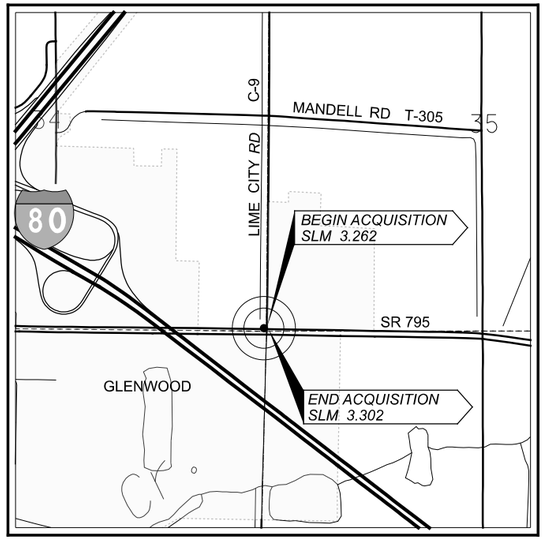
RIGHT OF WAY LEGEND SHEET
WOO-SR 795-3.26

PERRYSBURG TOWNSHIP
CITY OF ROSSFORD
WOOD COUNTY, OHIO

SEC. 2, TOWN 4, U.S.R.
SEC. 3, TOWN 4, U.S.R.
SEC. 34, TOWN 3, U.S.R.
SEC. 35, TOWN 3, U.S.R.



LOCATION MAP

LATITUDE: 41°33'54" LONGITUDE: 83°34'02"

N

ELECTRIC
TOLEDO EDISON
6099 ANGOLA RD.
HOLLAND, OH 43528

RANDY SWOPE
(419) 249-5218
RRSWOPE@FIRSTENERGYCORP.COM

GAS
COLUMBIA GAS
2901 W.MANHATTAN BLVD.
TOLEDO, OH 43611

CLINT WELLS
(416)309-5552
CLINTWELLS@NISOURCE.COM

TELEPHONE
AT&T
130 N.ERIE ST. (ROOM 714)
TOLEDO, OH 43624

ROBERT FEY
(419) 245-5004
RF1281@ATT.COM

BUCKEYE CABLE SYSTEM
2700 OREGON RD.
NORTHWOOD, OH 43619

MICHAEL SHEAHAN
(419) 724-3713
MSHEAHAN@SHAREDSVCS.COM

WATER
NORTHWESTERN WATER AND SEWER
209 NOLAN PARKWAY
ARCHBOLD, OH 43502

TOM STALTER
(419) 3549090 ext. 174
TSTALTER@NWWSD.ORG

MISCELLANEOUS
NORTHERN BUCKEYE EDUCATION COUNCIL

JOE PRCHLIK
(419) 267-2515
PRCHLIK@NWOCA.ORG

CITY OF ROSSFORD
133 OSBORN STREET
ROSSFORD, OH 43460

TYLER KOLB
(419) 666-0210
TKOLB@ROSSFORDOHIO.COM

ODOT - DISTRICT 2
317 EAST POE ROAD
BOWLING GREEN, OH

BRAD FOX
(419) 353-8131
BRADLEY.FOX@DOT.OHIO.GOV

ODOT - ITS
1980 W. BROAD ST.
COLUMBUS, OH

BRYAN COMER
(614) 387-1253
BRYAN.COMER@DOT.OHIO.GOV

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.

INDEX OF SHEETS:

LEGEND SHEET	1
CENTERLINE PLAT	2
PROPERTY MAP	3
SUMMARY OF ADDITIONAL R/W	4
DETAILED ROW PLAN SHEETS	5

PROJECT DESCRIPTION

UPGRADE THE SIGNAL AT SR 795 AND LIME CITY ROAD IN WOOD COUNTY WITH MAST ARM SUPPORTS, SIGNAL BACKPLATES, AND RADAR DETECTION.

PROJECT CONTROL

OHIO STATE PLANE NORTH - NAD83 (2011)
PROJECT ADJUSTMENT FACTOR 1.0000478056

PLANS PREPARED BY:

FIRM NAME : LJB INC.
R/W DESIGNER: DAVID HULSMEYER
R/W REVIEWER: HARRY HERBST
FIELD REVIEWER: DAVID HULSMEYER
PRELIMINARY FIELD REVIEW DATE: 05/26/2021
TRACINGS FIELD REVIEW DATE:
OWNERSHIP UPDATED BY: DAVID HULSMEYER
DATE COMPLETED: 10/01/2021
PLAN COMPLETION DATE:

CONVENTIONAL SYMBOLS

County Line
Township Line
Section Line
Corporation Line or
Fence Line (Ex) (Pr)
Center Line
Right of Way (Ex) Ex R/W
Right of Way (Pr) R/W
Standard Highway Ease.(Ex) Ex SH
Standard Highway Ease.(Pr) SH
Temporary Right of Way TMP
Channel Ease. (Pr) CH
Utility Ease. (Ex) Ex U
Railroad or
Guardrail (Ex) (Pr)
Construction Limits
Edge of Pavement (Ex)
Edge of Pavement (Pr)
Edge of Shoulder (Ex)
Edge of Shoulder (Pr)
Ditch / Creek (Ex)
Ditch / Creek (Pr)
Tree Line (Ex)
Ownership Hook Symbol , Example
Property Line Symbol , Example
Break Line Symbol , Example
Tree (Pr), Tree (Ex), Shrub (Ex)
Tree (Remove), Shrub (Remove)
Evergreen (Ex), Stump
Evergreen (Remove), Stump (Remove)
Wetland (Pr), Grass (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)

MONUMENT LEGEND

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

TYPES OF TITLE LEGEND:
WD = WARRANTY DEED
WDV = WARRANTY DEED IN THE NAME OF THE CITY OF ROSSFORD, OHIO

STRUCTURE KEY

- RESIDENTIAL
- COMMERCIAL
- OUT-BUILDING

I, David Hulsmeyer, P. S. have conducted a survey of the existing conditions for the Ohio Department of Transportation on March 2021. 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 (Meters or US Survey Feet) by a Project Adjustment Factor of 1.0000478056.

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.

David Hulsmeyer, Professional Land Surveyor 8548

Date: 10/01/2021

SURVEYORS SEAL

STATE OF OHIO
DAVID HULSMEYER
S-8548
REGISTERED
PROFESSIONAL SURVEYOR

RIGHT OF WAY LEGEND SHEET

DESIGN AGENCY

DESIGNER: DH
REVIEWER: HGH
PROJECT ID: 113102
SUBSET 1 TOTAL 5
SHEET 11 TOTAL 10

WOO-SR795-3.26

MODEL: Sheet PAPERSIZE: 17x11 (in.) DATE: 10/1/2021 TIME: 3:07:16 PM USER: dhulsmeyer
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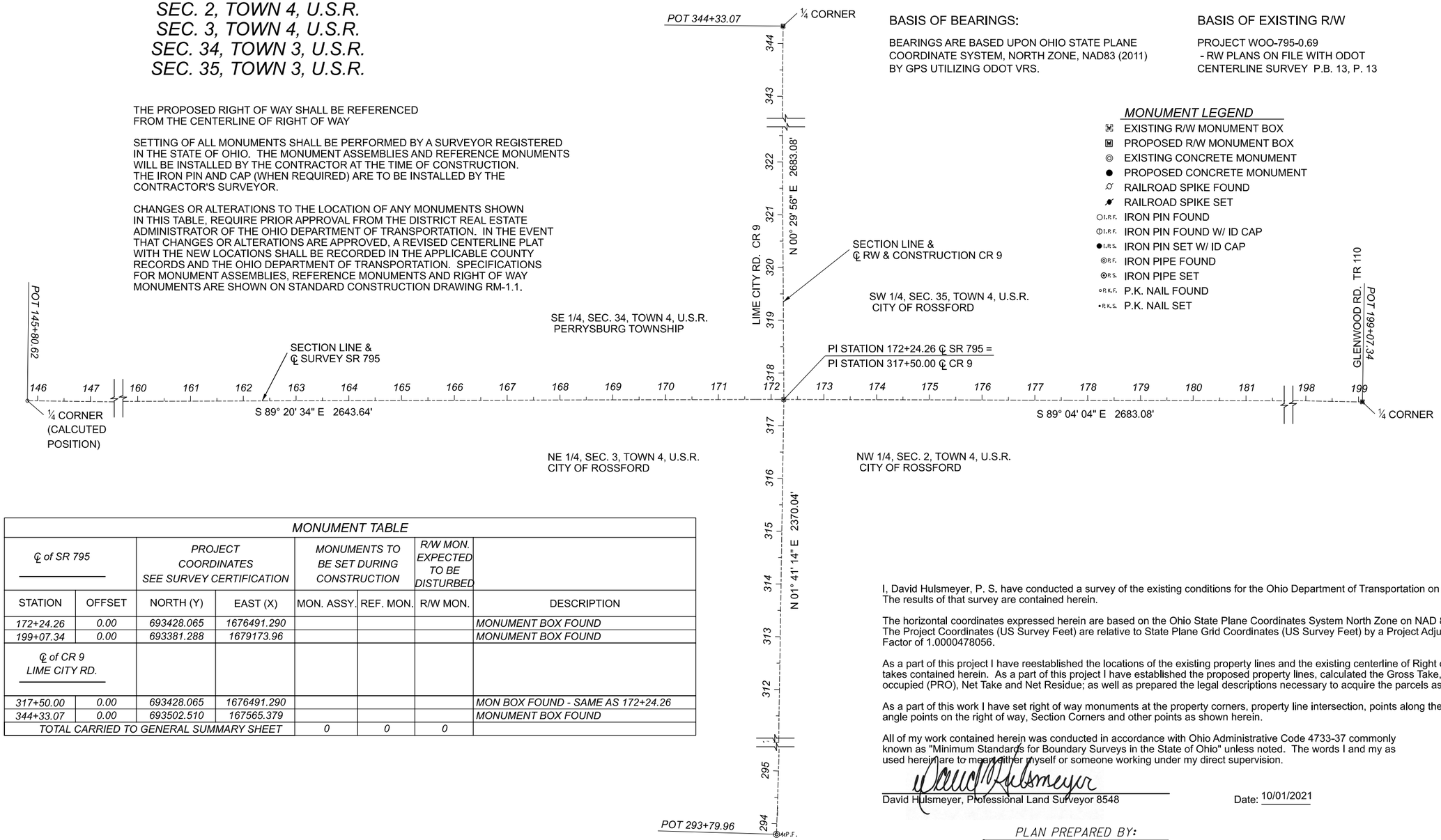
WOO-SR 795-3.26

PERRYSBURG TOWNSHIP
CITY OF ROSSFORD
WOOD COUNTY, OHIO
SEC. 2, TOWN 4, U.S.R.
SEC. 3, TOWN 4, U.S.R.
SEC. 34, TOWN 3, U.S.R.
SEC. 35, TOWN 3, U.S.R.

THE PROPOSED RIGHT OF WAY SHALL BE REFERENCED FROM THE CENTERLINE OF RIGHT OF WAY

SETTING OF ALL MONUMENTS SHALL BE PERFORMED 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.



BASIS OF BEARINGS:

BEARINGS ARE BASED UPON OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83 (2011) BY GPS UTILIZING ODOT VRS.

BASIS OF EXISTING R/W

PROJECT WOO-795-0.69
- RW PLANS ON FILE WITH ODOT
CENTERLINE SURVEY P.B. 13, P. 13

MONUMENT LEGEND

- EXISTING R/W MONUMENT BOX
- PROPOSED R/W MONUMENT BOX
- EXISTING CONCRETE MONUMENT
- PROPOSED CONCRETE MONUMENT
- RAILROAD SPIKE FOUND
- RAILROAD SPIKE SET
- I.R.F. IRON PIN FOUND
- I.R.F. IRON PIN FOUND W/ ID CAP
- I.R.S. IRON PIN SET W/ ID CAP
- R.F. IRON PIPE FOUND
- R.S. IRON PIPE SET
- P.K.F. P.K. NAIL FOUND
- P.K.S. P.K. NAIL SET

MONUMENT TABLE

℄ of SR 795		PROJECT COORDINATES SEE SURVEY CERTIFICATION		MONUMENTS TO BE SET DURING CONSTRUCTION		R/W MON. EXPECTED TO BE DISTURBED	
STATION	OFFSET	NORTH (Y)	EAST (X)	MON. ASSY.	REF. MON.	R/W MON.	DESCRIPTION
172+24.26	0.00	693428.065	1676491.290				MONUMENT BOX FOUND
199+07.34	0.00	693381.288	1679173.96				MONUMENT BOX FOUND
℄ of CR 9 LIME CITY RD.							
317+50.00	0.00	693428.065	1676491.290				MON BOX FOUND - SAME AS 172+24.26
344+33.07	0.00	693502.510	167565.379				MONUMENT BOX FOUND
TOTAL CARRIED TO GENERAL SUMMARY SHEET				0	0	0	

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David Hulsmeyer, Professional Land Surveyor 8548

Date: 10/01/2021

SURVEYORS SEAL

STATE OF OHIO
DAVID HULSMEYER
S-8548
REGISTERED
PROFESSIONAL SURVEYOR

PLAN PREPARED BY:

DESIGN AGENCY
LJB Inc. • 2500 Newmark Drive
Miamisburg, OH 45342
(937) 259-5000 tel • (937) 259-5100 fax • LJBInc.com

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

ORIGINAL SCALE 1' = 100'
HORIZONTAL SCALE IN FEET 0 50 100 200

CENTERLINE PLAT

DESIGN AGENCY
DESIGNER DH
REVIEWER HGH 0
PROJECT ID 113102
SUBSET 2 TOTAL 5
SHEET 8 TOTAL 10

WOO-SR795-3.26

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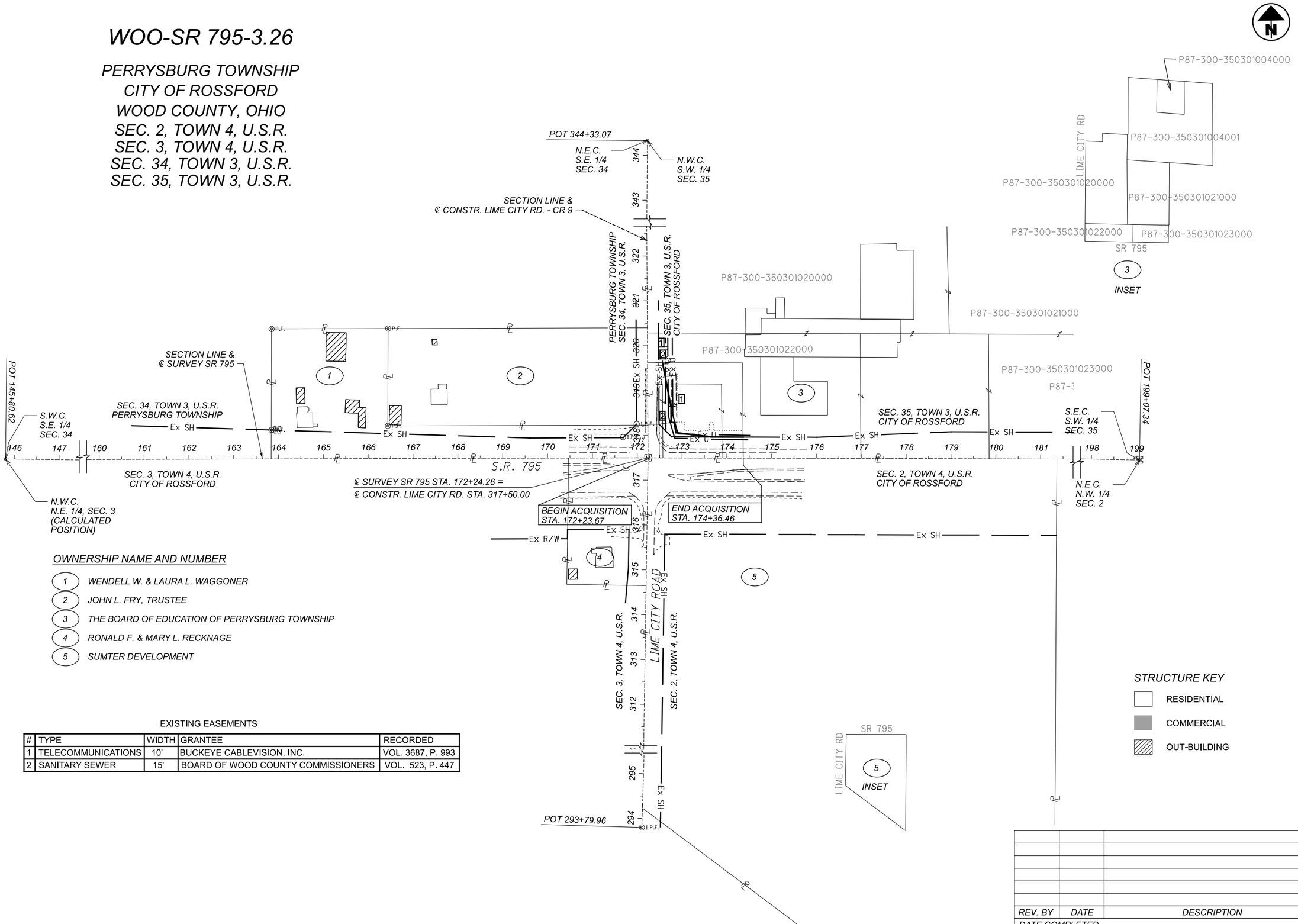
WOO-SR 795-3.26

PERRYSBURG TOWNSHIP
CITY OF ROSSFORD
WOOD COUNTY, OHIO
SEC. 2, TOWN 4, U.S.R.
SEC. 3, TOWN 4, U.S.R.
SEC. 34, TOWN 3, U.S.R.
SEC. 35, TOWN 3, U.S.R.



OWNERSHIP NAME AND NUMBER

1. WENDELL W. & LAURA L. WAGGONER
2. JOHN L. FRY, TRUSTEE
3. THE BOARD OF EDUCATION OF PERRYSBURG TOWNSHIP
4. RONALD F. & MARY L. RECKNAGE
5. SUMTER DEVELOPMENT

EXISTING EASEMENTS

#	TYPE	WIDTH	GRANTEE	RECORDED
1	TELECOMMUNICATIONS	10'	BUCKEYE CABLEVISION, INC.	VOL. 3687, P. 993
2	SANITARY SEWER	15'	BOARD OF WOOD COUNTY COMMISSIONERS	VOL. 523, P. 447

STRUCTURE KEY

- RESIDENTIAL
- COMMERCIAL
- OUT-BUILDING

ORIGINAL SCALE 1' = 100'

HORIZONTAL SCALE IN FEET 0 50 100 200

PROPERTY MAP

REV. BY	DATE	DESCRIPTION
DATE COMPLETED		

DESIGN AGENCY

DESIGNER DH

REVIEWER HGH 0

PROJECT ID 113102

SUBSET 3 TOTAL 5

SHEET 13 TOTAL 15

WOO-SR795-3.26

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TOTAL NUMBER OF:
1 OWNERSHIPS
2 PARCELS
0 TOTAL TAKES

0 OWNERSHIPS WITH STRUCTURES INVOLVED

NET RESIDUE = RECORD AREA - TOTAL PRO - NET TAKE

GRANTEE: ALL RIGHT OF WAY ACQUIRED IN THE NAME OF THE STATE OF OHIO UNLESS OTHERWISE SHOWN.
WDV = ACQUIRED IN THE NAME OF THE CITY OF ROSSFORD, OHIO
ALL AREAS IN ACRES

* DENOTES RIGHT OF WAY ENCROACHMENT

PARCEL NO.	OWNER	SHEET NO.	OWNERS RECORD BOOK	OWNERS RECORD PAGE	AUDITOR'S PARCEL	RECORD AREA	TOTAL P.R.O.	GROSS TAKE	P.R.O. IN TAKE	NET TAKE	STRUC-TURE	NET RESIDUE LEFT	NET RESIDUE RIGHT	TYPE FUND	REMARKS	AS ACQUIRED BOOK	AS ACQUIRED PAGE
1	WENDELL W. WAGGONER &	10	VOL. 629, PG. 358		P57-300-340401028000	0.57								FEDERAL 90% / STATE 10%			
	LAURA L. WAGGONER				P57-300-340401029000	2.08											
					TOTAL :	2.65	1.023								NO ADDITIONAL RIGHT OF WAY REQUIRED		
2	JOHN L. FRY, TRUSTEE	10	VOL. 2041, PG. 226		P57-300-340401030000	1.63											
					P57-300-340401031000	1.21											
					TOTAL :	2.84	0.125								NO ADDITIONAL RIGHT OF WAY REQUIRED		
3-WD	THE BOARD OF EDUCATION OF THE	10	N	521	P87-300-350301022000	5.03	1.033	0.279	0.254	0.025					FOR EASEMENT OVERLAPS, SEE DETAIL, SHEET 5		
	ROSSFORD EXEMPTED VILLAGE SCHOOLS		62	146													
			135	621													
			175	256													
			206	549													
			216	533													
3-WDV								0.142	0.079	0.063					FOR EASEMENT OVERLAPS, SEE DETAIL, SHEET 5		
															ACQUIRED IN THE NAME OF THE CITY OF ROSSFORD		
			389	88	P87-300-350301023000	3.58	0.772	0.000	0.000	0.000							
			516	689	P87-300-350301020000	20.51	0.752	0.000	0.000	0.000							
			516	689	P87-300-350301021000	16.08	0.000	0.000	0.000	0.000							
			VOL. 2840, PG. 1036		P87-300-350301004001	34.93	0.523	0.000	0.000	0.000							
			VOL. 2840, PG. 1034		P57-300-350301004000	5.35	0.247	0.000	0.000	0.000							
					TOTAL :	85.48	3.327	0.279	0.254	0.000							
4	RONALD F. RECKNAGEL &	10	VOL. 691, PG. 906		T68-400-030000001000	0.51	0.766								NO ADDITIONAL RIGHT OF WAY REQUIRED		
	MARY L. RECKNAGEL																
5	SUMTER DEVELOPMENT	10	VOL. 3483, PG., 624		T68-400-020000041001	23.67	4.138								NO ADDITIONAL RIGHT OF WAY REQUIRED		

PARCEL IDENTIFIER LEGEND
WD = FEE SIMPLE RESERVATION OF ACCESS
WDV = FEE SIMPLE RESERVATION OF ACCESS
ACQUIRED IN THE NAME OF THE CITY OF ROSSFORD, OHIO

NOTE: ALL TEMPORARY PARCELS TO BE OF 24 MONTHS DURATION.

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

REV. BY	DATE	DESCRIPTION
DATE COMPLETED		

SUMMARY OF ADDITIONAL RIGHT OF WAY

DESIGN AGENCY

DESIGNER: DH
REVIEWER: HGH 00/00/00
PROJECT ID: 113102
SUBSET 4 TOTAL 5
SHEET 9 TOTAL 10

WOO-SR795-3.26

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WOO-SR 795-3.26

PERRYSBURG TOWNSHIP
CITY OF ROSSFORD
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SEC. 3, TOWN 4, U.S.R.
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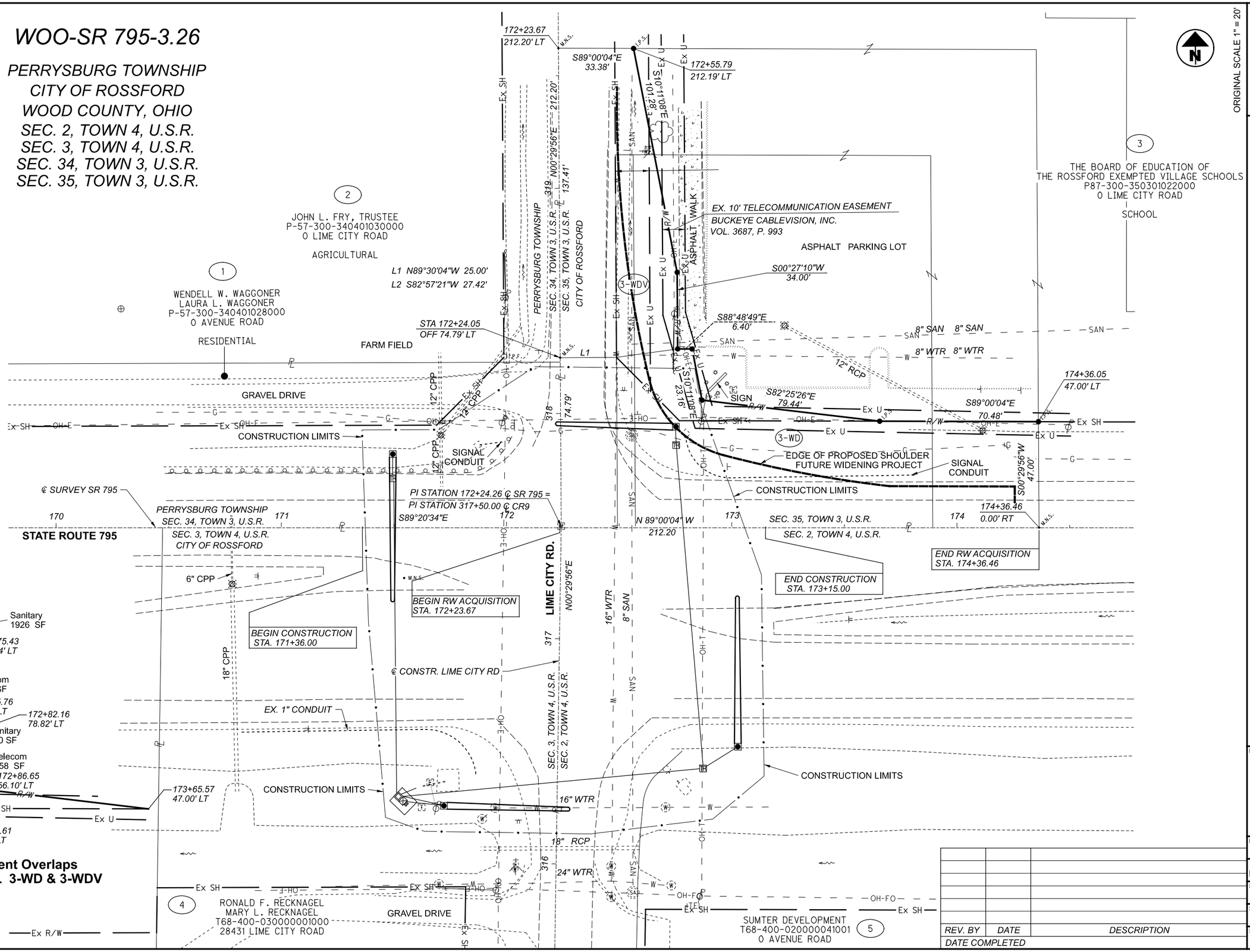
SEC. 35, TOWN 3, U.S.R.



ORIGINAL SCALE 1" = 20'

HORIZONTAL SCALE IN FEET
0 10 20 40

RIGHT OF WAY PLAN
SR-795 AND LIME CITY ROAD

DESIGN AGENCY

DESIGNER	DH
REVIEWER	HGH 00/00/00
PROJECT ID	113102
SUBSET	5
TOTAL	5
SHEET	19
TOTAL	19

REV. BY	DATE	DESCRIPTION
DATE COMPLETED		

WOO-CR795-3.26

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