

LOCATION MAP

LATITUDE: 41°05'48" LONGITUDE: 83°12'04"



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)	----- (Pr) -----	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) (Ex), Tree (Ex), Shrub (Ex)	-----
Standard Highway Ease.(Pr)	----- SH -----	Tree (Remove), Shrub (Remove)	-----
Temporary Right of Way	----- TMP -----	Evergreen (Ex), Stump	-----
Channel Ease. (Pr)	----- CH -----	Evergreen (Remove), Stump (Remove)	-----
Utility Ease. (Ex)	----- Ex U -----	Wetland (Pr), Grass (Pr), Aerial Target	-----
Railroad	----- or -----	Post (Ex), Mailbox (Ex), Mailbox (Pr)	-----
Guardrail (Ex)	----- (Pr) -----	Light (Ex), Telephone Marker (Ex)	-----
Construction Limits	-----	Fire Hydrant (Ex), Water Meter (Ex)	-----
Edge of Pavement (Ex)	-----	Water Valve (Ex), Utility Valve Unknown (Ex.)	-----
Edge of Pavement (Pr)	-----	Telephone Pole (Ex), Power Pole (Ex)	-----
Limited access easement (Ex)	----- Ex LA -----	Light Pole (Ex)	-----
Limited access easement (Pr)	----- LA -----		

RIGHT OF WAY LEGEND SHEET

SEN-224-11.98

SENECA COUNTY
 HOPEWELL TOWNSHIP
 SW 1/4 OF SECTION 25,
 TOWNSHIP 2 NORTH, RANGE 14 EAST

INDEX OF SHEETS:

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

LEGEND

LA = LIMITED ACCESS EASEMENT
 T = TEMPORARY

STRUCTURE KEY

	RESIDENTIAL
	COMMERCIAL
	OUT-BUILDING

PROJECT DESCRIPTION

A SAFETY FUNDED PROJECT TO UPGRADE THE EXISTING SIGNAL WITH MAST ARMS, INSTALL EB & WB LEFT AND RIGHT TURN LANES, AND RESTRIPE TO CREATE POSITIVE OFFSET FOR LEFT TURN LANES.

PROJECT CONTROL / BASIS OF BEARINGS:

NAD83(2011) OHIO STATE PLANE, NORTH ZONE U.S. FOOT, GRID NORTH. PROJECT ADJUSTMENT FACTOR: 0.9999090365

ALL COORDINATES LISTED ARE PROJECT GROUND COORDINATES. TO CONVERT TO STATE PLANE GRID COORDINATES, MULTIPLY THE GROUND COORDINATES LISTED BY THE COMBINED SCALE FACTOR (PROJECT ADJUSTMENT FACTOR) LISTED ABOVE.

PLANS PREPARED BY:

FIRM NAME: ARCADIS, U.S., INC.
 R/W DESIGNER: PHIL BERDIS
 R/W REVIEWER: ROBERT G. HOY
 FIELD REVIEWER: DAVID HOERSTEN
 PRELIMINARY FIELD REVIEW DATE: 01/06/20
 TRACINGS FIELD REVIEW DATE: 6/5/20
 OWNERSHIP UPDATED BY: ROBERT HOY
 DATE COMPLETED: 7/10/20
 PLAN COMPLETION DATE: 7/10/20

UTILITIES

BASCOM MUTUAL TELEPHONE COMPANY PO BOX 316 BASCOM, OHIO 44809 419-937-2222	ENERGY TRANSFER 16489 STATE ROUTE 12 FINDLAY, OHIO 45840 419-701-9477
COLUMBIA GAS OF OHIO, INC. 2901 E. MANHATTAN BLVD. TOLEDO, OHIO 43611 419-539-6066	ODOT DISTRICT 2 317 EAST POE ROAD BOWLING GREEN, OHIO 43202 419-373-4404
AEP - AMERICAN ELECTRIC POWER 2622 STATE ROUTE 100 TIFFIN, OHIO 44883 419-209-5583	AQUA OHIO 1630 STATE ROUTE 53 TIFFIN, OHIO 44883 877-987-2782
COLUMBIA GAS TRANSMISSION 301 MAPLE STREET SUGAR GROVE, OHIO 43155 800-835-7191	CHARTER COMMUNICATIONS 3760 INTERCHANGE DR. COLUMBUS, OHIO 43204 614-255-6340
AT&T OF OHIO 130 N. ERIE STREET, ROOM 714 TOLEDO, OHIO 43624 419-245-7304	

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.

THIS IMPROVEMENT IS SPECIALLY 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.

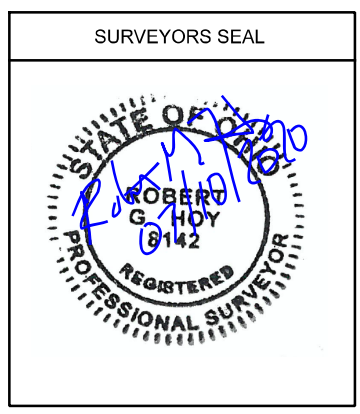
I, Robert G. Hoy, P.S. have conducted a survey of the existing conditions for the Ohio Department of Transportation in January 2020. The results of that survey are contained herein. Underground utility locations are shown for informational purposes only.

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 0.9999090365.

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:

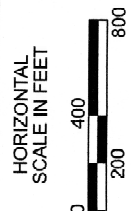
 1111 SUPERIOR AVENUE SUITE 1300
 CLEVELAND, OHIO 44114
 (216) 781-6177
 www.arcadis-us.com

DESIGN AGENCY	
ARCADIS	
1111 SUPERIOR AVENUE SUITE 1300 CLEVELAND, OHIO 44114 www.arcadis-us.com	
DESIGNER	
PSB	
REVIEWER	
RGH 07/10/20	
PROJECT ID	
110482	
SUBSET	TOTAL
1	5
SHEET TOTAL	
P.45	49

SENECA COUNTY HOPEWELL TOWNSHIP SW 1/4 OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 14 EAST

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.

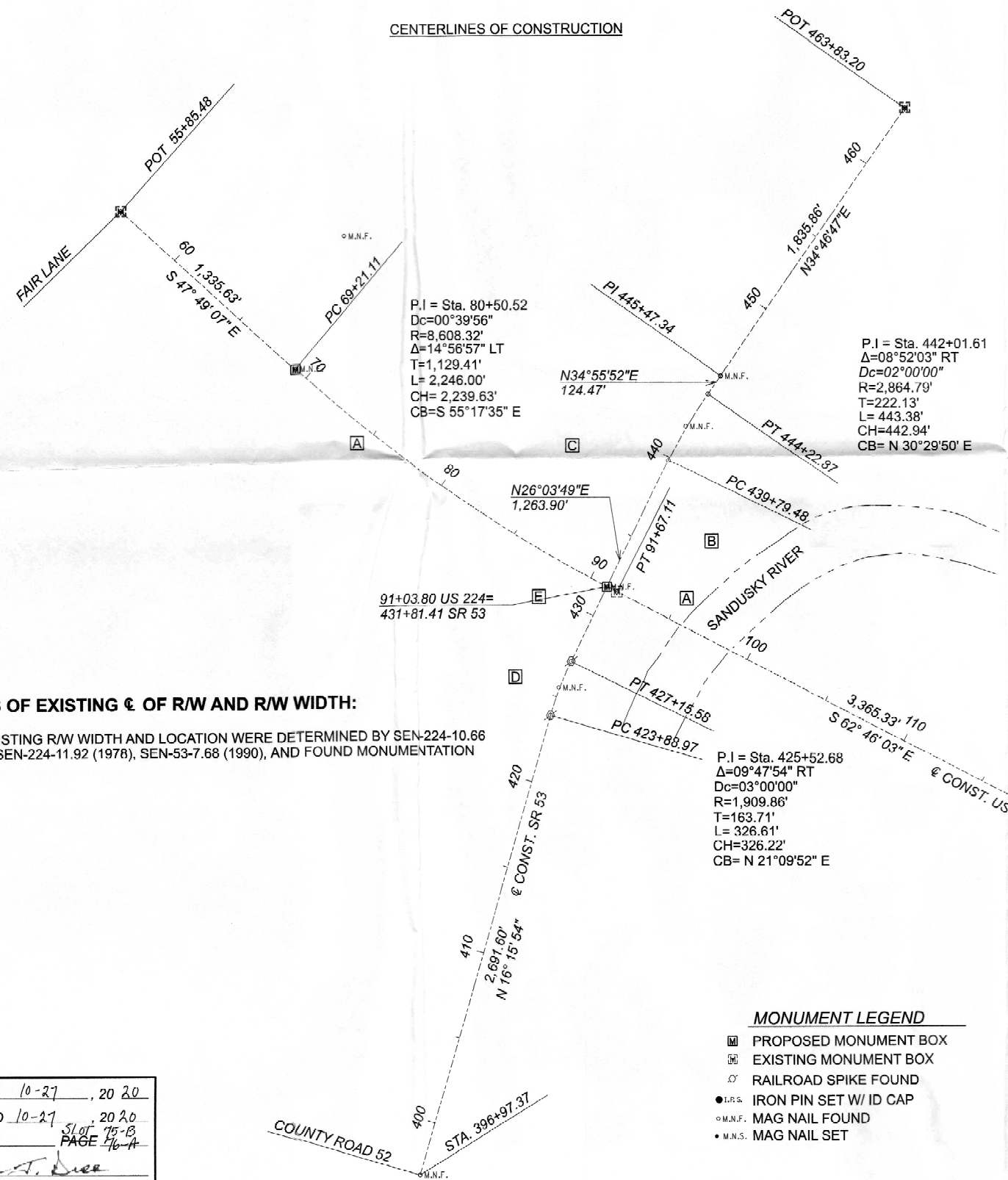


PROJECT CONTROL / BASIS OF BEARINGS :

NAD83(2011) OHIO STATE PLANE, NORTH ZONE U.S. FOOT, GRID NORTH.
PROJECT ADJUSTMENT FACTOR: 0.9999090365

ALL COORDINATES LISTED ARE PROJECT GROUND COORDINATES. TO CONVERT TO STATE PLANE GRID COORDINATES, MULTIPLY THE GROUND COORDINATES LISTED BY THE COMBINED SCALE FACTOR (PROJECT ADJUSTMENT FACTOR) LISTED ABOVE.

CENTERLINES OF CONSTRUCTION



ROAD			GROUND COORDINATES SEE SURVEY CERTIFICATION		DESCRIPTION
	STATION	OFFSET	NORTH (Y)	EAST (X)	
US224	84+27.86	20.15(R)	522104.484	1774874.994	5/8" REBAR SET WITH ORANGE CAP "ARCADIS CONTROL"
	88+11.28	27.72(R)	521914.773	1775207.017	5/8" REBAR SET WITH ORANGE CAP "ARCADIS CONTROL"
	90+02.52	63.56(R)	521742.098	1775330.474	5/8" REBAR SET WITH ORANGE CAP "ARCADIS CONTROL"
	91+88.23	30.37(L)	521684.682	1775511.137	3/4" REBAR SET WITH ALUMINUM CAP "PRIMARY CONTROL POINT"
	94+04.19	22.90(L)	521592.501	1775706.582	5/8" REBAR SET WITH ORANGE CAP "ARCADIS CONTROL"
SR53	100+11.74	21.48(L)	521308.185	1776356.014	5/8" REBAR SET WITH ORANGE CAP "ARCADIS CONTROL"
	424+16.95	18.26(L)	521060.036	1775118.200	5/8" REBAR SET WITH ORANGE CAP "ARCADIS CONTROL"
	434+60.24	24.48(R)	521990.246	1775594.569	3/4" REBAR SET WITH ALUMINUM CAP "AZIMUTH MARK"
	428+05.22	23.41(L)	521422.876	1775263.753	5/8" REBAR SET WITH ORANGE CAP "ARCADIS CONTROL"
	439+21.70	19.58(R)	522406.928	1775792.915	5/8" REBAR SET WITH ORANGE CAP "ARCADIS CONTROL"
	429+75.58	27.48(L)	521577.698	1775334.951	5/8" REBAR SET WITH ORANGE CAP "ARCADIS CONTROL"

BASIS OF EXISTING C OF R/W AND R/W WIDTH:

THE EXISTING R/W WIDTH AND LOCATION WERE DETERMINED BY SEN-224-10.66 (1955), SEN-224-11.92 (1978), SEN-53-7.68 (1990), AND FOUND MONUMENTATION

- [A]- SEN-224-10.66 R/W PLANS DATED 5-24-1955
- [B]- 20' UTILITY EASEMENT BY VAN HORN, HOVER & ASSOC. DATED 6-22-2005
- [C]- SURVEY FOR STEVE SHUFF BY HANK & ASSOC. DATED 7-11-1990
- [D]- SURVEY FOR KAREN BEHM BY HANK & ASSOC. DATED 8-9-1991
- [E]- MEADOW LAKE ACRES PLAT VOLUME 6 PAGE 59

MONUMENT LEGEND

- ☐ PROPOSED MONUMENT BOX
- ◻ EXISTING MONUMENT BOX
- ⊙ RAILROAD SPIKE FOUND
- I.R.S. IRON PIN SET W/ ID CAP
- M.N.F. MAG NAIL FOUND
- M.N.S. MAG NAIL SET

CENTERLINE MONUMENT TABLE - CENTERLINE OF CONSTRUCTION

ROAD			GROUND COORDINATES SEE SURVEY CERTIFICATION		DESCRIPTION
	STATION	OFFSET	NORTH (Y)	EAST (X)	
US 224	55+85.48	0.00	523893.405	1773447.378	5/8" PIN W/ CAP FOUND IN MONUMENT BOX
	69+22.55	0.00	522995.588	1773666.174	MAG NAIL FOUND/RM-1.1 TYPE C MONUMENT SET
	91+03.80	0.00	521750.528	1775450.070	MAG NAIL FOUND/RM-1.1 TYPE C MONUMENT SET
	91+67.11	0.00	521721.352	1775506.253	1" IRON PIN FOUND IN MONUMENT BOX
	125+32.43	0.00	520181.371	1778498.556	MAG NAIL FOUND
SR 53	396+97.37	0.00	518443.987	1774373.751	MAG NAIL FOUND
	423+89.09	0.00	521027.917	1775127.653	RAILROAD SPIKE
	425+52.68 PI (AH)	6.98 (LT)	521185.254	1775173.591	MAG NAIL FOUND
	427+16.01	0.05 (LT)	521332.477	1775245.538	RAILROAD SPIKE
	431+81.40	0.12 (LT)	521750.528	1775450.070	MAG NAIL FOUND
	442+01.61 PI (AH)	8.60 (LT)	522666.986	1775898.315	MAG NAIL FOUND AT CURVE PI
	445+47.34	0.00	522951.149	1776096.780	MAG NAIL FOUND AT PI
	463+83.20	0.00	524459.033	1777143.994	1" PIN FOUND IN MONUMENT BOX

SEN-224-11.98

MODEL: Shee- PAPER SIZE: 34x22 (in.) DATE: 10/24/2020 TIME: 2:20:09 PM USER: RHOY P:\Cleveland\OH\Projects\10482\10482-00-Engineering\SRK\Sheets\10482-2001.dgn

RECEIVED 10-27, 2020
RECORDED 10-27, 2020
BOOK 4 PAGE 46-A
Michael T. Duce
COUNTY RECORDER

CENTERLINE PLAT

1 / 2
DESIGN AGENCY ARCADIS 1111 SUPERIOR AVENUE SUITE 1300 CLEVELAND, OHIO 44114 216.756.6777 www.arcadis.com
DESIGNER PSB
REVIEWER RGH 10/14/20
PROJECT ID 110482
SUBSET TOTAL 2 5
SHEET TOTAL P.65 68

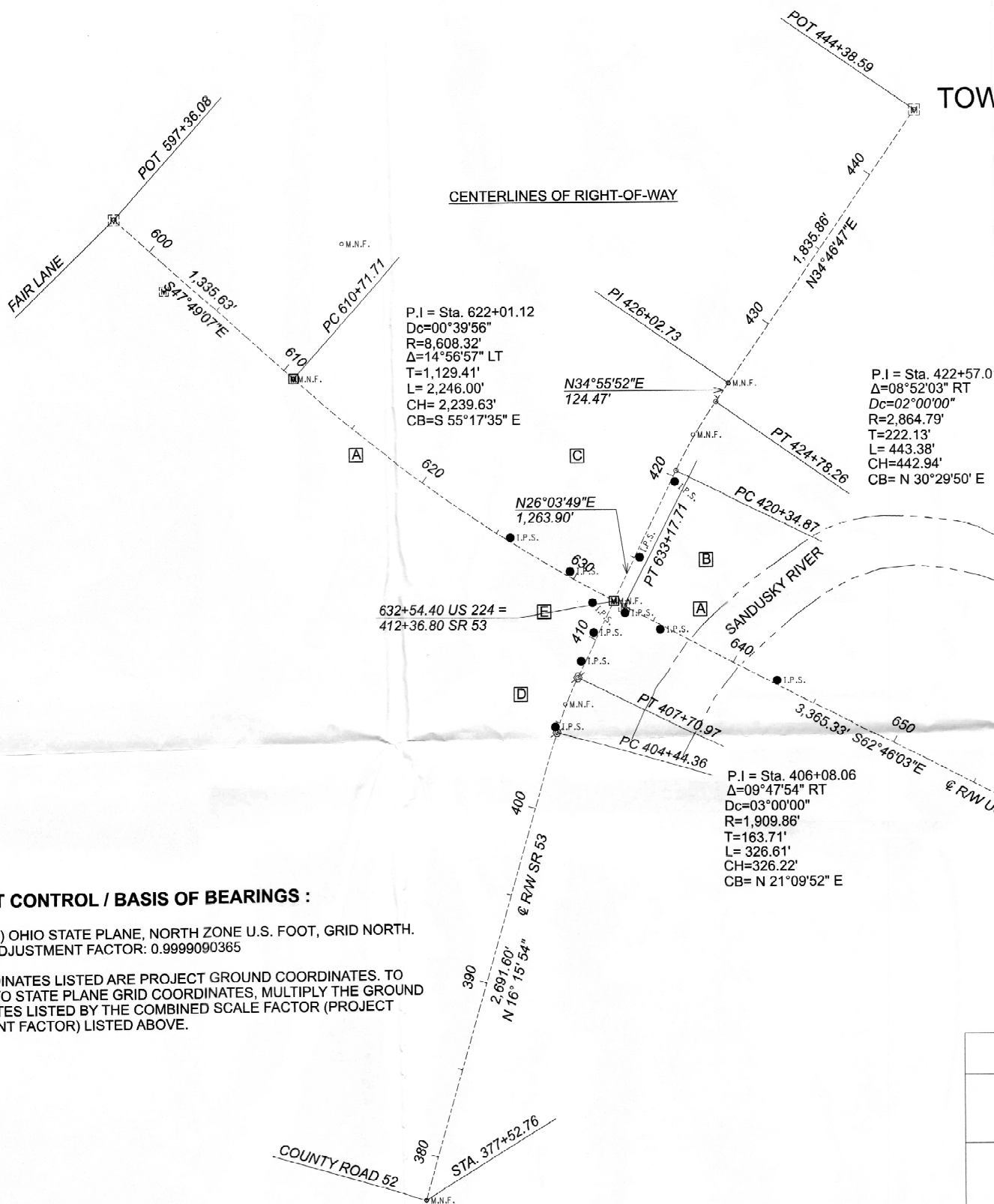
SENECA COUNTY HOPEWELL TOWNSHIP SW 1/4 OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 14 EAST

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CENTERLINE PLAT



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



- [A] - SEN-224-10.66 R/W PLANS DATED 5-24-1955
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- [C] - SURVEY FOR STEVE SHUFF BY HANK & ASSOC. DATED 7-11-1990
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PROJECT CONTROL / BASIS OF BEARINGS :

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THE EXISTING R/W WIDTH AND LOCATION WERE DETERMINED BY SEN-224-10.66 (1955), SEN-224-11.92 (1978), SEN-53-7.68 (1990), AND FOUND MONUMENTATION

MONUMENT LEGEND

- PROPOSED R/W MONUMENT BOX
- EXISTING R/W MONUMENT BOX
- RAILROAD SPIKE FOUND
- I.P.S. IRON PIN SET W/ ID CAP
- M.N.F. MAG NAIL FOUND
- M.N.S. MAG NAIL SET

RECEIVED _____, 20 _____
RECORDED _____, 20 _____
BOOK _____ PAGE _____
COUNTY RECORDER

CENTERLINE MONUMENT TABLE

ROAD	CENTERLINE OF RIGHT OF WAY		GROUND COORDINATES SEE SURVEY CERTIFICATION		SET DURING CONSTRUCTION	EXPECTED TO BE DISTURBED	DESCRIPTION
	STATION	OFFSET	NORTH (Y)	EAST (X)			
US 224	597+36.08	0.00	523893.405	1773447.378			5/8" PIN W/ CAP FOUND IN MONUMENT BOX
	610+71.71	0.00	522995.588	1773666.174	1		MAG NAIL FOUND / RM-1.1 TYPE C MONUMENT SET
	632+54.28	0.02 (RT)	521750.517	1775450.064			MAG NAIL FOUND
	632+54.40	0.00	521750.528	1775450.070	1		RM-1.1 TYPE C MONUMENT SET
	633+17.71	0.00	521721.352	1775506.253		1	1" IRON PIN FOUND IN MONUMENT BOX
SR 53	666+83.03	0.00	520181.371	1778498.556			MAG NAIL FOUND
	377+53.76	0.00	518443.987	1774373.751			MAG NAIL FOUND
	404+44.48	0.00	521027.917	1775127.653			RAILROAD SPIKE
	406+07.93	6.98 (LT)	521185.254	1775173.591			MAG NAIL FOUND
	407+71.40	0.05 (LT)	521332.477	1775245.538			RAILROAD SPIKE
	412+36.79	0.12(LT)	521750.517	17754510.064			MAG NAIL FOUND
	422+56.56	8.60 (LT)	522666.986	1775898.315			MAG NAIL FOUND AT CURVE PI
	426+02.73	0.00	522951.149	1776096.780			MAG NAIL FOUND AT PI
	444+38.59	0.00	524459.033	1777143.994			1" PIN FOUND IN MONUMENT BOX
TOTALS TO GENERAL SUMMARY					2	1	

2 / 2

DESIGN AGENCY
ARCADIS
11th SUPERIOR AVENUE SUITE 1300
CLEVELAND, OHIO 44114
(216) 781-3077
www.arcadis.com

DESIGNER
PSB

REVIEWER
RGH 10/14/20

PROJECT ID
110482

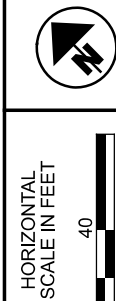
SUBSET	TOTAL
3	5
SHEET	TOTAL
P.66	68

SEN-224-11.98

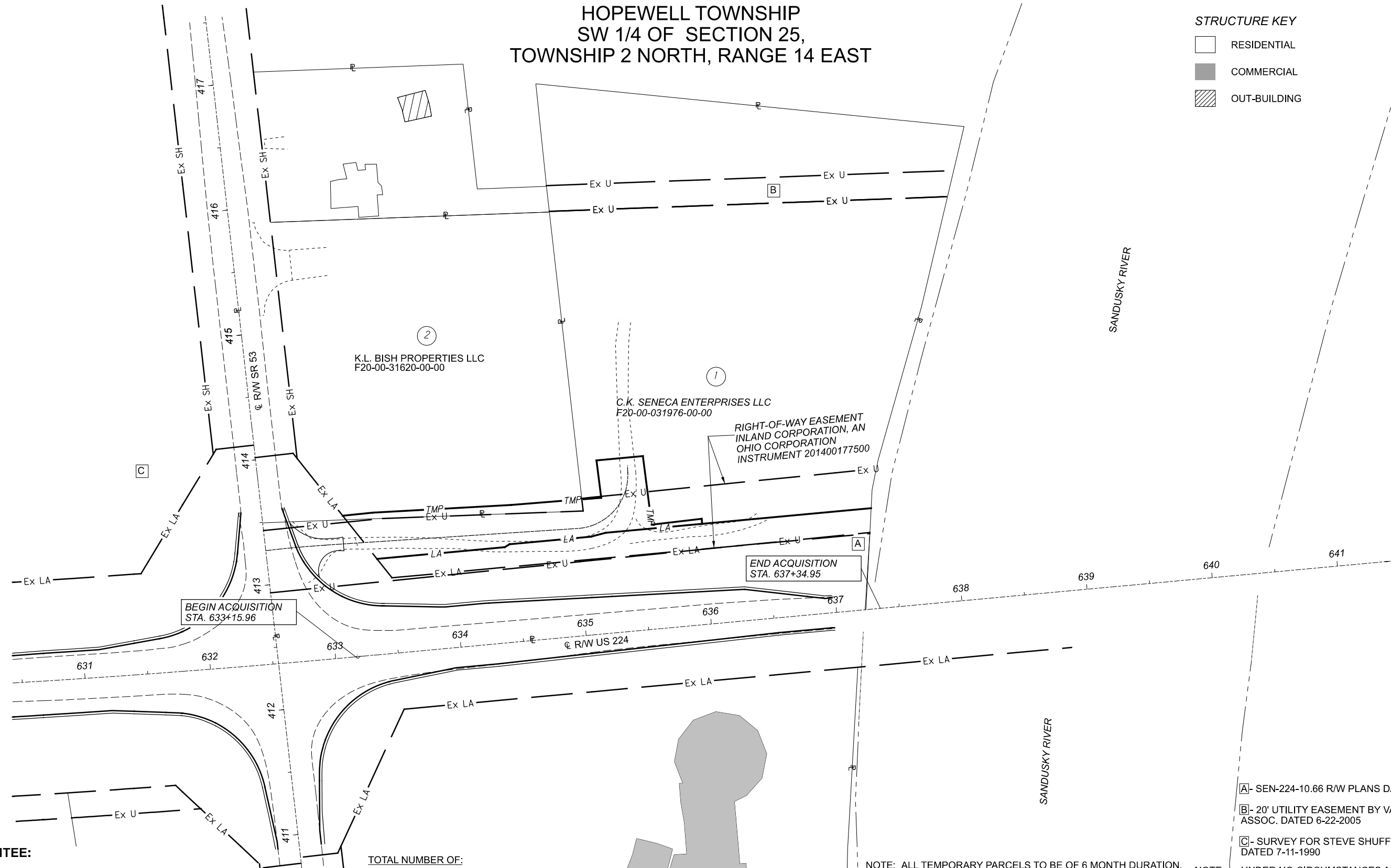
MODEL: Sheet P:\PERS\251_34x22 (In.) DATE: 10/24/2020 TIME: 11:38:19 PM USER: RHoy
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SENECA COUNTY
HOPEWELL TOWNSHIP
SW 1/4 OF SECTION 25,
TOWNSHIP 2 NORTH, RANGE 14 EAST

STRUCTURE KEY
 □ RESIDENTIAL
 ■ COMMERCIAL
 ▨ OUT-BUILDING



PROPERTY MAP



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

TOTAL NUMBER OF:
 1 OWNERSHIPS 0 TOTAL TAKES
 3 PARCELS 0 OWNERSHIPS W/ STRUCTURES INVOLVED

ALL AREAS IN ACRES, NET RESIDUE=RECORD AREA-TOTAL PRO-NET TAKE
 LA=LIMITED ACCESS HIGHWAY EASEMENT
 T=TEMPORARY EASEMENT

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

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

- [A]- SEN-224-10.66 R/W PLANS DATED 5-24-1955
- [B]- 20' UTILITY EASEMENT BY VAN HORN, HOVER & ASSOC. DATED 6-22-2005
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 (216) 781-9177
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DESIGNER
PSB
 REVIEWER
 RGH 07/10/20
 PROJECT ID
 110482
 SUBSET TOTAL
 4 5
 SHEET TOTAL
 P.48 49

PARCEL NO.	OWNER	OWNERS RECORD INSTRUMENT	AUDITOR'S		TOTAL P.R.O.	GROSS TAKE	P.R.O. IN TAKE	NET TAKE	STRUC-TURE	NET RESIDUE		FUND TYPE	REMARKS	AS ACQUIRED	
			PARCEL	RECORD AREA						LEFT	RIGHT			INSTRUMENT	
1-LA	C.K. SENECA ENTERPRISES LLC	200200067045	F20-00-031976-00-00	2.7570	0.7470	0.1658	0.0000	0.1658	NO	1.844		100% STATE		OR 429	2765
1-T			F20-00-031976-00-00			0.1735	0.0000	0.1735	NO				REGRADE, MOVE DIRT	OR 429	2771
2-T	K.L. BISH PROPERTIES LLC	200700122011	F20-00-31620-00-00	1.398	0.2000	0.0279	0.0000	0.0279	NO				REGRADE	OR 429	2776

REV. BY	DATE	DESCRIPTION
	7/10/20	DATE COMPLETED

SEN-224-11.98

MODEL: Sheet PAPER SIZE: 11x17 (in.) DATE: 7/10/2020 TIME: 4:53:33 PM USER: Cjumes
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SEN-224-11.98

MODEL: Sheet PAPER: SEN-224-11.98 DATE: 7/10/2020 TIME: 4:21:27 PM USER: C.Jones
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SENECA COUNTY
 HOPEWELL TOWNSHIP
 SW 1/4 OF SECTION 25
 TOWNSHIP 2 NORTH, RANGE 14 EAST

SEN-224-10.66 RW PLANS DATED 5-24-1955

DRAINAGE LEGEND

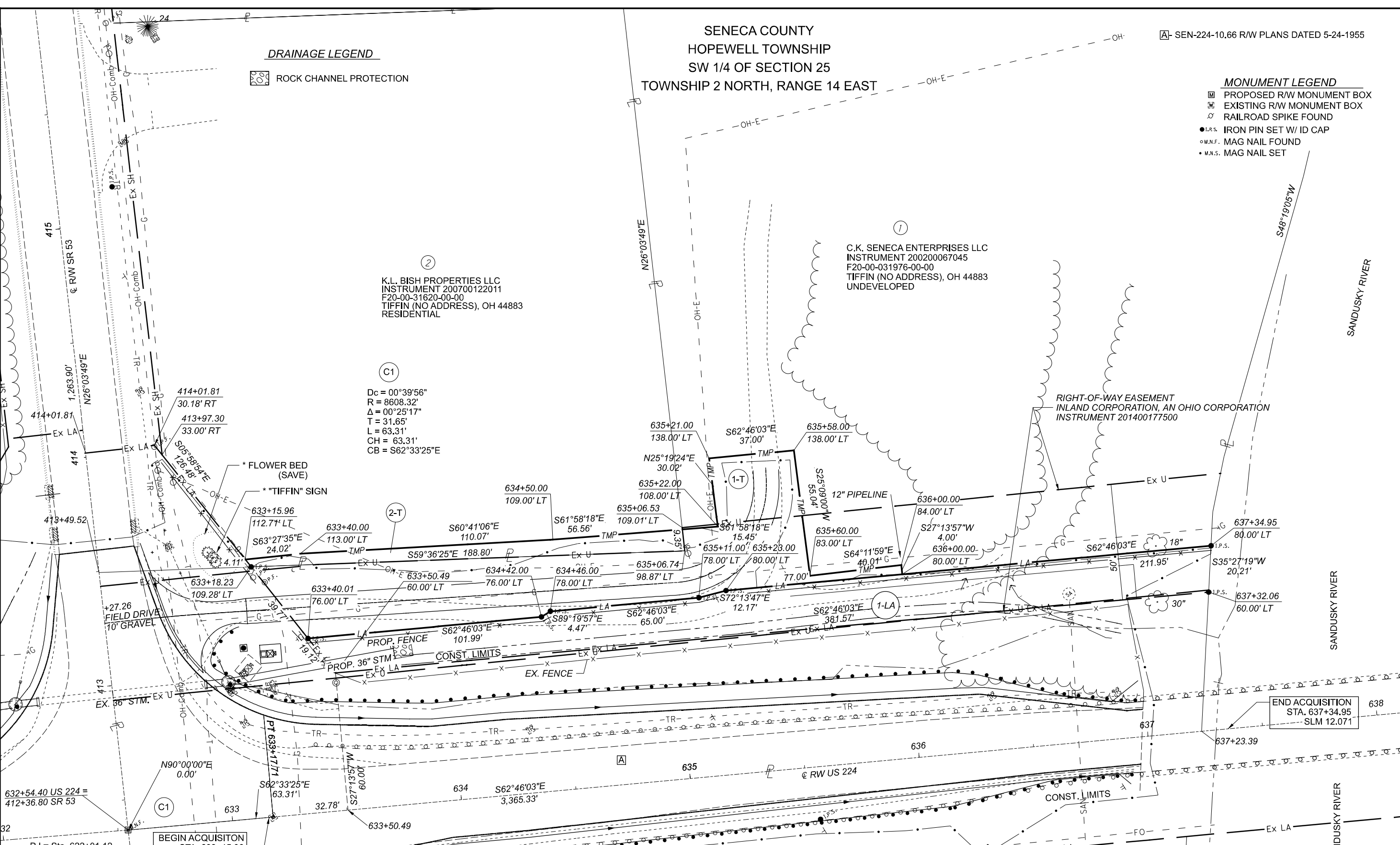
ROCK CHANNEL PROTECTION

MONUMENT LEGEND

- PROPOSED R/W MONUMENT BOX
- EXISTING R/W MONUMENT BOX
- RAILROAD SPIKE FOUND
- I.P.S. IRON PIN SET W/ ID CAP
- M.N.F. MAG NAIL FOUND
- M.N.S. MAG NAIL SET



RIGHT OF WAY DETAIL SHEET



P.I = Sta. 622+01.12
 Dc=00°39'56"
 R=8,608.32'
 Δ=14°56'57" LT
 T=1,129.41'
 L=2,246.00'
 CH=2,239.63'
 CB=S 55°17'35" E

BEGIN ACQUISITION
 STA. 633+15.96
 SLM 11.992

END ACQUISITION
 STA. 637+34.95
 SLM 12.071

RIGHT-OF-WAY MONUMENT TABLE

ROAD	STATION		GROUND COORDINATES SEE SURVEY CERTIFICATION		EXPECTED TO BE DISTURBED	DESCRIPTION
	STATION	OFFSET	NORTH (Y)	EAST (X)		
US 224	633+50.36	55.70 LT	521755.937	1775560.773	1	1" PIN FOUND IN CONCRETE
	413+37.22	71.13 RT	521809.478	1775558.086	1	1 1/4" PIPE FOUND
SR 53	413+39.84	66.36 RT	521813.933	1775554.956	1	5/8" PIN FOUND, VERY LEANING EAST
	414+01.17	30.05' RT	521884.982	1775549.279	1	5/8" REBAR FOUND W/ CAP "ESPTE"

REV. BY	DATE	DESCRIPTION

DATE COMPLETED 7/10/2020

DESIGN AGENCY
ARCADIS
 1111 SUPERIOR AVENUE SUITE 1300
 CLEVELAND, OHIO 44114
 WWW.ARCADIS.COM

DESIGNER
PSB

REVIEWER
RGH 07/10/20

PROJECT ID
110482

SUBSET	TOTAL
5	5

SHEET	TOTAL
P.49	49