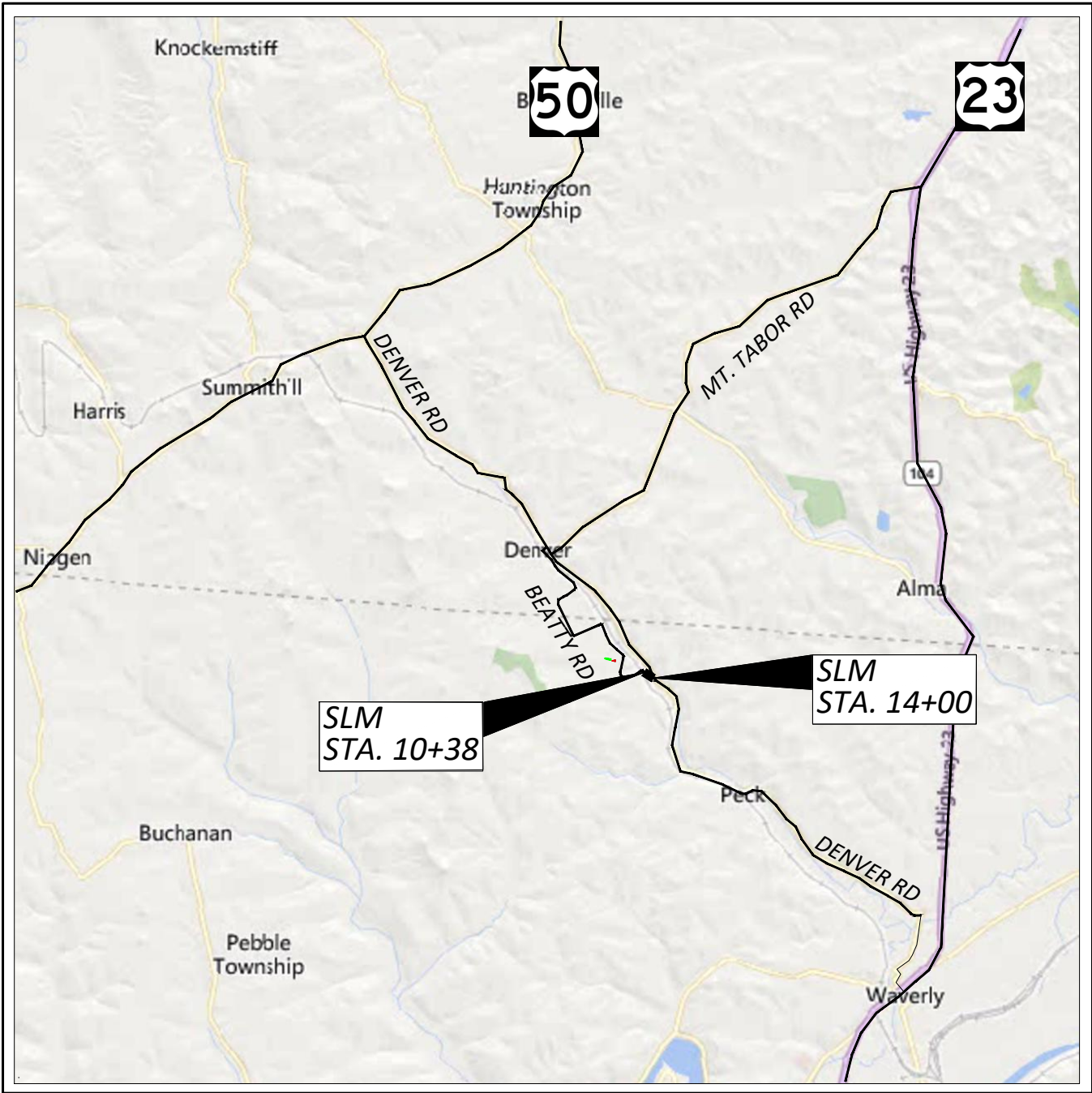


A:\Boundary\ Pike Beatty\DWG\Beatty_RDM.dwg(PAGE 1) LS(4/7/2025 - mtdada) - LP: 4/15/2025 7:45 AM

PIK - T.R. 428-0.04



LOCATION MAP

LATITUDE: 39°10'26.58" LONGITUDE: 83°02'04.35"
SCALE 1" = 1.6 MILES



PORTION TO BE IMPROVED



UTILITY OWNERS			
TYPE	NAME & ADDRESS	TYPE	NAME & ADDRESS
WATER	PIKE WATER INC. 2277 BOSWELL RUN ROAD P.O. BOX 191 WAVERLY, OH 45690 ATTN: FARON YOUNG PHONE: 740-947-2524	TELECOM	HORIZON CHILlicoTHE TELEPHONE P.O. BOX 480 CHILlicoTHE, OH 45601 ATTN: JOE DREITZLER PHONE: 740-606-0937
	OHIO POWER COMPANY (AEP) 38831 SR 7 REEDSVILLE, OH 45772 ATTN:CLARKE SAUNDERS PHONE: 740-985-3054		FRONTIER COMMUNICATIONS 1315 ALBERT STREET PORTSMOUTH, OHIO 45662 ATTN: DENA MARTIN TELEPHONE: 740-354-0521

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

CONVENTIONAL SYMBOLS

County Line	-----	Ditch / Creek (Ex)	-----
Township Line	-----	Ditch / Creek (Pr)	-----
Section Line	-----	Tree Line (Ex)	~~~~~
Corporation Line	----- or -----	Ownership Hook Symbol	⌋, Example
Fence Line (Ex)	----- (Pr) -----	Property Line Symbol	⌋, Example
Center Line	-----	Break Line Symbol	⌋, Example
Right of Way Fee (Ex)	----- Ex R/W -----	Tree (Pr)	☼, Tree (Ex) ☼, Shrub (Ex) ☼
Right of Way Fee (Pr)	----- R/W -----	Tree (Remove)	☼, Shrub (Remove) ☼
Standard Highway Ease.(Ex)	----- Ex SH -----	Evergreen (Ex)	☼, Stump ☼
Standard Highway Ease.(Pr)	----- SH -----	Evergreen (Remove)	☼, Stump (Remove) ☼
Temporary Right of Way (Pr)	----- TMP -----	Wetland (Pr)	☼, Grass (Pr) ☼, Aerial Target ☼
Channel Ease. (Pr)	----- CH -----	Post (Ex)	☼, Mailbox (Ex) ☼, Mailbox (Pr) ☼
Utility Easement (Ex)	----- Ex U -----	Light (Ex)	☼, Telephone Marker (Ex) ☼
Railroad	===== or =====	Fire Hydrant (Ex)	☼, Water Meter (Ex) ☼
Guardrail (Ex)	----- (Pr) -----	Water Valve (Ex)	☼, Utility Valve Unknown (Ex.) ☼
Construction Limits	-----	Telephone Pole (Ex)	☼, Power Pole (Ex) ☼
Edge of Pavement (Ex)	-----	Light Pole (Ex)	☼, Guy Pole (Ex) ☼
Edge of Pavement (Pr)	-----		
Edge of Shoulder (Ex)	-----		
Edge of Shoulder (Pr)	-----		

RIGHT OF WAY LEGEND SHEET PIK-TR428-0.04

PIKE COUNTY

PEE PEE TOWNSHIP

V.M.S. NO.10559 & 10561

INDEX OF SHEETS:

LEGEND SHEET	RW.01
CENTERLINE PLAT	RW.02
PROPERTY MAP	RW.03
SUMMARY OF ADDITIONAL R/W	RW.04
R/W DETAIL SHEETS	RW.05

PROJECT DESCRIPTION

PROJECT CONSISTS OF BRIDGE REPLACEMENT AND ROADWAY IMPROVEMENTS ON BEATTY ROAD.

PLANS PREPARED BY:

FIRM NAME :	DTK SITE SOLUTIONS
R/W DESIGNER:	ANDREW MILLER
R/W REVIEWER:	ROBERT MARTIN, P.S.
FIELD REVIEWER:	WOODROW MOHLER
PRELIMINARY FIELD REVIEW DATE:	12/01/2023
OWNERSHIP VERIFIED BY:	ROBERT MARTIN, P.S.
DATE COMPLETED:	04/23/2024
FIELD REVIEWER:	WOODY MOHLER
FINAL FIELD REVIEW DATE:	03/29/2024
FINAL R/W PLAN DATE:	05/07/2024

STRUCTURE KEY

RESIDENTIAL	COMMERCIAL	OUT-BUILDING
-------------	------------	--------------

TYPES OF TITLE LEGEND:
WL = FEE SIMPLE WITH LIMITATION OF ACCESS
WD = WARRANTY DEED
PRW = PROPERTY RIGHT FEE SIMPLE
SH = STANDARD HIGHWAY EASEMENT
LA = LIMITED ACCESS EASEMENT
T = TEMPORARY EASEMENT
CH = CHANNEL EASEMENT
A = AERIAL EASEMENT
SL = SLOPE EASEMENT
PRE = PROPERTY RIGHT EASEMENT

I, ROBERT W. MARTIN, P.S. HAVE CONDUCTED A SURVEY OF THE EXISTING CONDITIONS FOR RESOURCE INTERNATIONAL, INC. BETWEEN DEC, 2023 AND JAN, 2024. THE RESULTS OF THAT SURVEY ARE CONTAINED HEREIN.

UNDERGROUND UTILITY LOCATIONS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. THOUGH THEY ARE BELIEVED TO BE ACCURATE, THEIR LOCATION IS AS MARKED ON THE GROUND BY THE UTILITY COMPANY PER OHIO811 CONFIRMATION NUMBERS B329601048-00B, THOSE MARKINGS SUBSEQUENTLY BEING SURVEYED AS PART OF THIS PROJECT

THE HORIZONTAL COORDINATES EXPRESSED HEREIN ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) ON NAD 83 (2011 DATUM).

AS A PART OF THIS PROJECT, I HAVE REESTABLISHED THE LOCATIONS OF THE EXISTING BOUNDARY LINES, THE EXISTING CENTER LINE OF RIGHT OF WAY AND THE EXISTING RIGHT OF WAY LIMITS AS NECESSARY FOR THE PROPERTY TAKES CONTAINED HEREIN. AS A PART OF THIS PROJECT I HAVE ESTABLISHED THE PROPOSED BOUNDARY LINES, CALCULATED THE GROSS TAKE, PRESENT ROAD OCCUPIED (PRO), NET TAKE AND NET RESIDUE HEREIN. AS A PART OF THIS WORK, RIGHT OF WAY MONUMENTS WILL BE SET AT THE LOCATIONS SHOWN HEREIN PER THE MEMORANDUM OF UNDERSTANDING BETWEEN THE BOARD OF REGISTRATION FOR ENGINEERS AND SURVEYORS AND THE OHIO DEPARTMENT OF TRANSPORTATION DATED 9-22-2010.

ALL OF MY WORK CONTAINED HEREIN WAS CONDUCTED IN ACCORDANCE WITH THE OHIO ADMINISTRATIVE CODE CHAPTER 4733-37 STANDARDS FOR BOUNDARY SURVEYS UNLESS SO NOTED. THE WORDS "I AND MY" AS USED HEREIN ARE TO MEAN THAT EITHER MYSELF OR SOMEONE WORKING UNDER MY DIRECT SUPERVISION.

UNDERGROUND UTILITIES

(Non members must be called directly)

SURVEYOR'S SEAL

Robert W. Martin

DATE: 04/15/2025

DESIGNER	MDF
REVIEWER	RWM 04/15/25
PROJECT ID	117984
SUBSET	TOTAL
RW.01	RW.05

RIGHT OF WAY
LEGEND SHEET

A:\Boundary\ Pike Beatty\DWG\Phase 2\ LS(4/7/2025 - mfields) - LP: 4/15/2025 7:44 AM

PIK - T.R. 428-0.04

BASIS OF BEARINGS:

ALL BEARINGS SHOWN ARE FOR PROJECT USE ONLY.

BEARINGS SHOWN HEREON ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83(2011 ADJUSTMENT). AS OBSERVED BY DTK SITE SOLUTIONS USING TOPCON HIPER VR.

BASIS OF EXISTING C/L OF R/W AND R/W WIDTH:
THE EXISTING R/W WIDTH AND LOCATION WERE DETERMINED FROM EXISTING MONUMENTATION FOUND AS ESTABLISHED IN DB 254, PG 668 & DB 314, OG 978

CENTERLINE PLAT
PIK-T.R.428-0.04
PIKE COUNTY
PEE PEE TOWNSHIP
VIRGINIA MILITARY SURVEY
V.M.S. NO. 10559 & 10561

MONUMENT LEGEND

- PROPOSED R/W REFERENCE MONUMENT
- IPS IRON PIN SET W/ID CAP
- ⊕ IPF IRON PIN FOUND W/ID CAP
- ⊕ MAG NAIL SET
- ⊗ RAILROAD SPIKE FOUND
- IPF IRON PIN FOUND
- SBF SOLID BAR FOUND
- ▲ TYPE 'B' PROJECT CONTROL MONUMENT
- ⊞ STONE FOUND

RANDALL R. LAWSON, JR.
& AMY SMITH
A.P.N. 161206000000
OR 70, PG 560 (SURVEY RECORDED)
OR 352, PG 1349
91.75 ACRES
3886 DENVER RD
WAVERLY, OH 45690

SETTING OF ALL MONUMENTS SHALL BE PERFORMED BY A SURVEYOR REGISTERED IN THE STATE OF OHIO. THE MONUMENT ASSEMBLIES AND REFERENCE MONUMENTS WILL BE INSTALLED BY THE CONTRACTOR AT THE TIME OF CONSTRUCTION. THE IRON PIN AND CAP WHEN REQUIRED ARE TO BE INSTALLED BY THE CONTRACTORS SURVEYOR

CHANGES OR ALTERATIONS TO THE LOCATION OF ANY MONUMENTS SHOWN IN THIS TABLE, REQUIRE PRIOR APPROVAL FROM THE DISTRICT REAL ESTATE ADMINISTRATOR OF THE OHIO DEPARTMENT OF TRANSPORTATION. IN THE EVENT THAT THE CHANGES OR ALTERATIONS ARE APPROVED, A REVISED CENTERLINE PLAT WITH THE NEW LOCATIONS SHALL BE RECORDED IN THE APPLICABLE COUNTY RECORDS AND THE OHIO DEPARTMENT OF TRANSPORTATION. SPECIFICATIONS FOR MONUMENT ASSEMBLIES, REFERENCE MONUMENTS AND RIGHT OF WAY MONUMENTS ARE SHOWN ON STANDARD CONSTRUCTION RM-1.1.

I, ROBERT W. MARTIN, P.S., HAVE CONDUCTED A SURVEY OF THE EXISTING CONDITIONS FOR RESOURCE INTERNATIONAL, INC. IN AUGUST, 2023. THE RESULTS OF THAT SURVEY ARE CONTAINED HERIN.

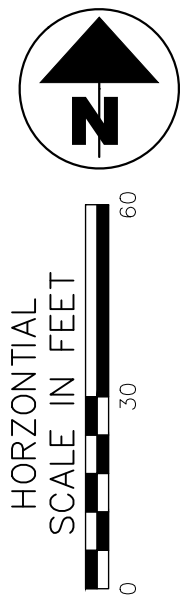
THE HORIZONTAL COORDINATES EXPRESSED HEREIN ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) ON NAD 83 (2011) DATUM. THE PROJECT COORDINATES (US SURVEY FOOT) ARE RELATIVE TO STATE PLANE GRID COORDINATES BY A PROJECT ADJUSTMENT FACTOR OF 1.000085152226

AS A PART OF THIS PROJECT I HAVE REESTABLISHED THE LOCATIONS OF THE EXISTING PROPERTY LINES AND CENTERLINES OF EXISTING RIGHT OF WAY FOR FOR PROPERTY TAKES HEREIN. AS A PART OF THIS PROJECT I HAVE ESTABLISHED THE PROPOSED PROPERTY LINES, CALCULATED THE GROSS TAKE, PRESENT ROAD OCCUPIED, NET TAKE AND NET RESIDUE; AS WELL AS PREPARED THE LEGAL DESCRIPTIONS NECESSARY TO ACQUIRE THE PARCELS SHOWN HEREIN. AS A PART OF THIS WORK I HAVE SET RIGHT OF WAY MONUMENTS AT PROPERTY CORNERS, PROPERTY LINE INTERSECTIONS AND ANGLE POINTS ON THE RIGHT OF WAY AS SHOWN HEREIN.

ALL OF MY WORK CONTAINED HEREIN WAS CONDUCTED IN ACCORDANCE WITH THE OHIO ADMINSTRATIVE CODE CHAPTER 4733-37 STANDARDS FOR BOUNDARY SURVEYS, UNLESS NOTED OTHERWISE. THE WORDS "I" AND "MY" AS USED HEREIN ARE TO MEAN THAT EITHER MYSELF OR SOMEONE WORKING UNDER MY DIRECT SUPERVISION.

Robert W. Martin
ROBERT W. MARTIN, PROFESSIONAL SURVEYOR NO. 8114

04/15/2025
DATE



CENTERLINE PLAT

DESIGN AGENCY

SURVEYOR'S SEAL



DESIGNER

MDF

REVIEWER

RWM 04/15/25

PROJECT ID

117984

SUBSET

RW.02

TOTAL

RW.05

MONUMENT TABLE

C/L OF R/W C.R. X, (BEATTY RD.)						
PROJECT COORDINATES		DISTANCE FROM C/L OF RIGHT OF WAY		REFERENCE MONUMENT		
POINT NUMBER	STATION	NORTH(Y) U.S. FT.	EAST(X) U.S. FT.	LEFT	RIGHT	ITEM 623E
RP01	10+50	428099.84	1816802.44	15'		1
RP02	10+50	428070.47	1816796.30		15'	1
RP03	13+29.92	428003.47	1817066.01		15'	1
RP04	13+29.92	428031.95	1817075.43	15'		1
TOTAL CARRIED TO GENERAL SUMMARY SHEET						4
PROJECT CONTROL				ELEVATION	DESCRIPTION	
CP01	12+97.84 39.69' RT	427989.85	1817027.71	690.24	IRON PIN W/DTK CAP SET	
CP02	13+48.90 11.78' RT	428000.99	1817086.10	692.55	MAG NAIL SET	
CP03	9+75.07 30.93' LT	428130.77	1816732.36	708.17	MAG NAIL SET	

RECEIVED _____
RECORDED _____
BOOK _____ PAGE _____
COUNTY RECORDER



PIKE COUNTY
PEE PEE TOWNSHIP
VIRGINIA MILITARY SURVEY
V.M.S. NO. 10559 & 10561

PROPERTY MAP

DESIGN AGENCY

DESIGNER

MDF

REVIEWER

RWM 04/15/25

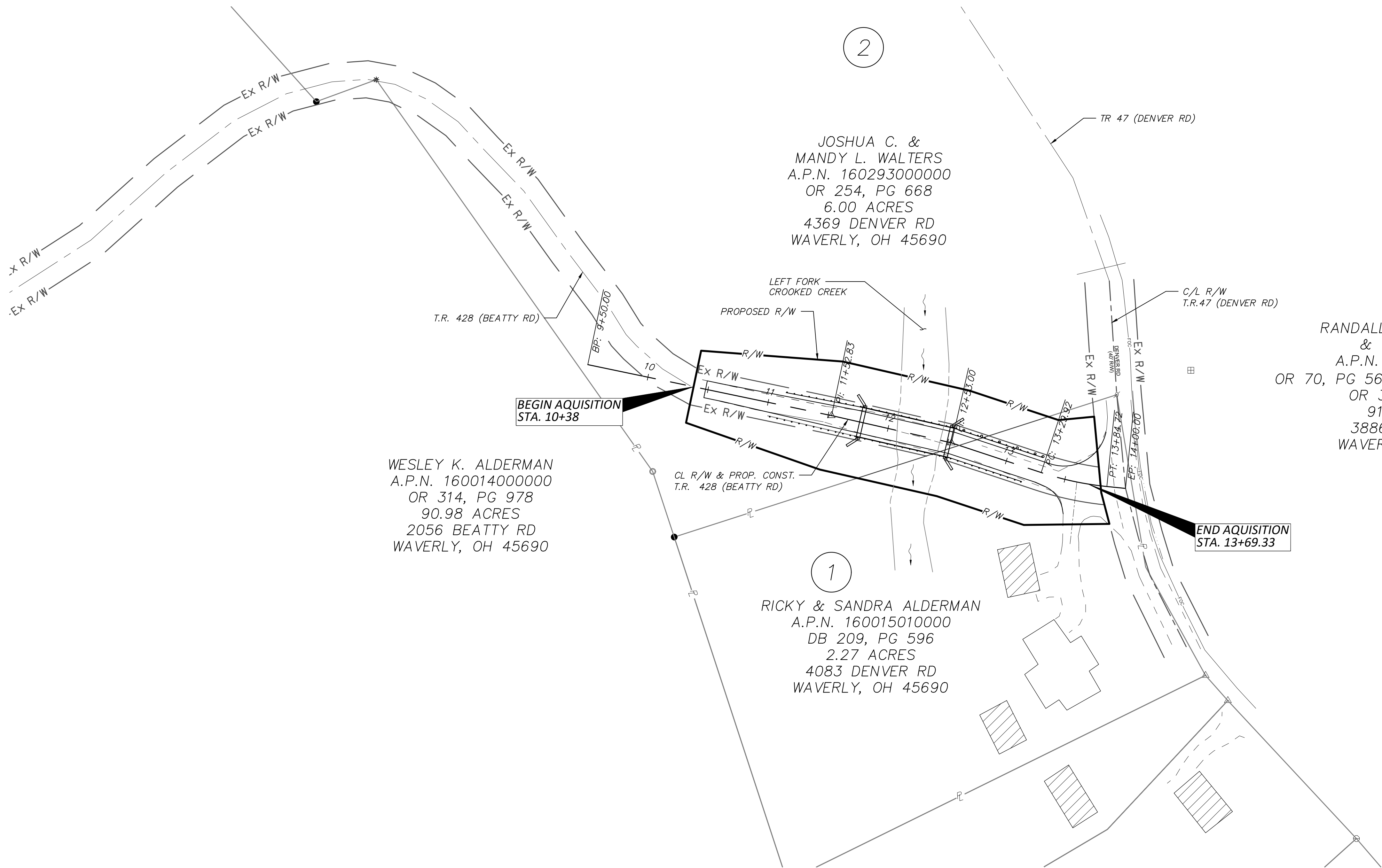
PROJECT ID

117984

SUBSET TOTAL

RW.03 RW.05

REV. BY	DATE	DESCRIPTION
DATE COMPLETED: 04/15/2025		



[illegible]

RIGHT OF WAY PLAN
STA. 10+38 TO 14+00



			DESIGNER	MDF
			REVIEWER	RWM 04/15/2025
			PROJECT ID	117984
			SUBSET	TOTAL
			RW.05	RW.0
REV. BY	DATE	DESCRIPTION		
DATE COMPLETED: 04/15/2025				