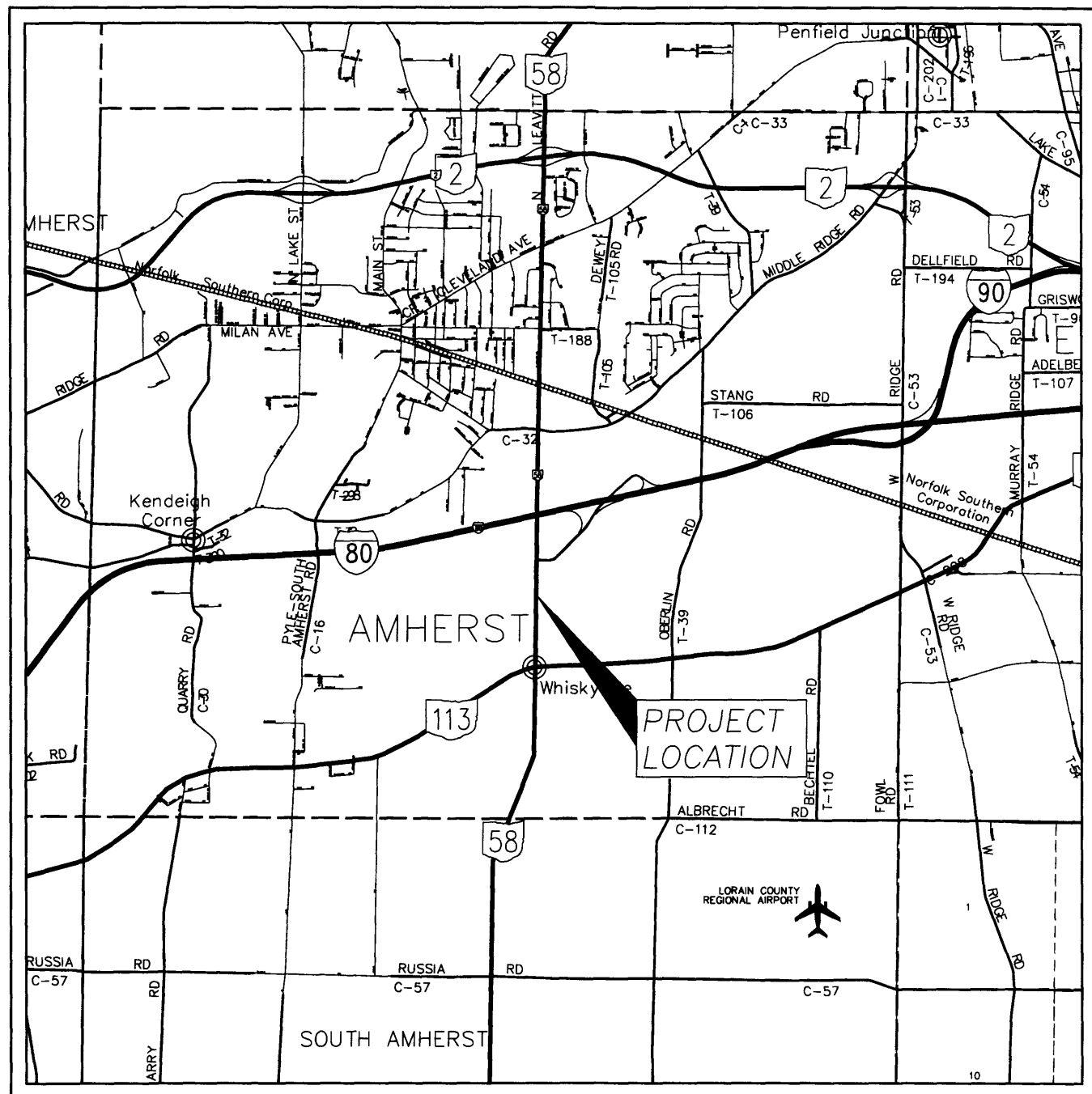


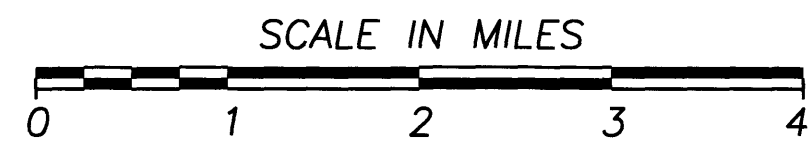
S.R. 58 ROADWAY IMPROVEMENTS

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LOCATION MAP

LATITUDE: 41°22'21" LONGITUDE: 82°12'37"

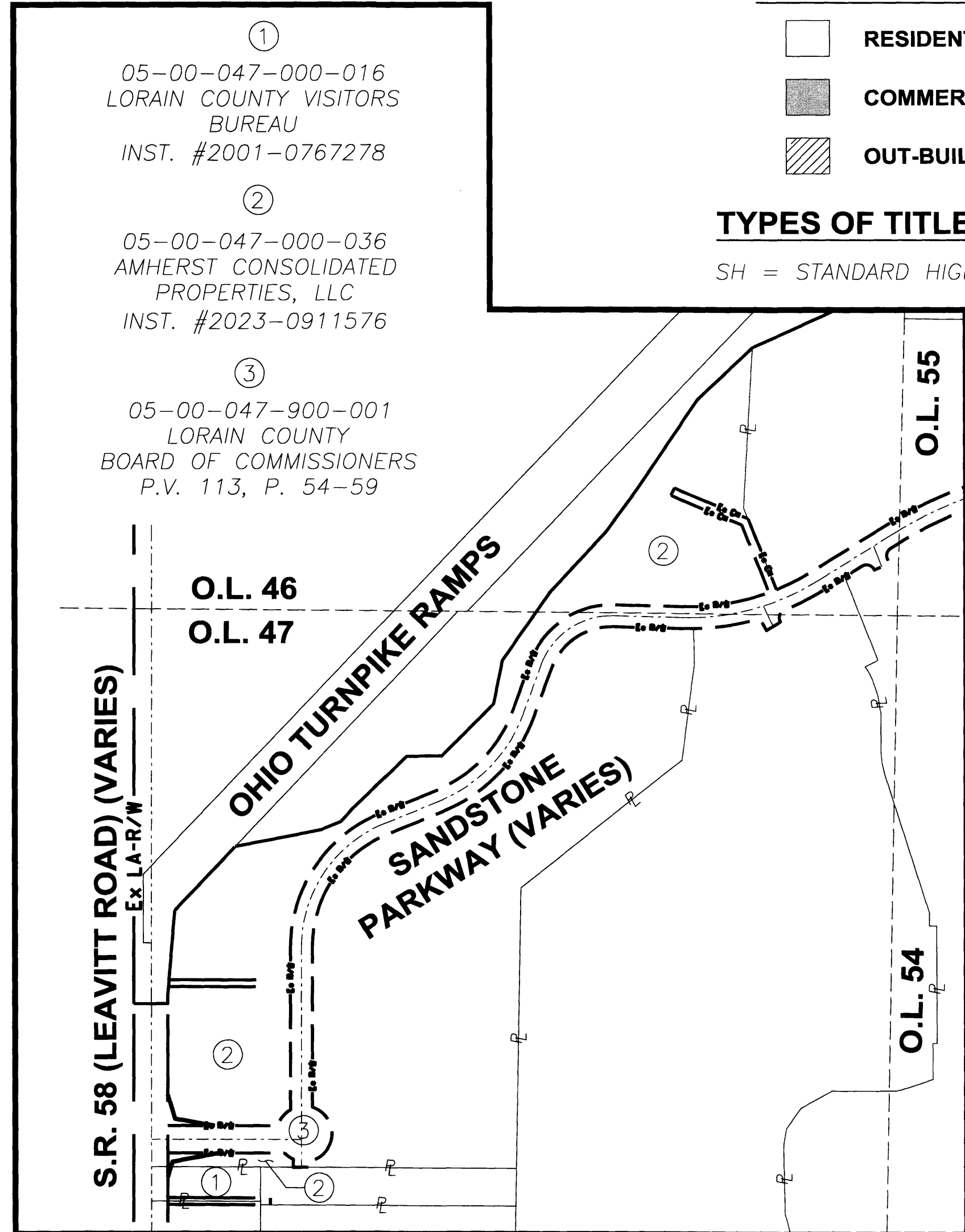


STRUCTURE KEY

- RESIDENTIAL, COMMERCIAL, OUT-BUILDING symbols

TYPES OF TITLE LEGEND:

SH = STANDARD HIGHWAY EASEMENT



RIGHT OF WAY LEGEND SHEET S.R. 58 COUNTY OF LORAIN TOWNSHIP OF AMHERST TOWNSHIP 6N, RANGE 18W CONNECTICUT WESTERN RESERVE

INDEX OF SHEETS:

- LEGEND SHEET.....RW.1
RIGHT OF WAY PLAN SHEET.....RW.2

UNDERGROUND UTILITIES

Contact Two Working Days Before You Dig



OHIO811, 8-1-1, or 1-800-362-2764 (Non-members must be called directly)

UTILITY OWNERS

LORAIN COUNTY ENGINEER'S OFFICE SANITARY/TRAFFIC
ATTN: BOB KLAIBER, P.E. P.S.
247 HADAWAY STREET
ELYRIA, OHIO 44035
440-329-5586

RURAL LORAIN COUNTY WATER AUTHORITY
ATTN: JOE DEMCZYK
42401 STATE ROUTE 303
LAGRANGE, OH 44050
440-355-5121

BRIGHTSPEED
ATTN: STEVE WALEND
203 W. 9TH ST.
LORAIN, OH 44052
440-396-7191

BREEZELINE/WIDE OPEN WEST
ATTN: TOM AUBRY
105 BLAZE INDUSTRIAL PKWY
BEREA, OH 44017
440-606-6262

COLUMBIA GAS OF OHIO DISTRIBUTION/TRANSMISSION
ATTN: ADAM WOODIE
3101 NORTH RIDGE ROAD E
LORAIN, OHIO 44055
440-240-6144

OHIO EDISON
ATTN: NATALIE CAMP
6326 LAKE AVE.
ELYRIA, OH 44035
440-326-3319

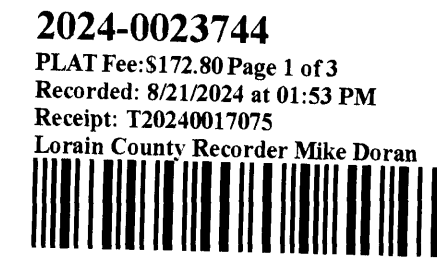
CHARTER COMMUNICATIONS
576 TERNES AVE.
ELYRIA, OH 44035
ATTN: JOSH CURTIS
440-343-2146

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. UTILITIES ARE SHOWN AS FOUND ON THESE SITES IN RESPONSE TO OUPS TICKET NOS. A324801049-00A AND A324801057-00A.

PLANS PREPARED BY:

FIRM NAME : BRAMHALL ENGINEERING & SURVEYING COMPANY
R/W DESIGNER: JAMIE L. TALPAS
R/W REVIEWER: AMY M. KELLY, P.S.
OWNERSHIP UPDATED BY: JAMIE L. TALPAS
DATE COMPLETED: 07/08/2024
FINAL R/W PLAN DATE: 07/08/2024

NO TRANSFER NECESSARY
J. CRAIG SHODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR
8/21/24 DC
DEPUTY



Plat Vol 116
Pg 50, 51

PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF CONSTRUCTION OF A 515' NORTHBOUND RIGHT TURN LANE AND RE-STRIPING OF THE EXISTING TWO-WAY LEFT TURN LANE TO PROVIDE A 315' LONG SOUTHBOUND LEFT TURN LANE. THE PROJECT ALSO INCLUDES DRAINAGE IMPROVEMENTS, CONDUIT INSTALLATION, TRAFFIC CONTROL, SEEDING AND MULCHING, AND LAWN RESTORATION.

CONVENTIONAL SYMBOLS

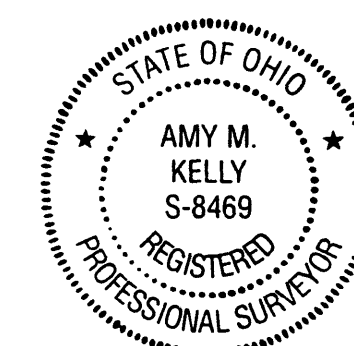
- Original Lot Line, Center Line, Standard Highway Ease. (Ex), Limited Access Right of Way (Ex), Standard Highway Ease. (Pr), Temporary Right of Way, Ownership Hook Symbol, Property Line Symbol, Break Line Symbol, Construction Limits, Edge of Pavement (Ex), Edge of Pavement (Pr), Edge of Curb (Pr), Monument Box (Ex), Monument Box (Pr), Drill Hole Set (Pr), Iron Pin Found (Ex), Iron Pin Set (Pr), Iron Pipe Found (Ex), ODOT Pin Found (Ex), Traffic Signal Pole (Pr), Traffic Controller Cabinet (Pr), Traffic Signal Pullbox (Pr), Record, Calculated, Used, Surveyed

REFERENCES

- LORAIN COUNTY TAX MAP RECORDS.
LORAIN COUNTY DEED RECORDS FOR SUBJECT, ADJACENT, & ADJOINING PARCELS.
BOUNDARY SURVEY FOR CONSOLIDATED INVESTORS GROUP PREPARED BY BRAMHALL ENGINEERING & SURVEYING COMPANY DATED FEBRUARY 2012.
LOT CONSOLIDATION SURVEY PREPARED BY BRAMHALL ENGINEERING & SURVEYING COMPANY DATED MARCH 11, 2022.
LOT SPLIT SURVEY FOR AMHERST CONSOLIDATION PROPERTIES, LLC PREPARED BY BRAMHALL ENGINEERING & SURVEYING COMPANY DATED MARCH 14, 2023.
SANDSTONE PARKWAY DEDICATION PLAY PREPARED BY BRAMHALL ENGINEERING & SURVEYING COMPANY RECORDED IN PLAT VOLUME 113, PAGES 54-59.
CENTERLINE LOCATION PLAN LOR-58-(21.06-23.73) LOR-113-7.25 DATED 9-17-1958.

I, AMY M. KELLY, P.S., HAVE ESTABLISHED THE PROPOSED PROPERTY LINES, CALCULATED THE GROSS TAKE, PRESENT ROADWAY OCCUPIED (PRO), NET TAKE AND NET RESIDUE; AS WELL AS PREPARED THE LEGAL DESCRIPTIONS NECESSARY TO ACQUIRE THOSE PARCELS AS SHOWN HEREIN. AS A PART OF THIS WORK I HAVE SET RIGHT OF WAY MONUMENTS AT THE PROPERTY CORNERS, PROPERTY LINE INTERSECTIONS, POINTS ALONG THE RIGHT OF WAY AND/OR ANGLE POINT ON THE RIGHT OF WAY, SECTION CORNERS AND OTHER POINTS AS SHOWN HEREIN. ALL OF MY WORK CONTAINED HEREIN WAS CONDUCTED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE 4733-37 COMMONLY KNOWN AS "MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO" UNLESS NOTED. THE WORDS I AND MY AS USED HEREIN ARE TO MEAN EITHER MYSELF OR SOMEONE WORKING UNDER MY DIRECT SUPERVISION.

AMY M. KELLY, PROFESSIONAL LAND SURVEYOR NO. 8469



DATE: 7/9/2024

RIGHT OF WAY LEGEND SHEET

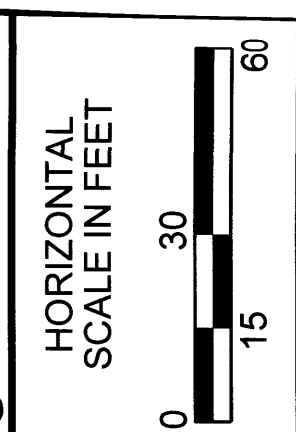
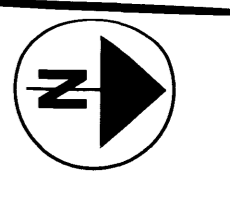
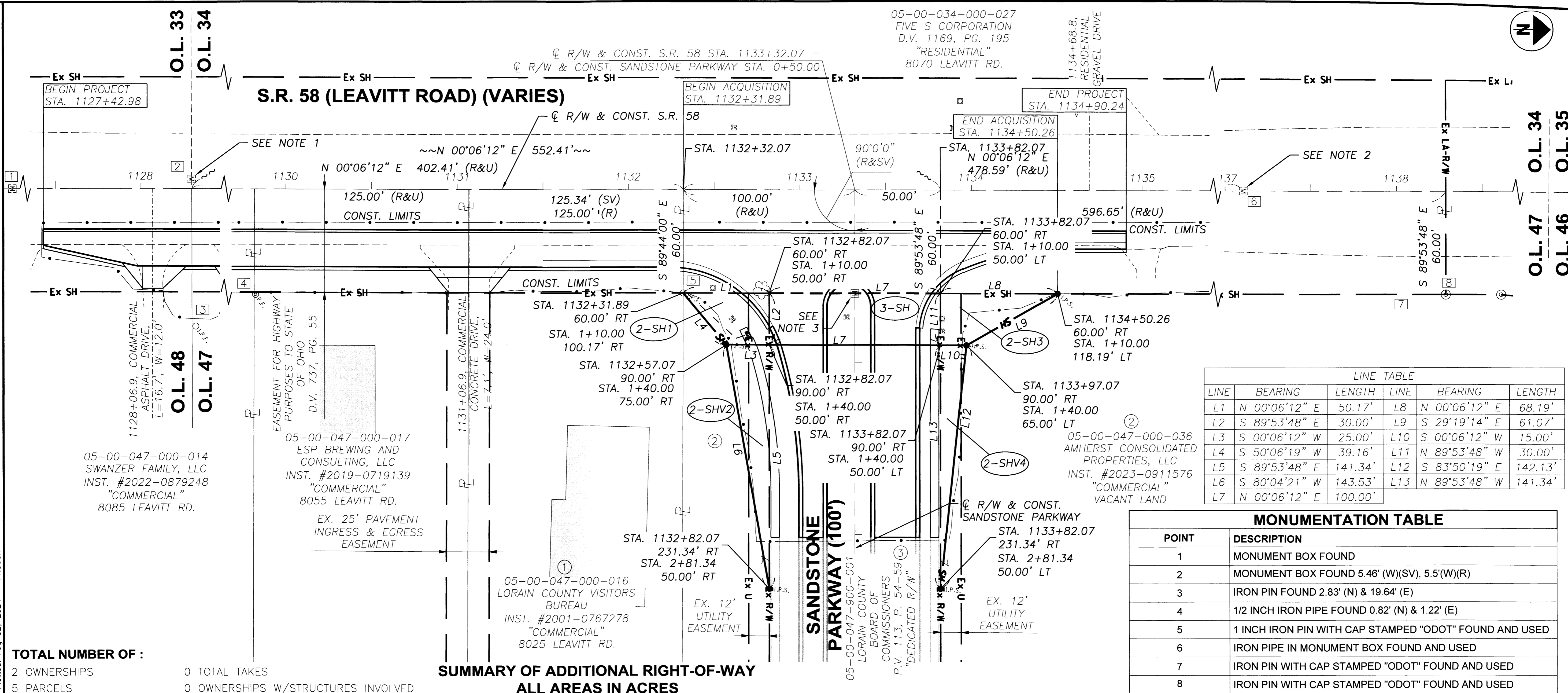
DESIGN AGENCY



DESIGNER: JLT
REVIEWER: AMK 07/08/24
PROJECT ID: 19-50521
SHEET TOTAL: RW.1 RW.2

S.R. 58 ROADWAY IMPROVEMENTS

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RIGHT OF WAY PLAN

S.R. 58 (LEAVITT ROAD) (VARIES)

SUMMARY OF ADDITIONAL RIGHT-OF-WAY ALL AREAS IN ACRES

TOTAL NUMBER OF :
 2 OWNERSHIPS
 5 PARCELS
 0 TOTAL TAKES
 0 OWNERSHIPS W/STRUCTURES INVOLVED

LINE TABLE					
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N 00°06'12" E	50.17'	L8	N 00°06'12" E	68.19'
L2	S 89°53'48" E	30.00'	L9	S 29°19'14" E	61.07'
L3	S 00°06'12" W	25.00'	L10	S 00°06'12" W	15.00'
L4	S 50°06'19" W	39.16'	L11	N 89°53'48" W	30.00'
L5	S 89°53'48" E	141.34'	L12	S 83°50'19" E	142.13'
L6	S 80°04'21" W	143.53'	L13	N 89°53'48" W	141.34'
L7	N 00°06'12" E	100.00'			

MONUMENTATION TABLE	
POINT	DESCRIPTION
1	MONUMENT BOX FOUND
2	MONUMENT BOX FOUND 5.46' (W)(SV), 5.5'(W)(R)
3	IRON PIN FOUND 2.83' (N) & 19.64' (E)
4	1/2 INCH IRON PIPE FOUND 0.82' (N) & 1.22' (E)
5	1 INCH IRON PIN WITH CAP STAMPED "ODOT" FOUND AND USED
6	IRON PIPE IN MONUMENT BOX FOUND AND USED
7	IRON PIN WITH CAP STAMPED "ODOT" FOUND AND USED
8	IRON PIN WITH CAP STAMPED "ODOT" FOUND AND USED

PARCEL NO.	OWNER	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	
		VOLUME	PAGE								LEFT	RIGHT			INST. NO.	
1	LORAIN COUNTY VISITORS BUREAU	2001-0767278		05-00-047-000-016	1.1476 (D)	0.1727 (C)								AUDITOR LISTS AREA OF 1.15 ACRES NO ADDITIONAL R/W REQUIRED		
2-SH1	AMHERST CONSOLIDATED PROPERTIES, LLC	2023-0911576		05-00-047-000-036			0.0259 (C)		0.0259 (C)					R/W TO BE ACQUIRED IN THE NAME OF LORAIN COUNTY BOARD OF COMMISSIONERS		
2-SHV2							0.0406 (C)		0.0406 (C)					R/W TO BE ACQUIRED IN THE NAME OF LORAIN COUNTY BOARD OF COMMISSIONERS		
2-SH3							0.0286 (C)		0.0286 (C)					R/W TO BE ACQUIRED IN THE NAME OF LORAIN COUNTY BOARD OF COMMISSIONERS		
2-SHV4							0.0243 (C)		0.0243 (C)					R/W TO BE ACQUIRED IN THE NAME OF LORAIN COUNTY BOARD OF COMMISSIONERS		
				TOTAL 2-SH	23.0087 (D)	0.8220 (C)	0.1194 (C)		0.1194 (C)					AUDITOR LISTS AREA OF 23.01 ACRES		
3-SH	LORAIN COUNTY BOARD OF COMMISSIONERS	113	54-59	05-00-047-900-001	13.4918 (D)	13.4918 (D)	0.0689 (C)	0.0689 (C)	0.0000 (C)			0.0000 (C)		AUDITOR LISTS AREA OF 13.49 ACRES		

NOTES

- MONUMENT BOX FOUND WITH ORIGINAL SURVEY IN 2003. ODOT PLANS LOR-58-21.44 DATED 09-17-2013 CALL TO BE REMOVED AND RESET. MONUMENT BOX RELOCATED IN JUNE 2021.
- MONUMENT BOX FOUND WITH ORIGINAL SURVEY IN 2003. MONUMENT BOX NOT FOUND IN DECEMBER 2023.
- 5/8 INCH IRON PIN WITH CAP STAMPED "BRAMHALL ENG & SURV" TO BE SET IN MONUMENT BOX AFTER THE CONSTRUCTION OF SANDSTONE PARKWAY PHASE 2.

PARCEL NUMBER	EASEMENT REQUIRED	TOTAL AREA	AREA OF OVERLAP UTILITY (PRIVATE)
2-SH1	HIGHWAY	0.0259	0.0083
2-SHV2	HIGHWAY	0.0406	0.0296
2-SH3	HIGHWAY	0.0286	0.0083
2-SHV4	HIGHWAY	0.0243	0.0234

NET RESIDUE = RECORD AREA - TOTAL PRO - NET TAKE
 NET TAKE = GROSS TAKE - PRO IN TAKE

TYPES OF TITLE LEGEND:
 SH = STANDARD HIGHWAY EASEMENT
 (C) CALCULATED INFORMATION
 (D) DEED INFORMATION

GRANTEE :
 ALL RIGHT OF WAY ACQUIRED IN THE NAME OF STATE OF OHIO DEPARTMENT OF TRANSPORTATION UNLESS OTHERWISE STATED.

DESIGN AGENCY

 DESIGNER: JLT
 REVIEWER: AMK 07/08/24
 PROJECT ID: 19-50521
 SHEET TOTAL: RW.2 | RW.2
 OWNERSHIP VERIFIED BY: JAMIE L. TALPAS DATE: 07/08/2024
 DATE COMPLETED: 07/08/2024