

City of Columbus Right-of-Way Forum



THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF
PUBLIC SERVICE

Presented by Tim Sturm, Ron Yarano
and Doug Roberts

May 8, 2019

INTRODUCTIONS

James Young, P.E., Division of Design and Construction,
Administrator/City Engineer

Jim Pajk, P.E., Division of Design and Construction, Assistant
Administrator

Doug Roberts, P.E., Division of Design and Construction, R/W
Section Manager:

- PDH Certificates
- Current standards and recent changes
- Interactions between ODOT and COC – LPA Projects
- General Design Requirements (GDR) section #9 – R/W submittal requirements
- Quality plans
- 2018 CMSC – Definition of Project, Work, and Construction Limits
- R/W and Surveying – “raising the bar”

MEETING INFORMATION

Objective: Discuss R/W plan design standards, changes, and expectations

Date: 5/8/19

Time: 9:30AM – 11:30AM

Location: 111 N. Front Street, Room 204, Hearing Room

From: Doug Roberts, City of Columbus, DPS, Design and Construction

Attendees: See Sign-in Sheet

PURPOSE: To discuss Plats, CAD, COC standards, R/W plan format, submittals and expectations.

Introductions:

James Young, P.E., Division of Design and Construction, Administrator/City Engineer

Jim Pajk, P.E., Division of Design and Construction, Assistant Administrator

Doug Roberts, P.E., Division of Design and Construction, CIP R/W Section Manager

- PDH Certificates – will be handed out after the session, or emailed in a few weeks
- Discussion of current standards and recent changes
- Interaction between ODOT and COC – for City LPA projects
- General Design Requirements section #9 – R/W package submittal requirements
- Quality plans – who is checking plans prior to submitting to the City
- 2018 Construction and Materials Spec book – definition of project, work, and construction limits
- Greater focus on R/W and Surveying – raising the bar

Tim Sturm, Division of Design and Construction, Right of Way coordinator

- COC R/W Information available on Public Service web page under Design and Construction, Design Resources
- Early coordination with R/W Coordinator – discuss plan format, requirements, takes
- Looking for existing easements beyond 40 years – all utility easements must be shown
- ODOT Real Estate Manual – follow with a few City exceptions
- COC types of easements
- Review of R/W checklist
- General Design Requirements (GDR) - submittals, memorandum of changes, disposition of comments, back checking, differences between ODOT and COC, ODOT R/W Plan Manual 3105.5 - Utilities must be accurately shown, recording data on boundary sheet, topo and boundary sheet example, existing easement plan sheet. Can easement be used for the project purpose (Don't Assume)
- Encroachments – what is to be labeled as an encroachment, what is included in R/W Summary
- Environmental Covenants
- Parking Spaces

Ron Yarano, P.S., Division of Design and Construction, Surveyor

- Plat standards – last updated in 2007, standard for all Columbus plats
- New DPS CAD standards – layers and linetypes – fall release
- R/W sample plans - R/W legend sheet, Centerline plat, Property map, Summary of encroachments sheet, Summary sheet, Topo and Boundary sheets.
- Draft legal descriptions - send in PDF for review prior to County review
- Temporary construction easements – durations, example
- Final R/W submission - changes after Stage 1 or Preliminary R/W submissions, back Checking Plans
- Items on or close to an easement or fee take line example trees- construction limits need revised for additional work area and Temporary Construction Easement required to remove item outside of original take area
- Common errors
- Sample exhibit of a temporary construction easement
- Legal description and station offsets
- Monumentation – letter to be sent confirming pins are set, along with text file

- | | | | |
|---------------|------------------|--------------|--|
| • Questions - | Tim Sturm | 614-645-5471 | tcsturm@columbus.gov |
| | Ron Yarano, P.S. | 614-645-1704 | rjyarano@columbus.gov |

David E. Peterson, Chief Real Estate Attorney, Zach Klein Columbus City Attorney:

- (X), (DND) & (TBR) (Save) - how they affect negotiations and appraisals
- 909.02 - Passage of resolution of intent -
- 909.03 - Service of resolution of intent -
- 909.04 - Ordinance to appropriate - determination of value
- 163.04 - Notice of intent to acquire-purchase offer - inability to agree.
- 163.05 - Petition for appropriation -

Break out discussions 11:30 to 12:00

- **Ron Yarano - Surveyors and Reviewers**
- **Tim Sturm - Designers**

Links to R/W plan resources

- COC Right-Of-Way Plan Development <https://www.columbus.gov/publicservice/design-and-construction/document-library/cip-right-of-Way-Plan-Development/>
- COC Plan Checklist <https://www.columbus.gov/publicservice/design-and-construction/document-library/cip-plan-checklist/>
- COC Sample Sheets <https://www.columbus.gov/publicservice/design-and-construction/document-library/sample-plan-sheets/>
- ODOT <http://www.dot.state.oh.us/Divisions/Engineering/RealEstate/row/Pages/row.aspx>
- NS RR <http://nscorp.com/content/nscorp/en/transportation-terms/other-requirements/public-project-guidelines.html>
- CSX RR <https://www.csx.com/index.cfm/customers/value-added-services/property-real-estate/permitting-utility-wireless-infrastructure-installations-and-rights-of-entry/>

THANK YOU !

- For reviewing our draft Plat Standards update document and then meeting with us to discuss all of their comments.
- We would like to thank the following Surveyors:
 - Matt Ferris
 - Doug Hock
 - Tony Meacham
 - Ed Miller
 - Dean Ringle
 - Bob Sands
- Their input was invaluable and very much appreciated.

ODOT AND THE CITY OF COLUMBUS

- *Project “FUNDING” determines if ODOT is involved in a City project.*
- While the City follows the majority of ODOT’s R/W plan requirements, there are some allowed differences.
 - For example, use of the “P-easement”
- *For the LPA projects, both the City and ODOT R/W staff will review the R/W plans.* You will find that City and ODOT review different elements of the R/W plans. (Plan content vs format)
- One of the challenges we face is once both the City and ODOT approve the plans, at the scoping and appraisal meeting with ODOT and the appraisers, questions and sometimes plan changes arise.
- In the end, we work daily with ODOT, recognizing that ODOT has oversight when federal funds are in the project. *Goal is to have the best possible plans and legal descriptions for the real estate acquisition process.*

General Design Requirements Section 9

Section 9 - Submittal Requirements



All submittals shall be made to the Division of Design and Construction Project Manager (DPM). Each submittal shall be accompanied with a transmittal on company letterhead itemizing the contents and include contact information for the project. The DPM will review the submittal for compliance with requirements and notify the Consultant with the date acceptance or to resubmit. Standard review times are 30 calendar days starting from the date of acceptance.

Summary of submittal requirements:

The **Title Sheet of each submittal shall include the Submittal name and date** per the sample plans found on the Division of Design and Construction website.

9.1 Preliminary Alignment Plan (if required)

- 9.1.1 1 full size scroll plot
 - 9.1.2 Other items as required by the DPM or contract
 - 9.1.3 PDF files of all submittal documents
- 9.2 Stage 1 Submittal
- 9.2.1 1 half size set (verify with DPM)
 - 9.2.2 Engineer's Estimate
 - 9.2.3 Utility Log
 - 9.2.4 Project related calculations
 - 9.2.5 Stormwater Management Report
 - 9.2.6 AutoCAD files
 - 9.2.7 PDF files of all submittal documents
- 9.3 Stage 2 Submittal
- 9.3.1 1 half size set (verify with DPM)
 - 9.3.2 Updated Engineer's Estimate
 - 9.3.3 Updated Utility Log
 - 9.3.4 Revised project related calculations (including Traffic Signal Design calculations)
 - 9.3.5 Updated Stormwater Management Report
 - 9.3.6 Return plan reviewer check prints (if prior review was a paper review)
 - 9.3.7 Disposition of comments
 - 9.3.8 PDF files of all submittal documents
- 9.4 Stage 3 Submittal
- 9.4.1 1 half size set (verify with DPM)
 - 9.4.2 Updated Engineer's Estimate
 - 9.4.3 Updated Utility Log and Draft Utility Note
 - 9.4.4 Revised project related calculations
 - 9.4.5 Updated Stormwater Management Report
 - 9.4.6 Return plan review check prints (if prior review was a paper review)
 - 9.4.7 Disposition of Comments
 - 9.4.8 PDF files of all submittal documents

9.5 Review 4, 5, etc... (if applicable)
Submittals following Stage 3 will be numbered sequentially until final approval and the Signature submittal can be made.

9.5.1. Same requirements as Stage 3 submittal

9.6 Signature Submittal

9.6.1. Stamped and signed Mylar Title Sheet

9.6.2. 1 half size set

9.6.3. Final Utility Note

9.6.4. TIF Images

9.6.5. Final Engineer's Estimate (Stamped and signed by the Consultant)

9.6.6. Sub-summary and general summary tables in Excel format

9.6.7. AutoCAD files

9.6.8. PDF files of all submittal documents



9.7 Preliminary R/W Plan Submittal

9.7.1. 1 half size R/W Plan set (verify with DPM)

9.7.2. R/W Plan Checklist (available on City website)

9.7.3. PDF files of all submittal documents

9.8 Intermediate R/W Plan Submittal



R/W submittals following the Preliminary R/W Plan Submittal will be considered intermediate submittals and numbered sequentially until final approval and the Final R/W plan submittal can be made. A change following the Preliminary R/W Plan submittal to construction limits within acquisitions or acquisitions added to the plans must be documented in a memorandum.

9.8 Intermediate R/W Plan Submittal

R/W submittals following the Preliminary R/W Plan Submittal will be considered intermediate submittals and numbered sequentially until final approval and the Final R/W plan submittal can be made. A change following the Preliminary R/W Plan submittal to construction limits within acquisitions or acquisitions added to the plans must be documented in a memorandum.

The Intermediate R/W Plan Submittal has the same requirements as the R/W Plan Preliminary Submittal with previous comments addressed and the following information.



- 9.8.1. Same requirements as Preliminary R/W Plan Submittal
- 9.8.2. Disposition of comments
- 9.8.3. Draft legal description of each acquisition
- 9.8.4. Memorandum of changes to acquisitions
- 9.8.5. PDF files of all submittal documents



9.9 Final R/W Plan Submittal

The Final R/W Plan Submittal will occur following approval of the R/W Plans.

- 9.9.1. 1 half size R/W Plan set (verify with DPM)
- 9.9.2. Original Centerline Survey Plat recording (if required)
- 9.9.3. R/W Plan Checklist
- 9.9.4. Legal description of each acquisition in Microsoft Word format
- 9.9.5. Original legal descriptions (Stamped and signed by the Consultant)
- 9.9.6. Original legal descriptions approved by the County for Warranty Deed acquisitions (Stamped and signed by the Consultant)
- 9.9.7. PDF files of all submittal documents

9.10 Engineer's Estimate Requirements

All Engineer's Estimates shall be submitted via City Template in Microsoft Excel spreadsheet format. The template is available on the Design and Construction/Design Resources web site referenced throughout this document. Engineer's Estimates shall include all associated construction and inspection costs and appear in the precise same order as quantities shown in the general summary.

9.11 FTP or Cloud File Sharing Service Requirements

Each submittal may be sent to the City via a file transfer protocol (ftp) site link or other cloud file sharing service link. The link to the FTP site (or other cloud sharing service) shall be emailed to the DPM. The link when clicked shall take the recipient directly to the folder of the submittal. The FTP site used shall be compatible with all web browsers including Google Chrome and Internet Explorer. When using other cloud sharing services, the DPM shall not be required to sign up for an additional account.

All files included with the submittal shall be in a folder specifically for the submittal. Files for other projects or other submittals shall not be included in the submittal folder. Access by the City to the FTP link shall be maintained for at least two weeks following the submittal.

9.12 PDF File Requirements

A single PDF file of the entire set of plans shall be submitted each submission (including signature submittal). The PDF file shall be exported directly from the drafting software and shall not be scanned or converted from image files such as TIF. The PDF plan files shall be rendered at 300 DPI (dots per inch) as a full size drawing (22" high by 34" wide). All PDF plan files except for traffic signal interconnect splicing details shall be rendered in gray scale.

All PDF plans files shall have a flattened annotations layer. No text or markups from the designer or drafting software objects shall appear as a comment in the PDF file. Embedded scales or viewports may be used but shall be accurate according to the scale printed on the sheet.

The PDF page number shall exactly match the sheet number printed on the plan set. Skipped pages or lettered pages are not permitted. The PDF page numbering system shall contain only the sheet number. Sheet titles, sheet counts, or any other text is not permitted in the PDF page numbering system.

9.13 Submittal Document Naming Convention

The PDF of the plans for review shall utilize the following naming convention:

E0####-PROJECT NAME-SUBMITTAL-Plans*

*The project name shall be the abbreviated name as assigned by DPM.

Example:

E02834-Alum Creek Trail-STG2-Plans

E03201-Binns Blvd Sidewalks-REVIEW5-Plans

E03264-Broad St at Hoffman Av-Signature-Plans

All other submittal documents shall use the following naming convention:

E0####_FILENAME_SUBMITTAL



<i>SUBMITTAL</i>	Description
PALN	Preliminary Alignment
STG#	Stage with # indicating submittal
REVIEW#	Following Stage 3 reviews are numbered sequentially
SIGNATURE	Final plans submitted for signatures
PROW	Preliminary Right-of-way
IROW	Intermediate Right-of-way
FROW	Final Right-of-way



FILENAME	Description
PlanROW	Right of Way plans (when submitted independent of plans)
Plat	Centerline Right-of-Way Plat
STG#Disp	Disposition, # indicating previous submittal
Estm	Engineers Estimate
UtilLog	Utility Log
UtilNote	Utility Note
Spec	Special Provisions
Sched	Project Schedule
CalcSprd	Inlet spread calculations
CalcStrm	Storm sewer calculations
CalcSgnl	Traffic Signal calculations
RprtStrm	Stormwater Management Report
RprtPvmt	Pavement Design Report
RprtGeo	Geotechnical Report
Photom	Photometrics analysis or file
ExhTrib	Stormwater tributary exhibit
Legl###**	Legal description for easement, ## indicating parcel number, ** indicating easement type (D-drainage, P-permanent, T-temporary, U-utility, WD-warranty deed, S-sidewalk)
Trns	Transmittal
TurnMvmt	Intersection turning movements

Revised versions of the same file as part of a submittal shall include a prefix denoting the date of the file, using YYYYMMDD format.

9.14 TIF Image Requirements

A .TIF image of each sheet shall be submitted with the Signature Submittal. Images must be presented in landscape view. All TIF images must be submitted as 256 shades of grayscale, CCITT Group 4 Compression, and a resolution of 300dpi (this allows for shading and for color CAD drawings being converted to grayscale imagery). Each plan sheet .TIF file shall include the project number and the sheet number as follows:

E0plan number_(three digit sheet number).tif

Examples:

E02639_001.tif

E02639_002.tif

E02639_003.tif, etc.

Note: The character after the “E” is a zero (0),
not the letter “O”

9.15 AutoCAD File Requirements

AutoCAD base files shall be submitted with the indicated submittals. This includes existing and proposed project linework. Specific plan sheets may be requested by the City on a project by project basis and should only be included on the FTP site if determined by the DPM.

9.16 Disposition of Comments

Consultant shall respond with a proposed disposition to all plan reviewer comments. This disposition shall be provided on the Excel spreadsheet file (unless the review was not completed in electronic format) provided with the master markup review set. The response to each comment shall be entered into the provided column on the spreadsheet. Each response shall explain what specifically was done, which specific sheets were impacted or reason(s) why action was not taken. The spreadsheet shall be saved in Excel and PDF formats and returned with the following submittal. Plans shall not be resubmitted until ALL plan review comments have been addressed. Include date of submittal on the disposition of comments spreadsheet.

Plans submittals shall be accompanied by back-check prints if the previous review was not completed in electronic format. All plan submittals must include the disposition of comments prior to starting any subsequent review. Failure to produce these prints will delay the review process, and the Consultant will be expected to make up any lost time in the schedule.

QUALITY PLANS – VALUE TO THE CITY – MANAGING EXPECTATIONS

- This is the third R/W Forum we have conducted:
 - 2015 – new documents online, combined with utilities
 - 2017 – more directed at deficiencies and review expectations
 - 2019 – standard updates, now and upcoming
- *We are all getting better, but we can all still can improve.*
- This forum provides an opportunity for DPS to share changes and updates, as well as meet and communicate with our partners
 - **We want our consultants to be successful**
- DPS responsibility to set and communicate our standards and expectations, and then review and comment accordingly with consistency
- Who is checking plans & legals before they are sent to the City for review?
- *VALUE = Quality plans with normal reviews, managing the cost of acquisition, clear designation of compensable items for negotiations, and most importantly a fair process for the property owner.*

CONSTRUCTION LIMITS, PROJECT LIMITS, WORK LIMITS FROM THE CITY OF COLUMBUS 2018 CMSC

Construction Limits. These limits encompass all Work which includes removals, room for construction equipment to complete work, site access, etc.

Project Limits. Project limits are points on the mainline centerline of construction where the proposed improvement, as described in the project description on the Title Sheet (excluding incidental construction), begins and ends.

Work Limits. The farthest limits of the Contractor's responsibility on a project, including all temporary and incidental construction, with the exception of work zone traffic control devices required for maintenance of traffic. The Contractor is restricted from working beyond the limits shown in the Contract Documents without approval by the City.

RAISING THE BAR

DPS has taken a greater focus on:

- *Surveying and good research*
 - *P.S. on DPS staff*
- *Creating good records*
 - *Benefits from the past*
 - *Opportunities for the future*
- *Quality R/W plans and legals*
 - *Update standards and review*
- *Overall property acquisition process*
 - *VALUE for all*



TAKE AWAY'S FROM TODAY'S PRESENTATION: Information is available online, updates will continue but we need your help, communication with DPS staff is always encouraged and appreciated, and we want you to be SUCCESSFUL !!

R/W INFORMATION FOUND ON PUBLIC SERVICE WEB PAGE

http://columbus.gov



Departments



Public Service



Design and Construction



Design Resources



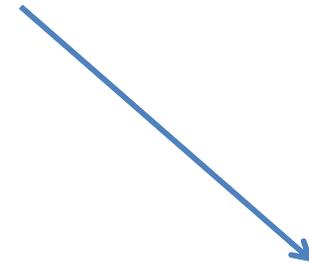
CIP Right-of Way Plan Development

- [Field Review Checklist](#)
- [Types of Easements](#)
- [Example Temporary Construction Legal Description](#)
- [Right-of-Way Sample Plans](#)
- [Right-of-Way Plan Checklist](#)



CIP Design Resources

- [General Design Requirements](#)
- [CIP Plan Checklist](#)



Sample Plan Sheets

- [RW Legend Sheet](#)
- [RW Centerline Plat](#)
- [RW Property Map](#)
- [Summary of RW Encroachments](#)
- [RW Summary](#)
- [RW Topography](#)
- [RW Boundary](#)

CIP Right-of Way Plan Development

Early coordination is expected with the R/W coordinator to determine Proposed R/W or Easements and to identify Encroachments inside the R/W and disposition.

The following documents provide information regarding Right of Way Plan development requirements which promotes timely communication and cooperation between the Division of Design and Construction and the Consultant during the plan design stage.

[Field Review Checklist](#)

[Types of Easements](#)

[Example Temporary Construction Legal Description](#)

[Example Temporary Construction Exhibit](#)

[Right-of-Way Sample Plans](#)

[Right-of-Way Plan Checklist](#)

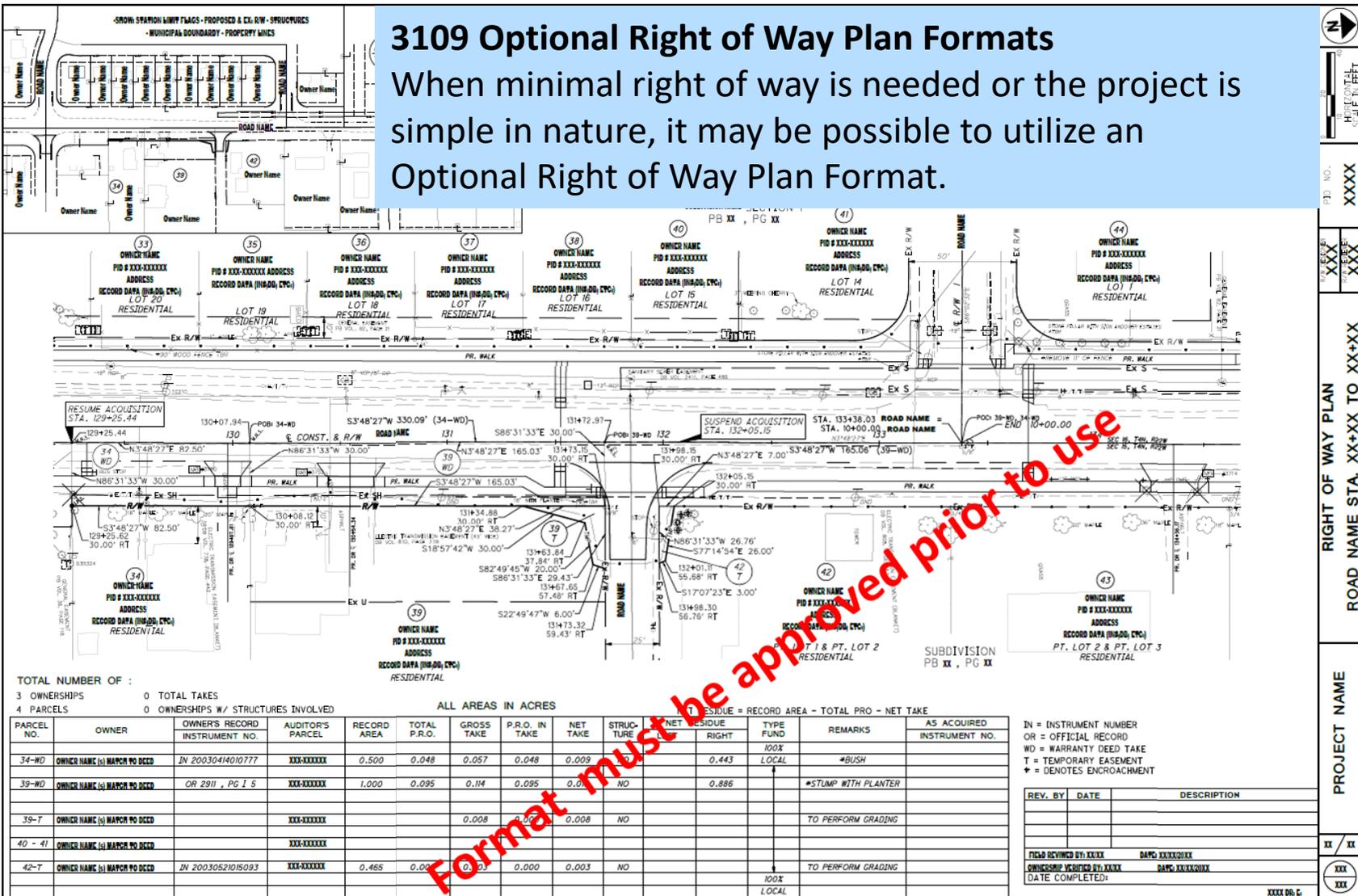
For plan format including Right-of-Way Detail, Topo and Boundary sheets.

<http://www.dot.state.oh.us/Divisions/Engineering/RealEstate/row/Pages/row.aspx>

GENERAL DESIGN REQUIREMENTS - Section 3 - Present Road Occupies (PRO) shall be included when acquisition of a parcel is required within the project limits.

3109 Optional Right of Way Plan Formats

When minimal right of way is needed or the project is simple in nature, it may be possible to utilize an Optional Right of Way Plan Format.



One Page RW plan

3109.3 Right of Way Data on Construction Plan Sheets

This optional format is essentially a modified construction plan and profile sheet.

UNDERGROUND UTILITIES

UNDERGROUND UTILITIES SHOWN ON THE PLANS FROM THE OWNERS OF THE UTILITIES AS RECORDED 183.64 O.R.C.

Figure 3109.2B

April 2011



HORIZONTAL SCALE IN FEET

PID NO. 6314

RELAYED BAS WCL

RIGHT OF WAY PLAN

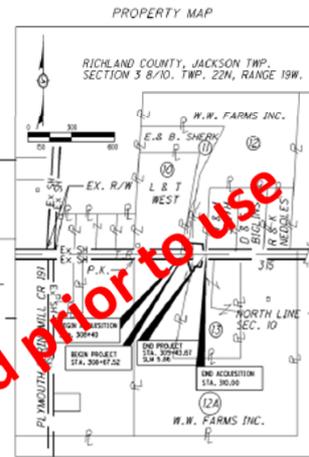
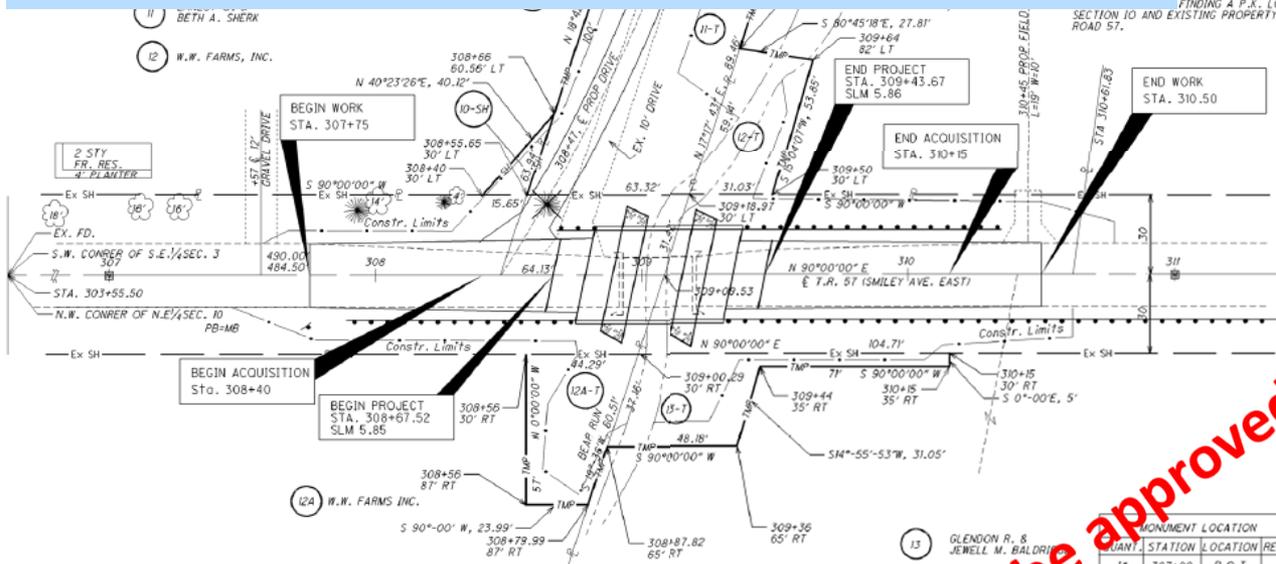
RIC - T.R. 57

19 19

UTILITY OWNERS

UTILITY COMPANY	SHELBY LIGHT & POWER
ADDRESS	23 WEST MAIN STREET
CITY	SHELBY, OHIO 44875
PHONE	(419) 342-4085

WAY WIDTH AND LOCATION WERE DETERMINED BY RECEIVED FROM THE RICHLAND COUNTY ENGINEERING DIVISION LOCATED IN THE N.W. QUARTER SECTION 10 AND EXISTING PROPERTY PINS ALONG TOWNSHIP ROAD 57.



SUMMARY OF ADDITIONAL RIGHT OF WAY REQUIRED

NO. OF STRUCTURES = 0 NO. OF PROPERTY OWNERS = 4 NO. OF TOTAL TAKES = 0 STATE JOB NO 03509 PID = 6314

QUANT.	STATION	LOCATION	REMARKS
1*	307+00	P.O.T.	
1*	310+00	P.O.T.	
2*	TOTAL		

* Item 604 - Monument Assembly

PARCEL NO.	TYPE FUNDS	PROPERTY OWNER	RECORDED		AUDITOR'S RECORD AREA	TOTAL P.R.O.	GROSS TAKE	P.R.O. TAKE	NET TAKE	NET RESIDUE		AUDITOR'S PARCEL NO.	REMARKS	AS ACQUIRED	
			VOLUME	PAGE						LEFT	RIGHT			BOOK	PAGE
1-9		NOT ASSIGNED													
10-SH	COUNTY	LARRY E. & JANET E. WEST	892	649	10.18 AC	0.337 AC	0.012 AC	0.007 AC	0.005 AC	9.843 AC		016-32-257-16-000			
11-T	COUNTY	ERNEST O & BETH A. SHERK	825	423	5.89 AC	0.044 AC	0.128 AC	0	0.128 AC			016-32-257-16-005	TEMP. FOR GRADING		
12-T	COUNTY	W. W. FARMS INC.	890	5	1.12 AC	0.103 AC	0.037 AC	0	0.037 AC			016-32-257-16-006	TEMP. FOR GRADING		
12A-T	COUNTY	W. W. FARMS INC.	729	594/595	31.850 AC	0.677 AC	0.045 AC	0	0.045 AC			016-32-277-09-000	TEMP. FOR GRADING		
13-T	COUNTY	GLENDON R. & JEWELL M. BALDRIDGE	63	42	2.024 AC	0.232 AC	0.045 AC	0	0.045 AC			016-32-277-009-001	TEMP. FOR GRADING		

ODOT Plan & Profile format (3109.3)

Right of Way

EXISTING EASEMENTS

ODOT R/W PLAN MANUAL 3104.2 Existing Easements (Public, Utility and Private)

It is the responsibility of the surveyor and Right of Way Plan Designer to insure that all existing easements are shown on the plans including the type, size, owner(s), and recording data of the easement(s).

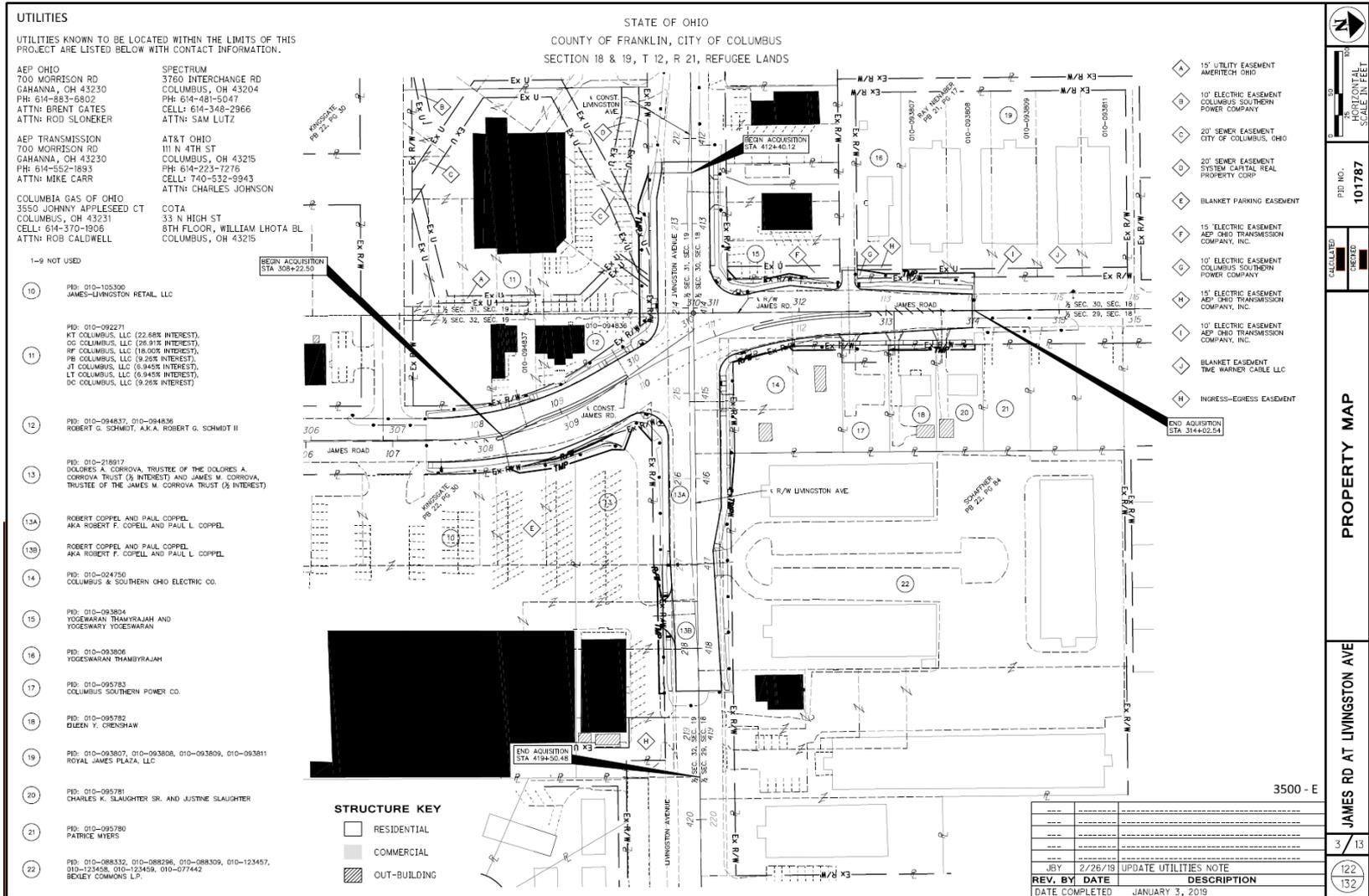
ODOT R/W PLAN MANUAL 3105.5 Utilities above and below Ground

As outlined in O.R.C. 153.64, the Real Estate Policies and Procedures Manual, Section 8200 and the Survey Manual, Section 405, **all utilities above and below ground must be located accurately including individual poles and towers, pedestals, regulator stations, transformer stations, service lines, etc.**

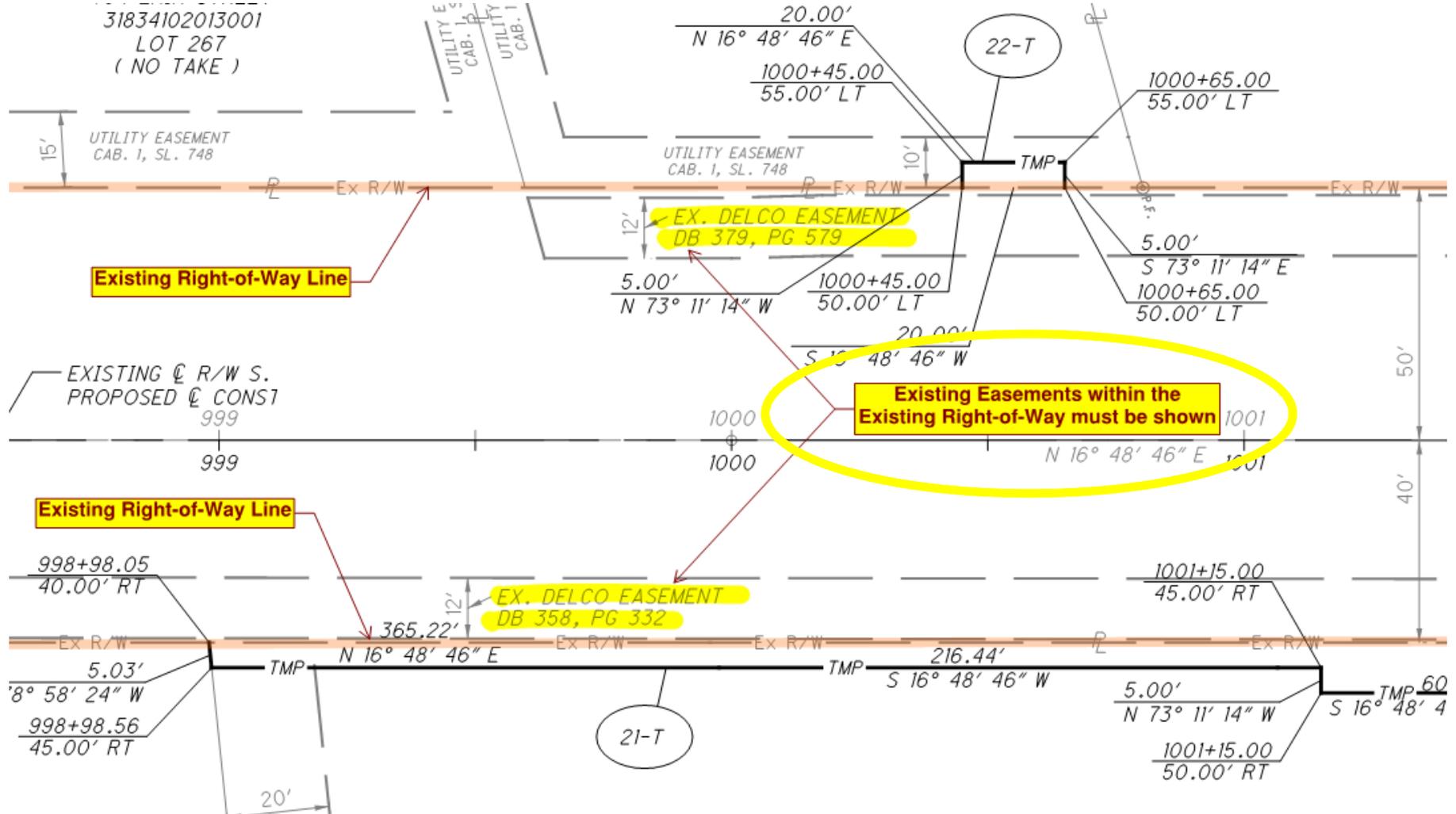
COC GENERAL DESIGN REQUIREMENTS 2.5.3 Existing monumentation, **easements and other pertinent right-of-way features and issues shall be fully investigated and represented on the plans.**

All recorded easements shall be shown on the plans as well as all associated recording data on the boundary sheet. Examples: utility & cross-access easement

EXISTING EASEMENTS



EXISTING EASEMENTS



Types of Easements

Types of Easements

- (T) Temporary Construction Easement: provides the right to use property belonging to another for a limited period of time for roadway construction purposes. This right is automatically extinguished at the completion of the project and may be extinguished sooner if all parties agree.
- (SL) Slope Easement provides the right to construct and to maintain a slope on property owned by another until such time as the owner desires to remove or build on the slope provided the removal or use of the slope will not adversely affect the highway.
- (S) Sewer easement provides the right to construct and to perpetually maintain a sewer outside of the regular highway right-of-way.
- (CH) Channel Easement provides the right to construct and perpetually maintain an open watercourse outside of the regular highway right-of-way.
- (U) Utility easement right to construct traffic control devices or underground conduit.
- (P) Permanent Easement provides the right to construct a sidewalk easement or ADA ramps

Field Review Checklist

Appendix I – Field Review Checklist

The Department recognizes that the R/W Designer/Reviewer alone may not be able to answer some of the questions regarding the review tasks below. However, the R/W Designer/Reviewer shall consult with the project design engineer, project manager and/or District REA to address all questions below.

County-Route-Section: _____ PID: _____ Date of Field Review: _____
 Review Performed By: _____ Phone Number of Reviewer: _____
 Field review performed prior to what design review submission.
 Preliminary Right of Way Right of Way Tracings Other: _____

This form is intended to document the Right of Way Designer/Reviewer's required field review of the project site.

	Item	Yes/No	Approximate Location of Deficiency/Other Comments
	<i>Were any of the following existing above ground features omitted or misidentified in the plans?</i>		
1	Roads (including pavement and shoulders)		
2	Waterways (e.g., streams, rivers, lakes, ponds, creeks, ditches, wetlands, etc.) Environmental Covenants		
3	Railroads Specific Requirements		
4	Driveways (Commercial, Residential, Field) and drive pipes		
5	Buildings (e.g., residential and commercial structures, Out-buildings, etc.); including steps, overhangs, porches, sunroom, decks, etc. within 100' of take area Parking Spaces & Blocks		
6	Fences (private and limited access) and gates		
7	Catch basins, manholes, inlets, or other drainage features		
8	Retaining walls		
9	Mailboxes		
10	Sidewalks (private and/or public)		
11	Guardrail or Cable barrier		
12	Trees, bushes, shrubs, landscaping, planter boxes, etc.		
13	Curbs and gutters		
14	Non-highway signs (private) and billboards (ADC), including electrical connections		
15	Encroachment (supports and overhangs)		
16	Utility poles (power, telephone, cable, etc.) Applicable easements MUST be noted on plans.		
17	Water wells		

REQUIRED

Field Review Checklist

Appendix I – Field Review Checklist

	Item	Yes/No	Approximate Location of Deficiency/Other Comments
18	Oil/natural gas wells.		
19	Private poles (lighting, etc.)		
20	Sprinkler Systems		
21	Monuments (centerline and right of way)		
	<i>Is there evidence that any of the following below ground features have been omitted or misidentified in the plans?</i>		
22	Septic systems (leach fields, septic tanks, etc.)		
23	Underground utilities (gas, water, power, cable, telephone, oil, etc.) Applicable easements MUST be noted on plans.		
24	Underground storage tanks		
25	Cisterns		
26	Farm and field tiles		
27	Storm sewers and culverts		
28	Structural foundation (retaining wall, bridge, building, etc.)		
29	<i>Are all topographic items near construction limits identified as (Take or Save)?</i>		
30	<i>Does the type of take fit the construction work being performed?</i>		
31	<i>Does there appear to be sufficient room for construction access, including maintenance of traffic?</i>		
32	<i>Are land uses (e.g., residential, commercial, etc.) correctly identified?</i>		
33	<i>Does the general site topography (i.e., location of hill/valleys, etc.) appear to be correct?</i>		
34	<i>Does there appear to be sufficient room for utility relocation?</i>		
35	<i>Are there any other features that might impact the right of way plans?</i>		

REQUIRED

RIGHT-OF-WAY PLAN CHECKLIST

A completed Right of Way Review Checklist shall be submitted with both the Preliminary Right of Way Plan review submission and the Final Right of Way Plan review submission.

The following is a list of the items addressed for each plan sheet within the Right-of-Way Plans. It provides a good, concise guide against which a set of right-of-way plans can be checked for completeness upon submission.

Project: _____ Date: _____

E Plan: _____ Design Firm: _____ Reviewed by: _____

- Stage 1 Review – Preliminary R/W * Denotes items required for Preliminary R/W
- Stage 2 Review – Intermediate Activity R/W Plans and R/W Descriptions
- Stage 3 Review – Final R/W Plans and R/W Descriptions approved by County Engineer for fee takes

Right of Way Legend

- | | | |
|---|--|---|
| <input type="checkbox"/> Title Block* | <input type="checkbox"/> Conventional Symbols* | <input type="checkbox"/> Survey Certification |
| <input type="checkbox"/> Sheet Heading* | <input type="checkbox"/> Index of Sheets* | <input type="checkbox"/> Parcel Identifier Legend |
| <input type="checkbox"/> Structure Key* | <input type="checkbox"/> Project Description* | <input type="checkbox"/> Location Map |
| <input type="checkbox"/> Utility List and Note* | <input type="checkbox"/> Plans Prepared By* | |

Centerline Plat

- | | | |
|---|--|--|
| <input type="checkbox"/> Sheet Heading* | <input type="checkbox"/> Centerline Monuments* | <input type="checkbox"/> Survey Certification* |
| <input type="checkbox"/> Title Block* | <input type="checkbox"/> Centerline Intersections* | <input type="checkbox"/> Basis of Bearings* |
| <input type="checkbox"/> Monument Table* | <input type="checkbox"/> Project Limits | <input type="checkbox"/> Basis of Existing C/L of R/W* |
| <input type="checkbox"/> Monument Legend* | <input type="checkbox"/> Curve Data* | Additional Items |
| <input type="checkbox"/> Political Subdivision Monument | <input type="checkbox"/> Dimensions* | <input type="checkbox"/> Monument Details |
| <input type="checkbox"/> Centerline* | <input type="checkbox"/> Recording Block* | <input type="checkbox"/> Limited Access Declaration |

Property Map

- | | | |
|---|--|--|
| <input type="checkbox"/> Sheet Heading* | <input type="checkbox"/> Proposed Project* | <input type="checkbox"/> Revision Block* |
| <input type="checkbox"/> Title Block* | <input type="checkbox"/> Structures* | <input type="checkbox"/> Structure Key* |
| <input type="checkbox"/> Utility List and Note* | <input type="checkbox"/> Civil Boundaries* | <input type="checkbox"/> Drives* |
| <input type="checkbox"/> Ownership Name & Number* | <input type="checkbox"/> Side Roads* | <input type="checkbox"/> Utility Easements* |
| <input type="checkbox"/> Limit Flags* | <input type="checkbox"/> Adjoining Project Data* | <input type="checkbox"/> Conventional Signs* |

Summary of Additional Right-of-Way

- | | | |
|--|--|---|
| <input type="checkbox"/> Title Block* | <input type="checkbox"/> P.R.O. in Take* | <input type="checkbox"/> Restriction of Use Note |
| <input type="checkbox"/> Parcel Numbers* | <input type="checkbox"/> Net take* | (if applicable)* |
| <input type="checkbox"/> Owner Identification* | <input type="checkbox"/> Structures* | <input type="checkbox"/> Encroachments* |
| <input type="checkbox"/> Sheet Number | <input type="checkbox"/> Net Residue | <input type="checkbox"/> Revision Block* |
| <input type="checkbox"/> Owners Record* | <input type="checkbox"/> Type Fund | <input type="checkbox"/> Total # of Tabulation |
| <input type="checkbox"/> Auditor's Parcel* | <input type="checkbox"/> Remarks & Personalty | Additional Items |
| <input type="checkbox"/> Record Area* | <input type="checkbox"/> As Acquired | <input type="checkbox"/> Grantee (if applicable)* |
| <input type="checkbox"/> Total P.R.O.* | <input type="checkbox"/> Temporary Parcel Duration | <input type="checkbox"/> Copies of existing deed records* |
| <input type="checkbox"/> Gross Take* | (if applicable)* | |

Detail/Topo Right-of-Way Plan Sheet @ 20 Scale

- | | |
|---|---|
| <input type="checkbox"/> Sheet Heading* | <input type="checkbox"/> Property Lines* |
| <input type="checkbox"/> Title Block* | <input type="checkbox"/> Parcel Boundaries* |
| <input type="checkbox"/> Station Limits | <input type="checkbox"/> Edge of Pavement* |
| <input type="checkbox"/> Centerline Stationing* | <input type="checkbox"/> Revision Block* |
| <input type="checkbox"/> Match Lines* | <input type="checkbox"/> Connecting Roadways* |

- | | |
|---|--|
| <input type="checkbox"/> Existing Topographic Features* | <input type="checkbox"/> Address* |
| <input type="checkbox"/> Utilities* | <input type="checkbox"/> Existing and Proposed Right-of-Way* |
| <input type="checkbox"/> Waterways and Railroads* | <input type="checkbox"/> Structure Key* |
| <input type="checkbox"/> Parcel Balloons* | <input type="checkbox"/> Plan Items* |
| <input type="checkbox"/> Land Use* | <input type="checkbox"/> R/W Fence (if applicable)* |
| <input type="checkbox"/> Personality* | <input type="checkbox"/> Construction Limits* |
| <input type="checkbox"/> Civil Boundaries & Monuments* | <input type="checkbox"/> Encroachments and Disposition* |

Boundary Right-of-Way Plan Sheet @ 20 Scale

- | | |
|--|---|
| <input type="checkbox"/> Sheet Heading* | <input type="checkbox"/> Property Lines* |
| <input type="checkbox"/> Title Block* | <input type="checkbox"/> Parcel Boundaries* |
| <input type="checkbox"/> Station Limits | <input type="checkbox"/> Alignment Data* |
| <input type="checkbox"/> Centerline Stationing* | <input type="checkbox"/> R/W Curve Data |
| <input type="checkbox"/> Match Lines* | <input type="checkbox"/> Line Distances and Bearings |
| <input type="checkbox"/> Revision Block* | <input type="checkbox"/> Existing and Proposed Right-of-Way* |
| <input type="checkbox"/> Connecting Roadways* | <input type="checkbox"/> Monument Legend* |
| <input type="checkbox"/> Waterways and Railroads* | <input type="checkbox"/> Basis of Existing Centerline of R/W and R/W Width* |
| <input type="checkbox"/> Stations and Offsets* | <input type="checkbox"/> Lead in Course (s)* |
| <input type="checkbox"/> Parcel Balloons* | <input type="checkbox"/> Monument Legend* |
| <input type="checkbox"/> Civil Boundaries & Monuments* | |

Railroad Plat and Plans

- | | | |
|---|--|--|
| <input type="checkbox"/> Sheet Heading/Local Orientation* | <input type="checkbox"/> Highway Centerline* | <input type="checkbox"/> Proposed Features* |
| <input type="checkbox"/> Title Block* | <input type="checkbox"/> Relationship of Stationing* | <input type="checkbox"/> Owner Identification* |
| <input type="checkbox"/> R.R. Centerline Data* | <input type="checkbox"/> Property Line Reference* | <input type="checkbox"/> Intersection Data* |
| <input type="checkbox"/> Other Track Data* | <input type="checkbox"/> Call Points* | <input type="checkbox"/> Special Details |
| <input type="checkbox"/> Valuation Survey Stationing* | <input type="checkbox"/> Construction Limits* | <input type="checkbox"/> Valuation Reference* |
| <input type="checkbox"/> Property Lines* | | |

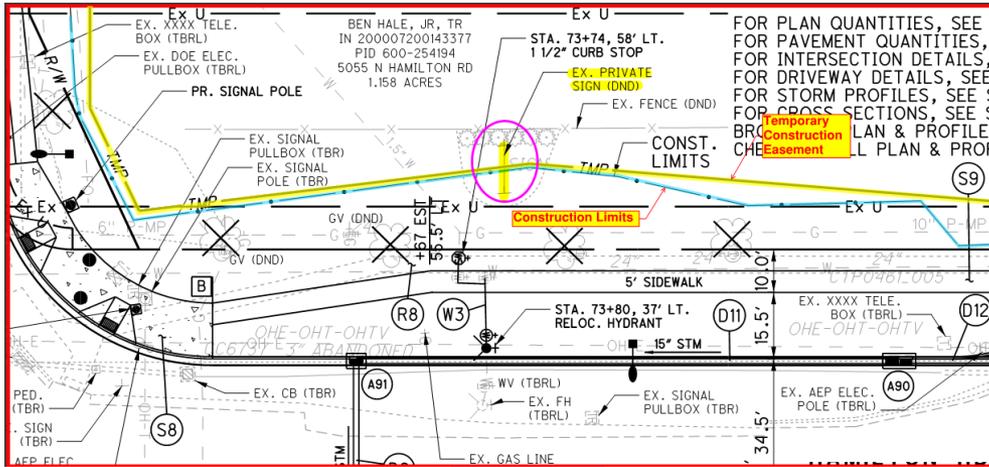
REQUIRED

Right-of-Way Plan Checklist

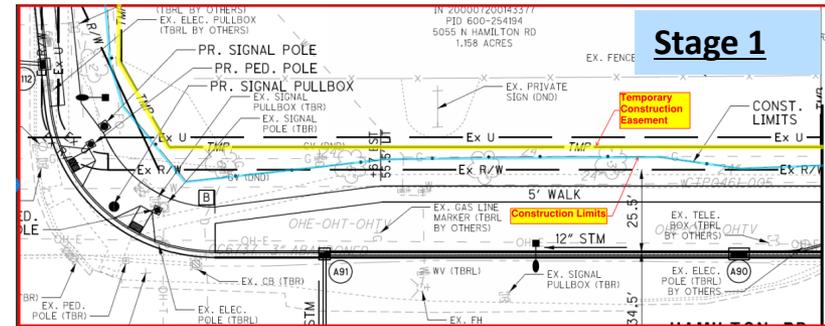
GENERAL DESIGN REQUIREMENTS—CAPITAL IMPROVEMENT PROJECTS (CIP)

Section 9 - Submittal Requirements

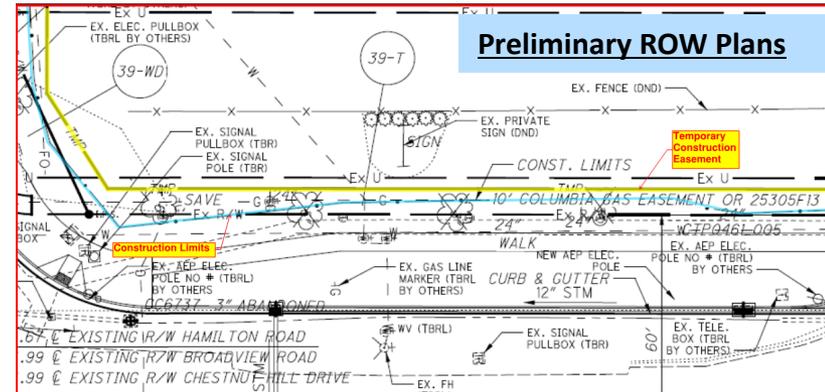
- Memorandum of changes required typically after stage 1 review (We do not BACK-CHECK outside of the previous comments – Examples: changes to takes sizes, additional and/or deleted takes, dispositions, etc.)



Stage 2



Stage 1



Preliminary ROW Plans

BACK CHECKING IS REQUIRED

Per DPS-CIP-Checklist #8 All boundary lines shall be shown and labeled including property lines, centerline monuments, existing and proposed right-of-way (R/W), easements (temporary & permanent), construction limits and governmental jurisdictional boundaries. Property Owner, address and Parcel ID shall be labeled on each parcel.

If Right-of-Way plans are part of the Scope of Services to be provided by the Consultant, verify that lines and labels are consistent between Plan & Profile sheets and Right-of-Way plan sheets. All encroachments, along with their disposition, are to be specifically identified and shown on the Plan & Profile.

ODOT R/W PLAN MANUAL 3105.4 Encroachments

Encroachments consist of those objects which are located within public right of way and are NOT permitted to be there. All encroachments shall be shown and described on both the construction and right of way plans.

These objects may consist of, but are not limited to, permanent structures, portable structures, porches, awnings, ground mounted signs, signs that overhang from a structure, portable signs, parking spaces, vehicles, equipment, fence, post, landscaping, sprinkler heads, etc. **Identifying these objects is dependent entirely on the accurate location of highway rights of way.** Identify these objects as early as possible in the project development process. Refer to the **Real Estate Policies and Procedures Manual, Section 5312**, for additional information regarding encroachments.

PARCEL NO.	OWNER	CONSTRUCTION PLAN SHEET NO.	R/W PLAN SHEET NO.	OWNERS RECORD		AUDITOR'S PARCEL	ADDRESS	REMARKS	FEDERAL PROJECT NO E130 (728)
				BOOK	PAGE				
2	NP STEAK 'N SHAKE LLC AN OHIO LIMITED LIABILITY COMPANY	390, 391	17,18	O.R. 526	1341	318-443-02-008-000	1881 POLARIS PKWY., COLUMBUS, OH 43240	1 YARD LIGHT, 12' ROCK LANDSCAPE WALL, 157 SF LANDSCAPING	PID NO. 955949
4	I-71 & POLARIS PARKWAY DUCHESS, LLC AN OHIO LIMITED LIABILITY COMPANY	394, 395, 416, 417	21,22,43,44	O.R. 1398	156	318-443-02-007-000	1925 POLARIS PKWY., COLUMBUS, OH 43240	1 MONUMENT SIGN, 1 FLAGPOLE, 1 SPRINKLER HEAD, 21 SHRUBS 51' STONE LANDSCAPE WALL, 2 ICVS, 13 FLAGSTONES, 1 BOULDER 1 LIGHT POLE, 256 SF LANDSCAPING	STATE JOB NO. 467324
5	N.P. LIMITED PARTNERSHIP AN OHIO LIMITED PARTNERSHIP	394, 395	21,22	D.V. 604	59	318-443-02-008-004	1955 POLARIS PKWY., COLUMBUS, OH 43240	2 LIGHT POLES, 1' STONE LANDSCAPE WALL	R/W REVISIONS AWN R/W REVIEW NEW
6	POLARIS 2004, LLC AN OHIO LIMITED LIABILITY COMPANY	394, 395, 398, 399	21,22,25,26	O.R. 551	1672	318-443-02-003-000	2001 POLARIS PKWY., COLUMBUS, OH 43240	2 6"x6" POSTS, 3 TREES, 1 MON. SIGN: 1'	SUMMARY OF RIGHT-OF-WAY ENCROACHMENTS
13	NP SKYLINE, LLC AN OHIO LIMITED LIABILITY COMPANY	394, 395, 416, 417	21,22,43,44	O.R. 526	1337	318-443-02-022-000	8550 ORION PL., COLUMBUS, OH 43240	2 SPRINKLER HEADS	ARTERIAL STREET REPLICATION POLARIS PARKWAY
14	MCDONALD'S CORPORATION A DELAWARE CORPORATION	416, 417	43,44	D.V. 627	327	318-443-02-008-005	8555 ORION PL., COLUMBUS, OH 43240	1 SPRINKLER HEAD, 3 TREES	
15	PRO INVESTMENTS LLC AN OHIO LIMITED LIABILITY COMPANY	416, 417	43,44	O.R. 388	1470	318-443-02-008-007	8500 PULSAR PL., COLUMBUS, OH 43240	1 TREE	
16	POLARIS BFS LLC A LIMITED LIABILITY COMPANY	416-419	43-46	O.R. 819	2732	318-443-02-024-000	8510 ORION PL., COLUMBUS, OH 43240	1 MONUMENT SIGN, 2 SPRINKLER HEADS, 5 TREES, 32' HEDGEROW, 143 SF LANDSCAPING	
18	DONALD R. KENNEY, TRUSTEE	418, 419	45,46	O.R. 26	357	318-443-01-032-000	WORTHINGTON RD., COLUMBUS, OH 43240	2 TREES	
19	OFFICE POINTE LLC AN OHIO LIMITED LIABILITY COMPANY	418-421, 424, 425	45-48,51,52	O.R. 583	PG. 2251	318-443-01-008-002	470 OLDE WORTHINGTON RD., WESTERVILLE, OH 43082	1 TREE	
100	KENNEY AIRPORT HOTEL CORPORATION, AN OHIO CORPORATION (41.30%) KENNEY AIRPORT HOTEL II CORPORATION, AN OHIO CORPORATION (58.70%)	414, 415	41,42	O.R. 645	1422	318-443-02-020-000	1900 POLARIS PKWY., COLUMBUS, OH 43240	1 ROCK, 1 SPRINKLER HEAD, ROCK	
102	OHIO FARMERS INSURANCE COMPANY	396, 397, 400, 401 414, 415	23,24,27,28, 41,42	D.V. 572	2330	318-443-02-002-000	2000 POLARIS PKWY., COLUMBUS, OH 43240	2 SPRINKLER HEADS, 5 TREES, 6 SHRUBS, WOOD POST, PULL BOX	
103	BADRIVISHAL, LLC AN OHIO LIMITED LIABILITY COMPANY	400, 401, 404, 405	27,28,31,32	O.R. 736	110	318-443-02-002-000	2040 POLARIS PKWY., COLUMBUS, OH 43240	2 SIGNS	

REV. BY	DATE	DESCRIPTION
FIELD REVIEW BY: NJS	DATE: 11/04/2016	12/54
OWNERSHIP VERIFIED BY: NAU	DATE: 11/04/2016	385
DATE COMPLETED: 11/04/2016		427

3221-E

Columbus City Code 902.02

(a) No person, regardless of intent, shall place, deposit, maintain, or use, or cause or permit to be placed, deposited, maintained, or used upon any street, alley, sidewalk, bikeway as defined in Section 900.03, highway, or right-of-way any materials, containers, vending equipment, structures, appliances, furniture, merchandise, bench, stand, sign, or advertising of any kind, or any other similar device or obstruction except as authorized by the director public service and/or their designee, as required by [Chapter 903](#) of the Columbus City Code.

(1) Any person, regardless of intent, who places, deposits, maintains, or uses, or causes or permits to be placed, deposited, maintained, or used upon any street, alley, sidewalk, bikeway, highway, or right-of-way any obstructions as defined in Section 902.02(a), except as authorized by the director public service and/or their designee as required by [Chapter 903](#) of the Columbus City Code, shall remove such obstructions.

(2) In addition to any civil and/or criminal penalties set forth in this chapter, upon failure of any person to remove such obstructions as defined in Section 902.02(a), then the removal service may be rendered by the appropriate city agency and the person billed at the current hourly rates of the agency's equipment and personnel.

(3) Failure to pay such bill within ten (10) days shall be grounds for revocation of any and all city permits, licenses, performance bonds, and letters of credit issued to or posted by such person and for refusal to issue any new permits or licenses for so long as the bill remains unpaid.

(b) No person shall knowingly erect, or cause to be erected or permit to remain standing:

(1) Any porch, portico, veranda, stairs, steps, cellar doors, area, or other projection, extending over or upon the sidewalk, or shared-use path as defined in Section 900.03 of any street, alley, or public highway in the city, provided that, the city council may grant the right to construct areaways under sidewalks or shared-use paths upon the condition that they are constructed to the approval of the chief building inspector;

(2) Any house, building, wall, fence, post, pole, rocks, blocks, timbers, curbs, landscaping materials, or other structure in such a manner that any part thereof shall stand or project beyond the line of any lot or parcel of ground into any street, alley, sidewalk, bikeway, highway, or right-of-way. Mailbox supports, street trees as defined in [Chapter 912](#) of the Columbus City Codes and utility poles are not regulated by this section.

(a) No person being the owner of any lot abutting on a street or avenue of the city which is enclosed by a fence shall have the gate at the entrance of such lot from the street or avenue so constructed as to be allowed to swing outward over the street or avenue or the sidewalks or shared-use path unless such gates shall be so constructed and supplied with springs, chain, and weight or other appliances as to automatically close such gates and keep them closed when not in use.

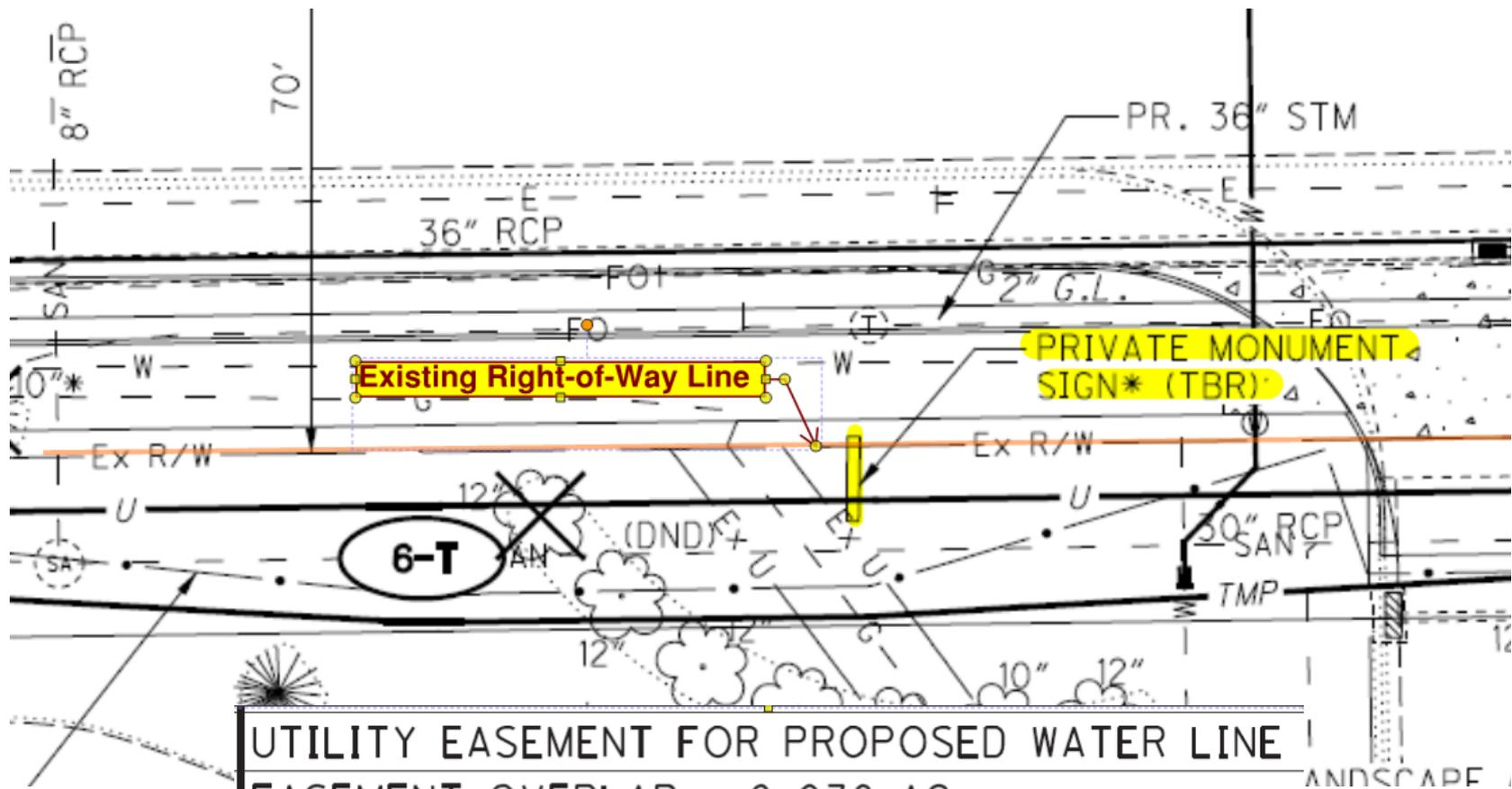
(b) No person shall play at a game of ball upon any street or street park in the city.

Encroachment



COC – General Design Requirements

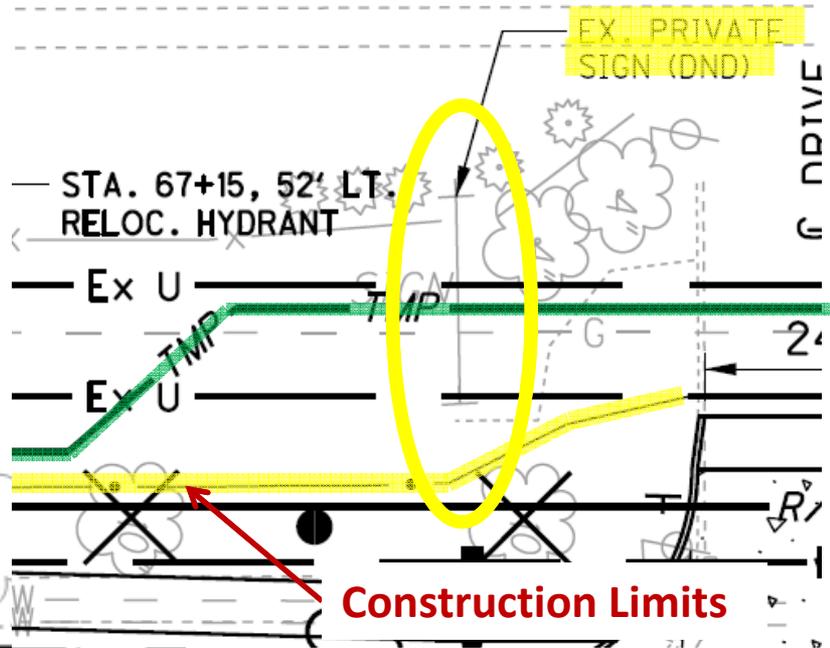
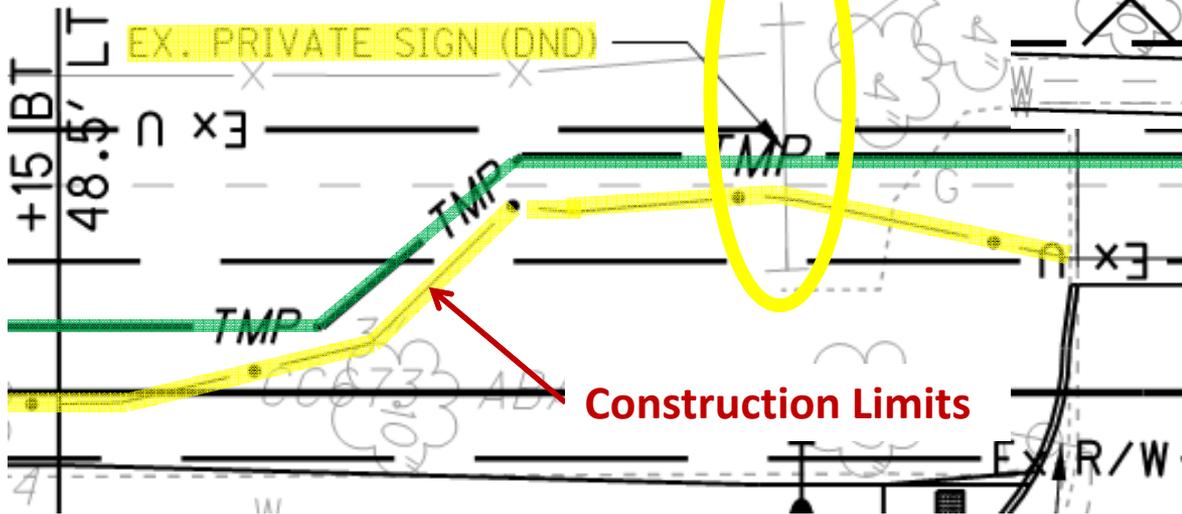
- 3.6. Right-of-way **encroachments** determined to exist within the project limits shall be clearly identified and delineated as to their location, character and form, and disposition, upon the project's detailed right-of-way plan sheets and right-of-way summary. The City will send letters to the affected Property Owners notifying them to remove all encroachments prior to the start of construction.



UTILITY EASEMENT FOR PROPOSED WATER LINE
 EASEMENT OVERLAP = 0.038 AC.
 COMPLETE GRADING AND DRIVEWAY WORK
 1 MON. SIGN: 8' (1' *), 2 TREES
 EASEMENT OVERLAP = 0.140 AC.

The before view would have required the sign to be changed from (DND) to (TBR), construction limits moved to encompass the whole sign and the Temporary construction Easement expanded

Before



After

The After view the construction limits were moved to avoid the sign and it allowed the sign to remain (DND)

Environmental Covenants



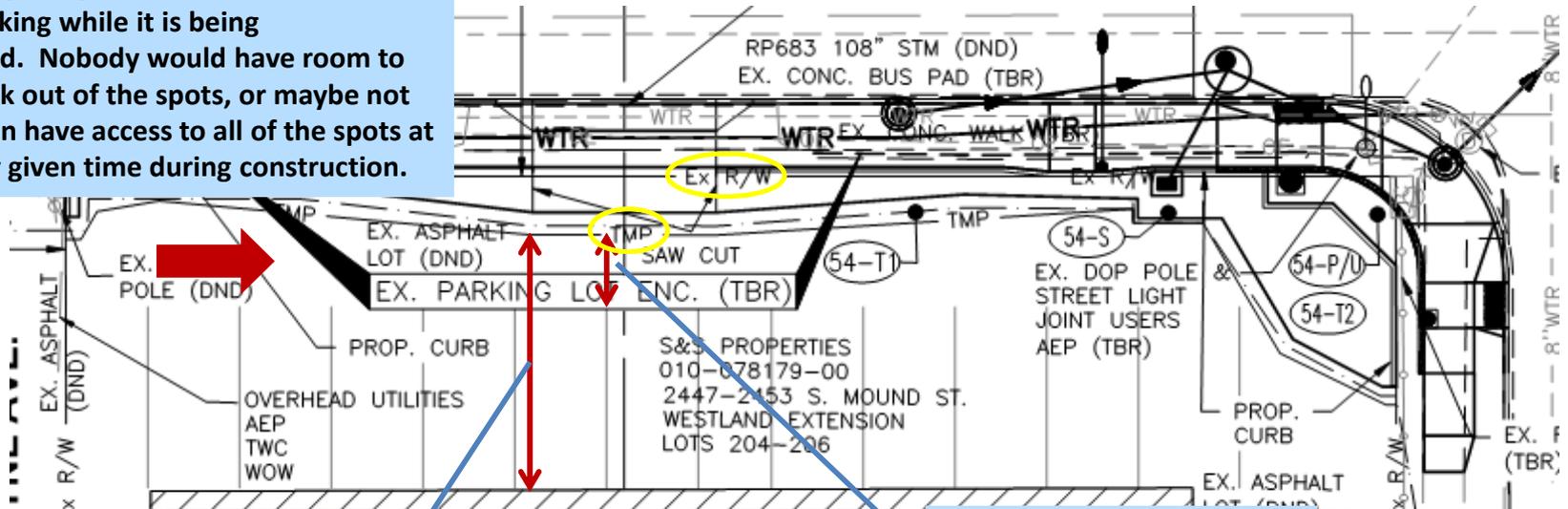
When wetlands are impacted by construction of a CIP project. Research is required to look for recorded environmental covenants.

This stream was relocated several years ago for the construction of the commercial site. A conservation easement was established for the relocated stream.

In a typical environmental covenant will state the construction of roads is prohibited

Appraiser was concerned that the temporary easement eliminates parking while it is being used. Nobody would have room to back out of the spots, or maybe not even have access to all of the spots at any given time during construction.

Parking Space & Block



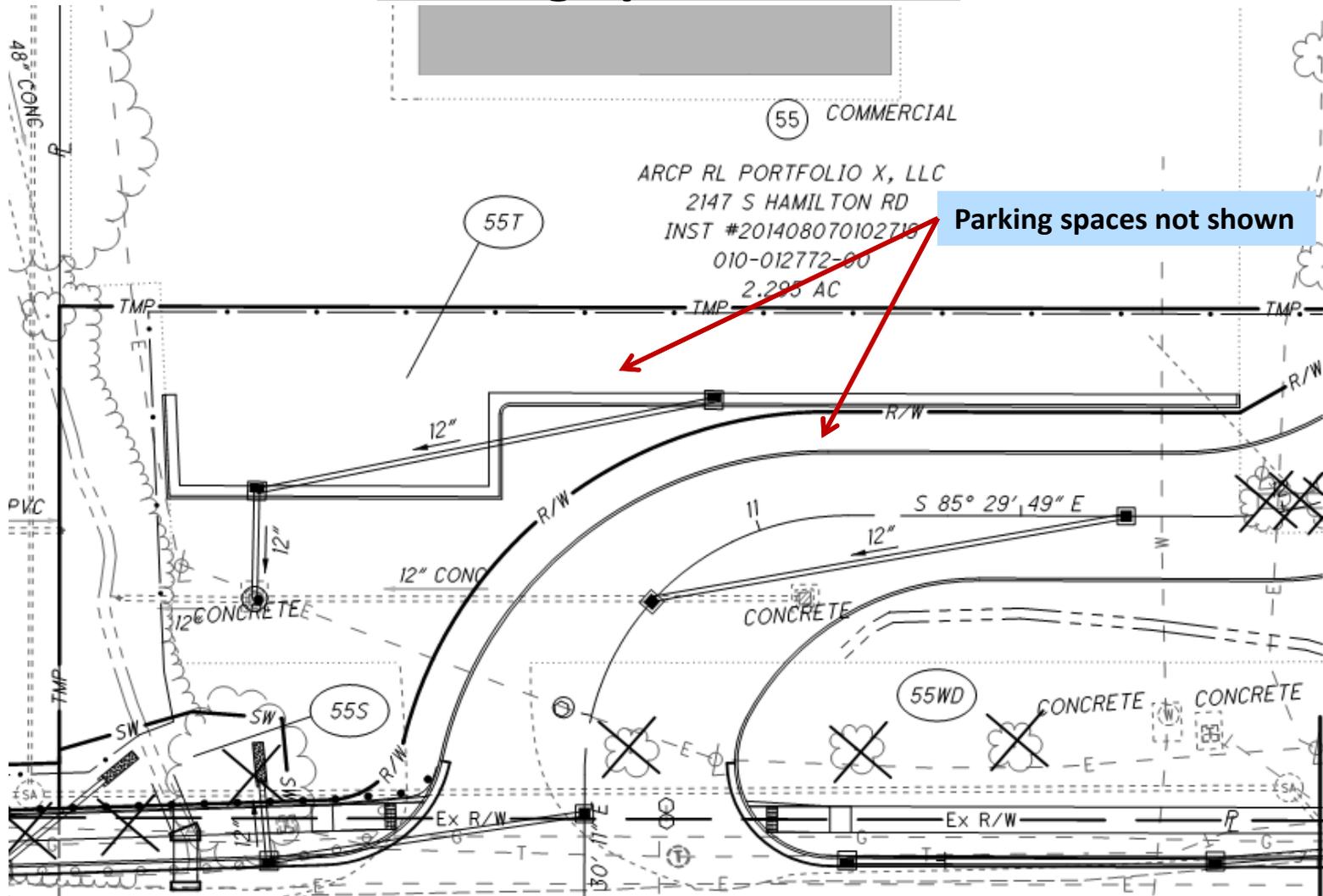
28' from the TMP to the building

8' from the TMP to the parking spaces

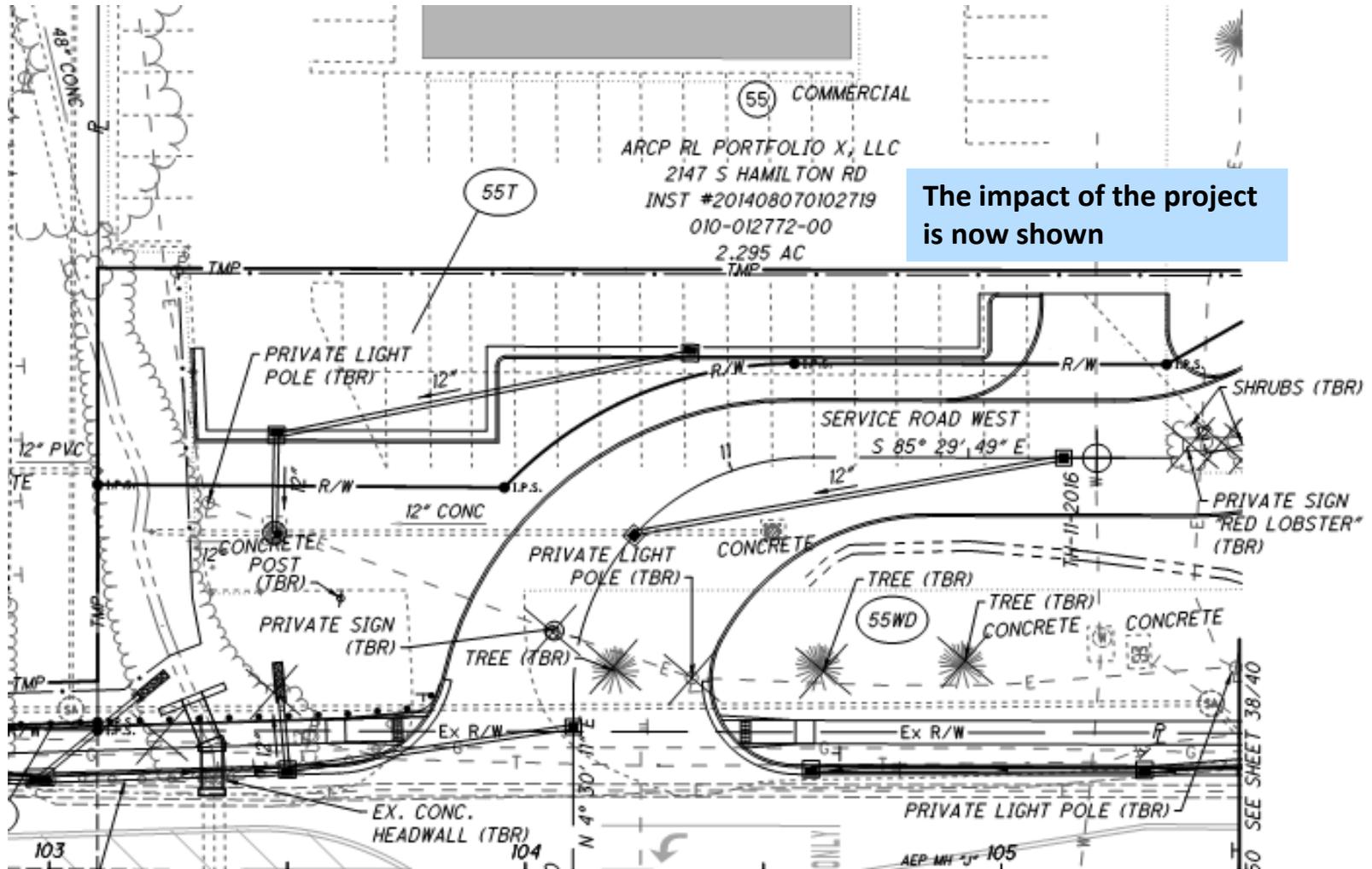


Appraiser was concerned how this take affects the parking. This could possibly make it difficult to maneuver a vehicle to these spots. It also could affect the first spot along the front of the building, making it difficult or impossible to back out of this spot.

Parking Space & Block



Parking Space & Block



The impact of the project is now shown

SUMMARY AND CONCLUSION

R/W PLAN FORMAT

- Use sample sheets for examples: Title Blocks, Line-Types, Symbols, Abbreviations, Key, Etc.
- Information is available online.
- Final Right-of-Way Folder to be maintained by consultant (Plans, legal descriptions, etc.)

RESEARCH & INVESTIGATE

- Existing R/W, Property Records, **Existing utility easements shall be shown and labeled.** Etc..

ENCROACHMENTS

- Identify  Label  Track on the Summary of R/W Encroachments and on Summary of additional Right-of-way in remarks column

CONSISTENCY BETWEEN CONSTRUCTION & R/W PLANS

- Taking the time to back check plans before submitting

DISPOSITION OF COMMENTS

- Dispose/address the proposed solution to all plan review comments.
- Now using Excel Spreadsheet with Bluebeam Submittals

SUBMITTAL LABELING

- Date and indicate plan type submission on all R/W submittals

COMMUNICATION

- Avoid R/W Takes
- Ask Questions
- Pre-development meeting is available

SH EASEMENTS AND CONDOMINIUMS

For WD takes on condo property it is a requirement each unit owner, auditor parcel number and instrument reference must be indicated on the summary sheet so real estate acquisition can occur to acquire fee title for a WD take from each unit owner.

Whereas SH easement in a condominium declaration, and in its bylaws appoints a designated representative as the power of attorney in fact to execute deeds of easements.

Franklin County Auditor parcel acreage

070-004527-00 2019 Duplicate

VC Current | VC History

- Landing
- Due/Paid
- Payments
- A/R
- Transfer
- Flag
- Tax Calc
- Events
- Owner History

Tax ID: 070-004527-00
 Duplicate: Current: Future:
 LUC: 424 - DEPARTMENT STORE

Owner Name: KROGER CO
 Owner Addr.: 1014 VINE ST CINCINNATI OH 45202

Tax Dist.: 070 - CITY OF UPPER ARLINGTON [00200/3080]
 School Dist.: 2512 - UPPER ARLINGTON SCHOOLS
 Property Loc.: 3180 KINGSDALE CENTER
 Legal Descr. TREMONT RD
 R19 T1 1/4T4
 6.2267 ACRES

Appraisal Rtg: 0700066 05600
 Acreage : 6.226

Homestead: 2.5% Red.: CAUV: BOR: VCC: Rental Reg.: SA:
 Last Transfer: 01/29/2015 Last Maintenance: N/A Annex: N/A CDQ: N/A

Appraised Values	Land
Base: 00 (424)	1,627,400
Total	1,627,400
Assessed Values	Land
Base: 00 (424)	569,590
Total	569,590

Acreage we track and maintain for the Auditor.

- Tax Mailing
- Lender
- Grantee

Tax Mail Name: KROGER CO
 PROPERTY TAX 7TH FLOOR
 Tax Mail Addr: 1014 VINE ST STE 1000
 CINCINNATI OH 45202-1119
 Bank Code: 7575

Franklin County Auditor parcel acreage

Parcel ID: 070-004527-00
KROGER CO

Map Routing: 070-O066 -056-00
3180 KINGSDALE CENTER

OWNER

Owner KROGER CO
Owner Address 1014 VINE ST
CINCINNATI OH 45202

Legal Description TREMONT RD
R19 T1 1/4T4
6.2267 ACRES

This is the
record area

Calculated Acres 6.23
Legal Acres 6.226

This is based upon a
GIS calculation

Tax Bill Mailing

[View or Change on the Treasurer's Website](#)

If you have recently satisfied or refinanced your mortgage, please visit the above link to review your tax mailing address to ensure you receive your tax bill and other important mailings.

[View Google Map](#)

 [Print Parcel Summary](#)

Do not use this area, as it is unknown how this area is calculated

MOST RECENT TRANSFER

Transfer Date JAN-16-2015
Transfer Price \$10,500,000

Franklin County Auditor parcel acreage

2019 TAXABLE VALUE

	Land	Improvements	Total
Base	569,590	1,341,060	1,910,650
TIF			
Exempt			
Total	569,590	1,341,060	1,910,650

2019 TAXES

Net Annual Tax	Total Paid	CDQ
172,989.26	86,494.63	

BUILDING DATA

Yr Built	Eff Yr	Stry	Structure Type	Sq Ft	Grade
1970	1986	02	DEPARTMENT STORES	105,422	GOOD QUALITY
Total:				105,422	

Do not use this area, as it is unknown how this area is calculated

SITE DATA

Frontage	Depth	Acres	Historic District
		6.2267	

City of Columbus

Plat Standards

Department of Public Service
Division of Design and Construction
May 20, 2019

PLAT STANDARDS

- Updates to the City of Columbus Plat standards
- **THE OHIO ADMINISTRATIVE CODE CHAPTER 4733-37**
- **STANDARDS FOR BOUNDARY STANDARDS**
- Changes were made to 4733-37 by PLSO this year and the changes have been sent to the state board for their approval.
- Franklin County conveyance standards were adopted.

- **Required Items on all other Sheets**

- **Acreage: The acreage for each lot, reserve, etc. must be identified on the parcel or within a table on the final plat. Add to page 2**
- **Site Stats, Add to page 2**
- Acreage, # lots) (density, zoning designation and zoning case file number).
- The name of each owner or subdivision abutting the boundary of the proposed subdivision;
- All adjacent streets and alleys with their widths and names;

- Additionally the City of Columbus also recognizes the following standards.
- **The minimum text size for all drawings to 10% of the drawing scale in model space and 0.10 in paper space.**
- **All property lines, right-of-way lines, easement lines to be labeled.**
- As-built coordinates of all monumentation set at the end of a project to be sent to _____TBD_____S.
- The letter containing the as-built information should include; Grid or Ground coordinates
- Scale Factor
- **The letter containing the as-built information must be delivered within 14 days upon setting all of the monumentation. The letter must be signed and stamped by the surveyor of record. A .txt file of all of the monumentation sent will also be included.**

- Permanent markers shall be set at intersections of public street centerlines as indicated hereon, as well as all PC's, and PT's.
- Permanent markers are to be one-inch diameter, thirty-inch long, solid iron pins. Pins are to be set to monument the points indicated, and are to be set under the supervision of a licensed surveyor after the construction of the street pavement. Pins shall be set with top end one-fourth inch below the surface of the pavement. Once installed, the top of the pin shall be marked (punched) to record the actual location of the point. **At a minimum, an 8" mag spike can be set at all centerline intersections, PC's and PT's.** All required monumentation for the subdivision still to meet State of Ohio minimum requirements.
- The platting company is required to notify the City of Columbus, Department of Public Service, Division of Design and Construction, Construction Section-Survey Group. Letters can be sent to 1800 East 17th Avenue, Columbus, Ohio 43219, or you can send an email to TBD, when the centerline permanent markers, and the property corners required to be set, are set and the company is required to provide notes showing the pin locations.

GENERAL DESIGN REQUIREMENTS—CAPITAL IMPROVEMENT PROJECTS (CIP)

2.3. Horizontal Control



2.3.1. The Horizontal Datum should be based on the National Spatial Reference System (NSRS) 2007 and further reference made to the Ohio State Plane Coordinate System, South Zone

2.7. Proposed Centerline Monuments

2.7.1. The project's plans shall specify the placement of a 1-inch steel rod, 30 inches in length, at the centerline intersection of all public roadways within the project limits as

well as all centerline points of tangency (P.T.), curvature (P.C.), etc. Notes specifying the following shall be included within your plans.



2.7.2. When applicable, a note in the project plans shall direct the Contractor that: Following the placement of final roadway pavement the Contractor shall advise the City of Columbus project inspection personnel to contact the Consultant's Registered Surveyor to arrange for the location of all permanent centerline right-of-way monumentation to be staked in the field for placement by the Contractor. Immediately following these locations being marked in the field, the Contractor shall utilize a drill, or other methodology approved by the City, to create a 1-inch diameter hole through the pavement to a depth of 30 inches. Within this hole a 1-inch diameter steel rod, 30 inches in length, shall be driven $\frac{1}{4}$ inch below final pavement grade. The Contractor shall fill any voids between this steel rod and the surrounding pavement to the City's satisfaction.

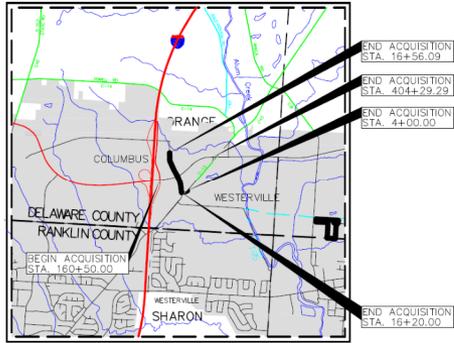
Standard R/W line-types

	EXISTING CONDITIONS LINETYPES	PROPOSED LAYOUT LINETYPES
CENTERLINE SURVEY/CONSTRUCTION	_____	_____
EDGE OF PAVEMENT	_____	_____
CURB	=====	=====
SIDEWALK/DRIVEWAY/SUP	_____	_____
FENCE	—X—X—X—	—X—X—X—
GUARDRAIL	—o—o—o—o—	—•—•—•—•—
RIGHT OF WAY	_____ Ex. R/W	_____ R/W
UTILITY EASEMENT	_____ EX U	_____ U
PERMANENT EASEMENT	_____ EX P	_____ P
CHANNEL EASEMENT	_____ EX CH	_____ CH
HIGHWAY EASEMENT	_____ EX SH	_____ SH
L/A HIGHWAY EASEMENT	_____ EX L/A	_____ L/A
SEWER EASEMENT	_____ EX S	_____ S
PROPERTY LINE/LOT LINE	_____ PL	
CORP LINE	//////	
TEMP CONSTRUCTION EASEMENT		_____ TMP
CONSTRUCTION LIMITS		_____

Right-of-Way Sample Plans

- [RW Legend Sheet](#)
- [RW Centerline Plat](#)
- [RW Property Map](#)
- [Summary of RW Encroachments](#)
- [RW Summary](#)
- [RW Topography](#)
- [RW Boundary](#)
- [One Page R/W Plan](#) **(Format must be approved prior to use)**
- [Plan & Profile](#) **(Format must be approved prior to use)**

Right of Way



END ACQUISITION STA. 16+56.09
END ACQUISITION STA. 40+4+29.28
END ACQUISITION STA. 44+00.00
BEGIN ACQUISITION STA. 16+0+50.00
WESTERVILLE STA. 16+20.00

LOCATION MAP
 LATITUDE: 40°08'40" N LONGITUDE: 82°57'50" W
 SCALE IN MILES
 0 0.5 1 1.5 2

PORTION TO BE IMPROVED:

FINAL TRACINGS RIGHT-OF-WAY
 DATE OF SUBMITTAL: JANUARY 3, 2019

UTILITY OWNERS

SEE SHEET 2 FOR UTILITY OWNER LIST

CONVENTIONAL SYMBOLS
 SEE SHEET 2 FOR CONVENTIONAL SYMBOLS

I. HAVE CONDUCTED A SURVEY OF THE EXISTING CONDITIONS FOR THE CITY OF COLUMBUS, DEPARTMENT OF PUBLIC SERVICE IN JUNE, 2015. 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 THE PARCELS NORTH OF POLARIS PARKWAY 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 4733-57 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.

DATE _____

RIGHT OF WAY LEGEND SHEET

ARTERIAL STREET REHABILITATION – POLARIS PARKWAY

DELAWARE COUNTY
ORANGE TOWNSHIP
CITY OF COLUMBUS
CITY OF WESTERVILLE
UNITED STATES MILITARY DISTRICT
QUARTER TWP. 4, T. 3 N., R. 18 W.
FARM LOT 17, 18, 19 & 20

INDEX OF SHEETS:

LEGEND SHEET	1
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CENTERLINE PLAT	3-5
PROPERTY MAP	6-7
SUMMARY OF ADDITIONAL R/W	8-11
SUMMARY OF R/W ENCROACHMENTS	12
R/W TOPOGRAPHIC AND BOUNDARY SHEETS	13-54

STRUCTURE KEY

- RESIDENTIAL
- COMMERCIAL
- OUT-BUILDING

PARCEL IDENTIFIER LEGEND:
 WO = WARRANTY DEED
 WOY = WARRANTY DEED IN THE NAME OF THE CITY OF WESTERVILLE, AN OHIO MUNICIPAL CORPORATION
 T = TEMPORARY EASEMENT
 S = SEWER EASEMENT
 CHV = CHANNEL EASEMENT IN THE NAME OF THE CITY OF WESTERVILLE, AN OHIO MUNICIPAL CORPORATION
 U = UTILITY EASEMENT

PROJECT DESCRIPTION

PROJECT CONSISTS OF THE WIDENING OF 0.57 MILE OF POLARIS PARKWAY FROM I.R. 71 TO OLDE WORTHINGTON ROAD TO PROVIDE A THIRD THROUGH LANE IN BOTH DIRECTIONS. THE PROJECT ALSO INCLUDES THE FULL DEPTH REPLACEMENT OF 0.39 MILE OF WORTHINGTON ROAD/ORION PLACE, INCLUDING THE CONSTRUCTION OF A TWO-LANE ROUNDABOUT AT THE INTERSECTION OF OLDE WORTHINGTON ROAD. NUMEROUS OTHER IMPROVEMENTS INCLUDING TRAFFIC SIGNAL REPLACEMENT, SIDEWALK AND SHARED-USED PATHS, RETAINING WALL CONSTRUCTION, LANDSCAPING AND STREET LIGHTING ARE PART OF THIS PROJECT.

PROJECT CONTROL

OHIO STATE PLANE GRID, NORTH ZONE
 PROJECT ADJUSTMENT FACTOR 0.99996845

Stage 1 Review, 10/1/2018

PLANS PREPARED BY:

FIRM NAME: _____

R/W DESIGNER: _____

R/W REVIEWER: _____

FIELD REVIEWER: _____

PRELIMINARY FIELD REVIEW DATE: _____

TRACINGS FIELD REVIEW DATE: _____

FEDERAL PROJECT NO. E130 (728)

FILE NO. 95549

SCALE

PROJECT

RIGHT_OF_WAY
LEGEND_SHEET

ARTERIAL STREET REHABILITATION - POLARIS PARKWAY

1 / 54

374
427

Per CIP General Design Requirements - Section 9 - Submittal Requirements - Title Sheet of each submittal shall include the submittal name and date

RW Legend

UTILITY OWNERS

TYPE	NAME & ADDRESS	TYPE	NAME & ADDRESS	TYPE	NAME & ADDRESS	TYPE	NAME & ADDRESS
SANITARY	CITY OF COLUMBUS – DIVISION OF SEWERAGE AND DRAINAGE 1250 FAIRWOOD AVE. COLUMBUS, OHIO 43206 CONTACT: MR. MARK TIMBROOK PHONE: 614-645-0298 EMAIL: MDTIMBROOK@COLUMBUS.GOV	GAS	COLUMBIA GAS OF OHIO 3550 JOHNNY APPLESEED COURT COLUMBUS, OHIO 43231 CONTACT: MS. JENNIFER GORE PHONE: 614-818-2126 FAX: 614-818-2151 EMAIL: JGORE@NISOURCE.COM	FIBER OPTIC	COLUMBUS FIBERNET, LLC 1366 DUBLIN ROAD COLUMBUS, OHIO 43215 CONTACT: MR. MATT BLACKSTONE PHONE: 614-921-8524/614-395-9701 EMAIL: XXXXXXXXXXXXX CONTACT: MR. SAMUEL THOMAS EMAIL: STHOMAS@TEAMFISHEL.COM	ELECTRIC	AMERICAN ELECTRIC POWER – AERIAL DISTRIBUTION 850 TECH CENTER DRIVE GAHANNA, OHIO 43230 CONTACT: MR. ROD SLONEKER PHONE: 614-883-6817/614-818-2151 FAX: 614-883-6868 EMAIL: RISLONEKER@AEP.COM
CABLE	TIME WARNER CABLE 3760 INTERCHANGE DRIVE COLUMBUS, OHIO 43204 CONTACT: MR. RAY MAURER PHONE: 614-481-5262 EMAIL: RAY.MAURER@TWCABLE.COM	CITY	CITY OF WESTERVILLE 64 E. WALNUT STREET WESTERVILLE, OHIO 43081 CONTACT: MR. JEFF KESSLER PHONE: 614-901-6669 EMAIL: JEFF.KESSLER@WESTERVILLE.ORG	ELECTRIC/ WATER	CITY OF COLUMBUS – DIVISION OF POWER AND WATER 910 DUBLIN ROAD, THIRD FLOOR COLUMBUS, OHIO 43215 CONTACT: MR. BILL STOVER PHONE: 614-645-3028	TELEPHONE	AT&T – OHIO 111 N FOURTH STREET COLUMBUS, OHIO 43215 CONTACT: MR. GARY VAN ALMSICK PHONE: 614-223-7276 EMAIL: GV2758@ATT.COM
ELECTRIC	CITY OF COLUMBUS – DIVISION OF POWER 3568 INDIANOLA AVENUE COLUMBUS, OHIO 43214 CONTACT: CHRIS VOGEL PHONE: 614-645-6963 EMAIL: CVOGEL@COLUMBUS.GOV	WATER	CITY OF COLUMBUS – DIVISION OF WATER 910 DUBLIN ROAD COLUMBUS, OHIO 43215 CONTACT: MR. TIM HUFFMAN, P.E. PHONE: 614-645-0856 EMAIL: TEHUFFMAN@COLUMBUS.GOV	ELECTRIC	AMERICAN POWER AND LIGHT, LLC P.O. BOX 182937 COLUMBUS, OHIO 43218 CONTACT: N/A (CUSTOMER SERVICE) PHONE: 888-850-0096 EMAIL: CUSTOMERSERVICE@ELECTRICAPL.COM	CABLE/ TELEPHONE	LIGHTOWER (FIBERTECH NETWORKS) 470 SCHROCK ROAD, SUITE B COLUMBUS, OH 43229 CONTACT: MR. JON TARNOWSKI PHONE: 585-445-5813 EMAIL: JTARNOWSKI@LIGHTOWER.COM
CITY	CITY OF COLUMBUS – DIVISION OF CONSTRUCTION MANAGEMENT 1820 E. 17TH AVENUE COLUMBUS, OHIO 43219 CONTACT: MR. DENNY MCELROY PHONE: 614-645-7799	CABLE/ TELEPHONE	XO COMMUNICATIONS 6900 SOUTHPOINTE PARKWAY BRECKSVILLE, OHIO 44141 CONTACT: MR. DALE FERGUSON PHONE: 216-619-3492 EMAIL: DALE.FERGUSON@XO.COM	CABLE/ TELEPHONE	LEVEL 3 COMMUNICATIONS 250 W. OLD WILSON BRIDGE ROAD, SUITE 130 WORTHINGTON, OHIO 43085 CONTACT: MR. STEVE KAUFFMAN PHONE: 614-255-2112 EMAIL: STEVE.KAUFFMAN@LEVEL3.COM	GAS	SUBURBAN NATURAL GAS 2626 LEWIS CENTER DRIVE LEWIS CENTER, OHIO 43035 CONTACT: MR. AARON ROLL PHONE: 740-548-2450 EMAIL: AROLL@SNGCO.COM
WATER	DELCO WATER – ASSISTANT ENGINEER 6658 OLENTANGY RIVER ROAD DELAWARE, OHIO 43015 CONTACT: MR. WILLIAM HAMILTON PHONE: 740-945-7746 EMAIL: DWOLF@DELCO.WATER.COM	TELEPHONE	VERIZON BUSINESS (A.K.A. MC) – OUTSIDE PLANT ENGINEER 120 RAVINE STREET AKRON, OHIO 44303 CONTACT: MR. AL GUEST PHONE: 330-253-8267 EMAIL: ALLAN.GUEST@VERIZON.COM	CITY	CITY OF COLUMBUS – TRAFFIC SIGNALS 1820 E. 17TH AVENUE COLUMBUS, OHIO 43219 CONTACT: MR. TIM SWAUGER PHONE: 614-724-2022 FAX: 614-645-5967 EMAIL: TISWAUGER@COLUMBUS.GOV	ELECTRIC	CONSOLIDATED ELECTRIC COOPERATIVE, INC. – DIRECTOR OF ENGINEERING 5255 STATE ROUTE 95, PO BOX 111 MT GILEAD, OHIO 43338 CONTACT: MR. DAN AMATO PHONE: 1-888-891-7224 EMAIL: DAMATO@CONSOLIDATED.COOP
TELEPHONE	PRIME TECH (LEVEL 3 COMMUNICATIONS) 4505 MUHLHAUSER ROAD HAMILTON, OHIO 45011 CONTACT: MR. ERIC BIEHLE PHONE: 513-942-0000, EXT. 111 ERIC@PRIMETECHUSA.COM	INTERNET/ CABLE	WOW INTERNET, CABLE, & PHONE 3675 CORPORATE DRIVE COLUMBUS, OHIO 43231 CONTACT: MR. MARK FREY ENGINEER: ROB MILLER UTILITY ONE PHONE: 614-800-4934 EMAIL: RMLLER.UTILITYONE@OUTLOOK.COM	CITY	CITY OF COLUMBUS DEPARTMENT OF TECHNOLOGY CITY HALL, 90 WEST BROAD STREET, ROOM 316 COLUMBUS, OHIO 43215 CONTRACTOR LINE: 614-645-7756 CABLE LOCATE FAX: 614-645-6627	CITY	CITY OF COLUMBUS SUPPORT SERVICES DIVISION – COMMUNICATIONS 4211 GROVES ROAD COLUMBUS, OHIO 43232 TELEPHONE: 614-724-7047 FAX: 614-645-6588 RADIO ROOM: 614-724-4006

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

ABBREVIATIONS

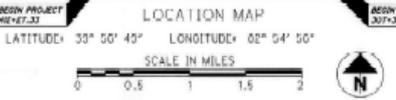
- G.L.....GAS LINE
- W.L.....WATERLINE
- E.....UNDERGROUND ELECTRIC
- T.....UNDERGROUND TELEPHONE
- OH-E.....OVERHEAD ELECTRIC
- OH-COMB.....OVERHEAD ELECTRIC & TELEPHONE
- SAN.....SANITARY SEWER
- ICV.....IRRIGATION CONTROL VALVE
- (DND).....DO NOT DISTURB
- (TBR).....TO BE REMOVED
- (TBR0).....TO BE REMOVED BY OTHERS

CONVENTIONAL SYMBOLS

- County Line _____
- Township Line _____
- Section Line _____
- Corporation Line _____
- Fence Line (Ex) _____
- Center Line _____
- Right of Way (Ex) _____
- Right of Way (Pr) _____
- Limited Access Right of Way (Ex) _____
- Standard Highway Ease (Ex) _____
- Temporary Construction Easement _____
- Channel Ease. (Pr) _____
- Storm Sewer Ease. (Ex) _____
- Sanitary Sewer Ease. (Ex) _____
- Sewer Ease. (Pr) _____
- Utility Ease. (Ex) _____
- Utility Ease. (Pr) _____
- Railroad _____
- Guardrail (Ex) _____
- Construction Limits _____
- Edge of Pavement (Ex) _____
- Ditch / Creek (Ex) _____
- Ditch / Creek (Pr) _____
- Tree Line (Ex) _____
- Ownership Hook Symbol / , Example _____
- Property Line Symbol / , Example _____
- Break Line Symbol / , Example _____
- Tree (Pr) / Tree (Ex) , Shrub (Ex)
- Tree (Remove) / Shrub (Remove)
- Evergreen (Ex) / Stump
- Evergreen (Remove) / Stump (Remove)
- Wetland (Pr) / Grass (Pr)
- Post (Ex) / Mailbox (Ex) , Mailbox (Pr)
- Light (Ex) / Telephone Marker (Ex)
- Fire Hydrant (Ex) / Water Meter (Ex)
- Water Valve (Ex) / Utility Valve Unknown (Ex)
- Telephone Pole (Ex) / Power Pole (Ex)
- Light Pole (Ex) / Sprinkler Head (Ex)
- Edge of Pavement (Pr) _____
- Edge of Shoulder (Ex) _____
- Edge of Shoulder (Pr) _____

REV. BY	DATE	DESCRIPTION
	11/04/2016	

3221-E



PORTION TO BE IMPROVED

INTERSTATE HIGHWAY	-----
STATE ROUTES	=====
OTHER ROADS	-----

PROJECT EARTH DISTURBED AREA: 1.00 ACRES
 ESTIMATED CONTRACTOR EARTH DISTURBED AREA: 0.125 ACRES
 NOTICE OF INTENT EARTH DISTURBED AREA: 1.13 ACRES

TYPES OF TITLE LEGEND:
 WD = WARRANTY DEED
 T = Temporary Construction Easement

STRUCTURE KEY

[Symbol]	RESIDENTIAL
[Symbol]	COMMERCIAL
[Symbol]	OUT-BUILDING

CONVENTIONAL SYMBOLS

County Line	-----	Construction Limits	-----
Township Line	-----	Ditch / Creek (Ex)	-----
Section Line	-----	Ditch / Creek (Pr)	-----
Fence Line (Ex)	----- (Pr)	Ownership Hook Symbol	Example
Center Line	-----	Property Line Symbol	Example
Right of Way (Ex)	----- (Pr)	Break Line Symbol	Example
Right of Way (Pr)	-----	Tree (Pr)	Tree (Ex)
Standard Highway Easement (Ex)	----- (Pr)	Shrub (Ex)	Shrub (Ex)
Temporary Right of Way	-----	Tree (Removal)	Shrub (Removal)
Railroad	-----	Evergreen (Ex)	Stump
Guardrail (Ex)	----- (Pr)	Evergreen (Removal)	Stump (Removal)
Construction Limits	-----	Post (Ex)	Mailbox (Ex)
Edge of Pavement (Ex)	-----	Light (Ex)	Telephone Marker (Ex)
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)
		Light Pole (Ex)	

NOTES: THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN ON THE PLANS ARE OBTAINED FROM THE OWNER OF THE UTILITIES AS REQUIRED BY SECTION 63.64 O.R.C.

■ NOT A MEMBER OF OUPS, CONTACT INDEPENDENTLY

BASIS FOR BEARINGS
 BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH DERIVED FROM THE U.S. DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT 47 MINUTES 50 SECONDS EAST OF LIVINGSTON AVENUE EAST OF JAMES ROAD AS REFERENCED TO THE OHIO STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) AND THE NORTH AMERICAN DATUM OF 1983 (CODE '83'), AS ESTABLISHED UTILIZING A GPS SURVEY REFERENCING ODOT CORS STATIONS "COL14", "OHL1" AND "OHMD".

PROJECT CONTROL
 STATE PLANE OHIO SOUTH, NAD 83 (COORDS 96)
 PROJECT ADJUSTMENT FACTOR 0.999947511

JAMES RD AT LIVINGSTON AVE RIGHT OF WAY

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS
 SECTIONS 18 & 19, T 12, R 21
 REFUGEE LANDS

FINAL TRACINGS RIGHT-OF-WAY
 DATE OF SUBMITTAL: JANUARY 3, 2019

INDEX OF SHEETS:

LEGEND SHEET	1
CENTERLINE PLAT	2
PROPERTY MAP	3
SUMMARY OF ADDITIONAL R/W	4-5
R/W TOPO SHEETS	6-12 (EVEN SHEETS)
R/W BOUNDARY SHEETS	7-13 (ODD SHEETS)

PLANS PREPARED BY:

FIRM NAME: [REDACTED]
 R/W DESIGNER: [REDACTED]
 R/W REVIEWER: [REDACTED]
 FIELD REVIEWER: [REDACTED]
 PRELIMINARY FIELD REVIEW DATE: 1/2/2018
 TRACINGS FIELD REVIEW DATE: 1/2/2018
 OWNERSHIP UPDATED BY: [REDACTED]
 DATE COMPLETED: DECEMBER 13, 2018
 PLAN COMPLETION DATE: JANUARY 3, 2019

UTILITIES

UTILITIES KNOWN TO BE LOCATED WITHIN THE LIMITS OF THIS PROJECT ARE LISTED BELOW WITH CONTACT INFORMATION.

AEP OHIO 700 MORRISON RD GANANNA, OH 43230 PH: 614-883-6802 ATTN: BRENT GATES ATTN: ROD SLOMCKER	CHARTER 3780 INTERCHANGE RD COLUMBUS, OH 43204 PH: 614-255-0855 CELL: 614-678-1621 ATTN: JEFFREY WHITELY
AEP TRANSMISSION 700 MORRISON RD GANANNA, OH 43230 PH: 614-552-3933 ATTN: MIKE GARR	AT&T OHIO 111 N 4TH ST COLUMBUS, OH 43215 PH: 614-223-7276 CELL: 740-532-9943 ATTN: CHARLES JOHNSON
COLUMBIA GAS OF OHIO 3650 JOHNNY APPLESEED CT COLUMBUS, OH 43231 CELL: 614-370-1906 ATTN: ROB CALDWELL	COTA 33 N HIGH ST 8TH FLOOR, WILLIAM LHOYA BL COLUMBUS, OH 43215

I, [REDACTED], 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 these parcels as shown herein. As part of this work I have set right of way monuments at the property corners, property line intersection, 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 supervision.

PROJECT DESCRIPTION

THIS PROJECT INVOLVES THE RECONSTRUCTION OF THE INTERSECTION OF JAMES RD AND LIVINGSTON AVE BY REMOVING THE EXISTING SPAN WIRE SIGNALS AND REPLACING THEM WITH A MAST ARM INSTALLATION WITH AN EASTBOUND AND WESTBOUND RIGHT TURN LANE DRAINAGE, WATERMAIN, AND LIGHTING IMPROVEMENTS ARE ALSO INCLUDED IN THIS PROJECT.

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.

THE TABLE ON SHEET 5 INDICATES PROPERTY CORNER AND RIGHT OF WAY MONUMENTATION THAT ARE EXPECTED TO BE DISRUPTED OR DESTROYED BY CONSTRUCTION OPERATIONS. THESE MONUMENTS INCLUDE EXISTING AND NEWLY PLACED MONUMENTS SET FOR THIS PROJECT. UPON CONTRACTUAL COMPLETION, THE CONTRACTOR SHALL PROVIDE A LIST OF THE DISTURBED MONUMENTS TO THE CITY OF COLUMBUS AND THE DESIGN CONSULTANT IN ORDER THAT MONUMENTATION CAN BE REPLACED. WILL RE-SET MONUMENTATION AS REQUIRED, AND SHALL BE CONTACTED AT XXX-XXX-XXXX ONCE CONSTRUCTION IS COMPLETED.

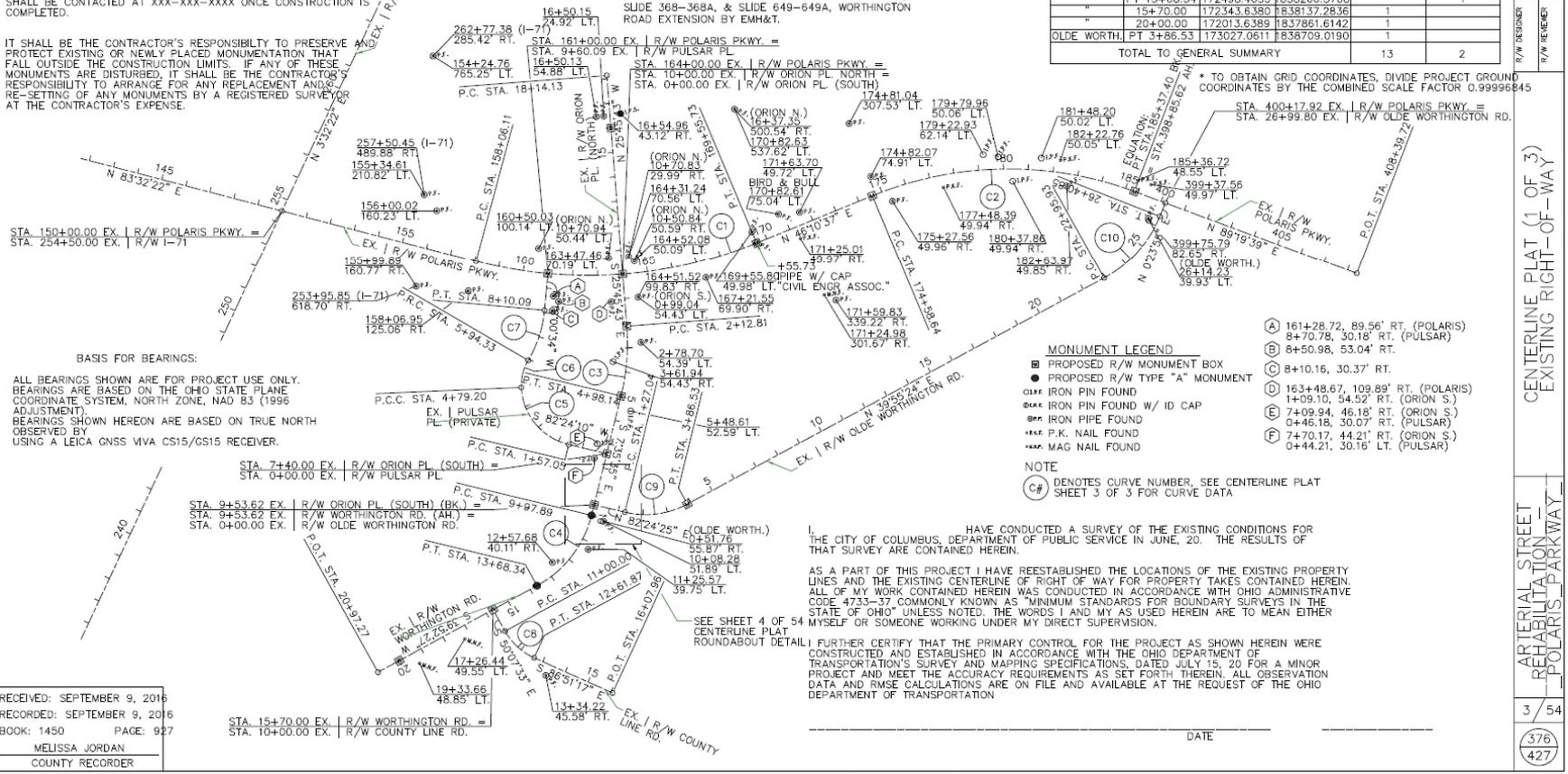
IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PRESERVE AND PROTECT EXISTING OR NEWLY PLACED MONUMENTATION THAT FALLS OUTSIDE THE CONSTRUCTION LIMITS. IF ANY OF THESE MONUMENTS ARE DISTURBED, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR ANY REPLACEMENT AND RE-SETTING OF ANY MONUMENTS BY A REGISTERED SURVEYOR AT THE CONTRACTOR'S EXPENSE.

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

RECEIVED: SEPTEMBER 9, 2016
RECORDED: SEPTEMBER 9, 2016
BOOK: 1450 PAGE: 927
MELISSA JORDAN
COUNTY RECORDER

DELAWARE COUNTY
ORANGE TOWNSHIP
CITY OF COLUMBUS, CITY OF WESTERVILLE
UNITED STATES MILITARY DISTRICT
QUARTER TWP. 4, T. 3. N., R. 18 W.
FARM LOT 17, 18, 19 & 20

NOTE: THE EXISTING R/W WIDTH AND LOCATION WERE DETERMINED USING OHIO DEPARTMENT OF TRANSPORTATION, DISTRICT 6 PLAN "TRA-71-28.64/ DEL-71-0-00", DEDICATION PLAT OF POLARIS PARKWAY, WORTHINGTON ROAD, OLD STATE ROAD, OLDE WORTHINGTON ROAD, AND EASEMENTS PB. 24, PG 137, DEDICATION PLAT OF ORION PLACE AND EASEMENTS CABINET 1, SLIDE 368-368A, & SLIDE 649-649A, WORTHINGTON ROAD EXTENSION BY EMH&T.



MONUMENT LEGEND

- PROPOSED R/W MONUMENT BOX
- PROPOSED R/W TYPE "A" MONUMENT
- IRON PIN FOUND
- IRON PIN FOUND W/ ID CAP
- IRON PIPE FOUND
- P.K. NAIL FOUND
- MAG NAIL FOUND

NOTE
Ⓢ DENOTES CURVE NUMBER, SEE CENTERLINE PLAT SHEET 3 OF 3 FOR CURVE DATA

I HAVE CONDUCTED A SURVEY OF THE EXISTING CONDITIONS FOR THE CITY OF COLUMBUS, DEPARTMENT OF PUBLIC SERVICE IN JUNE, 20. THE RESULTS OF THAT SURVEY ARE CONTAINED HEREIN.

AS A PART OF THIS PROJECT I HAVE REESTABLISHED THE LOCATIONS OF THE EXISTING PROPERTY LINES AND THE EXISTING CENTERLINE OF RIGHT OF WAY FOR PROPERTY TAKES CONTAINED 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.

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, 20 FOR A MINOR PROJECT AND MEET THE ACCURACY REQUIREMENTS AS SET FORTH THEREIN. ALL OBSERVATION DATA AND RMSE CALCULATIONS ARE ON FILE AND AVAILABLE AT THE REQUEST OF THE OHIO DEPARTMENT OF TRANSPORTATION

DATE _____

RIGHT OF WAY		PROJECT COORDINATES (GROUND) *		ADJUSTABLE MONUMENTS	REFERENCE MONUMENT TYPE "A"
PROADWAY	STATION	NORTH (Y)	EAST (X)	ITEM 623E 36500	ITEM 623E 40500
POLARIS	164+00.00	173696.4764	1837846.7561	1	
	164+00.00	173803.3066	1838126.7081	1	
	PT 169+55.73	174119.0969	1838581.1969	1	
	PC 174+58.64	174467.3289	1838944.0370	1	
	PT 185+37.40	174866.1777	1839919.0591	1	
ORION NORTH	16+00.00	174343.6749	1837865.9168	1	
ORION SOUTH	PC 2+12.81	173611.6484	1838219.2024	1	
	PT 4+08.34	173339.4652	1838309.7553	1	
	7+40.00	173099.7189	1838333.1149	1	
	9+53.62	172887.9800	1838360.9408	1	
	PC 9+97.89	172844.0996	1838366.7900	1	1
	PT 13+68.34	172498.4053	1838266.5708	1	1
	15+70.00	172343.6380	1838137.2836	1	
	20+00.00	172013.6389	1837861.6142	1	
OLDE WORTH.	PT 3+86.53	173027.0611	1836709.0190	1	
TOTAL TO GENERAL SUMMARY				13	2

* TO OBTAIN GRID COORDINATES, DIVIDE PROJECT GROUND COORDINATES BY THE COMBINED SCALE FACTOR 0.99996845

CENTERLINE PLAT (1 OF 3)
EXISTING RIGHT-OF-WAY

ARTERIAL STREET
REHABILITATION
POLARIS PARKWAY

3 / 54

376
427

PID NO.
95549

R/W RESPONSE
R/W RELEASE

VERTICAL SCALE IN FEET
HORIZONTAL SCALE IN FEET

RW Centerline Plat

Right of Way

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF
PUBLIC SERVICE

ODOT & City of Columbus Requirements

Per CIP General Design Requirements Section 3

3.17 The Consultant shall file the Right-of-Way title sheet and/or Centerline Survey Plat with the County Recorders Office prior to the Final Right-of-way Plan Submission

ODOT 3108.2 Centerline Plat Sheet

After ODOT's review and approval, the Consultant shall be responsible for obtaining the final approval of the centerline survey plat from the appropriate County official(s). The Consultant shall then be responsible for recording the approved centerline plat (including providing the recording fee) in the appropriate County(s) office. The approval and recording shall take place before the Final Right of Way Plan Submission. The original recording plat must then be submitted to the District with the Final Right of Way Plan Submission.

UTILITIES

UTILITIES KNOWN TO BE LOCATED WITHIN THE LIMITS OF THIS PROJECT ARE LISTED BELOW WITH CONTACT INFORMATION.

AEP OHIO
700 MORRISON RD
GAHANNA, OH 43230
PH: 614-863-8802
ATTN: BRENT GATES
ATTN: ROD SLOANEKER

SPECTRUM
3760 INTERCHANGE RD
COLUMBUS, OH 43204
PH: 614-481-5047
CELL: 614-348-2966
ATTN: SAM LUTZ

AEP TRANSMISSION
700 MORRISON RD
GAHANNA, OH 43230
PH: 614-552-1893
ATTN: MIKE CARR

AT&T OHIO
111 N 4TH ST
COLUMBUS, OH 43215
PH: 614-223-7276
CELL: 740-532-9943
ATTN: CHARLES JOHNSON

COLUMBIA GAS OF OHIO
3550 JOHNNY APPELSEED CT
COLUMBUS, OH 43231
CELL: 614-370-1906
ATTN: ROB CALDWELL

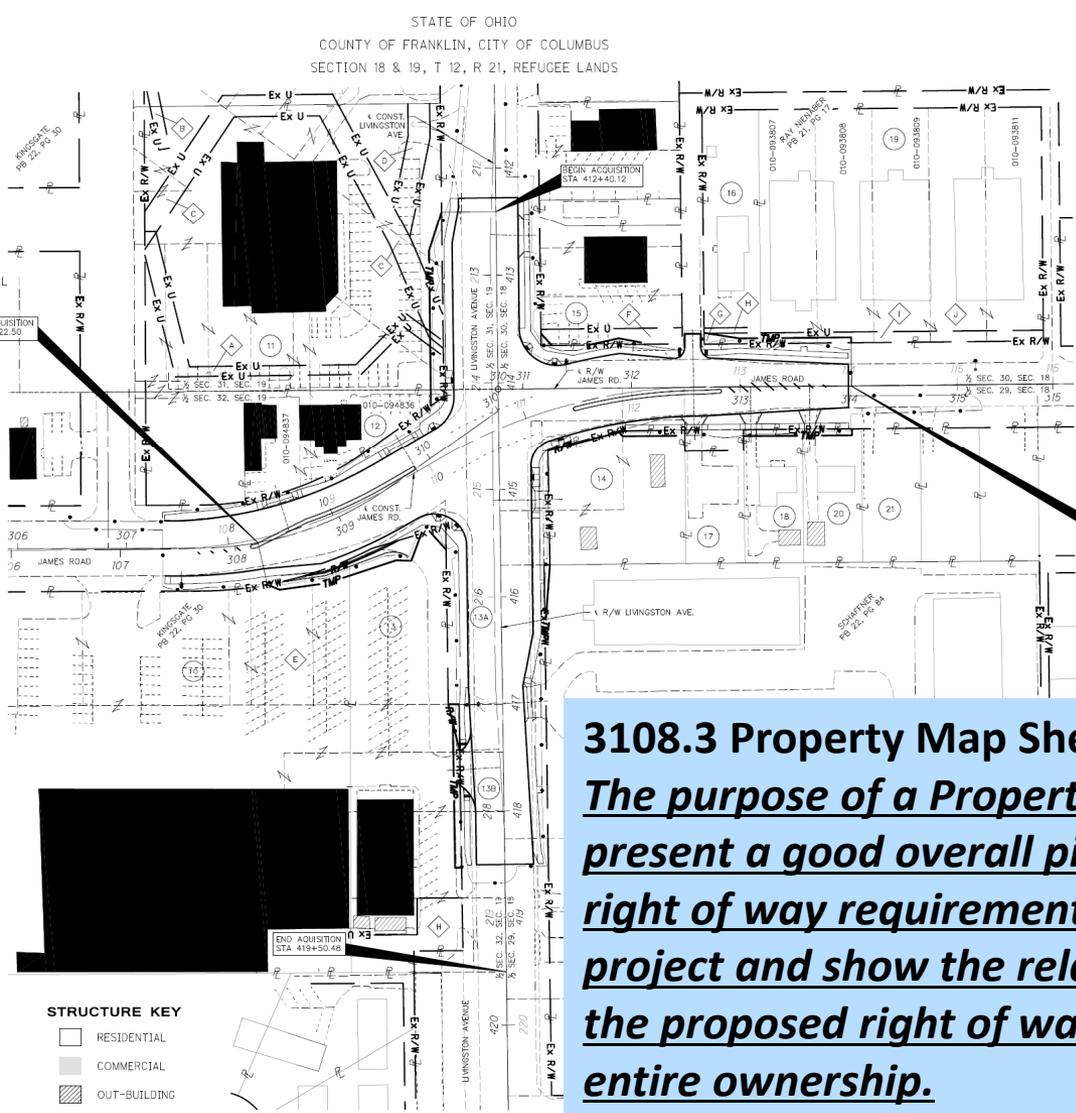
COTA
33 N HIGH ST
8TH FLOOR, WILLIAM LHOTA BL
COLUMBUS, OH 43215

1-9 NOT USED

- 10 PID: 010-105300
JAMES-LIVINGSTON RETAIL, LLC
- 11 PID: 010-092271
KT COLUMBUS, LLC (22.68% INTEREST),
OC COLUMBUS, LLC (26.91% INTEREST),
RF COLUMBUS, LLC (18.00% INTEREST),
PIB COLUMBUS, LLC (9.26% INTEREST),
JT COLUMBUS, LLC (8.94% INTEREST),
LT COLUMBUS, LLC (8.940% INTEREST),
DC COLUMBUS, LLC (9.26% INTEREST)
- 12 PID: 010-094837, 010-094836
ROBERT G. SCHMIDT, A.K.A. ROBERT G. SCHMIDT II
- 13 PID: 010-218917
DOLORES A. CORROVA, TRUSTEE OF THE DOLORES A.
CORROVA TRUST (½ INTEREST) AND JAMES M. CORROVA,
TRUSTEE OF THE JAMES M. CORROVA TRUST (½ INTEREST)
- 13A ROBERT COPPEL AND PAUL COPPEL
AKA ROBERT F. COPPEL AND PAUL L. COPPEL
- 13B ROBERT COPPEL AND PAUL COPPEL
AKA ROBERT F. COPPEL AND PAUL L. COPPEL
- 14 PID: 010-024750
COLUMBUS & SOUTHERN OHIO ELECTRIC CO.
- 15 PID: 010-093804
YOGESWARAN THAMBYRAJAH AND
YOGESWARY YOGESWARAN
- 16 PID: 010-093806
YOGESWARAN THAMBYRAJAH
- 17 PID: 010-095783
COLUMBUS SOUTHERN POWER CO.
- 18 PID: 010-093789
EILEEN Y. CRENSHAW
- 19 PID: 010-093807, 010-093808, 010-093809, 010-093811
ROYAL JAMES PLAZA, LLC
- 20 PID: 010-095781
CHARLES K. SLAUGHTER SR. AND JUSTINE SLAUGHTER
- 21 PID: 010-095780
PATRICE MYERS
- 22 PID: 010-088332, 010-088296, 010-088309, 010-123457,
010-123456, 010-123458, 010-077442
BEXLEY COMMONS L.P.

STRUCTURE KEY

	RESIDENTIAL
	COMMERCIAL
	OUT-BUILDING



- A 10' UTILITY EASEMENT AMERTECH OHIO
- B 10' ELECTRIC EASEMENT COLUMBUS SOUTHERN POWER COMPANY
- C 20' SEWER EASEMENT CITY OF COLUMBUS, OHIO
- D 20' SEWER EASEMENT SYSTEM CAPITAL REAL PROPERTY CORP
- E BLANKET PARKING EASEMENT
- F 15' ELECTRIC EASEMENT AEP OHIO TRANSMISSION COMPANY, INC.
- G 10' ELECTRIC EASEMENT COLUMBUS SOUTHERN POWER COMPANY
- H 15' ELECTRIC EASEMENT AEP OHIO TRANSMISSION COMPANY, INC.
- I 10' ELECTRIC EASEMENT AEP OHIO TRANSMISSION COMPANY, INC.
- J BLANKET EASEMENT TIME WARNER CABLE LLC
- K INGRESS-EGRESS EASEMENT



SCALE IN FEET
HORIZONTAL
VERTICAL

PROJECT NO. 101787
CHECKED
DATE

PROPERTY MAP

3108.3 Property Map Sheet
The purpose of a Property Map is to present a good overall picture of the right of way requirements for the project and show the relationship of the proposed right of way to each entire ownership.

RW Property Map

TOTAL NUMBER OF : 32 OWNERSHIPS 1 TOTAL TAKES
 69 PARCELS 11 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	
			BOOK	PAGE								LEFT	RIGHT			BOOK	PAGE
1	COLUMBUS RESTAURANT CONCEPTS INC. AN OHIO CORPORATION	13,14, 17,18	O.R. 580	444	318-443-02-008-003	1.961								CITY	NO TAKE		
2-S	NP STEAK 'N' SHAKE LLC AN OHIO LIMITED LIABILITY COMPANY	17,18	O.R. 526	1341	318-443-02-008-000	1.107	0.000	0.013	0.000	0.013	S (1)		1.094		1 MON. SIGN, 1 YARD LIGHT, 6 SHRUBS, 336 SF LANDSCAPING (157 SP*), 43' L/S WALL (12' *), EASEMENT OVERLAP = 0.013 AC.		
3-WD	PULSAR OWNERS ASSOCIATION INC. AN OHIO NON-PROFIT CORPORATION	47,48	D.V. 593	611	318-443-02-008-001	3.751	0.000	0.007	0.000	0.007	NO		3.744		EASEMENT OVERLAP = 0.007 AC.		
3-T1	"	43,44	"	"	"			0.041	0.000	0.041	NO				COMPLETE GRADING AND DRIVEWAY WORK 5 SHRUB, 22' L/S WALL, 1 YARD LIGHT EASEMENT OVERLAP = 0.041 AC.		
3-T2	"	47,48	"	"	"			0.025	0.000	0.025	NO				COMPLETE GRADING AND DRIVEWAY WORK 1 SPK. HEAD, EASEMENT OVERLAP = 0.025 AC.		
					TOTAL:			0.066	0.000	0.066							
4-T	I-71 & POLARIS PARKWAY DUCHESS, LLC AN OHIO LIMITED LIABILITY COMPANY	21,22, 43,44	O.R. 1398	156	318-443-02-007-000	1.422	0.000	0.104	0.000	0.104	NO				COMPLETE GRADING AND DRIVEWAY WORK 8 SHRUBS, 2 TREES, 18' L/S WALL, 2 ROCKS 102 SF LANDSCAPING, ENCROACHMENT SIGN EASEMENT OVERLAP = 0.104 AC.		
5-WD	N.P. LIMITED PARTNERSHIP AN OHIO LIMITED PARTNERSHIP	21,22	D.V. 604	59	318-443-02-008-004	1.477	0.000	0.191	0.000	0.191	NO		1.286		76' L/S WALL (1*), 1 ICV, 2 SPK. HEAD, 1 BOULDER, 5 TREES, 27 SHRUBS, 1 ROCK, EASEMENT OVERLAP = 0.191 AC.		
5-S1	"	21,22	"	"	"			0.014	0.000	0.014	NO				EASEMENT OVERLAP = 0.017 AC.		
5-S2	"	21,22	"	"	"			0.017	0.000	0.017	NO				EASEMENT OVERLAP = 0.017 AC.		
5-T	"	21,22	"	"	TOTAL:			0.031	0.000	0.031					COMPLETE GRADING AND DRIVEWAY WORK 1 SPK. HEAD, 10 TREES, 43 SHRUBS, 26' L/S WALL, 1 BOULDER, EASEMENT OVERLAP = 0.139 AC.		
6-U	POLARIS 2004, LLC AN OHIO LIMITED LIABILITY COMPANY	25,26	O.R. 551	1672	318-443-02-003-000	8.920	0.000	0.038	0.000	0.038	NO				UTILITY EASEMENT FOR PROPOSED WATER LINE EASEMENT OVERLAP = 0.038 AC.		
6-T	"	21,22 25,26	"	"	"			0.140	0.000	0.140	S (1)				COMPLETE GRADING AND DRIVEWAY WORK 1 MON. SIGN: 8' (1' *), 2 TREES EASEMENT OVERLAP = 0.140 AC.		
7-WD	POLARIS NEIGHBORHOOD CENTER II, LLC AN OHIO LIMITED LIABILITY COMPANY	25,26, 29,30	O.R. 530	2361	318-442-02-055-001	2.640	0.000	0.184	0.000	0.184	S (1)		2.456		EASEMENT OVERLAP = 0.179 AC., 1 MON. SIGN, 5 TREES		
7-T	"	25,26, 29,30	"	"	"			0.147	0.000	0.147	NO				COMPLETE GRADING WORK EASEMENT OVERLAP = 0.147 AC.		
8-WD	NP HUNTINGTON, LLC AN OHIO LIMITED LIABILITY COMPANY	29,30	O.R. 526	1348	318-442-02-027-004	1.236	0.000	0.104	0.000	0.104	NO		1.132		5 TREES, EASEMENT OVERLAP = 0.104 AC.		
8-T	"	29,30	"	"	"			0.090	0.000	0.090	NO				COMPLETE GRADING AND DRIVEWAY WORK, 1 ICV EASEMENT OVERLAP = 0.090 AC.		
9-WD	POLARIS RC, LLC AN OHIO LIMITED LIABILITY COMPANY	29,30, 33,34	O.R. 833	302	318-442-02-055-000	1.085	0.000	0.131	0.000	0.131	NO		0.954		3 TREES, 1 SPK. HEAD EASEMENT OVERLAP = 0.131 AC.		
9-S	"	29,30, 33,34	"	"	"			0.030	0.000	0.030	NO				EASEMENT OVERLAP = 0.028 AC.		
9-T	"	29,30, 33,34	"	"	"			0.084	0.000	0.084	S (1)			CITY	COMPLETE GRADING AND DRIVEWAY WORK 1 MON. SIGN, 4 SHRUBS, 2 YARD LIGHTS EASEMENT OVERLAP = 0.084 AC.		

FEDERAL PROJECT NO. E130 (728)
 PID NO. 9.0549
 STATE JOB NO.
 SUMMARY (PARCELS 1-9) OF ADDITIONAL RIGHT OF WAY
 ARTERIAL STREET REHABILITATION - POLARIS PARKWAY
 8 / 54
 381
 427

GRANTEE:
 ALL RIGHT OF WAY ACQUIRED IN THE NAME OF THE CITY OF COLUMBUS, OHIO UNLESS OTHERWISE SHOWN.
 ALL "N" PARCELS ACQUIRED IN THE NAME OF CITY OF WESTERVILLE, AN OHIO MUNICIPAL CORPORATION

NOTE: UNDER NO CIRCUMSTANCES ARE TEMPORARY EASEMENTS TO BE USED FOR STORAGE OF MATERIAL OR EQUIPMENT BY THE CONTRACTOR UNLESS NOTED OTHERWISE.
 * SEE SHEET 12 FOR SUMMARY OF ROW ENCROACHMENTS
 NOTE: ALL TEMPORARY PARCELS TO BE OF 24-MONTH DURATION

PARCEL IDENTIFIER LEGEND
 WD = WARRANTY DEED
 WDV = WARRANTY DEED IN THE NAME OF CITY OR LOCAL PUBLIC AGENCY
 T = TEMPORARY EASEMENT
 S = SEWER EASEMENT
 CH = CHANNEL EASEMENT
 U = UTILITY EASEMENT

REV. BY	DATE	DESCRIPTION
	01/27/17	REMOVED OVERLAP EASEMENT FOR 5-S1
	01/27/17	UPDATED SHEET REFERENCES
	01/31/17	UPDATED OVERLAP AREAS
	02/13/17	REVISED TOTAL NUMBER OF COUNTS
	06/14/18	CHANGED 2-WD TO 2-S
OWNERSHIP VERIFIED BY:		DATE: 11/04/2016
		DATE: 11/04/2016

3221-E

RW Summary

PARCEL NO.	OWNER	CONSTRUCTION PLAN SHEET NO.	R/W PLAN SHEET NO.	OWNERS RECORD		AUDITOR'S PARCEL	ADDRESS	REMARKS
				BDOCK	PAGE			
2	NP STEAK 'N SHAKE LLC AN OHIO LIMITED LIABILITY COMPANY	390, 391	17,18	O.R. 526	1341	318-443-02-008-000	1881 POLARIS PKWY., COLUMBUS, OH 43240	1 YARD LIGHT, 12" ROCK LANDSCAPE WALL, 157 SF LANDSCAPING
4	I-71 & POLARIS PARKWAY DUCHESS, LLC AN OHIO LIMITED LIABILITY COMPANY	394, 395, 416, 417	21,22,43,44	O.R. 1398	156	318-443-02-007-000	1825 POLARIS PKWY., COLUMBUS, OH 43240	1 MONUMENT SIGN, 1 FLAGPOLE, 1 SPRINKLER HEAD, 21 SHRUBS 51" STONE LANDSCAPE WALL, 2 ICYS, 13 FLAGSTONES, 1 BOULDER 1 LIGHT POLE, 258 SF LANDSCAPING
5	N.P. LIMITED PARTNERSHIP AN OHIO LIMITED PARTNERSHIP	384, 395	21,22	D.V. 804	59	318-443-02-008-000	1855 POLARIS PKWY., COLUMBUS, OH 43240	2 LIGHT POLES, 1" STONE LANDSCAPE WALL
6	POLARIS 2004, LLC AN OHIO LIMITED LIABILITY COMPANY	384, 395, 398, 399	21,22,25,26	O.R. 561	1672	318-443-02-003-000	2001 POLARIS PKWY., COLUMBUS, OH 43240	2 6"X8" POSTS, 3 TREES, 1 MON. SIGN: 1"
13	NP SKYLINE, LLC AN OHIO LIMITED LIABILITY COMPANY	394, 395, 416, 417	21,22,43,44	O.R. 526	1337	318-443-02-022-000	8550 ORION PL., COLUMBUS, OH 43240	2 SPRINKLER HEADS
14	MCDONALD'S CORPORATION A DELAWARE CORPORATION	418, 417	43,44	D.V. 827	327	318-443-02-008-006	8555 ORION PL., COLUMBUS, OH 43240	1 SPRINKLER HEAD, 3 TREES
16	PRO INVESTMENTS LLC AN OHIO LIMITED LIABILITY COMPANY	418, 417	43,44	O.R. 388	1470	318-443-02-008-007	8500 PULSAR PL., COLUMBUS, OH 43240	1 TREE
16	POLARIS BFS LLC A LIMITED LIABILITY COMPANY	416-419	43-46	O.R. 819	2732	318-443-02-024-000	8510 ORION PL., COLUMBUS, OH 43240	1 MONUMENT SIGN, 2 SPRINKLER HEADS, 5 TREES, 32' HEDGEROW, 143 SF LANDSCAPING
18	DONALD R. KENNEY, TRUSTEE	418, 419	45,48	O.R. 26	357	318-443-01-032-000	WORTHINGTON RD., COLUMBUS, OH 43240	2 TREES
18	OFFICE POINTE LLC AN OHIO LIMITED LIABILITY COMPANY	418-421, 424, 425	45-48,51,52	O.R. 583	PG. 2251	318-443-01-008-002	470 OLDE WORTHINGTON RD., WESTERVILLE, OH 43082	1 TREE
100	KENNEY AIRPORT HOTEL CORPORATION, AN OHIO CORPORATION (41-307) KENNEY AIRPORT HOTEL I CORPORATION, AN OHIO CORPORATION (295709)	414, 415	41,42	O.R. 643	1422	318-443-02-020-000	1900 POLARIS PKWY., COLUMBUS, OH 43240	1 ROCK, 1 SPRINKLER HEAD, ROCK
102	OHIO FARMERS INSURANCE COMPANY	388, 397, 400, 401 414, 415	23,24,27,28, 41,42	D.V. 572	2330	318-443-02-002-000	2000 POLARIS PKWY., COLUMBUS, OH 43240	2 SPRINKLER HEADS, 5 TREES, 6 SHRUBS, WOOD POST, PULL BOX
103	BADRVISHAL, LLC AN OHIO LIMITED LIABILITY COMPANY	400, 401, 404, 405	27,28,31,32	O.R. 738	110	318-443-02-002-001	2040 POLARIS PKWY., COLUMBUS, OH 43240	2 SIGNS

FEDERAL PROJECT NO. E130 (72B)
 PID NO. 95549
 STATE JOB NO. 467324
 NUMBER OF SHEETS 10/10
 SUMMARY OF RIGHT-OF-WAY ENCROACHMENTS
 ARTERIAL STREET REHABILITATION - POLARIS PARKWAY

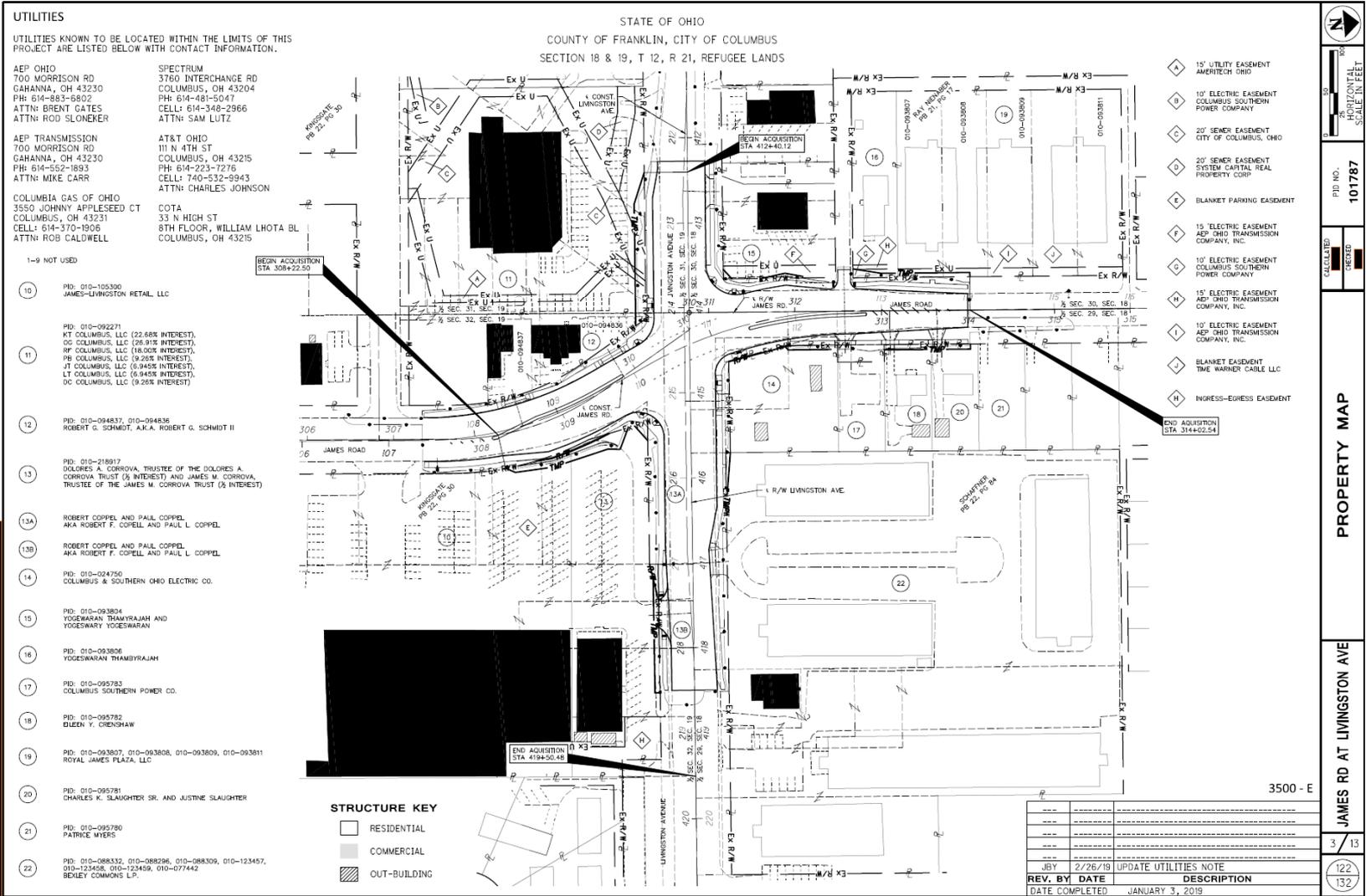
RDV. BY	DATE	DESCRIPTION
FIELD REVIEW BY: NUS	DATE: 11/04/2018	12/94
OWNERSHIP VERIFIED BY: NAL	DATE: 11/04/2018	
DATE COMPLETED: 11/04/2018		

3221-E 385
427

RW Encroachments Summary

Right of Way

EXISTING EASEMENTS

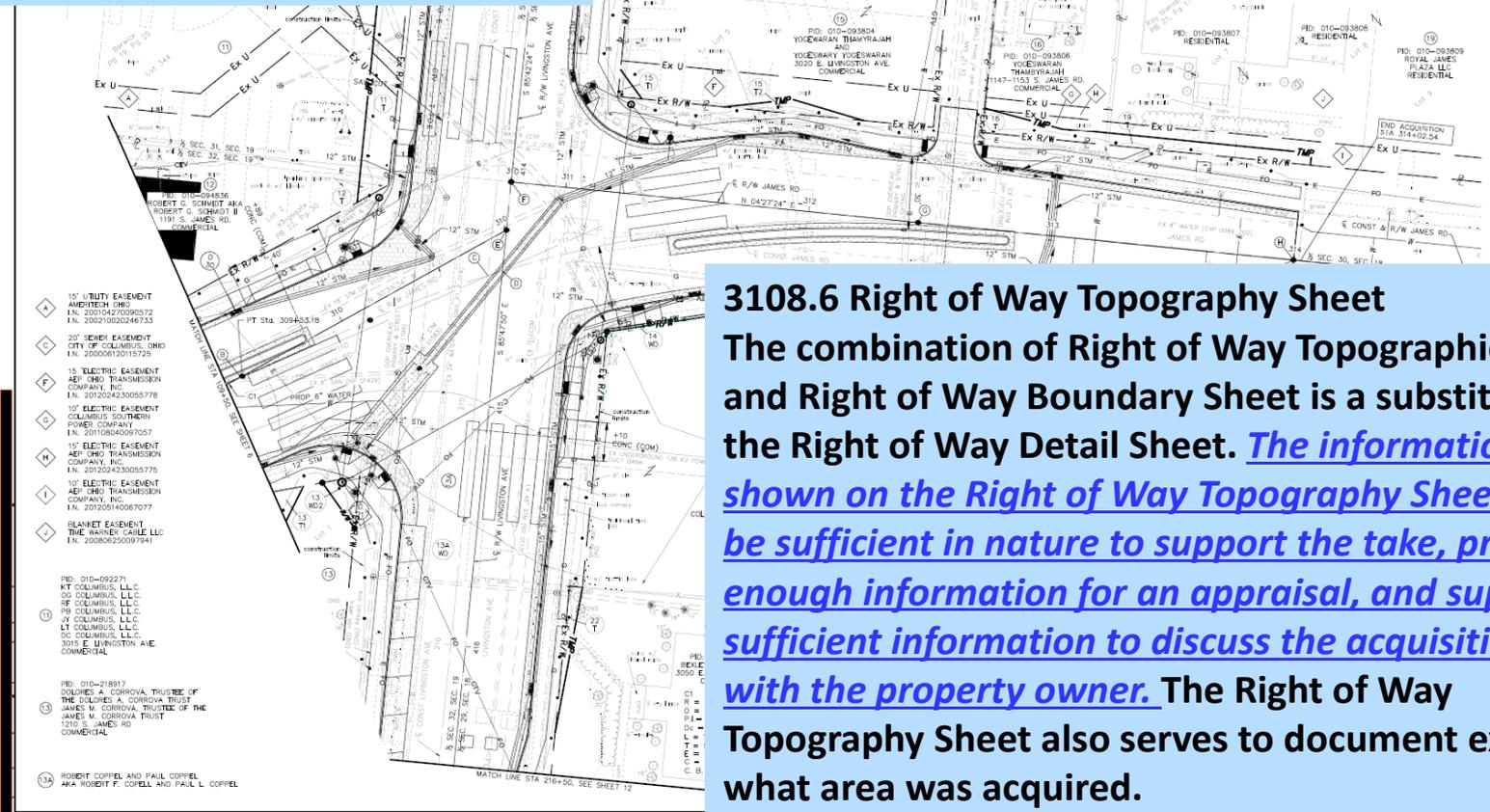


The owner of record name, auditor number and acreage must match on the plans, R/W Summary and legal descriptions

STATE OF OHIO
 COUNTY OF FRANKLIN, CITY OF COLUMBUS
 SECTION 18 & 19, T 12, R 21
 REFUGEE LANDS

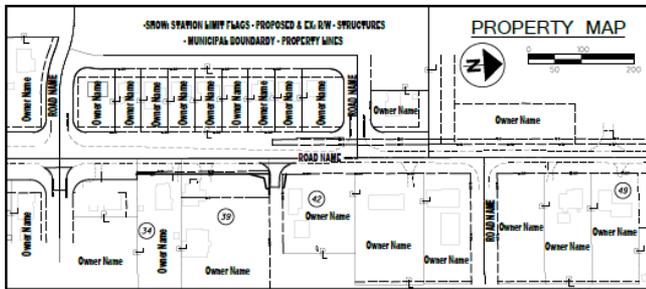
LEGEND
 ● RAILROAD SPIRE SET
 ○ 8"X30" IRON PIN SET
 W/ CAP "AN 8438"

SCALE
 HORIZONTAL SCALE: 1"=40'
 VERTICAL SCALE: 1"=10'
 SHEET NO. 101787
 SHEET 114-00



3108.6 Right of Way Topography Sheet
 The combination of Right of Way Topographic Sheet and Right of Way Boundary Sheet is a substitute for the Right of Way Detail Sheet. The information shown on the Right of Way Topography Sheet shall be sufficient in nature to support the take, provide enough information for an appraisal, and supply sufficient information to discuss the acquisition with the property owner. The Right of Way Topography Sheet also serves to document exactly what area was acquired.

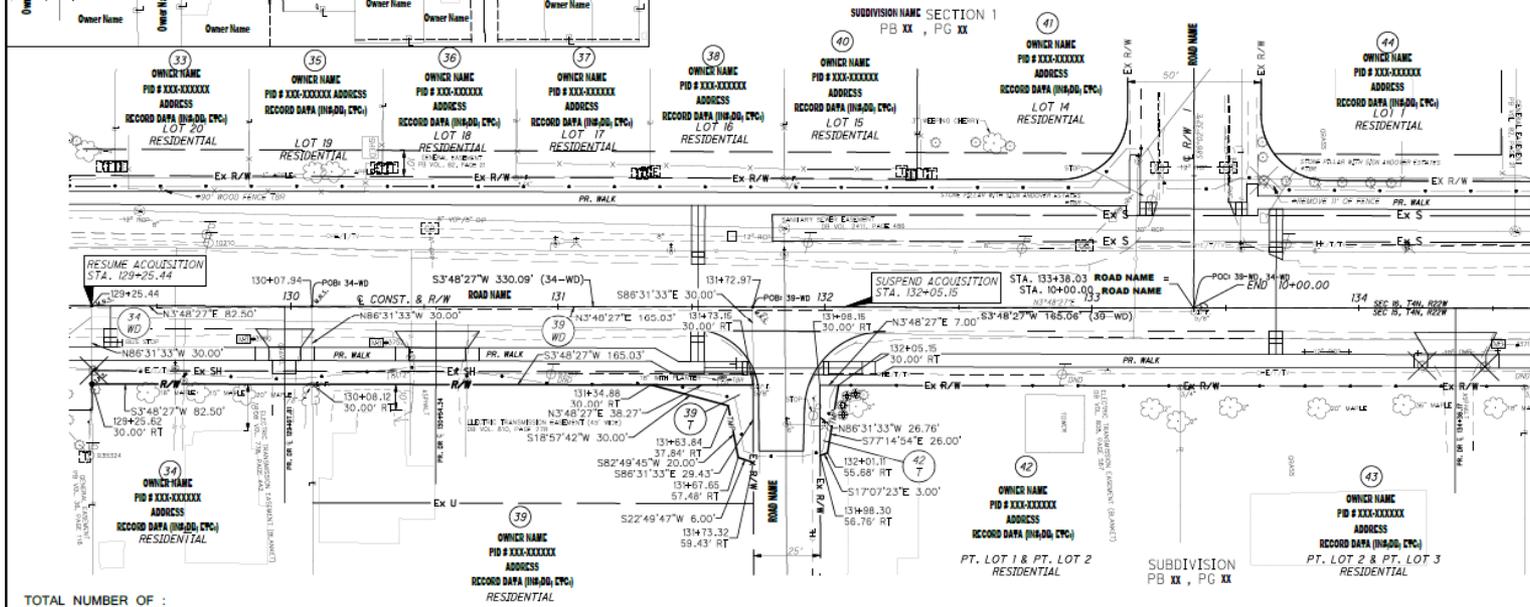
RW Topography



FRANKLIN COUNTY
CITY OF COLUMBUS
SECTION 15 & 16, T. 4 N, R. 22 W
CONGRESS LANDS

BASIS OF EXISTING RIGHT OF WAY
THE EXISTING RIGHT OF WAY WIDTHS AND LOCATIONS WERE DETERMINED USING EXISTING MONUMENTATION AND THE RECORDS OF FRANKLIN COUNTY, SPECIFICALLY THE SUBDIVISION PLATS ALONG THE PROJECT CORRIDOR AND FRANKLIN COUNTY ENGINEER CENTERLINE SURVEY PLAT FOR PARSONS AVENUE, CO. RD. #24.

PD. NO. XXXX
 ACRES XXX
 RIGHT OF WAY PLAN
 ROAD NAME STA. XX+XX TO XX+XX
 PROJECT NAME
 II / II
 III
 III



TOTAL NUMBER OF :
 3 OWNERSHIPS 0 TOTAL TAKES
 4 PARCELS 0 OWNERSHIPS W/ STRUCTURES INVOLVED

ALL AREAS IN ACRES

PARCEL NO.	OWNER	OWNER'S RECORD INSTRUMENT NO.	AUDITOR'S PARCEL	RECORD AREA	TOTAL P.R.O.	GROSS TAKE	P.R.O. IN TAKE	NET TAKE	STRUCTURE	NET RESIDUE = RECORD AREA - TOTAL PRO - NET TAKE		TYPE FUND	REMARKS	AS ACQUIRED INSTRUMENT NO.
										LEFT	RIGHT			
34-WD	OWNER NAME (S) MAPOR PD DCD	IN 2003041010777	XXX-XXXXX	0.500	0.048	0.057	0.048	0.009	NO		0.443	100% LOCAL	*BUSH	
39-WD	OWNER NAME (S) MAPOR PD DCD	OR 2911 , PG I S	XXX-XXXXX	1.000	0.095	0.114	0.095	0.019	NO		0.886	100% LOCAL	*STUMP WITH PLANTER	
39-T	OWNER NAME (S) MAPOR PD DCD		XXX-XXXXX			0.008	0.000	0.008	NO			100% LOCAL	TO PERFORM GRADING	
40 - 41	OWNER NAME (S) MAPOR PD DCD		XXX-XXXXX						NO			100% LOCAL	TO PERFORM GRADING	
42-T	OWNER NAME (S) MAPOR PD DCD	IN 20030521018093	XXX-XXXXX	0.465	0.000	0.003	0.000	0.003	NO			100% LOCAL	TO PERFORM GRADING	

IN = INSTRUMENT NUMBER
 OR = OFFICIAL RECORD
 WD = WARRANTY DEED TAKE
 T = TEMPORARY EASEMENT
 * = DENOTES ENCROACHMENT

REV. BY	DATE	DESCRIPTION

FIELD REVIEWED BY: XXXX DATE: XXXX/XX/XX
 OWNERSHIP VERIFIED BY: XXXX DATE: XXXX/XX/XX
 DATE COMPLETED: XXXX/XX/XX

ONE PAGE R/W SHEET

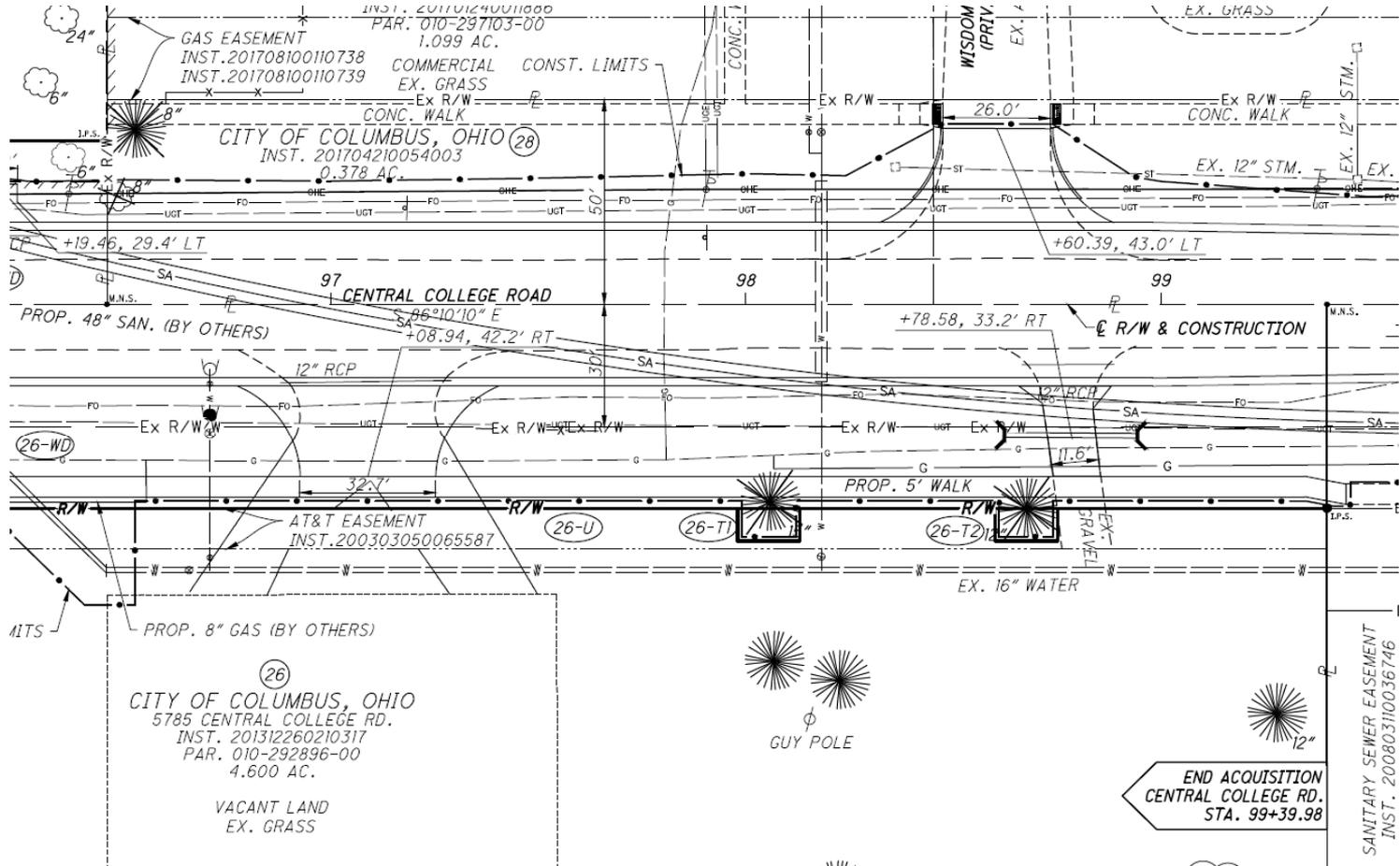
Example Final Right-of-Way Submission

9.9 Final R/W Plan Submittal

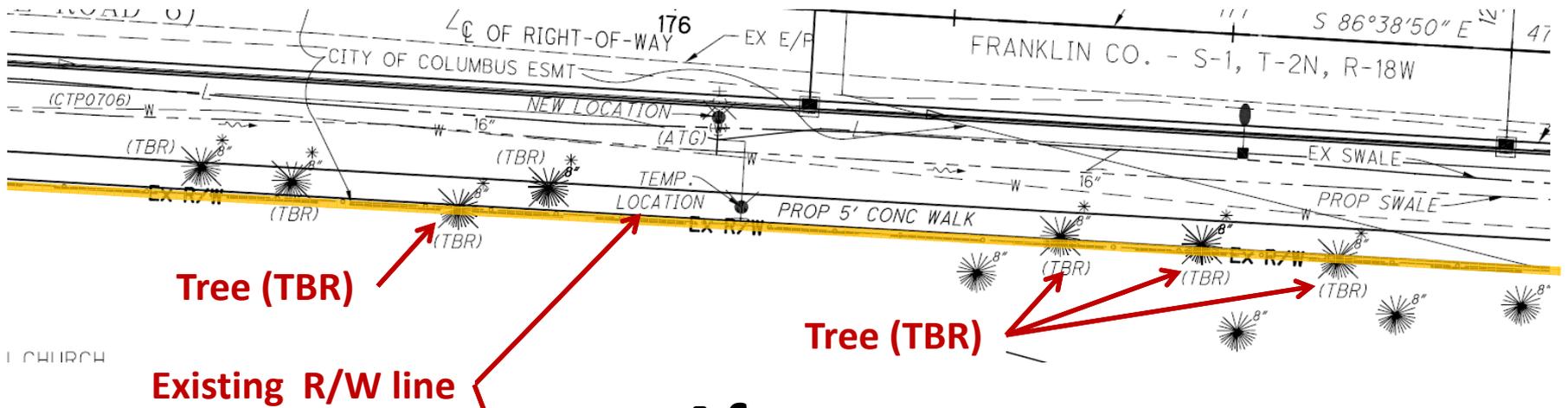
The Final R/W Plan Submittal will occur following approval of the R/W Plans.

- 9.9.1. 1 half size R/W Plan set (verify with DPM)
- 9.9.2. Original Centerline Survey Plat recording (if required)
- 9.9.3. R/W Plan Checklist
- 9.9.4. Legal description of each acquisition in Microsoft Word format
- 9.9.5. Original legal descriptions (Stamped and signed by the Consultant)
- 9.9.6. Original legal descriptions approved by the County for Warranty Deed acquisitions (Stamped and signed by the Consultant)
- 9.9.7. PDF files of all submittal documents

TEMPORARY EASEMENTS AROUND TREES



Before

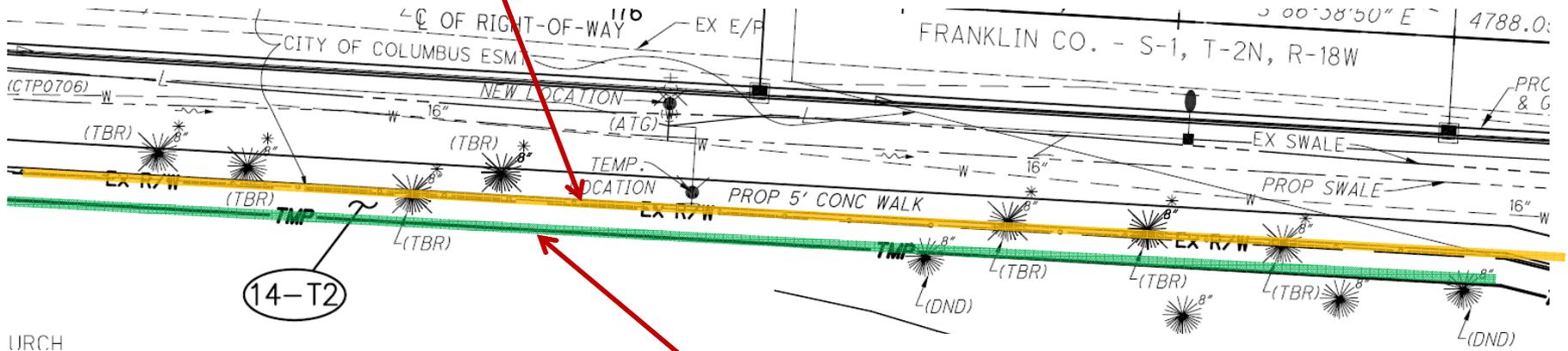


Tree (TBR)

Existing R/W line

Tree (TBR)

After



Temporary Construction Easement

MOST COMMON ERRORS

- **State whether the centerline is the centerline of r/w or the centerline of construction.**
- With fee takes, the distance from the building to the new R/W must be shown.
- **State whether the horizontal coordinates listed are either grid or ground coordinates as well as stating the scale factor used, and the geoid model used.**
- In the summary make sure to list the lineal feet of fence to be removed.
- **Make sure to show the parking spaces.**
- **Make sure to back check your plans before you re-submit your plans.**
- **Plans have not been reviewed before Stage 1 submittal.**
- Not stating the R/W width on all of the streets and alleys

- Parcel Balloons need to be shown.
- **Watch out for text overlap or plans being difficult to read.**
- **State the correct disposition's of trees, fences, signs, etc.**
- Linetypes.
- **Show the recording information for existing easements.**
- Excessive take areas.
- **Communication between the consultant and the City of Columbus.**
- **Construction limits shown beyond the r/w line need a take.**
- **Items in the existing r/w signs, fences*, landscaping is not to be replaced by the project.**
 - *** Exception for special conditions ie a daycare.**

Search Results - Verified 01/01/1914 through: 05/05/19

Search Criteria: Search Type: Volume / Page; Volume: 3340; Page: 12 ... [All Criteria](#)

Displaying 1-1 of 1 Items

✓ - Verified Documents ✗ - Unverified Documents

	<input checked="" type="checkbox"/>	<u>Instrument #</u>	<u>Document</u>	<u>Name</u>	<u>Other Name</u>
1	<input checked="" type="checkbox"/>	197306080014775	DEED	R CRABBE NEIL E CRABBE VIRGINIA D	E BLUM TOBY A KAUFFMAN EDWARD J

According to the Franklin County Recorder this number is the official recording number

Quick View Add Selected to Queue Print Results Print All Back to Criteria

<u>Legal Description</u>	<u>Recorded</u>	<u>Vol/Page</u> ▲	<u>Marginal</u>
TWP MADISON SEC 3 TWP 11 R 21 CONGRESS LANDS	06/08/1973	DB 3340 12	✓

LEGAL DESCRIPTIONS

- When to use the LPA RX forms
 - When there is federal funding and state oversight
 - Copies of all legal descriptions and exhibits to be sent to our office prior to submitting them to Franklin County. Unsigned and no stamp.

CITY OF COLUMBUS
DEPARTMENT OF PUBLIC SERVICE
DIVISION OF DESIGN AND CONSTRUCTION
GENERAL DESIGN REQUIREMENTS–CAPITAL IMPROVEMENT PROJECTS (CIP)

- 3.12. All legal descriptions shall be prepared in a metes and bounds format with station and offset references to the centerline of survey for all call out points and must be prepared on legal size paper (8 ½” X 14”).

Example Temporary Construction Legal Description & Exhibit

All temporary easements must start at a property corner

Parcel 4T

Description of a 0.022 Acre Temporary Construction Easement

PLAT NUMBER

Situated in the State of Ohio, County of Delaware, City of Columbus, being part of Farm Lot 14, Quarter Township 4, Township 3, Range 18, United States Military Lands, being 0.022 acres out of Farm Lot 14, being 0.022 acres out of a 13.323 acre tract described in a deed to Gemini Place Towne Center, LLC of record in Official Record Volume 847, Page 558, and being more particularly described as follows:

BEGINNING at the southeast corner of said 13.323 acre tract, being on the north right-of-way line of Gemini Place (Ordinance Number 1867-2004) formerly known as Fashion Mall Parkway of record in Plat Cabinet 2, Slide 670, located at an offset from the proposed Costco Drive of 37.03 feet Right from Station 1+55.00, and being at the southwest corner of a 2,060 acre tract described in a deed to Gemini Retail Center Outlot III, LLC of record in Official Record Volume 761, Page 1425;

Thence North 87°04'17" West, a distance of 74.00 feet with the south line of said 13,323 acre tract and with the north right-of-way line of said Gemini Place, to a southwest corner of said 13,323 acre tract and being at the southeast corner of a 0,956 acre tract described in a deed to Polaris BK, LLC of record in Official Record Volume 1473, Page 2691, located at an offset from the proposed Costco Drive of 36.97 feet Left from Station 1+55.00;

Thence North 02°55'43" East, a distance of 13.00 feet with a west line of said 13.323 acre tract and with the east line of said 0,956 acre tract, to a point at an offset from the proposed Costco Drive of 36.97 feet Left from Station 1+68.00;

Thence South 87°04'17" East, a distance of 74.00 feet crossing said 13.323 acre tract, to the east line of said 13,323 acre tract and being on the west line of said 2,060 acre tract, located at an offset from the proposed Costco Drive of 37.03 feet Right from Station 1+68.00;

Thence South 02°56'38" West, a distance of 13.00 feet with the east line of said 13.323 acre tract and with the west line of said 2,060 acre tract, to the **TRUE POINT OF BEGINNING** containing 0.022 acres of land, more or less.

Add the auditor's parcel number

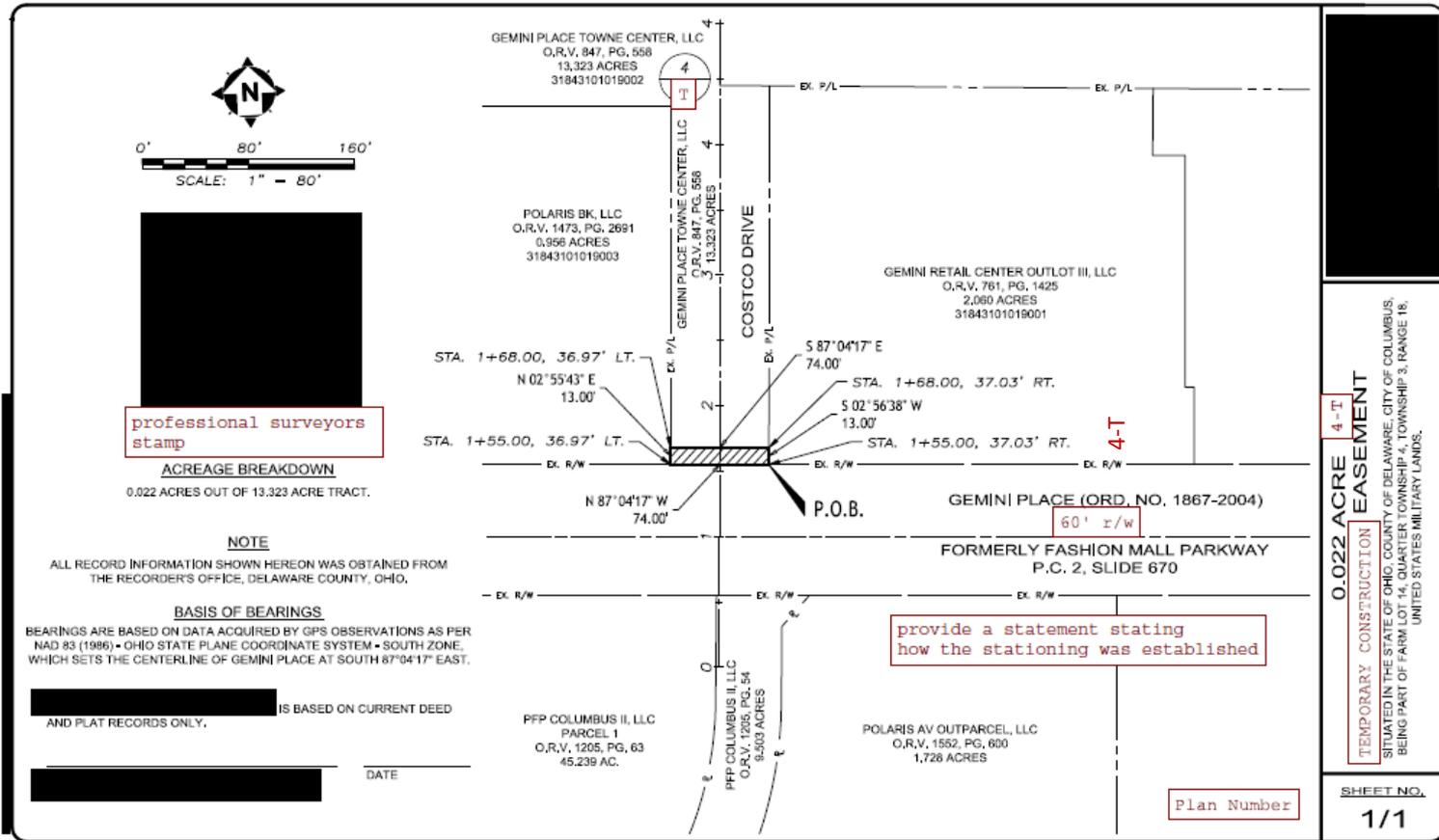
Basis of Bearing: Bearings are based on data acquired by GPS observations as per NAD 83 (1986) - Ohio State Plane Coordinate System - South Zone, which sets the centerline of Gemini Place as South 87°04'17" East.

provide a statement stating how the stationing was established

The above description is based on and referenced to an exhibit prepared by [redacted] attached hereto and made a part hereof. All references are to the records of the Recorder's Office, Delaware County, Ohio.

Date

Example Temporary Construction Legal Description & Exhibit



EXAMPLE OF THE MONUMENTATION LETTER



company letterhead

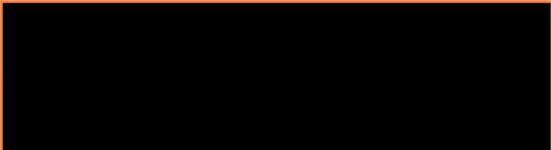
January 19, 2017

Mr. Michael Barker
Development Service Manager
City of New Albany
99 West Main Street
New Albany, OH 43054

Subject: Plat Monuments
[Redacted]
City of New Albany, Franklin County, Ohio
[Redacted]

Dear Michael:

I hereby certify as of August 2016, the remainder (being the same area as Phase B of the final engineering plans) of the final centerline control, permanent markers and boundary pins were set in the field as shown on the subdivision plat for [Redacted] Page 17, of the Recorder's Office Franklin County, Ohio.



registered surveyor
stamp

your signature

ZACH KLEIN

Columbus City Attorney
Real Estate Division

Training



THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF
PUBLIC SERVICE

Presented by David E. Peterson, Chief Real Estate Attorney

909.02 - Passage of resolution of intent.

Whenever it is deemed necessary by the city council to appropriate private property for a public purpose, the city council shall pass a resolution declaring the intention of appropriating the property for a public purpose, defining the purpose of the appropriation, and setting forth a pertinent description of the land and the estate or interest therein desired to be appropriated.

(Ord. 599-63.)

909.03 - Service of resolution of intent.

Upon the passage of a resolution under Section 909.02, Columbus City Codes, declaring an intent to appropriate property, the city attorney shall cause written notice to be given to the owner of, person in possession of, or person having an interest of record in every piece of property sought to be appropriated, or to his authorized agent. Such notice shall be served by Certified Mail, or by personal service by a person designated by the city attorney, or by residence service by a person designated by the city attorney. Said person shall certify return of or failure of service to the city attorney. If such owner or agent cannot be found, notice shall be given by publication once a week for three (3) consecutive weeks in a newspaper of general circulation in the city.

(Ord. 438-78.)

909.04 - Ordinance to appropriate—Determination of value.

After service of notice of the resolution of intent to appropriate, the city council may pass an ordinance directing the appropriation to proceed. Except in appropriation actions for the purpose of making or repairing roads, or other public exigencies under Section 19, Article I, Ohio Constitution, which shall be governed by Chapter 163, Revised Code, if possession of the property is necessary prior to the assessment of compensation by a jury, city council shall in such ordinance declare the city's intention and necessity to obtain immediate possession of the property appropriated and shall secure the payment of the compensation that might be assessed by a jury by causing the deposit with the Court of Common Pleas of Franklin County, as security, of a sum of money not less than the appraised value of the property, as determined by an independent, qualified appraiser retained by the city, plus sixty (60) percent of such appraised value. That portion of the security deposit designated as the appraised value may be withdrawn by the owner prior to the final verdict. Upon the deposit of such security with said court the city may take possession of and enter upon said property, including the buildings and structures, thereon, for the purposes for which the property was appropriated, and, if buildings or structures are located partly upon the land appropriated and partly upon the adjoining land, so that such buildings or structures cannot be divided upon the line between such lands without manifest injury thereto, the city may enter upon such adjoining land upon which any part of the buildings or structures are located for the purpose of removing said buildings or structures.

(Ord. 986-72.)

163.04 Notice of intent to acquire - purchase offer - inability to agree.

(A) At least thirty days before filing a petition pursuant to section 163.05 of the Revised Code, an agency shall provide notice to the owner of the agency's intent to acquire the property. The notice shall be substantially in the form set forth in section 163.041 of the Revised Code. The notice shall be delivered personally on, or by certified mail to, the owner of the property or the owner's designated representative.

(B) Together with the notice that division (A) of this section requires, or after providing that notice but not less than thirty days before filing a petition pursuant to section 163.05 of the Revised Code, an agency shall provide an owner with a written good faith offer to purchase the property. The agency may revise that offer if before commencing an appropriation proceeding the agency becomes aware of conditions indigenous to the property that could not reasonably have been discovered at the time of the initial good faith offer or if the agency and the owner exchange appraisals prior to the filing of the petition.

(C) An agency may appropriate real property only after the agency obtains an appraisal of the property and provides a copy of the appraisal to the owner or, if more than one, each owner or to the guardian or trustee of each owner. The agency need not provide an owner with a copy of the appraisal when that owner is incapable of contracting in person or by agent to convey the property and has no guardian or trustee or is unknown, or the residence of the owner cannot with reasonable diligence be ascertained. When the appraisal indicates that the property is worth less than ten thousand dollars, the agency need only provide an owner, guardian, or trustee with a summary of the appraisal. The agency shall provide the copy or summary of the appraisal to an owner, guardian, or trustee at or before the time the agency makes its first offer to purchase the property. A public utility or the head of a public agency may prescribe a procedure to waive the appraisal in cases involving the acquisition by sale or donation of property with a fair market value of ten thousand dollars or less.

(D) An agency may appropriate real property only after the agency is unable to agree on a conveyance or the terms of a conveyance, for any reason, with any owner or the guardian or trustee of any owner unless each owner is incapable of contracting in person or by agent to convey the property and has no guardian or trustee, each owner is unknown, or the residence of each owner is unknown to the agency and the residence of no owner can with reasonable diligence be ascertained.

(E) An agency may appropriate real property for projects that will disrupt the flow of traffic or impede access to property only after the agency makes reasonable efforts to plan the project in a way that will limit those effects. This division does not apply to an agency if it initiated the project for which it appropriates the property under Title LV of the Revised Code.

Effective Date: 01-01-1966; 2007 SB7 10-10-2007

163.05 Petition for appropriation.

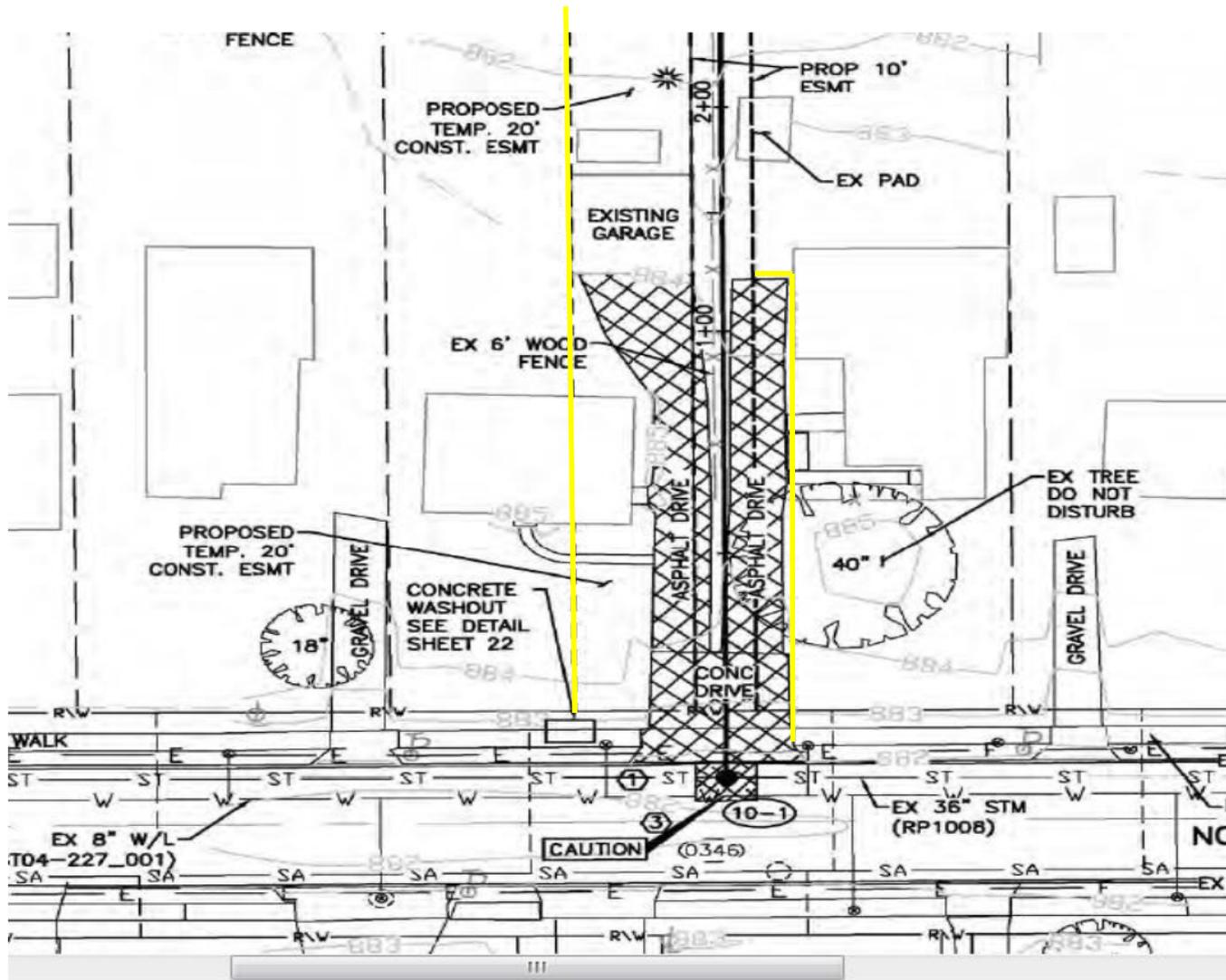
An agency that has met the requirements of sections 163.04 and 163.041 of the Revised Code, may commence proceedings in a proper court by filing a petition for appropriation of each parcel or contiguous parcels in a single common ownership, or interest or right therein. The petition of a private agency shall be verified as in a civil action. All petitions shall contain:

- (A) A description of each parcel of land or interest or right therein sought to be appropriated, such as will permit ready identification of the land involved;
- (B)
 - (1) A statement that the appropriation is necessary, for a public use, and, in the case of a public agency, a copy of the resolution of the public agency to appropriate;
 - (2) If the property being appropriated is a blighted parcel that is being appropriated pursuant to a redevelopment plan, a statement that shows the basis for the finding of blight and that supports that the parcel is part of a blighted area pursuant to the definition in section 1.08 of the Revised Code.
- (C) A statement of the purpose of the appropriation;
- (D) A statement of the estate or interest sought to be appropriated;
- (E) The names and addresses of the owners, so far as they can be ascertained;
- (F) A statement showing requirements of section 163.04 of the Revised Code have been met;
- (G) A prayer for the appropriation.

In the event of an appropriation where the agency would require less than the whole of any parcel containing a residence structure and the required portion would remove a garage and sufficient land that a replacement garage could not be lawfully or practically attached, the appropriation shall be for the whole parcel and all structures unless, at the discretion of the owner, the owner waives this requirement, in which case the agency shall appropriate only the portion that the agency requires as well as the entirety of any structure that is in whole or in part on the required portion.

In the event of the appropriation of less than the fee of any parcel or of a fee in less than the whole of any parcel of property, the agency shall either make available to the owner or shall file in the office of the county engineer, a description of the nature of the improvement or use which requires the appropriation, including any specifications, elevations, and grade changes already determined at the time of the filing of the petition, in sufficient detail to permit a determination of the nature, extent, and effect of the taking and improvement. A set of highway construction plans shall be acceptable in providing such description for the purposes of the preceding sentence in the appropriation of land for highway purposes.

Effective Date: 09-12-1994; 2007 SB7 10-10-2007



LANDS

1 STORY FRAME
NO. 5630

(14)

WILLIAM J. DETTWILLER AND
STACEY A. DETTWILLER

INST. 201308130138384

PAR. 010-212441-00

1.00 AC.

RESIDENTIAL PROP.
EX. GRASS 30" STM. (3)

14-T
14" (DND)
16.0'

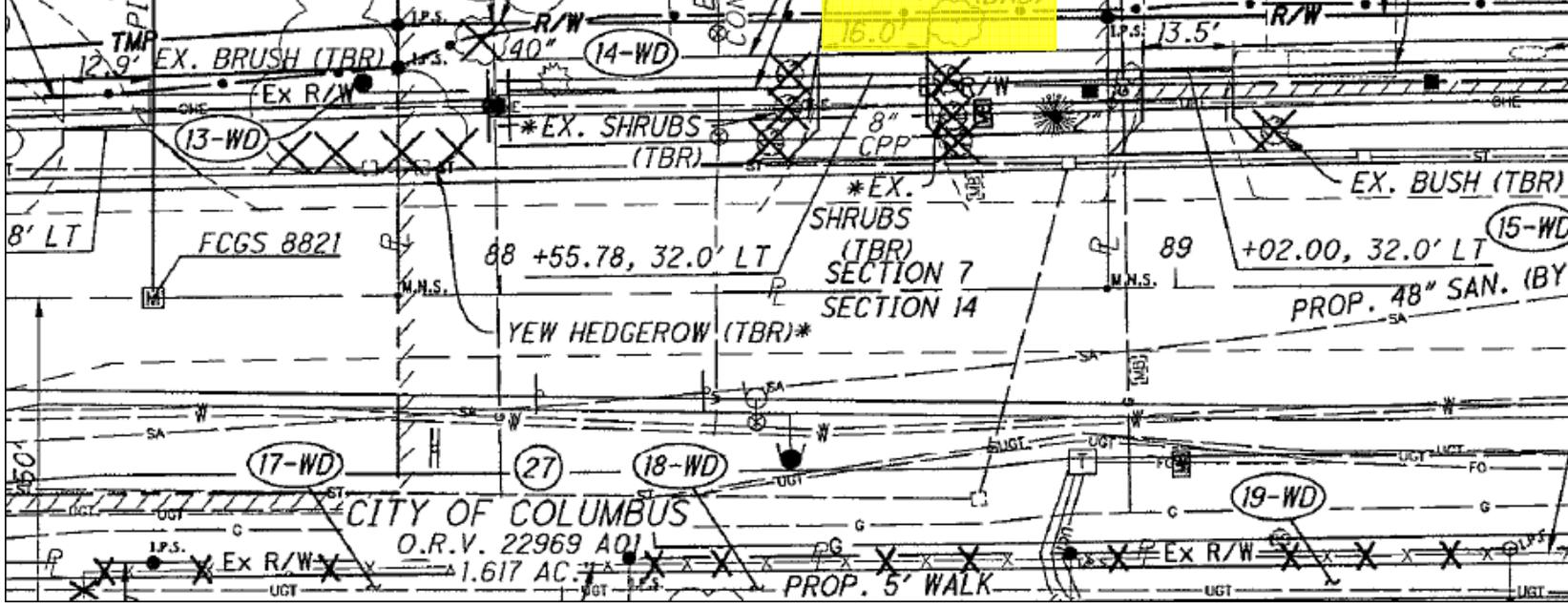
1 STORY F
NO. 56

W. TAWFIK
B08
17-00

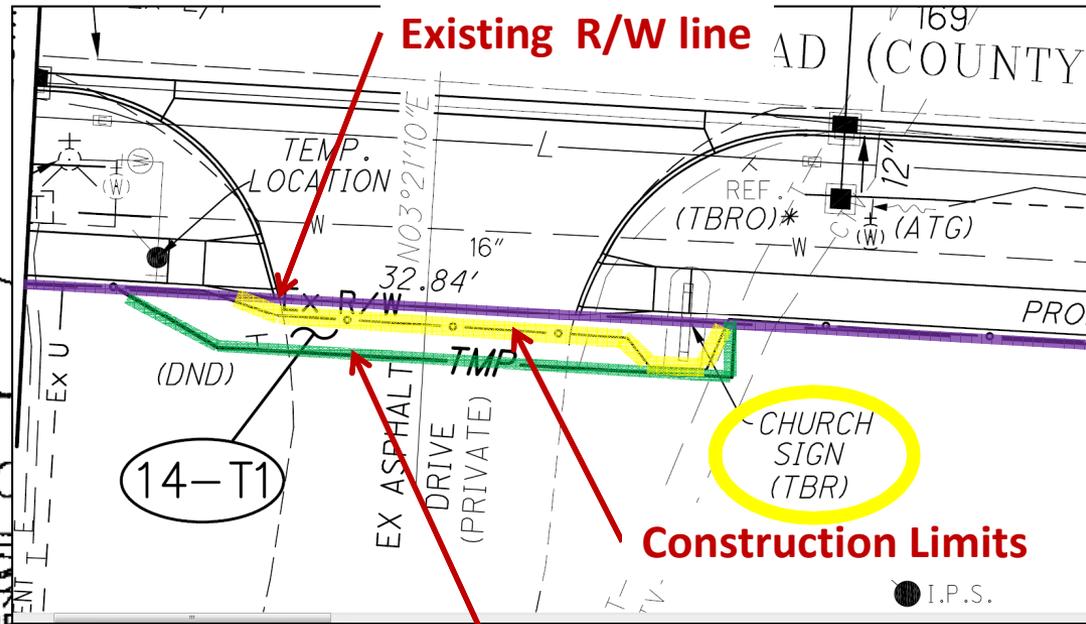
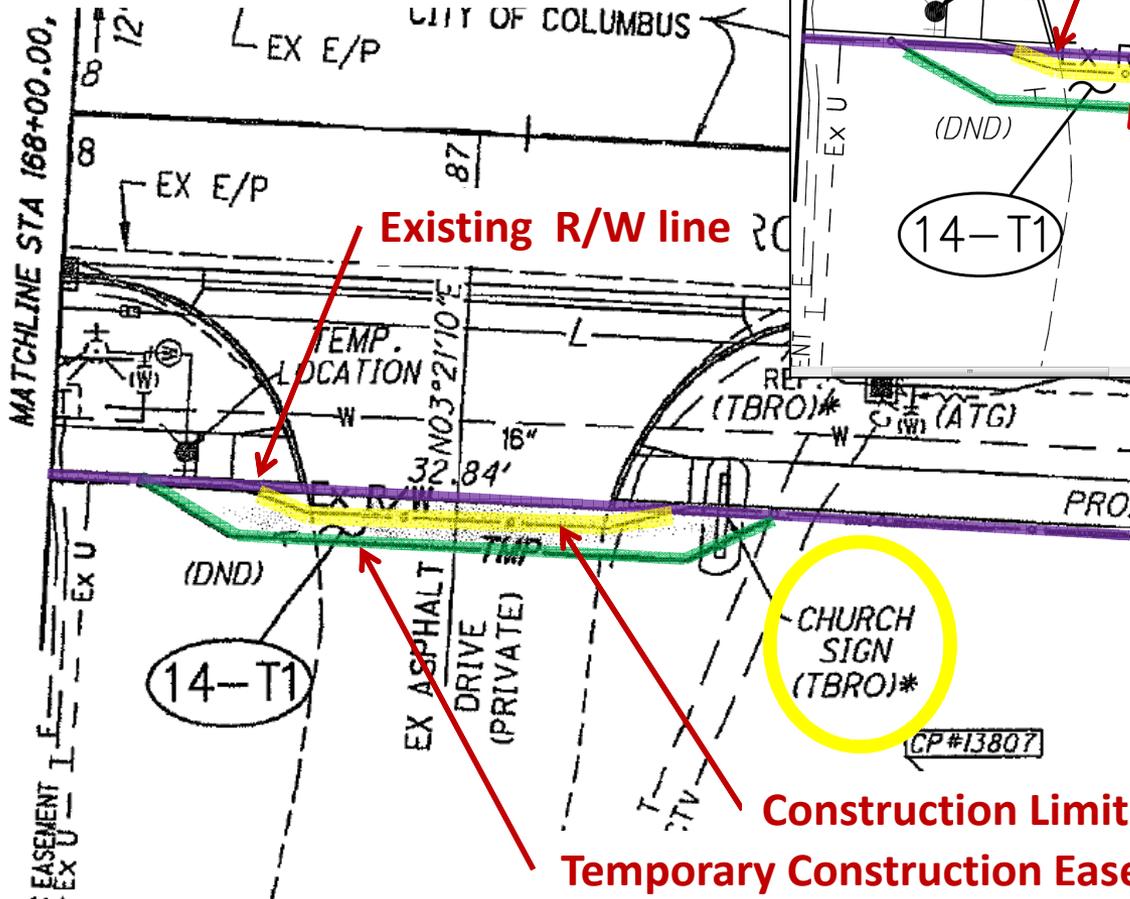
$\Delta = 0^{\circ}32'01''$ LT.
PI Sta. 87+48.93
18"
15"

PLAIN TOWNSHIP
CITY OF COLUMBUS

CITY OF COLUMBUS
PLAIN TOWNSHIP



Before



Temporary Construction Easement

After

PARCEL	OWNER (S)	SHEET NUMBER	AUDITOR'S PARCEL #	OWNERS RECORD		RECORD AREA**	TOTAL P.R.O.	GROSS TAKE
				BOOK	PAGE			
27-SH2		32-33						0.009
	TOTAL					1.908		0.014
27-T1		32-33						0.003
27-T2		32-33						0.054
28-WD	4595 MORSE ROAD LLC	32-33	010-262757-00	INST 201310290182114		1.036	0.000	0.001
28-T		32-33						0.019
29-WD	SAM AND IZZY 1, LLC	32-35	010-259869-00	INST 201708080109488		1.293	0.000	0.068
30-WD	DEAN E. SALTS	34-35	010-258701-00	INST 201312160205511		1.054	0.000	0.046

P.R.O. IN TAKE	TO BE ACQUIRED		NET RESIDUE		TYPE FUND	REMARKS	AS ACQUIRED
	NET TAKE	STRUCTURE	LEFT	RIGHT			INSTRUMENT NUMBER
					FED./LOCAL		

0.000	0.003	NO				GRADING; + GUARD RAIL (28 LF) EASEMENT: COMMUNICATION (150 SF)	
0.000	0.54	NO				GRADING AND DRIVE RECONSTRUCTION	
0.000	0.001	NO		1.035		EASEMENT: COMMUNICATION (53 SF)	
0.000	0.019	NO				GRADING AND DRIVE RECONSTRUCTION EASEMENT: COMMUNICATION (617 SF)	
0.000	0.068	NO		1.225		EASEMENT: COMMUNICATION (2485 SF)	
0.000	0.046	NO		1.008		EASEMENT: COMMUNICATION (2025 SF)	
0.000	0.018	NO		1.611		EASEMENTS: COMM. (790 SF), COMM. (183 SF)	



Image capture: Jul 2018 © 2019 Google



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Work: (614) 645-1704
Email: rjyarano@Columbus.gov

RESOURCES

COC Right-of-Way Plan Development <https://www.columbus.gov/publicservice/Design-and-Construction/document-library/CIP-Right-of-Way-Plan-Development/>

COC Plan Checklist <https://www.columbus.gov/publicservice/Design-and-Construction/document-library/CIP-Plan-Checklist/>

COC Sample Sheets <https://www.columbus.gov/publicservice/Design-and-Construction/document-library/Sample-Plan-Sheets/>

ODOT <http://www.dot.state.oh.us/Divisions/Engineering/RealEstate/row/Pages/row.aspx>

NS RR <http://www.nscorp.com/content/nscorp/en/transportation-terms/other-requirements/public-project-guidelines.html>

CSX RR <https://www.csx.com/index.cfm/customers/value-added-services/property-real-estate/permitting-utility-installations-and-rights-of-entry/>