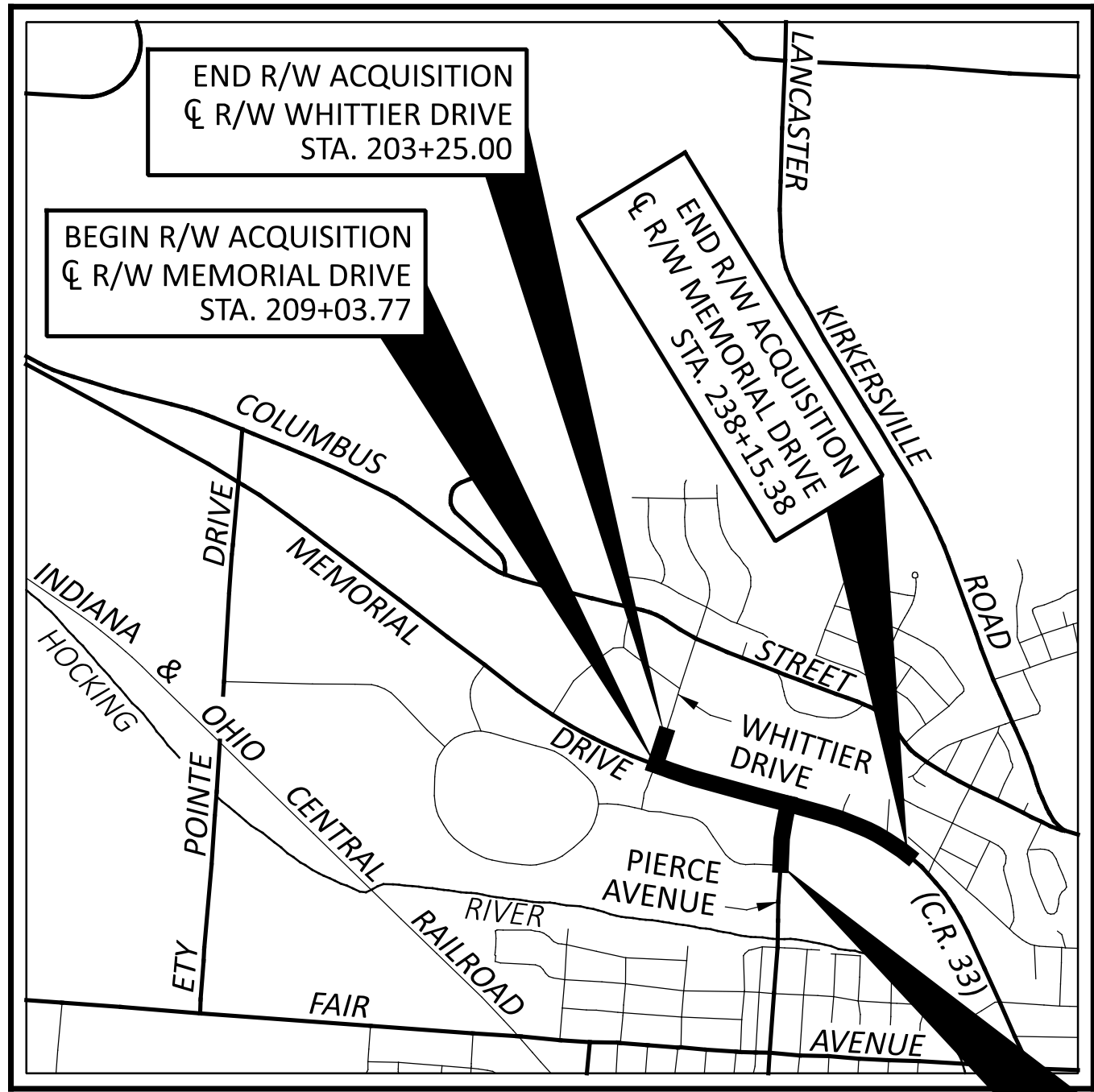




LOCATION MAP

LATITUDE: 39°43'55"N LONGITUDE: 82°37'03"W

END R/W ACQUISITION
R/W PIERCE AVENUE
STA. 306+30.00

FEDERAL PROJECT NUMBER

E240(116)

PROJECT DESCRIPTION

PROJECT WILL CONSTRUCT A 5' CONCRETE SIDEWALK ON BOTH SIDES OF MEMORIAL DRIVE (CR 33) FROM WHITTIER DRIVE TO ARLINGTON AVENUE IN THE CITY OF LANCASTER. PROJECT ALSO INCLUDES THE CONSTRUCTION OF 5' SIDEWALK ON THE EAST SIDE OF WHITTIER DRIVE AND THE WEST SIDE OF PIERCE AVENUE. ADDITIONAL WORK INCLUDES THE INSTALLATION OF CURB AND GUTTER ALONG MEMORIAL DRIVE, TRAFFIC CONTROL IMPROVEMENTS, PEDESTRIAN PUSHBUTTONS AND PEDESTALS ON THREE EXISTING SIGNALS, GRADING, AND STORMWATER FACILITIES.

TYPES OF TITLE LEGEND

WD = WARRANTY DEED
T = TEMPORARY EASEMENT

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

STRUCTURE KEY

	RESIDENTIAL
	COMMERCIAL
	OUT-BUILDING

RIGHT OF WAY LEGEND SHEET

FAI-CR 33/MR 70505-4.93/1.09

STATE OF OHIO, COUNTY OF FAIRFIELD, CITY OF LANCASTER,
SECTION 35 & SECTION 36, TOWNSHIP 15, RANGE 19,
CONGRESS LANDS EAST OF SCIOTO RIVER

INDEX OF SHEETS:

R/W LEGEND SHEET	RW.1
CENTERLINE PLAT	RW.2 - RW.4
PROPERTY MAP	RW.5 - RW.6
SUMMARY OF ADDITIONAL R/W	RW.7 - RW.8
R/W TOPO SHEETS	RW.9 - RW.25 (ODDS)
R/W BOUNDARY SHEETS	RW.10 - RW.26 (EVENS)

PLANS PREPARED BY:

FIRM NAME : AMERICAN STRUCTUREPOINT, INC.
R/W DESIGNER: MICHAEL W. MAYES
R/W REVIEWER: MICHAEL J. WARD
FIELD REVIEWER: JUSTIN M. CARPENTER
PRELIMINARY FIELD REVIEW DATE: 01/28/2025
OWNERSHIP UPDATED BY: EMILY R. DONOVAN
DATE COMPLETED: 06/09/2025
FIELD REVIEWER: _____
FINAL FIELD REVIEW DATE: _____
FINAL R/W PLAN DATE: _____

UTILITIES

LISTED BELOW ARE ALL UTILITIES LOCATED WITHIN THE PROJECT CONSTRUCTION LIMITS TOGETHER WITH THEIR RESPECTIVE OWNERS:

ELECTRIC:
AEP OHIO
777 HOPEWELL DRIVE
HEATH, OH 43056
ATTN: PAUL PAXTON
PHONE: 740-348-5322

TELEPHONE:
HORIZON CHILLICOTHE (GLOFIBER)
68 E. MAIN STREET
CHILLICOTHE, OH 45601
ATTN: JAMES RIFFLE
PHONE: 833-926-8456

WATER:
CITY OF LANCASTER WATER
225 N. MEMORIAL DRIVE
LANCASTER, OH 43130
ATTN: DARREN DRUMM
PHONE: 740-687-6635

GAS:
LANCASTER MUNICIPAL GAS
1424 CAMPGROUND ROAD
LANCASTER, OH 43130
ATTN: KURTIS WAITE
PHONE: 740-687-6670

STORM/SANITARY:
LANCASTER CITY ENGINEERING
121 E. CHESTNUT STREET
LANCASTER, OH 43130
ATTN: JEFF BAIRD
PHONE: 740-687-6614

TELEPHONE:
AT&T
111 N. 4TH STREET
COLUMBUS, OH 43215
ATTN: DONAL MARSHALL JR.
PHONE: 614-216-2396

CABLE/INTERNET:
CHARTER COMMUNICATIONS
3760 INTERCHANGE ROAD
COLUMBUS, OH 43204
EMAIL: DL-MOH-CONSTRUCTION-FRELO-TEAM@CHARTER.COM

TRAFFIC SIGNALS:
LANCASTER TRANSPORTATION DEPT.
815 LAWRENCE STREET
LANCASTER, OH 43130
ATTN: TIM DEITZ
PHONE: 740-687-6668

NOTE: 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.

I, Michael J. Ward, P.S., have conducted a survey of the existing conditions for the City of Lancaster between July 30, 2024 and August 18, 2024. The results of that survey are contained herein. See the Survey Parameters note affixed to these plans for the horizontal and vertical survey parameters used for this project. As a part of this project, I have reestablished the locations of the existing boundary lines, the existing center line of Right of Way and the existing Right of Way limits as necessary for the property takes contained herein. As a part of this project I have established the proposed boundary lines, calculated the Gross Take, present road occupied (PRO), Net Take and Net Residue herein; as well as prepared the legal descriptions necessary to acquire the parcels as shown herein. As a part of this work, right of way monuments will be set at the locations shown herein per the Memorandum of Understanding between the Board of Registration for Engineers and Surveyors and the Ohio Department of Transportation dated 9-22-2010. All of my work contained herein was conducted in accordance with the Ohio Administrative Code Chapter 4733-37 Standards for Boundary Surveys unless so noted. The words "I and my" as used herein are to mean that either myself or someone working under my direct supervision.

Michael J. Ward
Registered Professional Surveyor No. 8808

Date:



SURVEYORS SEAL

DESIGN AGENCY

AMERICAN
STRUCTUREPOINT
INC.

DESIGNER

MWM

REVIEWER

MJW 06/13/25

PROJECT ID

120594

SHEET

RW.1

TOTAL

RW.26

- AA PT STA 213+18.93
AB PC STA 228+70.36
BA POT STA 200+00.00
BB POT STA 206+86.58
CA POT STA 300+00.00
CB PC STA 301+49.24
CC PT STA 303+83.84
CD POT STA 309+97.74

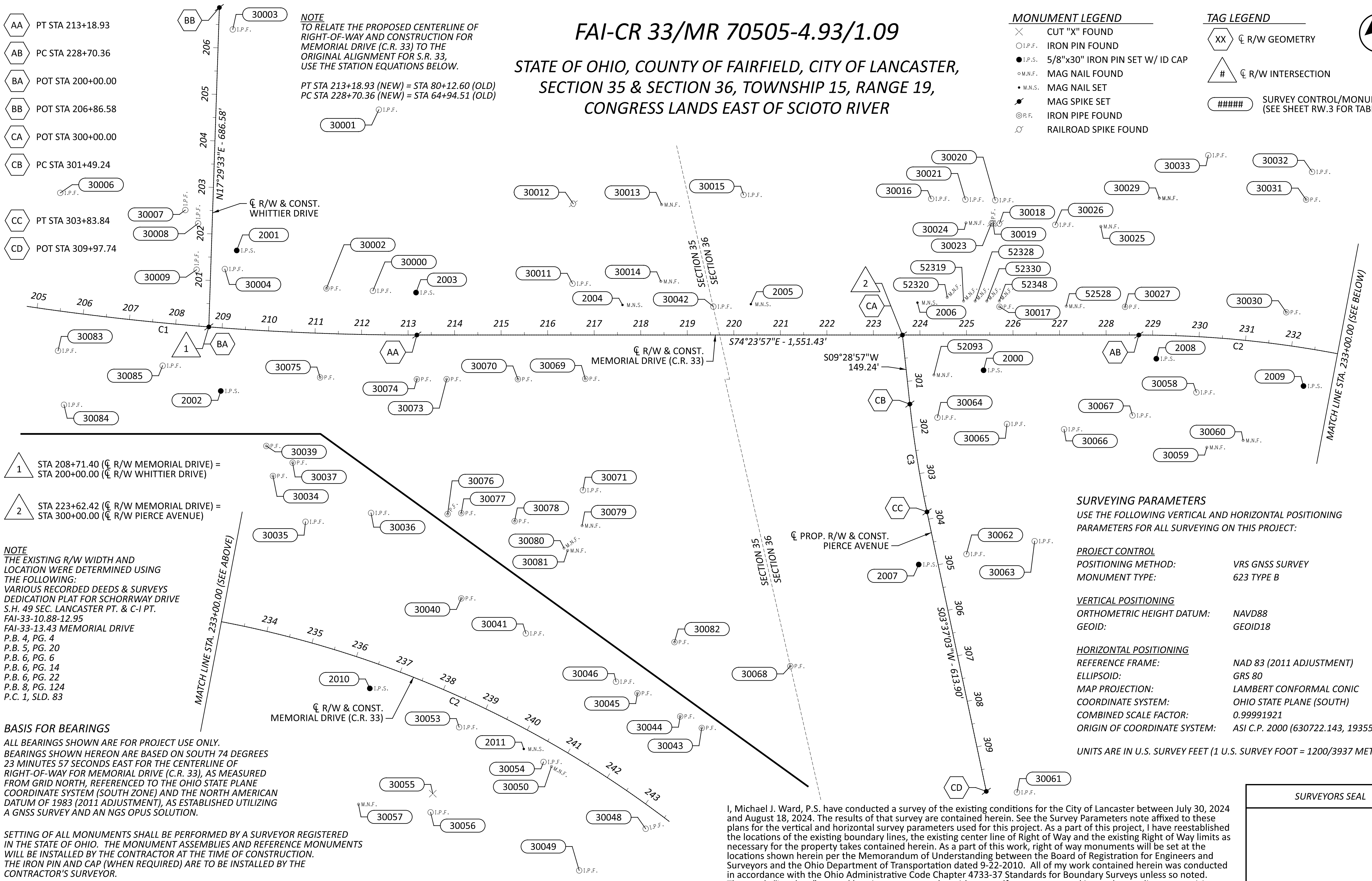
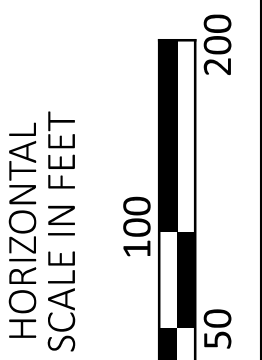
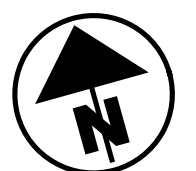
NOTE
TO RELATE THE PROPOSED CENTERLINE OF
RIGHT-OF-WAY AND CONSTRUCTION FOR
MEMORIAL DRIVE (C.R. 33) TO THE
ORIGINAL ALIGNMENT FOR S.R. 33,
USE THE STATION EQUATIONS BELOW.

PT STA 213+18.93 (NEW) = STA 80+12.60 (OLD)
PC STA 228+70.36 (NEW) = STA 64+94.51 (OLD)

FAI-CR 33/MR 70505-4.93/1.09
STATE OF OHIO, COUNTY OF FAIRFIELD, CITY OF LANCASTER,
SECTION 35 & SECTION 36, TOWNSHIP 15, RANGE 19,
CONGRESS LANDS EAST OF SCIOTO RIVER

- MONUMENT LEGEND**
- ✕ CUT "X" FOUND
 - I.P.F. IRON PIN FOUND
 - I.P.S. 5/8"x30" IRON PIN SET W/ ID CAP
 - ⊙ M.N.F. MAG NAIL FOUND
 - M.N.S. MAG NAIL SET
 - ✦ MAG SPIKE SET
 - ⊙ R.F. IRON PIPE FOUND
 - ✂ RAILROAD SPIKE FOUND

- TAG LEGEND**
- XX ☒ R/W GEOMETRY
 - # ☒ R/W INTERSECTION
 - ##### SURVEY CONTROL/MONUMENT
(SEE SHEET RW.3 FOR TABLE)



- 1 STA 208+71.40 (☒ R/W MEMORIAL DRIVE) =
STA 200+00.00 (☒ R/W WHITTIER DRIVE)
- 2 STA 223+62.42 (☒ R/W MEMORIAL DRIVE) =
STA 300+00.00 (☒ R/W PIERCE AVENUE)

NOTE
THE EXISTING R/W WIDTH AND
LOCATION WERE DETERMINED USING
THE FOLLOWING:
VARIOUS RECORDED DEEDS & SURVEYS
DEDICATION PLAT FOR SCHORRWAY DRIVE
S.H. 49 SEC. LANCASTER PT. & C-I PT.
FAI-33-10.88-12.95
FAI-33-13.43 MEMORIAL DRIVE
P.B. 4, PG. 4
P.B. 5, PG. 20
P.B. 6, PG. 6
P.B. 6, PG. 14
P.B. 6, PG. 22
P.B. 8, PG. 124
P.C. 1, SLD. 83

BASIS FOR BEARINGS
ALL BEARINGS SHOWN ARE FOR PROJECT USE ONLY.
BEARINGS SHOWN HEREON ARE BASED ON SOUTH 74 DEGREES
23 MINUTES 57 SECONDS EAST FOR THE CENTERLINE OF
RIGHT-OF-WAY FOR MEMORIAL DRIVE (C.R. 33), AS MEASURED
FROM GRID NORTH, REFERENCED TO THE OHIO STATE PLANE
COORDINATE SYSTEM (SOUTH ZONE) AND THE NORTH AMERICAN
DATUM OF 1983 (2011 ADJUSTMENT), AS ESTABLISHED UTILIZING
A GNSS SURVEY AND AN NGS OPUS SOLUTION.

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.

☒ R/W MEMORIAL DRIVE
CURVE DATA (C1)
PI = STA 202+49.09
Δ = 21°39'30" LT
R = 5,729.58'
L = 2,165.83'
CH BRG = S63°34'12"E
CH DIST = 2,152.96'

☒ R/W MEMORIAL DRIVE
CURVE DATA (C2)
PI = STA 239+33.99
Δ = 49°47'30" RT
R = 2,291.83'
L = 1,991.67'
CH BRG = S49°30'12"E
CH DIST = 1,929.58'

☒ R/W PIERCE AVENUE
CURVE DATA (C3)
PI = STA 302+66.64
Δ = 05°51'54" LT
R = 2,291.83'
L = 234.60'
CH BRG = S06°33'00"W
CH DIST = 234.50'

SURVEYING PARAMETERS
USE THE FOLLOWING VERTICAL AND HORIZONTAL POSITIONING
PARAMETERS FOR ALL SURVEYING ON THIS PROJECT:

PROJECT CONTROL
POSITIONING METHOD: VRS GNSS SURVEY
MONUMENT TYPE: 623 TYPE B

VERTICAL POSITIONING
ORTHOMETRIC HEIGHT DATUM: NAVD88
GEOID: GEOID18

HORIZONTAL POSITIONING
REFERENCE FRAME: NAD 83 (2011 ADJUSTMENT)
ELLIPSOID: GRS 80
MAP PROJECTION: LAMBERT CONFORMAL CONIC
COORDINATE SYSTEM: OHIO STATE PLANE (SOUTH)
COMBINED SCALE FACTOR: 0.99991921
ORIGIN OF COORDINATE SYSTEM: ASI C.P. 2000 (630722.143, 1935574.728)

UNITS ARE IN U.S. SURVEY FEET (1 U.S. SURVEY FOOT = 1200/3937 METERS).

I, Michael J. Ward, P.S. have conducted a survey of the existing conditions for the City of Lancaster between July 30, 2024 and August 18, 2024. The results of that survey are contained herein. See the Survey Parameters note affixed to these plans for the vertical and horizontal survey parameters used for this project. As a part of this project, I have reestablished the locations of the existing boundary lines, the existing center line of Right of Way and the existing Right of Way limits as necessary for the property takes contained herein. As a part of this work, right of way monuments will be set at the locations shown herein per the Memorandum of Understanding between the Board of Registration for Engineers and Surveyors and the Ohio Department of Transportation dated 9-22-2010. All of my work contained herein was conducted in accordance with the Ohio Administrative Code Chapter 4733-37 Standards for Boundary Surveys unless so noted. The words "I and my" as used herein are to mean that either myself or someone working under my direct supervision.

Michael J. Ward
Registered Professional Surveyor No. 8808

Date

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

COUNTY RECORDER

SURVEYORS SEAL

DESIGNER
MWM

REVIEWER
MJW 06/13/25

PROJECT ID
120594

SUBSET TOTAL
1 3

SHEET TOTAL
RW.2 RW.26

DESIGN AGENCY
STRUCTUREPOINT INC.

		HORIZONTAL PRIMARY PROJECT CONTROL MONUMENTS								
		Station Offset (From CL R/W Memorial Drive (C.R. 33))		Project Coordinates (See Survey Parameters)		Grid Coordinates (Ohio State Plane South Zone)		Monument Description		
		Station	Offset	Northing (ft)	Easting (ft)	Northing (m)	Easting (m)	Point #	Description	
		225+36.79	75.66' RT	630722.143	1935574.728	192244.494	589964.357	2000	5/8" IRON PIN SET WITH CAP INSCRIBED "ASI CONTROL POINT" CAP	
		209+19.80	168.23' LT	631401.669	1934098.123	192436.065	589466.660	2001	5/8" IRON PIN SET WITH CAP INSCRIBED "ASI CONTROL POINT" CAP	
		209+06.95	135.38' RT	631120.058	1933983.924	192350.237	589431.855	2002	5/8" IRON PIN SET WITH CAP INSCRIBED "ASI CONTROL POINT" CAP	
		213+17.14	91.26' LT	631210.907	1934444.930	192377.926	589572.359	2003	5/8" IRON PIN SET WITH CAP INSCRIBED "ASI CONTROL POINT" CAP	
		217+60.82	64.64' LT	631065.957	1934865.083	192333.748	589700.411	2004	MAG NAIL SET	
		220+36.67	66.26' LT	630993.332	1935131.205	192311.614	589781.519	2005	MAG NAIL SET	
		223+94.71	69.63' LT	630900.288	1935476.962	192283.257	589886.897	2006	MAG NAIL SET	
		223+97.43	493.09' RT	630357.568	1935328.239	192117.849	589841.570	2007	5/8" IRON PIN SET WITH CAP INSCRIBED "ASI CONTROL POINT" CAP	
		229+08.87	50.63' RT	630646.110	1935938.930	192205.789	590027.694	2008	5/8" IRON PIN SET WITH CAP INSCRIBED "ASI CONTROL POINT" CAP	
232+38.84	81.09' RT	630504.557	1936227.758	192162.647	590115.722	2009	5/8" IRON PIN SET WITH CAP INSCRIBED "ASI CONTROL POINT" CAP			
236+49.80	55.28' RT	630328.036	1936585.618	192108.848	590224.789	2010	5/8" IRON PIN SET WITH CAP INSCRIBED "ASI CONTROL POINT" CAP			
240+12.88	39.43' RT	630113.665	1936869.282	192043.513	590311.243	2011	MAG NAIL SET			
CENTERLINE & MONUMENT COORDINATE TABLE										
Station Offset (From CL R/W)		Project Coordinates (See Survey Parameters)		Grid Coordinates (Ohio State Plane South Zone)		Monument Description		Proposed Monuments to be Set After Construction	Existing Monuments to be Reset During Construction	
Station	Offset	Northing (ft)	Easting (ft)	Northing (m)	Easting (m)	Point #	Description	Centerline Monuments (623 Type D)	Survey Monuments (623 Type B)	
EXISTING CENTERLINE OF R/W MEMORIAL DRIVE (C.R. 33)										
PROPOSED CENTERLINE MONUMENTS										
208+71.40	0.00'	631259.597	1933996.182	192392.765	589435.591	1 & BA	MAG SPIKE SET (INTERSECTION MEMORIAL DRIVE AND WHITTIER DRIVE)	1		
213+18.93	0.00'	631122.539	1934422.084	192350.993	589565.396	AA	MAG SPIKE SET (PT)	1		
223+62.42	0.00'	630841.908	1935427.134	192265.464	589871.711	2 & CA	MAG SPIKE SET (INTERSECTION MEMORIAL DRIVE AND PIERCE AVENUE)	1		
228+70.36	0.00'	630705.307	1935916.357	192223.831	590020.814	AB	MAG SPIKE SET (PC)	1		
EXISTING RIGHT-OF-WAY MONUMENTS AND MISCELLANEOUS MONUMENTS										
212+22.86	94.13' LT	631239.370	1934356.610	192386.601	589545.441	30000	1" IRON PIN FOUND			
212+29.79	483.56' LT	631610.842	1934473.690	192499.816	589581.124	30001	5/8" BENT IRON PIN FOUND			
211+21.24	96.72' LT	631271.182	1934261.838	192396.296	589516.556	30002	3/4" IRON PIPE FOUND WITH CAP INSCRIBED "EMHT"			
208+96.57	126.58' LT	631370.086	1934062.766	192426.440	589455.884	30004	5/8" IRON PIN FOUND		1	
205+14.70	251.55' LT	631622.820	1933766.058	192503.467	589365.455	30006	5/8" IRON PIN FOUND			
207+98.41	245.97' LT	631515.020	1934015.155	192470.612	589441.373	30007	5/8" IRON PIN FOUND WITH CAP INSCRIBED "MCFARLAND"			
208+29.52	219.74' LT	631479.949	1934033.837	192459.923	589447.067	30008	5/8" IRON PIN FOUND WITH CAP INSCRIBED "MCFARLAND"			
208+34.90	120.35' LT	631385.006	1934003.963	192430.987	589437.962	30009	5/8" IRON PIN FOUND			
216+53.38	110.37' LT	631138.898	1934773.898	192355.979	589672.620	30011	5/8" IRON PIN FOUND WITH CAP INSCRIBED "BRUNNER PS 8541"			
216+55.11	281.96' LT	631303.705	1934821.705	192406.208	589687.190	30012	RAILROAD SPIKE FOUND			
218+44.90	280.20' LT	631250.960	1935004.033	192390.133	589742.760	30013	MAG NAIL FOUND			
218+43.21	115.31' LT	631092.602	1934958.065	192341.869	589728.750	30014	MAG NAIL FOUND			
220+20.99	301.08' LT	631223.720	1935179.255	192381.831	589796.163	30015	5/8" IRON PIN FOUND WITH CAP INSCRIBED "FIRM #4838"			
224+24.18	292.66' LT	631107.174	1935565.322	192346.310	589913.827	30016	5/8" IRON PIN FOUND WITH CAP INSCRIBED "V3CO.COM"			
225+70.94	60.77' LT	630844.364	1935644.312	192266.212	589937.901	30017	3/4" IRON PIPE FOUND		1	
225+70.81	239.45' LT	631016.493	1935692.241	192318.673	589952.509	30018	RAILROAD SPIKE FOUND			
225+57.48	239.93' LT	631020.538	1935679.528	192319.906	589948.634	30019	3/4" IRON PIPE FOUND			
225+61.87	289.58' LT	631067.179	1935697.110	192334.121	589953.993	30020	5/8" IRON PIN FOUND WITH CAP INSCRIBED "CEC"			
224+97.65	291.04' LT	631085.854	1935635.645	192339.813	589935.260	30021	5/8" IRON PIN FOUND WITH CAP INSCRIBED "FIRM #4838"			
225+53.69	239.93' LT	631021.558	1935675.883	192320.217	589947.523	30023	RAILROAD SPIKE FOUND			
224+99.00	240.97' LT	631037.270	1935623.481	192325.005	589931.553	30024	MAG NAIL FOUND			
227+88.63	233.41' LT	630952.098	1935900.411	192299.047	590015.954	30025	MAG NAIL FOUND			
226+90.75	236.75' LT	630981.633	1935807.032	192308.049	589987.494	30026	5/8" IRON PIN FOUND WITH CAP INSCRIBED "C&A PS 5096"			
228+40.80	60.53' LT	630771.555	1935904.161	192244.022	590017.097	30027	1/2" IRON PIPE FOUND		1	
229+09.46	294.58' LT	630976.799	1936037.978	192306.575	590057.881	30029	MAG NAIL FOUND WITH WASHER INSCRIBED "CEC"			
231+78.79	70.24' LT	630667.151	1936234.754	192212.202	590117.854	30030	1.25" IRON PIPE FOUND			
231+87.29	315.77' LT	630888.797	1936340.791	192279.754	590150.171	30031	1/2" IRON PIPE FOUND			
231+91.21	376.61' LT	630942.758	1936369.263	192296.200	590158.849	30032	IRON PIN FOUND IN CONCRETE			
229+98.01	390.37' LT	631037.133	1936164.037	192324.964	590096.301	30033	5/8" IRON PIN FOUND WITH ILLEGIBLE CAP			
233+44.16	328.78' LT	630823.558	1936507.876	192259.871	590201.095	30034	3/4" IRON PIPE FOUND			
234+24.21	248.45' LT	630710.011	1936548.853	192225.265	590213.584	30035	5/8" IRON PIN FOUND WITH CAP INSCRIBED "MCFARLAND"			
235+40.99	303.93' LT	630690.392	1936689.608	192219.285	590256.482	30036	5/8" IRON PIN FOUND WITH CAP INSCRIBED "TOBIN"			
233+74.77	365.74' LT	630839.788	1936556.302	192264.818	590215.854	30037	3/4" IRON PIPE FOUND			
233+20.88	389.10' LT	630889.519	1936511.442	192279.974	590202.182	30039	1/2" IRON PIPE FOUND			
237+61.27	195.56' LT	630461.371	1936827.067	192149.485	590298.377	30040	3/4" IRON PIPE FOUND			
239+06.54	183.36' LT	630351.562	1936940.287	192116.018	590332.883	30041	1" IRON PIN FOUND			
219+56.10	61.10' LT	631010.034	1935052.210	192316.705	589757.443	30042	5/8" IRON PIN FOUND WITH CAP INSCRIBED "2LMN"			
243+02.40	202.97' LT	630054.302	1937249.797	192025.420	590427.215	30043	1/2" IRON PIPE FOUND			
242+54.46	196.51' LT	630090.606	1937211.851	192036.485	590415.650	30044	3/4" BENT IRON PIPE FOUND			
241+58.45	187.46' LT	630163.202	1937136.766	192058.610	590392.765	30045	3/4" IRON PIPE FOUND			
241+10.07	184.48' LT	630199.552	1937099.039	192069.689	590381.267	30046	5/8" IRON PIN FOUND WITH CAP INSCRIBED "PS TOBIN"			

MODEL: RC002 Sheet PAPER SIZE: 34x22 (in.) DATE: 6/13/2025 TIME: 3:31:34 PM USER: mmayes
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CENTERLINE & MONUMENT COORDINATE TABLE									
Station Offset (From CL R/W)		Project Coordinates (See Survey Parameters)		Grid Coordinates (Ohio State Plane South Zone)		Monument Description		Proposed Monuments to be Set After Construction	Existing Monuments to be Reset During Construction
Station	Offset	Northing (ft)	Easting (ft)	Northing (m)	Easting (m)	Point #	Description	Centerline Monuments (623 Type D)	Survey Monuments (623 Type B)
EXISTING CENTERLINE OF R/W MEMORIAL DRIVE (C.R. 33)									
EXISTING RIGHT-OF-WAY MONUMENTS AND MISCELLANEOUS MONUMENTS (CONTINUED)									
243+31.95	43.04' RT	629878.053	1937075.466	191971.704	590374.083	30048	1/2" IRON PIN FOUND		
242+64.65	199.14' RT	629830.204	1936913.808	191957.121	590324.813	30049	5/8" IRON PIN FOUND WITH ILLEGIBLE CAP		
240+84.58	43.06' RT	630061.267	1936916.448	192027.543	590325.618	30050	MAG NAIL FOUND WITH MISSING HEAD		
238+64.56	60.17' RT	630195.990	1936748.048	192068.603	590274.294	30053	5/8" IRON PIN FOUND WITH CAP INSCRIBED "SITE ENGINEERING"		
240+64.50	43.05' RT	630075.380	1936902.696	192031.844	590321.427	30054	5/8" IRON PIN FOUND WITH CAP INSCRIBED "SITE ENGINEERING"		
238+74.11	213.47' RT	630073.711	1936655.150	192031.336	590245.980	30055	CUT "X" FOUND ON SANITARY MANHOLE LID		
238+88.36	251.75' RT	630036.396	1936639.786	192019.963	590241.298	30056	5/8" IRON PIN FOUND WITH CAP INSCRIBED "TOBIN"		
237+18.84	297.10' RT	630094.881	1936495.256	192037.788	590197.249	30057	MAG NAIL FOUND		
230+01.04	119.82' RT	630553.216	1936002.405	192177.477	590047.039	30058	5/8" IRON PIN FOUND WITH CAP INSCRIBED "NEFF ASSOCIATES"		
230+33.55	236.04' RT	630433.609	1935992.348	192141.024	590043.974	30059	MAG NAIL FOUND		
231+18.06	214.27' RT	630426.984	1936071.320	192139.005	590068.043	30060	MAG NAIL FOUND		
224+37.61	177.44' RT	630650.781	1935451.831	192207.213	589879.238	30064	5/8" IRON PIN FOUND WITH CAP INSCRIBED "TOBIN"		
225+87.04	191.19' RT	630597.356	1935592.060	192190.930	589921.976	30065	5/8" IRON PIN FOUND		
227+09.73	202.57' RT	630553.401	1935707.170	192177.534	589957.059	30066	5/8" IRON PIN FOUND WITH CAP INSCRIBED "TOBIN"		
228+56.80	172.80' RT	630542.518	1935856.830	192174.217	590002.672	30067	5/8" IRON PIN FOUND WITH CAP INSCRIBED "TOBIN"		
221+21.52	711.54' RT	630221.369	1935003.747	192076.338	589742.673	30068	3/4" IRON PIPE FOUND WITH CAP INSCRIBED "EMHT"		
216+80.87	94.10' RT	630934.565	1934745.385	192293.703	589663.930	30069	3/4" IRON PIPE FOUND WITH CAP INSCRIBED "EMHT"		1
215+36.03	94.95' RT	630972.704	1934605.655	192305.327	589621.344	30070	3/4" IRON PIPE FOUND WITH CAP INSCRIBED "PS #7288"		1
216+75.73	333.45' RT	630705.418	1934676.069	192223.865	589642.804	30071	5/8" IRON PIN FOUND		
213+82.94	94.91' RT	631013.913	1934458.211	192317.887	589576.406	30073	3/4" IRON PIPE FOUND		1
213+18.93	95.00' RT	631031.039	1934396.535	192323.106	589557.609	30074	3/4" BENT IRON PIPE FOUND		1
211+14.34	94.86' RT	631090.670	1934197.303	192341.280	589496.888	30075	3/4" BENT IRON PIPE FOUND		1
213+85.04	384.69' RT	630734.237	1934382.305	192232.648	589553.272	30076	3/4" IRON PIPE FOUND		
214+14.38	382.76' RT	630728.209	1934411.078	192230.811	589562.041	30077	3/4" IRON PIPE FOUND		
215+28.96	400.05' RT	630680.742	1934516.786	192216.344	589594.258	30078	3/4" IRON PIPE FOUND		
216+73.95	409.57' RT	630632.578	1934653.879	192201.665	589636.041	30079	MAG SPIKE FOUND		
216+35.10	457.82' RT	630596.553	1934603.482	192190.685	589620.681	30080	MAG SPIKE FOUND		
216+42.87	462.99' RT	630589.490	1934609.577	192188.533	589622.539	30081	MAG NAIL FOUND WITH WASHER INSCRIBED "EMHT"		
218+72.57	659.85' RT	630338.109	1934777.871	192111.918	589673.831	30082	3/4" IRON PIPE FOUND WITH CAP INSCRIBED "EMHT"		
205+56.87	85.16' RT	631297.360	1933670.296	192404.275	589336.269	30083	5/8" IRON PIN FOUND WITH CAP INSCRIBED "WD PARTNERS"		
205+84.02	198.63' RT	631182.071	1933651.394	192369.137	589330.508	30084	5/8" IRON PIN FOUND		
207+80.43	91.50' RT	631206.071	1933878.218	192376.452	589399.638	30085	1/2" IRON PIN FOUND		
224+30.01	85.73' RT	630741.157	1935469.180	192234.757	589884.525	52093	MAG NAIL FOUND		
224+93.75	73.14' LT	630877.036	1935573.292	192276.170	589916.256	52319	MAG NAIL FOUND		
224+58.65	81.17' LT	630894.211	1935541.646	192281.404	589906.611	52320	MAG NAIL FOUND		
225+18.71	73.15' LT	630870.327	1935597.337	192274.125	589923.584	52328	MAG NAIL FOUND		
225+43.74	73.15' LT	630863.597	1935621.448	192272.074	589930.933	52330	MAG NAIL FOUND		
225+70.64	73.20' LT	630856.411	1935647.368	192269.884	589938.833	52348	MAG NAIL FOUND		
227+14.44	62.12' LT	630807.067	1935782.889	192254.845	589980.136	52528	MAG NAIL FOUND		
EXISTING CENTERLINE OF R/W WHITTIER DRIVE									
PROPOSED CENTERLINE MONUMENTS									
200+00.00	0.00'	631259.597	1933996.182	192392.765	589435.591	1 & BA	MAG SPIKE SET (INTERSECTION MEMORIAL DRIVE AND WHITTIER DRIVE)	TABULATED UNDER EX. CENTERLINE R/W MEMORIAL DRIVE	
206+86.58	0.00'	631914.430	1934202.555	192592.343	589498.488	BB	MAG SPIKE SET (POT)	1	
EXISTING RIGHT-OF-WAY MONUMENTS AND MISCELLANEOUS MONUMENTS									
206+40.47	30.32' RT	631861.335	1934217.615	192576.161	589503.078	30003	5/8" IRON PIN FOUND		
201+25.39	30.30' RT	631370.086	1934062.766	192426.440	589455.884	30004	5/8" IRON PIN FOUND	TABULATED UNDER EX. CENTERLINE R/W MEMORIAL DRIVE	
202+49.32	58.68' LT	631515.020	1934015.155	192470.612	589441.373	30007	5/8" IRON PIN FOUND WITH CAP INSCRIBED "MCFARLAND"		
202+21.48	30.32' LT	631479.949	1934033.837	192459.923	589447.067	30008	5/8" IRON PIN FOUND WITH CAP INSCRIBED "MCFARLAND"		
201+21.95	30.27' LT	631385.006	1934003.963	192430.987	589437.962	30009	5/8" IRON PIN FOUND		
PROPOSED CENTERLINE OF R/W PIERCE AVENUE									
PROPOSED CENTERLINE MONUMENTS									
300+00.00	0.00'	630841.908	1935427.134	192265.464	589871.711	2 & CA	MAG SPIKE SET (INTERSECTION MEMORIAL DRIVE AND PIERCE AVENUE)	TABULATED UNDER EX. CENTERLINE R/W MEMORIAL DRIVE	
301+49.24	0.00'	630694.711	1935402.548	192220.602	589864.217	CB	MAG SPIKE SET (PC)	1	
303+83.84	0.00'	630461.740	1935375.798	192149.598	589856.065	CC	MAG SPIKE SET (PT)	1	
309+97.74	0.00'	629849.061	1935337.063	191962.868	589844.259	CD	MAG SPIKE SET (POT)	1	
EXISTING RIGHT-OF-WAY MONUMENTS AND MISCELLANEOUS MONUMENTS									
310+13.53	65.89' LT	629829.264	1935399.913	191956.834	589863.414	30061	5/8" IRON PIN FOUND		
304+90.23	64.07' LT	630351.519	1935433.030	192116.005	589873.508	30062	5/8" IRON PIN FOUND WITH CAP INSCRIBED "TOBIN"		
304+93.43	213.17' LT	630338.920	1935581.633	192112.165	589918.798	30063	5/8" IRON PIN FOUND WITH CAP INSCRIBED "BRUNNER 8541"		
301+85.32	55.57' LT	630650.781	1935451.831	192207.213	589879.238	30064	5/8" IRON PIN FOUND WITH CAP INSCRIBED "TOBIN"		
300+92.45	58.07' LT	630741.157	1935469.180	192234.757	589884.525	52093	MAG NAIL FOUND		
QUANTITY CARRIED TO GENERAL SUMMARY								8	8

DESIGN AGENCY
AMERICAN
STRUCTUREPOINT
INC.

DESIGNER
MWM

REVIEWER
MJW 06/13/25

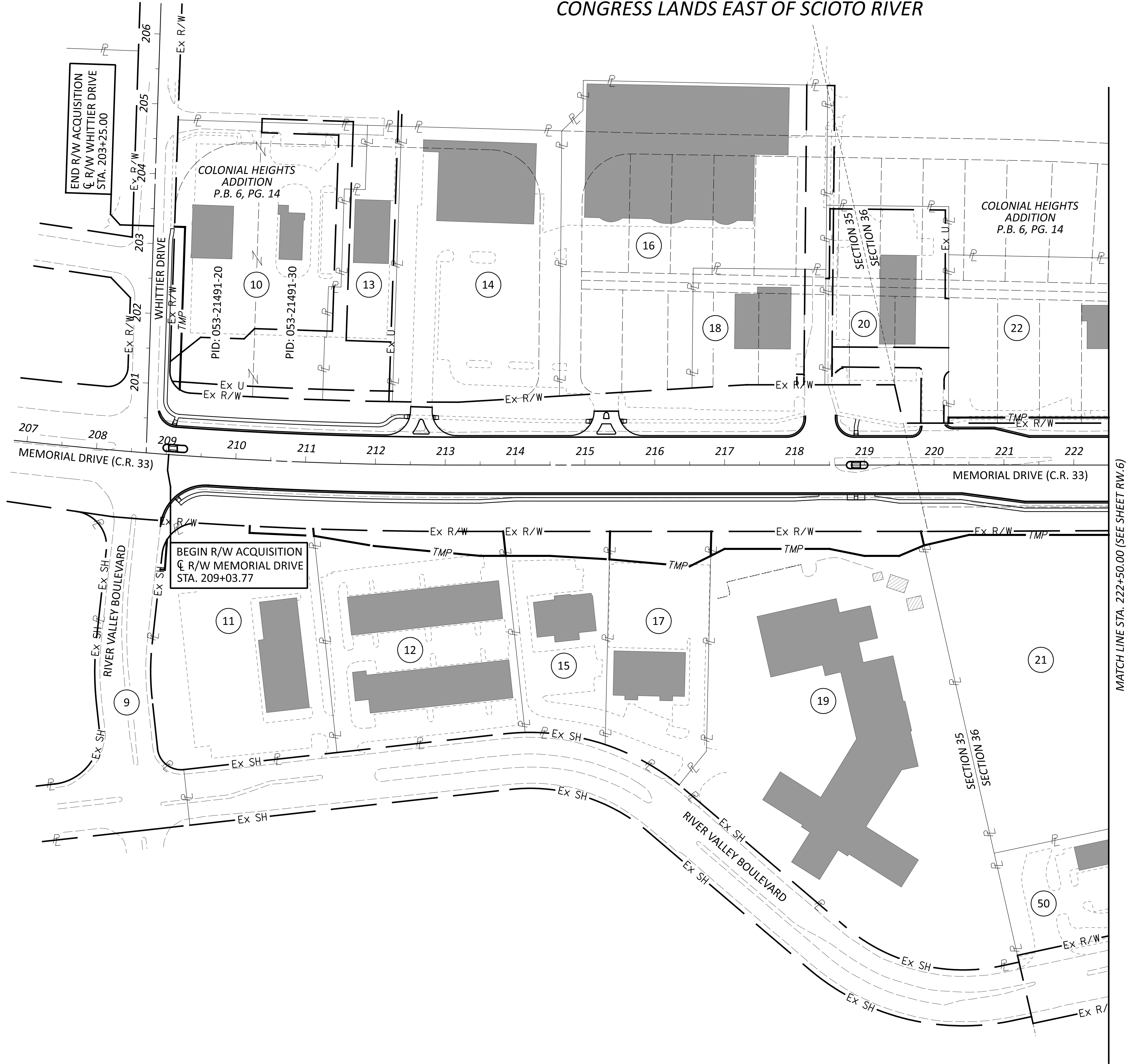
PROJECT ID
120594

SUBSET
3

TOTAL
3

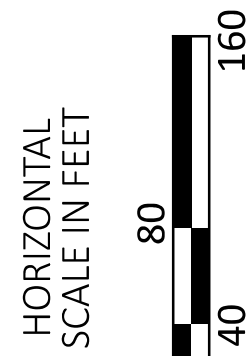
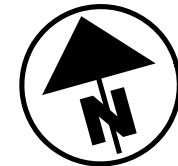
SHEET
RW.4

TOTAL
RW.26



STRUCTURE KEY

- RESIDENTIAL
- COMMERCIAL
- OUT-BUILDING



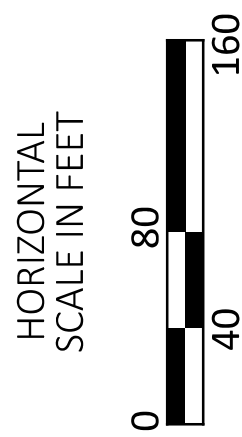
PROPERTY MAP
(SHEET 1 OF 2)

- 1 8 NOT USED
- ** 9 PID: 053-10103-10
RIVER VALLEY MALL LLC (55% INTEREST)
RIVER VALLEY NASSIM LLC (5% INTEREST)
RIVER VALLEY CH LLC (40% INTEREST)
- 10 NNN DEVELOPMENT, INC.
- 11 PID: 053-10103-29
7953, L.L.C.
- 12 PID: 053-10103-21
CHRAPA LLC
- ** 13 PID: 053-21491-10
7953, L.L.C.
- ** 14 PID: 053-21490-00
ALDI INC. (OHIO)
- 15 PID: 053-10103-40
1311 RIVER VALLEY BLVD., LLC
- ** 16 PID: 053-21471-00
BARKLEY HOLDINGS, LLC
- 17 PID: 053-10103-31
1301 RVB, LLC
- ** 18 PID: 053-21471-20
SWE LANCASTER, LLC
- 19 PID: 053-10103-44
LANCASTER IRF, LLC
- ** 20 PID: 053-21524-10
DIADON, LLC
- 21 PID: 053-10109-20
JOHN F. PIZZATO, TRUSTEE OF THE AMENDMENT
AND RESTATEMENT OF 1998 JOHN F. PIZZATO
REVOCABLE TRUST DATED NOVEMBER 18, 2003
AND MARK C. PIZZATO
- 22 PID: 053-21476-10
PAC HOLDINGS LLC
- 50 PID: 053-10109-22
MOO MOO LANCASTER LLC

** NO ADDITIONAL R/W REQUIRED

			DESIGN AGENCY
			STRUCTUREPOINT
			DESIGNER
			MWM
			REVIEWER
			MJW 06/13/25
			PROJECT ID
			120594
REV. BY	DATE	DESCRIPTION	SHEET
DATE COMPLETED			TOTAL
			RW.5 RW.26

PROPERTY MAP
(SHEET 2 OF 2)



			\$
			DESIGNER
			MWM
			REVIEWER
			MJW 06/13/2
			PROJECT ID
			120594
REV. BY	DATE	DESCRIPTION	SHEET TOTAL
DATE COMPLETED			RW.6 RW.2

TOTAL NUMBER OF :
19 OWNERSHIPS 0 TOTAL TAKES
24 PARCELS 0 OWNERSHIPS W/ STRUCTURES INVOLVED

NET RESIDUE = RECORD AREA - TOTAL PRO - NET TAKE
NET TAKE = GROSS TAKE - PRO IN TAKE
ALL AREAS ARE IN ACRES (UNLESS OTHERWISE NOTED)

GRANTEE:
ALL RIGHT OF WAY ACQUIRED IN THE NAME OF
CITY OF LANCASTER, OHIO

PARCEL NO. 1 - 8	OWNER	RW SHEET NO.	OWNER'S RECORD	AUDITOR'S PARCEL NUMBER	AUDITOR'S AREA	TOTAL P.R.O.	GROSS TAKE	P.R.O. IN TAKE	NET TAKE	STRUC-TURE	NET RESIDUE		REMARKS
											LEFT	RIGHT	
1 - 8	NOT USED												
9	RIVER VALLEY MALL LLC (55% INTEREST) RIVER VALLEY NASSIM LLC (5% INTEREST) RIVER VALLEY CH LLC (40% INTEREST)	9,10	I.N. 202300000270	053-10103-10	51.48	0.000							NO ADDITIONAL R/W REQUIRED
10-T	NNN DEVELOPMENT, INC.	9-12 23,24	O.R. BOOK 1616, PG. 2622 O.R. BOOK 1616, PG. 2625	053-21491-20 053-21491-30	1.05 1.07 2.12	0.000 0.000 0.000	0.078 0.000 0.078	0.000 0.000 0.000	0.078 0.000 0.078				NO REMOVAL ITEMS; TO PERFORM GRADING
	10-T TOTAL												
11-T1	7953, L.L.C.	9,10	O.R. BOOK 1663, PG. 2984	053-10103-29	1.86	0.000	0.005	0.000	0.005				NO REMOVAL ITEMS; TO CONSTRUCT A GUARDRAIL AND PERFORM GRADING
11-T2		9-12		053-10103-29	1.86	0.000	0.021	0.000	0.021				NO REMOVAL ITEMS; TO PERFORM GRADING
12-T	CHRAPA LLC	11,12	O.R. BOOK 1477, PG. 1003	053-10103-21	1.89	0.000	0.158	0.000	0.158				+2 STUMPS; TO PERFORM GRADING
13	7953, L.L.C.	11,12	O.R. BOOK 1549, PG. 420	053-21491-10	0.71	0.000							NO ADDITIONAL R/W REQUIRED
14	ALDI INC. (OHIO)	11,12	O.R. BOOK 1652, PG. 711	053-21490-00	2.08	0.000							NO ADDITIONAL R/W REQUIRED
15-T	1311 RIVER VALLEY BLVD., LLC	11,12	O.R. BOOK 1746, PG. 4272	053-10103-40	0.9	0.000	0.126	0.000	0.126				NO REMOVAL ITEMS; TO PERFORM GRADING
16	BARKLEY HOLDINGS, LLC	11-14	O.R. BOOK 1738, PG. 3858	053-21471-00	3.055	0.000							NO ADDITIONAL R/W REQUIRED
17-T	1301 RVB, LLC	11-14	O.R. BOOK 1817, PG. 4170	053-10103-31	1.11	0.000	0.148	0.000	0.148				NO REMOVAL ITEMS; TO PERFORM GRADING
18	SWE LANCASTER, LLC	13,14	I.N. 202200016643	053-21471-20	0.73	0.000							NO ADDITIONAL R/W REQUIRED
19-T	LANCASTER IRF, LLC	13,14	I.N. 202400014033	053-10103-44	4.715	0.000	0.195	0.000	0.195				+11 TREES; TO PERFORM GRADING
20	DIADON, LLC	13,14	I.N. 202000027473	053-21524-10	1.127	0.000							NO ADDITIONAL R/W REQUIRED
21-WD	JOHN F. PIZZATO, TRUSTEE OF THE AMENDMENT AND RESTATEMENT OF 1998 JOHN F. PIZZATO REVOCABLE TRUST DATED NOVEMBER 18, 2003 AND MARK C. PIZZATO	25,26	O.R. BOOK 1468, PG. 2891	053-10109-20	3.26	0.000	0.042	0.000	0.042			3.218	NO REMOVAL ITEMS
21-T		13-16 25,26		053-10109-20	3.26	0.000	0.301	0.000	0.301				NO REMOVAL ITEMS; TO PERFORM GRADING
22-T	PAC HOLDINGS LLC	13-16	I.N. 202400020824	053-21476-10	2.189	0.000	0.074	0.000	0.074				NO REMOVAL ITEMS; TO PERFORM GRADING
23-T	L & D COMMERCIAL PROPERTIES LLC	15,16	I.N. 202400012978 O.R. BOOK 1804, PG. 4511 O.R. BOOK 1831, PG. 1899	053-21476-00 053-21484-00	0.396 0.367 (c) 0.763	0.000 0.000 0.000	0.014 0.016 0.030	0.000 0.000 0.000	0.014 0.016 0.030				NO REMOVAL ITEMS TO CONSTRUCT A WALK AND PERFORM GRADING
23-T TOTAL													
24	JULIE HAMMACK-GORTON (3/4 INTEREST)	25,26	I.N. 202300003460	053-10109-00	0.95	0.000							NO ADDITIONAL R/W REQUIRED ACCORDING TO AUDITOR'S SITE, "MARK C. PIZZATO" HAS INTEREST IN THE PARCEL.. THIS DEED WILL BE FOUND FOR THE NEXT SUBMITTAL (COMPLIANCE).
25-T	BURGER KING COMPANY LLC	15-18	I.N. 202300000055	053-21485-00 053-21486-00 053-21448-00 053-21447-00 053-21446-00 053-21445-00	0.246 (c) 0.244 (c) 0.324 (c) 0.081 (c) 0.106 (c) 0.394 (c) 1.395	0.000 0.000 0.000 0.000 0.000 0.000 0.000	0.011 0.011 0.000 0.000 0.000 0.000 0.022	0.000 0.000 0.000 0.000 0.000 0.000 0.000	0.011 0.011 0.000 0.000 0.000 0.000 0.022	S(1)			+4 ROCKS*, +12 ROCKS, +1 TREE, +22 BUSHES, +1 SIGN, +173 SQ. FT. OF FLOWER BED*, +85 SQ. FT. OF FLOWER BED TO CONSTRUCT 2 DRIVES AND PERFORM GRADING
25-T TOTAL													
26-WD	SUSO 4 HOCKING LP	17-20 25,26	O.R. BOOK 1687, PG. 1771	053-10109-13 053-10109-12	5.55 12.29 17.84	0.000 0.000 0.000	0.000 0.032 0.032	0.000 0.000 0.000	0.000 0.032 0.032			17.808	NO REMOVAL ITEMS
26-WD TOTAL													
27-T	GSF INVESTMENTS LLC	17,18	O.R. BOOK 1800, PG. 979	053-21487-00	0.559 (c)	0.000	0.028	0.000	0.028				+1 ROCK, +1 BUSH, +19 SQ. FT. OF FLOWER BED*, +36 SQ. FT. OF FLOWER BED TO CONSTRUCT A DRIVE AND PERFORM GRADING
28-T	AMY COHEN AND DAVID GUSTAVSON, CO-TRUSTEES OF THE GUSTAVSON FAMILY TRUST DATED SEPTEMBER 10, 2019	17,18	O.R. BOOK 1801, PG. 3723	053-21488-00 053-21444-00 053-21443-00	0.374 (c) 0.121 (c) 0.269 (c) 0.764	0.000 0.000 0.000 0.000	0.010 0.000 0.000 0.010	0.000 0.000 0.000 0.000	0.008 0.000 0.000 0.008				+2 ROCKS*, +2 BUSHES* TO PERFORM GRADING
28-T TOTAL													

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

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

+ DENOTES REMOVAL ITEMS
SEE CORRESPONDING RIGHT OF WAY PLAN SHEET FOR DESCRIPTION

* DENOTES RIGHT OF WAY ENCROACHMENT

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

(c) = CALCULATED AREA

REV. BY	DATE	DESCRIPTION
FIELD REVIEW BY: J.M. CARPENTER		DATE: 01/28/2025
OWNERSHIP VERIFIED BY: E.R. DONOVAN		DATE: 06/09/2025
DATE COMPLETED: ----		

SUMMARY OF ADDITIONAL RIGHT-OF-WAY
(PARCELS 1 THROUGH 28)

DESIGN AGENCY	
AMERICAN STRUCTUREPOINT INC.	
DESIGNER	
MWM	
REVIEWER	
MJW 06/13/25	
PROJECT ID	
120594	
SHEET	TOTAL
RW.7	RW.26

ALL AREAS ARE IN ACRES (UNLESS OTHERWISE NOTED)

[illegible]

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

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

+ DENOTES REMOVAL ITEMS
SEE CORRESPONDING RIGHT
OF WAY PLAN SHEET FOR
DESCRIPTION

* DENOTES RIGHT OF WAY ENCROACHMENT

TYPES OF TITLE LEGEND:
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REV. BY	DATE	DESCRIPTION
FIELD REVIEW BY:	J.M. CARPENTER	DATE: 01/28/2025
OWNERSHIP VERIFIED BY:	E.R. DONOVAN	DATE: 06/09/2025
DATE COMPLETED:	----	

**SUMMARY OF ADDITIONAL RIGHT-OF-WAY
(PARCELS 29 THROUGH 50)**

DESIGN AGENCY

AMERICAN
STRUCTUREPOINT
INC.

DESIGNER

MWM

REVIEWER
MJW 06/13/25

PROJECT ID
120594

SHEET	TOTAL
RW.8	RW.26

MODEL: RT001 Sheet PAPERSIZE: 34x22 (in.) DATE: 6/13/2025 TIME: 3:32:07 PM USER: mmayes
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<i>REV. BY</i>	<i>DATE</i>	<i>DESCRIPTION</i>
<i>DATE COMPLETED</i>		

1 STA 208+71.40 (C R/W MEMORIAL DRIVE) =
STA 200+00.00 (C R/W WHITTIER DRIVE)

BA POT STA 200+00.00

C R/W MEMORIAL DRIVE CURVE DATA (C1)

PI = STA 202+49.09
 $\Delta = 21^{\circ}39'30''$ LT
R = 5,729.58'
T = 1,096.00'
L = 2,165.83'
CH BRG = $S63^{\circ}34'12''$ E
CH DIST = 2,152.96'

C10 (CURVE DATA)

R = 31.15'
L = 31.95'
 $\Delta = 58^{\circ}46'16''$
CH BRG = $N11^{\circ}53'35''$ W
CH DIST = 30.57'

C11 (CURVE DATA)

R = 50.00'
L = 21.90'
 $\Delta = 25^{\circ}05'34''$
CH BRG = $N34^{\circ}28'20''$ E
CH DIST = 21.72'

PID: 053-21995-10
DUNKIN'S DIAMONDS & GOLD REAL ESTATE, INC
I.N. 202100001702
1.092 ACRES (DEED)

MEMORIAL DRIVE (C.R. 33)
(R/W WIDTH VARIES - LIMITED ACCESS)
S.H. 49 SEC LANCASTER PT. & C-I PT.
FAI-33-10.88-12.95

PID: 053-10103-10
RIVER VALLEY MALL LLC (55% INTEREST)
RIVER VALLEY NASSIM LLC (5% INTEREST)
RIVER VALLEY CH LLC (40% INTEREST)
I.N. 202300000270
51.482 ACRES (DEED)

E1 DRAINAGE EASEMENT
O.R. BOOK 1529, PG. 2891
0.818 ACRES

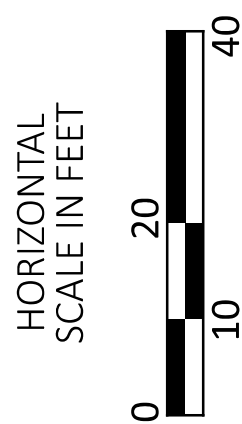
E2 15' ELECTRIC EASEMENT
OHIO POWER COMPANY
O.R. BOOK 1499, PG. 15
0.106 ACRES

E20 PRIVATE ROADWAY &
DRIVEWAY EASEMENT
D.B. 542, PG. 224
D.B. 553, PG. 697

PID: 053-10103-32
MMG ENTERPRISES, LLC
O.R. BOOK 1439, PG. 191
2.046 ACRES (DEED)

EASEMENT OVERLAP TABLE				
PROPOSED PARCEL	PROPOSED PARCEL GROSS AREA (ACRES)	EXISTING EASEMENT	EXISTING EASEMENT AREA	EASEMENT OVERLAP AREA
10-T	0.078	Drainage Easement O.R. Book 1529, Pg. 2891	0.818	0.013 (c)
		15' Electric Easement O.R. Book 1499, Pg. 15	0.106	0.002 (c)

STATE OF OHIO, COUNTY OF FAIRFIELD, CITY OF LANCASTER,
SECTION 35, TOWNSHIP 15, RANGE 19,
CONGRESS LANDS EAST OF SCIOTO RIVER



RIGHT-OF-WAY BOUNDARY SHEET
MEMORIAL DRIVE STA. 206+00.00 TO STA. 211+00.00
WHITTIER DRIVE STA. 200+00.00 TO STA. 201+50.00

DESIGN AGENCY

STRUCTUREPOINT
INC.

DESIGNER

MWM

REVIEWER

MJW 06/13/25

PROJECT ID

120594

SHEET

TOTAL

RW.10

RW.26

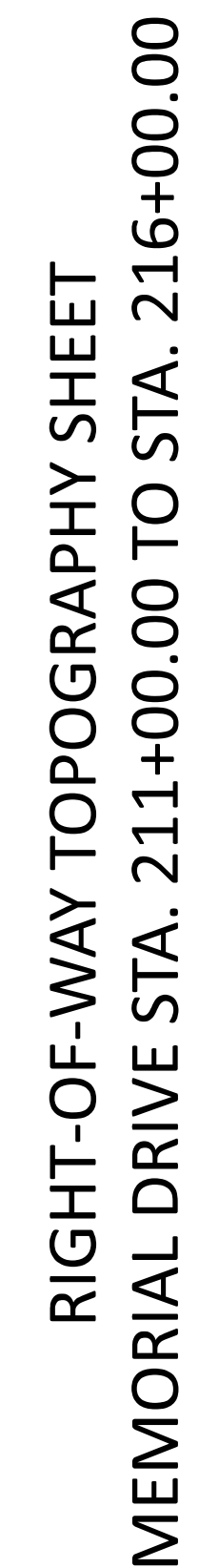
REV. BY	DATE	DESCRIPTION
DATE COMPLETED		

C R/W MEMORIAL DRIVE CURVE DATA (C1)
 PI = STA 202+49.09
 Δ = 21°39'30" LT
 R = 5,729.58'
 T = 1,096.00'
 L = 2,165.83'
 CH BRG = S63°34'12"E
 CH DIST = 2,152.96'

HORIZONTAL
SCALE IN FEET



A horizontal scale bar with alternating black and white segments. It is marked with '0' at the left end, '10' at the midpoint, and '20' at the right end.



PID: 053-10103-29
7953, L.L.C.
1351 1359 RIVER VALLEY BOULEVARD
COMMERCIAL

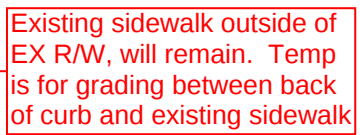
* DENOTES RIGHT-OF-WAY ENCROACHMENT

			
		DESIGNER	
		MWM	
		REVIEWER	
			MJW 06/13/2
			PROJECT ID
			120594
REV. BY	DATE	DESCRIPTION	
DATE COMPLETED			
		SHEET	TOTAL
		RW.11	RW.2

REV. BY	DATE	DESCRIPTION
DATE COMPLETED		

A horizontal scale bar with markings at 0, 10, 20, and 40 feet. The bar is divided into alternating black and white segments.

RIGHT-OF-WAY TOPOGRAPHY SHEET
MEMORIAL DRIVE STA. 216+00.00 TO STA. 221+00.00



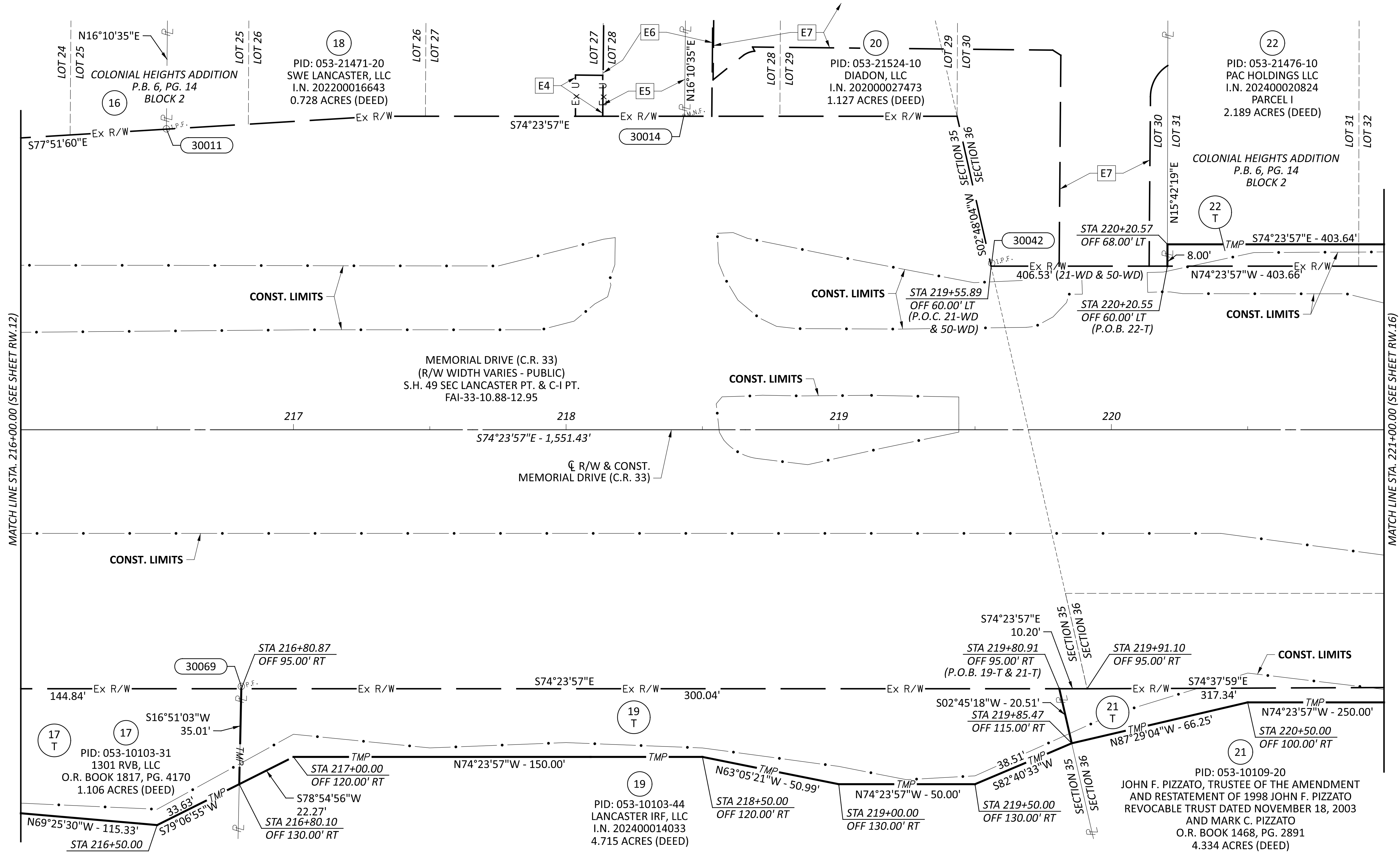
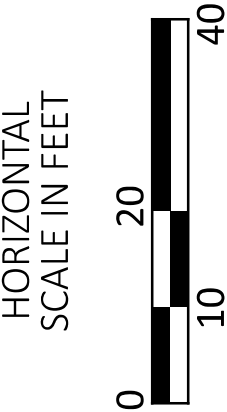
* DENOTES RIGHT-OF-WAY ENCROACHMENT

			DESIGNER	\$
			MWM	
			REVIEWER	
			MJW 06/13/25	
			PROJECT ID	
			120594	
REV. BY	DATE	DESCRIPTION	SHEET	TOTAL
DATE COMPLETED			RW.13	RW.26

FAI-CR 33/MR 70505-4.93/1.09

MODEL: RT003 Sheet PAPER SIZE: 34x22 (in.) DATE: 6/13/2025 TIME: 3:32:45 PM USER: mmayes
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STATE OF OHIO, COUNTY OF FAIRFIELD, CITY OF LANCASTER,
SECTION 35 & SECTION 36, TOWNSHIP 15, RANGE 19,
CONGRESS LANDS EAST OF SCIOTO RIVER



- E4

SIGN EASEMENT
O.R. BOOK 1634, PG. 2129
150.49 SQ. FT.
- E5

30' INGRESS AND EGRESS EASEMENT
O.R. BOOK 1632, PG. 2657
O.R. BOOK 1634, PG. 2129
O.R. BOOK 1658, PG. 1913
0.295 ACRES
- E6

40' INGRESS AND EGRESS EASEMENT
O.R. BOOK 1745, PG. 2687
O.R. BOOK 1833, PG. 1995
0.394 ACRES
- E7

ACCESS EASEMENT
O.R. BOOK 1816, PG. 4178
0.174 ACRES

PID: 053-21471-00
BARKLEY HOLDINGS, LLC
O.R. BOOK 1738, PG. 3858
3.055 ACRES (DEED)

PID: 053-10109-20
JOHN F. PIZZATO, TRUSTEE OF THE AMENDMENT
AND RESTATEMENT OF 1998 JOHN F. PIZZATO
REVOCABLE TRUST DATED NOVEMBER 18, 2003
AND MARK C. PIZZATO
O.R. BOOK 1468, PG. 2891
4.334 ACRES (DEED)

REV. BY	DATE	DESCRIPTION			
DATE COMPLETED					
SHEET	TOTAL				
RW.14	RW.26				

RIGHT-OF-WAY BOUNDARY SHEET
MEMORIAL DRIVE STA. 216+00.00 TO STA. 221+00.00

DESIGN AGENCY

STRUCTUREPOINT
AMERICAN
ENGINEERS

DESIGNER

MWM

REVIEWER

MJW 06/13/25

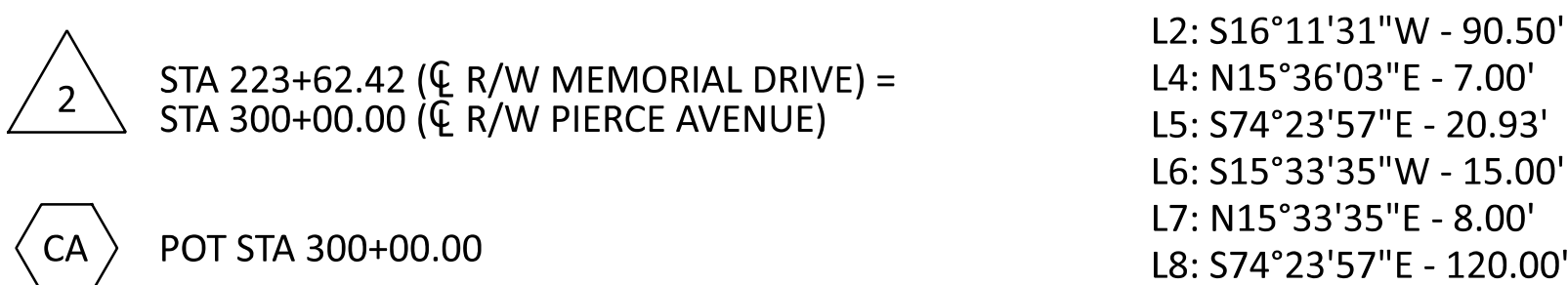
PROJECT ID

120594

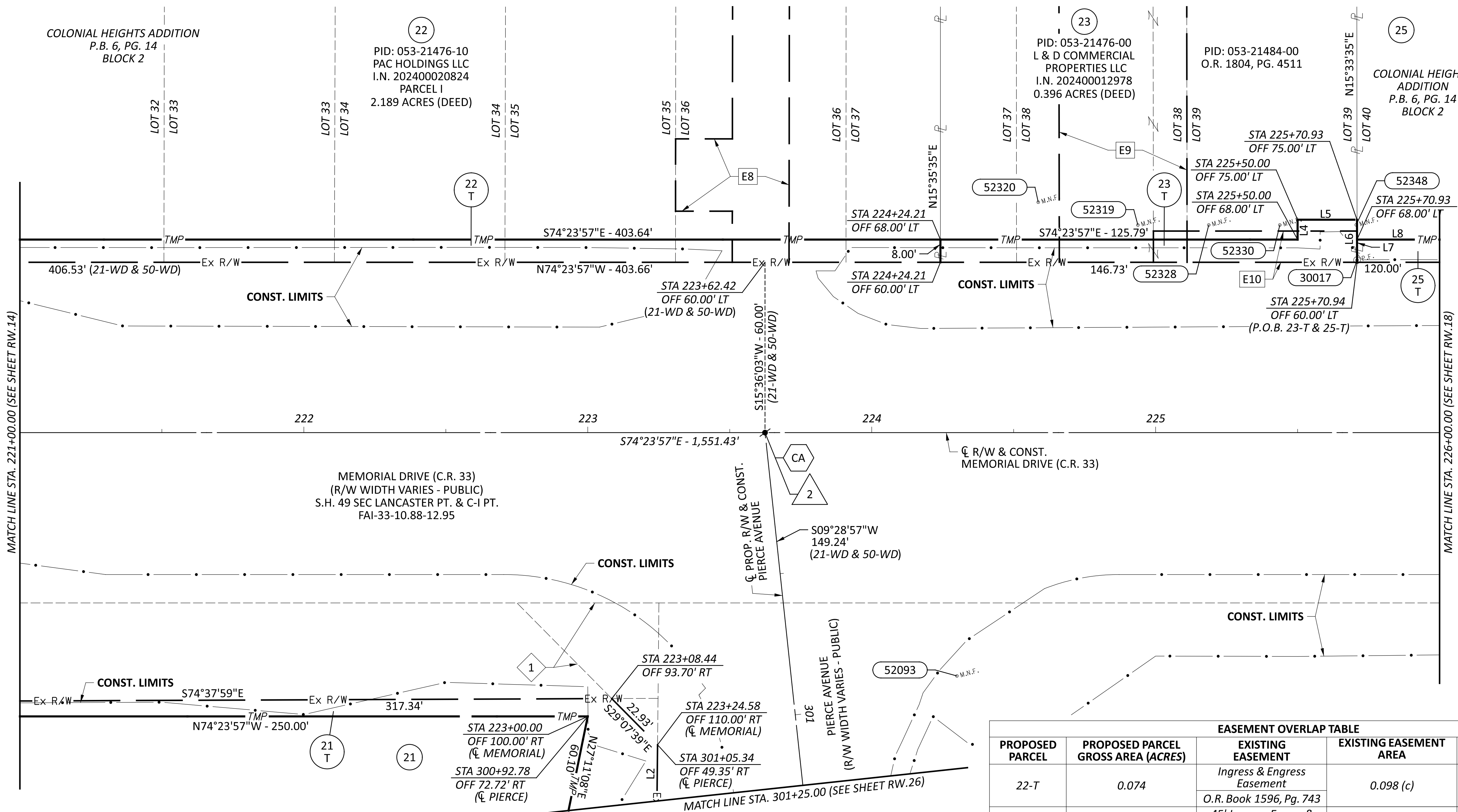
SHEET

TOTAL

FAI-CR 33/MR 70505-4.93/1.09



STATE OF OHIO, COUNTY OF FAIRFIELD, CITY OF LANCASTER,
SECTION 36, TOWNSHIP 15, RANGE 19,
CONGRESS LANDS EAST OF SCIOTO RIVER



- E8** INGRESS AND EGRESS EASEMENT
O.R. BOOK 1596, PG. 743
- E9** 45' INGRESS, EGRESS
AND PARKING EASEMENT
I.N. 202100010302
0.187 ACRES
- E10** 11' PERPETUAL SIDEWALK
AND ROADWAY EASEMENT
FAIRFIELD COUNTY, OHIO
I.N. 202300020143
0.018 ACRES (792 SQ. FT.)

EASEMENT OVERLAP TABLE				
PROPOSED PARCEL	PROPOSED PARCEL GROSS AREA (ACRES)	EXISTING EASEMENT	EXISTING EASEMENT AREA	EASEMENT OVERLAP AREA
22-T	0.074	Ingress & Egress Easement	0.098 (c)	0.004 (c)
		O.R. Book 1596, Pg. 743		
23-T	0.030	45' Ingress, Egress & Parking Easement	0.187	0.008 (c)
		I.N. 202100010302		
		11' Perpetual Sidewalk and Roadway Easement	0.018	0.015 (c)
		I.N. 202300020143		

			\$
			DESIGNER
			MWM
			REVIEWER
			MJW 06/13/25
			PROJECT ID
			120594
REV. BY	DATE	DESCRIPTION	SHEET TOTAL
DATE COMPLETED			RW.16 RW.26

RIGHT-OF-WAY BOUNDARY SHEET

MEMORIAL DRIVE STA. 221+00.00 TO STA. 226+00.00

PIERCE AVENUE STA. 300+00.00 TO STA. 301+25.00

DESIGN AGENCY

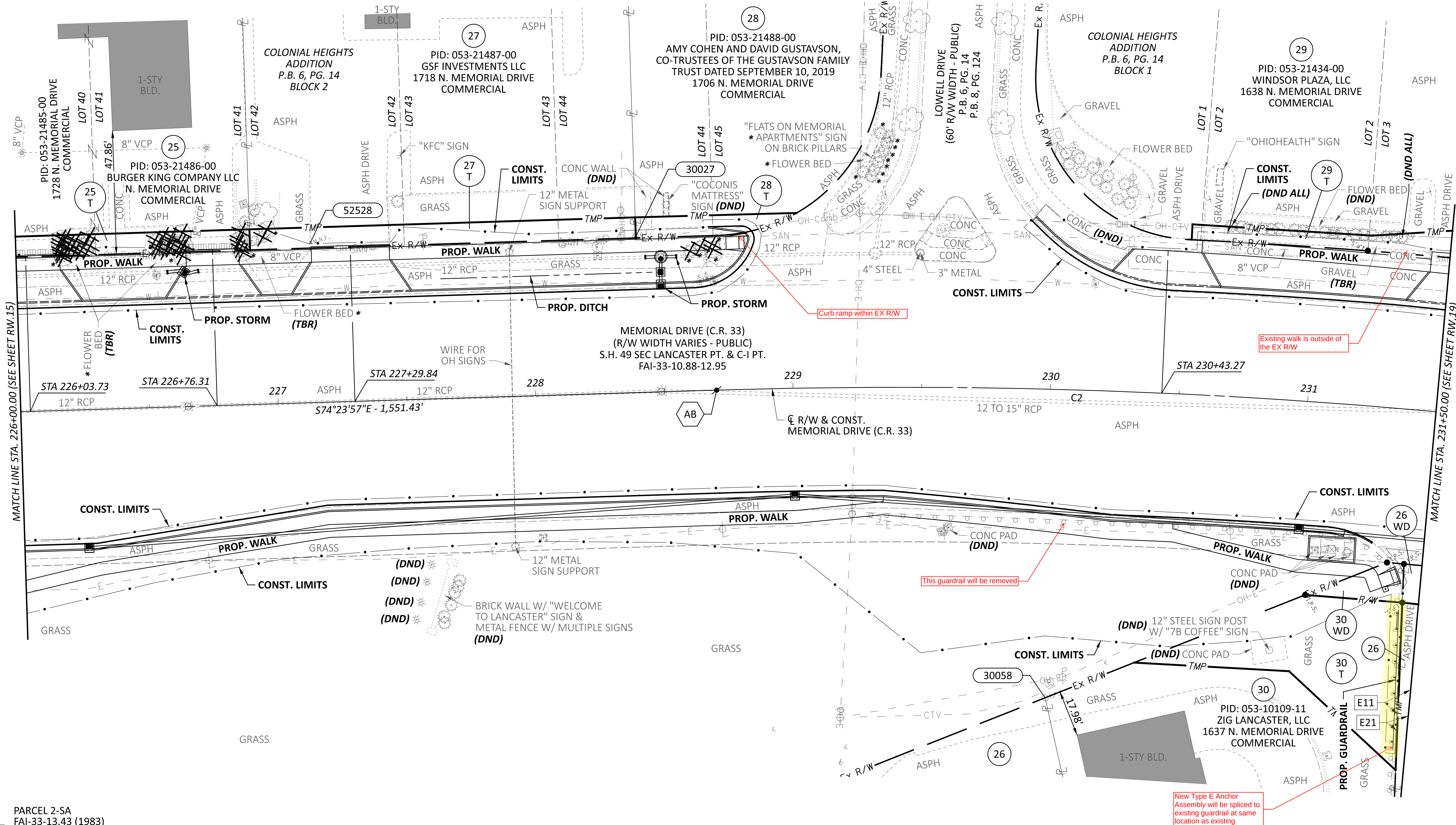
AMERICAN
STRUCTUREPOINT
INC.

DESIGNER	
MWM	
REVIEWER	
MJW 06/13/25	
PROJECT ID	
120594	
SHEET	TOTAL
RW.16	RW.26

AB PC STA 228+70.36

C R/W MEMORIAL DRIVE CURVE DATA (C2)
PI = STA 239+33.99
 $\Delta = 49^{\circ}47'30''$ RT
R = 2,291.83'
L = 1,991.67'
CH BRG = S49°30'12"E
CH DIST = 1,929.58'

STATE OF OHIO, COUNTY OF FAIRFIELD, CITY OF LANCASTER,
SECTION 36, TOWNSHIP 15, RANGE 19,
CONGRESS LANDS EAST OF SCIOTO RIVER



E11 PARCEL 2-SA
FAI-33-13.43 (1983)
O.R. BOOK 550, PG. 26
0.176 ACRES
INFORMATION IS PER PLANS ONLY

E21 INGRESS AND EGRESS EASEMENT
D.B. 518, PG. 263
TRACT TWO

26 PID: 053-10109-12
SUSO 4 HOCKING LP
1621 1715 N. MEMORIAL DRIVE
COMMERCIAL

* DENOTES RIGHT-OF-WAY ENCROACHMENT

REV. BY	DATE	DESCRIPTION

RIGHT-OF-WAY TOPOGRAPHY SHEET
MEMORIAL DRIVE STA. 226+00.00 TO STA. 231+50.00

DESIGN AGENCY

STRUCTUREPOINT

DESIGNER

MWM

REVIEWER

MJW 06/13/25

PROJECT ID

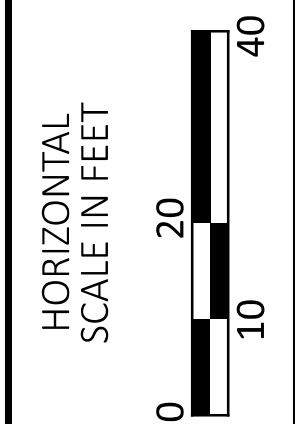
120594

SHEET

RW.17

TOTAL

RW.26



REV. BY	DATE	DESCRIPTION
DATE COMPLETED		

FAI-CR 33/MR 70505-4.93/1.09

MODEL: RT006 Sheet PAPER/SIZE: 34x22 (in.) DATE: 6/13/2025 TIME: 3:33:45 PM USER: mma\yves
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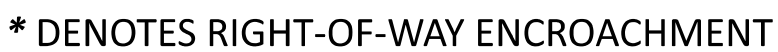
HORIZONTAL
SCALE IN FEET



A horizontal scale bar with a black and white checkered pattern. It has markings at 0, 10, 20, and 40 feet.

RIGHT-OF-WAY TOPOGRAPHY SHEET

MEMORIAL DRIVE STA. 231+50.00 TO STA. 236+00.00



			S	
			DESIGNER	
			MWM	
			REVIEWER	
			MJW 06/13/25	
			PROJECT ID	
			120594	
REV. BY	DATE	DESCRIPTION		
DATE COMPLETED			SHEET	TOTAL
			RW.19	RW.26

FAI-CR 33/MR 70505-4.93/1.09

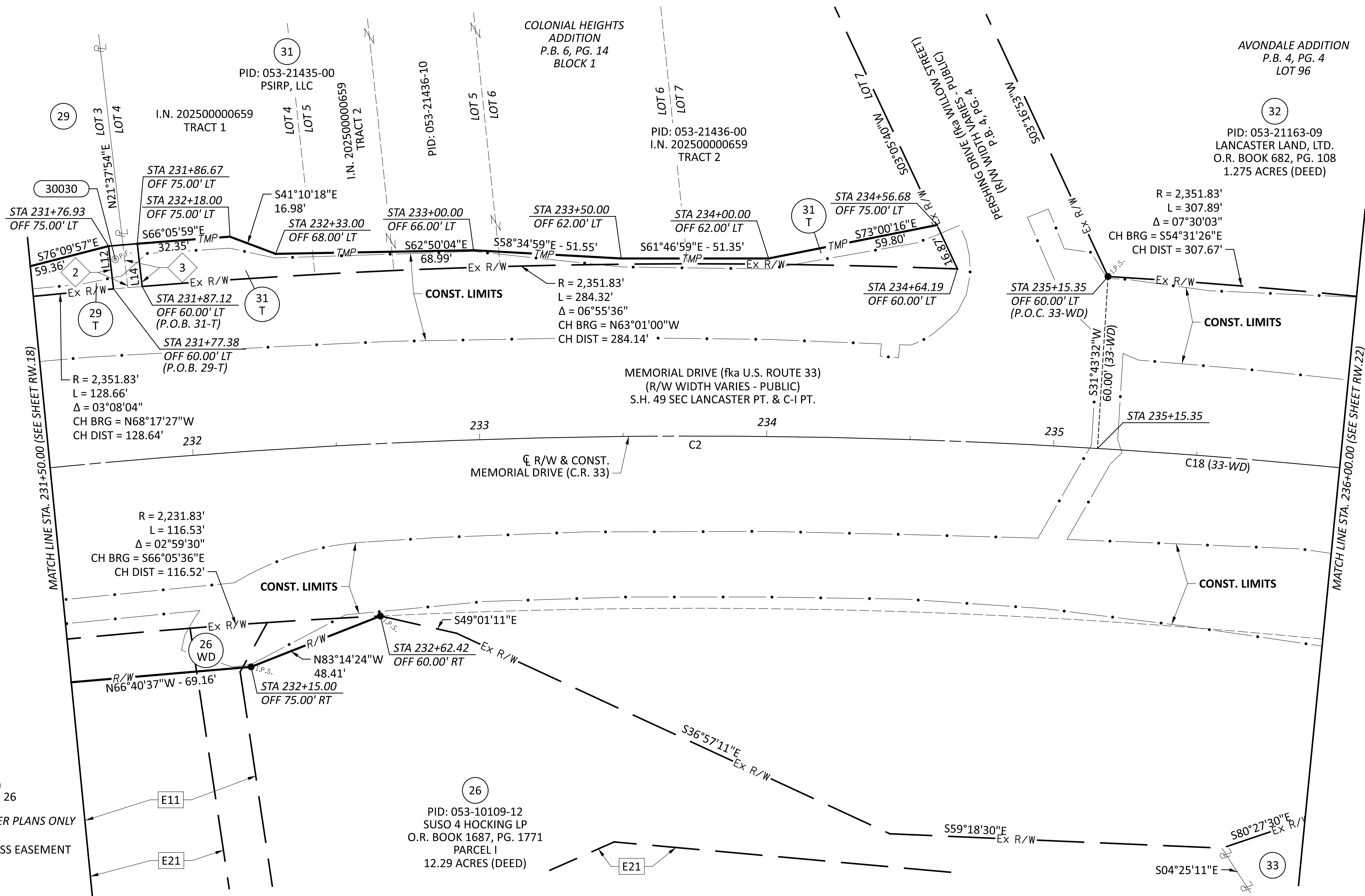
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CURVE DATA (C2)
 PI = STA 239+33.99
 $\Delta = 49^{\circ}47'30''$ RT
 R = 2,291.83'
 L = 1,991.67'
 CH BRG = $S49^{\circ}30'12''$ E
 CH DIST = 1,929.58'

C18 (CURVE DATA)
R = 2,291.83'
L = 219.94'
 $\Delta = 05^{\circ}29'54''$
CH BRG = S55°31'31"E
CH DIST = 219.85'

L12: S21°30'36"W - 15.01
L14: N21°45'13"E - 15.01'

STATE OF OHIO, COUNTY OF FAIRFIELD, CITY OF LANCASTER,
SECTION 36, TOWNSHIP 15, RANGE 19,
CONGRESS LANDS EAST OF SCIOTO RIVER



E11

PARCEL 2-SA
FAI-33-13.43 (1983)
O.R. BOOK 550, PG. 26
0.176 ACRES
INFORMATION IS PER PLANS ONLY

E21

INGRESS AND EGRESS EASEMENT
D.B. 518, PG. 263
TRACT TWO

2

PARCEL 3
FAI-33-13.43 (1983)
O.R. BOOK 548, PG. 363
0.002 ACRES
INFORMATION IS PER PLANS ONLY

3

PARCEL 4
FAI-33-13.43 (1983)
O.R. BOOK 548, PG. 365
0.002 ACRES
INFORMATION IS PER PLANS ONLY

PID: 053-21434-00
WINDSOR PLAZA, LLC
O.R. BOOK 1732, PG. 2518

PID: 053-10109-10
THE WINDSOR COMPANY 1430, LTD.
(f.k.a. THE WINDSOR COMPANY)
O.R. BOOK 1352, PG. 3225 (AFFIDAVIT)
D.B. 518, PG. 263
TRACT ONE
1.030 ACRES (DEED)

PID: 053-10109-12
SUSO 4 HOCKING LP
O.R. BOOK 1687, PG. 1771
PARCEL I
12.29 ACRES (DEED)

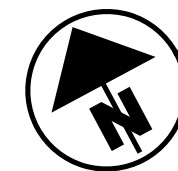
			\$
			DESIGNER
			MWM
			REVIEWER
			MJW 06/13/25
			PROJECT ID
			120594
REV. BY	DATE	DESCRIPTION	SHEET TOTAL
DATE COMPLETED			RW.20 RW.26

RIGHT-OF-WAY BOUNDARY SHEET
MEMORIAL DRIVE STA. 231+50.00 TO STA. 236+00.00

DESIGN AGENCY

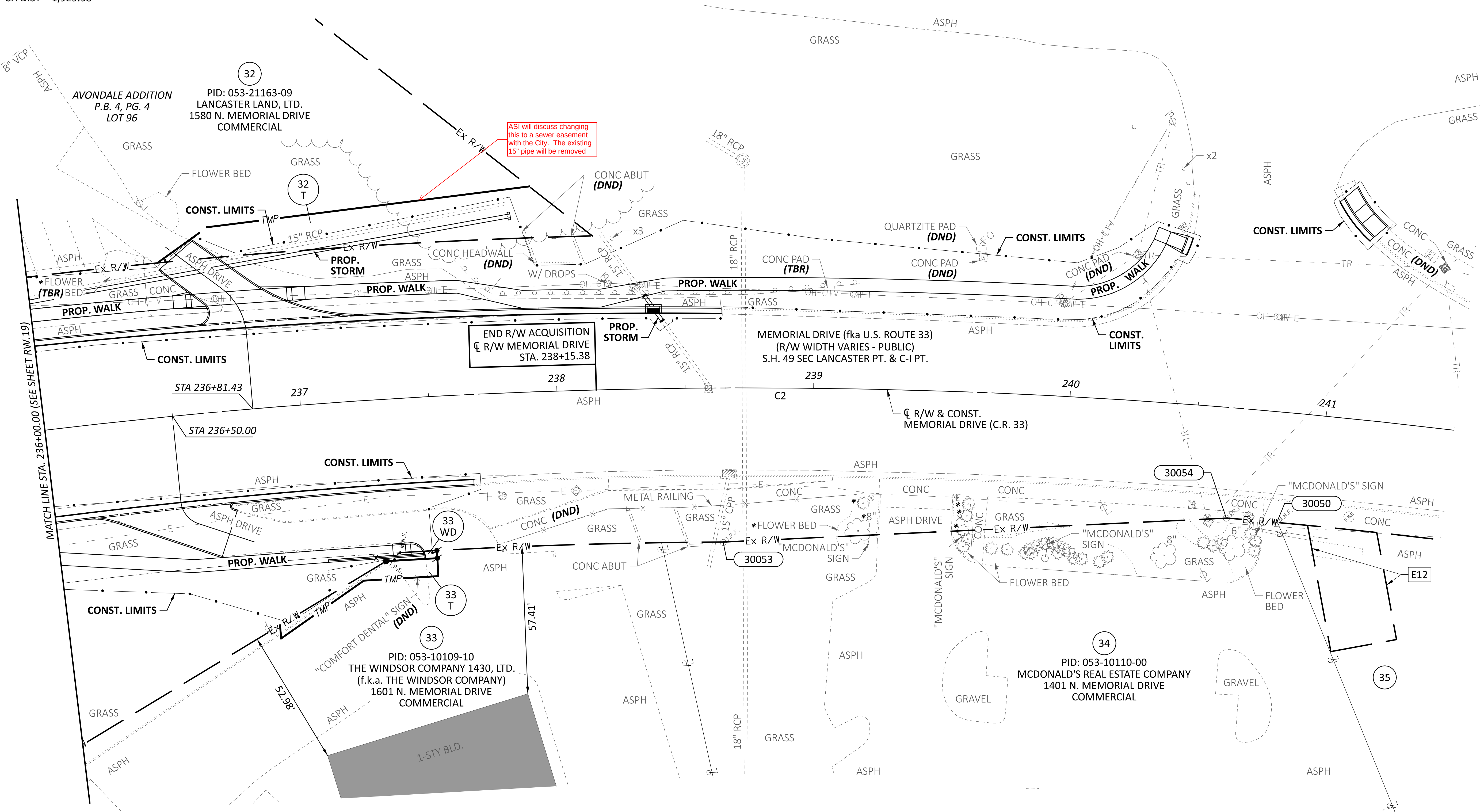
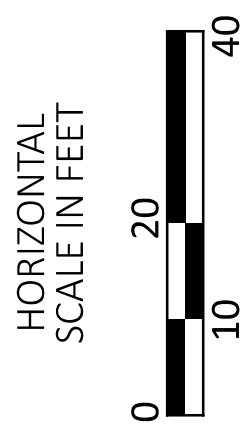
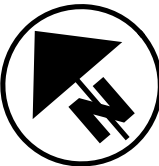
AMERICAN
STRUCTUREPOINT

DESIGNER	
MWM	
REVIEWER	
MJW 06/13/25	
PROJECT ID	
120594	
SHEET	TOTAL
RW.20	RW.26



CL R/W MEMORIAL DRIVE CURVE DATA (C2)
PI = STA 239+33.99
 $\Delta = 49^{\circ}47'30''$ RT
R = 2,291.83'
L = 1,991.67'
CH BRG = $S49^{\circ}30'12''$ E
CH DIST = 1,929.58'

STATE OF OHIO, COUNTY OF FAIRFIELD, CITY OF LANCASTER,
SECTION 36, TOWNSHIP 15, RANGE 19,
CONGRESS LANDS EAST OF SCIOTO RIVER



E12

PARCEL 5-SA
FAI-33-13.43 (1983)
O.R. BOOK 591, PG. 618
0.028 ACRES
INFORMATION IS PER PLANS ONLY

PID: 053-10110-10
SCHURTZ PROPERTIES, INC.
1299 N. MEMORIAL DRIVE
COMMERCIAL

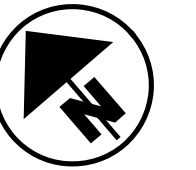
* DENOTES RIGHT-OF-WAY ENCROACHMENT

REV. BY	DATE	DESCRIPTION

DESIGN AGENCY	STRUCTUREPOINT
DESIGNER	MWM
REVIEWER	MJW 06/13/25
PROJECT ID	120594
SHEET	RW.21
TOTAL	RW.26

C R/W MEMORIAL DRIVE CURVE DATA (C2)
 PI = STA 239+33.99
 $\Delta = 49^{\circ}47'30''$ RT
 R = 2,291.83'
 L = 1,991.67'
 CH BRG = S49°30'12"E
 CH DIST = 1,929.58'

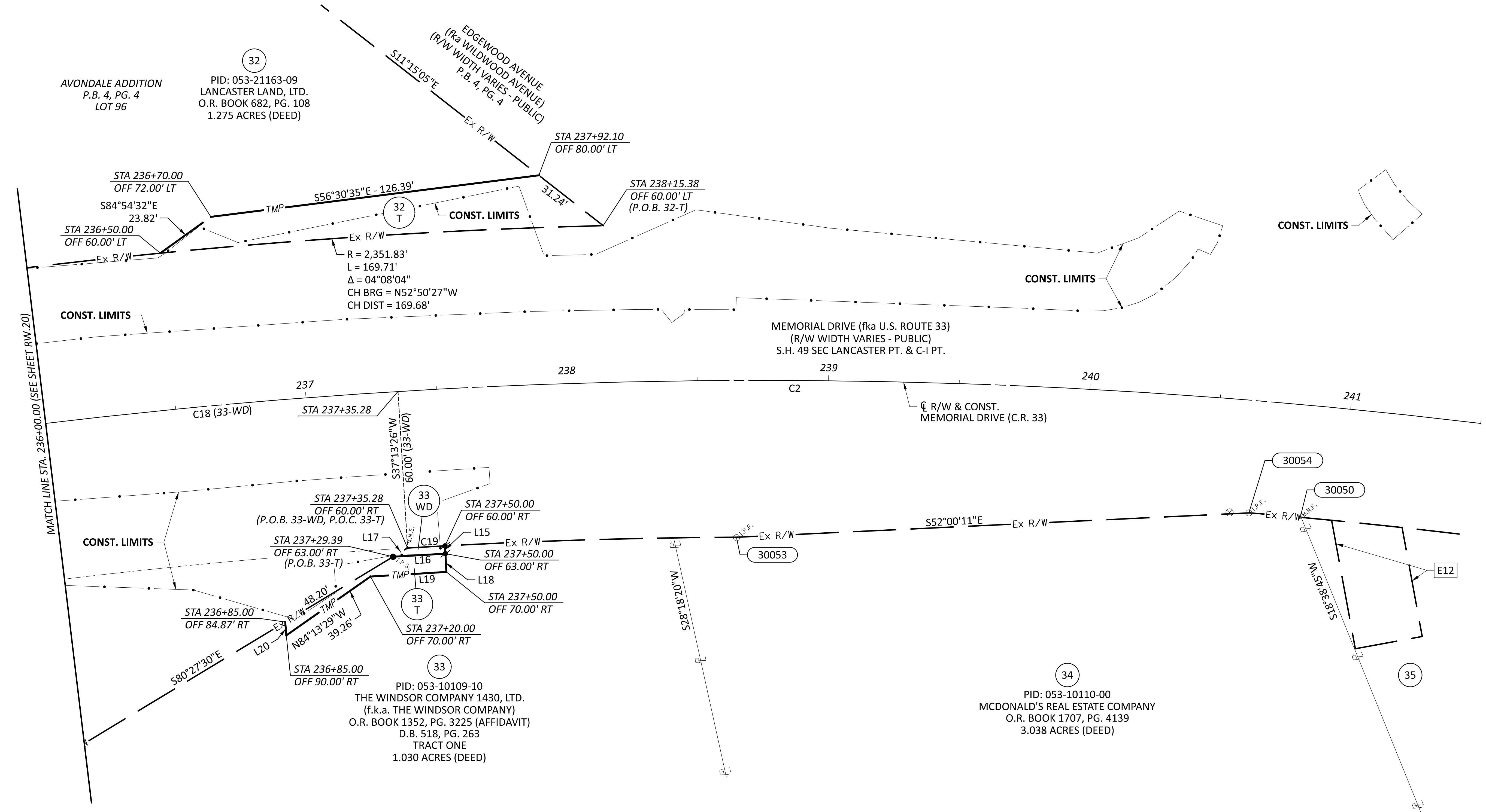
STATE OF OHIO, COUNTY OF FAIRFIELD, CITY OF LANCASTER,
SECTION 36, TOWNSHIP 15, RANGE 19,
CONGRESS LANDS EAST OF SCIOTO RIVER



HORIZONTAL
SCALE IN FEET

A horizontal scale bar with alternating black and white segments. The segments are labeled 0, 10, 20, and 40. The segments between 0 and 10, 10 and 20, and 20 and 40 are each composed of two equal parts, one black and one white. The segment between 0 and 10 is black on the left and white on the right. The segment between 10 and 20 is white on the left and black on the right. The segment between 20 and 40 is black on the left and white on the right.

RIGHT-OF-WAY BOUNDARY SHEET
MEMORIAL DRIVE STA. 236+00.00 TO STA. 241+50.00



E12 PARCEL 5-SA
FAI-33-13.43 (1983)
O.R. BOOK 591, PG. 618
0.028 ACRES
INFORMATION IS PER PLANS ONLY

PID: 053-10110-10
SCHURTZ PROPERTIES, INC
O.R. BOOK 1432, PG. 3344
0.5076 ACRES (DEED)

C18 (CURVE DATA)
R = 2,291.83'
L = 219.94'
 $\Delta = 05^{\circ}29'54''$
CH BRG = S55°31'31"E
CH DIST = 219.85'

C19 (CURVE DATA)
R = 2,231.83'
L = 14.33'
 $\Delta = 00^{\circ}22'05''$
CH BRG = S52°35'31"E
CH DIST = 14.33'

L15: S37°35'31"W - 3.00'
L16: N52°39'57"W - 20.05'
L17: S80°27'30"E - 6.47'
L18: S37°35'31"W - 7.00'
L19: N52°46'59"W - 29.08'
L20: N35°58'01"E - 5.13'

			\$
			DESIGNER
			MWM
			REVIEWER
			MJW 06/13/25
			PROJECT ID
			120594
REV. BY	DATE	DESCRIPTION	SHEET TOTAL
DATE COMPLETED			RW.22 RW.26

SIGN AGENCY

STRUCTURE
INC.

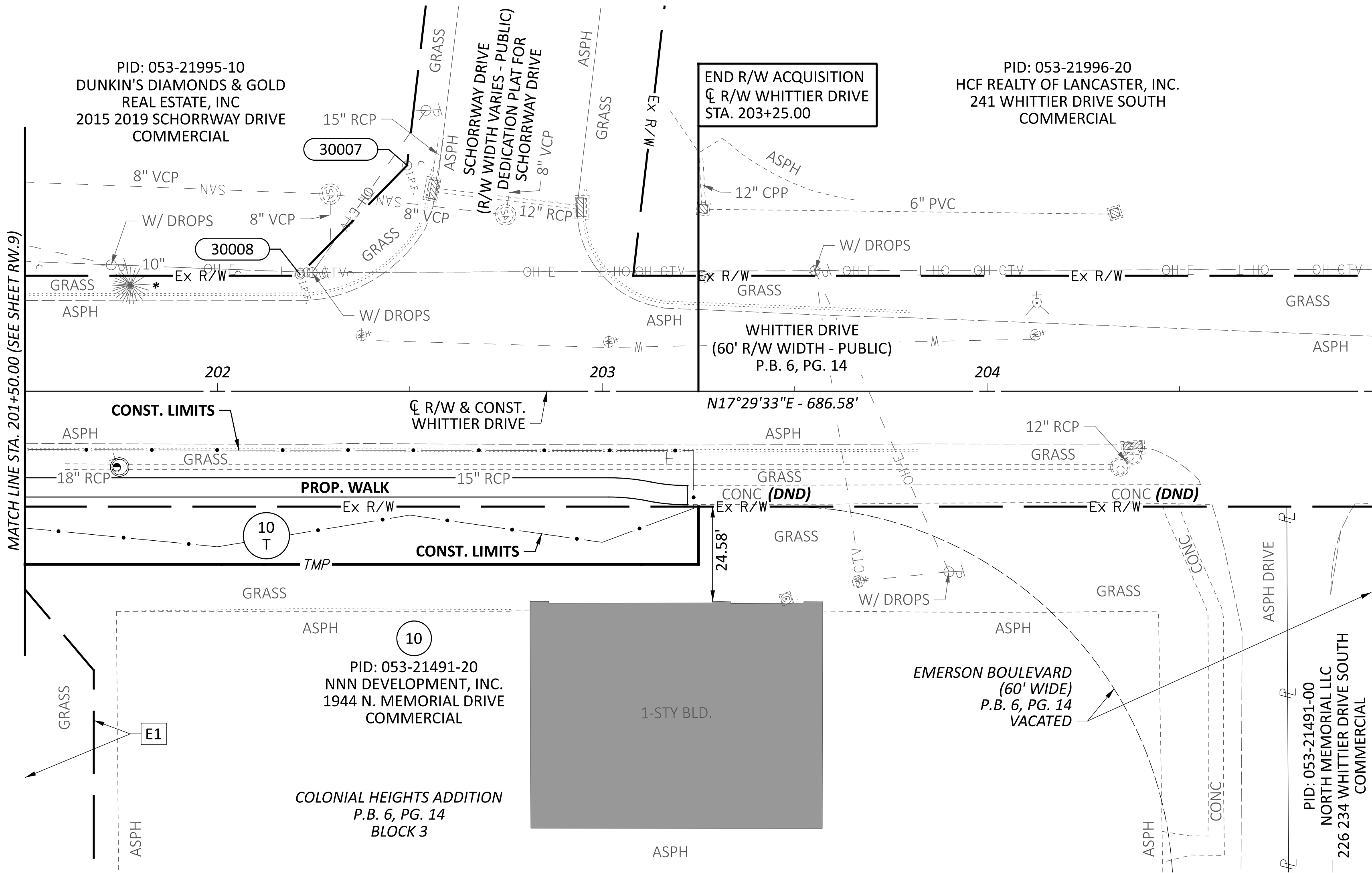
SIGNER
MWM

REVIEWER	
W 06/13/25	

PROJECT ID
120594

HEET	TOTAL
N.22	RW.26

E1 DRAINAGE EASEMENT
O.R. BOOK 1529, PG. 2891
0.818 ACRES

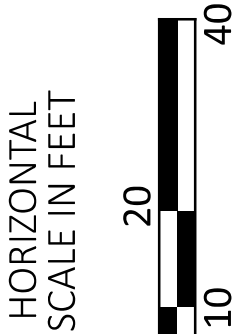
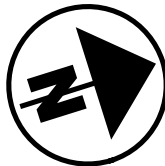


* DENOTES RIGHT-OF-WAY ENCROACHMENT

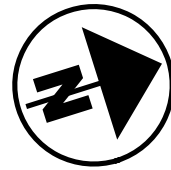
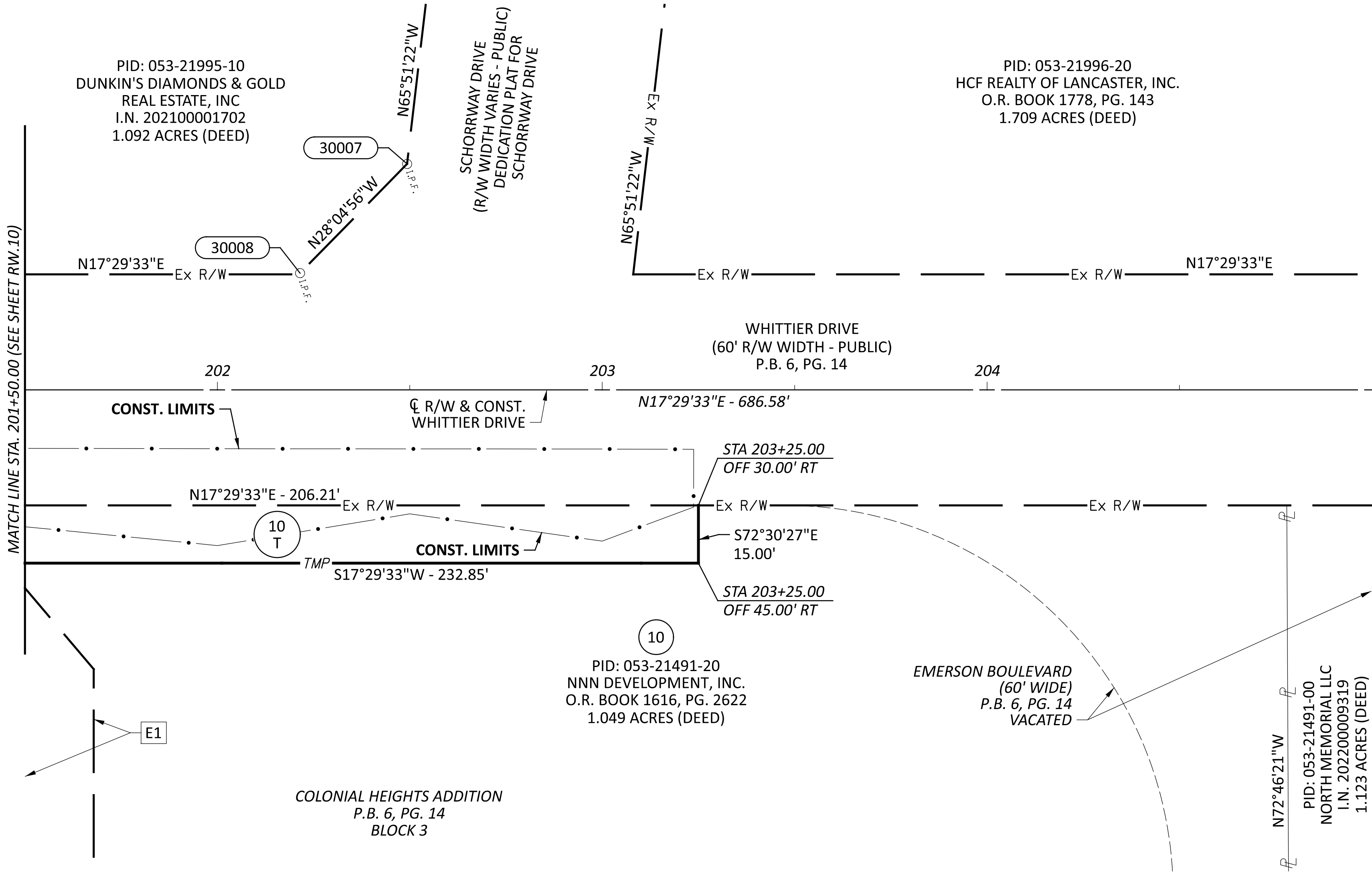
REV. BY	DATE	DESCRIPTION
DATE COMPLETED		

DESIGN AGENCY	
AMERICAN STRUCTUREPOINT INC.	
DESIGNER	
MWM	
REVIEWER	
MJW 06/13/25	
PROJECT ID	
120594	
SHEET	TOTAL
RW.23	RW.26

RIGHT-OF-WAY TOPOGRAPHY SHEET
WHITTIER DRIVE STA. 201+50.00 TO STA. 205+00.00

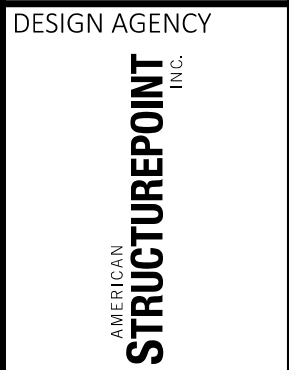


E1 DRAINAGE EASEMENT
O.R. BOOK 1529, PG. 2891
0.818 ACRES



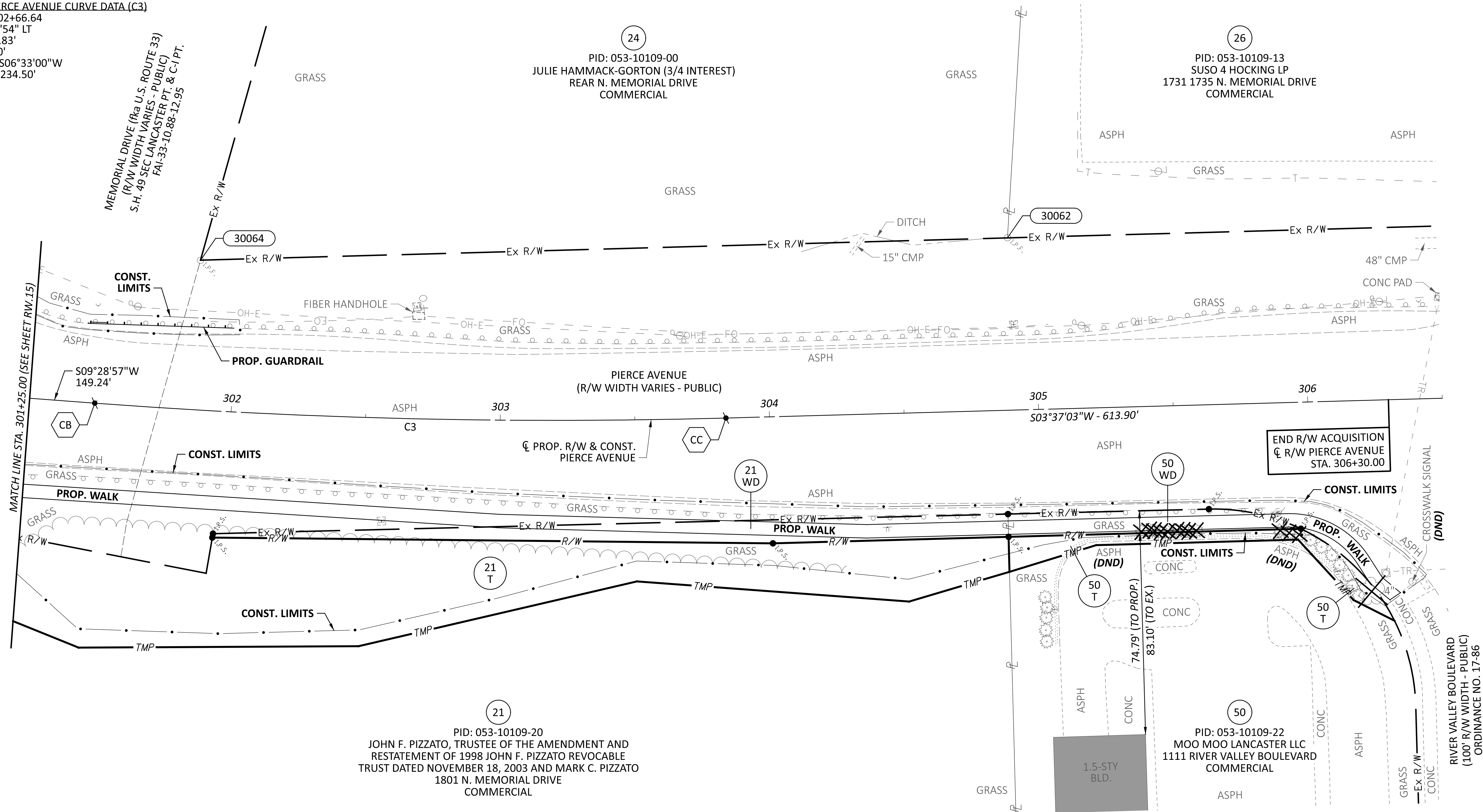
RIGHT-OF-WAY BOUNDARY SHEET
WHITTIER DRIVE STA. 201+50.00 TO STA. 205+00.00

			DESIGNER	MWM
			REVIEWER	MJW 06/13/25
			PROJECT ID	120594
REV. BY	DATE	DESCRIPTION	SHEET	TOTAL
DATE COMPLETED			RW.24	RW.26



MODEL: RT009 Sheet PAPER SIZE: 34x22 (in.) DATE: 6/13/2025 TIME: 3:34:35 PM USER: mmayes
O:\2024\00124\C. Design\120594-FAI-CR33-4.93\400-Engineering\RW\Sheets\120594_RT009.dgn

DESIGNER	
MWM	
REVIEWER	
MJW 06/13/2	
PROJECT ID	
120594	
SHEET	TOTAL
RW.25	RW.2



* DENOTES RIGHT-OF-WAY ENCROACHMENT

			\$
			DESIGNER
			MWM
			REVIEWER
			MIW 06/13/2
			PROJECT ID
			120594
REV. BY	DATE	DESCRIPTION	SHEET TOTAL
DATE COMPLETED			RW.25 RW.2

CB PC STA 301+49.24

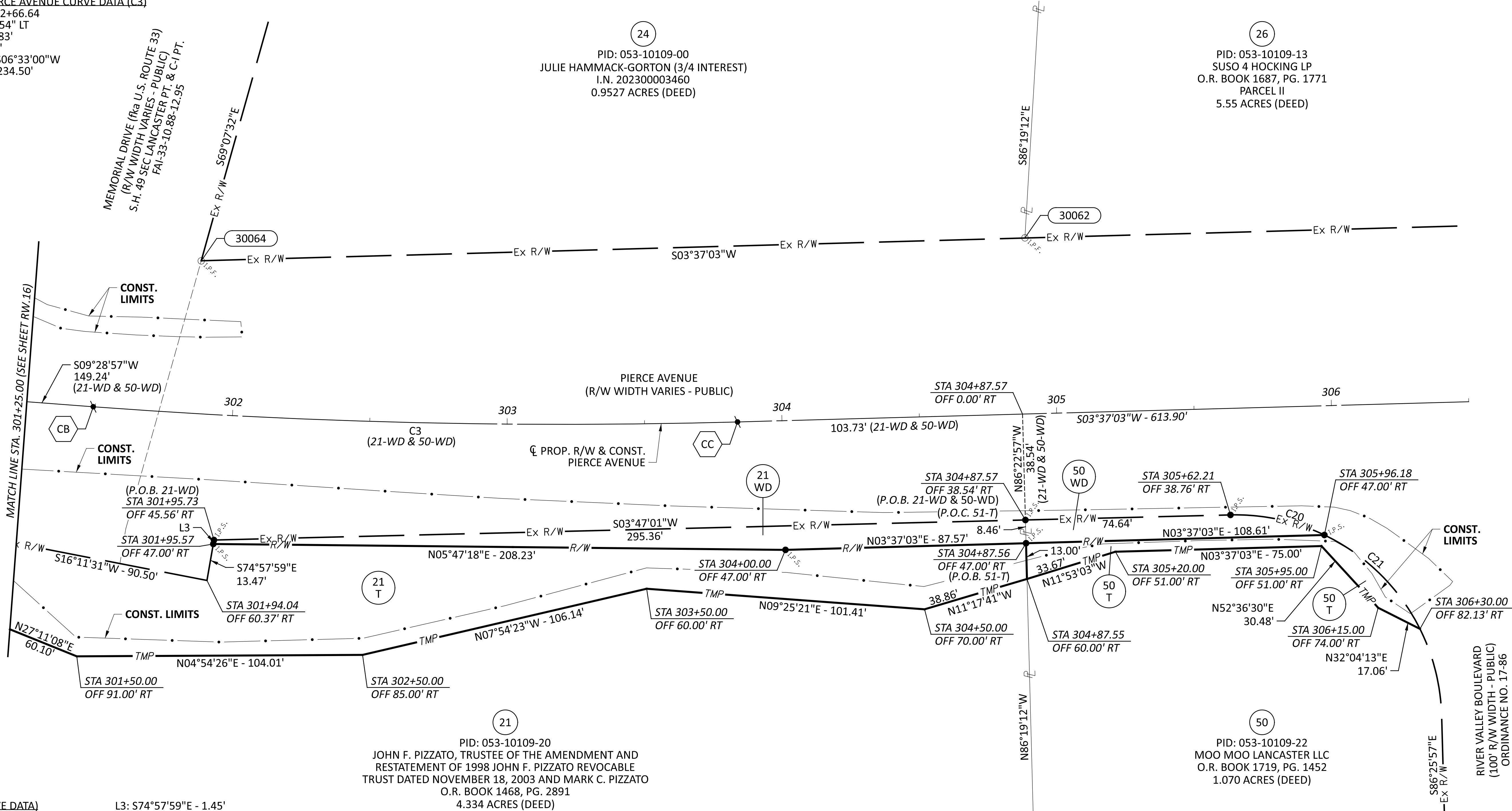
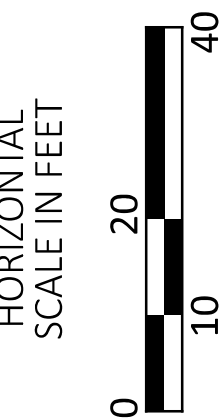
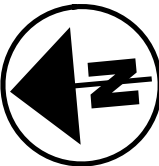
CC PT STA 303+83.84

C R/W PIERCE AVENUE CURVE DATA (C3)

PI = STA 302+66.64
 $\Delta = 05^{\circ}51'54''$ LT
R = 2,291.83'
L = 234.60'
CH BRG = S06°33'00"W
CH DIST = 234.50'

MEMORIAL DRIVE (aka U.S. ROUTE 33)
(R/W WIDTH VARIES - PUBLIC)
S.H. 49 SEC LANCASTER PT. & C./PT.
FAI-33-10.88-12.95

STATE OF OHIO, COUNTY OF FAIRFIELD, CITY OF LANCASTER,
SECTION 36, TOWNSHIP 15, RANGE 19,
CONGRESS LANDS EAST OF SCIOTO RIVER



C20 (CURVE DATA)

R = 75.00'
L = 35.27'
 $\Delta = 26^{\circ}56'41''$
CH BRG = S17°15'22"W
CH DIST = 34.95'

L3: S74°57'59"E - 1.45'

C21 (CURVE DATA)

R = 75.00'
L = 49.67'
 $\Delta = 37^{\circ}56'39''$
CH BRG = S49°42'02"W
CH DIST = 48.77'

PID: 053-10109-20
JOHN F. PIZZATO, TRUSTEE OF THE AMENDMENT AND
RESTATEMENT OF 1998 JOHN F. PIZZATO REVOCABLE
TRUST DATED NOVEMBER 18, 2003 AND MARK C. PIZZATO
O.R. BOOK 1468, PG. 2891
4.334 ACRES (DEED)

REV. BY	DATE	DESCRIPTION			
DATE COMPLETED					

DESIGN AGENCY	STRUCTUREPOINT
DESIGNER	MWM
REVIEWER	MJW 06/13/25
PROJECT ID	120594
SHEET	TOTAL
RW.26	RW.26