

RIGHT OF WAY LEGEND SHEET LUC-184-6.50

PROJECT DESCRIPTION

TO PROVIDE PROTECTED LEFT TURN PHASES ON ALL APPROACHES OF SR 184 (ALEXIS ROAD) AND LEWIS AVENUE, AND UPGRADE TRAFFIC SIGNAL.

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

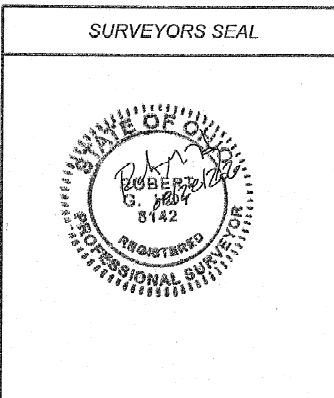
PLANS PREPARED BY:

FIRM NAME: ARCADIS, U.S., INC.
 RW DESIGNER: PHILIP BERDIS
 RW REVIEWER: ROBERT HOY
 FIELD REVIEWER: ROBERT HOY
 PRELIMINARY FIELD REVIEW DATE: 01/09/20
 TRACINGS FIELD REVIEW DATE: 05/13/20
 OWNERSHIP UPDATED BY: ROBERT HOY
 DATE COMPLETED: 07/21/20
 PLAN COMPLETION DATE: 07/31/20

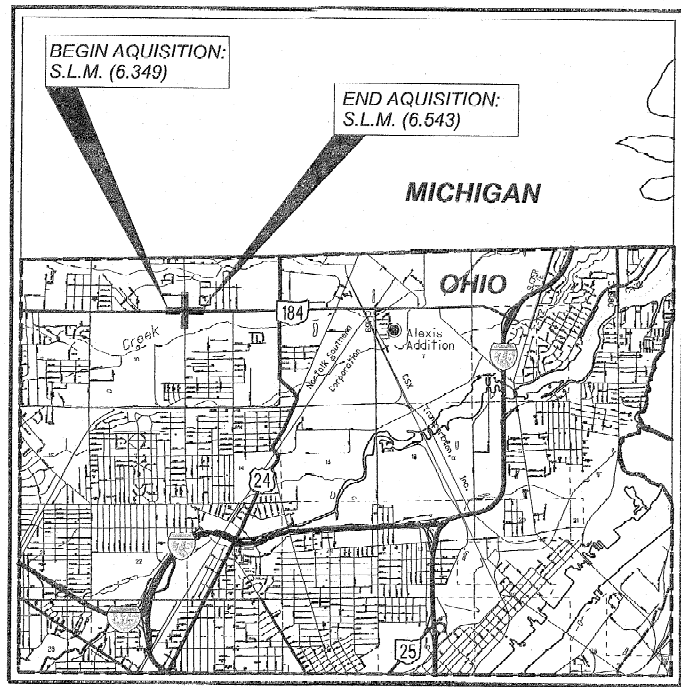
UTILITIES

CITY OF TOLEDO WATER DEPT. ATTN: BENJAMIN KRALL TOLEDO, OHIO 43604 419-245-1315	AT&T OHIO ATTN: ROB FEY 130 NORTH ERIE ST., ROOM 206 TOLEDO, OHIO 43604 419-508-0395 Cell
TOLEDO EDISON ATTN: RANDALL SWOPE AND BRENT THRONE 6099 ANGOLA ROAD HOLLAND, OHIO 43528	ZAYO FIBER SOLUTIONS ATTN: DAVE GALUSKA 4199 KINROSS LAKES PARKWAY RICHFIELD, OHIO 44286 234-281-0025
BUCKEYE BROADBAND ATTN: MICHAEL SHEAHAN 2700 OREGON ROAD NORTHWOOD, OHIO 43819 419-724-3713	REDFLEX TRAFFIC SYSTEMS 5651 WEST TALAVI BLVD., SUITE 200 GLENDALE, AZ 85306 866-703-8097
ACD.NET / ACD TELECOM ATTN: SUSAN STEADMAN 1800 N GRAND RIVER AVE. LANSING, MI 48906 417-999-3279	COLUMBIA GAS OF OHIO ATTN: CLINT WELLS 2901 E MANHATTAN BLVD. TOLEDO, OHIO 43611

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.



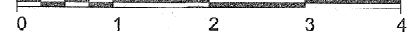
RIGHT OF WAY
LEGEND SHEET



LOCATION MAP

LATITUDE: 41°43'18" LONGITUDE: 83°34'00"

SCALE IN MILES



CONVENTIONAL SYMBOLS

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

INDEX OF SHEETS:

LEGEND SHEET	1
CENTERLINE PLAT	2
PROPERTY MAP	3
SUMMARY OF ADDITIONAL R/W	4
R/W DETAIL SHEET	5 - 10

PARCEL IDENTIFIER LEGEND

WDV = WARRANTY DEED
 T = TEMPORARY EASEMENT

STRUCTURE KEY

[Symbol]	RESIDENTIAL
[Symbol]	COMMERCIAL
[Symbol]	OUT-BUILDING

I, Robert G. Hoy, P.S. have conducted a survey of the existing conditions for the Ohio Department of Transportation in January 2020. The results of that survey are contained herein. Underground utility locations are shown for informational purposes only.

The horizontal coordinates expressed herein are based on the Ohio State Plane Coordinates System, North Zone, NAD83(2011) datum. All coordinates listed are Project Ground Coordinates (US Survey Feet) to convert to State Plane Grid Coordinates, multiply the Ground Coordinates by the Project Adjustment Factor of 0.9999809872.

As a part of this project I have reestablished the locations of the existing property lines and centerline of existing Right of Way for property takes contained herein, 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.

All of my work contained herein was conducted in accordance with Ohio Administrative Code 4733-37 Standards for Boundary Surveys unless so noted. The words "I" as used herein are to mean either myself or someone working under my direct supervision.

Arcadis U.S., Inc.
 Robert G. Hoy, Ohio Professional Surveyor No. 8142

PLAN PREPARED BY:
ARCADIS
 1111 SUPERIOR AVENUE SUITE 1300
 CLEVELAND, OHIO 44114
 (216) 781-8177
 www.arcadis-us.com

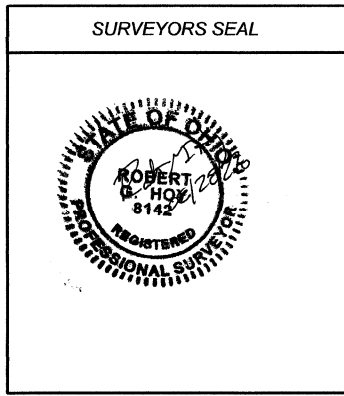
LUC-184-6.50

MODEL: Sheet PAPER SIZE: 11x17 (in.) DATE: 8/28/2020 TIME: 3:55:46 PM USER: RHOY P:\Cleveland-04\Project\10-001-District 2_Safety\10495\00-Engineering\RW\Sheets\10495_3_00.dgn

DESIGN AGENCY	
ARCADIS 111 SUPERIOR AVENUE, SUITE 1300 CLEVELAND, OHIO 44114 WWW.ARCADIS.COM	
DESIGNER	
PSB	
REVIEWER	
RGH 7/31/20	
PROJECT ID	
110495	
SUBSET	TOTAL
1	10
SHEET	TOTAL
P.81	90

- A ALTA SURVEY FOR THE BENCHMARK GROUP 16.092 ACRES BY GEO-GRAPHICS INC, DATED 3/28/2003
- B ARCO INDUSTRIAL PARK NORTH PLAT VOL. 65 P. 1
- C LUC-184-13.63 R/W PLANS DATED 1961
- D PLAT OF NORTH TOWNE COMMONS PLAT VOL. 125 P. 4
- E LOT SPLIT BY LMS SURVEYING LTD DATED 2014
- F PARCEL SPLITS FOR ALEXIS/LEWIS INVESTORS LIMITED PARTNERSHIP, AN OHIO LIMITED PARTNERSHIP, HOME DEPOT, PORT LAWRENCE TITLE & TRUST COMPANY
- G REPORT OF SURVEY FOR ERIN DEVELOPMENT CO. BY NATIONAL SURVEY SERVICE DATE 9/3/2002
- H PARCEL SPLIT SURVEY BY SANEHOLTZ & ASSOCIATES LLC DATED 3/1/2005
- I SURVEY FOR EMPIRE OF AMERICA FEDERAL SAVINGS BANK BY J.C. ANDRUS & ASSOCIATE DATED 1/23/1989
- J PLOT PLAN OF PROPOSED PARCEL SPLITS FOR ALEXIS/LEWIS INVESTORS BY R.C. TWINING & ASSOCIATES DATED 8/16/1990
- K LUC-LEWIS AVE R/W PLAN DATED 5/17/2000
- L SYLVANIA-ALEXIS ROAD IMPROVEMENT NO. 442 DATED 11/13/1930
- M LEWIS AVE. & ALEXIS RD. IMPROVEMENTS BY PORTER W. McDONNELL & ASSOCIATES DATED 6/28/1968

**LUCAS COUNTY
CITY OF TOLEDO
SECTION 2,3,10,11
T. 9 S., R. 7 E.**



I, Robert G. Hoy, P.S. have conducted a survey of the existing conditions for the Ohio Department of Transportation in January 2020. The results of that survey are contained herein. Underground utility locations are shown for informational purposes only.

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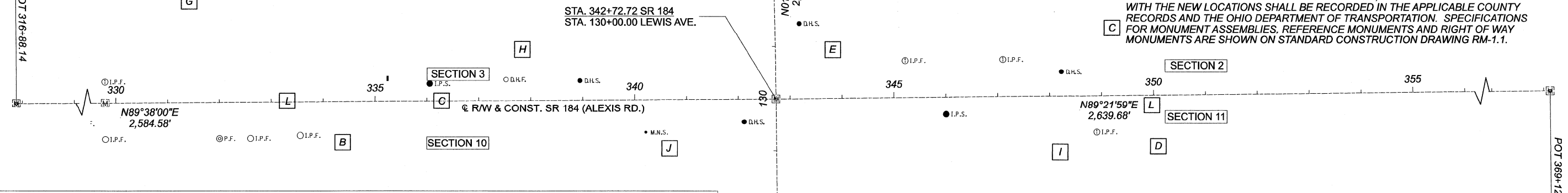
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Arcadis U.S., Inc.
Robert G. Hoy, Ohio Professional Surveyor No. 8142

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

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



RIGHT OF WAY MONUMENT TABLE

ROAD			GROUND COORDINATES SEE SURVEY CERTIFICATION		EXPECTED TO BE DISTURBED	DESCRIPTION	
	STATION	OFFSET	NORTH (Y)	EAST (X)			
SR 184	316+88.14	0.00'	750443.95	1674783.42		1" IRON PIN FOUND IN MONUMENT BOX	
	328+92.48	40.09' (LT)	750491.74	1675987.48		1/2" IRON PIN FOUND, BENT EAST	
	329+19.61	39.99' (RT)	750411.85	1676015.13		3/4" IRON PIN AND CAP FOUND	
	329+79.29	40.30' (LT)	750492.51	1676074.29		1/4" IRON PIN AND CAP FOUND, BENT NORTH	
	329+79.73	69.96' (RT)	750382.25	1676075.43		5/8" IRON PIN FOUND, BENT ESE	
	329+79.88	0.17' (LT)	750452.38	1676075.14		1" IRON PIN FOUND IN MONUMENT BOX	
	331+99.90	69.91' (RT)	750383.72	1676295.60		1" IRON PIPE FOUND	
	332+59.64	69.90' (RT)	750384.11	1676355.33		1" IRON PIN FOUND	
	333+55.32	64.81' (RT)	750389.81	1676450.98		5/8" IRON PIN FOUND	
	337+52.32	40.11' (LT)	750497.26	1676847.30	1	DRILL HOLE FOUND	
	342+72.72	0.00'	750460.49	1677367.95	1	1" IRON PIN FOUND IN MONUMENT BOX	
	345+22.18	69.94' (LT)	750533.18	1677616.62		IRON PIN AND CAP FOUND	
	347+10.42	69.99' (LT)	750535.31	1677804.85		1/2" PIN FOUND W/ CAP: TWINNING #5576	
	348+90.22	275.84' (RT)	750191.49	1677988.46		CARPENTERS NAIL FOUND	
	348+90.28	69.93' (RT)	750397.39	1677986.24		1" IRON PIN AND CAP FOUND	
	369+12.41	0.00'	750489.67	1680007.48		1" IRON PIN FOUND IN MONUMENT BOX	
	LEWIS AVE.	103+67.71	0.00'	747828.35	1677397.01		BROKEN STONE FOUND, NO MARK
		124+38.48	208.80' (RT)	749901.30	1677582.94		1/2" IRON PIN FOUND
		125+11.30	417.60' (RT)	749976.42	1677790.92		5/8" IRON PIN FOUND
		125+12.73	617.63' (RT)	749980.06	1677990.92		5/8" IRON PIN FOUND
125+82.31		207.62' (RT)	750045.11	1677580.17		1.5" IRON PIPE FOUND	
126+19.96		50.01' (LT)	750079.91	1677322.14	1	MAG SPIKE FOUND	
127+91.33		208.64' (RT)	750254.13	1677578.88		RAILROAD SPIKE FOUND	
127+92.87		39.44' (RT)	750253.80	1677409.67		3/4" IRON PIN FOUND	
130+00.00		0.00'	750460.49	1677367.95		1" IRON PIN FOUND IN MONUMENT BOX	
132+48.00		249.95' (RT)	750713.18	1677313.16		1/2" IRON PIN FOUND	
144+85.58	49.90' (RT)	751946.74	1677389.66		IRON PIN AND CAP FOUND, BENT SOUTH		
156+41.52	0.00'	753101.52	1677317.84		PUNCH HOLE FD. IN 1" HEX BOLT IN CONC.		

BASIS OF EXISTING € OF RW AND R/W WIDTH:

THE EXISTING R/W WIDTH AND LOCATION WERE DETERMINED BY SURVEYS, PLATS, AND R/W PLANS NOTED HEREON, TOLEDO ORD 677-68 AND FOUND MONUMENTATION SHOWN.

BASIS FOR BEARINGS:

BEARINGS SHOWN HEREON ARE OHIO STATE PLANE NORTH ZONE, NAD83(2011), GRID NORTH, U.S. SURVEY FEET

MONUMENT LEGEND

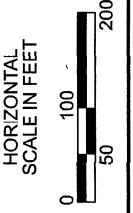
- ☐ EXISTING R/W MONUMENT BOX
- ⊙ RAILROAD SPIKE FOUND
- I.P.F. IRON PIN FOUND
- ⊙ I.P.F. IRON PIN FOUND W/ ID CAP
- ⊙ I.P.F. IRON PIPE FOUND

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

 COUNTY RECORDER

PROJECT CONTROL POINTS

ROAD			GROUND COORDINATES SEE SURVEY CERTIFICATION		DESCRIPTION
	STATION	OFFSET	NORTH (Y)	EAST (X)	
SR 184 (ALEXIS RD.)	336+05.74	32.82' (LT)	750489.04	1676700.77	IRON PIN SET
	338+94.97	36.89' (LT)	750494.95	1676989.96	DRILL HOLE SET
	340+21.72	62.68' (RT)	750359.87	1677117.05	MAG NAIL SET
	342+16.74	48.00' (RT)	750415.67	1677306.65	DRILL HOLE SET
	346+00.52	33.93' (RT)	750430.18	1677696.10	5/8" REBAR SET WITH ORANGE CAP "ARCADIS CONTROL"
LEWIS AVE.	348+23.23	46.02' (LT)	750512.59	1677917.92	DRILL HOLE SET
	120+96.03	27.45' (RT)	749556.87	1677405.38	IRON PIN SET
	127+17.70	35.97' (LT)	750177.80	1677335.11	3/4" REBAR SET WITH ORANGE CAP "PRIMARY CONTROL POINT"
	131+43.61	47.08' (RT)	750604.96	1677412.30	DRILL HOLE SET
	135+04.13	36.76' (LT)	750963.83	1677321.64	DRILL HOLE SET
	138+20.73	40.52' (RT)	751281.83	1677392.90	IRON PIN SET



CENTERLINE PLAT

LUC-184-6.50

MODEL: Sheet PAPER: 24x36 DATE: 8/28/2020 TIME: 3:55:39 PM USER: RHoy P:\Cleveland-04\Project\10495-400-Engineer\ng\RW_Sheets\10495_RCO01.dgn

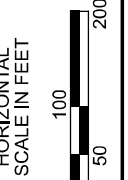
ARCADIS
 1111 SUPERIOR AVENUE SUITE 1300
 CLEVELAND, OHIO 44114
 (216) 781-4177
 www.arcadis.com

DESIGNER: PSB
 REVIEWER: RGH 7/31/20
 PROJECT ID: 110495
 SUBSET: 2 TOTAL: 10
 SHEET: P.82 TOTAL: 90

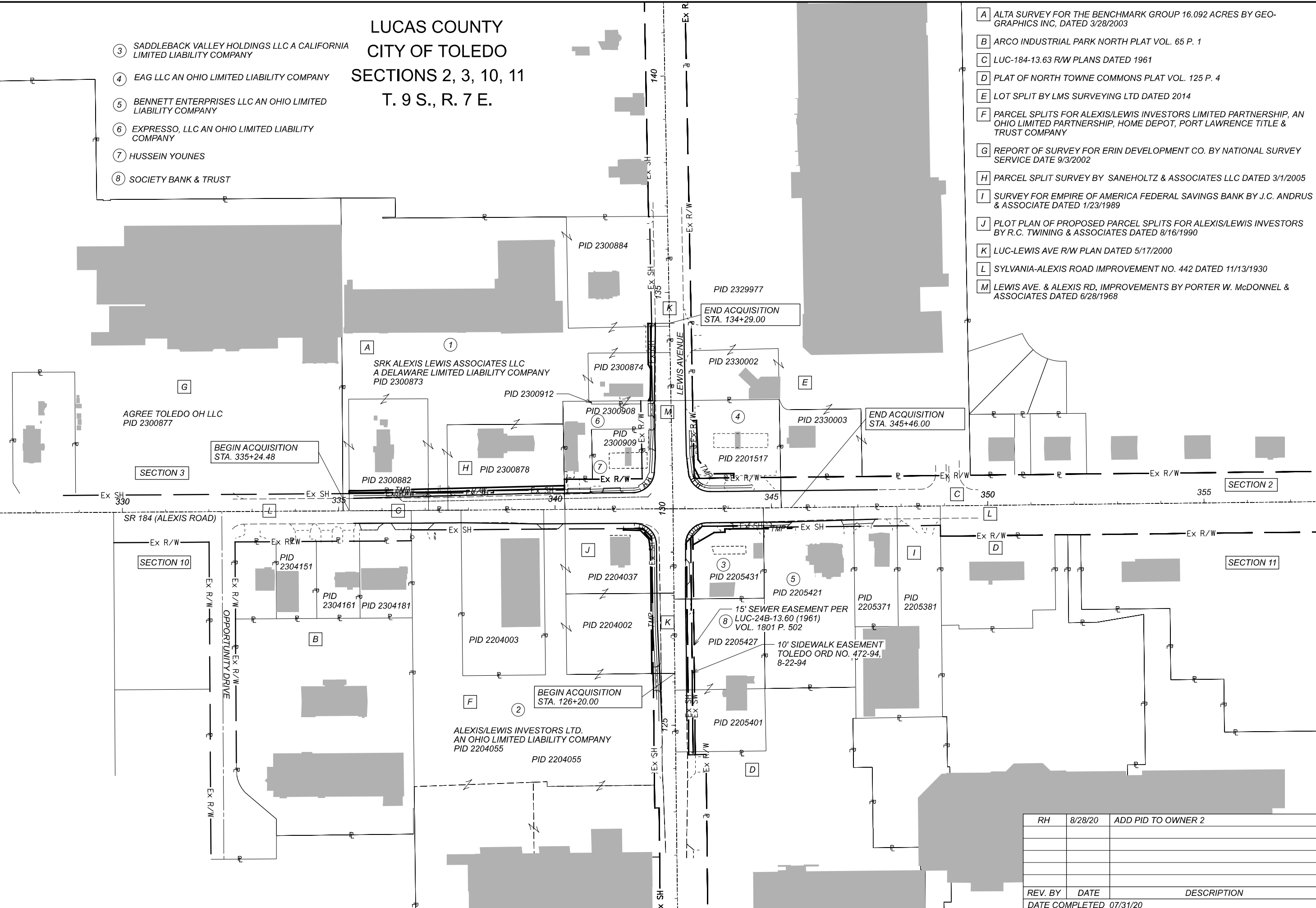
LUCAS COUNTY
CITY OF TOLEDO
SECTIONS 2, 3, 10, 11
T. 9 S., R. 7 E.

- 3 SADDLEBACK VALLEY HOLDINGS LLC A CALIFORNIA LIMITED LIABILITY COMPANY
- 4 EAG LLC AN OHIO LIMITED LIABILITY COMPANY
- 5 BENNETT ENTERPRISES LLC AN OHIO LIMITED LIABILITY COMPANY
- 6 EXPRESSO, LLC AN OHIO LIMITED LIABILITY COMPANY
- 7 HUSSEIN YOUNES
- 8 SOCIETY BANK & TRUST

- A ALTA SURVEY FOR THE BENCHMARK GROUP 16.092 ACRES BY GEO-GRAPHICS INC, DATED 3/28/2003
- B ARCO INDUSTRIAL PARK NORTH PLAT VOL. 65 P. 1
- C LUC-184-13.63 R/W PLANS DATED 1961
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- K LUC-LEWIS AVE R/W PLAN DATED 5/17/2000
- L SYLVANIA-ALEXIS ROAD IMPROVEMENT NO. 442 DATED 11/13/1930
- M LEWIS AVE. & ALEXIS RD. IMPROVEMENTS BY PORTER W. McDONNEL & ASSOCIATES DATED 6/28/1968



PROPERTY MAP



REV. BY	DATE	DESCRIPTION
DATE COMPLETED 07/31/20		

DESIGN AGENCY
ARCADIS
1111 SUPERIOR AVENUE SUITE 1000
CLEVELAND OH 44115
(216) 781-8777
www.arcadis.com

DESIGNER	PSB
REVIEWER	RGH
PROJECT ID	110495
SUBSET	3
TOTAL	10
SHEET	P.83
TOTAL	90

TOTAL NUMBER OF :

5 OWNERSHIPS 0 TOTAL TAKES
 10 PARCELS 0 OWNERSHIPS W/ STRUCTURES INVOLVED

NET RESIDUE = RECORD AREA - TOTAL PRO - NET TAKE

GRANTEE:

ALL RIGHT OF WAY ACQUIRED IN THE NAME OF
 THE CITY OF TOLEDO UNLESS OTHERWISE SHOWN.

PARCEL NO.	OWNER	SHEET NO.	OWNERS RECORD		AUDITOR'S		TOTAL P.R.O.	GROSS TAKE	P.R.O. IN TAKE	NET TAKE	STRUC-TURE	NET RESIDUE		TYPE FUND	REMARKS	AS ACQUIRED	
			BOOK	PAGE	PARCEL NUMBER	RECORD AREA						LEFT	RIGHT			INSTRUMENT	
1-WDV1	SRK ALEXIS LEWIS ASSOCIATES LLC A DELAWARE LIMITED LIABILITY COMPANY	7, 10	20050318-0018177		2300873	6.3044	0.1140	0.0613	0.0599	0.0014	NO	SEE BELOW		SAFETY FUNDS	LOWES INGREE/EGRESS EASEMENT INSTRUMENT 20030403-0006214	20210323-0014386	
			20050318-0018178		2300874	0.5198	0.1096	0.1168	0.1096	0.0072	NO	0.4030					
			20050318-0018177		2300878	1.2026	0.2669	0.0000	0.0000	0.0000							
			20170907-0039173		2300882	0.9288	0.0000	0.0000	0.0000	0.0000							
			20050318-0018178		2300884	1.3262	0.2420	0.0000	0.0000	0.0000							
					2300912	0.0315	0.0000	0.0000	0.0000	0.0000							
						10.3133	0.7325	0.1781	0.1695	0.0086		9.5722					
1-WDV2		5, 6	20050318-0018177		2300873	6.3044	0.1140	0.0439	0.0412	0.0027	NO	6.1863		SAFETY FUNDS		20210323-0014386	
			20050318-0018177		2300878	1.2026	0.2669	0.2840	0.2669	0.0171	NO	0.9186					
			20170907-0039173		2300882	0.9288	0.0000	0.0084	0.0000	0.0084	NO	0.9204					
						8.4358	0.3809	0.3363	0.3081	0.0282		8.0267					
1-T1		5, 6			2300878	1.2026	0.2669	0.0419	0.0000	0.0419				SAFETY FUNDS	REGRADE	20210317-0013226	
					2300882	0.9288	0.0000	0.0238	0.0000	0.0238							
					2300873	6.3044	0.0545	0.0073	0.0000	0.0073							
						0.3214	0.0730	0.0000	0.0730								
1-T2		7, 10			2300874	0.5198	0.1096	0.0059	0.0000	0.0059				SAFETY FUNDS	REGRADE RECONSTRUCT DRIVE	20210317-0013226	
					2300873	6.3044	0.0545	0.0088	0.0000	0.0088							
					2300884	1.3262	0.0000	0.0014	0.0000	0.0014							
						0.1641	0.0161	0.0000	0.0161								
2-WDV	ALEXIS/LEWIS INVESTORS LTD. AN OHIO LIMITED LIABILITY COMPANY	6, 7	MF 00-0511-E09		2204037	1.1200	0.4350	0.4378	0.4350	0.0028	NO	0.6822	SAFETY FUNDS	RECIPROCAL EASEMENT AGREEMENT INSTRUMENT 20140619-0023710;EASEMENTS 01 0152E02	20210920-0049510		
2-T		6, 7, 9	MF 00-0511-E09		2204037	1.1200	0.0000	0.0162	0.0000	0.0162			SAFETY FUNDS	REGRADE, RECONSTRUCT DRIVE, *ASPHALT PARKING LOT MOVEABLE REALTOR SIGN*	20210329-0015684		
			91-102-B02		2204002	1.0650	0.0000	0.0138	0.0000	0.0138							
					2204055	13.2280	0.0000	0.0000	0.0000	0.0000							
						0.0000	0.0300	0.0000	0.0300								
3-T	SADDLEBACK VALLEY HOLDINGS LLC A CALIFORNIA LIMITED LIABILITY COMPANY	6	20140424-0014961		2205431	0.9549	0.3410	0.0497	0.0000	0.0497			SAFETY FUNDS	REGRADE; REMOVE DRIVE ACCESS STA. 343+52, RT, CONSTRUCT CURB;15' SEWER EASEMENT; TAKE TWO BUSHES DEED VOL. 1801 P. 502	20210507-0023199		
4-WDV	EAG LLC AN OHIO LIMITED LIABILITY COMPANY	6	20080611-0029622		2201517	0.9333	0.0000	0.0037	0.0000	0.0037	NO	0.9296	SAFETY FUNDS	*VALERO SIGN	20210317-0013339		
							0.8264 (C)										
4-T		6, 10				0.0000	0.0525	0.0000	0.0525				REGRADE; REMOVE DRIVE ACCESS STA. 343+75, LT & 131+00.22, RT, CONSTRUCT CURB	20210316-0013043			
5-T	BENNETT ENTERPRISES LLC AN OHIO LIMITED LIABILITY COMPANY	6, 8	20170515-0020249		2205421	1.8553	0.2160	0.0044	0.0000	0.0044			REGRADE, RECONSTRUCT DRIVE	20210318-0013785			
6	EXPRESSO, LLC AN OHIO LIMITED LIABILITY COMPANY		97-0690D04		2300908	0.5880	0.0000	0.0000	0.0000	0.0000			NO ADDITIONAL R/W REQUIRED TOLEDO FILE #7221 5/3/1983 FOR P.R.O.				
7	HUSSEIN YOUNES		20120320-0012914		2300909	0.3870	0.0000	0.0000	0.0000	0.0000			NO ADDITIONAL R/W REQUIRED TOLEDO FILE #7221 5/3/1983 FOR P.R.O.				
8	SOCIETY BANK AND TRUST				2205401	0.6581	0.0586	0.0000	0.0000	0.0000			SAFETY FUNDS	NO ADDITIONAL R/W REQUIRED			
					2205427	0.9321	0.0804	0.0000	0.0000	0.0000							

SUMMARY OF ADDITIONAL RIGHT OF WAY

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

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

NOTE: ALL TEMPORARY PARCELS TO BE OF 6 MONTH DURATION.

(c) = CALCULATED AREA

* DENOTES RIGHT OF WAY ENCROACHMENT

RH	8/28/20	OWNER 1 PPN 2300882 PRO, OWNER 6 RECORD
		OWNER 6,7 REMARK
RH	9/24/20	OWNER 2 ADD MOVEABLE SIGN REMARK
RH	3/18/21	OWNER 2 INSTRUMENT & NAME
REV. BY	DATE	DESCRIPTION
DATE COMPLETED 7/31/20		

DESIGN AGENCY
ARCADIS
 1111 SUPERIOR AVENUE SUITE 1000
 CLEVELAND OHIO 44114
 (216) 781-8777
 www.arcadis.com

DESIGNER	PSB
REVIEWER	RGH 7/31/20
PROJECT ID	110495
SUBSET	TOTAL
4	10
SHEET	TOTAL
P.65	71

LUC-184-6.50

MODEL: Sheet PAPER SIZE: Txl (in.) DATE: 3/18/2021 TIME: 4:51:48 PM USER: C.james
 C:\Project\T04001-District 2_Safety\10495_400-Engineering\RM\Sheets\10495_RS001.dgn

LINE	BEARING	LENGTH
L1	N00°22'00"W	2.00'
L2	N89°38'00"E	177.25'
L3	N88°24'49"E	258.33'
L4	N89°38'00"E	62.11'
L5	N89°38'00"E	164.26'
L6	N00°22'00"W	5.00'
L7	N89°38'00"E	333.40'

REPORT OF SURVEY FOR
ERIN DEVELOPMENT CO. BY
NATIONAL SURVEY SERVICE
DATE 9/3/2002

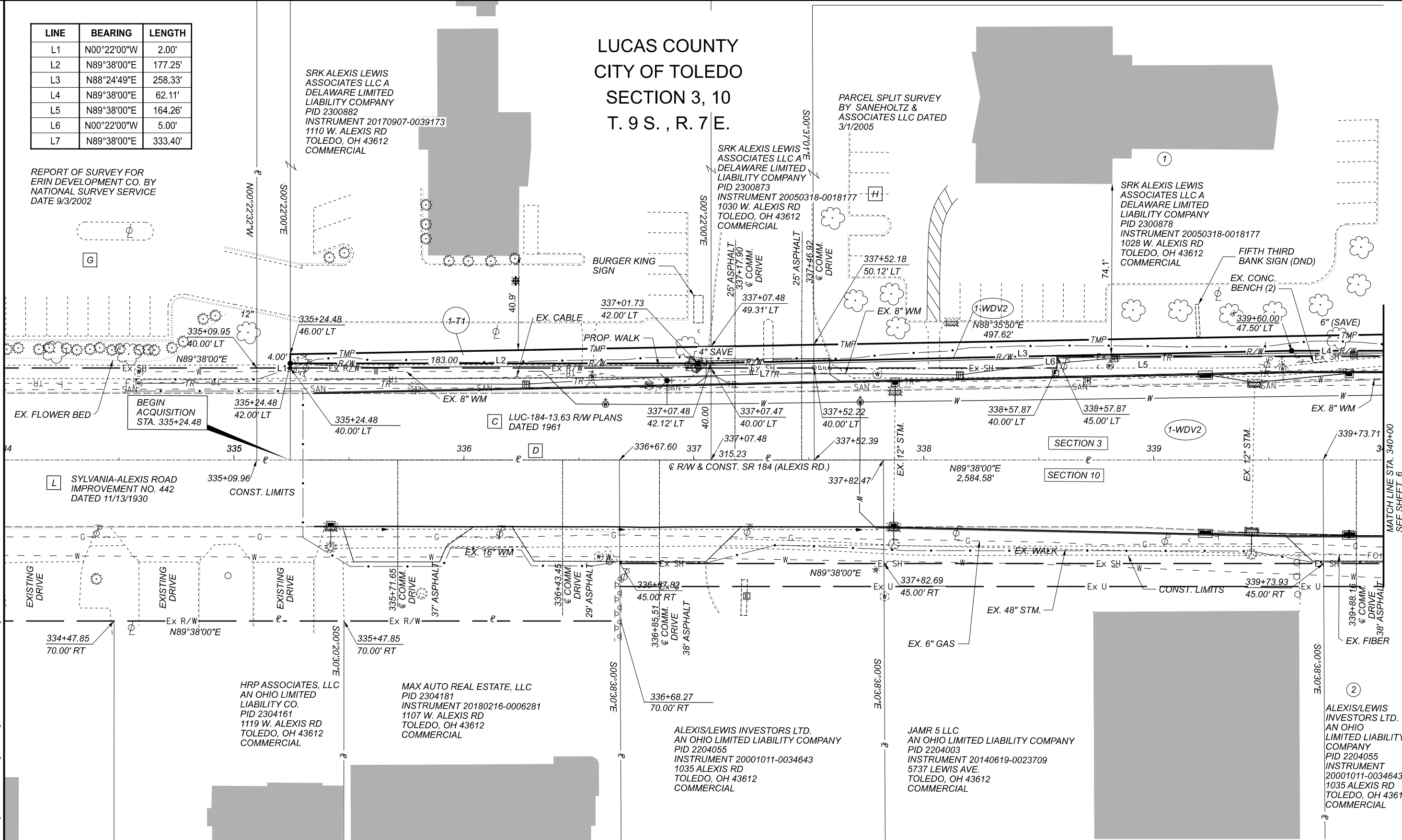
LUCAS COUNTY
CITY OF TOLEDO
SECTION 3, 10
T. 9 S., R. 7 E.

SRK ALEXIS LEWIS
ASSOCIATES LLC A
DELAWARE LIMITED
LIABILITY COMPANY
PID 2300882
INSTRUMENT 20170907-0039173
1110 W. ALEXIS RD
TOLEDO, OH 43612
COMMERCIAL

SRK ALEXIS LEWIS
ASSOCIATES LLC A
DELAWARE LIMITED
LIABILITY COMPANY
PID 2300873
INSTRUMENT 20050318-0018177
1030 W. ALEXIS RD
TOLEDO, OH 43612
COMMERCIAL

PARCEL SPLIT SURVEY
BY SANEHOLTZ &
ASSOCIATES LLC DATED
3/1/2005

SRK ALEXIS LEWIS
ASSOCIATES LLC A
DELAWARE LIMITED
LIABILITY COMPANY
PID 2300878
INSTRUMENT 20050318-0018177
1028 W. ALEXIS RD
TOLEDO, OH 43612
COMMERCIAL

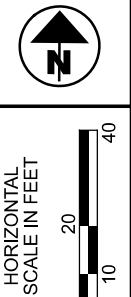


MONUMENT LEGEND

- ☐ EXISTING R/W MONUMENT BOX
- ⊙ RAILROAD SPIKE FOUND
- I.P.F. IRON PIN FOUND
- ⊙ I.P.F. IRON PIN FOUND W/ ID CAP
- ⊙ I.P.F. IRON PIPE FOUND
- I.P.S. 5/8" DIAMETER 30 INCH LONG REBAR SET WITH PLASTIC CAP "ARCADIS US INC"
- ⊙ D.H.S. DRILL HOLE AND CROSS SET

- (R) - REMOVE
- * - DENOTES R/W ENCROACHMENT
- DND - DO NOT DISTURB
- FDN - FOUNDATION
- ABAND - ABANDONED

RH	8/28/20	BLD TIES, L4 IN TABLE, STA. LABEL FOR 1-WDV2
RH	10/01/20	ADD DISTANCES FOR 1-WDV2
REV. BY	DATE	DESCRIPTION
DATE COMPLETED 8/28/20		



RIGHT OF WAY DETAIL SHEET (SR 184)
BEGIN TO STA. 340+00

LUC-184-6.50

MODEL: Plan 2 [Sheet] PAPER SIZE: 17x11 (in.) DATE: 10/1/2020 TIME: 3:36:31 PM USER: Rhoj
G:\Project\TOHODT-District 2_Safety\10495-400-Engineering\RW_Sheets\10495_R0001.dgn

DESIGN AGENCY
ARCADIS
1111 SUPERIOR AVENUE SUITE 1300
CLEVELAND, OH 44114
(216) 726-4217
www.arcadis.com

DESIGNER	PSB
REVIEWER	RGH 7/31/20
PROJECT ID	110495
SUBSET	5 TOTAL 10
SHEET	P.86 TOTAL 91

(R) - REMOVE
 * - DENOTES R/W ENCROACHMENT
 DND - DO NOT DISTURB
 FDN - FOUNDATION
 ABAND - ABANDONED

LINE	BEARING	LENGTH
L1	N89°38'00"E	62.11'
L2	N01°05'13"E	2.50'
L3	N89°38'00"E	333.40'
L4	N88°35'50"E	497.62'
L5	S01°05'13"E	7.50'
L6	N01°05'13"W	25.39'
L7	S27°33'26"E	28.48'
L8	S89°21'59"W	12.69'
L9	S35°19'50"E	40.71'
L10	N89°21'59"E	59.00'
L11	S00°38'01"E	10.00'
L12	N01°05'13"W	108.00'
L13	N00°37'57"W	20.61'
L14	N44°28'29"E	31.73"
L15	N89°21'59"E	141.22'
L16	N89°21'59"E	141.22'
L17	S00°38'01"E	7.00'
L18	S87°04'33"W	25.02'
L19	S59°45'22"W	56.68'

ALEXIS/LEWIS INVESTORS LTD.
 AN OHIO LIMITED LIABILITY COMPANY
 PID 2204055
 1035 ALEXIS RD
 TOLEDO, OH 43612
 COMMERCIAL

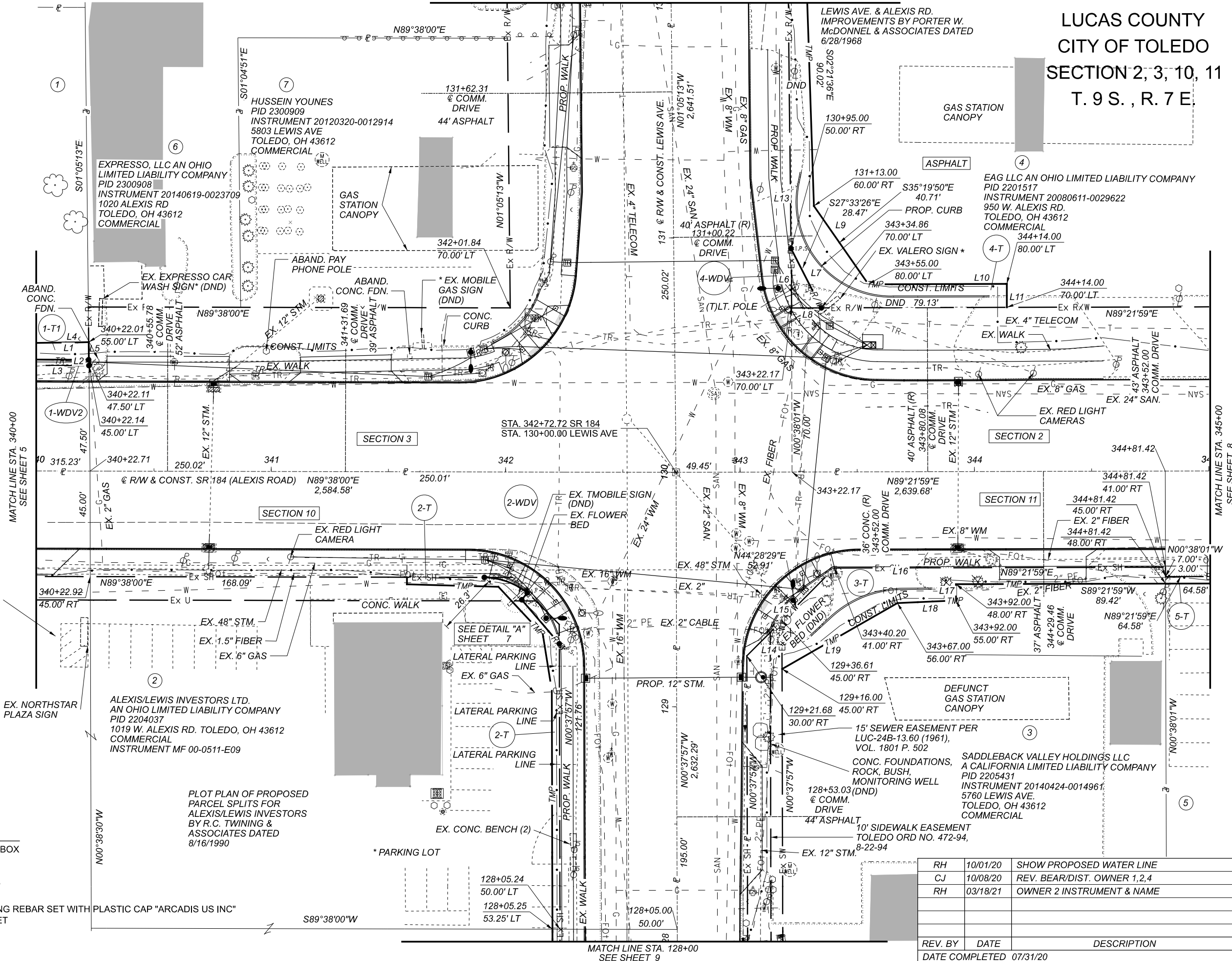
ALEXIS/LEWIS INVESTORS LTD.
 AN OHIO LIMITED LIABILITY COMPANY
 PID 2204037
 1019 W. ALEXIS RD. TOLEDO, OH 43612
 COMMERCIAL
 INSTRUMENT MF 00-0511-E09

PLOT PLAN OF PROPOSED
 PARCEL SPLITS FOR
 ALEXIS/LEWIS INVESTORS
 BY R.C. TWINING &
 ASSOCIATES DATED
 8/16/1990

MONUMENT LEGEND

- EXISTING R/W MONUMENT BOX
- ⊙ RAILROAD SPIKE FOUND
- IRON PIN FOUND
- IRON PIN FOUND W/ ID CAP
- IRON PIPE FOUND
- I.P.S. 5/8" DIAMETER 30 INCH LONG REBAR SET WITH PLASTIC CAP "ARCADIS US INC"
- D.H.S. DRILL HOLE AND CROSS SET

MATCH LINE STA. 132+00
 SEE SHEET 10



LUC-184-6.50

MODEL: Plan 3 (Sheet) PAPER SIZE: 17x11 (in.) DATE: 3/18/2021 TIME: 3:55:51 PM USER: Cjumes
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LUCAS COUNTY
 CITY OF TOLEDO
 SECTION 2, 3, 10, 11
 T. 9 S. , R. 7 E



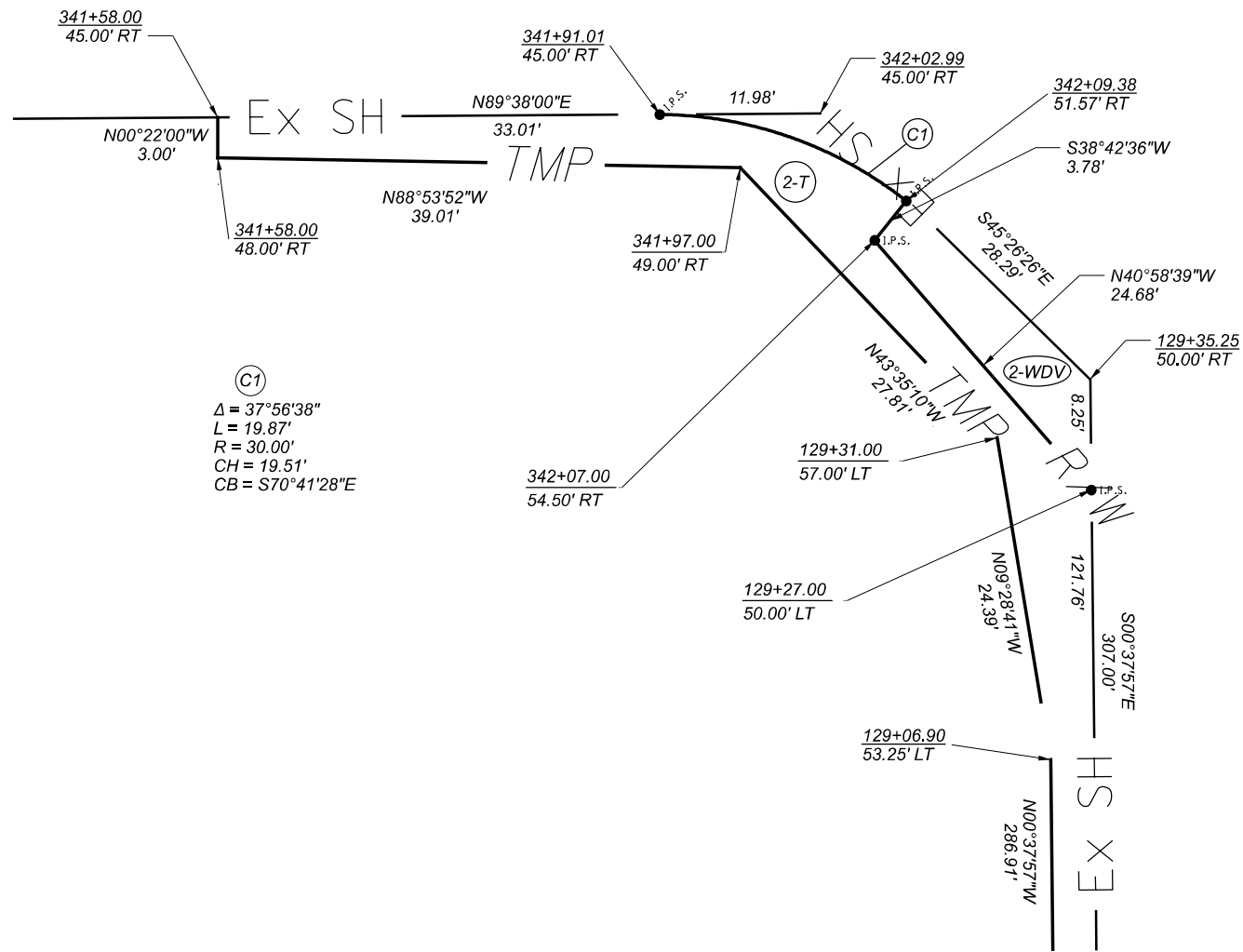
RIGHT OF WAY DETAIL SHEET (SR 184)
 STA. 340+00 TO STA. 345+00

DESIGN AGENCY
ARCADIS
 1111 SUPERIOR AVENUE SUITE 1300
 CLEVELAND OHIO 44114
 TEL: (216) 731-6177
 WWW.ARCADIS.COM

DESIGNER	PSB
REVIEWER	RGH 7/31/20
PROJECT ID	110495
SUBSET	6
TOTAL	10
SHEET	P.67
TOTAL	71

REV. BY	DATE	DESCRIPTION
RH	10/01/20	SHOW PROPOSED WATER LINE
CJ	10/08/20	REV. BEAR/DIST. OWNER 1,2,4
RH	03/18/21	OWNER 2 INSTRUMENT & NAME

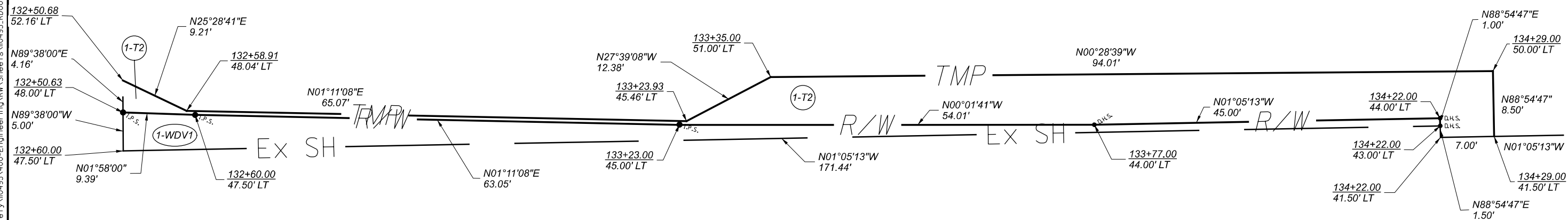
DATE COMPLETED 07/31/20



DETAIL A - BOUNDARY 2-WDV, 2-T

NO SCALE
 SEE SHEET 6

RIGHT OF WAY DETAIL SHEET
 DETAIL "A" AND "B"



DETAIL B - BOUNDARY 1-WDV1, 1-T2

NO SCALE

DESIGN AGENCY
ARCADIS
 1111 SUPERIOR AVENUE SUITE 1000
 CLEVELAND OHIO 44114
 (216) 781-8777
 www.arcadis.com

DESIGNER
PSB

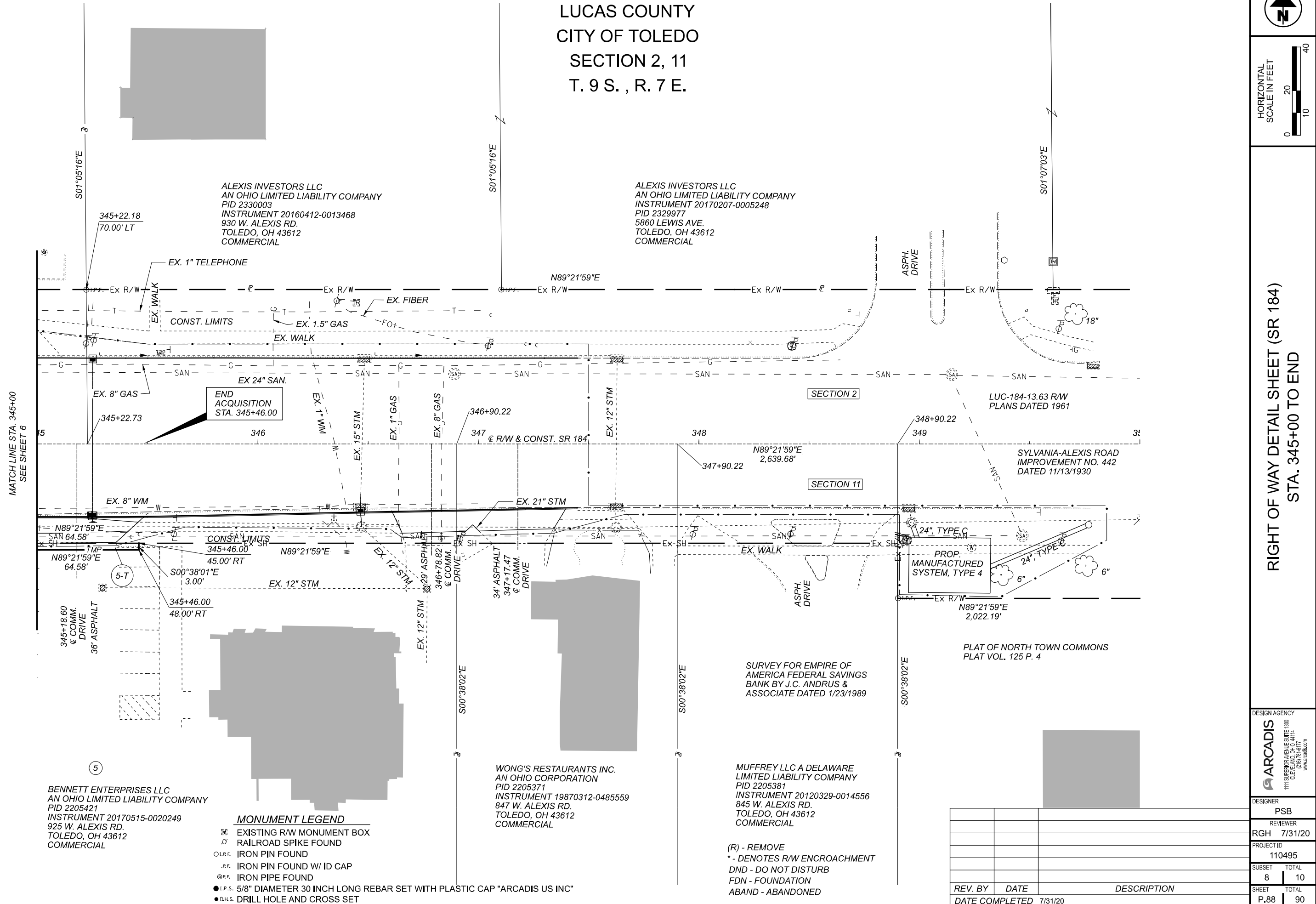
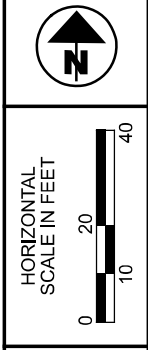
REVIEWER
 RGH 7/31/20

PROJECT ID
 110495

SUBSET	TOTAL
7	10

SHEET	TOTAL
P.87	90

LUCAS COUNTY
CITY OF TOLEDO
SECTION 2, 11
T. 9 S. , R. 7 E.



MATCH LINE STA. 345+00
SEE SHEET 6

RIGHT OF WAY DETAIL SHEET (SR 184)
STA. 345+00 TO END

5
BENNETT ENTERPRISES LLC
AN OHIO LIMITED LIABILITY COMPANY
PID 2205421
INSTRUMENT 20170515-0020249
925 W. ALEXIS RD.
TOLEDO, OH 43612
COMMERCIAL

- MONUMENT LEGEND**
- ▣ EXISTING R/W MONUMENT BOX
 - ◊ RAILROAD SPIKE FOUND
 - I.P.F. IRON PIN FOUND
 - I.P.F. IRON PIN FOUND W/ ID CAP
 - I.P.S. IRON PIPE FOUND
 - I.P.S. 5/8" DIAMETER 30 INCH LONG REBAR SET WITH PLASTIC CAP "ARCADIS US INC"
 - D.H.S. DRILL HOLE AND CROSS SET

WONG'S RESTAURANTS INC.
AN OHIO CORPORATION
PID 2205371
INSTRUMENT 19870312-0485559
847 W. ALEXIS RD.
TOLEDO, OH 43612
COMMERCIAL

MUFFREY LLC A DELAWARE
LIMITED LIABILITY COMPANY
PID 2205381
INSTRUMENT 20120329-0014556
845 W. ALEXIS RD.
TOLEDO, OH 43612
COMMERCIAL

- (R) - REMOVE
* - DENOTES R/W ENCROACHMENT
DND - DO NOT DISTURB
FDN - FOUNDATION
ABAND - ABANDONED

REV. BY	DATE	DESCRIPTION

DESIGN AGENCY
ARCADIS
1111 SUPERIOR AVENUE SUITE 1300
CLEVELAND, OH 44114
www.arcadis.com

DESIGNER
PSB

REVIEWER
RGH 7/31/20

PROJECT ID
110495

SUBSET TOTAL
8 10

SHEET TOTAL
P.88 90

PLAT OF NORTH TOWN COMMONS
PLAT VOL. 125 P. 4

SYLVANIA-ALEXIS ROAD
IMPROVEMENT NO. 442
DATED 11/13/1930

LUC-184-13.63 R/W
PLANS DATED 1961

SECTION 2

SECTION 11

N89°21'59"E
64.58'

CONST. LIMITS
345+46.00
45.00' RT
3.00'

PROP.
MANUFACTURED
SYSTEM, TYPE 4

N89°21'59"E
2,022.19'

SURVEY FOR EMPIRE OF
AMERICA FEDERAL SAVINGS
BANK BY J.C. ANDRUS &
ASSOCIATE DATED 1/23/1989

ALEXIS INVESTORS LLC
AN OHIO LIMITED LIABILITY COMPANY
PID 2330003
INSTRUMENT 20160412-0013468
930 W. ALEXIS RD.
TOLEDO, OH 43612
COMMERCIAL

ALEXIS INVESTORS LLC
AN OHIO LIMITED LIABILITY COMPANY
INSTRUMENT 20170207-0005248
PID 2329977
5860 LEWIS AVE.
TOLEDO, OH 43612
COMMERCIAL

S01°05'16"E

S01°05'16"E

S01°07'03"E

N89°21'59"E

N89°21'59"E
2,639.68'

S00°38'02"E

S00°38'02"E

S00°38'02"E

345+22.18
70.00' LT

346+90.22

347+90.22

348+90.22

N89°21'59"E
64.58'

S00°38'01"E
3.00'

N89°21'59"E
2,022.19'

345+18.60
& COMM.
DRIVE

346+78.82
& COMM.
DRIVE

347+17.47
& COMM.
DRIVE

S00°38'02"E

N89°21'59"E
64.58'

CONST. LIMITS
345+46.00

PROP.
MANUFACTURED
SYSTEM, TYPE 4

N89°21'59"E
2,022.19'

SURVEY FOR EMPIRE OF
AMERICA FEDERAL SAVINGS
BANK BY J.C. ANDRUS &
ASSOCIATE DATED 1/23/1989

ALEXIS INVESTORS LLC
AN OHIO LIMITED LIABILITY COMPANY
PID 2330003
INSTRUMENT 20160412-0013468
930 W. ALEXIS RD.
TOLEDO, OH 43612
COMMERCIAL

ALEXIS INVESTORS LLC
AN OHIO LIMITED LIABILITY COMPANY
INSTRUMENT 20170207-0005248
PID 2329977
5860 LEWIS AVE.
TOLEDO, OH 43612
COMMERCIAL

MATCH LINE STA. 345+00
SEE SHEET 6

RIGHT OF WAY DETAIL SHEET (SR 184)
STA. 345+00 TO END

5
BENNETT ENTERPRISES LLC
AN OHIO LIMITED LIABILITY COMPANY
PID 2205421
INSTRUMENT 20170515-0020249
925 W. ALEXIS RD.
TOLEDO, OH 43612
COMMERCIAL

- MONUMENT LEGEND**
- ▣ EXISTING R/W MONUMENT BOX
 - ◊ RAILROAD SPIKE FOUND
 - I.P.F. IRON PIN FOUND
 - I.P.F. IRON PIN FOUND W/ ID CAP
 - I.P.S. IRON PIPE FOUND
 - I.P.S. 5/8" DIAMETER 30 INCH LONG REBAR SET WITH PLASTIC CAP "ARCADIS US INC"
 - D.H.S. DRILL HOLE AND CROSS SET

WONG'S RESTAURANTS INC.
AN OHIO CORPORATION
PID 2205371
INSTRUMENT 19870312-0485559
847 W. ALEXIS RD.
TOLEDO, OH 43612
COMMERCIAL

MUFFREY LLC A DELAWARE
LIMITED LIABILITY COMPANY
PID 2205381
INSTRUMENT 20120329-0014556
845 W. ALEXIS RD.
TOLEDO, OH 43612
COMMERCIAL

- (R) - REMOVE
* - DENOTES R/W ENCROACHMENT
DND - DO NOT DISTURB
FDN - FOUNDATION
ABAND - ABANDONED

REV. BY	DATE	DESCRIPTION

DESIGN AGENCY
ARCADIS
1111 SUPERIOR AVENUE SUITE 1300
CLEVELAND, OH 44114
www.arcadis.com

DESIGNER
PSB

REVIEWER
RGH 7/31/20

PROJECT ID
110495

SUBSET TOTAL
8 10

SHEET TOTAL
P.88 90

PLAT OF NORTH TOWN COMMONS
PLAT VOL. 125 P. 4

SYLVANIA-ALEXIS ROAD
IMPROVEMENT NO. 442
DATED 11/13/1930

LUC-184-13.63 R/W
PLANS DATED 1961

SECTION 2

SECTION 11

N89°21'59"E
64.58'

CONST. LIMITS
345+46.00
45.00' RT
3.00'

PROP.
MANUFACTURED
SYSTEM, TYPE 4

N89°21'59"E
2,022.19'

SURVEY FOR EMPIRE OF
AMERICA FEDERAL SAVINGS
BANK BY J.C. ANDRUS &
ASSOCIATE DATED 1/23/1989

ALEXIS INVESTORS LLC
AN OHIO LIMITED LIABILITY COMPANY
PID 2330003
INSTRUMENT 20160412-0013468
930 W. ALEXIS RD.
TOLEDO, OH 43612
COMMERCIAL

ALEXIS INVESTORS LLC
AN OHIO LIMITED LIABILITY COMPANY
INSTRUMENT 20170207-0005248
PID 2329977
5860 LEWIS AVE.
TOLEDO, OH 43612
COMMERCIAL

MATCH LINE STA. 345+00
SEE SHEET 6

RIGHT OF WAY DETAIL SHEET (SR 184)
STA. 345+00 TO END

5
BENNETT ENTERPRISES LLC
AN OHIO LIMITED LIABILITY COMPANY
PID 2205421
INSTRUMENT 20170515-0020249
925 W. ALEXIS RD.
TOLEDO, OH 43612
COMMERCIAL

- MONUMENT LEGEND**
- ▣ EXISTING R/W MONUMENT BOX
 - ◊ RAILROAD SPIKE FOUND
 - I.P.F. IRON PIN FOUND
 - I.P.F. IRON PIN FOUND W/ ID CAP
 - I.P.S. IRON PIPE FOUND
 - I.P.S. 5/8" DIAMETER 30 INCH LONG REBAR SET WITH PLASTIC CAP "ARCADIS US INC"
 - D.H.S. DRILL HOLE AND CROSS SET

WONG'S RESTAURANTS INC.
AN OHIO CORPORATION
PID 2205371
INSTRUMENT 19870312-0485559
847 W. ALEXIS RD.
TOLEDO, OH 43612
COMMERCIAL

MUFFREY LLC A DELAWARE
LIMITED LIABILITY COMPANY
PID 2205381
INSTRUMENT 20120329-0014556
845 W. ALEXIS RD.
TOLEDO, OH 43612
COMMERCIAL

- (R) - REMOVE
* - DENOTES R/W ENCROACHMENT
DND - DO NOT DISTURB
FDN - FOUNDATION
ABAND - ABANDONED

REV. BY	DATE	DESCRIPTION

DESIGN AGENCY
ARCADIS
1111 SUPERIOR AVENUE SUITE 1300
CLEVELAND, OH 44114
www.arcadis.com

DESIGNER
PSB

REVIEWER
RGH 7/31/20

PROJECT ID
110495

SUBSET TOTAL
8 10

SHEET TOTAL
P.88 90

(R) - REMOVE
 * - DENOTES R/W ENCROACHMENT
 DND - DO NOT DISTURB
 FDN - FOUNDATION
 ABAND - ABANDONED

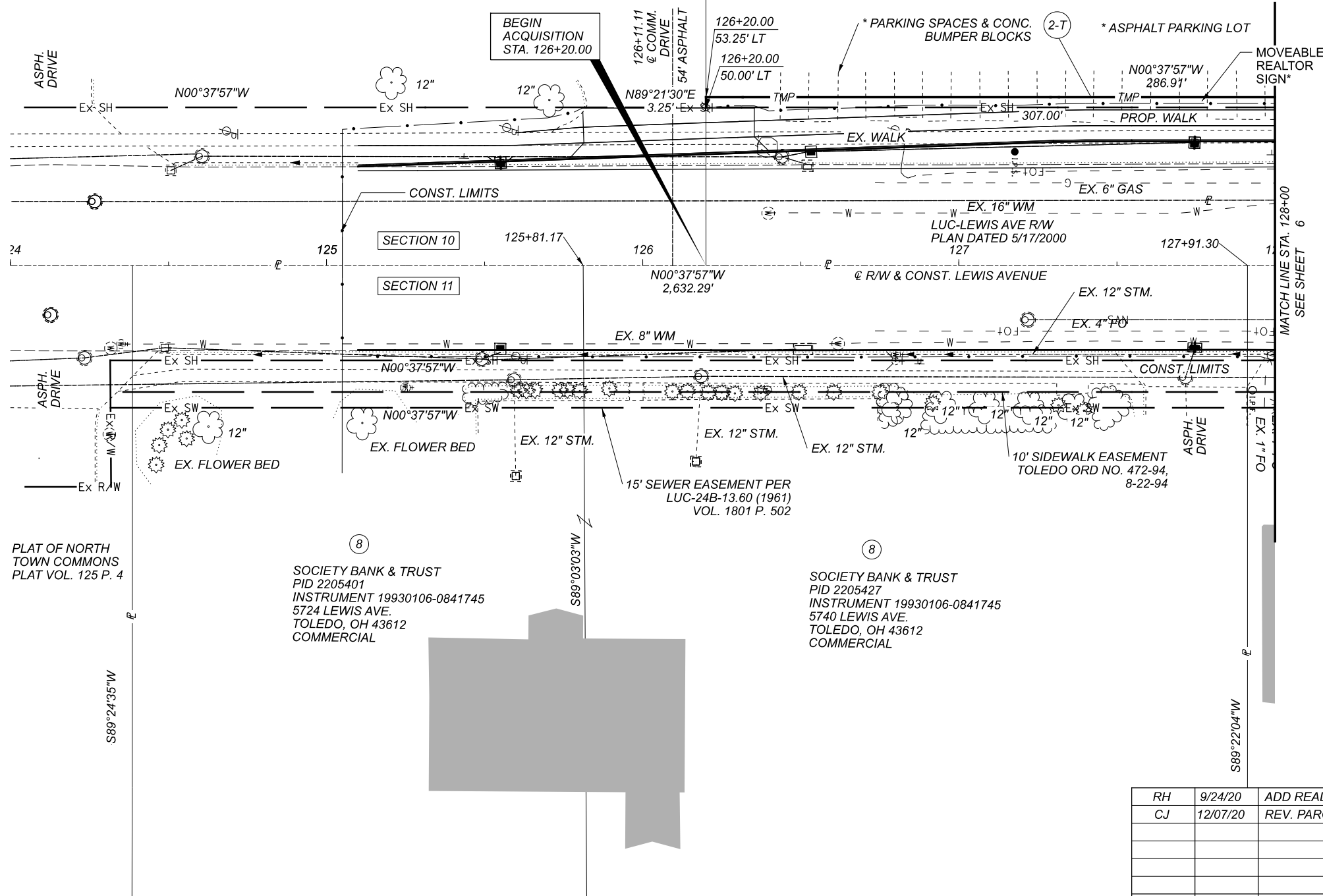
MONUMENT LEGEND

- ▭ EXISTING R/W MONUMENT BOX
- ⊕ RAILROAD SPIKE FOUND
- I.P.F. IRON PIN FOUND
- I.P.F. IRON PIN FOUND W/ ID CAP
- ⊙ I.P.F. IRON PIPE FOUND
- I.P.S. 5/8" DIAMETER 30 INCH LONG REBAR SET WITH PLASTIC CAP "ARCADIS US INC"
- ⊙ D.H.S. DRILL HOLE AND CROSS SET

LUCAS COUNTY
 CITY OF TOLEDO
 SECTION 10, 11
 T. 9 S. , R. 7 E.

②
 ALEXIS/LEWIS INVESTORS LTD.
 AN OHIO LIMITED LIABILITY COMPANY
 PID 2204055
 1035 ALEXIS RD.
 TOLEDO, OH 43612
 COMMERCIAL

②
 ALEXIS/LEWIS INVESTORS LTD.
 AN OHIO LIMITED LIABILITY COMPANY
 PID 2204002
 1001 W. ALEXIS RD.
 TOLEDO, OH 43612
 COMMERCIAL
 DEED 91-102-B02



24

SECTION 10

SECTION 11

⑧

⑧

SOCIETY BANK & TRUST
 PID 2205401
 INSTRUMENT 19930106-0841745
 5724 LEWIS AVE.
 TOLEDO, OH 43612
 COMMERCIAL

SOCIETY BANK & TRUST
 PID 2205427
 INSTRUMENT 19930106-0841745
 5740 LEWIS AVE.
 TOLEDO, OH 43612
 COMMERCIAL

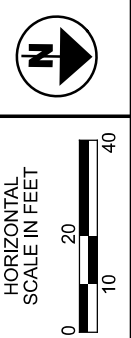
PLAT OF NORTH TOWN COMMONS
 PLAT VOL. 125 P. 4

MATCH LINE STA. 128+00
 SEE SHEET 6

RH	9/24/20	ADD REALTOR SIGN ON PARCEL 2
CJ	12/07/20	REV. PARCEL NUMBER 8 TO MATCH SUMMARY
REV. BY	DATE	DESCRIPTION
DATE COMPLETED		7/31/20

LUC-184-6.50

MODEL: Plan 6 [Sheet] PAPERSIZE: 11x17 (in.) DATE: 12/7/2020 TIME: 10:00:55 AM USER: Cjames
 C:\Project\TOH001-Disfrict_2_Safety\10495\400-Engineering\RW_Sheets\10495_R010.dgn



RIGHT OF WAY DETAIL SHEET (LEWIS AVE.)
 STA. 124+00 TO STA. 128+00

DESIGN AGENCY

ARCADIS
 1111 SUPERIOR BLVD, SUITE 400
 CLEVELAND, OH 44114
 (216) 781-8777
 www.arcadis.com

DESIGNER

PSB

REVIEWER

RGH 7/31/20

PROJECT ID

110495

SUBSET	TOTAL
9	10

SHEET TOTAL

P.70 71

