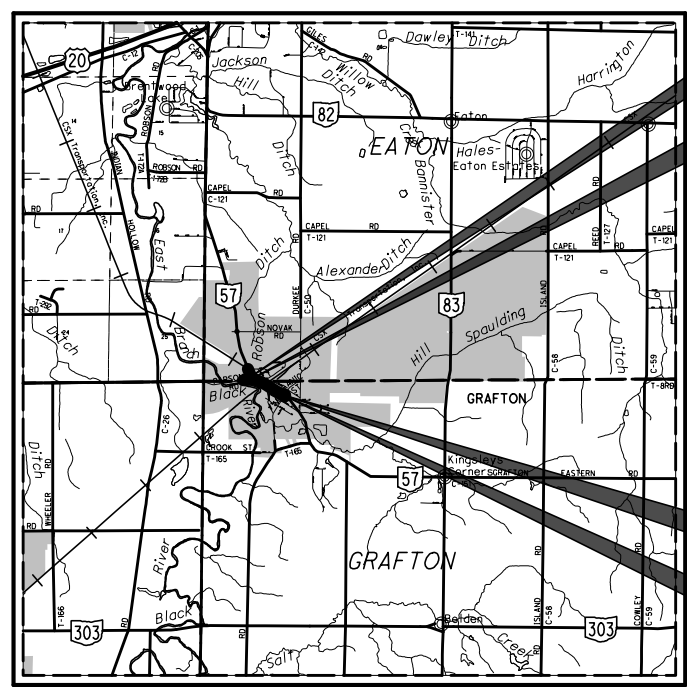


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**LOCATION MAP**

LATITUDE: N41°16'40" LONGITUDE: W82°03'39"



PORTION TO BE IMPROVED	-----
INTERSTATE HIGHWAY	=====
FEDERAL ROUTES	====
STATE ROUTES	====
COUNTY & TOWNSHIP ROADS	====
OTHER ROADS	-----

**LEGEND:**

WD = WARRANTY DEED  
SH = STANDARD HIGHWAY EASEMENT

**STRUCTURE KEY**

	RESIDENTIAL
	COMMERCIAL
	OUT-BUILDING

**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-----x-----x-----	Tree Line (Ex)	-----
Center Line	-----	Ownership Hook Symbol	-----, Example -----
Right of Way (Ex)	----- <b>Ex R/W</b> -----	Property Line Symbol	-----, Example -----
Right of Way (Pr)	----- <b>R/W</b> -----	Break Line Symbol	-----, Example -----
Standard Highway Ease.(Ex)	----- <b>Ex SH</b> -----	Tree (Pr)	Tree (Ex) , Shrub (Ex)
Standard Highway Ease.(Pr)	----- <b>SH</b> -----	Tree (Remove)	, Shrub (Remove)
Temporary Right of Way	----- <b>TMP</b> -----	Evergreen (Ex)	, Stump
Channel Ease. (Pr)	----- <b>CH</b> -----	Evergreen (Remove)	, Stump (Remove)
Utility Ease. (Ex)	----- <b>Ex U</b> -----	Wetland (Pr)	, Grass (Pr) , Aerial Target
Railroad	----- or -----	Post (Ex)	, Mailbox (Ex) , Mailbox (Pr)
Guardrail (Ex)	----- (Pr) -----	Light (Ex)	, Telephone Marker (Ex)
Construction Limits	-----	Fire Hydrant (Ex)	, Water Meter (Ex)
Edge of Pavement (Ex)	-----	Water Valve (Ex)	, Utility Valve Unknown (Ex.)
Edge of Pavement (Pr)	-----	Telephone Pole (Ex)	, Power Pole (Ex)
		Light Pole (Ex)	

**UNDERGROUND UTILITIES**  
Contact Two Working Days Before You Dig

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

# RIGHT OF WAY LEGEND SHEET LOR-57-8.52 ENVISION MAIN ST PH1

LORAIN COUNTY, VILLAGE OF GRAFTON,  
PART OF ORIGINAL LOTS 81 AND 100  
OF GRAFTON TOWNSHIP, AND PART OF  
ORIGINAL LOT 1 OF EATON TOWNSHIP

**INDEX OF SHEETS:**

LEGEND SHEET	1
CENTERLINE PLAT	2-3
PROPERTY MAP	4-5
SUMMARY ADDITION R/W	6
R/W TOPO SHEETS	7, 9
R/W BOUNDARY SHEETS	8, 10

UTILITY OWNERS	
TYPE	NAME & ADDRESS
SEWER, WATER AND POWER	VILLAGE OF GRAFTON 960 MAIN STREET GRAFTON, OHIO 44044 (440) 926-2401
TELEPHONE	FRONTIER 6223 NORWALK ROAD MEDINA, OHIO 44256 (416) 544-1256
GAS	COLUMBIA GAS OF OHIO 3101 NORTH RIDGE ROAD EAST LORAIN, OHIO 44055 (440) 420-8432
CABLE	GLW BROADBAND 933 COMMERCE DRIVE GRAFTON, OHIO 44044 (440) 926-3230

**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.

**PLANS PREPARED BY:**

FIRM NAME : POGGEMEYER DESIGN GROUP, INC.  
R/W DESIGNER: DAN SUPINSKI  
R/W REVIEWER: KEVIN CANAVAN  
FIELD REVIEWER: RANDY FLUCK  
PRELIMINARY FIELD REVIEW DATE: 11-16-20  
TRACINGS FIELD REVIEW DATE: \_\_\_\_\_  
OWNERSHIP UPDATED BY: KEVIN CANAVAN  
DATE COMPLETED: 8-25-21  
PLAN COMPLETION DATE: \_\_\_\_\_

**PROJECT DESCRIPTION**

THE PROJECT INVOLVES THE RESURFACING OF APPROXIMATELY 2900 FT OF MAIN ST. (SR57). ALSO INCLUDES THE REPLACEMENT OF CURB, PLACEMENT OF NEW CURB AND GUTTER, DRAINAGE IMPROVEMENTS. OTHER IMPROVEMENTS INCLUDE THE REALIGNMENT OF PARSONS ROAD, TRAFFIC SIGNAL REMOVAL, CURB BUMPOUTS AND LANDSCAPING

I, Kevin Canavan, P.S. have conducted a survey of the existing conditions for the Village of Grafton, Ohio. The results of that survey are contained herein.

Underground utility locations are shown for informational purposes only. Though they are believed to be accurate, their location is as marked on the ground by the utility company per OUPS Confirmation Numbers A020904009, A020904004, A020904020, A020904015 & A020904007 and those marks subsequently being surveyed as a part of this project.

The horizontal coordinates expressed herein are based on the Ohio State Plane Coordinate System, NAD 83 (2011 Adj.), North Zone, and derived from G.P.S. and the ODOT V.R.S. network. Project has an Adjustment Factor 1.0000877683 when converting grid distances in feet to U.S. Survey feet at ground.

As a part of this project I have established the locations of the existing property lines and centerline of existing Right of Way for property takes contained herein.

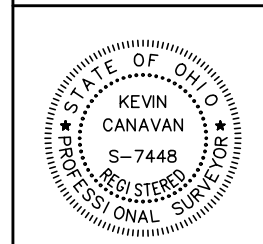
As a part of this project I have established road centerlines, right-of-way lines, property lines, proposed property lines, calculated the Gross Take, present roadway occupied (PRO), Net take, and Net Rseidue; as well as prepared the legal descriptions necessary to acquire the parcels as shown herein.

As a part of this work I have set monuments at the proposed property corners, and other points shown herein. The iron pins and caps will be 3/4" x 30" rebar with cap stamped "Poggemeyer Design Group". 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 so noted.

The words I and my as used herein are to mean that either myself or someone working under my direct supervision.

Kevin Canavan P.S., Professional Land Surveyor No. 7448 Date \_\_\_\_\_  
POGGEMEYER DESIGN GROUP, INC.  
1168 NORTH MAIN STREET  
BOWLING GREEN, OH 43402  
419-352-7537

SURVEYORS SEAL:



FEDERAL PROJECT NO. E21051  
PID NO. 113480  
CALCULATED JJ CHECKED KCC  
RIGHT OF WAY LEGEND SHEET  
LOR-57-8.52 ENVISION PHASE 1  
1/10  
80/89

# LOR-57-8.52

LORAIN COUNTY, VILLAGE OF GRAFTON,  
PART OF ORIGINAL LOTS 81 & 100  
OF GRAFTON TWP., AND PART OF  
ORIGINAL LOT 1 OF EATON TWP.

I, Kevin Canavan, P.S. have conducted a survey of the existing conditions for the Village of Grafton, Ohio. The results of that survey are contained herein.

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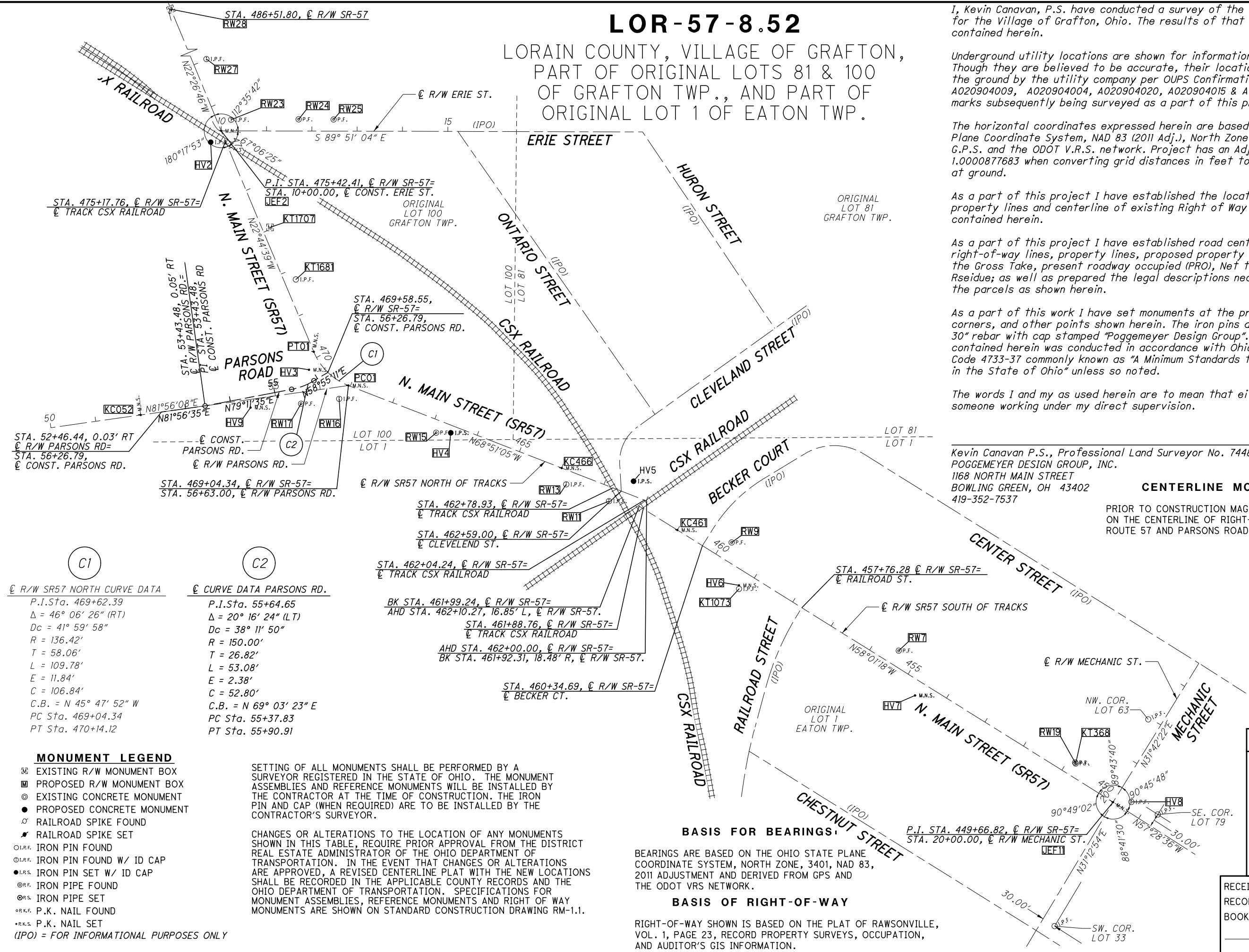
As a part of this work I have set monuments at the proposed property corners, and other points shown herein. The iron pins and caps will be 3/4" x 30" rebar with cap stamped "Poggemeyer Design Group". All of my work contained herein was conducted in accordance with Ohio Administrative Code 4733-37 commonly known as "A Minimum Standards for Boundary Surveys in the State of Ohio" unless so noted.

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Kevin Canavan P.S., Professional Land Surveyor No. 7448 Date  
POGGE MEYER DESIGN GROUP, INC.  
1168 NORTH MAIN STREET  
BOWLING GREEN, OH 43402  
419-352-7537

### CENTERLINE MONUMENTS:

PRIOR TO CONSTRUCTION MAG NAILS WILL BE SET ON THE CENTERLINE OF RIGHT-OF-WAY OF STATE ROUTE 57 AND PARSONS ROAD AS SHOWN.



**Ⓒ1**

Ⓒ R/W SR57 NORTH CURVE DATA

P.I. Sta. 469+62.39  
 $\Delta = 46^\circ 06' 26''$  (IRT)  
 $Dc = 41^\circ 59' 58''$   
 $R = 136.42'$   
 $T = 58.06'$   
 $L = 109.78'$   
 $E = 11.84'$   
 $C = 106.84'$   
 $C.B. = N 45^\circ 47' 52'' W$   
 $PC Sta. 469+04.34$   
 $PT Sta. 470+14.12$

**Ⓒ2**

Ⓒ CURVE DATA PARSONS RD.

P.I. Sta. 55+64.65  
 $\Delta = 20^\circ 16' 24''$  (LT)  
 $Dc = 38^\circ 11' 50''$   
 $R = 150.00'$   
 $T = 26.82'$   
 $L = 53.08'$   
 $E = 2.38'$   
 $C = 52.80'$   
 $C.B. = N 69^\circ 03' 23'' E$   
 $PC Sta. 55+37.83$   
 $PT Sta. 55+90.91$

BK STA. 461+99.24, Ⓒ R/W SR-57=  
 AHD STA. 462+10.27, 16.85' L, Ⓒ R/W SR-57.  
 STA. 461+88.76, Ⓒ R/W SR-57=  
 Ⓒ TRACK CSX RAILROAD  
 AHD STA. 462+00.00, Ⓒ R/W SR-57=  
 BK STA. 461+92.31, 18.48' R, Ⓒ R/W SR-57.  
 STA. 462+04.24, Ⓒ R/W SR-57=  
 Ⓒ TRACK CSX RAILROAD  
 STA. 462+78.93, Ⓒ R/W SR-57=  
 Ⓒ TRACK CSX RAILROAD  
 STA. 462+59.00, Ⓒ R/W SR-57=  
 Ⓒ CLEVELAND ST.  
 STA. 460+34.69, Ⓒ R/W SR-57=  
 Ⓒ BECKER CT.

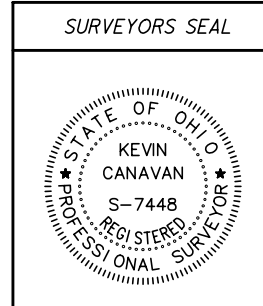
- MONUMENT LEGEND**
- ☐ EXISTING R/W MONUMENT BOX
  - ▣ PROPOSED R/W MONUMENT BOX
  - ⊙ EXISTING CONCRETE MONUMENT
  - PROPOSED CONCRETE MONUMENT
  - ⚡ RAILROAD SPIKE FOUND
  - ⚡ RAILROAD SPIKE SET
  - ⊙ I.P.F. IRON PIN FOUND
  - ⊙ I.P.F. IRON PIN FOUND W/ ID CAP
  - I.P.S. IRON PIN SET W/ ID CAP
  - ⊙ I.P.F. IRON PIPE FOUND
  - ⊙ I.P.S. IRON PIPE SET
  - ⊙ R.K.F. P.K. NAIL FOUND
  - ⊙ R.K.S. P.K. NAIL SET
- (IPO) = FOR INFORMATIONAL PURPOSES ONLY

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.

**BASIS FOR BEARINGS:**  
 BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, 3401, NAD 83, 2011 ADJUSTMENT AND DERIVED FROM GPS AND THE ODOT VRS NETWORK.

**BASIS OF RIGHT-OF-WAY**  
 RIGHT-OF-WAY SHOWN IS BASED ON THE PLAT OF RAWSONVILLE, VOL. 1, PAGE 23, RECORD PROPERTY SURVEYS, OCCUPATION, AND AUDITOR'S GIS INFORMATION.



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

CENTERLINE PLAT

LOR-57-8.52  
ENVISION PHASE 1

PID NO. 113480

R/W DESIGNER: KCC  
 R/W REVIEWER: JJJ

2 / 10

81  
89

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PROJECT: LOR-57-8.52

PID: 113480

PROJECT GROUND COORDINATES - US SURVEY FEET

PROJECT CONTROL POINTS

STATE PLANE GRID COORDINATES

MONUMENTS TO BE SET DURING CONSTRUCTION

Project grid coordinates (U.S. Survey Feet) are relative to State Plane Grid coordinates (meters) by a Project Adjustment Factor of: 3.28112129

Horiz. Datum: NAD83 (2011) Ohio State Plane, North Zone (3401) Vert. Datum: NAVD88

ITEM 623.05 MONUMENT ASSEMBLY ITEM 623.05 REFERENCE MONUMENT

Table with columns: NAME, STATION, OFFSET (US FT), RT/LT, NORTH (US FT), EAST (US FT), ELEVATION (US FT), FEATURE. Rows include HV1 through HV9.

Table with columns: NAME, NORTH (m), EAST (m), ORTHO HT (m), NORTH (US FT), EAST (US FT). Rows include HV1 through HV9.

Table with columns: NAME, NORTH (m), EAST (m), ORTHO HT (m), NORTH (US FT), EAST (US FT). Rows include HV1 through HV9.

EXISTING MONUMENTATION CENTERLINE OF RIGHT OF WAY

EXISTING CENTERLINE CONTROL POINTS

Horiz. Datum: NAD83 (2011) Ohio State Plane, North Zone (3401) Vert. Datum: NAVD88

Table with columns: NAME, STATION, OFFSET (US FT), RT/LT, NORTH (US FT), EAST (US FT), ELEVATION (US FT), FEATURE. Row includes RW28.

Table with columns: NAME, NORTH (m), EAST (m), ORTHO HT (m), NORTH (US FT), EAST (US FT). Rows include RW28.

Table with columns: NAME, NORTH (m), EAST (m), ORTHO HT (m), NORTH (US FT), EAST (US FT). Rows include RW28.

CENTERLINE OF RIGHT OF WAY S.R. 57 (MAIN ST.) & PARSONS ROAD

CENTERLINE ALIGNMENT

Horiz. Datum: NAD83 (2011) Ohio State Plane, North Zone (3401) Vert. Datum: NAVD88

Table with columns: NAME, STATION, OFFSET (US FT), RT/LT, NORTH (US FT), EAST (US FT), ELEVATION (US FT), FEATURE. Rows include JEF11, KC461, KC464, PC01, PTO1, JEF2, RW28, KC052, PC01.

Table with columns: NAME, NORTH (m), EAST (m), ORTHO HT (m), NORTH (US FT), EAST (US FT). Rows include JEF11, KC461, KC464, PC01, PTO1, JEF2, RW28, KC052, PC01.

Table with columns: NAME, NORTH (m), EAST (m), ORTHO HT (m), NORTH (US FT), EAST (US FT). Rows include JEF11, KC461, KC464, PC01, PTO1, JEF2, RW28, KC052, PC01.

PROJECT GROUND COORDINATES - US SURVEY FEET

PROPOSED RIGHT OF WAY MONUMENTS

STATE PLANE GRID COORDINATES

MONUMENTS TO BE RESET AFTER CONSTRUCTION

Project grid coordinates (U.S. Survey Feet) are relative to State Plane Grid coordinates (meters) by a Project Adjustment Factor of: 3.28112129

Horiz. Datum: NAD83 (2011) Ohio State Plane, North Zone (3401) Vert. Datum: NAVD88

ITEM 623.05 RIGHT OF WAY PIN (TYPE 'B') ITEM 623.05 BOUNDARY PIN (TYPE 'B')

Table with columns: NAME, STATION, OFFSET (US FT), RT/LT, NORTH (US FT), EAST (US FT), ELEVATION (US FT), FEATURE. Rows include KC05, KC06, KC07, KC08, KC09, KC010.

Table with columns: NAME, NORTH (m), EAST (m), ORTHO HT (m), NORTH (US FT), EAST (US FT). Rows include KC05, KC06, KC07, KC08, KC09, KC010.

Table with columns: NAME, NORTH (m), EAST (m), ORTHO HT (m), NORTH (US FT), EAST (US FT). Rows include KC05, KC06, KC07, KC08, KC09, KC010.

PROJECT GROUND COORDINATES - US SURVEY FEET

EXISTING RIGHT OF WAY POINTS

STATE PLANE GRID COORDINATES

Project grid coordinates (U.S. Survey Feet) are relative to State Plane Grid coordinates (meters) by a Project Adjustment Factor of: 3.28112129

Horiz. Datum: NAD83 (2011) Ohio State Plane, North Zone (3401) Vert. Datum: NAVD88

Table with columns: NAME, STATION, OFFSET (US FT), RT/LT, NORTH (US FT), EAST (US FT), ELEVATION (US FT), FEATURE. Rows include J500, KT368, RW19, RW7, KT1073, RW9, RW11, RW13, RW15, RW16, RW17, KT1681, KT1707, RW23, RW24, RW25, RW27.

Table with columns: NAME, NORTH (m), EAST (m), ORTHO HT (m), NORTH (US FT), EAST (US FT). Rows include J500, KT368, RW19, RW7, KT1073, RW9, RW11, RW13, RW15, RW16, RW17, KT1681, KT1707, RW23, RW24, RW25, RW27.

Table with columns: NAME, NORTH (m), EAST (m), ORTHO HT (m), NORTH (US FT), EAST (US FT). Rows include J500, KT368, RW19, RW7, KT1073, RW9, RW11, RW13, RW15, RW16, RW17, KT1681, KT1707, RW23, RW24, RW25, RW27.

FEDERAL PROJECT NO. 0 PID NO. 113480 CALCULATED JJ CHECKED KCC CENTERLINE PLAT PROJECT CONTROL LOR-57-8.52 ENVISION PHASE 1 3/10 82 89

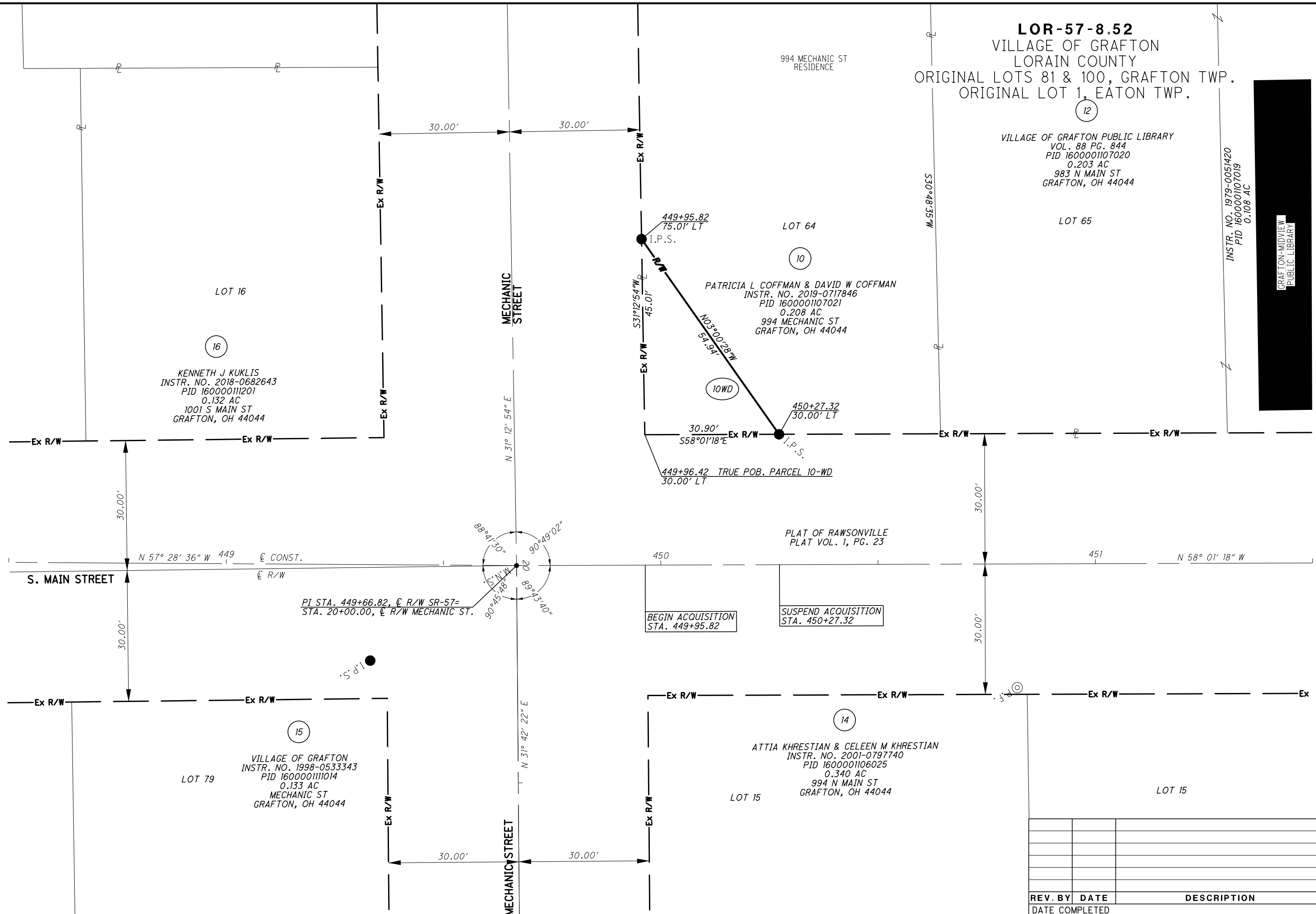
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**LOR-57-8.52**  
**RIGHT OF WAY BOUNDARY SHEET**  
**ENVISION PHASE 1**

PID NO. **113480**  
 STA. 448+50 TO STA. 451+50

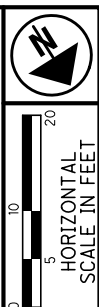
R/W DESIGNER JJ  
 R/W REVIEWER KCC

8 / 10

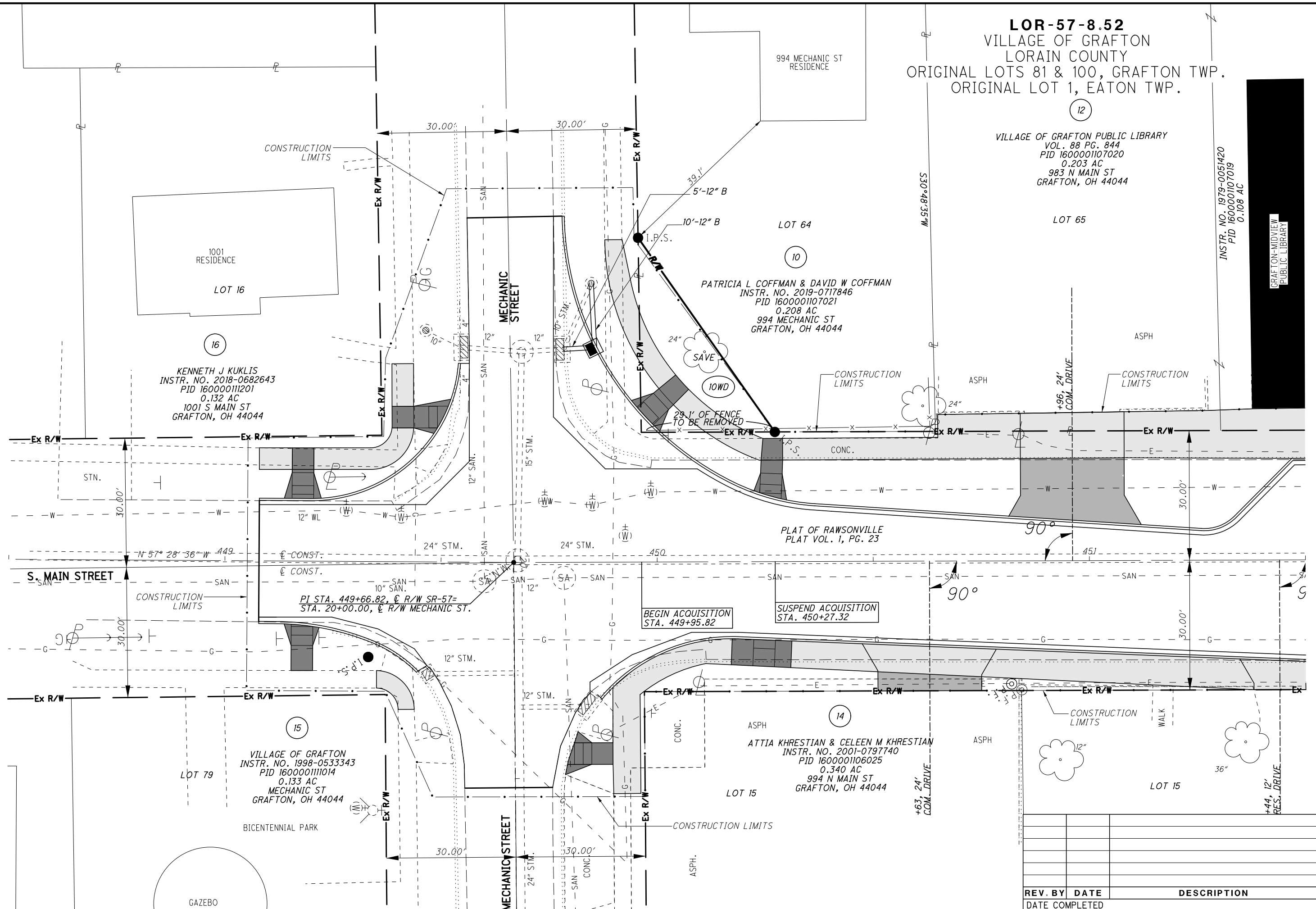
(89)  
(90)

DATE COMPLETED

DESCRIPTION



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**LOR-57-8.52**  
 VILLAGE OF GRAFTON  
 LORAIN COUNTY  
 ORIGINAL LOTS 81 & 100, GRAFTON TWP.  
 ORIGINAL LOT 1, EATON TWP.

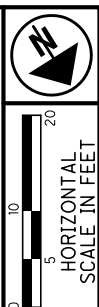
VILLAGE OF GRAFTON PUBLIC LIBRARY  
 VOL. 88 PG. 844  
 PID 1600001107020  
 0.203 AC  
 983 N MAIN ST  
 GRAFTON, OH 44044

KENNETH J KUKLIS  
 INSTR. NO. 2018-0682643  
 PID 160000111201  
 0.132 AC  
 1001 S MAIN ST  
 GRAFTON, OH 44044

PATRICIA L COFFMAN & DAVID W COFFMAN  
 INSTR. NO. 2019-0717846  
 PID 1600001107021  
 0.208 AC  
 994 MECHANIC ST  
 GRAFTON, OH 44044

VILLAGE OF GRAFTON  
 INSTR. NO. 1998-0533343  
 PID 160000111014  
 0.133 AC  
 MECHANIC ST  
 GRAFTON, OH 44044

ATTIA KHRESTIAN & GELEEN M KHRESTIAN  
 INSTR. NO. 2001-0797740  
 PID 1600001106025  
 0.340 AC  
 994 N MAIN ST  
 GRAFTON, OH 44044



PID NO. **113480**  
 R/W DESIGNER: JJJ  
 R/W REVIEWER: KCC

**RIGHT OF WAY TOPO SHEET**  
**STA. 448+50 TO STA. 451+50**

**LOR-57-8.52**  
**ENVISION PHASE 1**

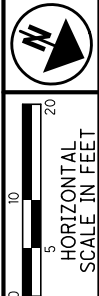
7 / 10

87  
90

REV. BY	DATE	DESCRIPTION



**LOR-57-8.52**  
 VILLAGE OF GRAFTON  
 LORAIN COUNTY  
 ORIGINAL LOTS 81 & 100, GRAFTON TWP.  
 ORIGINAL LOT 1, EATON TWP.



PID NO. **113480**  
 R/W DESIGNER: JJ  
 R/W REVIEWER: KCC

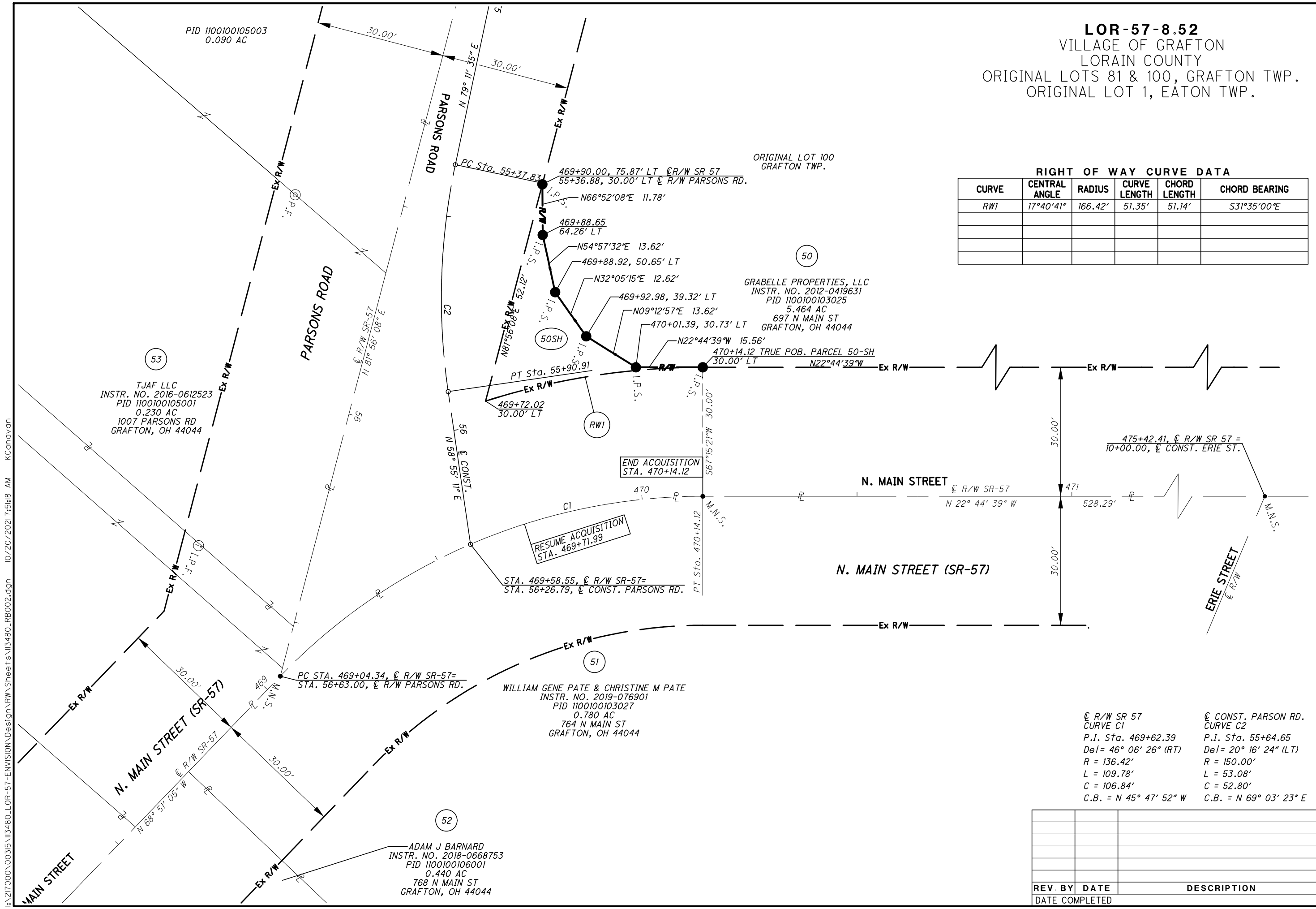
**RIGHT OF WAY BOUNDARY SHEET**  
**STA. 468+50 TO STA. 471+25**

**LOR-57-8.52**  
**ENVISION PHASE 1**

10/10  
 89  
 89

**RIGHT OF WAY CURVE DATA**

CURVE	CENTRAL ANGLE	RADIUS	CURVE LENGTH	CHORD LENGTH	CHORD BEARING
RW1	17°40'41"	166.42'	51.35'	51.14'	S31°35'00"E



@ R/W SR 57  
 CURVE C1  
 P.I. Sta. 469+62.39  
 Del = 46° 06' 26" (RT)  
 L = 109.78'  
 C = 106.84'  
 C.B. = N 45° 47' 52" W

@ CONST. PARSON RD.  
 CURVE C2  
 P.I. Sta. 55+64.65  
 Del = 20° 16' 24" (LT)  
 R = 150.00'  
 L = 53.08'  
 C = 52.80'  
 C.B. = N 69° 03' 23" E

REV. BY	DATE	DESCRIPTION

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