

LOCATION MAP

LATITUDE: 40°06'20"N LONGITUDE: 83°16'07"W



FEDERAL PROJECT NUMBER

N/A

PROJECT DESCRIPTION

REPLACE STRUCTURE ON MAPLE STREET (SFN 4960122), INTERSECTION IMPROVEMENTS, CURB IMPROVEMENTS AND SIDEWALK IMPROVEMENTS.

PROJECT CONTROL

STATE PLANE GRID: OHIO SOUTH
PROJECT ADJUSTMENT FACTOR: 1.0000240702

BASIS OF BEARINGS

ALL BEARINGS SHOWN ARE FOR PROJECT USE ONLY. BEARINGS DESCRIBED HEREON ARE BASED ON THE BEARING OF NORTH 06 DEGREES 38 MINUTES 06 SECONDS EAST FOR THE CENTERLINE OF RIGHT-OF-WAY FOR MAPLE STREET, 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 GPS SURVEY AND A NGS OPUS SOLUTION.

STRUCTURE KEY

- RESIDENTIAL
- COMMERCIAL
- OUT-BUILDING

TYPES OF TITLE LEGEND

- WD = WARRANTY DEED
- T = TEMPORARY EASEMENT

MONUMENT LEGEND

- MAG SPIKE SET
- IRON PIN FOUND
- IRON PIN SET W/ ID CAP

NOTE: THE EXISTING R/W WIDTH AND LOCATION WERE DETERMINED USING THE FOLLOWING: DANIEL D. DOMENY'S ADDITION TO PLAIN CITY (P.B. 1, PG. 155), VARIOUS RECORDED DEEDS AND RECORD SURVEYS.

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.

CONVENTIONAL SYMBOLS

Table with 2 columns: Symbol and Description. Includes Section Line, Fence Line, Center Line, Right of Way, Standard Highway Ease., Temporary Right of Way, Sewer Ease., Utility Ease., Construction Limits, Edge of Pavement, Edge of Shoulder, Ditch / Creek, Ownership Hook Symbol, Property Line Symbol, Tree Line, Overhead Cable, Overhead Electric, Overhead Telecom, Gas Line, Water Line, Tree, Evergreen, AC Unit, Electric Meter, Sanitary Sewer Marker, Telephone & Light Pole, Fire Hydrant, Water Valve.

RIGHT OF WAY LEGEND SHEET MAD-MAPLE STREET BRIDGE

STATE OF OHIO, COUNTY OF MADISON, VILLAGE OF PLAIN CITY, VIRGINIA MILITARY SURVEY NO. 7064

INDEX OF SHEETS:

Table with 2 columns: Sheet Name and Sheet Number. Legend Sheet (RW 1), Summary of Additional Right-of-Way (RW 2), Right-of-Way Plan Sheet (RW 3).

PLANS PREPARED BY:

FIRM NAME: AMERICAN STRUCTUREPOINT, INC.
R/W DESIGNER: MICHAEL W. MAYES
R/W REVIEWER: BRIAN P. BINGHAM
FIELD REVIEWER: NICK J. CAUDILL
PRELIMINARY FIELD REVIEW DATE: 09/12/2023
OWNERSHIP UPDATED BY: MICHAEL W. MAYES
DATE COMPLETED: 01/10/2024
FIELD REVIEWER: MICHAEL W. MAYES
FINAL FIELD REVIEW DATE: 01/10/2024
FINAL R/W PLAN DATE: 01/10/2024

UTILITIES

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

COLUMBIA GAS OF OHIO
ATTN: CHRIS BLAIR
3550 JOHNNY APPELSEED CT
COLUMBUS, OHIO 43231
614.818.2133
CBLAIR@NISOURCE.COM

COLUMBUS SOUTHERN POWER (AEP)
ATTN: JEFF MEYERS
209 N WOOD ST
FOSTORIA, OH 44830
419.436.4532
JDMEYERS@AEP.COM

FRONTIER COMMUNICATIONS
ATTN: ROBERT CHANDLER
6464 WESTBROOK ROAD
CLAYTON, OH 45315
740.802.8890
ROBERT.CHANDLER@FTR.COM

OHIO EDISON
ATTN: CHRIS HARPER
420 S YORK ST
SPRINGFIELD, OH 45505
937.327.1283
HARPER@FIRSTENERGYCORP.COM

SPECTRUM COMMUNICATIONS
ATTN: SAMUEL LUTZ
3691 TURNER RD
DAYTON, OH 45415
877.283.8091

PLAIN CITY WATER & WASTEWATER DEPARTMENT
ATTN: WADE LEIMEISTER
213 S CHILICOTHE ST
PLAIN CITY, OH 43064
614.873.5721

UNDERGROUND UTILITIES Contact Two Working Days Before You Dig OHIO811.org Before You Dig OHIO811, 8-1-1, or 1-800-362-2764 (Non members must be called directly)

AMERICAN STRUCTUREPOINT INC. 2550 CORPORATE EXCHANGE DR, STE 300 COLUMBUS, OH 43231 TEL 614.901.2235 FAX 614.901.2236 www.structurepoint.com

I, Brian P. Bingham, P.S. have conducted a survey of the existing conditions for the Village of Plain City in May 2023. 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 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.

Brian P. Bingham, Professional Land Surveyor No. 8438, Date: 1/11/2024

SURVEYORS SEAL: BRIAN P. BINGHAM 8438 REGISTERED PROFESSIONAL SURVEYOR

Table with 2 columns: Agency/Role and Name/Date. DESIGNER: MWM, REVIEWER: BPB 01/10/24, PROJECT ID: 118466, SHEET: RW 1, TOTAL: RW 3

EXHIBIT A

LPA RX 851 WD

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Ver. Date 01/10/2024

PID 118466

**PARCEL 12-WD
MAD-MAPLE STREET BRIDGE**

**ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
"THE VILLAGE OF PLAIN CITY, OHIO", MADISON COUNTY, OHIO**

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Madison, Village of Plain City, located in Virginia Military Survey Number 7064, being part of Lot 15 and Lot 16 of Daniel D. Dominy's Addition to Plain City, as numbered and delineated on the record plat thereof, of record in Plat Book 1, Page 155, said Lot 15 and Lot 16 being described as part of that 4.433 acre tract of land described as Parcel 1 in a deed to **Izzard Family LLC**, of record in **Official Record 255, Page 2421**, all records referenced herein are on file at the Office of the Recorder for Madison County, Ohio, being a parcel on the left side of the centerline of right-of-way for Maple Street, as delineated on the right-of-way detail sheet for MAD-Maple Street Bridge, of record in Plat Book _____, Page _____, and being further bounded and described as follows:

BEGINNING at an iron pin set at the intersection of the existing west right-of-way line for Maple Street (f.k.a. Railroad Street; 40' R/W width) and the north right-of-way line for that unnamed alley (16' R/W width), being the southeast corner of said Lot 15, said iron pin being 20.00 feet left of Maple Street centerline of right-of-way station 105+99.83;

Thence **North 83 degrees 21 minutes 54 seconds West**, along the north right-of-way line for said unnamed alley, along the south line of said Lot 15, a distance of **20.00 feet** to an iron pin set, said iron pin being 40.00 feet left of Maple Street centerline of right-of-way station 105+99.83;

Thence **North 06 degrees 38 minutes 06 seconds East**, across said Lot 15 and said Lot 16, a distance of **60.17 feet** to an iron pin set, said iron pin being 40.00 feet left of Maple Street centerline of right-of-way station 106+60.00;

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Thence **North 48 degrees 54 minutes 32 seconds East**, continuing across said Lot 16, a distance of **29.73 feet** to an iron pin set on the existing west right-of-way line for said Maple Street, being on the east line of said Lot 16, said iron pin being 20.00 feet left of Maple Street centerline of right-of-way station 106+82.00;

Thence **South 06 degrees 38 minutes 06 seconds West**, along the existing west right-of-way line for said Maple Street, along the east lines of said Lot 16 and said Lot 15, a distance of **82.17 feet** to the **POINT OF BEGINNING** for this description.

The above described right-of-way parcel contains a total area of **0.033 acres** (0.000 acres of which is located within present road occupied), all of which is located within Madison County Auditor’s parcel number 04-00678.000.

Where referenced, iron pins set are 5/8-inch diameter by 30-inch long rebar with a cap inscribed “ASI FIRM 1648”.


Bearings described hereon are based on the bearing of North 06 degrees 38 minutes 06 seconds East for the centerline of right-of-way for Maple Street, 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 GPS survey and a NGS OPUS solution.

The above described right-of-way parcel was prepared under the direct supervision of Brian P. Bingham, Registered Professional Surveyor No. 8438, on January 10, 2024, is based on an actual field survey performed by American Structurepoint, Inc., and is true and correct to the best of my knowledge and belief.

American Structurepoint, Inc.



Brian P. Bingham
Registered Professional Surveyor No. 8438



Date 1/11/2024

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PID 118466

**PARCEL 13-WD
MAD-MAPLE STREET BRIDGE**

**ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
"THE VILLAGE OF PLAIN CITY, OHIO", MADISON COUNTY, OHIO**

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Madison, Village of Plain City, located in Virginia Military Survey Number 7064, being part of Lot 1 and Lot 2 of Daniel D. Dominy's Addition to Plain City, as numbered and delineated on the record plat thereof, of record in Plat Book 1, Page 155, said Lot 1 and said Lot 2 being described as Tract I, Tract II and Tract III in a deed to **Hanem, LLC**, of record in **Official Record 205, Page 1145**, all records referenced herein are on file at the Office of the Recorder for Madison County, Ohio, being a parcel on the right side of the centerline of right-of-way for Maple Street, as delineated on the right-of-way detail sheet for MAD-Maple Street Bridge, of record in Plat Book _____, Page _____, and being further bounded and described as follows:

BEGINNING at an iron pin set at the intersection of the existing east right-of-way line for Maple Street (f.k.a. Railroad Street; 40' R/W width) and the north right-of-way line of that unnamed alley (n.k.a. Maple Court; 16' R/W width), being the southwest corner of said Lot 2, said iron pin being 20.00 feet right of Maple Street centerline of right-of-way station 105+99.83;

Thence **North 06 degrees 38 minutes 06 seconds East**, along the existing east right-of-way line for said Maple Street, along the west lines of said Lot 2 and Lot 1, a distance of **92.17 feet** to an iron pin set, said iron pin being 20.00 feet right of Maple Street centerline of right-of-way station 106+92.00;

Thence across said Lot 1 for the following three (3) described courses:

1. **South 83 degrees 21 minutes 54 seconds East**, a distance of **24.00 feet** to an iron pin set, said iron pin being 44.00 feet right of Maple Street centerline of right-of-way station 106+92.00;

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- 2. **South 06 degrees 38 minutes 06 seconds West**, a distance of **28.00 feet** to an iron pin set, said iron pin being 44.00 feet right of Maple Street centerline of right-of-way station 106+64.00;
- 3. **South 83 degrees 21 minutes 54 seconds East**, a distance of **3.00 feet** to an iron pin set, said iron pin being 47.00 feet right of Maple Street centerline of right-of-way station 106+64.00;

Thence **South 06 degrees 38 minutes 06 seconds West**, continuing across said Lot 1, across said Lot 2, a distance of **64.17 feet** to a MAG spike set on the north right-of-way line for said unnamed alley, being on the south line of said Lot 2, said MAG spike being 47.00 feet right of Maple Street centerline of right-of-way station 105+99.83;

Thence **North 83 degrees 21 minutes 54 seconds West**, along the north right-of-way line for said unnamed alley, along the south line of said Lot 2, a distance of **27.00 feet** to the **TRUE POINT OF BEGINNING** for this description.

The above described right-of-way parcel contains a total area of **0.0552 acres** (0.000 acres of which is located within present road occupied), of which 0.0002 acres is located within Madison County Auditor’s parcel number 04-00463.000, 0.0260 acres is located within Madison County Auditor’s parcel number 04-00559.000, and 0.0290 acres is located within Madison County Auditors parcel number 04-00560.000.

Where referenced, iron pins set are 5/8-inch diameter by 30-inch long rebar with a cap inscribed “ASI FIRM 1648”.

Bearings described hereon are based on the bearing of North 06 degrees 38 minutes 06 seconds East for the centerline of right-of-way for Maple Street, 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 GPS survey and a NGS OPUS solution.

The above described right-of-way parcel was prepared under the direct supervision of Brian P. Bingham, Registered Professional Surveyor No. 8438, on January 10, 2024, is based on an actual field survey performed by American Structurepoint, Inc., and is true and correct to the best of my knowledge and belief.

American Structurepoint, Inc.


 Brian P. Bingham
 Registered Professional Surveyor No. 8438



1/11/2024
 Date