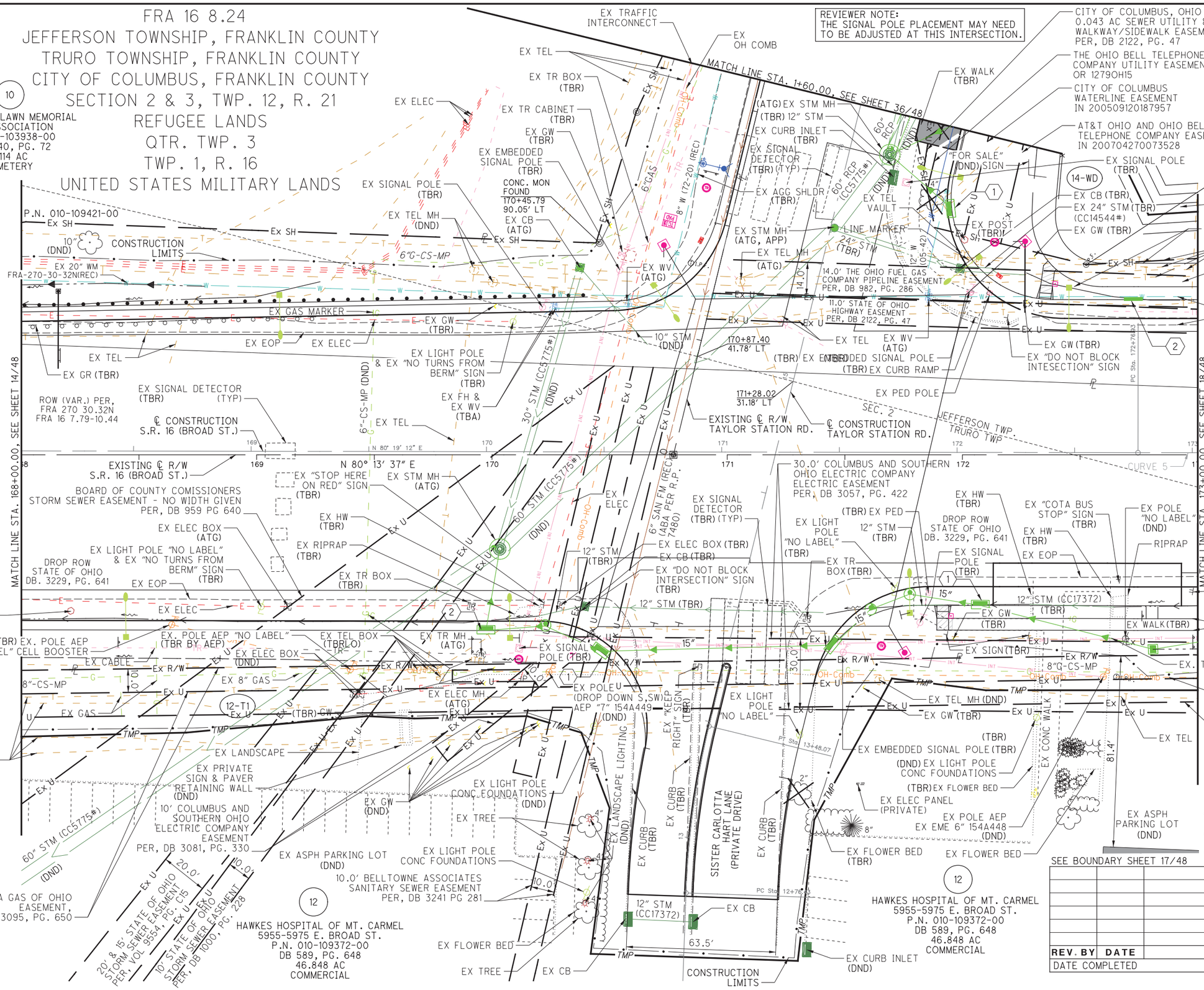
FRA 16 8.24
JEFFERSON TOWNSHIP, FRANKLIN COUNTY
TRURO TOWNSHIP, FRANKLIN COUNTY
CITY OF COLUMBUS, FRANKLIN COUNTY
SECTION 2 & 3, TWP. 12, R. 21
REFUGEE LANDS
QTR. TWP. 3
TWP. 1, R. 16
UNITED STATES MILITARY LANDS

REVIEWER NOTE:
THE SIGNAL POLE PLACEMENT MAY NEED TO BE ADJUSTED AT THIS INTERSECTION.



X CODED NOTES
1 CURB AND GUTTER INLET
2 CURB CUT W/ WHEEL GUARD

REV. BY	DATE	DESCRIPTION

DATE COMPLETED

3674-E

HORIZONTAL SCALE IN FEET 0 10 20 40

PID NO. 105734

R/W DESIGNER SEH
R/W REVIEWER JJR

RIGHT OF WAY TOPO SHEET
STA. 168+00.00 TO STA. 173+00.00

IMPROVEMENTS OF BROAD STREET
FRA SR 16 8.24

16/48

185/217

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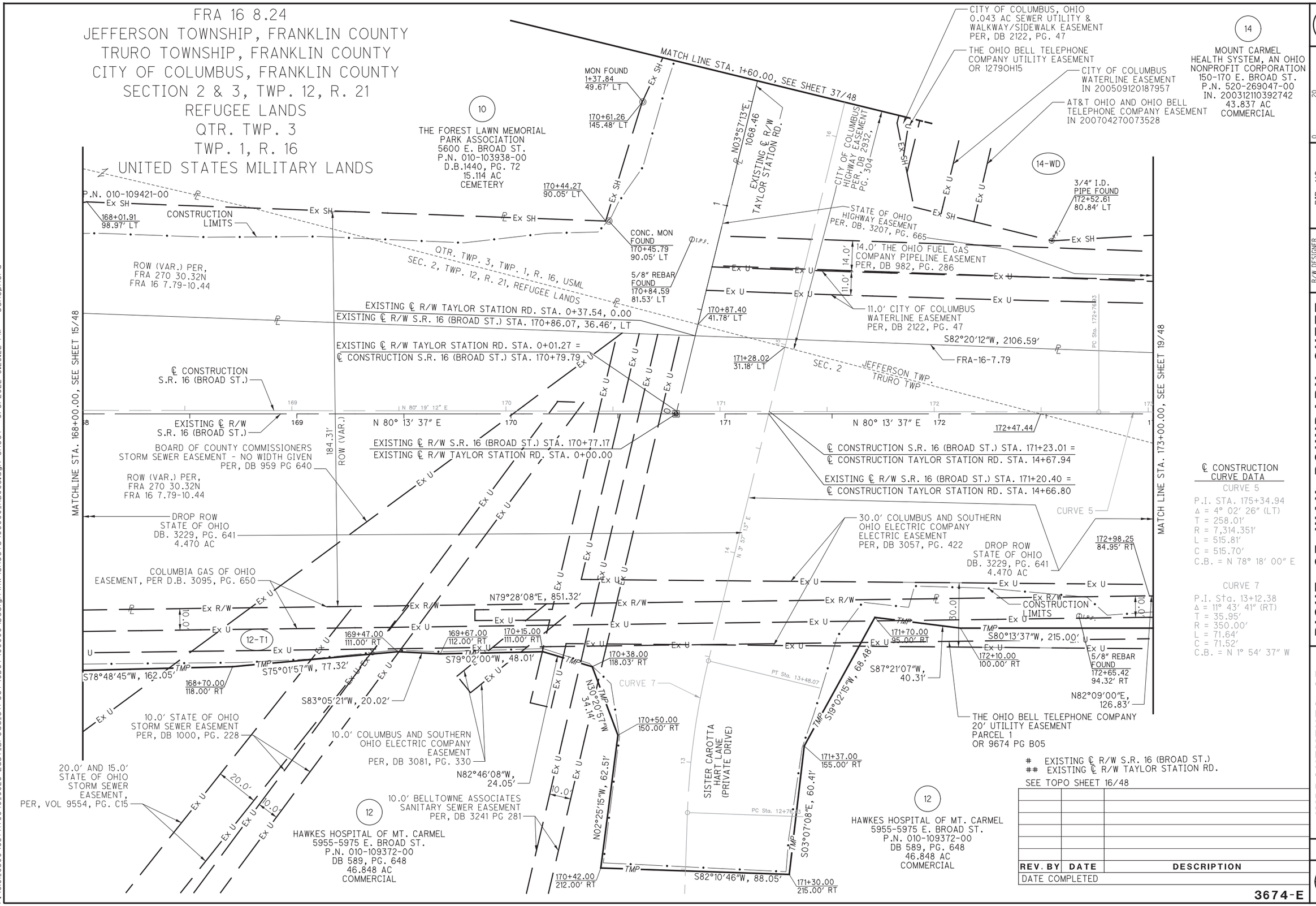
FRA 16 8.24
JEFFERSON TOWNSHIP, FRANKLIN COUNTY
TRURO TOWNSHIP, FRANKLIN COUNTY
CITY OF COLUMBUS, FRANKLIN COUNTY
SECTION 2 & 3, TWP. 12, R. 21
REFUGEE LANDS
QTR. TWP. 3
TWP. 1, R. 16
UNITED STATES MILITARY LANDS



℄ CONSTRUCTION
CURVE DATA

CURVE 5
P.I. STA. 175+34.94
Δ = 4° 02' 26" (LT)
T = 258.01'
R = 7,314.351'
L = 515.81'
C = 515.70'
C.B. = N 78° 18' 00" E

CURVE 7
P.I. Sta. 13+12.38
Δ = 11° 43' 41" (RT)
T = 35.95'
R = 350.00'
L = 71.64'
C = 71.52'
C.B. = N 1° 54' 37" W

EXISTING ℄ R/W S.R. 16 (BROAD ST.)
EXISTING ℄ R/W TAYLOR STATION RD.

SEE TOPO SHEET 16/48

REV. BY	DATE	DESCRIPTION

DATE COMPLETED

3674-E

N

HORIZONTAL SCALE IN FEET 0 10 20 40

PID NO. 105734

R/W DESIGNER SEH
R/W REVIEWER JJR

RIGHT OF WAY BOUNDARY SHEET
STA. 168+00.00 TO STA. 173+00.00

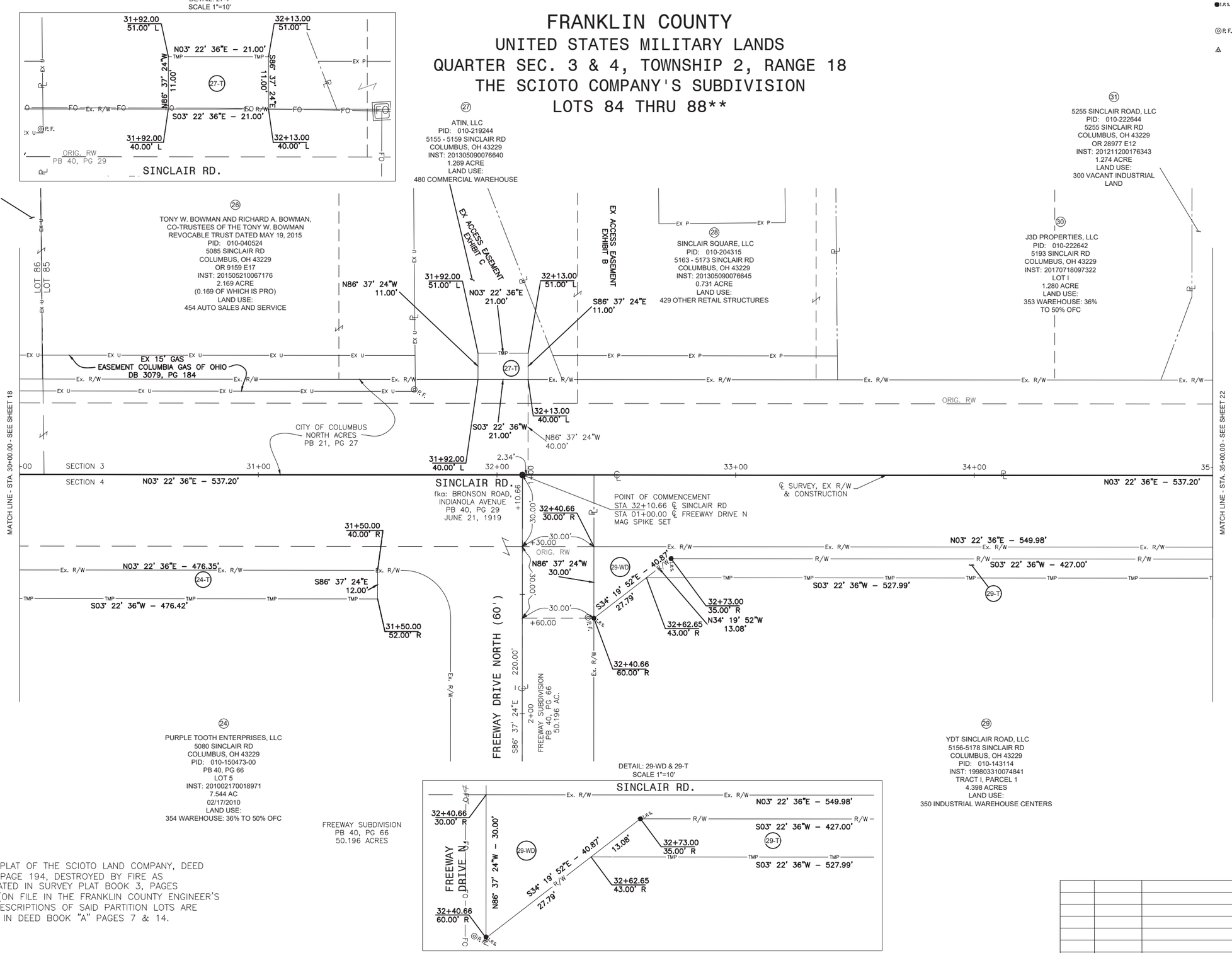
IMPROVEMENTS OF BROAD STREET
FRA SR 16 8.24

P:\6101_6500\63771T0040_COLS-East_Broad_Street\ODOT\00000\Design\RW\Sheets\00000_RB003.dgn Sheet 6/3/2022 3:25:22 PM bshepherd

FRANKLIN COUNTY
UNITED STATES MILITARY LANDS
QUARTER SEC. 3 & 4, TOWNSHIP 2, RANGE 18
THE SCIOTO COMPANY'S SUBDIVISION
LOTS 84 THRU 88**

LEGEND

- ● I.R.S. 5/8" x 30" IRON PIN SET W/ CAP "DYNOTEC INC."
- ◎ P.F. PIPE FOUND
- △ MAG SPIKE SET @ INTERSECTION



** PARTITION PLAT OF THE SCIOTO LAND COMPANY, DEED BOOK "A" PAGE 194, DESTROYED BY FIRE AS DEMONSTRATED IN SURVEY PLAT BOOK 3, PAGES 136–137 (ON FILE IN THE FRANKLIN COUNTY ENGINEER'S OFFICE). DESCRIPTIONS OF SAID PARTITION LOTS ARE RECORDED IN DEED BOOK "A" PAGES 7 & 14.

3658-E

REV.	DATE	DESCRIPTION

COMPLETION DATE: XX–XX–XX

HORIZONTAL SCALE IN FEET 0 10 20 40

CALCULATED NJP CHECKED WB

SINCLAIR ROAD - RIGHT OF WAY BOUNDARY SHEET STA 30+00 TO 35+00

PED SAFETY IMPROVEMENT SINCLAIR ROAD

STATE OF OHIO

COUNTY OF FRANKLIN, CITY OF COLUMBUS, Ohio, a Municipal Corporation

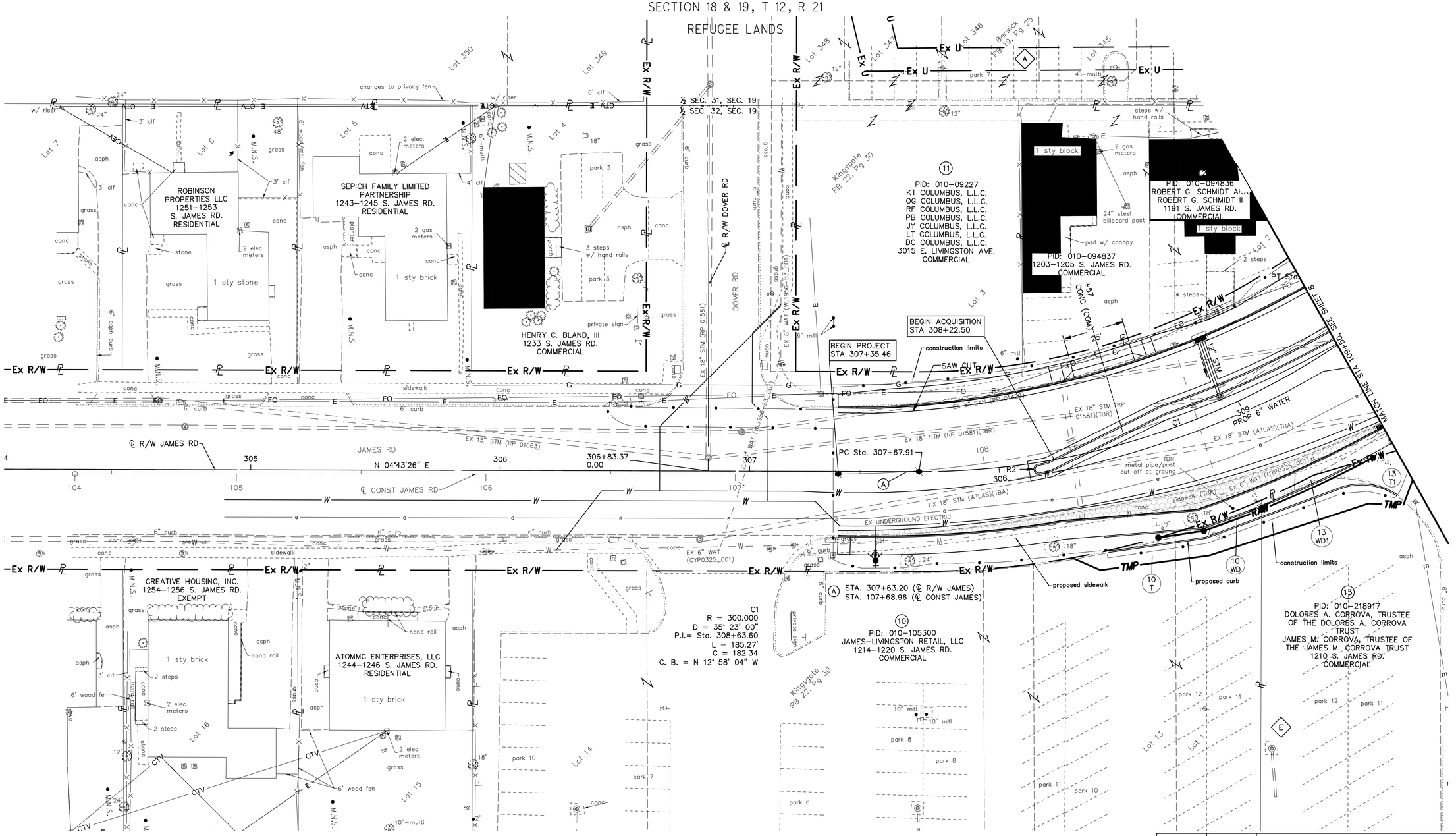
SECTION 18 & 19, T 12, R 21

REFUGEE LANDS

LEGEND

RAILROAD SPIKE SET

I.P.S. 5/8"X30" IRON PIN SET W/ CAP "ASI 8438"



REV. BY	DATE	DESCRIPTION
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DATE COMPLETED JANUARY 3, 2019

A — 15' UTILITY EASEMENT
AMERITECH OHIO
I.N. 200104270090572
I.N. 200210020246733

E — BLANKET PARKING EASEMENT
O.R. 16274, PG. F17

3500 - E

HORIZONTAL SCALE IN FEET 0 10 20 40

PID NO. 101787

CALCULATED

CHECKED

RIGHT OF WAY TOPO SHEET
STA. 105+00 TO STA. 109+50

JAMES RD AT LIVINGSTON AVE

STATE OF OHIO

COUNTY OF FRANKLIN, CITY OF COLUMBUS, Ohio, a Municipal Corpoation

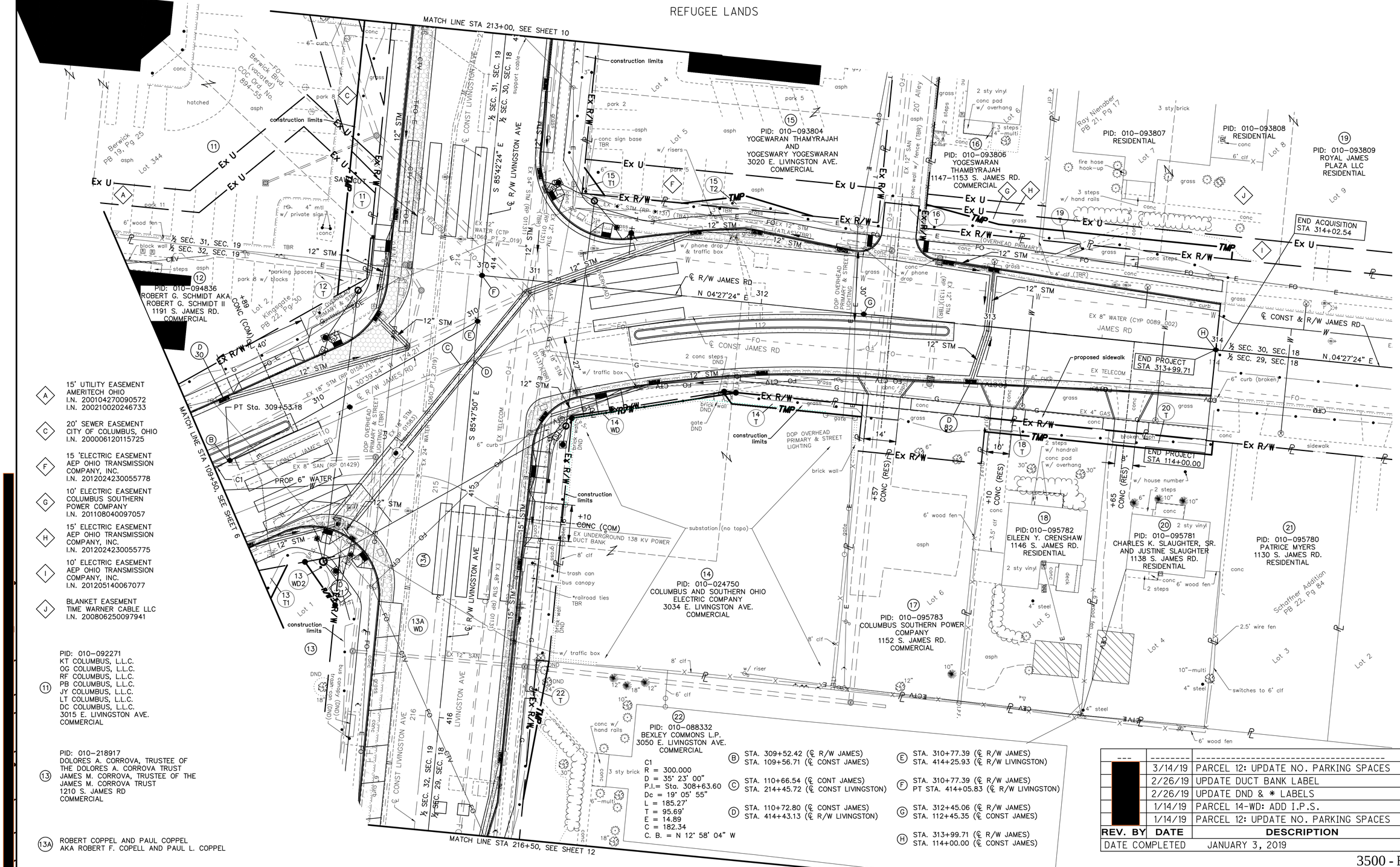
SECTION 18 & 19, T 12, R 21

REFUGEE LANDS

LEGEND

RAILROAD SPIKE SET

I.P.S. ⅝"X30" IRON PIN SET W/ CAP "ASI 8438"



A	15' UTILITY EASEMENT AMERITECH OHIO I.N. 200104270090572 I.N. 200210020246733
C	20' SEWER EASEMENT CITY OF COLUMBUS, OHIO I.N. 200006120115725
F	15 'ELECTRIC EASEMENT AEP OHIO TRANSMISSION COMPANY, INC. I.N. 2012024230055778
G	10' ELECTRIC EASEMENT COLUMBUS SOUTHERN POWER COMPANY I.N. 201108040097057
H	15' ELECTRIC EASEMENT AEP OHIO TRANSMISSION COMPANY, INC. I.N. 2012024230055775
I	10' ELECTRIC EASEMENT AEP OHIO TRANSMISSION COMPANY, INC. I.N. 201205140067077
J	BLANKET EASEMENT TIME WARNER CABLE LLC I.N. 200806250097941

(11) PID: 010-092271
KT COLUMBUS, L.L.C.
OG COLUMBUS, L.L.C.
RF COLUMBUS, L.L.C.
PB COLUMBUS, L.L.C.
JY COLUMBUS, L.L.C.
LT COLUMBUS, L.L.C.
DC COLUMBUS, L.L.C.
3015 E. LIVINGSTON AVE.
COMMERCIAL

(13) PID: 010-218917
DOLORES A. CORROVA, TRUSTEE OF THE DOLORES A. CORROVA TRUST
JAMES M. CORROVA, TRUSTEE OF THE JAMES M. CORROVA TRUST
1210 S. JAMES RD
COMMERCIAL

(13A) ROBERT COPPEL AND PAUL COPPEL
AKA ROBERT F. COPELL AND PAUL L. COPPEL

C1
R = 300.000
D = 35° 23' 00"
P.I.= Sta. 308+63.60
Dc = 19° 05' 55"
L = 185.27'
T = 95.69'
E = 14.89
C = 182.34
C. B. = N 12° 58' 04" W

(B) STA. 309+52.42 (℄ R/W JAMES)
STA. 109+56.71 (℄ CONST JAMES)

(C) STA. 110+66.54 (℄ CONT JAMES)
STA. 214+45.72 (℄ CONST LIVINGSTON)

(D) STA. 110+72.80 (℄ CONST JAMES)
STA. 414+43.13 (℄ R/W LIVINGSTON)

(E) STA. 310+77.39 (℄ R/W JAMES)
STA. 414+25.93 (℄ R/W LIVINGSTON)

(F) STA. 310+77.39 (℄ R/W JAMES)
PT STA. 414+05.83 (℄ R/W LIVINGSTON)

(G) STA. 312+45.06 (℄ R/W JAMES)
STA. 112+45.35 (℄ CONST JAMES)

(H) STA. 313+99.71 (℄ R/W JAMES)
STA. 114+00.00 (℄ CONST JAMES)

REV. BY	DATE	DESCRIPTION
	3/14/19	PARCEL 12: UPDATE NO. PARKING SPACES
	2/26/19	UPDATE DUCT BANK LABEL
	2/26/19	UPDATE DND & * LABELS
	1/14/19	PARCEL 14-WD: ADD I.P.S.
	1/14/19	PARCEL 12: UPDATE NO. PARKING SPACES

DATE COMPLETED JANUARY 3, 2019

3500 - E

HORIZONTAL SCALE IN FEET 0 10 20 40

PID NO. 101787

CALCULATED

CHECKED

RIGHT OF WAY TOPO SHEET STA. 109+50 TO STA. 114+00

JAMES RD AT LIVINGSTON AVE

STATE OF OHIO

COUNTY OF FRANKLIN, CITY OF COLUMBUS , Ohio, a Municipal Corporation

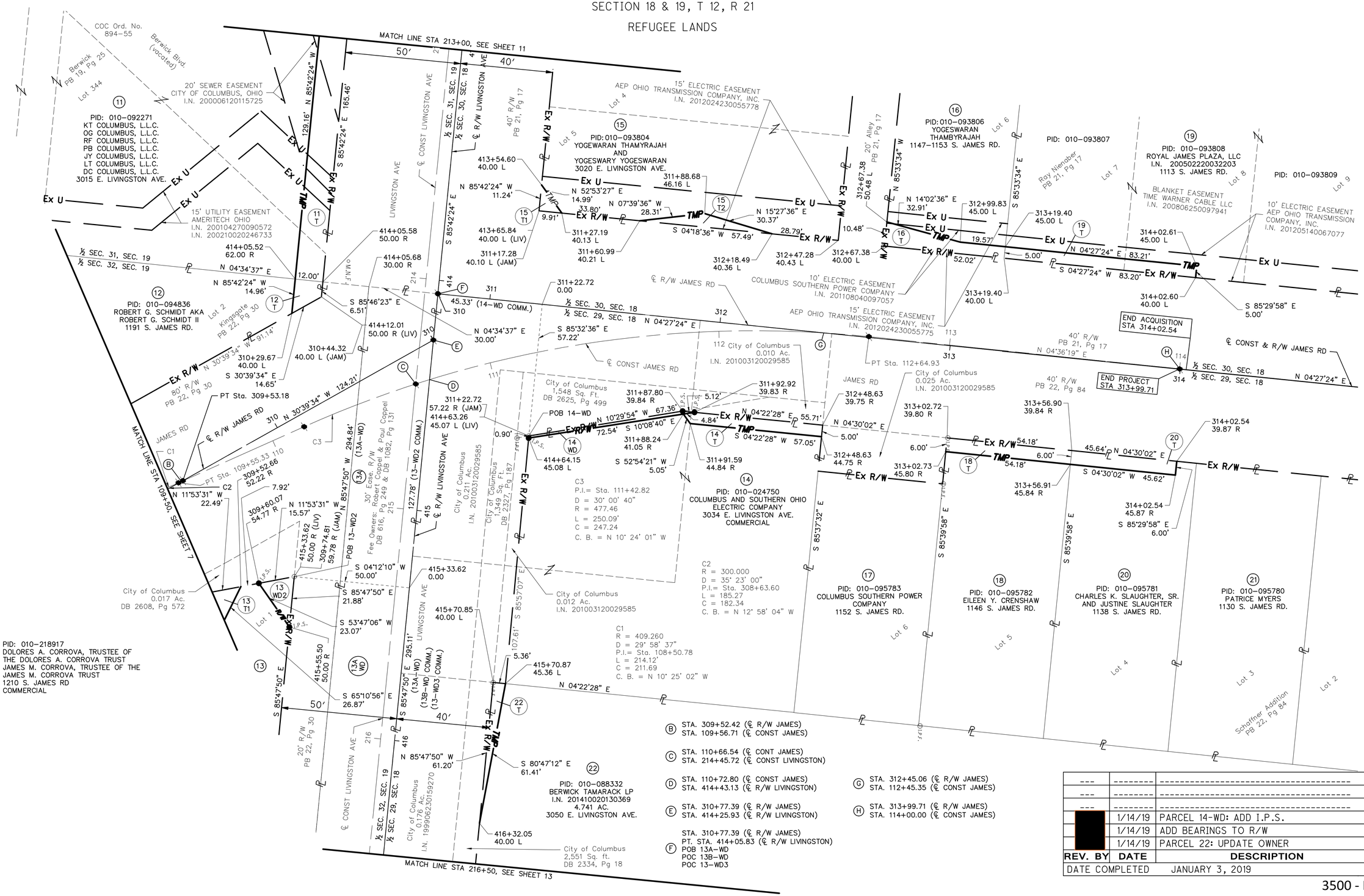
SECTION 18 & 19, T 12, R 21

REFUGEE LANDS

LEGEND

RAILROAD SPIKE SET

I.P.S. 5/8"X30" IRON PIN SET W/ CAP "ASI 8438"



Ⓑ STA. 309+52.42 (℄ R/W JAMES)
STA. 109+56.71 (℄ CONST JAMES)

Ⓒ STA. 110+66.54 (℄ CONT JAMES)
STA. 214+45.72 (℄ CONST LIVINGSTON)

Ⓓ STA. 110+72.80 (℄ CONST JAMES)
STA. 414+43.13 (℄ R/W LIVINGSTON)

Ⓔ STA. 310+77.39 (℄ R/W JAMES)
STA. 414+25.93 (℄ R/W LIVINGSTON)

Ⓕ STA. 310+77.39 (℄ R/W JAMES)
PT. STA. 414+05.83 (℄ R/W LIVINGSTON)
POB 13A-WD
POC 13B-WD
POC 13-WD3

Ⓖ STA. 312+45.06 (℄ R/W JAMES)
STA. 112+45.35 (℄ CONST JAMES)

Ⓗ STA. 313+99.71 (℄ R/W JAMES)
STA. 114+00.00 (℄ CONST JAMES)

REV. BY	DATE	DESCRIPTION
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	1/14/19	PARCEL 14-WD: ADD I.P.S.
	1/14/19	ADD BEARINGS TO R/W
	1/14/19	PARCEL 22: UPDATE OWNER

DATE COMPLETED JANUARY 3, 2019

3500 - E

HORIZONTAL SCALE IN FEET 0 10 40 20

PID NO. 101787

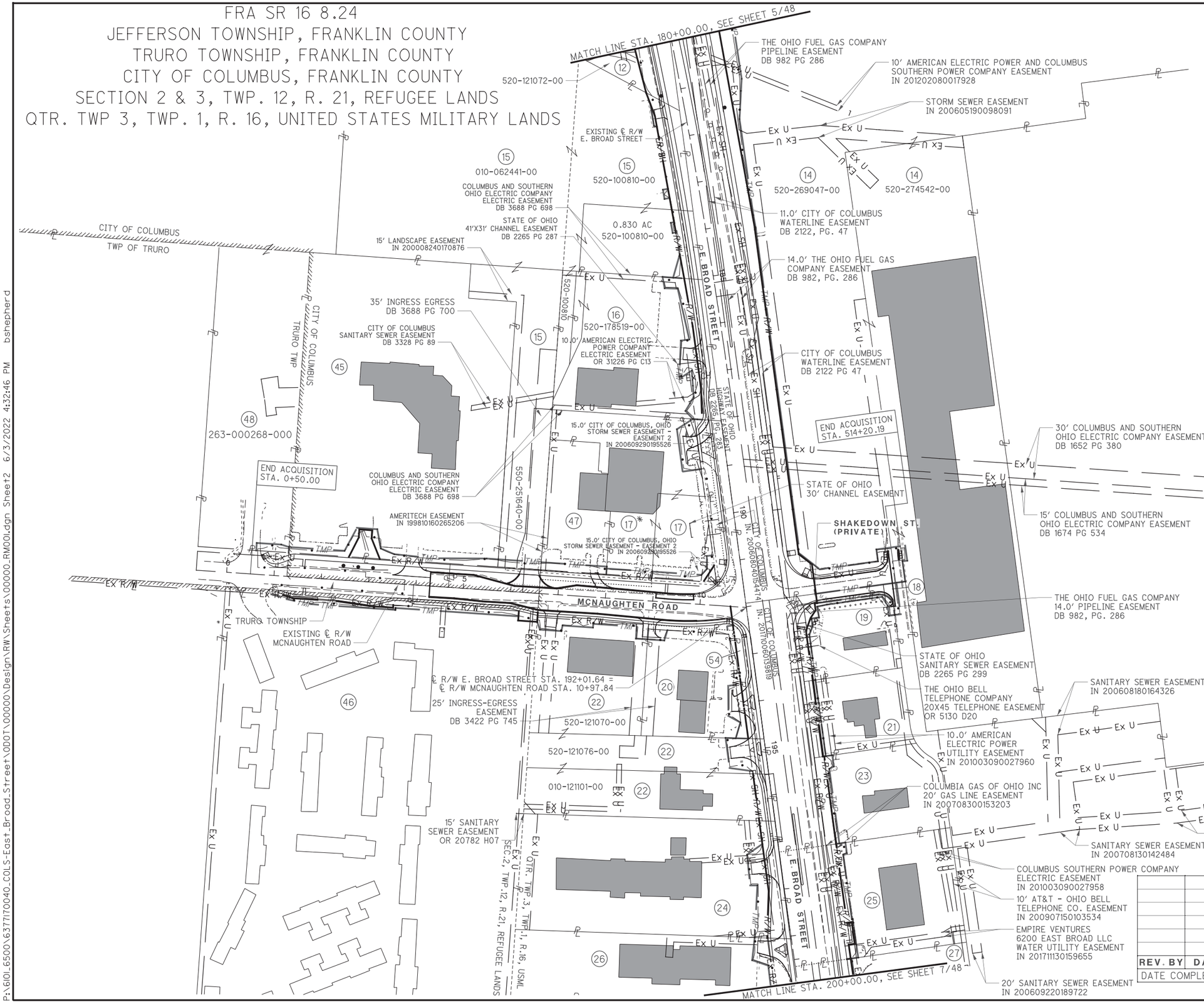
CALCULATED

CHECKED

RIGHT OF WAY BOUNDARY SHEET STA. 109+50 TO STA. 114+00

JAMES RD AT LIVINGSTON AVE

FRA SR 16 8.24
JEFFERSON TOWNSHIP, FRANKLIN COUNTY
TRURO TOWNSHIP, FRANKLIN COUNTY
CITY OF COLUMBUS, FRANKLIN COUNTY
SECTION 2 & 3, TWP. 12, R. 21, REFUGEE LANDS
QTR. TWP 3, TWP. 1, R. 16, UNITED STATES MILITARY LANDS



OWNERSHIP NUMBERS
1 THROUGH 9 "NOT USED"

10 THE FOREST LAWN MEMORIAL PARK ASSOCIATION

11 THE HAWKES HOSPITAL OF MT. CARMEL ASSOCIATION

12 HAWKES HOSPITAL OF MT. CARMEL

13 MOUNT CARMEL HEALTH, AN OHIO NOT FOR PROFIT CORPORATION, FORMERLY KNOWN AS THE HAWKES HOSPITAL OF MT CARMEL

14 MOUNT CARMEL HEALTH SYSTEM, AN OHIO NONPROFIT CORPORATION

15 COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY

16 WOMET BROAD STREET, LLC, AN OHIO LIMITED LIABILITY COMPANY 520-178519-00

17 LM&C-wg-15 LLC, AN OHIO LIMITED LIABILITY COMPANY 010-008898-00* & 010-015883-00

18 COLUMBUS EAST SENIOR LIVING, LLC, AN OHIO LIMITED LIABILITY COMPANY 520-269048-000

19 HAMMERHEAD EAST BROAD, LLC, AN OHIO LIMITED LIABILITY COMPANY 520-288035-00

20 WELLESLEY-BROAD, LLC, AN OHIO LIMITED LIABILITY COMPANY 520-122636-00

21 KEMBA FINANCIAL CREDIT UNION, INC., AN OHIO NON-PROFIT CORPORATION 520-288034-00

22 HR MCNAUGHTEN SPE, LLC, A DELWARE LIMITED LIABLITY COMPANY

23 CFA REAL PROPERTY I, LLC, A GEORGIA LIMITED LIABILITY COMPANY 520-288029-00

24 BUFFALO-6305 EB ASSOCIATES, LLC, A NEW YORK LIMITED LIABILITY COMPANY 520-121081-00

25 GCR RETAIL, LLC, AN OHIO LIMITED LIABILITY COMPANY 520-283958-00

26 HANUMAN CHALISA, LLC, AN OHIO LIMITED LIABILITY COMPANY 520-100811-00

27 MOO MOO EAST BROAD, LLC, AN OHIO LIMITED LIABILITY COMPANY 520-287567-00

45 HR MCNAUGHTEN SPE, LLC, A DELAWARE LIMITED LIABILITY COMPANY 550-251641-00

46 MCNAUGHTEN COMMONS CONDOMINIUM TENNTRUCO, INC. AS TRUSTEE MCNAUGHTEN COMMONS CONDOMINIUM ASSOCIATION 173 UNITS

47 51 MCNAUGHTEN LLC, AN OHIO LIMITED LIABILITY COMPANY 010-289427-00

48 MOUNT CARMEL HEALTH 263-000268-00

54 EQUIVESTOR COMPANY NO AUDITOR'S PARCEL NUMBER

N

0 50 100 200 HORIZONTAL SCALE IN FEET

PID NO. 105734

R/W DESIGNER SEH
R/W REVIEWER JJR

PROPERTY MAP

IMPROVEMENTS OF BROAD STREET FRA SR 16 8.24

REV. BY	DATE	DESCRIPTION

DATE COMPLETED

3674-E

6 / 48

175 / 217

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STATE OF OHIO

COUNTY OF FRANKLIN, CITY OF COLUMBUS, Ohio, a Municipal Corporation

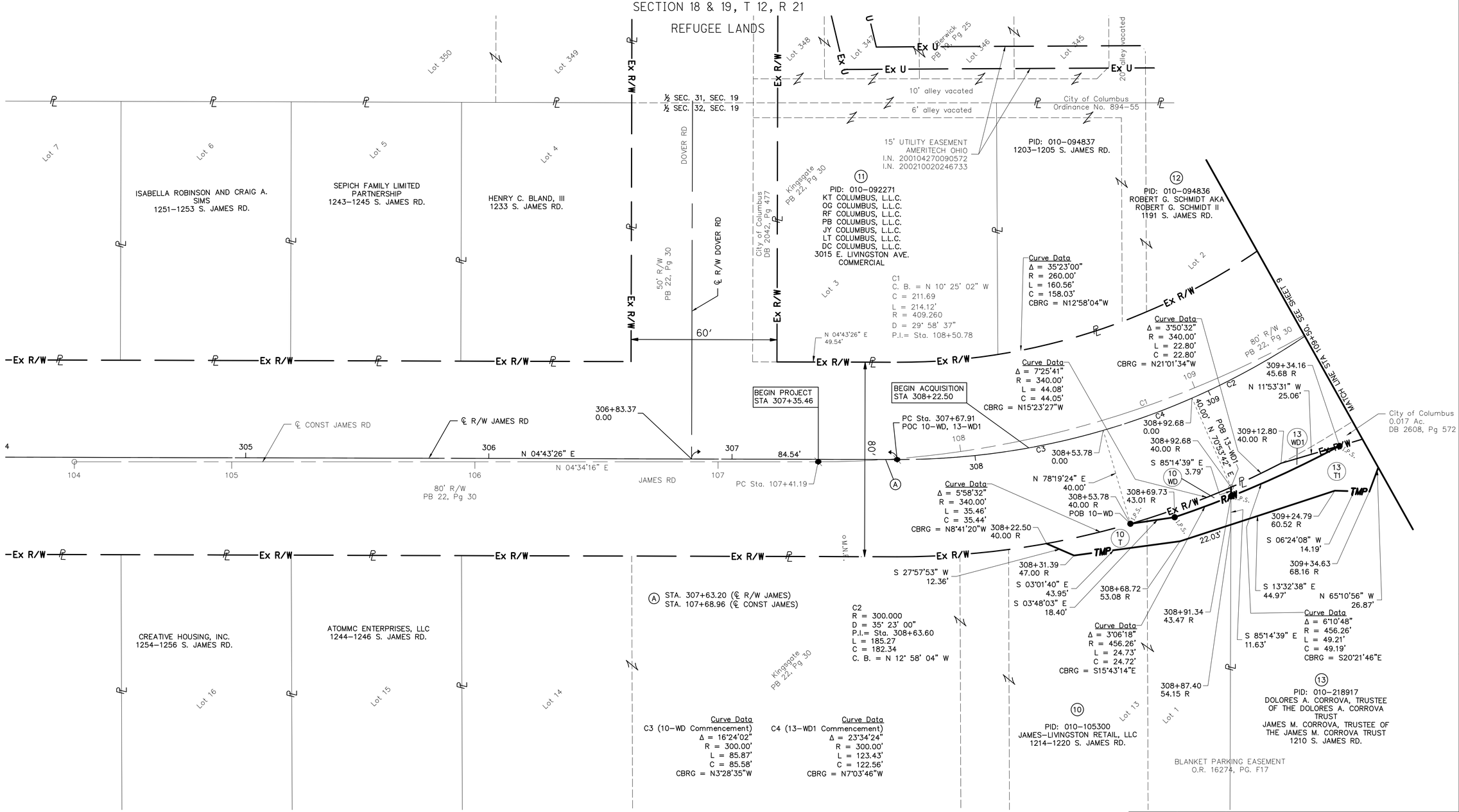
SECTION 18 & 19, T 12, R 21

REFUGEE LANDS

LEGEND

RAILROAD SPIKE SET

I.P.S. 5/8"X30" IRON PIN SET W/ CAP "ASI 8438"



REV. BY	DATE	DESCRIPTION
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DATE COMPLETED JANUARY 3, 2019

3500 - E

HORIZONTAL SCALE IN FEET 0 10 20 40

PID NO. 101787

CALCULATED

CHECKED

RIGHT OF WAY BOUNDARY SHEET
STA. 105+00 TO STA. 109+50

JAMES RD AT LIVINGSTON AVE

TOTAL NUMBER OF :

32 OWNERSHIPS
71 PARCELS
3 TOTAL TAKES
3 OWNERSHIPS W/ STRUCTURES INVOLVED

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

ALL AREAS IN ACRES

GRANTEE:

ALL RIGHT OF WAY ACQUIRED IN THE NAME OF CITY OF COLUMBUS, OHIO, A MUNICIPAL CORPORATION UNLESS OTHERWISE SHOWN.

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 LEFT	NET RESIDUE RIGHT	TYPE FUND	REMARKS	AS ACQUIRED INSTRUMENT	AS ACQUIRED NUMBER
1-9	NOT USED												60% FEDERAL 40% LOCAL			
10	THE FOREST LAWN MEMORIAL PARK ASSOCIATION	5, 12-17, 36-39	DB 1440, PG 72	010-109424-00	3.169 AC									NO TAKE		
			DB 1440, PG 72	010-109421-00	4.82 AC									NO TAKE		
			DB 1440, PG 72	010-103938-00	15.114 AC									NO TAKE		
			DB 902, PG 188	010-103936-00	27.846 AC									NO TAKE		
			DB 885, PG 370-371	010-103937-00	8.510 AC									NO TAKE		
			DB 885 PG 369; DB 874, PG 73	010-103939-00	28.380 AC									NO TAKE		
11	THE HAWKES HOSPITAL OF MT. CARMEL ASSOCIATION	5,18-19	DB 573, PG 598	010-109372-00	46.848 AC									NO TAKE		
12-WD1	HAWKES HOSPITAL OF MT. CARMEL	5, 18-19	DB 589, PG 648	010-109372-00	46.848 AC	0.001	0.001	0.001	0.000			46.847				
				520-121072-00	2.424 AC	0.057	0.057	0.057	0.000			2.367				
12-WD2		5-6, 18-21	DB 589, PG 648	520-121072-00	2.424 AC	0.897	0.897	0.897	0.000			1.470				
	TOTAL				49.272 AC	0.955	0.955	0.955	0.000			48.317				
12-T1		5, 14-19	DB 589, PG 648	010-109372-00	46.848 AC	0.000	0.629	0.000	0.629					TO CONSTRUCT DRIVE, COMPLETE GRADING, REMOVAL OF 1 TREE		
														*EX. FLOWER BED TO BE REMOVED		
12-T2		5, 18-19	DB 589, PG 648	010-109372-00	46.848 AC	0.000	0.012	0.000	0.012					TO COMPLETE GRADING		
12-T3		5, 18-19	DB 589, PG 648	010-109372-00	46.848 AC	0.000	0.007	0.000	0.007					TO COMPLETE GRADING, REMOVAL OF 1 TREE		
				520-121072-00	2.424 AC	0.000	0.014	0.000	0.014					TO COMPLETE GRADING		
	TOTAL				49.272 AC	0.000	0.021	0.000	0.021							
13-WD	MOUNT CARMEL HEALTH, AN OHIO NOT FOR PROFIT CORPORATION, FORMERLY KNOWN	5, 18-19	OR 16070 D16	010-009790-00	21.416 AC	0.115	0.117	0.115	0.002			21.299				
13-T	AS THE HAWKES HOSPITAL OF MT CARMEL	5, 18-19	OR 16070 D16	010-009790-00	21.416 AC	0.000	0.025	0.000	0.025					TO CONSTRUCT DRIVE, REMOVAL OF 1 TREE		
					2.424 AC	0.000	0.020	0.000	0.020					TO CONSTRUCT DRIVE		
	TOTAL				23.840 AC	0.000	0.045	0.000	0.045							
14-WD	MOUNT CARMEL HEALTH SYSTEM, AN OHIO NONPROFIT CORPORATION	5, 6, 16-19, 36-41	IN. 200312110392742	520-269047-00	43.837 AC	5.415	9.893	5.415	4.478		33.944			REMOVAL OF 66 TREES, 20 BUSHES, AND 3 SHRUB ROWS		
														*EX SIGN		
14-T1		5-6, 18-25,40-43	IN. 200312110392742	520-269047-00	43.837 AC	0.000	0.749	0.000	0.749					TO COMPLETE GRADING, TO CONSTRUCT DRIVE, WALK AND		
		42-43	IN. 200501280017471	520-274542-00	7.327 AC	0.000	0.007	0.000	0.007					RETAINING WALL, REMOVAL OF 1 TREE, *EX PRIVATE SIGN		
	TOTAL				51.164 AC	0.000	0.756	0.000	0.756							
14-T2		5, 38-39	IN. 200312110392742	520-269047-00	43.837 AC	0.000	0.189	0.000	0.189					TO COMPLETE GRADING		
15-WD	COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY	6, 20-23	DB 1925, PG 423	520-100810-00	2.064 AC	0.398	0.398	0.398	0.000			1.666				
			DB 1070, PG 471													
			DB 760, PG 366													
15-T1		5-6, 20-21	DB 1925, PG 423	520-100810-00	2.064 AC	0.000	0.004	0.000	0.004					TO COMPLETE GRADING		
15-T2		6, 22-23	DB 760, PG 366 &	520-100810-00	2.064 AC	0.000	0.005	0.000	0.005					TO COMPLETE GRADING		
			DB 1070, PG 471													
15-T3		6, 22-23	DB 760, PG 366 &	520-100810-00	2.064 AC	0.000	0.003	0.000	0.003					TO COMPLETE GRADING		
			DB 1070, PG 471													
15-T4		6, 22-23	DB 760, PG 366 &	520-100810-00	2.064 AC	0.000	0.009	0.000	0.009					TO COMPLETE GRADING		
	TOTAL		DB 1070, PG 471			0.000	0.021	0.000	0.021							
15-T5		6, 46-47	DB 2055, PG 56	550-251640-00	1.484 AC	0.000	0.033	0.000	0.033					TO COMPLETE GRADING, REMOVAL OF 1 TREE		
15-SH		6, 22-23	DB 760, PG 366 &	520-100810-00	2.064 AC	0.000	0.005	0.000	0.005			1.661		add remarks		
			DB 1070, PG 471										60% FEDERAL			
		5-6	DB 1641, PG 231	010-062441-00	5.547 AC								40% LOCAL	NO TAKE		

TYPES OF TITLE LEGEND:
WD = WARRANTY DEED
SH = STANDARD HIGHWAY EASEMENT
T = TEMPORARY CONSTRUCTION EASEMENT

NOTE: ALL TEMPORARY CONSTRUCTION PARCELS TO BE OF 24 MONTH DURATION.

NOTE: UNDER NO CIRCUMSTANCES ARE TEMPORARY CONSTRUCTION EASEMENTS TO BE USED FOR STORAGE OF MATERIAL OR EQUIPMENT BY THE CONTRACTOR UNLESS NOTED OTHERWISE.

NOTE: EASEMENT OVERLAP TABLES ARE SHOWN ON SHEET 48/48

(c) = CALCULATED AREA

* DENOTES RIGHT OF WAY ENCROACHMENT

+ DENOTES REMOVAL ITEMS SEE CORRESPONDING RIGHT OF WAY PLAN SHEET FOR DESCRIPTION

REV. BY	DATE	DESCRIPTION

DATE COMPLETED

3674-E

FEDERAL PROJECT NO. E191306
PID NO. 105734
STATE JOB NO. 467932
R/W DESIGNER SEH
R/W REVIEWER JJR

SUMMARY (PARCEL 1-15) OF ADDITIONAL RIGHT OF WAY

IMPROVEMENTS OF BROAD STREET FRA SR 16 8.24

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