

# RIGHT OF WAY LEGEND SHEET OTT-53-13.08

OTTAWA COUNTY  
PORTAGE TOWNSHIP

FRACTIONAL SEC. 35, R-17-E, T-7-N

UTILITY OWNERS	
TYPE	NAME & ADDRESS
CABLE TV	Time Warner Cable 119 N. Main St. Fostoria, OH 44830 614-255-6349
ELECTRIC	Ohio Edison 2508 W. Perkins Ave. Sandusky, OH 44870 419-627-6887
GAS	Columbia Gas of Ohio, Inc. 333 S. Erie Street Toledo, OH 43602 419-252-8098
TELEPHONE	Verizon Building A 300 West Gypsy Lane Road Bowling Green, OH 43402 419-354-9452
WATER AND SEWER	Ottawa County Sanitary Engineering Department 315 Madison Street, Room 105 Port Clinton, OH 43452 419-734-6725

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.

**PROJECT DESCRIPTION**  
Intersection/Signal Upgrade, Turnlanes,  
Median Barrier, and Driveway Upgrades

**PROJECT CONTROL**  
STATE PLANE GRID OHIO NORTH  
PROJECT ADJUSTMENT FACTOR 1.000052016

**INDEX OF SHEETS:**

LEGEND SHEET	1
CENTERLINE PLAT	2
PROPERTY MAP	3
SUMMARY OF ADDITION R/W	4
R/W DETAIL SHEETS	5-8

**PLANS PREPARED BY:**

FIRM NAME : ODOT, District 2

PLANS PREPARED BY: Craig Loehrke

FIELD REVIEW BY: Craig Loehrke

DATE COMPLETED: Nov. 5, 2009

OWNERSHIP VERIFIED BY: Craig Loehrke

DATE COMPLETED: Nov. 20, 2009

DATE COMPLETED: Nov. 23, 2009

**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)	-----	Property Line Symbol	ℙ, Example ℙ
Center Line	-----	Break Line Symbol	⋈, Example ⋈
Right of Way (Ex)	-----	Tree (Pr)	☼, Tree (Ex) ☼, Shrub (Ex) ☼
Right of Way (Pr)	-----	Tree (Remove)	☼✕, Shrub (Remove) ✕
Standard Highway Ease.(Ex)	-----	Evergreen (Ex)	☼, Stump
Temporary Right of Way	-----	Evergreen (Remove)	☼✕, Stump (Remove) ✕
Channel Ease. (Pr)	-----	Wetland (Pr)	⋈, Grass (Pr) ⋈, Aerial Target
Utility Ease. (Ex)	-----	Post (Ex)	○, Mailbox (Ex)
Railroad	===== or =====	Light (Ex)	⚡, Telephone Marker (Ex) HTL
Guardrail (Ex)	-----	Fire Hydrant (Ex)	⚡, Water Meter (Ex)
Construction Limits	-----	Water Valve (Ex)	⚡, Utility Valve Unknown (Ex.)
Edge of Pavement (Ex)	-----	Telephone Pole (Ex)	⚡, Power Pole (Ex)
Edge of Pavement (Pr)	-----	Light Pole (Ex)	⚡
Edge of Shoulder (Ex)	-----		
Edge of Shoulder (Pr)	-----		

**STRUCTURE KEY**

□	RESIDENTIAL
■	COMMERCIAL
▨	OUT-BUILDING

**LEGEND:**

WD = WARRANTY DEED  
T = TEMPORARY EASEMENT  
PRT = PROPERTY RIGHT TEMPORARY  
SH = STANDARD HIGHWAY EASEMENT

U = UTILITY EASEMENT  
WA = WORK AGREEMENT  
S = SEWER EASEMENT  
PRE = PROPERTY RIGHT WITHIN SH EASEMENT  
PRT = PROPERTY RIGHT WITHIN TEMP EASEMENT

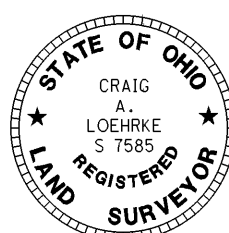
All survey work contained herein was performed by ODOT Forces under the direction of Steven W. Hoffman, P.S. #6821 and was conducted in accordance with Ohio Administrative Code 4733-37 commonly known as "A Minimum Standards for Boundary Surveys in the State of Ohio" unless noted.

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.

Craig A. Loehrke, Professional Land Surveyor No. S-7585,

Date:

SURVEYORS SEAL:



SIGNED: \_\_\_\_\_  
DATE: \_\_\_\_\_

FEDERAL PROJECT NO. \_\_\_\_\_  
 PID NO. **23927**  
 CALCULATED \_\_\_\_\_  
 CHECKED \_\_\_\_\_  
 MDB \_\_\_\_\_  
**RIGHT OF WAY LEGEND SHEET**  
**OTT-53-13.08**  
 1 / 8  
 98 / 105

I:\projects\ottawa\23927\row\sheets\row001.dgn 04-FEB-2011 2:58PM arometo

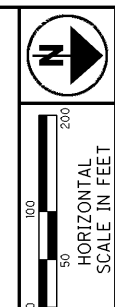
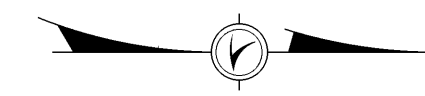
For any Questions Please Contact ODOT District 2 Real estate at 419-353-8131  
**OTTAWA COUNTY**

PORTAGE TOWNSHIP  
 SECTION 35 & FRACTIONAL SECTION 36  
 T-7-N, R-17-E

NOTE: THE EXISTING R/W WIDTH AND LOCATION WERE DETERMINED USING ODOT PLANS OTT-53-(11.85-12.90) / OTT-163-(29.69)(29.67) & RECORDS OF OTTAWA CO. ENGINEER'S OFFICE

**BASIS FOR BEARINGS:**

ALL BEARINGS SHOWN ARE FOR PROJECT USE ONLY.



PID NO. **23927**

R/W DESIGNER: CAL  
 R/W REVIEWER: MDB

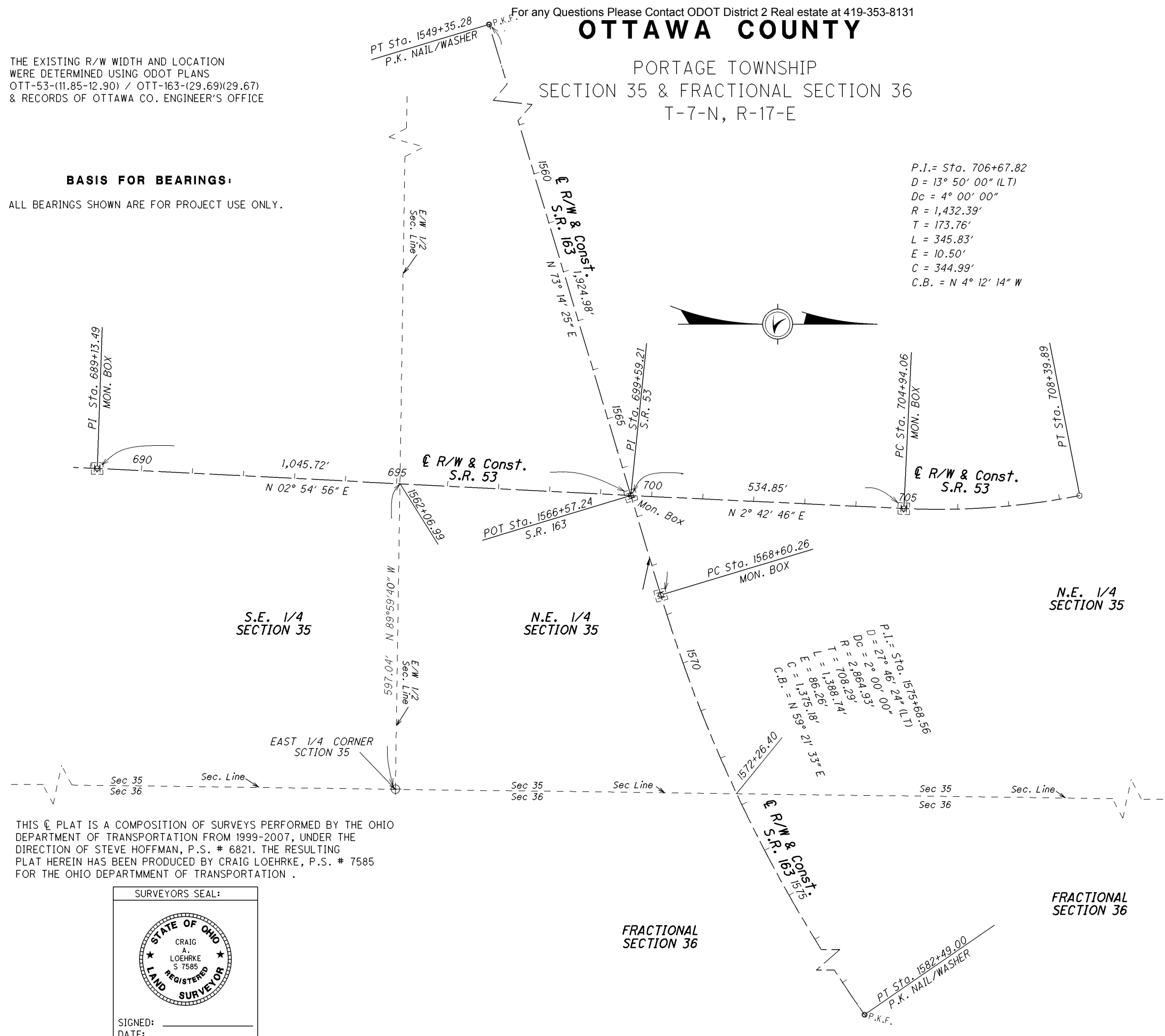
**CENTERLINE PLAT**

**OTT-53-13.08**

2 / 7  
 99  
 105

P.I. = Sta. 706+67.82  
 D = 13° 50' 00" (LT)  
 Dc = 4° 00' 00"  
 R = 1,432.39'  
 T = 173.76'  
 L = 345.83'  
 E = 10.50'  
 C = 344.99'  
 C.B. = N 4° 12' 14" W

- MONUMENT LEGEND**
- ☐ EXISTING R/W MONUMENT BOX
  - ▣ PROPOSED R/W MONUMENT BOX
  - I.P.F. IRON PIN FOUND
  - ⊙ I.P.F. IRON PIPE FOUND
  - ⊙ P.K.F. P.K. NAIL FOUND



THIS PLAT IS A COMPOSITION OF SURVEYS PERFORMED BY THE OHIO DEPARTMENT OF TRANSPORTATION FROM 1999-2007, UNDER THE DIRECTION OF STEVE HOFFMAN, P.S. # 6821. THE RESULTING PLAT HEREIN HAS BEEN PRODUCED BY CRAIG LOEHRKE, P.S. # 7585 FOR THE OHIO DEPARTMENT OF TRANSPORTATION.

SURVEYORS SEAL:

SIGNED: \_\_\_\_\_  
 DATE: \_\_\_\_\_

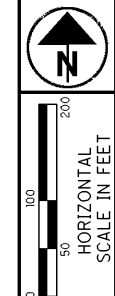
RECEIVED \_\_\_\_\_, 20\_\_\_\_  
 RECORDED \_\_\_\_\_, 20\_\_\_\_  
 BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
 COUNTY RECORDER

I:\projects\ottawa\23927\row\sheets\rc001.dgn 04-FEB-2011 2:59PM arometo

PORTAGE TOWNSHIP  
FRACTIONAL SECTION 35  
R-17-E, T-7-N

**STRUCTURE KEY**

- RESIDENTIAL
- COMMERCIAL
- OUT-BUILDING



PID NO. **23927**

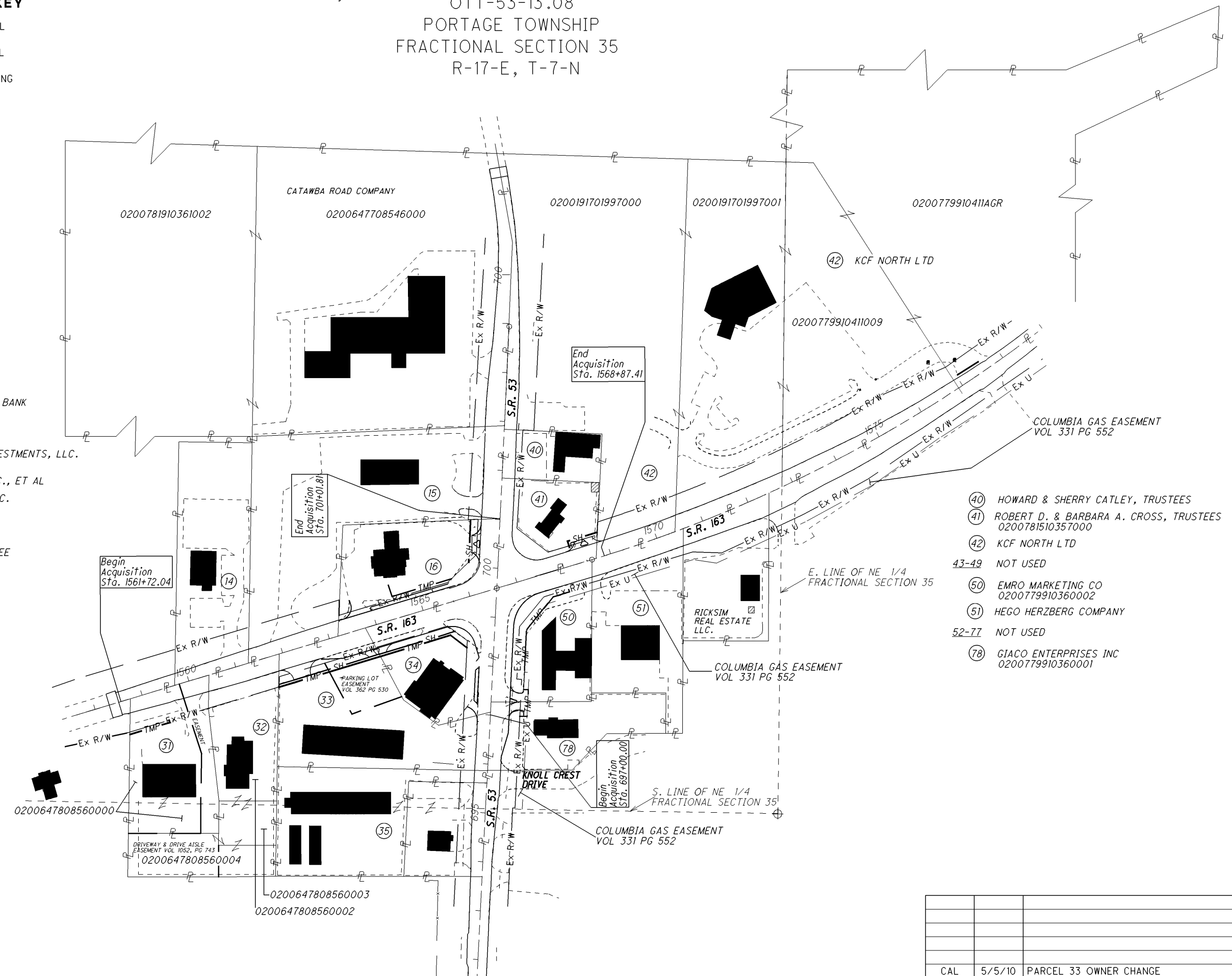
R/W DESIGNER: CAL  
R/W REVIEWER: MDB

**PROPERTY MAP**

**OTT-53-13.08**

3 / 8

100  
105



- 1-13 NOT USED
- 14 H. B. MAGRUDER HOSPITAL
- 15 McDONALDS CORPORATION
- 16 PORT CLINTON NATIONAL BANK
- 17-30 NOT USED
- 31 McCLAIN PROPERTY & INVESTMENTS, LLC.
- 32 ROR LLC., SZAMBECKI LLC., ET AL
- 33 BRASSEL PROPERTIES, LLC.
- 34 AL PEAKE & SONS INC.
- 35 RICHARD BRASSEL, TRUSTEE
- 36-39 NOT USED

- 40 HOWARD & SHERRY CATLEY, TRUSTEES
- 41 ROBERT D. & BARBARA A. CROSS, TRUSTEES
- 42 KCF NORTH LTD
- 43-49 NOT USED
- 50 EMRO MARKETING CO
- 51 HEGO HERZBERG COMPANY
- 52-77 NOT USED
- 78 GIACO ENTERPRISES INC

REV. BY	DATE	DESCRIPTION
CAL	5/5/10	PARCEL 33 OWNER CHANGE
DATE COMPLETED NOV. 23, 2009		

I:\projects\ottawa\23927\row\_sheets\rm002009.dgn 04-FEB-2011 3:00PM arcmeto

**TOTAL NUMBER OF :**

7 OWNERSHIPS 0 TOTAL TAKES  
12 PARCELS 1 OWNERSHIPS W/ STRUCTURES INVOLVED

# = 02007  
÷ = 02006  
& = 02001

**ALL AREAS IN ACRES**  
S.F. = SQUARE FEET  
\*\*=Calculated Area  
For any Questions Please Contact ODOT District 2 Real estate at 419-353-8131

\* DENOTES RIGHT OF WAY ENCROACHMENT

RECORD AREA - TOTAL PRO - NET TAKE = NET RESIDUE

**GRANTEE:**

ALL RIGHT OF WAY ACQUIRED IN THE NAME OF THE STATE OF OHIO UNLESS OTHERWISE SHOWN.

PARCEL NO.	OWNER	SHEET NO.	OWNERS BOOK	RECORD PAGE	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	AS ACQUIRED	
												LEFT	RIGHT			BOOK	PAGE
1-13	NOT USED													STATE			
14	H.B. MAGRUDER HOSPITAL		443	174	#81910361001	1.631	0.309								NO TAKE		
15	McDONALD'S CORPORATION, A DELAWARE CORPORATION	8	309	114	0200976921024000	3.29	0.592								NO TAKE * landscape rocks encroaching		
16-SH	PORT CLINTON NATIONAL BANK, AN OHIO CORPORATION <i>Calculated Area</i>	6	257	567	#85610410000	1.000									Auditor's Record Area (1.000 Ac.) excludes PRO **=Deed & Calculated Area = 1.400 Ac.	OR 1333	746
16-T		8													RECONSTRUCT DRIVE & PARKING LOT, GRADING (* =SIGN ENCROACHING)		
17-30	NOT USED																
31-T	McCLAIN PROPERTY & INVESTMENTS, LLC., AN OHIO LLC.	5	OR 1074	619	+47808560000	1.191	0.250	0.013	0.000	0.013	0.000				FOR DRIVEWAY REMOVAL AND GRADING	OR 1332	874
32	ROR LLC. AN OHIO LIMITED LIABILITY CO, undivided 0.5440 interest, SZAMBECKI, LLC, AN OHIO LIMITED LIABILITY CO. undivided 0.2560 interest, DWW PIZZA, LLC., undivided 0.1000 interest KDCA HOWE NORTH, LLC., undivided 0.1000 interest	6	OR 1111	802	+47808560002 +47808560003 +47808560004	0.864 0.242 0.546 1.652	0.223 0.000 0.000 0.223								NO TAKE DRIVEWAY & DRIVE AISLE EASEMENT OR 1052 PG. 743		
33-SH	BRASSEL PROPERTIES, LLC, AN OHIO LLC	6	OR 1301	92	#82010363000	1.881	0.342	0.275	0.163	0.073	S(4)				PARKING LOT EASEMENT VOL 362, PG 530, (BENEFITING PAR 34)	OR 1352	88
33-T	LESSEE: WESSELKAMPER PROPERTIES, LLC. AN OHIO LLC. (OR 1157, PG 891)	6	OR 1301 444	90 192				0.025	0.000	0.025					RECONSTRUCT DRIVE & PARKING LOT, GRADING (REMOVE 4 SIGNS)	OR 1352	93
34-PRE 1	J.G. BRENNEN & SONS ENTERPRISES, INC (and ASSIGNEES)	6	362	530		0.2673	0.000	393 S.F.	0.000	393 S.F.					PROPERTY RIGHTS FROM PARKING LOT EASEMENT (See REMARK # below)	OR 1350	869
34-PRE 2	J.G. BRENNEN & SONS ENTERPRISES, INC (and ASSIGNEES)	6	362	530		0.2673	0.000	625 S.F.	0.000	625 S.F.					VOL 362, PG 530, (BENEFITING PAR 34) (See REMARK # below)	OR 1350	873
34-SH	AL PEAKE AND SONS, INC. AN OHIO CORPORATION	6	OR 1205	941	#82010363001	1.131	0.554	0.217	0.163	0.054					RECONSTRUCT DRIVE & PARKING LOT, GRADING	OR 1350	867
34-T	LESSEE: SKH ENTERPRISES, INC, AN OHIO CORPORATION	6	OR 1205	968				0.026	0.000	0.026					* Flower Bed encroaching	OR 1350	871
35	RICHARD BRASSEL, TRUSTEE		OR 1014	804	+47808560001	1.441	0.032								NO TAKE		
36-39	NOT USED																
40	HOWARD A. CATLEY AND SHERRY CATLEY		428	765	#81610358000	0.46	0.086								NO TAKE		
41-SH	ROBERT D. CROSS AND BARBARA A. CROSS	7	419 283	287 710	#81510357000	0.88	0.391	0.061	0.047	0.014						OR 1337	307
42	KCF NORTH LTD.		OR 1054 429	735 907	&91701997000 &91701997001 #79910411009 #79910411AGR	5.379 3.522 3.093 40.326	1.20 0.38 0.61 1.30								NO TAKE		
	<b>TOTAL</b>					52.320	3.49										
43-49	NOT USED																
50-T	EMRO MARKETING CO.	7,8	360	047	#79910360002	1.193	0.466	0.080	0.000	0.080					RECONSTRUCT DRIVE & PARKING LOT, GRADING GAS EASEMENT VOL 331 PG 552	OR 1356	52
51	HEGO HERZBERG COMPANY		OR 1039	20	#79910411004	1.193	0.211								NO TAKE GAS EASEMENT VOL 331 PG 552		
52-77	NOT USED																
78-T	GIACO ENTERPRISES, INC.	8	359	738	#79910360001	0.953	0.193	0.010	0.000	0.010					RECONSTRUCT DRIVE & PARKING LOT, GRADING GAS EASEMENT VOL 331 PG 552	OR 1341	118

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

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.

LEGEND:  
T = TEMPORARY EASEMENT  
SH = STANDARD HIGHWAY EASEMENT  
PRE = PROPERTY RIGHT WITHIN SH EASEMENT  
U = UTILITY EASEMENT  
S = SEWER EASEMENT  
WD = WARRANTY DEED

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

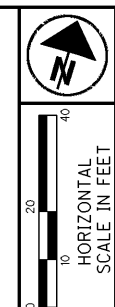
**REMARK #**  
PRE 1 : Permanent release of parking lot easement within 34 SH  
PRE 2 : Temporary release of parking lot easement within 34 T

REV. BY	DATE	DESCRIPTION
CAL	6/24/10	Add REMARK # for 34 PRE 1 & 34 PRE 2
CAL	6/8/10	Correct 34-SH PRO & Gross Take
CAL	5/3/10	NEW OWNERSHIP, PARCEL 33
CAL	1/06/10	Changed 33 PR parcels to 34 PRE parcels
CAL	12-28-09	ADD PAR 33-PRE & 33-PRT
FIELD REVIEW BY C.A.L.		DATE: 11-05-09
OWNERSHIP VERIFIED BY C.A.L.		DATE: 11-20-09
DATE COMPLETED NOV. 23, 2009		

FEDERAL PROJECT NO. **D071033**  
 PID NO. **23927**  
 STATE JOB NO. **424930**  
 SUMMARY OF ADDITIONAL RIGHT OF WAY  
 OTT-53-13.08  
 4/8  
 101  
 105

rs001.dgn 04-FEB-2011 3:01PM

OTTAWA COUNTY  
 PORTAGE TOWNSHIP  
 FRACTIONAL SECTION 35  
 T-7-N, R-13-E



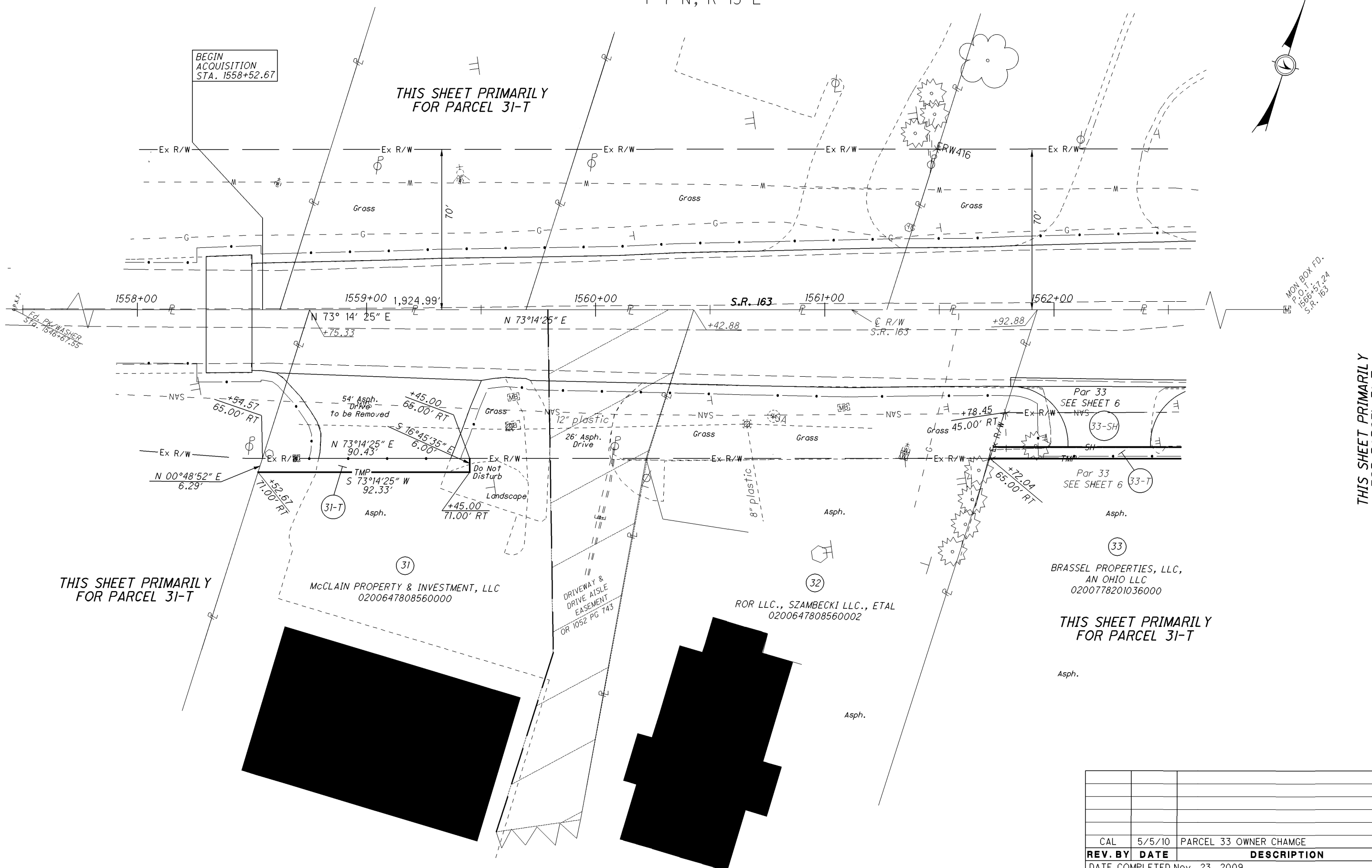
PID NO. **23927**

R/W DESIGNER  
 CAL  
 R/W REVIEWER  
 MDB

**RIGHT OF WAY TOPO SHEET**  
**1558+00 TO 1561+72.04**

**OTT-53-13.08**

5 / 8  
 102  
 105

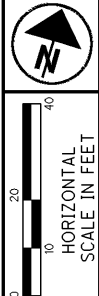


REV. BY	DATE	DESCRIPTION
CAL	5/5/10	PARCEL 33 OWNER CHANGE
DATE COMPLETED Nov. 23, 2009		

I:\projects\ottawa\23927\row\_sheets\rd001.dgn 04-FEB-2011 3:04PM arometo

For any Questions Please Contact ODOT District 2 Real estate at 419-353-8131

OTTAWA COUNTY  
PORTAGE TOWNSHIP  
FRACTIONAL SECTION 35  
T-7-N, R-13-E



PID NO. **23927**

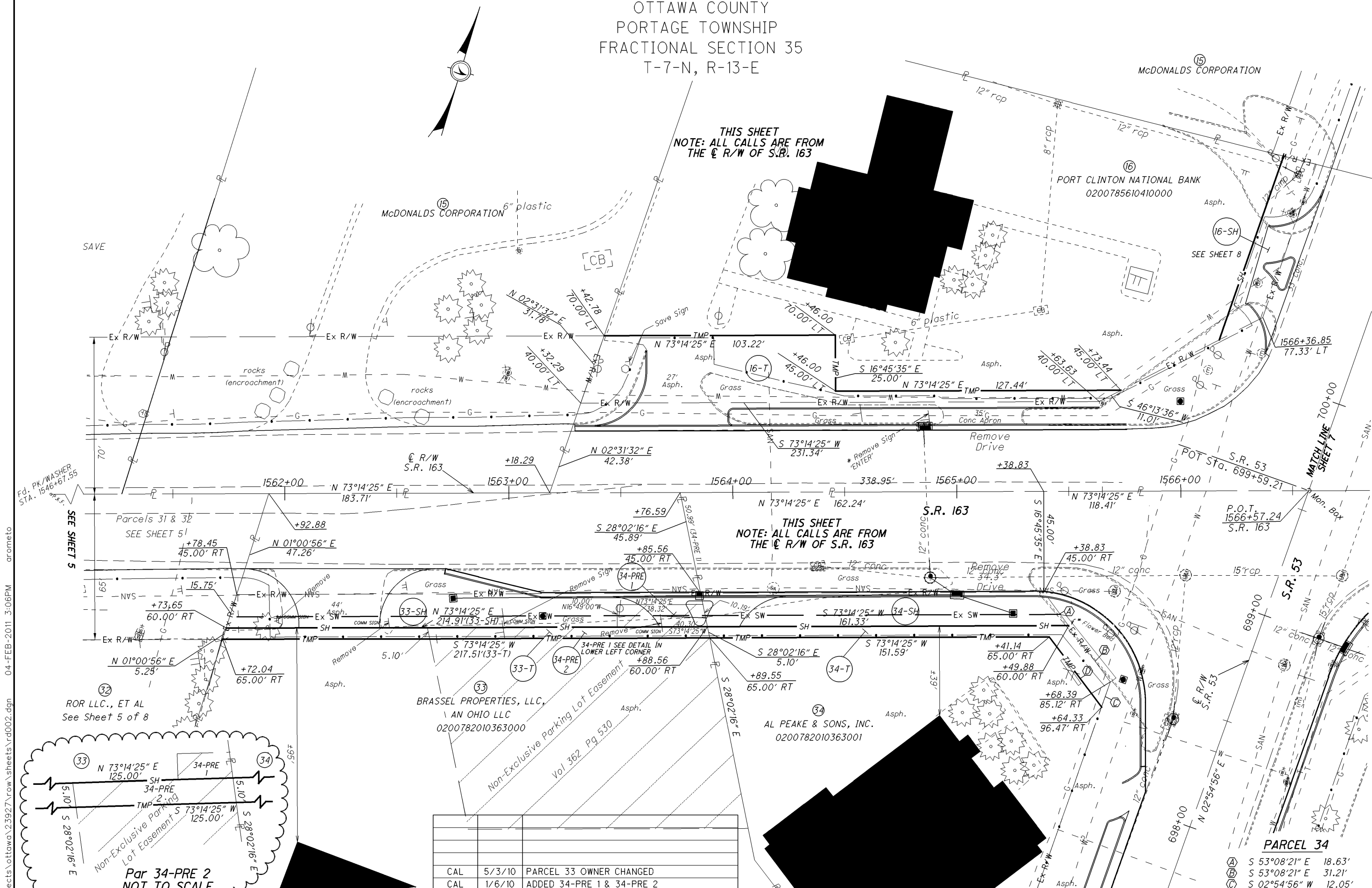
R/W DESIGNER: CAL  
R/W REVIEWER: MDB

**RIGHT OF WAY PLAN**  
**1561+50 TO 1566+50 S.R. 163**

**OTT-53-13.08**

6 / 8

103 / 105



THIS SHEET  
NOTE: ALL CALLS ARE FROM  
THE C R/W OF S.R. 163

THIS SHEET  
NOTE: ALL CALLS ARE FROM  
THE C R/W OF S.R. 163

Fd. PK/WASHER  
STA. 1546+67.55

SEE SHEET 5

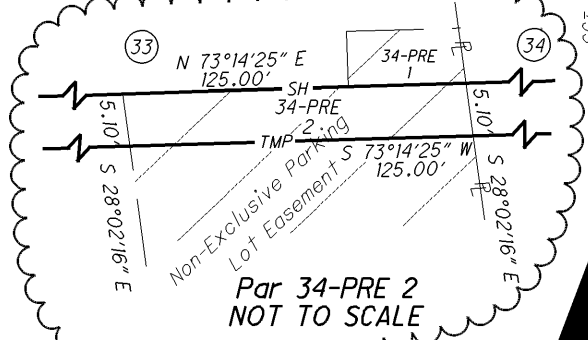
ROR LLC., ET AL  
See Sheet 5 of 8

BRASSEL PROPERTIES, LLC,  
AN OHIO LLC  
0200782010363000

AL PEAKE & SONS, INC.  
0200782010363001

PARCEL 34

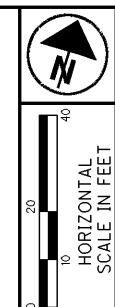
- (A) S 53°08'21" E 18.63'
- (B) S 53°08'21" E 31.21'
- (C) S 02°54'56" W 12.05'
- (D) N 53°08'21" W 39.09'



REV. BY	DATE	DESCRIPTION
CAL	5/3/10	PARCEL 33 OWNER CHANGED
CAL	1/6/10	ADDED 34-PRE 1 & 34-PRE 2
DATE COMPLETED	Nov. 23, 2009	

I:\projects\ottawa\23927\row\_sheets\rd002.dgn 04-FEB-2011 3:06PM arometo

OTTAWA COUNTY  
 PORTAGE TOWNSHIP  
 FRACTIONAL SECTION 35  
 T-7-N, R-13-E



PID NO. **23927**

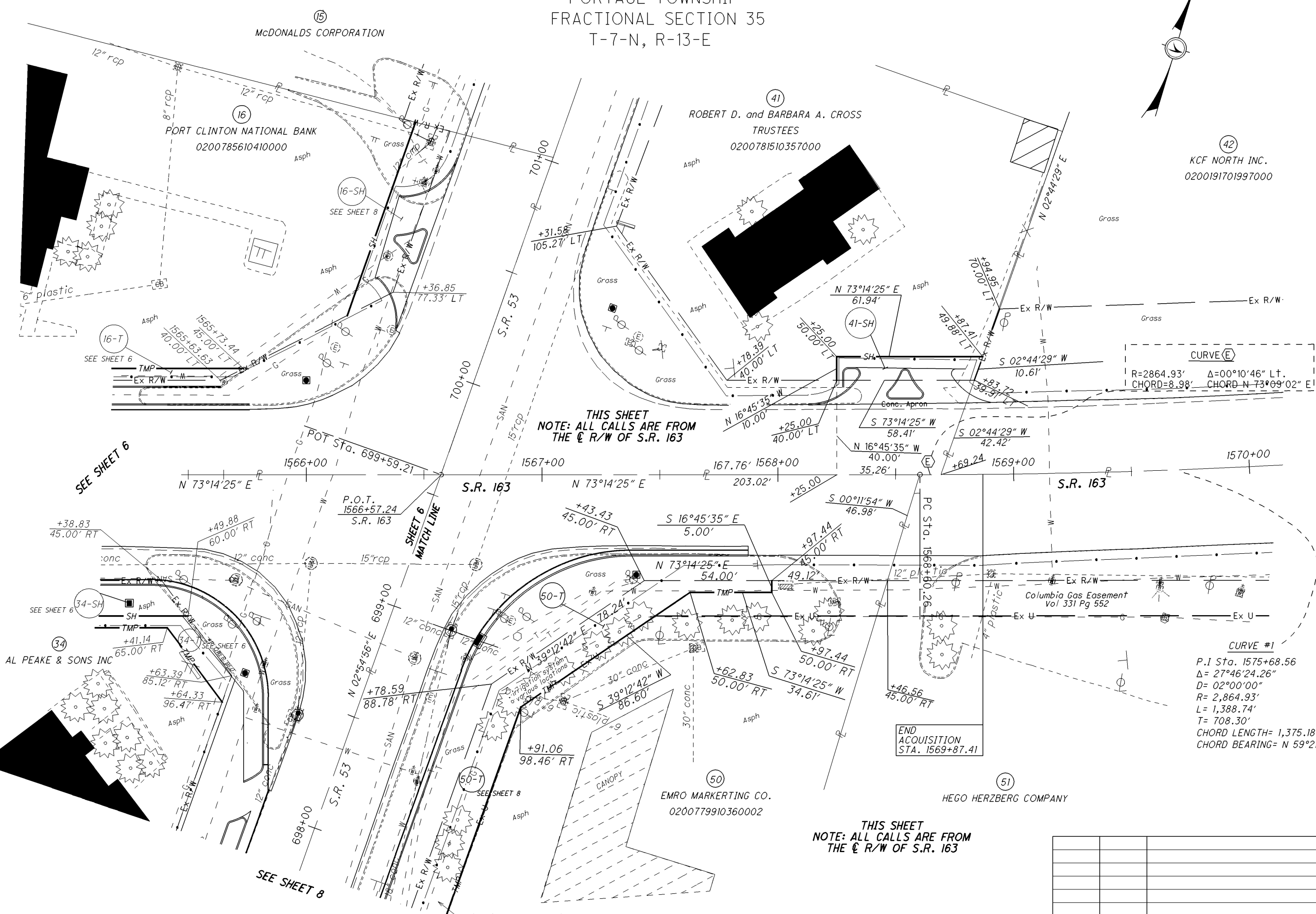
R/W DESIGNER: CAL  
 R/W REVIEWER: MDB

**RIGHT OF WAY PLAN**  
**STA. 1566+50 to STA. 1569+50**

**OTT-53-13.08**

7 / 8

104  
105



THIS SHEET  
 NOTE: ALL CALLS ARE FROM  
 THE  $\mathcal{C}$  R/W OF S.R. 163

THIS SHEET  
 NOTE: ALL CALLS ARE FROM  
 THE  $\mathcal{C}$  R/W OF S.R. 163

CURVE (E)  
 R=2864.93'  $\Delta=00^{\circ}10'46''$  LT.  
 CHORD=8.98' CHORD N 73°09'02" E

CURVE #1  
 P.I Sta. 1575+68.56  
 $\Delta=27^{\circ}46'24.26''$   
 $D=02^{\circ}00'00''$   
 $R=2,864.93'$   
 $L=1,388.74'$   
 $T=708.30'$   
 CHORD LENGTH= 1,375.18'  
 CHORD BEARING= N 59°21'33" E

REV. BY	DATE	DESCRIPTION

DATE COMPLETED Nov. 23, 2009

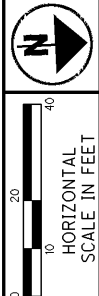
I:\projects\ottawa\23927\row\_sheets\rd003.dgn 04-FEB-2011 3:07PM arometo

OTTAWA COUNTY  
PORTAGE TOWNSHIP  
FRACTIONAL SECTION 35  
T-7-N, R-13-E

PORT CLINTON NATIONAL BANK  
0200785610410000

END ACQUISITION  
STA. 701+01.81

McDONALDS CORPORATION  
10" plas



PID NO. 23927

R/W DESIGNER CAL  
R/W REVIEWER MDB

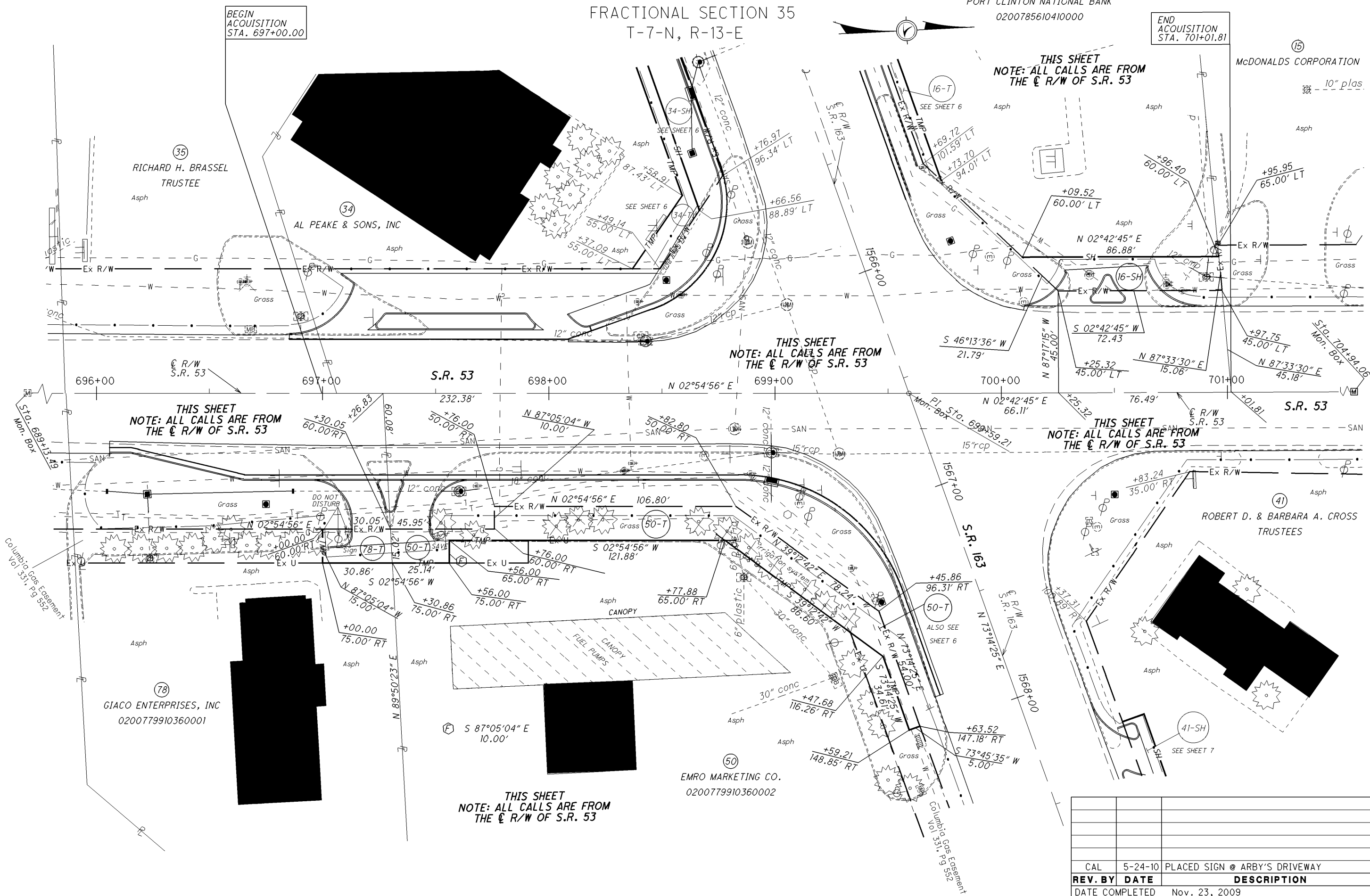
RIGHT OF WAY PLAN  
696+00 TO 701+50 S.R. 53

OTT-53-13.08

8 / 8

105  
105

I:\projects\ottawa\23927\row\_sheets\rd004.dgn 04-FEB-2011 3:08PM arometo



THIS SHEET  
NOTE: ALL CALLS ARE FROM  
THE C R/W OF S.R. 53

THIS SHEET  
NOTE: ALL CALLS ARE FROM  
THE C R/W OF S.R. 53

THIS SHEET  
NOTE: ALL CALLS ARE FROM  
THE C R/W OF S.R. 53

THIS SHEET  
NOTE: ALL CALLS ARE FROM  
THE C R/W OF S.R. 53

REV. BY	DATE	DESCRIPTION
CAL	5-24-10	PLACED SIGN @ ARBY'S DRIVEWAY
DATE COMPLETED	Nov. 23, 2009	