

LOCATION MAP

LATITUDE: 41°36'37" LONGITUDE: 83°42'33"



RIGHT OF WAY LEGEND SHEET LUC-2-9.35

LUCAS COUNTY SPRINGFIELD TOWNSHIP/ VILLAGE OF HOLLAND SECTIONS 16 & 21 TOWN 2, UNITED STATES RESERVE

PLANS PREPARED BY:

FIRM NAME : GARCIA SURVEYORS, INC.
R/W DESIGNER: JESSE A. SCHLATTER
R/W REVIEWER: ANTHONY A. GARCIA
FIELD REVIEWER: RICK ZIBBEL
PRELIMINARY FIELD REVIEW DATE: _____
TRACINGS FIELD REVIEW DATE: _____
OWNERSHIP UPDATED BY: JESSE SCHLATTER
DATE COMPLETED: 02/24/2023
PLAN COMPLETION DATE: 03/29/2023

PROJECT DESCRIPTION

A district allocation funded project to maintain/upgrade existing traffic signals district wide; perform necessary related work.

INDEX OF SHEETS:

LEGEND SHEET RW.1
RIGHT OF WAY PLAN SHEET RW.2

UNDERGROUND UTILITIES
Contact Two Working Days Before You Dig

OHIO811. 8-1-1. or 1-800-362-2764
(Non members must be called directly)

ACD.NET 1800 N GRAND RIVER AVE. LANSING, MI 48906 517-999-9999	BUCKEYE CABLE 4818 ANGOLA ROAD TOLEDO, OHIO 43615 419-724-9820	COLUMBIA GAS OF OHIO, INC. 2901 E. MANHATTAN BLVD. TOLEDO, OHIO 43611 419-539-6066
LUCAS COUNTY SANITARY 1111 S MCCORD ROAD HOLLAND, OH 43528 419-213-2926	AT&T 130 N. ERIE STREET ROOM 714 TOLEDO, OHIO 43624 419-245-7304	SPRINGFIELD TOWNSHIP 4927 HOLLAND SYLVANIA RD. SYLVANIA, OHIO 42560-2121 419-882-0031
TOLEDO EDISON 6099 ANGOLA ROAD HOLLAND, OHIO 43528 419-249-5218	CHARTER COMMUNICATIONS 3760 INTERCHANGE DR. COLUMBUS, OH 43204 614-255-6340	

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.

TYPES OF TITLE LEGEND:
WD = WARRANTY DEED
T = TEMPORARY EASEMENT

STRUCTURE KEY

- RESIDENTIAL
- COMMERCIAL
- OUT-BUILDING

CONVENTIONAL SYMBOLS

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

I, ANTHONY A. GARCIA, P. S. have conducted a survey of the existing conditions for the Ohio Department of Transportation in January 2023. The results of that survey are contained herein. The horizontal coordinates expressed herein are based on the Ohio State Plane Coordinates System NORTH Zone on NAD 83 (2011) datum. The Project Coordinates (US Survey Feet) are relative to State Plane Grid Coordinates (US Survey Feet) by a Combined Scale Factor (CSF) of 0.99995936. As a part of this project I have reestablished the locations of the existing property lines and the existing centerline of Right of Way for property takes contained herein. As a part of this project I have established the proposed property lines, calculated the Gross Take, present roadway occupied (PRO), Net Take and Net Residue; as well as prepared the legal descriptions necessary to acquire the parcels as shown herein. As a part of this work I have set right of way monuments at the property corners, property line intersection, points along the right of way and/or angle points on the right of way, Section Corners and other points as shown herein. All of my work contained herein was conducted in accordance with Ohio Administrative Code 4733-37 commonly known as "Minimum Standards for Boundary Surveys in the State of Ohio" unless noted. The words I and my as used herein are to mean either myself or someone working under my direct supervision.

SURVEYOR'S SEAL
GARCIA SURVEYORS, INC.

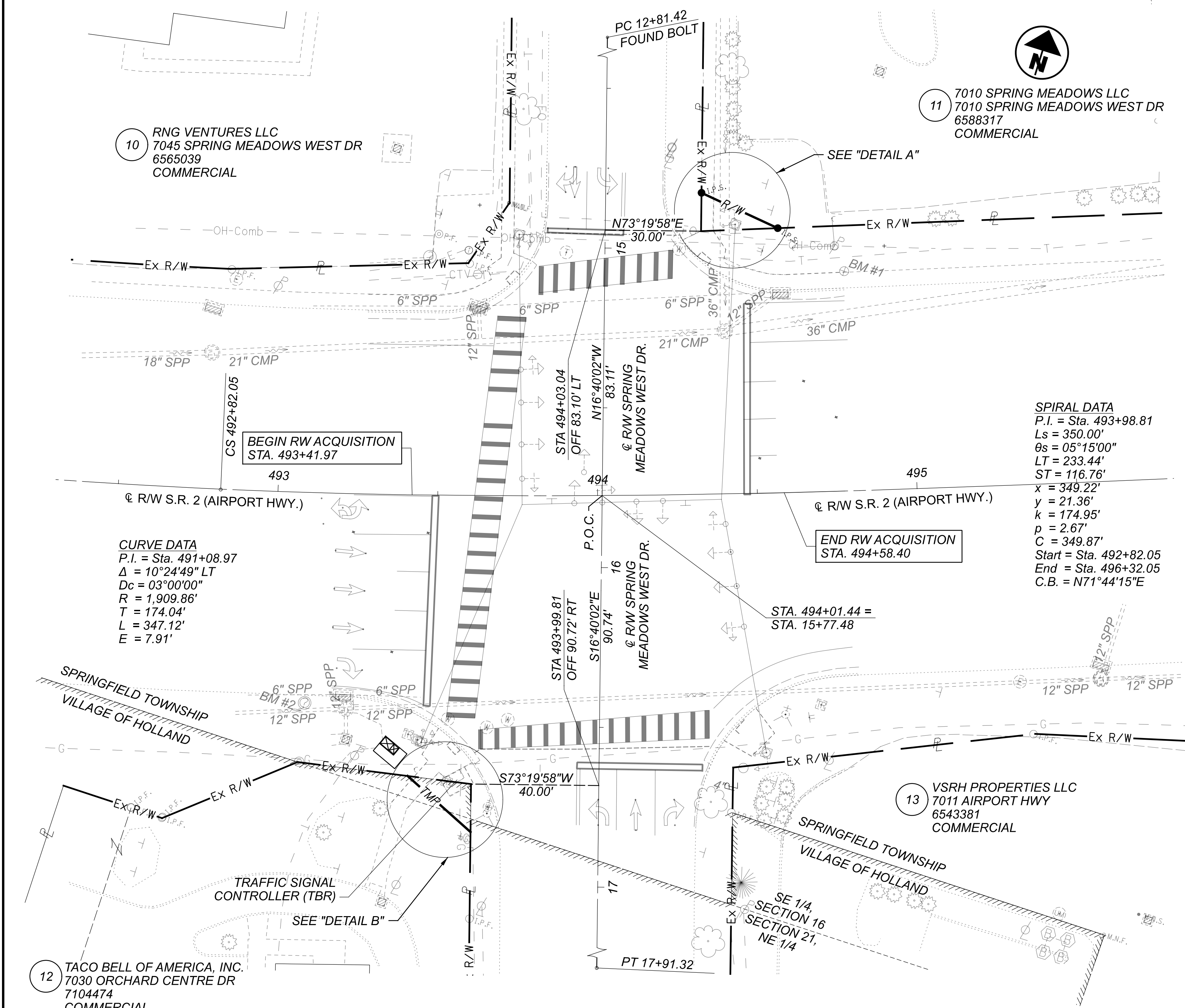


DESIGN AGENCY

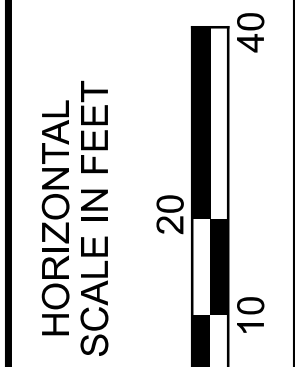
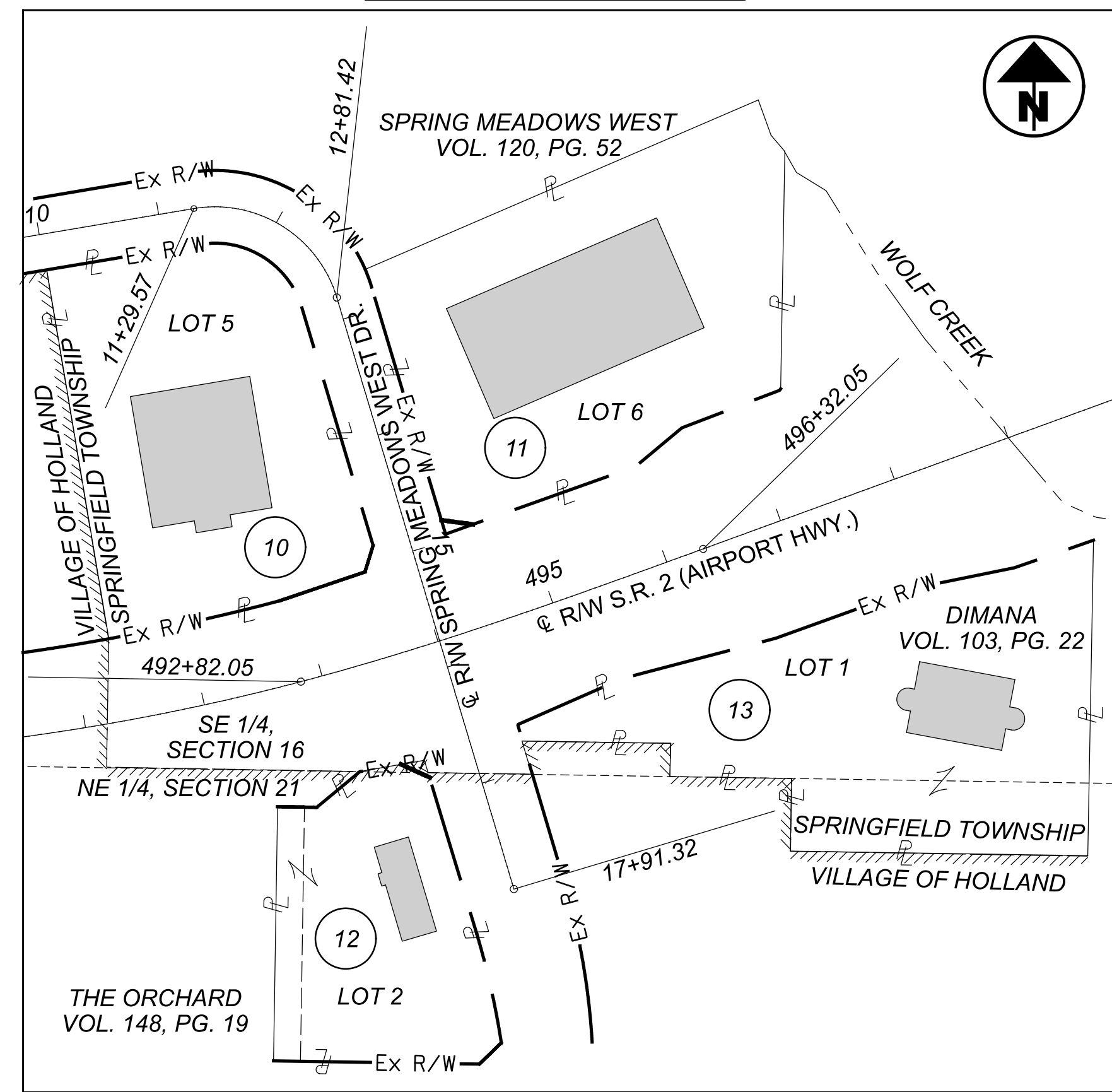


DESIGNER
JAS
REVIEWER
AAG
PROJECT ID
107947
SHEET TOTAL
RW.1 | RW.2

RIGHT OF WAY
LEGEND SHEET



PROPERTY MAP



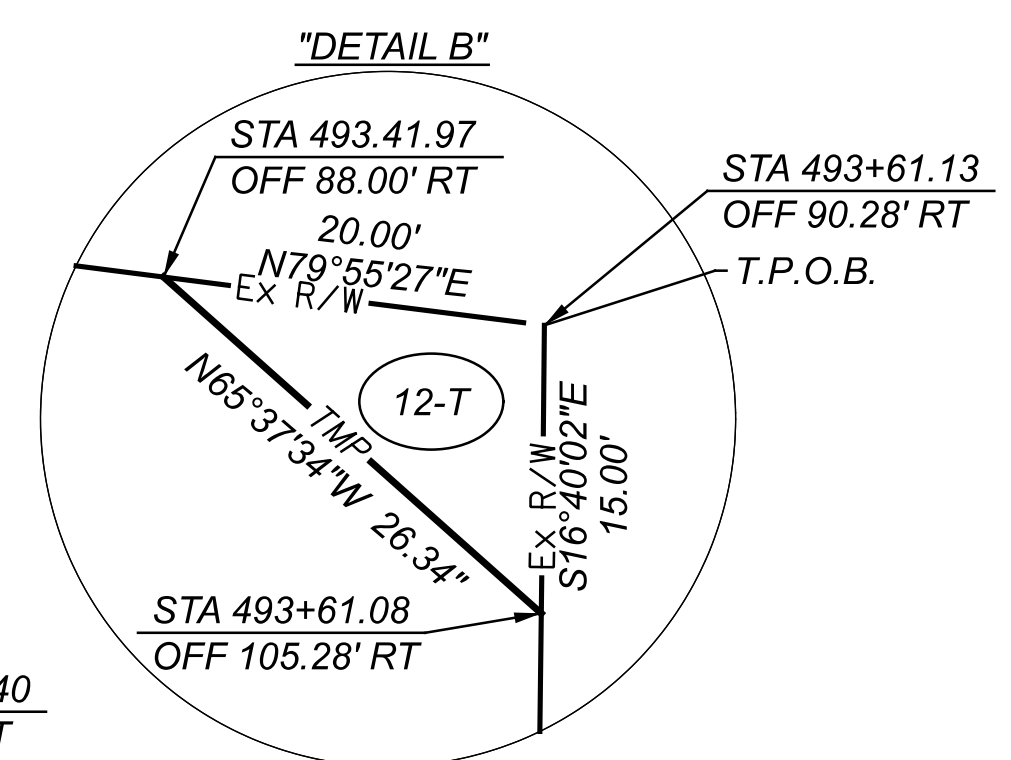
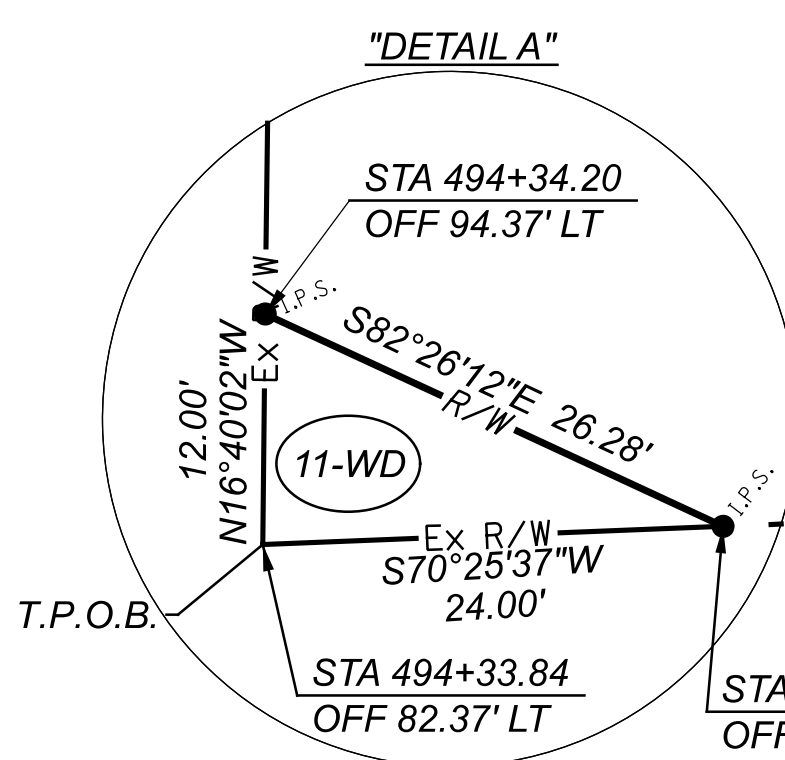
RIGHT OF WAY PLAN SHEET

10 RNG VENTURES LLC
7045 SPRING MEADOWS WEST DR
6565039
COMMERCIAL

11 7010 SPRING MEADOWS LLC
7010 SPRING MEADOWS WEST DR
6588317
COMMERCIAL

CURVE DATA
P.I. = Sta. 491+08.97
Δ = 10°24'49" LT
Δc = 03°00'00"
R = 1,909.86'
T = 174.04'
L = 347.12'
E = 7.91'

SPIRAL DATA
P.I. = Sta. 493+98.81
Ls = 350.00'
θs = 05°15'00"
LT = 233.44'
ST = 116.76'
x = 349.22'
y = 21.36'
k = 174.95'
p = 2.67'
C = 349.87'
Start = Sta. 492+82.05
End = Sta. 496+32.05
C.B. = N71°44'15"E



NOTE: THE EXISTING R/W WIDTH AND LOCATION WERE DETERMINED USING: SPRING MEADOWS WEST PLAT DIMANA PLAT THE ORCHARD PLAT LUC-2-14.210 (8.83) RW PLANS 2002

SPIRAL NOTE: --AT THE SPIRAL CURVE ON THIS PLAN SET, THE STATION AND OFFSETS ARE FROM THE SPIRAL ALIGNMENT, AND DO NOT UTILIZE A SUBSTITUTE CURVE. --PLEASE NOTE THAT THE PRIOR RW PLAN FOR THIS LOCATION, LUC-2-14.210 (8.83) DID UTILIZE A SUBSTITUTE CURVE FOR STATION AND OFFSETS IN THE SPIRAL CURVE SECTION.

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

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

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

TOTAL NUMBER OF:
02 OWNERSHIPS 00 TOTAL TAKES
02 PARCELS 00 OWNERSHIPS W/ STRUCTURES INVOLVED

SUMMARY OF ADDITIONAL RIGHT OF WAY REQUIRED

TYPES OF TITLE LEGEND:
WD = WARRANTY DEED
T = TEMPORARY EASEMENT

PARCEL NO.	PROPERTY OWNER	RECORDED		AUDITOR'S PARCEL NO.	AUDITOR'S RECORD AREA	TOTAL P.R.O.	GROSS TAKE	P.R.O. IN TAKE	NET TAKE	BLDG.	NET RESIDUE		REMARKS
		BOOK	PAGE								LEFT	RIGHT	
10	RNG VENTURES LLC	202004140014522		6565039	1.475								
11-WD	7010 SPRING MEADOWS LLC	201811280053130		6588317	1.786	0.000	0.003	0.000	0.003			1.783	Acquired: 10/23/2023 IN 20231023-0034388 Acquired: 08/17/2023 IN 20230817-0026568
12-T	TACO BELL OF AMERICA, INC.	010312	B01	7104474	0.853	0.000	0.003		0.003				FOR REMOVAL OF TRAFFIC SIGNAL CONTROLLER
13	VSRH PROPERTIES LLC	202301170001385		6543381	1.624								

REV. BY	DATE	DESCRIPTION
	03/29/2023	

DESIGN AGENCY	Signature
DESIGNER	JAS
REVIEWER	AAG
PROJECT ID	107947
SHEET	TOTAL
RW.2	RW.2