

RIGHT OF WAY LEGEND SHEET

LUC-475-0.09

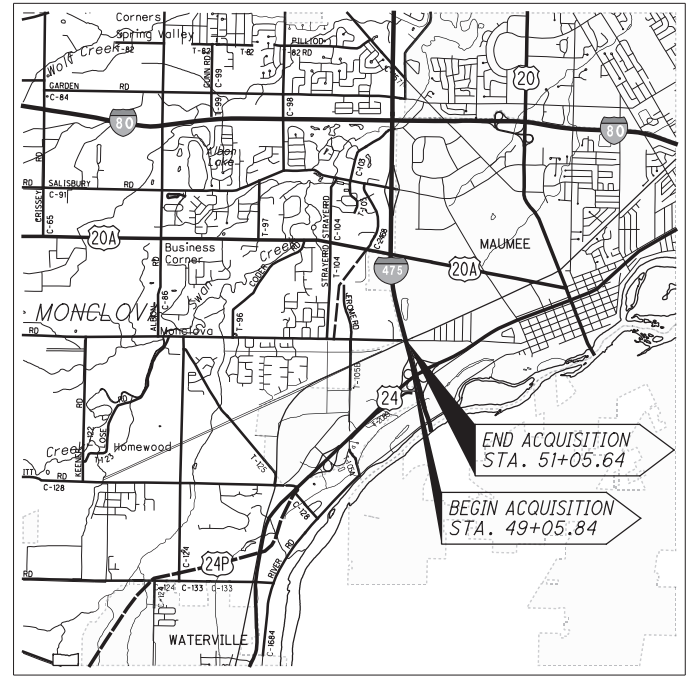
LUCAS COUNTY
 CITY OF MAUMEE
 SECTION 3, U.S. RESERVE T.1
 RIVER TRACT 27, U.S. RESERVE T.1

PROJECT DESCRIPTION
 THIS PROJECT WILL REDECK AND WIDEN THE INTERSTATE 475 BRIDGE OVER MONCLOVA ROAD AND NORFOLK SOUTHERN RAIL ROAD; PERFORM NECESSARY RELATED WORK.

PLANS PREPARED BY:
 FIRM NAME : FISHBECK
 R/W DESIGNER: ERIC L. VOGEL
 R/W REVIEWER: JOSHUA R. MIHELICIC
 FIELD REVIEWER: JOSHUA R. MIHELICIC
 PRELIMINARY FIELD REVIEW DATE: DEC. 2019
 TRACINGS FIELD REVIEW DATE: 01-08-2021
 OWNERSHIP UPDATED BY: JOSHUA R. MIHELICIC
 DATE COMPLETED: 01-26-2021
 PLAN COMPLETION DATE: 01-27-2021

SURVEYING PARAMETERS:
PROJECT CONTROL
 POSITIONING METHOD: STATIC GNSS
 MONUMENT TYPE: TYPE A
VERTICAL POSITIONING
 ORTHOMETRIC HEIGHT DATUM: NAVD88
 GEOID: GEOID12A
HORIZONTAL POSITIONING
 REFERENCE FRAME: NAD83(2011)
 ELLIPSOID: GRS80
 MAP PROJECTION: LAMBERT CONFORMAL CONIC
 COORDINATE SYSTEM: OHIO STATE PLANE NORTH ZONE
 COMBINED SCALE FACTOR: 1.0000434020 (GRID TO GROUND)
 ORIGIN OF COORDINATE SYSTEM: 0,0,0

UNITS ARE IN U.S. SURVEY FEET. USE THE FOLLOWING CONVERSION FACTOR: 1 METER = 3.280833333 U.S. SURVEY FEET.



LOCATION MAP
 LATITUDE: 41°33'32" LONGITUDE: 83°41'16"

UTILITY OWNERS		
NAME & ADDRESS	NAME & ADDRESS	NAME & ADDRESS
GAS TRANSCANADA/ANR PIPELINE 6357 SR 66 NORTH DEFIANCE, OH 43512 419-783-3135	FIBER OPTICS AT&T OHIO 130 N. ERIE STREET TOLEDO, OH 43604 419-245-7304	WATER CITY OF TOLEDO 420 MADISON AVENUE TOLEDO, OH 43604 419-936-2020
COLUMBIA GAS OF OHIO 3222 CENTRAL AVE TOLEDO, OH 43606 419-539-6066	CENTURYLINK 175 ASHLAND RD. MASFIELD, OH 44902 419-755-7183	CITY OF MAUMEE 400 CONANT STREET MAUMEE, OH 43537 419-897-7150
COLUMBIA GAS TRANSMISSION 301 MAPLE STREET SUGAR GROVE, OH 43155 800-835-7191	SEWER LUCAS COUNTY ENGINEER 1049 S. MCCORD ROAD HOLLAND, OH 43528 419-213-2860	ELECTRIC TOLEDO EDISON 6099 ANGOLA ROAD HOLLAND, OH 43528 419-249-5218
DOMINION EAST OHIO TRANSMISSION 7015 FREEDOM AVENUE N.W. NORTH CANTON, OH 44720 216-736-6755	LUCAS COUNTY SANITARY ENGINEER 1111 SOUTH MCCORD ROAD HOLLAND, OH 43528 419-213-2926	FIRST ENERGY TRANSMISSION 76 S. MAIN ST. AKRON, OH 44870 330-384-5180
CABLE BUCKEYE CABLE SYSTEM 4818 ANGOLA ROAD TOLEDO, OH 43615 419-724-9820	CITY OF MAUMEE 400 CONANT STREET MAUMEE, OH 43537 419-897-7150	ODOT DISTRICT 2 TRAFFIC 317 EAST POE ROAD BOWLING GREEN, OH 43402 419-353-8131

INDEX OF SHEETS:

- LEGEND SHEET 1
- SUMMARY OF ADDITIONAL R/W 2
- R/W TOPOGRAPHIC SHEET 3
- R/W BOUNDARY SHEET 4
- RAILROAD PLAT 5

STRUCTURE KEY

- RESIDENTIAL
- COMMERCIAL
- OUT-BUILDING

- TYPES OF TITLE LEGEND:
 SH = STANDARD HIGHWAY EASEMENT
 S = STORM SEWER EASEMENT
 A = AERIAL EASEMENT
 SL = SLOPE EASEMENT
 T = TEMPORARY EASEMENT

THIS IMPROVEMENT IS ESPECIALLY DESIGNED FOR THROUGH TRAFFIC AND HAS BEEN DECLARED A LIMITED ACCESS HIGHWAY OR FREEWAY BY ACTION OF THE DIRECTOR IN ACCORDANCE WITH THE PROVISIONS OF SECTION 5511.02 OF THE REVISED CODE OF OHIO.

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	Construction Limits
Township Line	Edge of Pavement (Ex)
Section Line	Edge of Pavement (Pr)
Corporation Line	Edge of Shoulder (Ex)
Fence Line (Ex)	Edge of Shoulder (Pr)
Center Line	Ditch / Creek (Ex)
Limited Access Fee R/W (Ex)	Ditch / Creek (Pr)
Right of Way (Ex)	Tree Line (Ex)
Standard Highway Ease.(Ex)	Ownership Hook Symbol Z, Example
Standard Highway Ease.(Pr)	Property Line Symbol P, Example
Aerial Ease. (Ex)	Break Line Symbol V, Example
Aerial Ease. (Pr)	Tree (Ex) ☁, Shrub (Ex) ☁, Evergreen (Ex) ☁, Stump ☁
Utility Ease. (Ex)	Tree (Remove) ✕, Shrub (Remove) ✕
Slope Ease. (Ex)	Evergreen (Remove) ✕, Stump (Remove) ✕
Slope Ease. (Pr)	Wetland (Pr) ~, Grass (Pr) ~, Aerial Target Δ
Storm Ease. (Ex)	Post (Ex) ○, Mailbox (Ex) ☒, Mailbox (Pr) ☒
Storm Ease. (Pr)	Light (Ex) ☼, Telephone Marker (Ex) TEL
Temporary Right of Way	Fire Hydrant (Ex) ⚓, Water Meter (Ex) ⚓
Railroad	Water Valve (Ex) ⚓, Utility Valve Unknown (Ex) ⚓
Guardrail (Ex)	Telephone Pole (Ex) ⚓, Power Pole (Ex) ⚓, Light Pole (Ex) ⚓

I, Matthew J. Puhl, P. S. have conducted a survey of the existing conditions for the Ohio Department of Transportation during the Spring and Summer of 2016. 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) horizontal datum and NAVD88 vertical datum. The Project Coordinates (US Survey Feet) are relative to State Plane Grid Coordinates (Meters) by a Project Adjustment Factor of 3.280975728. 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. 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.

Matthew J. Puhl 01-27-2021
 Matthew J. Puhl, Professional Land Surveyor #8363

I, Joshua R. Mihelcic, P. S. have established the proposed property lines, calculated the Gross Take, present roadway occupied (PRO), Net Take and Net Residue; as well as prepared the legal descriptions necessary to acquire the parcels as shown herein. As a part of this work, I will set right of way monuments at the property line intersections with the proposed right of way, points along the proposed right of way and/or angle points on the proposed right of way, 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.

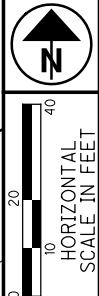
Joshua R. Mihelcic 01-27-2021
 Joshua R. Mihelcic, Professional Land Surveyor #8453



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LUCAS COUNTY
CITY OF MAUMEE
NE 1/4 SECTION 3
U.S. RESERVE T.1

NOTE: SEE CENTERLINE PLAT LUC-475-0.09 (PID 95875),
CREATED BY FISHBECK (FORMERLY NORTHWEST CONSULTANTS),
FOR FURTHER DETAIL REGARDING MONUMENTS FOUND
AND CENTERLINES. CENTERLINE PLAT ON FILE WITH ODOT.



AGRICULTURAL
11
38-00027
SPARTAN CHEMICAL COMPANY, INC.
6150 MONCLOVA ROAD
MAUMEE, OHIO 43537
INSTRUMENT NUMBER 199407200954299

35-00037
NORFOLK SOUTHERN
COMBINED RAILROAD
VOL. 251 PG. 314
VOL. 251 PG. 303

PER TITLE REPORT, OVERHEAD ELECTRIC SUBJECT
TO EXISTING EASEMENT PER
INSTRUMENT NUMBER 20040140003306 & 2010007010026847
RAILROAD
12

36-99062
NORFOLK SOUTHERN
COMBINED RAILROAD
VOL. 251 PG. 314
VOL. 251 PG. 303

RAILROAD
12
35-00045
NORFOLK SOUTHERN
COMBINED RAILROAD
VOL. 1901 PG. 329

PER TITLE REPORT, GAS SUBJECT
TO EXISTING PIPELINE EASEMENT PER
DMF 91-00288A11

COMMERCIAL
14
35-00051
TOLEDO EDISON CO.
6006 MONCLOVA DRIVE
MAUMEE, OHIO 43537

HOSPITAL
15
35-00017
ST. LUKE'S HOSPITAL
6011 MONCLOVA DRIVE
MAUMEE, OHIO 43537

INTERSECTION (C) CONSTRUCTION & ROW IR-475 & (B) NORFOLK SOUTHERN RAILROAD
STA. 49+97.93 (C) CONSTRUCTION & ROW IR-475
STA. 547+37.71 (B) NORFOLK SOUTHERN RAILROAD

LUCAS COUNTY
CITY OF MAUMEE
RIVER TRACT 27
U.S. RESERVE T.1

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PID NO.
95875

R/W DESIGNER
ELV
R/W REVIEWER
JRM

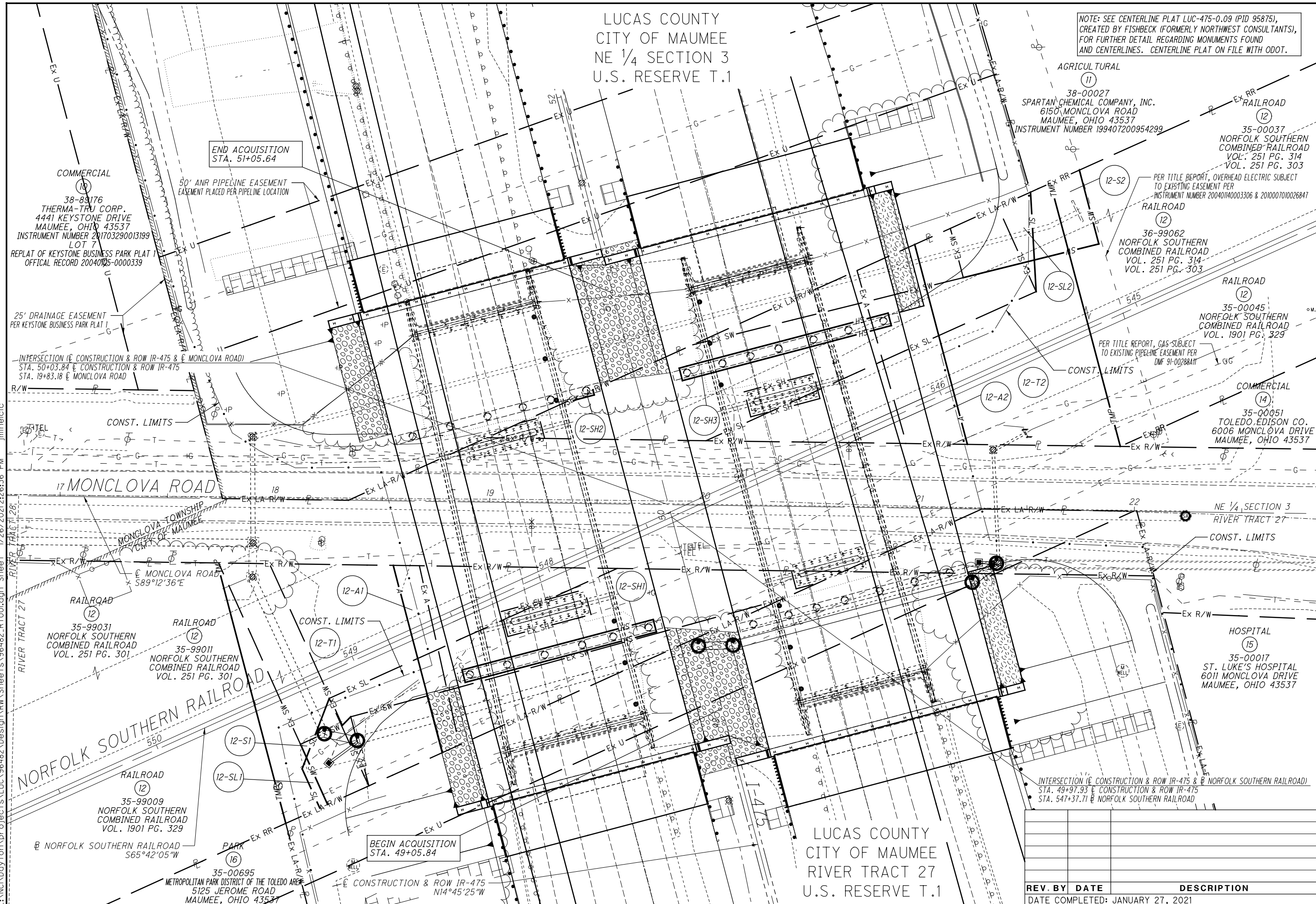
**RIGHT OF WAY TOPO SHEET
IR 475 & MONCLOVA ROAD**

LUC-475-0.09

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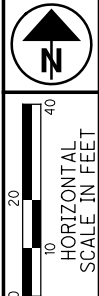
REV. BY	DATE	DESCRIPTION

DATE COMPLETED: JANUARY 27, 2021



LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
A	S00°47'24"W	53.51'	Q	S89°12'36"E	12.20'
B	S14°45'25"E	6.00'	R	N89°12'36"W	28.41'
C	S75°14'35"W	92.00'	S	N15°56'09"W	83.65'
D	N14°45'25"W	6.00'	T	N65°42'05"E	29.50'
E	N75°14'35"E	92.00'	U	S14°45'25"E	96.14'
F	N65°42'05"E	14.85'	V	S65°42'05"W	21.06'
G	S14°45'25"E	2.46'	W	N24°17'55"W	30.75'
H	S75°14'35"W	14.65'	X	N65°42'05"E	21.42'
I	N00°47'24"E	57.81'	Y	N44°28'40"E	5.52'
J	N14°45'25"W	6.00'	Z	S14°45'22"E	33.21'
K	N75°14'35"E	100.50'	AA	N65°42'05"E	65.91'
L	S14°45'25"E	6.00'	AB	S14°45'22"E	35.53'
M	S75°14'35"W	100.50'	AC	S76°04'07"W	65.00'
N	S12°33'00"E	85.43'	AD	N14°45'22"W	23.67'
O	S65°42'05"W	8.59'			
P	N14°45'25"W	90.06'			

NOTE: SEE CENTERLINE PLAT LUC-475-0.09 (PID 95875), CREATED BY FISHBECK (FORMERLY NORTHWEST CONSULTANTS), FOR FURTHER DETAIL REGARDING MONUMENTS FOUND AND CENTERLINES. CENTERLINE PLAT ON FILE WITH ODOT.

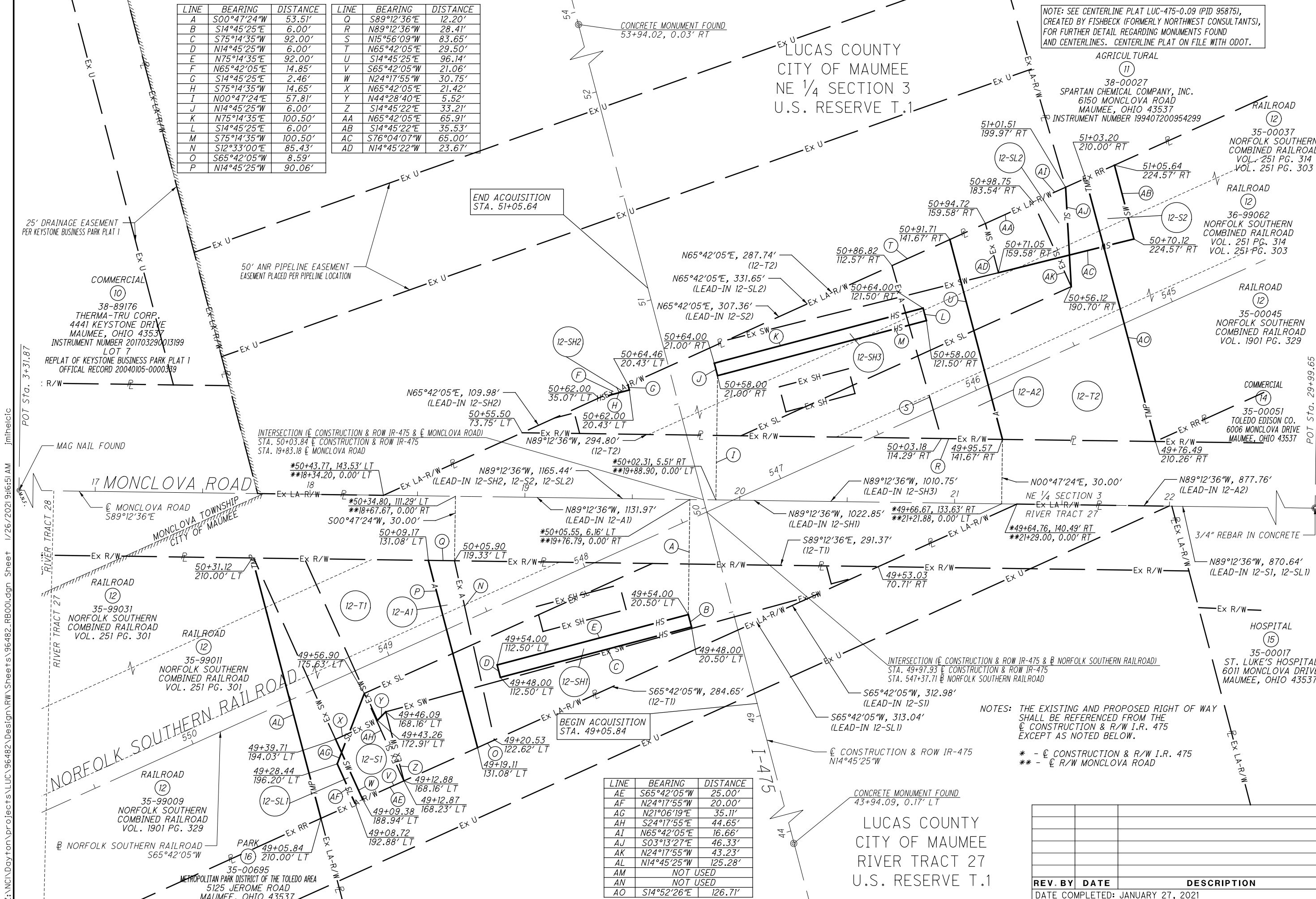


PID NO. 95875

R/W DESIGNER ELV R/W REVIEWER JRM

RIGHT OF WAY BOUNDARY SHEET
IR 475 & MONCLOVA ROAD

LUC-475-0.09



LINE	BEARING	DISTANCE
AE	S65°42'05"W	25.00'
AF	N24°17'55"W	20.00'
AG	N21°06'19"E	35.11'
AH	S24°17'55"E	44.65'
AI	N65°42'05"E	16.66'
AJ	S03°13'27"E	46.33'
AK	N24°17'55"W	43.23'
AL	N14°45'25"W	125.28'
AM	NOT USED	
AN	NOT USED	
AO	S14°52'26"E	126.71'

NOTES: THE EXISTING AND PROPOSED RIGHT OF WAY SHALL BE REFERENCED FROM THE \odot CONSTRUCTION & R/W I.R. 475 EXCEPT AS NOTED BELOW.
* - \odot CONSTRUCTION & R/W I.R. 475
** - \odot R/W MONCLOVA ROAD

REV. BY	DATE	DESCRIPTION

DATE COMPLETED: JANUARY 27, 2021

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NORFOLK SOUTHERN

LUCAS COUNTY
CITY OF MAUMEE
NE 1/4 SECTION 3
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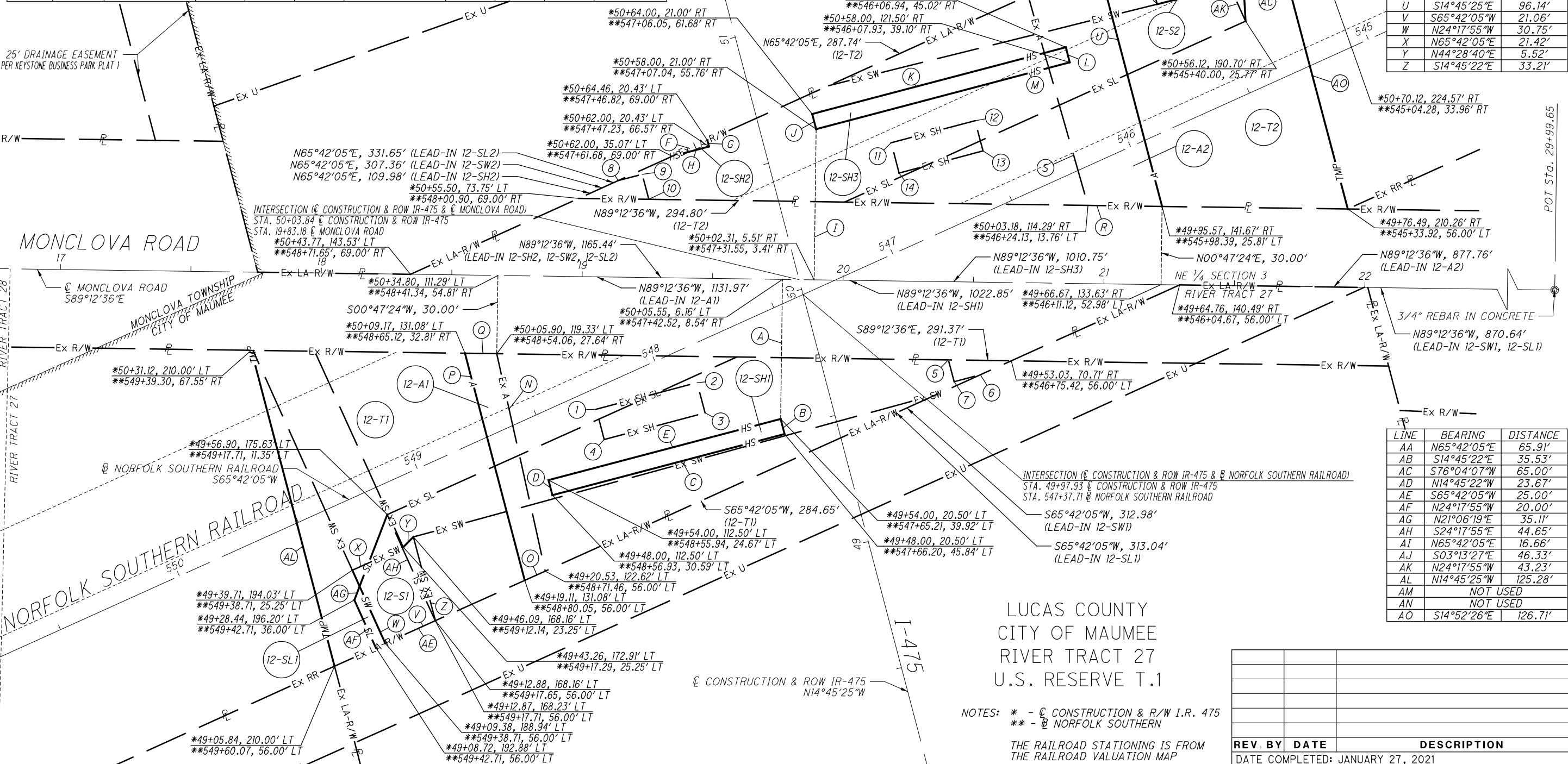
POINT	STATION	OFFSET	STATION	OFFSET
1	548+28.08	7.46' LT	49+75.60	87.88' LT
2	547+88.64	14.09' LT	49+75.59	47.89' LT
3	547+90.63	25.92' LT	49+63.59	47.89' LT
4	548+30.07	19.29' LT	49+63.60	87.88' LT
5	546+97.28	45.76' LT	49+59.50	47.46' RT
6	546+88.45	56.00' LT	49+50.87	57.86' RT
7	546+98.71	54.27' LT	49+50.87	47.46' RT

POINT	STATION	OFFSET	STATION	OFFSET
8	547+84.36	69.00' RT	50+58.24	57.44' LT
9	547+74.96	67.42' RT	50+58.24	47.91' LT
10	547+76.61	57.63' RT	50+48.31	47.91' LT
11	546+83.01	39.17' RT	50+45.62	47.45' RT
12	546+50.20	33.65' RT	50+45.62	80.72' RT
13	546+52.19	21.82' RT	50+33.62	80.72' RT
14	546+85.00	27.34' RT	50+33.62	47.45' RT

PARCEL NO.	GROSS AREA (SQ.FT.)	AREA OF OVERLAP (SQ.FT.)									
		EX. STANDARD HIGHWAY	EX. AERIAL	EX. SLOPE	EX. SEWER	PROP. STANDARD HIGHWAY	PROP. AERIAL	PROP. SLOPE	PROP. SEWER	PROP. TEMPORARY	
12-SH1	552		552	552						552	
12-SH2	18		18	18						18	
12-SH3	603		553	603				50		603	
12-A1	889			423	238					889	
12-A2	2,536			1,256	514					2,536	
12-S1	732			86				622		732	
12-S2	1,924			686				321		1,426	
12-SL1	808				98				622	808	
12-SL2	360								321	360	
12-T1	17,584	592	8,198	8,689	5,325	552	888	808	732		
12-T2	17,983	541	7,819	9,283	1,535	621	2,537	360	1,426		

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HORIZONTAL SCALE IN FEET

0 20 40

PID NO. **95875**

R/W DESIGNER ELV R/W REVIEWER JRM

RAILROAD PLAT

LUC-475-0.09

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NOTES: * - CONSTRUCTION & R/W I.R. 475
** - NORFOLK SOUTHERN

THE RAILROAD STATIONING IS FROM THE RAILROAD VALUATION MAP

REV. BY	DATE	DESCRIPTION

DATE COMPLETED: JANUARY 27, 2021