

# RIGHT OF WAY LEGEND SHEET GRE-725-2.80

## GREENE COUNTY SUGARCREEK TOWNSHIP SEC. 31, T. 3 E., R. 6 N. BETWEEN THE MIAMIS

### PROJECT DESCRIPTION

IMPROVE THE WEST SHOULDER/DITCH BEGINNING AT SLM 2.80 (SACKETT WRIGHT PARK ENTRANCE) TO SLM 2.93. PROTECT S.R. 725 ROADWAY EMBANKMENT FROM EROSION CREATED BY SUGAR CREEK, BEGINNING AT SLM 2.90 TO SLM 2.96. UPGRADE GUARDRAIL TO MGS GUARDRAIL WITHIN THE PROJECT LIMITS AND END AT SLM 3.02.

### PROJECT CONTROL

OHIO STATE PLANE GRID, NORTH OR SOUTH ZONE  
PROJECT ADJUSTMENT FACTOR 0.99991354



LOCATION MAP

LATITUDE: 39°37'49" N LONGITUDE: 84°03'49" W

SCALE IN MILES



PORTION TO BE IMPROVED

### UTILITY OWNERS

TYPE	NAME & ADDRESS	TYPE	NAME & ADDRESS
TELEPHONE	AT&T - OHIO 3233 WOODMAN DR., RM 225 DAYTON, OHIO 45420 PHONE: 937-296-3894	SANITARY	GREENE CO. SANITARY DEPT. 667 DAYTON-XENIA ROAD XENIA, OHIO 45385 PHONE: 937-562-7450
ELECTRIC	DP&L DESIGN 1900 DRYDEN ROAD DAYTON, OHIO 45439 PHONE: 937-554-9063	ELECTRIC	WELL FIELDS (CITY OF BELLBROOK) 29 NORTH WEST STREET BELLBROOK, OHIO 45305 PHONE: 937-848-8415

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

### INDEX OF SHEETS:

LEGEND SHEET	1
CENTERLINE PLAT	2
PROPERTY MAP	3
SUMMARY OF ADDITIONAL R/W	4
R/W DETAIL SHEETS	5-7

### PLANS PREPARED BY:

FIRM NAME : CARPENTER MARTY TRANSPORTATION INC.

R/W DESIGNER: ANDREW W. NIXON, CST

R/W REVIEWER: KEVIN P. CARPENTER, P.E., P.S.

FIELD REVIEWER: NICK SECRIST

PRELIMINARY FIELD REVIEW DATE: 9/23/2014

TRACINGS FIELD REVIEW DATE: 12/05/2014

OWNERSHIP VERIFIED BY: ANDREW W. NIXON, CST.

DATE COMPLETED: 3/05/2015

PLAN COMPLETION DATE: 3/05/2015

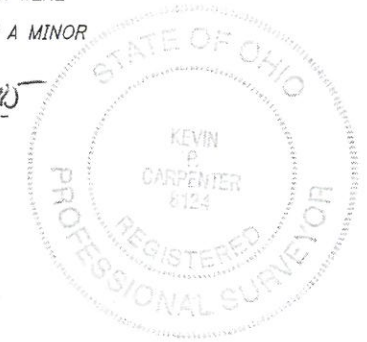
I, KEVIN P. CARPENTER, P. S. HAVE CONDUCTED A SURVEY OF THE EXISTING CONDITIONS FOR THE OHIO DEPARTMENT OF TRANSPORTATION IN JANUARY, 2014. THE RESULTS OF THAT SURVEY ARE CONTAINED HEREIN.

AS A PART OF THIS PROJECT I HAVE ESTABLISHED THE PROPOSED PROPERTY LINES, CALCULATED THE GROSS TAKE, PRESENT ROAD OCCUPIED (PRO), NET TAKE AND NET RESIDUE; AS WELL AS PREPARED THE LEGAL DESCRIPTIONS NECESSARY TO ACQUIRE THESE PARCELS AS SHOWN HEREIN. AS A PART OF THIS WORK I HAVE SET THE RIGHT OF WAY MONUMENTS AT THE PROPERTY CORNERS, PROPERTY LINE INTERSECTIONS, 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 SUPERVISIONS.

I FURTHER CERTIFY THAT THE PRIMARY CONTROL FOR THE PROJECT AS SHOWN HEREIN WERE CONSTRUCTED AND ESTABLISHED IN ACCORDANCE WITH THE OHIO DEPARTMENT OF TRANSPORTATION'S SURVEY AND MAPPING SPECIFICATIONS, DATED JULY 15, 2011 FOR A MINOR PROJECT AND MEET THE ACCURACY REQUIREMENTS AS SET FORTH THEREIN.

KEVIN P. CARPENTER, PROFESSIONAL LAND SURVEYOR NO. 8124

DATE



### CONVENTIONAL SYMBOLS

County Line	-----	Ditch / Creek (Ex)	-----
Township Line	-----	Ditch / Creek (Pr)	-----
Section Line	-----	Tree Line (Ex)	~~~~~
Corporation Line	-----	Ownership Hook Symbol	∟
Fence Line (Ex)	x-----x	Property Line Symbol	ℙ
Fence Line (Pr)	x-----x	Break Line Symbol	∟
Center Line	-----	Tree (Pr)	⊗
Right of Way (Ex)	-----	Tree (Ex)	⊗
Right of Way (Pr)	-----	Shrub (Ex)	⊗
Standard Highway Ease. (Ex)	-----	Shrub (Remove)	⊗
Standard Highway Ease. (Pr)	-----	Evergreen (Ex)	⊗
Temporary Right of Way	-----	Evergreen (Remove)	⊗
Channel Ease. (Pr)	-----	Stump (Remove)	⊗
Utility Ease. (Ex)	-----	Wetland (Pr)	⊗
Utility Ease. (Pr)	-----	Grass (Pr)	⊗
Railroad	-----	Aerial Target	⊗
Guardrail (Ex)	-----	Post (Ex)	⊗
Guardrail (Pr)	-----	Mailbox (Ex)	⊗
Construction Limits	-----	Mailbox (Pr)	⊗
Edge of Pavement (Ex)	-----	Light (Ex)	⊗
Edge of Pavement (Pr)	-----	Telephone Marker (Ex)	⊗
Edge of Shoulder (Ex)	-----	Fire Hydrant (Ex)	⊗
Edge of Shoulder (Pr)	-----	Water Meter (Ex)	⊗
		Water Valve (Ex)	⊗
		Utility Valve Unknown (Ex)	⊗
		Telephone Pole (Ex)	⊗
		Power Pole (Ex)	⊗
		Light Pole (Ex)	⊗

### STRUCTURE KEY

□	RESIDENTIAL
■	COMMERCIAL
▨	OUT-BUILDING

PARCEL IDENTIFIER LEGEND:  
WD = WARRANTY DEED  
T = TEMPORARY EASEMENT

MONUMENTS TO BE SET DURING CONSTRUCTION						
OHIO STATE PLANE SOUTH ZONE, COMBINED SCALE FACTOR 0.99991354						
% OF RIGHT OF WAY S.R. 725		PROJECT COORDINATES ('GRID')		ADJUSTABLE & MONUMENTS	ADJUSTABLE TO GRADE	MONUMENT ASSEMBLY REMOVED AND RESET
ROADWAY	STATION	NORTH (Y)	EAST (X)	ITEM 623E 38500	ITEM 623E 39500	ITEM 623E 40000
P.O.T.	152+00.00	597946.6975	1528139.6080	1		
P.C.	159+06.01	597242.8616	1528084.2610	1		
P.T.	163+65.40	596809.4121	1528205.3011	1		
<b>TOTAL TO GENERAL SUMMARY</b>				3		

## GREENE COUNTY

### SUGAR CREEK TOWNSHIP

#### SEC. 31, T. 3 E., R. 6 N.

#### BETWEEN THE MIAMIS

**EX. CURVE DATA**  
 @ R/W S.R. 725  
 P.I. = STA. 172+95.90  
 $\Delta = 38^{\circ}17'07''$  (RT)  
 $Dc = 8^{\circ}04'32''$   
 $R = 709.50'$   
 $T = 246.28'$   
 $L = 474.09'$   
 $E = 41.53'$   
 CH. BRG. =  $S 16^{\circ}33'31'' E$   
 CH. DIST. = 465.32'

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 ARE TO BE INSTALLED BY THE CONTRACTOR'S SURVEYOR.

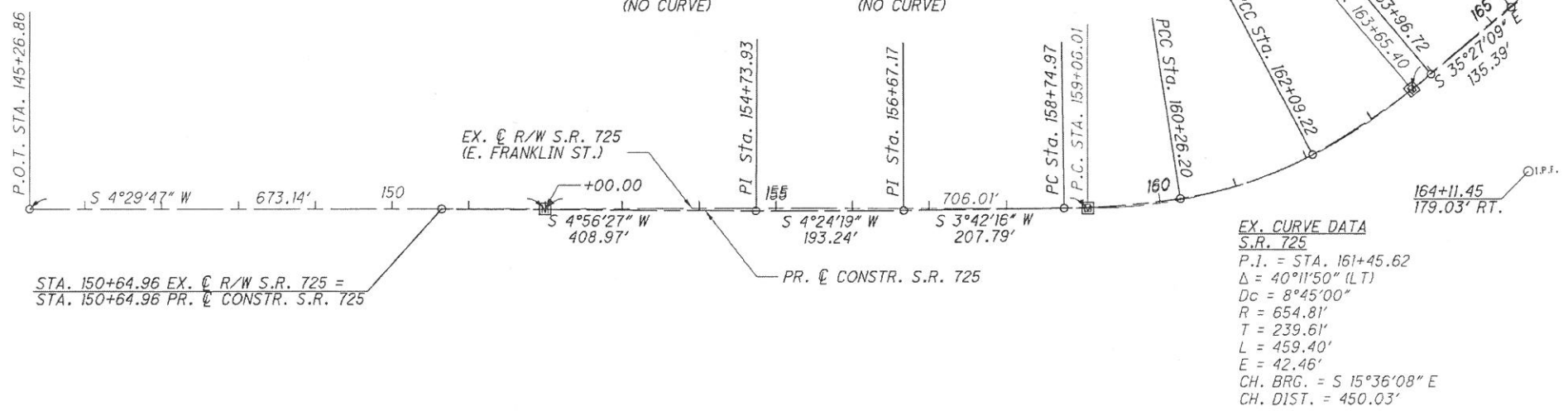
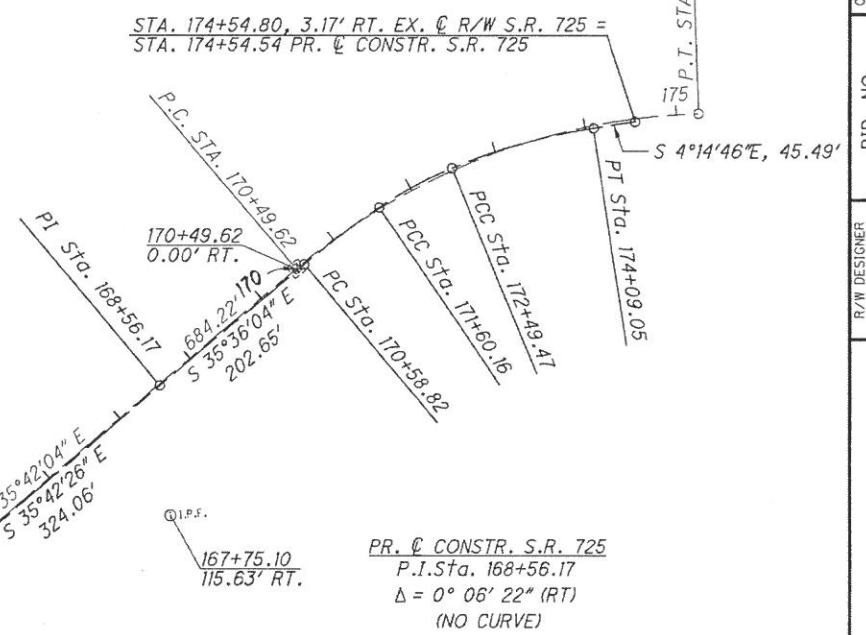
CHANGES OR ALTERATIONS TO THE LOCATION OF ANY MONUMENTS SHOWN IN THIS TABLE, REQUIRE PRIOR APPROVAL FROM THE DISTRICT REAL ESTATE ADMINISTRATOR OF THE OHIO DEPARTMENT OF TRANSPORTATION. IN THE EVENT THAT CHANGES OR ALTERATIONS ARE APPROVED, A REVISED CENTERLINE PLAT WITH THE NEW LOCATIONS SHALL BE RECORDED IN THE GREENE 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.

**MONUMENT LEGEND**

- EXISTING R/W MONUMENT BOX
- PROPOSED R/W MONUMENT BOX
- I.P.F. IRON PIN FOUND
- I.P.F. IRON PIN FOUND W/ ID CAP

<p><b>PR. CURVE 1-1</b>          @ CONSTR. S.R. 725          P.I. Sta. 159+50.70  <math>\Delta = 7^{\circ} 52' 38''</math> (LT)  <math>Dc = 5^{\circ} 12' 31''</math>  <math>R = 1,100.00'</math>  <math>T = 75.73'</math>  <math>L = 151.23'</math>  <math>E = 2.60'</math>          CH. DIST. = 151.11'          CH. BRG. = <math>S 0^{\circ}14'03'' E</math></p>	<p><b>PR. CURVE 1-2</b>          @ CONSTR. S.R. 725          P.I. Sta. 161+18.59  <math>\Delta = 19^{\circ} 20' 35''</math> (LT)  <math>Dc = 10^{\circ} 34' 08''</math>  <math>R = 542.12'</math>  <math>T = 92.39'</math>  <math>L = 183.02'</math>  <math>E = 7.82'</math>          CH. DIST. = 182.15'          CH. BRG. = <math>S 13^{\circ}50'39'' E</math></p>	<p><b>PR. CURVE 1-3</b>          @ CONSTR. S.R. 725          P.I. Sta. 163+03.31  <math>\Delta = 11^{\circ} 56' 12''</math> (LT)  <math>Dc = 6^{\circ} 21' 58''</math>  <math>R = 900.00'</math>  <math>T = 94.09'</math>  <math>L = 187.50'</math>  <math>E = 4.91'</math>          CH. DIST. = 187.16'          CH. BRG. = <math>S 29^{\circ}29'03'' E</math></p>
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<p><b>PR. @ CONSTR. S.R. 725</b>          P.I. Sta. 154+73.93  <math>\Delta = 0^{\circ} 32' 07''</math> (LT)          (NO CURVE)</p>	<p><b>PR. @ CONSTR. S.R. 725</b>          P.I. Sta. 156+67.17  <math>\Delta = 0^{\circ} 42' 04''</math> (LT)          (NO CURVE)</p>
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**EX. CURVE DATA**  
 S.R. 725  
 P.I. = STA. 161+45.62  
 $\Delta = 40^{\circ}11'50''$  (LT)  
 $Dc = 8^{\circ}45'00''$   
 $R = 654.81'$   
 $T = 239.61'$   
 $L = 459.40'$   
 $E = 42.46'$   
 CH. BRG. =  $S 15^{\circ}36'08'' E$   
 CH. DIST. = 450.03'

**PR. @ CONSTR. S.R. 725**  
 P.I. Sta. 165+32.11  
 $\Delta = 0^{\circ} 15' 17''$  (LT)  
 (NO CURVE)

**PR. CURVE 2-1**  
 @ CONSTR. S.R. 725  
 P.I. Sta. 171+09.53  
 $\Delta = 5^{\circ} 48' 22''$  (RT)  
 $Dc = 5^{\circ} 43' 46''$   
 $R = 1,000.00'$   
 $T = 50.71'$   
 $L = 101.34'$   
 $E = 1.29'$   
 CH. DIST. = 101.29'  
 CH. BRG. =  $S 32^{\circ}41'53'' E$

**PR. CURVE 2-2**  
 @ CONSTR. S.R. 725  
 P.I. Sta. 172+04.97  
 $\Delta = 11^{\circ} 41' 42''$  (RT)  
 $Dc = 13^{\circ} 05' 43''$   
 $R = 437.53'$   
 $T = 44.81'$   
 $L = 89.31'$   
 $E = 2.29'$   
 CH. DIST. = 89.15'  
 CH. BRG. =  $S 23^{\circ}56'51'' E$

**PR. CURVE 2-3**  
 @ CONSTR. S.R. 725  
 P.I. Sta. 173+29.65  
 $\Delta = 13^{\circ} 51' 14''$  (RT)  
 $Dc = 8^{\circ} 40' 52''$   
 $R = 660.00'$   
 $T = 80.18'$   
 $L = 159.58'$   
 $E = 4.85'$   
 CH. DIST. = 159.20'  
 CH. BRG. =  $S 11^{\circ}10'23'' E$

NOTE: THE EXISTING R/W WIDTH AND LOCATION WERE DETERMINED USING ODOT R/W PLANS "GRE-725-1.93" & "GRE-725-2.90". A SURVEY FOR THE CITY OF BELLBROOK, RECORD NO. 38, PG. 102, A SURVEY FOR A 11.578 AC. & 14.153 AC. TRACT, RECORD NO. 26, PG. 126, AND A SURVEY FOR A 103.080 AC. & 99.892 AC. TRACT, RECORD 31, PAGE 205, ALL FOUND IN THE GREENE COUNTY RECORDERS OFFICE, GREENE COUNTY, OHIO.

**BASIS FOR BEARINGS:**

ALL BEARINGS SHOWN ARE FOR PROJECT USE ONLY. BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83 (1996 ADJUSTMENT). BEARINGS SHOWN HEREON ARE BASED ON TRUE NORTH OBSERVED BY CARPENTER MARTY TRANSPORTATION, USING A LEICA GNSS VIVA CS15/GS15 RECEIVER.

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*Kevin P. Carpenter*  
 KEVIN P. CARPENTER, PROFESSIONAL LAND SURVEYOR NO. 8124

07/29/2015  
 DATE

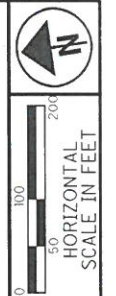


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RECEIVED \_\_\_\_\_, 20\_\_\_\_  
 RECORDED \_\_\_\_\_, 20\_\_\_\_  
 BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
 COUNTY RECORDER

- 1 CITY OF BELLBROOK
- 2 JUNE MARION MADDEN
- 3 KEVIN M. & LISA A. MOSHER
- 4 GREEN COUNTY BOARD OF COMMISSIONERS

**GREENE COUNTY  
SUGAR CREEK TOWNSHIP  
SEC. 31, T. 3 E., R. 6 N.  
BETWEEN THE MIAMIS**



PID NO. **94153**  
R/W DESIGNER: AWIN/AML  
R/W REVIEWER: KPC

**PROPERTY MAP**

**GRE-725-2.80**

3 / 7  
41  
45

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REV. BY	DATE	DESCRIPTION
DATE COMPLETED: 03/05/2015		

**TOTAL NUMBER OF :**

4 OWNERSHIPS      0 TOTAL TAKES  
 6 PARCELS        0 OWNERSHIPS W/ STRUCTURES INVOLVED

NET RESIDUE = RECORD AREA - TOTAL PRO - NET TAKE

**ALL AREAS IN ACRES**

PARCEL NO.	OWNER	SHEET NO.	OWNERS RECORD	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-SH	CITY OF BELLBROOK	5, 6	OR. 136, PG. 6	L32000200180002800	22.221	0.996	0.635	0.000	0.635	NO		20.590	STATE	EASEMENT OVERLAP= 0.009		
2-SH	JUNE MARTON MADDEN	5-6	OR. 3381, PG. 100	L32000200180000900	57.130	2.997	0.091	0.000	0.091	NO		54.042				
2-T	"	7	"	"	57.130		0.039	0.000	0.039					TO COMPLETE GRADING & GUARDRAIL; EASEMENT OVERLAP= 0.001		
3-SH	KEVIN M. & LISA A. MOSHER	6, 7	OR. 3063, PG. 176	L32000200180000400	11.578	0.002	0.068	0.000	0.068					(PARCEL I)		
				L32000200180004800	1.356	0.000	0.000	0.000	0.000					(PARCEL II), NO TAKE		
				TOTAL:	12.934	0.002	0.068	0.000	0.068	NO		12.864				
4-SH	GREENE COUNTY BOARD OF COMMISSIONERS	7	OR. 984, PG. 227	L32000200180004600	12.797	0.014	0.073	0.000	0.073					EASEMENT OVERLAP= 0.001		
				L32000200180004700	1.372	0.000	0.000	0.000	0.000					NO TAKE		
			OR. 1229, PG. 66	L32000200180005100	5.799	0.000	0.000	0.000	0.000					NO TAKE		
				TOTAL:	19.968	0.014	0.073	0.000	0.073	NO		19.881				
4-T	"	"	OR. 984, PG. 227	L32000200180004600	12.797		0.027	0.000	0.027				STATE	(PARCEL I) - TO COMPLETE GRADING & GUARDRAIL; EASEMENT OVERLAP= 0.006		

FEDERAL PROJECT NO.   
 PID NO. **94153**   
 STATE JOB NO.   
 R/W DESIGNER   
 AWN/AML   
 R/W REVIEWER   
 KPC   
**SUMMARY**   
**OF ADDITIONAL RIGHT OF WAY**   
**GRE-725-2.80**

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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.

**GRANTEE:**

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

**PARCEL IDENTIFIER LEGEND**

SH = STANDARD HIGHWAY EASEMENT  
 T = TEMPORARY EASEMENT

REV. BY	DATE	DESCRIPTION
dme	11/16/15	revise area 2T (0.040 to 0.039)
FIELD REVIEW BY : NJS      DATE: 12/05/14		
OWNERSHIP VERIFIED BY : AWN      DATE: 03/05/15		
DATE COMPLETED: 03/05/2015		

**GREENE COUNTY  
SUGAR CREEK TOWNSHIP  
SEC. 31, T. 3 E., R. 6 N.  
BETWEEN THE MIAMIS**



PID NO. **94153**

R/W DESIGNER  
AWN/AML  
R/W REVIEWER  
KPC

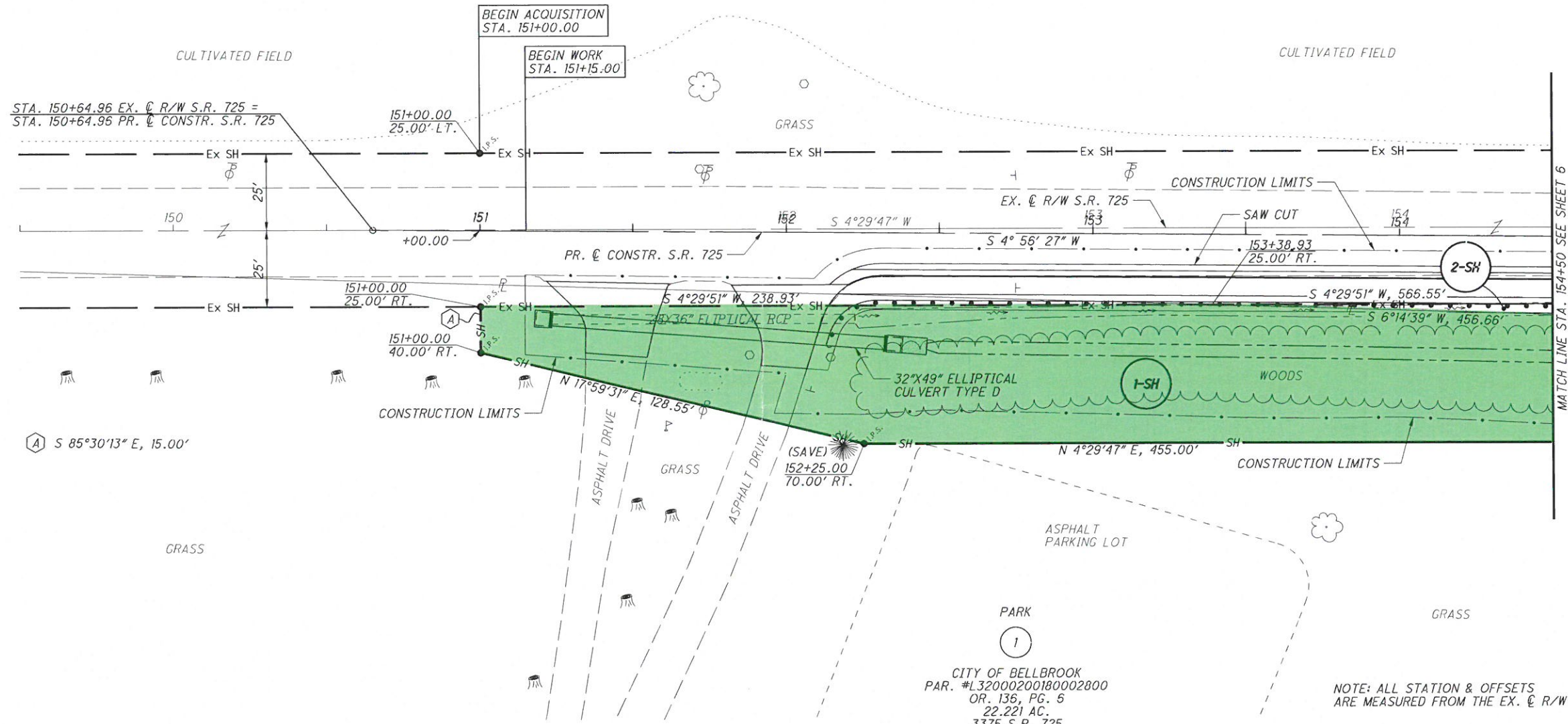
**RIGHT OF WAY PLAN  
STA. 149+50.00 TO 154+50.00**

**GRE-725-2.80**

AGRICULTURAL  
②  
JUNE MARION MADDEN  
PAR. #L32000200180000900  
OR. 3381, PG. 100  
57.13 AC.  
593 CARRICK DR.  
DAYTON, OH 45458

①  
CITY OF BELLBROOK  
PAR. #L32000200180002800  
OR. 136, PG. 5  
22.221 AC.  
3375 S.R. 725

NOTE: ALL STATION & OFFSETS  
ARE MEASURED FROM THE EX. & R/W



KPC	07/10/15	ADD PROP. & CONSTRUCTION
REV. BY	DATE	DESCRIPTION
DATE COMPLETED: 03/05/2015		

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# GREENE COUNTY SUGAR CREEK TOWNSHIP SEC. 31, T. 3 E., R. 6 N. BETWEEN THE MIAMIS

**RIGHT OF WAY CURVE DATA**

CURVE	CENTRAL ANGLE	RADIUS	CURVE LENGTH	CHORD LENGTH	CHORD BEARING
PR1	12°30'51"	704.81'	153.94'	153.63'	N 01°50'45" W
EX1	3°15'33"	679.81'	38.67'	38.67'	S 2°52'00" W
EX2	11°12'22"	679.81'	132.96'	132.75'	S 4°21'58" E
EX3	14°27'56"	629.81'	159.01'	158.59'	S 2°44'11" E

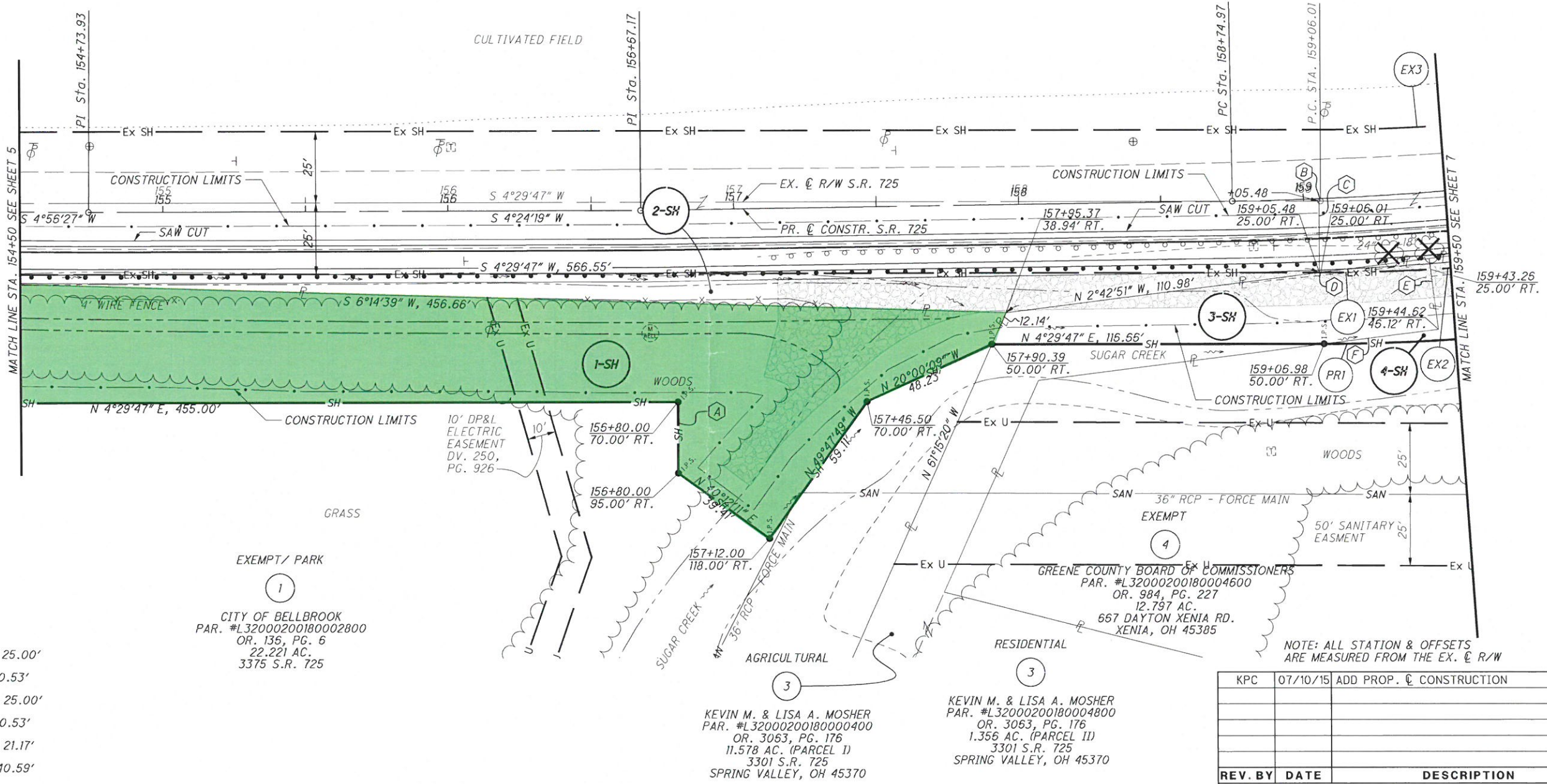
PR.  $\emptyset$  CONSTR. S.R. 725  
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P.I. Sta. 156+67.17  
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(NO CURVE)

AGRICULTURAL  
②  
JUNE MARION MADDEN  
PAR. #L32000200180000900  
OR. 3381, PG. 100  
57.13 AC.  
593 CARRICK DR.  
DAYTON, OH 45458

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L = 151.23'  
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EX. CURVE DATA  
S.R. 725  
P.I. = STA. 161+45.62  
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Dc = 8° 45' 00"  
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T = 239.61'  
L = 459.40'  
E = 42.46'  
P.T. STA. 163+65.40



- A S 85°30'13" E, 25.00'
- B N 4°29'47" E, 0.53'
- C N 85°30'13" W, 25.00'
- D S 4°29'47" W, 0.53'
- E S 87°17'09" W, 21.17'
- F N 2°42'51" W, 40.59'

KPC	07/10/15	ADD PROP. $\emptyset$ CONSTRUCTION
REV. BY	DATE	DESCRIPTION
DATE COMPLETED: 03/05/2015		