

RIGHT OF WAY LEGEND SHEET MAD-TOLAND-0.28

PROJECT DESCRIPTION

REPLACEMENT OF EXISTING BRIDGE MAD-TOLAN-0028, TOLAND STREET OVER OAK RUN, INCLUDING MINIMAL REPLACEMENT OF APPROACH PAVEMENT, SIDEWALK, AND NEW GUARDRAIL.

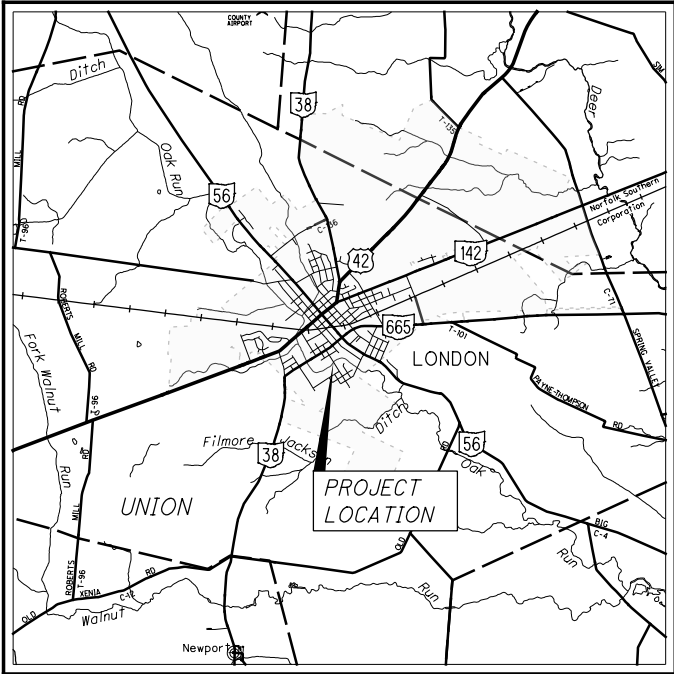
PROJECT CONTROL

STATE PLANE GRID, SOUTH ZONE
NAD 83(CORS96)
PROJECT ADJUSTMENT FACTOR: 1.00007060

PLANS PREPARED BY:

FIRM NAME : DLZ OHIO, INC.
R/W DESIGNER: RAYLEEN LEE
R/W REVIEWER: RUSSELL KOENIG
FIELD REVIEWER: NATE STAUGH
FIELD REVIEW DATE: 7/29/13
OWNERSHIP UPDATED BY: TIM STADT
DATE COMPLETED: 7/29/13
PLAN COMPLETION DATE: 8/1/13

TYPES OF TITLE LEGEND:
WD = WARRANTY DEED



LOCATION MAP

LATITUDE: N39°52'45" LONGITUDE: W83°26'47"



UTILITY OWNERS
AT&T 150 EAST GAY STREET, RM 6-C COLUMBUS, OH 43215 CONTACT: THOMAS ZIOMEK PHONE: 614-223-7162
COLUMBIA GAS OF OHIO 2101 WEST MAIN STREET SPRINGFIELD, OH 45504 CONTACT: P. DAVID GREENWELL PHONE: 937-327-7102
WINDSTREAM KDL, INC. 226 NORTH 5TH STREET COLUMBUS, OH 43215 PHONE: 614-304-0100
CITY OF LONDON BOARD OF PUBLIC UTILITIES WATER PLANT 141 WEST HIGH STREET LONDON, OH 43140 CONTACT: MARTY COLWELL PHONE: 740-852-9656

STRUCTURE KEY

- RESIDENTIAL
- COMMERCIAL
- OUT-BUILDING

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.

MONUMENT LEGEND

- I.R.F. IRON PIN FOUND
- ⊙ I.R.F. IRON PIPE FOUND

CONVENTIONAL SYMBOLS

County Line	Tree Line (Ex)
Township Line	Ownership Hook Symbol , Example
Section Line	Property Line Symbol , Example
Corporation Line or	Break Line Symbol , Example
Fence Line (Ex) (Pr)	Tree (Pr) , Tree (Ex) , Shrub (Ex)
Center Line	Tree (Remove) , Shrub (Remove)
Right of Way (Ex) Ex R/W	Evergreen (Ex) , Stump
Right of Way (Pr) R/W	Evergreen (Remove) , Stump (Remove)
Guardrail (Ex) (Pr)	Wetland (Pr) , Grass (Pr) , Aerial Target
Construction Limits	Post (Ex) , Mailbox (Ex) , Mailbox (Pr)
Edge of Pavement (Ex)	Light (Ex) , Telephone Marker (Ex) TEL
Edge of Pavement (Pr)	Fire Hydrant (Ex) , Water Meter (Ex)
Edge of Shoulder (Ex)	Water Valve (Ex) , Utility Valve Unknown (Ex.)
Edge of Shoulder (Pr)	Telephone Pole (Ex) , Power Pole (Ex)
Ditch / Creek (Ex)	Light Pole (Ex)
Ditch / Creek (Pr)	

I, RUSSELL KOENIG, P.S., HAVE CONDUCTED A SURVEY OF THE EXISTING CONDITIONS FOR THE OHIO DEPARTMENT OF TRANSPORTATION IN 2012. THE RESULTS OF THAT SURVEY ARE CONTAINED HEREIN.

THE HORIZONTAL COORDINATES EXPRESSED HEREIN ARE GRID VALUES BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, THE NORTH AMERICAN DATUM OF 1983 AND THE ODOT CORS ADJUSTMENT.

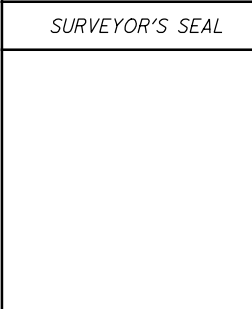
AS A PART OF THIS PROJECT I HAVE REESTABLISHED THE LOCATIONS OF THE EXISTING BOUNDARY AND RIGHT OF WAY LINES FOR PROPERTY TAKES CONTAINED HEREIN. I HAVE ESTABLISHED THE PROPOSED BOUNDARY LINES, CALCULATED THE GROSS TAKE, PRESENT ROADWAY OCCUPIED (PRO), NET TAKE, AND NET RESIDUE. I HAVE ALSO PREPARED THE LEGAL DESCRIPTIONS NECESSARY TO ACQUIRE THE PARCELS AS SHOWN HEREIN.

ALL OF MY WORK CONTAINED HEREIN WAS CONDUCTED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE 4733-37 COMMONLY KNOWN AS "A 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.

RUSSELL KOENIG, OHIO REGISTERED PROFESSIONAL SURVEYOR, S-8358

DATE:



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BASIS FOR BEARINGS:

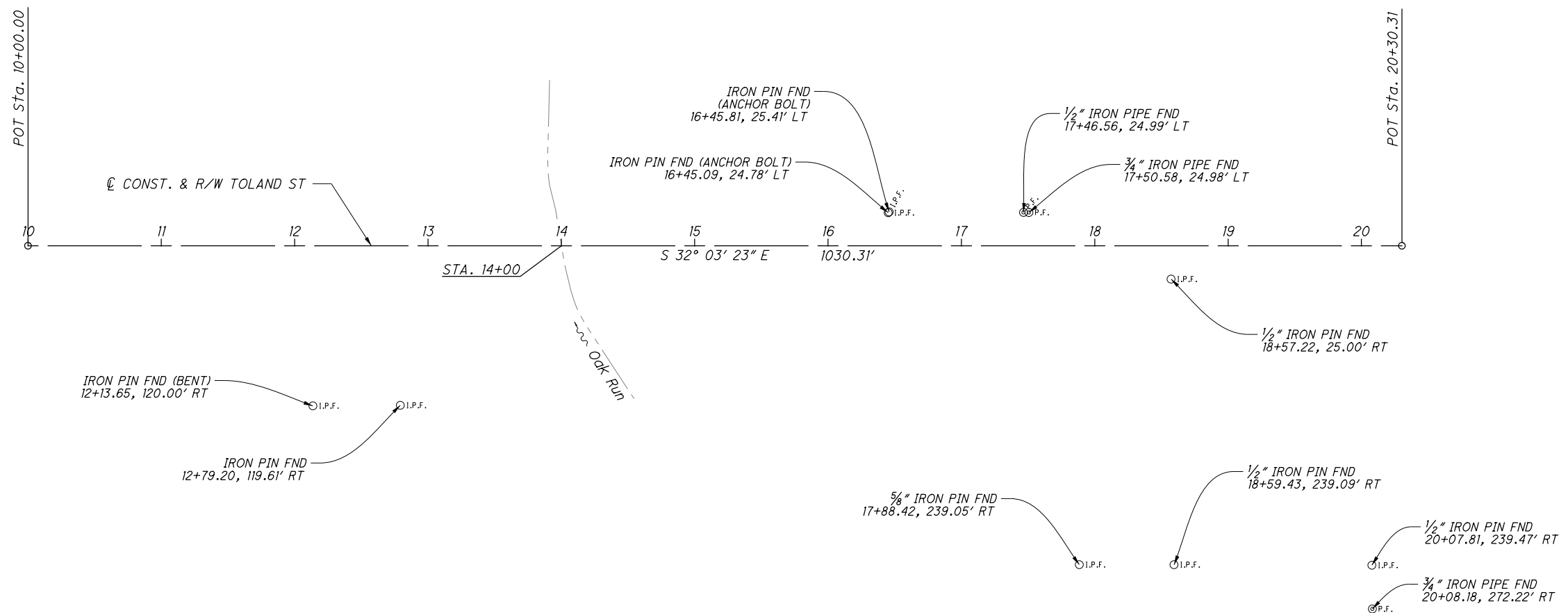
ALL BEARINGS SHOWN ARE FOR PROJECT USE ONLY. BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83(CORS96)

MADISON COUNTY
UNION TOWNSHIP
VMS 8742
CITY OF LONDON

BASIS OF EXISTING C OF R/W AND R/W WIDTH: THE EXISTING RIGHT OF WAY WIDTHS AND LOCATIONS WERE DETERMINED USING EXISTING MONUMENTATION AND THE RECORDS OF MADISON COUNTY.

MONUMENT LEGEND

- I.P.F. IRON PIN FOUND
- ⊙ I.P.F. IRON PIPE FOUND



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.

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RUSSELL KOENIG, OHIO REGISTERED PROFESSIONAL SURVEYOR, S-8358

DATE:

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

COUNTY RECORDER

SURVEYOR'S SEAL



 PID NO. **92877**
 R/W DESIGNER: RKL
 R/W REVIEWER: RAK
CENTERLINE PLAT
MAD-TOLAND-0.28
 2 / 5


MADISON COUNTY
 UNION TOWNSHIP
 VMS 8742
 CITY OF LONDON



PID NO.
92877

R/W DESIGNER
 RKL
 R/W REVIEWER
 RAK

PROPERTY MAP

MAD-TOLAND-0.28

3 / 5



BEGIN ACQUISITION
 STA. 12+93.00
 @ R/W TOLAND ST

END ACQUISITION
 STA. 15+04.25
 @ R/W TOLAND ST

7
 MADISON DEVELOPMENT COMPANY
 DB 154, PG 701
 31-01799.000

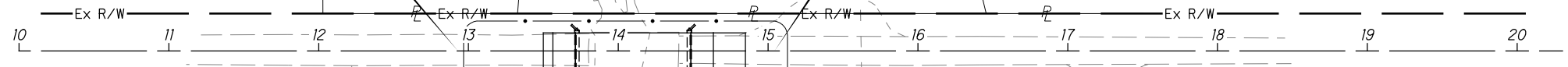
8
 THE CITY OF LONDON
 DB 167, PG 7
 31-03322.000

2
 DENNIS E. LONG AND
 LESLIE J. LONG
 OR 182, PG 2158
 31-01764.000

3
 PIPELINE EASEMENT
 COLUMBIA GAS OF OHIO, INC.
 DB 207, PG 5

HAZEL LONG (1/2 INTEREST)
 ROBERT LONG (1/10 INTEREST)
 RICHARD LONG (1/10 INTEREST)
 JAMES LONG (1/10 INTEREST)
 CHARLES RAY LONG (1/10 INTEREST)
 LARRY LONG (1/10 INTEREST)
 DB 152, PG 168
 OR 289, PG 164
 31-01769.000

4
 THE CITY OF LONDON
 DB 174, PG 188
 DB 194, PG 87
 31-03306.000



NOTE: PER THE CITY SEWER DEPT, AN EASEMENT FOR THE 18" SAN. PIPE WAS CREATED WHEN THE LINE WAS BUILT IN THE LATE 1960'S/EARLY 1970'S, BUT NO RECORD HAS BEEN FOUND.

REV. BY	DATE	DESCRIPTION

DATE COMPLETED: 8/1/13

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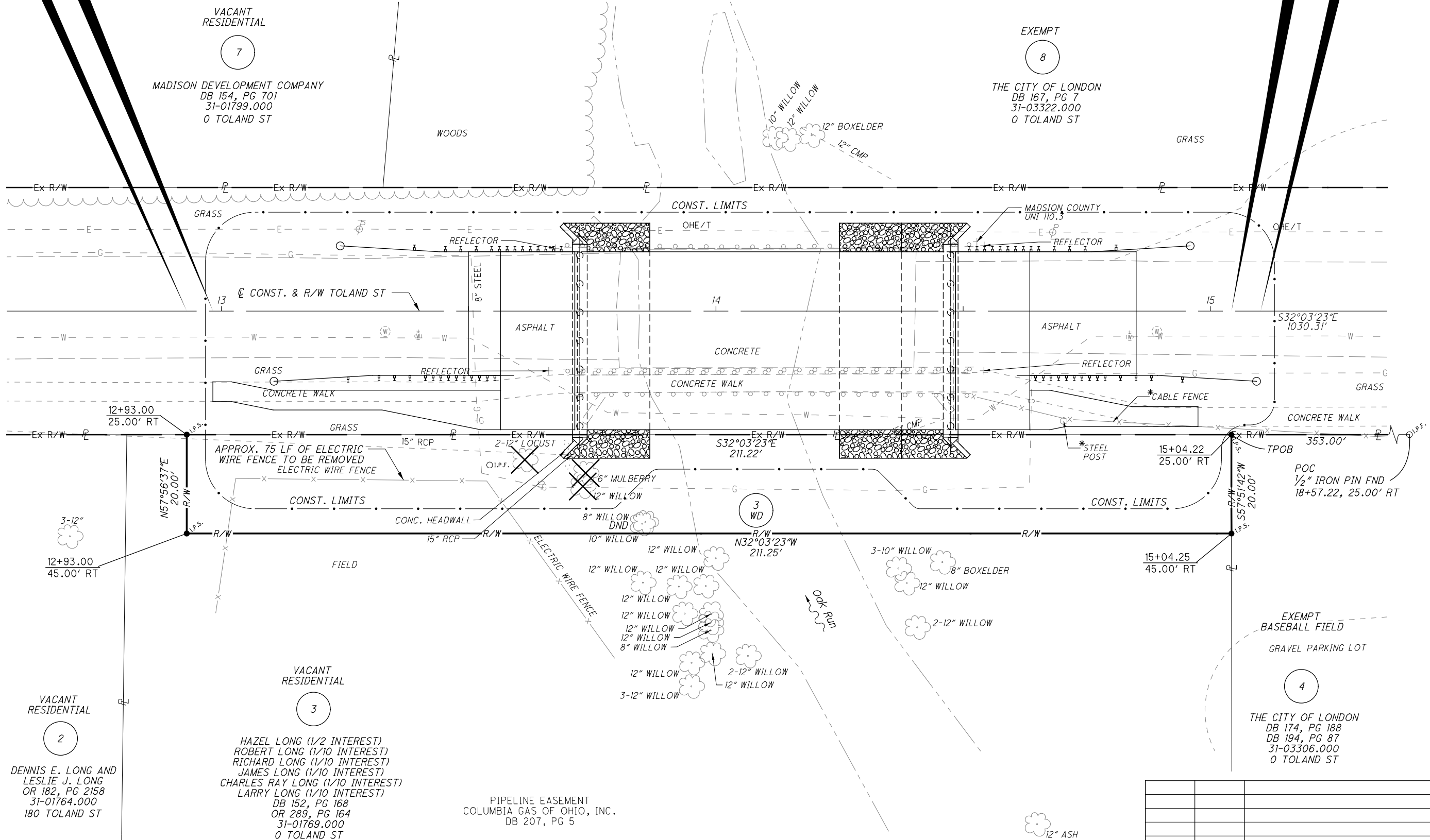
BEGIN ACQUISITION
STA. 12+93.00
@ R/W TOLAND ST

BEGIN WORK
STA. 12+98.31
@ R/W TOLAND ST

MADISON COUNTY
UNION TOWNSHIP
VMS 8742
CITY OF LONDON

END WORK
STA. 15+10.15
@ R/W TOLAND ST

END ACQUISITION
STA. 15+04.25
@ R/W TOLAND ST



VACANT RESIDENTIAL
2
DENNIS E. LONG AND
LESLIE J. LONG
OR 182, PG 2158
31-01764.000
180 TOLAND ST

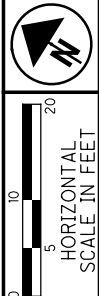
VACANT RESIDENTIAL
3
HAZEL LONG (1/2 INTEREST)
ROBERT LONG (1/10 INTEREST)
RICHARD LONG (1/10 INTEREST)
JAMES LONG (1/10 INTEREST)
CHARLES RAY LONG (1/10 INTEREST)
LARRY LONG (1/10 INTEREST)
DB 152, PG 168
OR 289, PG 164
31-01769.000
0 TOLAND ST

PIPELINE EASEMENT
COLUMBIA GAS OF OHIO, INC.
DB 207, PG 5

VACANT RESIDENTIAL
7
MADISON DEVELOPMENT COMPANY
DB 154, PG 701
31-01799.000
0 TOLAND ST

EXEMPT
8
THE CITY OF LONDON
DB 167, PG 7
31-03322.000
0 TOLAND ST

EXEMPT
4
THE CITY OF LONDON
DB 174, PG 188
DB 194, PG 87
31-03306.000
0 TOLAND ST



PID NO.
92877
R/W DESIGNER
RKL
R/W REVIEWER
RAK

RIGHT OF WAY PLAN
STA. 12+62 TO STA. 15+42

MAD-TOLAND-0.28
5/5

REV. BY	DATE	DESCRIPTION

POC = POINT OF COMMENCEMENT
TPOB = TRUE POINT OF BEGINNING

DATE COMPLETED: 8/1/13

EXHIBIT A

RX 250 WD

Page 1 of 2

Rev. 06/09

Ver. Date 08/01/2013

PID 92877

**PARCEL 3-WD
MAD-TOLAND-0.28
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

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, Madison County, Virginia Military Survey No. 8742, and being a 0.097 acre parcel out of a 2.212 acre tract known as Madison County Auditor's Parcel number 31-01769.000 conveyed to Hazel Long (1/2 interest), Robert Long (1/10 interest), Richard Long (1/10 interest), James Long (1/10 interest), Charles Ray Long (1/10 interest), and Larry Long (1/10 interest) (hereafter collectively referred to as "Grantor") by the instruments filed as Deed Book volume 152, page 168 and Official Record volume 289, page 164 (all document references are to the records of Madison County unless otherwise stated).

Being a parcel of land lying on the right side of Toland Steet and being more particularly described as follows:

COMMENCING FOR REFERENCE at a 1/2" iron pin found at the intersection of the westerly right of way line of Toland Street (50 feet wide) with the northerly right of way line of the vacated 16.5 foot wide alley north of Mound Street, said pin being 25.00 feet right of the centerline of right of way of Toland Street station 18+57.22;

Thence along the said westerly right of way line of Toland Street, North 32 degrees 03 minutes 23 seconds West for a distance of 353.00 feet to an iron pin set at the Grantor's southeasterly corner and the northeasterly corner of a 6.650 acre parcel conveyed to The City of London by the instruments filed as Deed Book volume 174, page 188 and Deed Book volume 194, page 87, the said pin being 25.00 feet right of the centerline of right of way of Toland Street station 15+04.22 and being the TRUE POINT OF BEGINNING;

EXHIBIT A

RX 250 WD

Rev. 06/09

Thence along the Grantor's southerly line and the northerly line of the said parcel conveyed to The City of London, South 57 degrees 51 minutes 42 seconds West for a distance of 20.00 feet to an iron pin set being 45.00 feet right of the centerline of right of way of Toland Street station 15+04.25;

Thence crossing through the lands of the Grantor, North 32 degrees 03 minutes 23 seconds West for a distance of 211.25 feet to an iron pin set being 45.00 feet right of the centerline of right of way of Toland Street station 12+93.00;

Thence continuing through the lands of the Grantor, North 57 degrees 56 minutes 37 seconds East for a distance of 20.00 feet to an iron pin set on the Grantor's easterly line and on the said westerly right of way line of Toland Street, said pin being 25.00 feet right of the centerline of right of way of Toland Street station 12+93.00;

Thence along the Grantor's easterly line and the said westerly line of Toland Street, South 32 degrees 03 minutes 23 seconds East for a distance of 211.22 feet to the TRUE POINT OF BEGINNING.

The above described parcel contains 0.097 acres, of which 0.000 acres are contained within the present road occupied, resulting in a net take of 0.097 acres out of Madison County Auditor's Parcel number 31-01769.000.

Grantor claims title by the instruments filed as Deed Book volume 152, page 168 and Official Record volume 289, page 164 in the records of Madison County.

This description was prepared by Russell Koenig, Ohio Registered Professional Surveyor number 8358, and is based on an actual field survey conducted by DLZ Ohio, Inc. in 2012 under his direct supervision.

The bearings for this description are based on Ohio State Plane Coordinate system, South Zone, and the North American Datum of 1983 and the ODOT CORS adjustment.

Where described, iron pins set are 3/4" rebar, 30" long, and bear a cap inscribed "CITY OF LONDON R/W, S-8358, DLZ OHIO, INC".

The stationing referenced herein is from the plans known as MAD-TOLAND-0.28 on file with the City of London.


Russell Koenig, S-8358



08-01-2013
Date