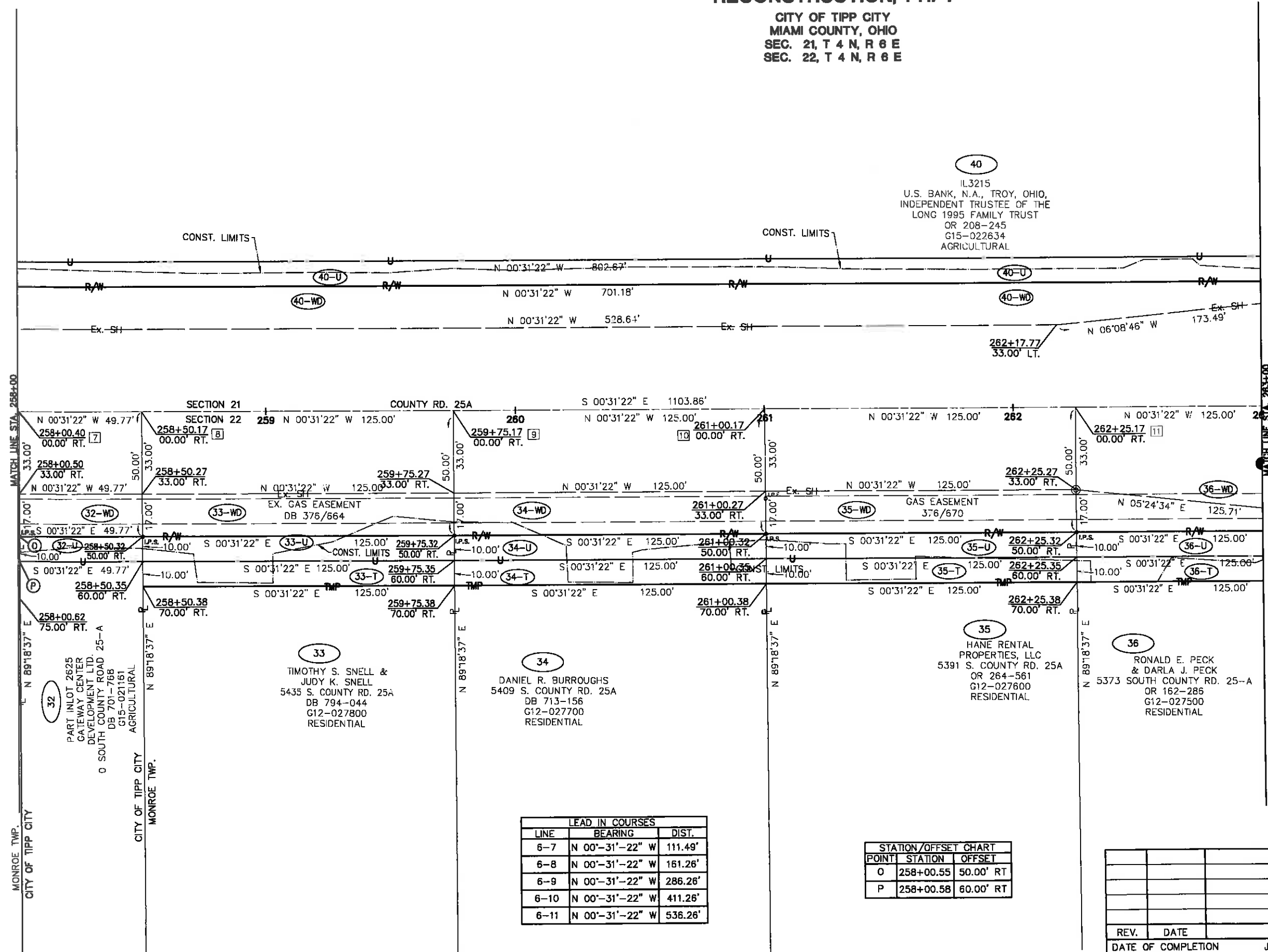
PID NO.  
**90852**

R/W DESIGNER  
BHB

R/W REVIEWER  
WDG

RIGHT OF WAY BOUNDARY SHEET  
STA. 258+00 TO 263+00

MIA-TIPP CITY 25A  
RECONSTRUCTION, PH. 1



MONROE TWP. CITY OF TIPP CITY  
MATCH LINE STA. 258+00

MATCH LINE STA. 263+00

**LEAD IN COURSES**

LINE	BEARING	DIST.
6-7	N 00°-31'-22" W	111.49'
6-8	N 00°-31'-22" W	161.26'
6-9	N 00°-31'-22" W	286.26'
6-10	N 00°-31'-22" W	411.26'
6-11	N 00°-31'-22" W	536.26'

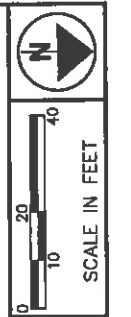
**STATION/OFFSET CHART**

POINT	STATION	OFFSET
O	258+00.55	50.00' RT
P	258+00.58	60.00' RT

REV.	DATE	DESCRIPTION
DATE OF COMPLETION		JUNE 5, 2014

**MIA-TIPP CITY 25A  
RECONSTRUCTION, PH. 1**

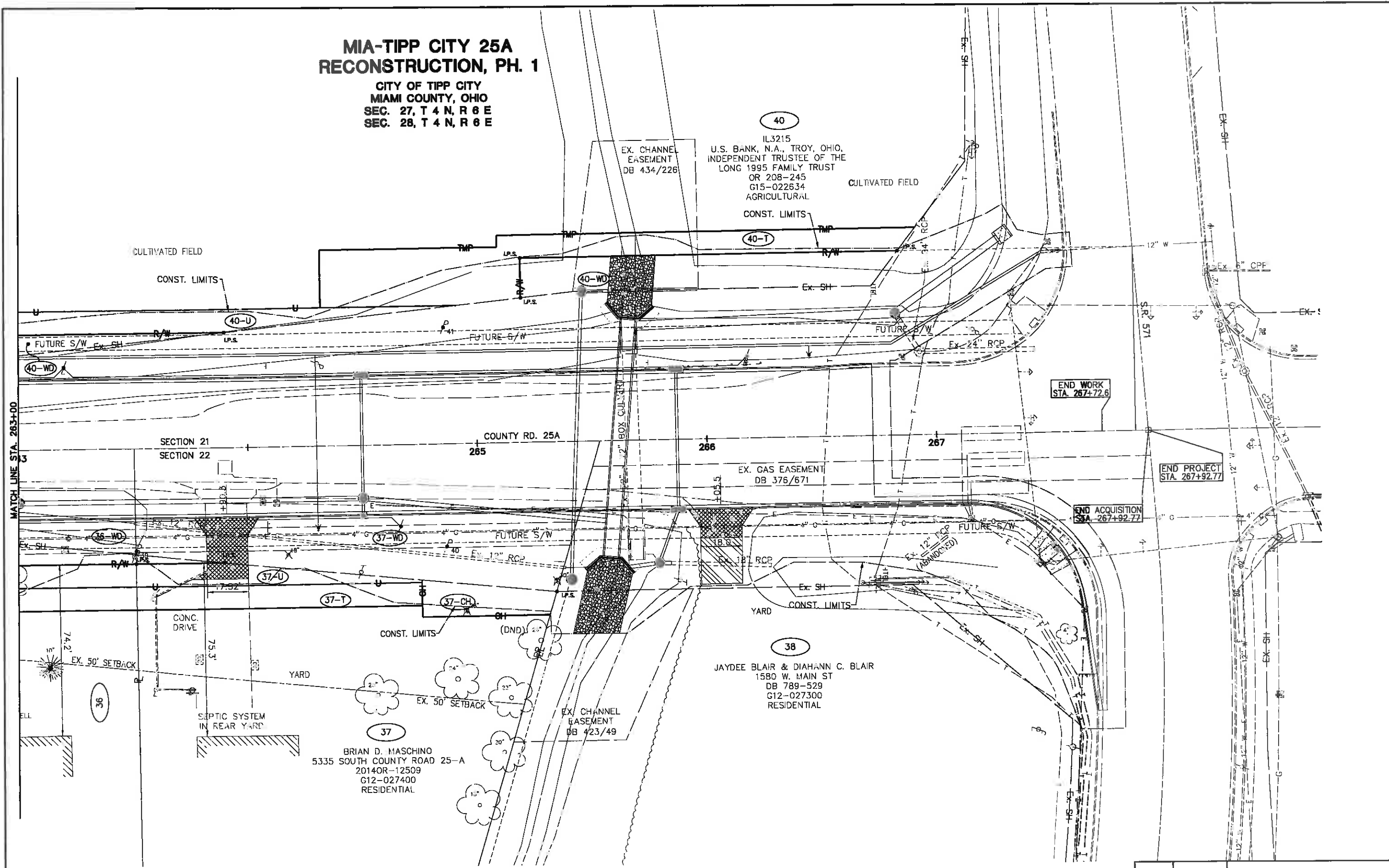
CITY OF TIPP CITY  
MIAMI COUNTY, OHIO  
SEC. 27, T 4 N, R 6 E  
SEC. 28, T 4 N, R 6 E



PID NO. **90852**

RIGHT OF WAY TOPO SHEET  
STA. 263+00 TO 268+00

MIA-TIPP CITY 25A  
RECONSTRUCTION, PH. 1



MATCH LINE STA. 263+00

END WORK  
STA. 267+72.8

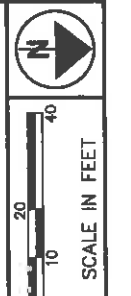
END PROJECT  
STA. 267+92.77

END ACQUISITION  
STA. 267+92.77

WDG	3-3-15	UPDATE OWNER INFO FOR PARCEL 37	35 / 38
WDG	8-13-14	ADDED BLDG DIMENSIONS & EX SETBACKS	112
REV.	DATE	DESCRIPTION	115
DATE OF COMPLETION		JUNE 5, 2014	

# MIA-TIPP CITY 25A RECONSTRUCTION, PH. 1

CITY OF TIPP CITY  
MIAMI COUNTY, OHIO  
SEC. 21, T 4 N, R 8 E  
SEC. 22, T 4 N, R 8 E

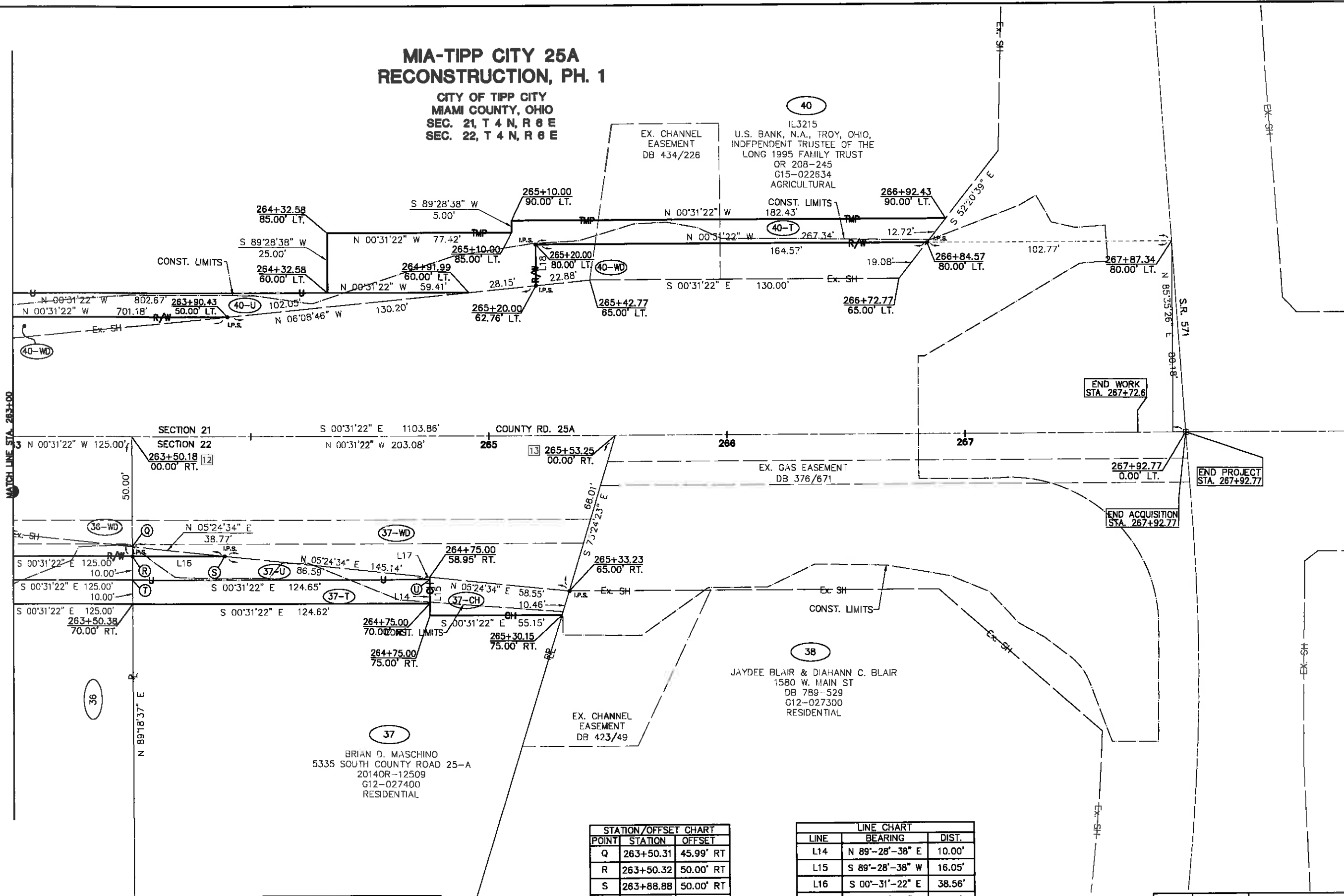


PID NO. **90852**

R/W DESIGNER: BHB  
R/W REVIEWER: WDC

**RIGHT OF WAY BOUNDARY SHEET  
STA. 263+00 TO 268+00**

**MIA-TIPP CITY 25A  
RECONSTRUCTION, PH. 1**



LEAD IN COURSES		
LINE	BEARING	DIST.
6-12	N 00°-31'-22" W	661.26'
6-13	N 00°-31'-22" W	864.34'

STATION/OFFSET CHART		
POINT	STATION	OFFSET
Q	263+50.31	45.99' RT
R	263+50.32	50.00' RT
S	263+88.88	50.00' RT
T	263+50.35	60.00' RT
U	264+75.00	60.00' RT

LINE CHART		
LINE	BEARING	DIST.
L14	N 89°-28'-38" E	10.00'
L15	S 89°-28'-38" W	16.05'
L16	S 00°-31'-22" E	38.56'
L17	N 89°-28'-38" E	1.05'
L1B	N 89°-28'-38" E	17.24'

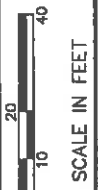
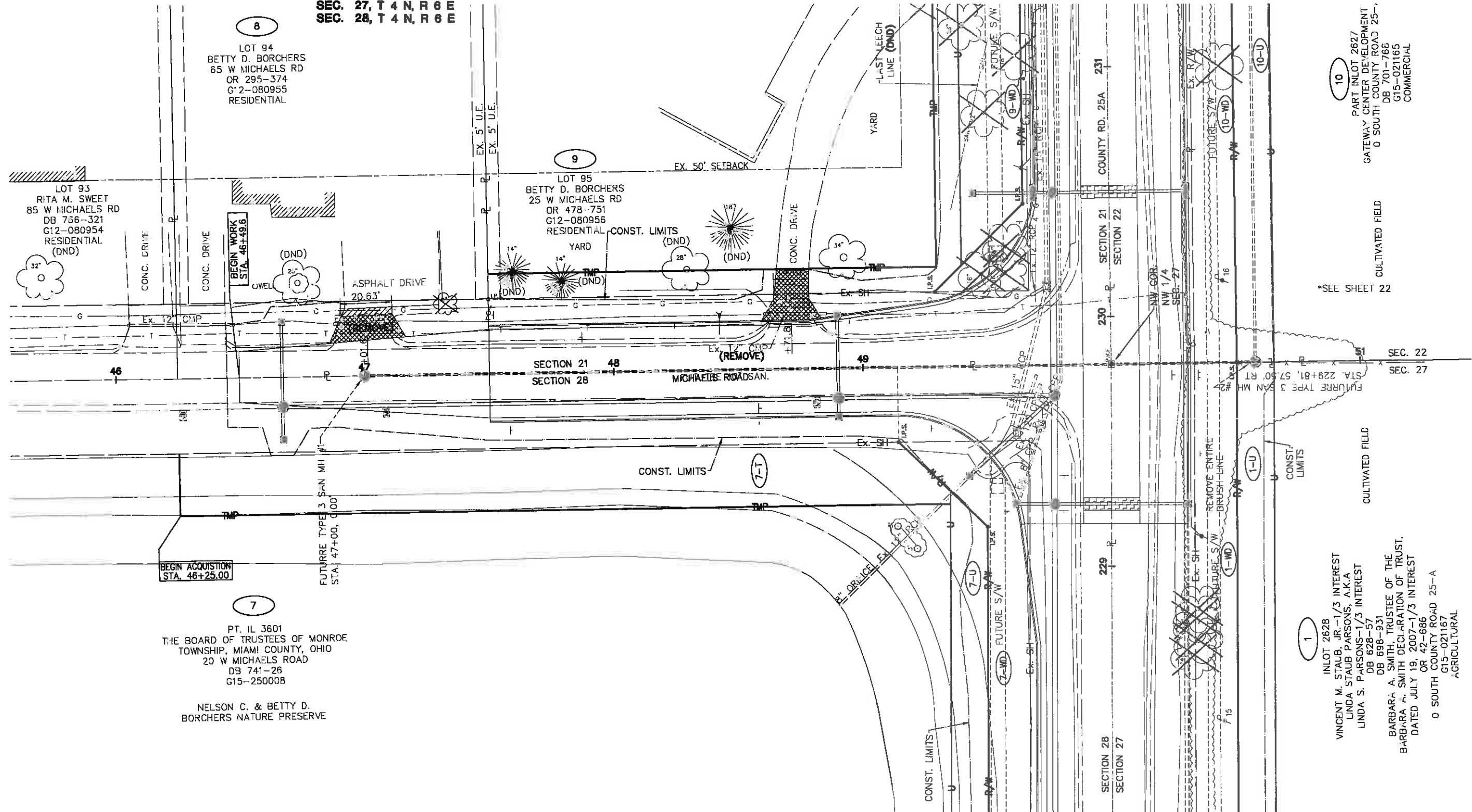
REV.	DATE	DESCRIPTION
WDC	3-3-15	UPDATE OWNER INFO FOR PARCEL 37
DATE OF COMPLETION		JUNE 5, 2014

36 / 38  
113  
115



# MIA-TIPP CITY 25A RECONSTRUCTION, PH. 1

CITY OF TIPP CITY  
MIAMI COUNTY, OHIO  
SEC. 21, T 4 N, R 6 E  
SEC. 22, T 4 N, R 6 E  
SEC. 27, T 4 N, R 6 E  
SEC. 28, T 4 N, R 6 E



PID NO. **90852**

R/W DESIGNER: BH/B  
R/W REVIEWER: W/DG

**RIGHT OF WAY TOPO SHEET  
STA. 46+00 TO 50+00**

**MIA-TIPP CITY 25A  
RECONSTRUCTION, PH. 1**

WDG	8-13-14	ADDED BLDG DIMENSIONS & EX SETBACKS
REV.	DATE	DESCRIPTION
DATE OF COMPLETION	JUNE 5, 2014	

114  
115

# MIA-TIPP CITY 25A RECONSTRUCTION, PH. 1

CITY OF TIPP CITY  
MIAMI COUNTY, OHIO  
SEC. 27, T 4 N, R 6 E  
SEC. 28, T 4 N, R 6 E

LOT 93  
RITA M. SWEET  
85 W MICHAELS RD  
DB 766-321  
G12-080954  
RESIDENTIAL

LOT 94  
BETTY D. BORCHERS  
65 W MICHAELS RD  
OR 295-374  
G12-080955  
RESIDENTIAL

LOT 95  
BETTY D. BORCHERS  
25 W MICHAELS RD  
OR 478-751  
G12-080956  
RESIDENTIAL

PT. IL 3601  
THE BOARD OF TRUSTEES OF MONROE  
TOWNSHIP, MIAMI COUNTY, OHIO  
20 W MICHAELS ROAD  
DB 741-26  
G15-250008

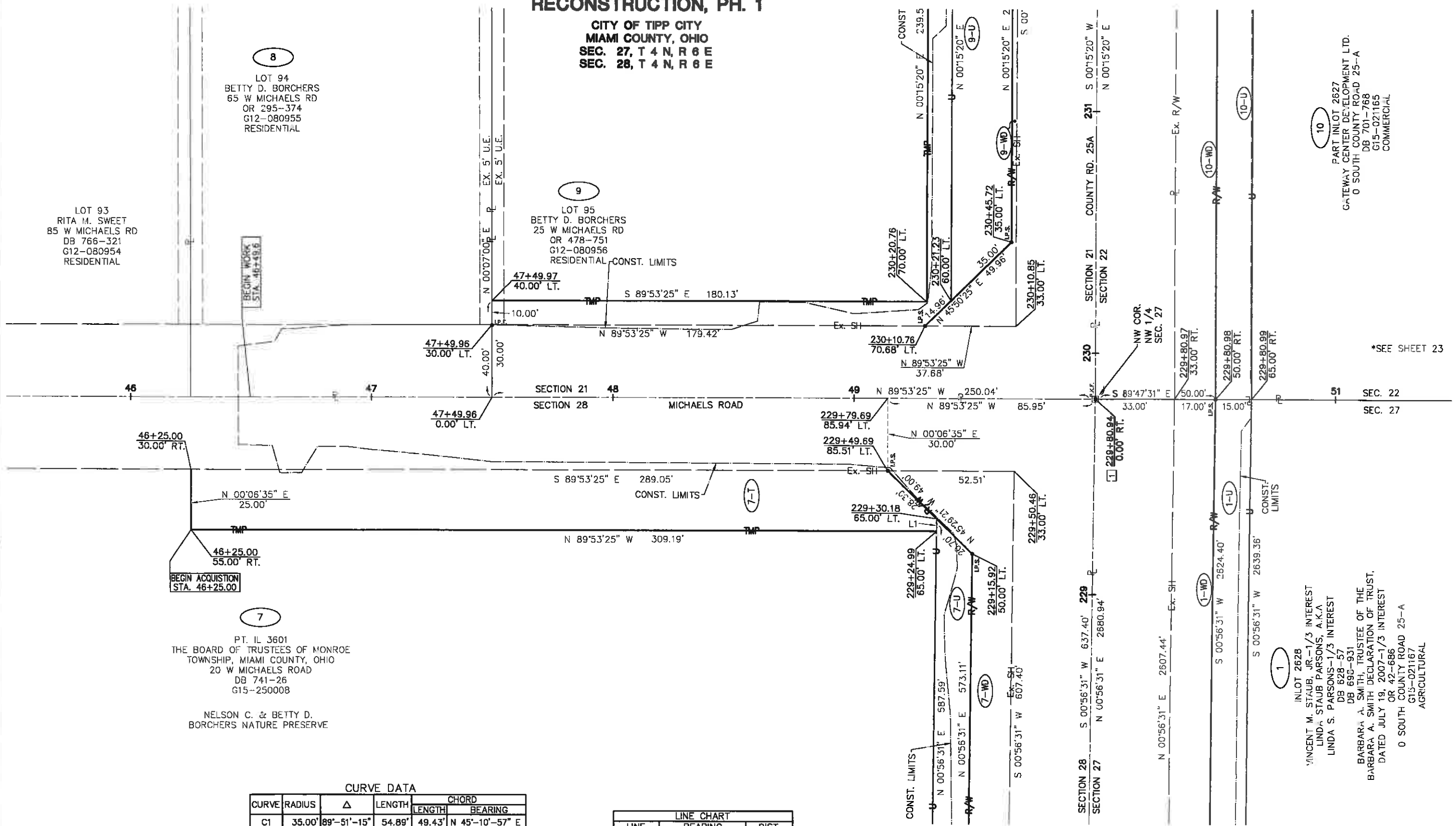
NELSON C. & BETTY D.  
BORCHERS NATURE PRESERVE

PART INLOT 2627  
GATEWAY CENTER DEVELOPMENT LTD.  
0 SOUTH COUNTY ROAD 25-A  
DB 701-768  
G15-021165  
COMMERCIAL

INLOT 2628  
VINCENT M. STAUB, JR.-1/3 INTEREST  
LINDA STAUB PARSONS, A.K.A  
LINDA S. PARSONS-1/3 INTEREST  
DB 628-57  
DB 696-931  
BARBARA A. SMITH, TRUSTEE OF THE  
BARBARA A. SMITH DECLARATION OF TRUST,  
DATED JULY 19, 2007-1/3 INTEREST  
OR 42-686  
0 SOUTH COUNTY ROAD 25-A  
G15-021167  
AGRICULTURAL

CURVE	RADIUS	Δ	LENGTH	CHORD	
				LENGTH	BEARING
C1	35.00'	89°-51'-15"	54.89'	49.43'	N 45°-10'-57" E
C2	35.00'	45°-26'-20"	27.76'	27.04'	S 67°-23'-25" W
C3	35.00'	44°-24'-55"	27.13'	26.46'	N 22°-27'-47" E

LINE CHART		
LINE	BEARING	DIST.
L1	S 00°-56'-31" W	5.20'



SCALE IN FEET

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R/W DESIGNER  
BHB

R/W REVIEWER  
WDG

PID NO.  
**90852**

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**RIGHT OF WAY BOUNDARY SHEET**  
**STA. 46+00 TO 51+00**

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**MIA-TIPP CITY 25A**  
**RECONSTRUCTION, PH. 1**

38 / 38

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REV.	DATE	DESCRIPTION

DATE OF COMPLETION  
JUNE 5, 2014

115  
115