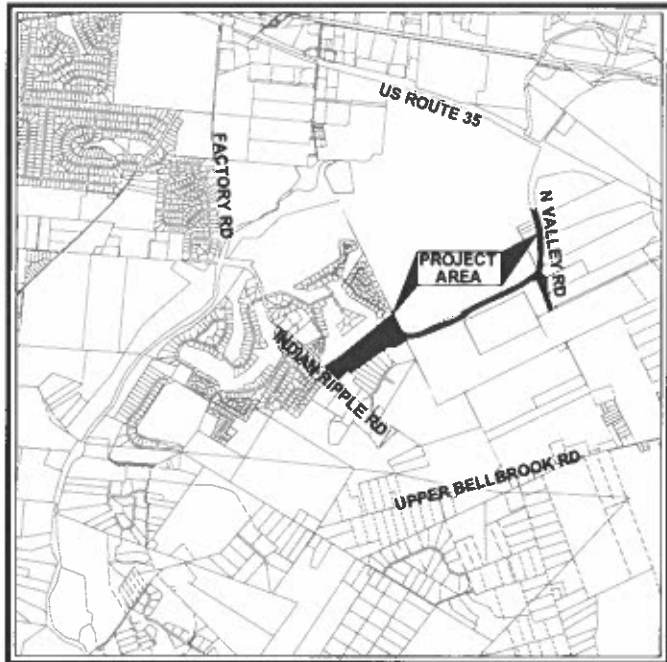




LOCATION MAP

VALLEY-BELL ROAD

RIGHT-OF-WAY PLANS

SITUATE IN VIRGINIA MILITARY SURVEY 577 AND 579,
BEAVERCREEK TOWNSHIP, GREENE COUNTY, OHIO

INDEX OF SHEETS:

COVER SHEET 1
CENTERLINE SURVEY PLAT 2-6
RIGHT OF WAY PLAN 7-27

R/W SLOPE EASEMENT

SUMMARY OF ACREAGE

PARCEL NO.	OWNER	OWNERS RECORD DEED REFERENCE	AUDITOR'S PARCEL ID	RECORDED AREA	RIGHT OF WAY TAKE-TOTAL	EXISTING RIGHT OF WAY	RIGHT OF WAY NET TAKE	SLOPE EASEMENT	REMARKS AND PERSONALTY	AS ACQUIRED BOOK	PAGE
1-SH-1	VALLEY SPRINGS FARM COMPANY	DEED 202218902	B03000200510035800	8.592 ACRE	8.592 ACRE	0.268 ACRE	8.324 ACRE				
1-SH-2	VALLEY SPRINGS FARM COMPANY	OR 632 PAGE 619	B03000200491000100	542.835 ACRE	0.550 ACRE		0.550 ACRE				
1-SH-3	VALLEY SPRINGS FARM COMPANY	OR 632 PAGE 619	B03000200491000100	542.835 ACRE	0.629 ACRE	0.000 ACRE	0.629 ACRE				
1-SH-4	VALLEY SPRINGS FARM COMPANY	OR 2783 PAGE 465	B03000200491000900	53.395 ACRE	3.440 ACRE	0.854 ACRE	2.586 ACRE				
1-SH-5	VALLEY SPRINGS FARM COMPANY	OR 632 PAGE 619	B03000200491000100	542.835 ACRE	0.792 ACRE	0.204 ACRE	0.588 ACRE				
1-SL-1	VALLEY SPRINGS FARM COMPANY	OR 632 PAGE 619	B03000200491000100	542.835 ACRE				0.197 ACRE			
1-SL-2	VALLEY SPRINGS FARM COMPANY	OR 632 PAGE 619	B03000200491000100	542.835 ACRE				0.973 ACRE			
1-SL-3	VALLEY SPRINGS FARM COMPANY	OR 2783 PAGE 465	B03000200491000900	53.395 ACRE				0.517 ACRE			
1-SL-4	VALLEY SPRINGS FARM COMPANY	OR 632 PAGE 619	B03000200491000100	542.835 ACRE				0.145 ACRE			
2-SH	LAVONDA L. CHANDLER	DEED 2021028590	B03000200510001400	5.000 ACRE	0.510 ACRE	0.277 ACRE	0.233 ACRE				
3-SH-1	GREENE COUNTY REGIONAL AIRPORT AUTHORITY	OR 3567 PAGE 158	B03000200491003900	113.060 ACRE	9.953 ACRE	0.036 ACRE	9.917 ACRE				
3-SH-2	GREENE COUNTY REGIONAL AIRPORT AUTHORITY	DB 231 PAGE 731	B03000200491003100	12.834 ACRE	0.119 ACRE		0.119 ACRE				
3-SH-3	GREENE COUNTY REGIONAL AIRPORT AUTHORITY	DB 231 PAGE 731	B03000200491003100	12.834 ACRE	2.874 ACRE	0.186 ACRE	2.688 ACRE				
3-SH-4	GREENE COUNTY REGIONAL AIRPORT AUTHORITY	DB 407 PAGE 256	B03000200491002200	0.275 ACRE	0.170 ACRE	0.118 ACRE	0.052 ACRE				
3-SH-5	GREENE COUNTY REGIONAL AIRPORT AUTHORITY	DB 407 PAGE 256	B03000200491002100	10.744 ACRE	0.259 ACRE		0.259 ACRE				
3-SH-6	GREENE COUNTY REGIONAL AIRPORT AUTHORITY	DB 430 PAGE 682	B03000200491001000	43.450 ACRE	0.554 ACRE	0.164 ACRE	0.390 ACRE				
3-SL-1	GREENE COUNTY REGIONAL AIRPORT AUTHORITY	OR 3567 PAGE 158	B03000200491003900	113.060 ACRE				1.577 ACRE			
3-SL-2	GREENE COUNTY REGIONAL AIRPORT AUTHORITY	OR 3567 PAGE 158	B03000200491003900	113.060 ACRE				0.691 ACRE			
3-SL-3	GREENE COUNTY REGIONAL AIRPORT AUTHORITY	DB 231 PAGE 731	B03000200491003100	12.834 ACRE				0.121 ACRE			
3-SL-4	GREENE COUNTY REGIONAL AIRPORT AUTHORITY	DB 430 PAGE 682	B03000200491001000	43.450 ACRE				0.276 ACRE			
4-SH	MIAMI VALLEY MEMORY GARDENS ASSOCIATION INC.	OR 521 PAGE 664	B03000200491000800	40.000 ACRE	0.671 ACRE	0.345 ACRE	0.326 ACRE				
5-SH-1	HOME-CROFT INC.	OR 1643 PAGE 893	B03000200491003500	1.197 ACRE	0.092 ACRE	0.047 ACRE	0.045 ACRE				
5-SH-2	HOME-CROFT INC.	OR 1643 PAGE 893	B03000200491002600	1.377 ACRE	0.115 ACRE	0.052 ACRE	0.063 ACRE				
6-SL-1	MND INVESTMENT LLC	DEED 2022021615	B03000200491004700	67.388 ACRE				1.090 ACRE			

PROJECT DESCRIPTION

THIS PROJECT INVOLVES ESTABLISHING THE CENTERLINE OF VALLEY BELL ROAD AND A METES AND BOUNDS DESCRIPTION FOR THE PROPOSED RIGHT OF WAY AND PROPOSED SLOPE EASEMENT.

PROJECT CONTROL

STATE PLANE GRID OHIO SOUTH, NAD 83 CORS 2011 ADJUSTMENT, ODOT VRS CORS NETWORK, GEOID 12B, PROJECT ADJUSTMENT FACTOR IS 1.0000620250 FROM MAG NAIL SET AT COORDINATES OF NORTHING: 618957.720 AND EASTING: 1547058.407. ALL NORTHING AND EASTING COORDINATES LISTED IN THIS SET OF RIGHT OF WAY PLANS ARE GROUND COORDINATES.

CERTIFICATION

I, ALLEN J. BERTKE, P.S. 8629, HAVE CONDUCTED A SURVEY OF THE EXISTING CONDITIONS FOR THE VALLEY BELL CONNECTOR IN MARCH, 2021. THE RESULTS OF THAT SURVEY ARE 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 SURVEY IN THE STATE OF OHIO UNLESS SO NOTED.

THE WORDS I AND MY AS USED HEREIN ARE TO MEAN EITHER MYSELF OR SOMEONE WORKING FOR ME UNDER MY DIRECT CONTROL OR SUPERVISION.



BY Allen J. Bertke
ALLEN J. BERTKE, P.S. #8629

DATE 02/09/2023

PLAN PREPARED BY:
GREBEV2202



440 E. HOEWISHER ROAD • SIDNEY, OHIO 45365 • 937.497.0200
203 W. LOVELAND AVENUE • LOVELAND, OHIO 45140 • 513.239.8554

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7	02/09/2023	COMMENTS FROM GREENE CO. ENG.
6	01/27/2023	COMMENTS FROM GREENE CO. ENG.
5	12/09/2022	ADDED THE EASTERN PHASE
4	9/27/2022	MATCH SUR. REC. 48 PAGE 238-241
3	9/1/2022	CHANGE R/W SHEET 8 & 9
2	8/31/2022	COMMENTS FROM GREENE CO. ENG.
1	8/17/2022	CONST ESMT TO SLOPE ESMT
REV.	DATE	DESCRIPTION

VALLEY-BELL ROAD

INDIAN RIPPLE ROAD
NORTH VALLEY ROAD

DRAWN BY:
MPL
REVIEWED BY:
AUB

COVER SHEET

VALLEY-BELL ROAD

1
27

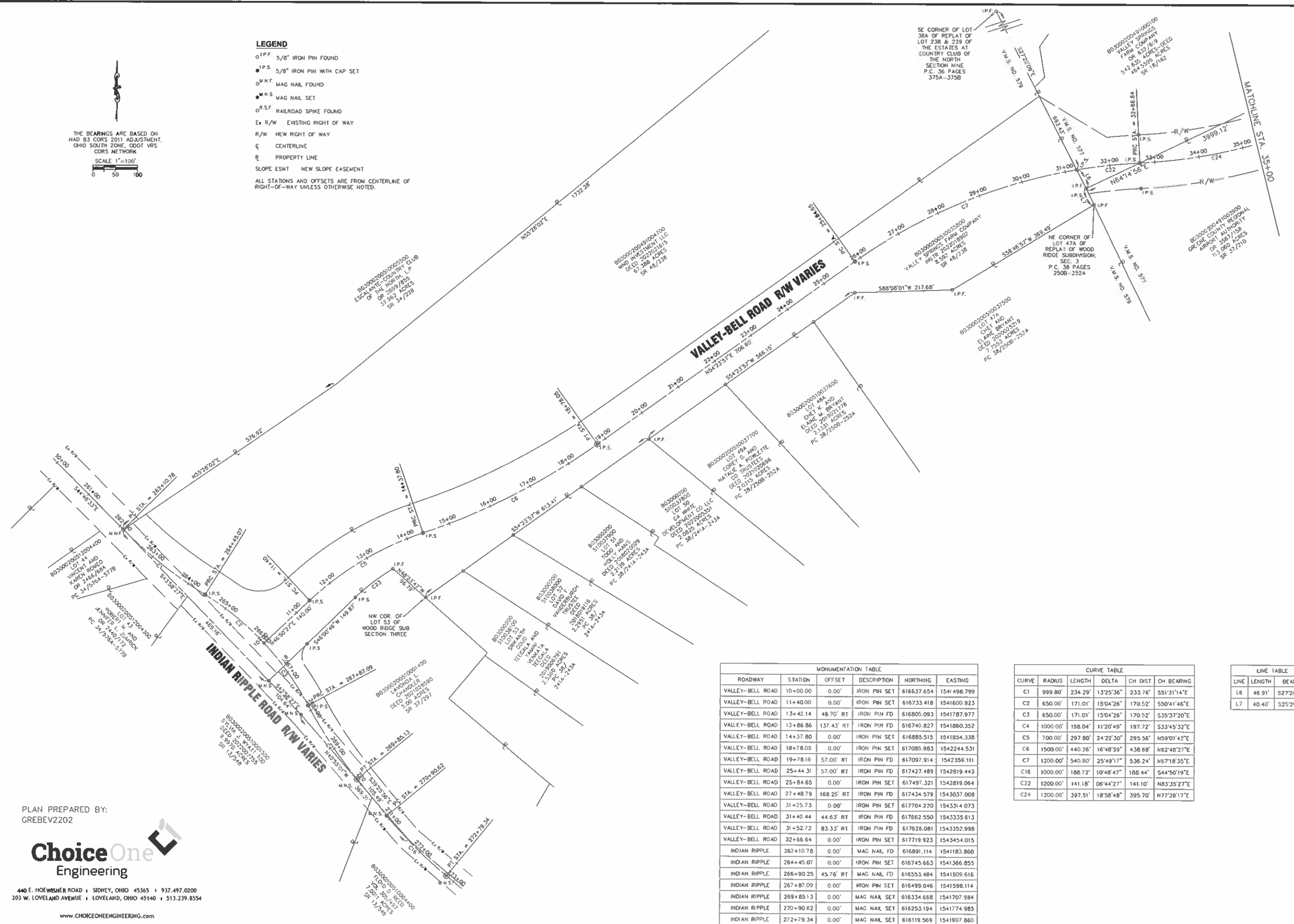
THE BEARINGS ARE BASED ON
HAD 83 COR'S 2011 ADJUSTMENT,
OHIO SOUTH ZONE, ODOT VRS
CORS NETWORK

SCALE 1"=100'

0 50 100

LEGEND

- I.P.F. 5/8" IRON PIN FOUND
 - I.P.S. 5/8" IRON PIN WITH CAP SET
 - M.N.F. MAG NAIL FOUND
 - M.N.S. MAG NAIL SET
 - R.S.F. RAILROAD SPIKE FOUND
 - Ex R/W EXISTING RIGHT OF WAY
 - R/W NEW RIGHT OF WAY
 - CL CENTERLINE
 - PL PROPERTY LINE
 - SLOPE ESMY NEW SLOPE EASEMENT
- ALL STATIONS AND OFFSETS ARE FROM CENTERLINE OF
RIGHT-OF-WAY UNLESS OTHERWISE NOTED.



MONUMENTATION TABLE					
ROADWAY	STATION	OFFSET	DESCRIPTION	NORTHING	EASTING
VALLEY-BELL ROAD	10+00.00	0.00'	IRON PIN SET	616637.654	1541498.799
VALLEY-BELL ROAD	11+40.00	0.00'	IRON PIN SET	616733.418	1541600.923
VALLEY-BELL ROAD	13+42.14	48.70' RT	IRON PIN FD	616805.093	1541787.977
VALLEY-BELL ROAD	13+86.86	137.43' RT	IRON PIN FD	616740.827	1541860.352
VALLEY-BELL ROAD	14+37.80	0.00'	IRON PIN SET	616885.515	1541854.338
VALLEY-BELL ROAD	18+78.05	0.00'	IRON PIN SET	617085.983	1542244.531
VALLEY-BELL ROAD	19+78.16	57.00' RT	IRON PIN FD	617097.914	1542359.111
VALLEY-BELL ROAD	25+44.31	57.00' RT	IRON PIN FD	617427.489	1542819.443
VALLEY-BELL ROAD	25+84.65	0.00'	IRON PIN SET	617497.321	1542819.064
VALLEY-BELL ROAD	27+48.79	168.25' RT	IRON PIN SET	617434.579	1543037.008
VALLEY-BELL ROAD	31+25.73	0.00'	IRON PIN SET	617704.220	1543314.073
VALLEY-BELL ROAD	31+40.44	44.63' RT	IRON PIN FD	617662.550	1543335.613
VALLEY-BELL ROAD	31+52.72	83.33' RT	IRON PIN SET	617626.081	1543352.998
VALLEY-BELL ROAD	32+66.64	0.00'	IRON PIN SET	617719.923	1543454.015
INDIAN RIPPLE	262+10.78	0.00'	MAG NAIL FD	616891.114	1541183.860
INDIAN RIPPLE	264+45.07	0.00'	IRON PIN SET	616745.663	1541366.855
INDIAN RIPPLE	266+90.25	45.76' RT	MAG NAIL FD	616553.484	1541509.616
INDIAN RIPPLE	267+87.09	0.00'	IRON PIN SET	616499.046	1541598.114
INDIAN RIPPLE	269+85.13	0.00'	MAG NAIL SET	616334.668	1541707.984
INDIAN RIPPLE	270+90.62	0.00'	MAG NAIL SET	616253.194	1541774.985
INDIAN RIPPLE	272+79.34	0.00'	MAG NAIL SET	616119.569	1541907.860

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CH DIST	CH BEARING
C1	999.80'	234.29'	13°25'36"	233.76'	S51°31'14"E
C2	650.00'	171.01'	15°04'26"	170.52'	S50°41'46"E
C3	650.00'	171.01'	15°04'26"	170.52'	S35°37'20"E
C4	1000.00'	198.04'	11°20'49"	197.72'	S33°45'32"E
C5	700.00'	297.80'	24°22'30"	295.56'	N59°01'42"E
C6	1500.00'	440.26'	16°48'59"	438.68'	N62°48'27"E
C7	1200.00'	540.80'	25°49'17"	536.24'	N67°18'35"E
C16	1000.00'	188.72'	10°48'47"	188.44'	S44°50'19"E
C22	1200.00'	141.16'	06°44'27"	141.10'	N83°35'27"E
C24	1200.00'	397.51'	18°58'48"	395.70'	N77°28'17"E

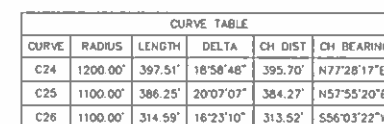
LINE TABLE		
LINE	LENGTH	BEARING
L6	46.91'	S27°20'09"E
L7	40.40'	S25°29'15"E

PLAN PREPARED BY:
GREBEV2202



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$$\frac{3}{27}$$

MONUMENTATION TABLE					
ROADWAY	STATION	OFFSET	DESCRIPTION	NORTHING	EASTING
VALLEY-BELL ROAD	65+07.77	59.00' LT	IRON PIN SET	619117.988	1546352.918
VALLEY-BELL ROAD	65+07.77	57.00' RT	IRON PIN SET	619013.508	1546403.316
VALLEY-BELL ROAD	65+07.77	0.00'	IRON PIN SET	619064.847	1546378.552
VALLEY-BELL ROAD	68+19.75	0.00'	IRON PIN SET	619238.163	1546636.705
VALLEY-BELL ROAD	71+04.97	0.00'	IRON PIN SET	619340.830	1546896.362
VALLEY-BELL ROAD	71+26.59	50.74' LT	IRON PIN FD	619391.384	1546919.702
VALLEY-BELL ROAD	71+41.36	36.76' LT	IRON PIN FD	619376.566	1546935.328
VALLEY-BELL ROAD	71+53.49	0.00'	IRON PIN SET	619338.860	1546944.806
VALLEY-BELL ROAD	71+69.15	9.97' RT	MAG NAIL FD	619327.354	1546959.377
VALLEY-BELL ROAD	72+28.20	0.00'	IRON PIN SET	619331.306	1547019.136
VALLEY-BELL ROAD	73+70.29	0.00'	IRON PIN SET	619230.571	1547096.177
N VALLEY RD	839+07.03	60.00' RT	IRON PIN SET	618907.971	1547127.340
N VALLEY RD	840+59.68	60.00' LT	IRON PIN SET	619009.871	1546962.055
N VALLEY RD	840+59.68	0.00'	IRON PIN SET	619030.565	1547018.373
N VALLEY RD	842+42.91	60.00' LT	IRON PIN SET	619166.763	1546889.071
N VALLEY RD	842+42.91	0.00'	IRON PIN SET	619196.508	1546941.179
N VALLEY RD	843+75.87	302.18' LT	IRON PIN SET	619279.778	1546599.233
N VALLEY RD	846+52.89	55.00' RT	IRON PIN SET	619583.659	1546998.574
N VALLEY RD	846+52.89	0.00'	IRON PIN SET	619593.943	1546944.544
N VALLEY RD	846+75.24	61.74' LT	IRON PIN SET	619625.988	1546887.531
N VALLEY RD	848+01.68	55.00' RT	IRON PIN SET	619740.487	1547015.172
N VALLEY RD	848+01.68	0.00'	IRON PIN SET	619741.740	1546960.186
N VALLEY RD	850+06.88	70.00' LT	IRON PIN SET	619948.480	1546894.878
N VALLEY RD	850+06.88	55.00' RT	IRON PIN SET	619945.633	1547019.846
N VALLEY RD	850+06.88	0.00'	IRON PIN SET	619946.886	1546964.860

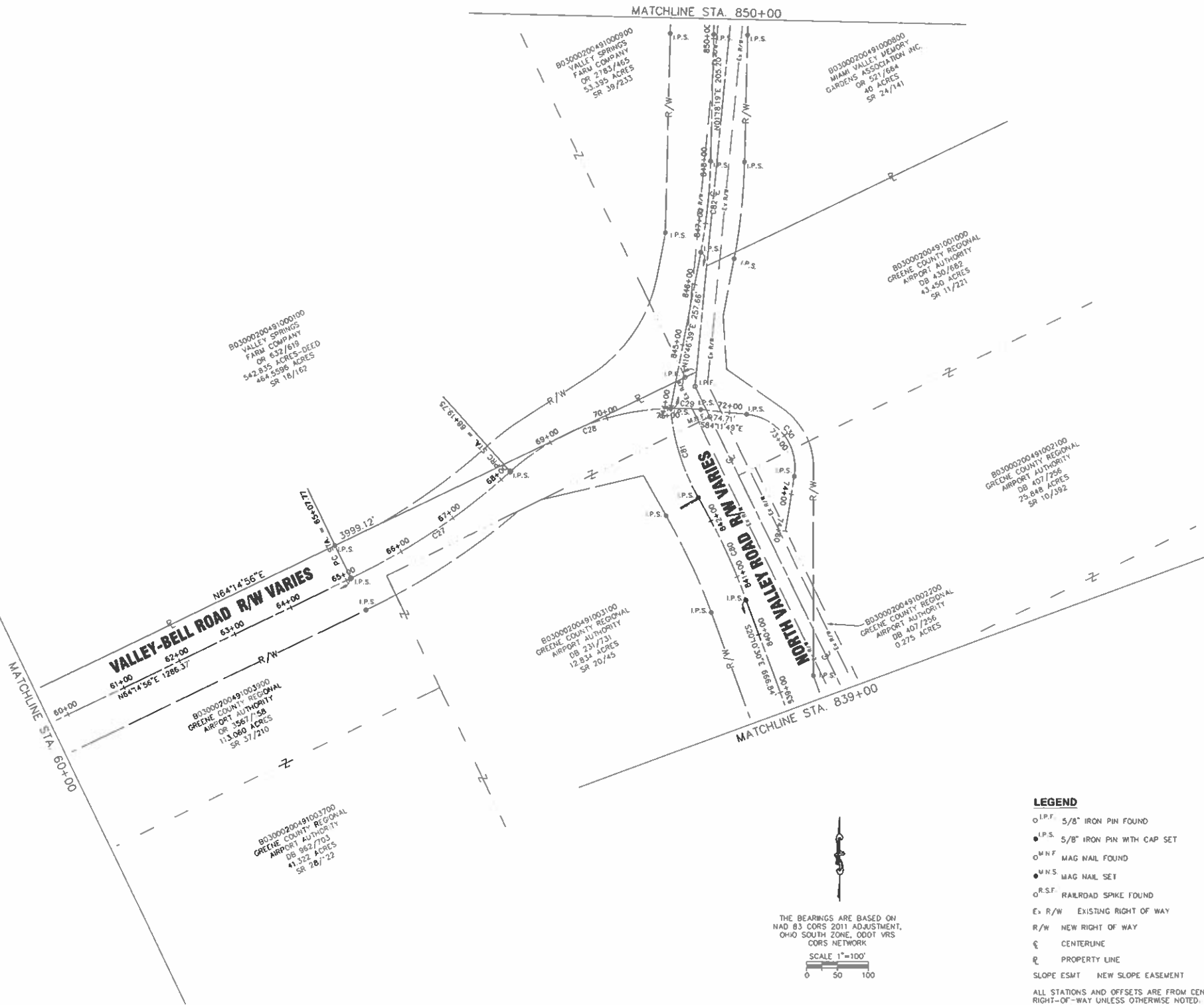
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CH DIST	CH BEARING
C27	1100.00'	311.98'	16°15'01"	310.94'	N56°07'26"E
C28	400.00'	285.22'	40°51'18"	279.22'	S68°25'35"W
C29	400.00'	48.51'	06°56'57"	48.48'	N87°40'18"W
C30	87.00'	142.09'	93°34'41"	128.82'	N37°24'29"W
C80	1100.00'	183.23'	09°32'38"	183.02'	N24°56'49"W
C81	350.00'	152.32'	24°56'06"	151.12'	S17°15'05"E
C82	900.00'	148.79'	09°28'20"	148.62'	N06°02'29"E

PLAN PREPARED BY:
GREBEV2202

ChoiceOne
Engineering

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LEGEND

- I.P.F. 5/8" IRON PIN FOUND
- I.P.S. 5/8" IRON PIN WITH CAP SET
- M.N.F. MAG NAIL FOUND
- M.N.S. MAG NAIL SET
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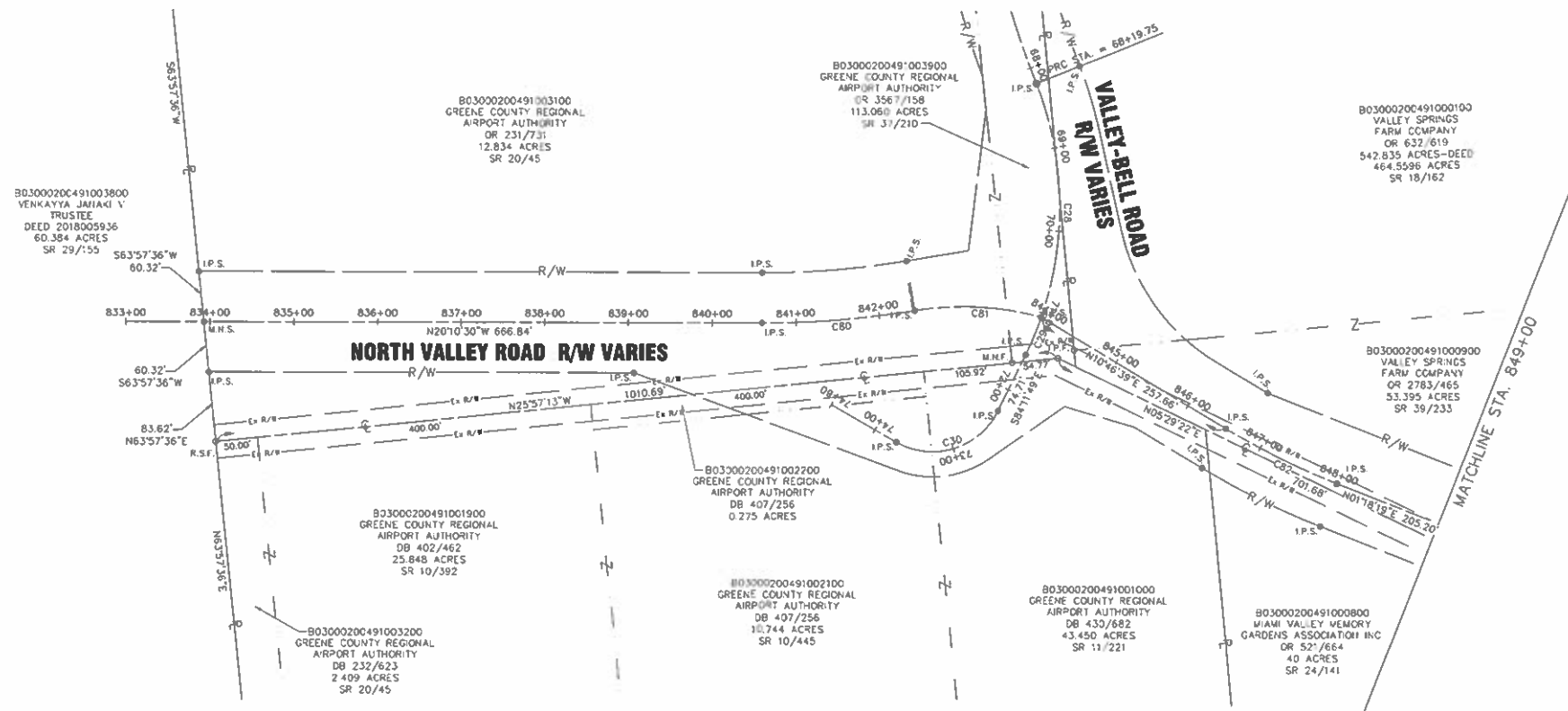
INDIAN RIPPLE ROAD
VALLEY-BELL ROAD
NORTH VALLEY ROAD

DRAWN BY:
MPL
REVIEWED BY:
AUB

CENTERLINE PLAT
STA 60+00 - STA 74+00

VALLEY-BELL ROAD

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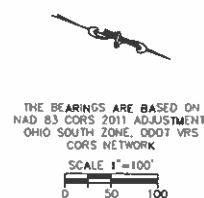


CURVE TABLE					
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N VALLEY RD	833+86.67	60.00' LT	IRON PIN SET	618378.158	1547194.167
N VALLEY RD	833+92.84	0.00'	IRON PIN SET	618404.636	1547248.360
N VALLEY RD	833+99.00	60.00' RT	IRON PIN SET	618431.115	1547302.553
N VALLEY RD	834+07.54	143.18' RT	RAILROAD SPIKE FD	618467.824	1547377.685
N VALLEY RD	839+07.03	60.00' RT	IRON PIN SET	618907.971	1547127.340
N VALLEY RD	840+59.68	60.00' LT	IRON PIN SET	619009.871	1546962.055
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LEGEND

- I.P.F. 5/8" IRON PIN FOUND
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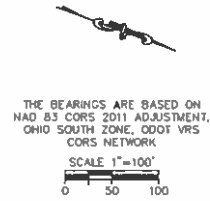
INDIAN RIPPLE ROAD
NORTH VALLEY ROAD
VALLEY-BELL ROAD

DRAWN BY:
MPL
REVIEWED BY:
AJB

CENTERLINE PLAT
STA 833+00 - STA 848+00

VALLEY-BELL ROAD

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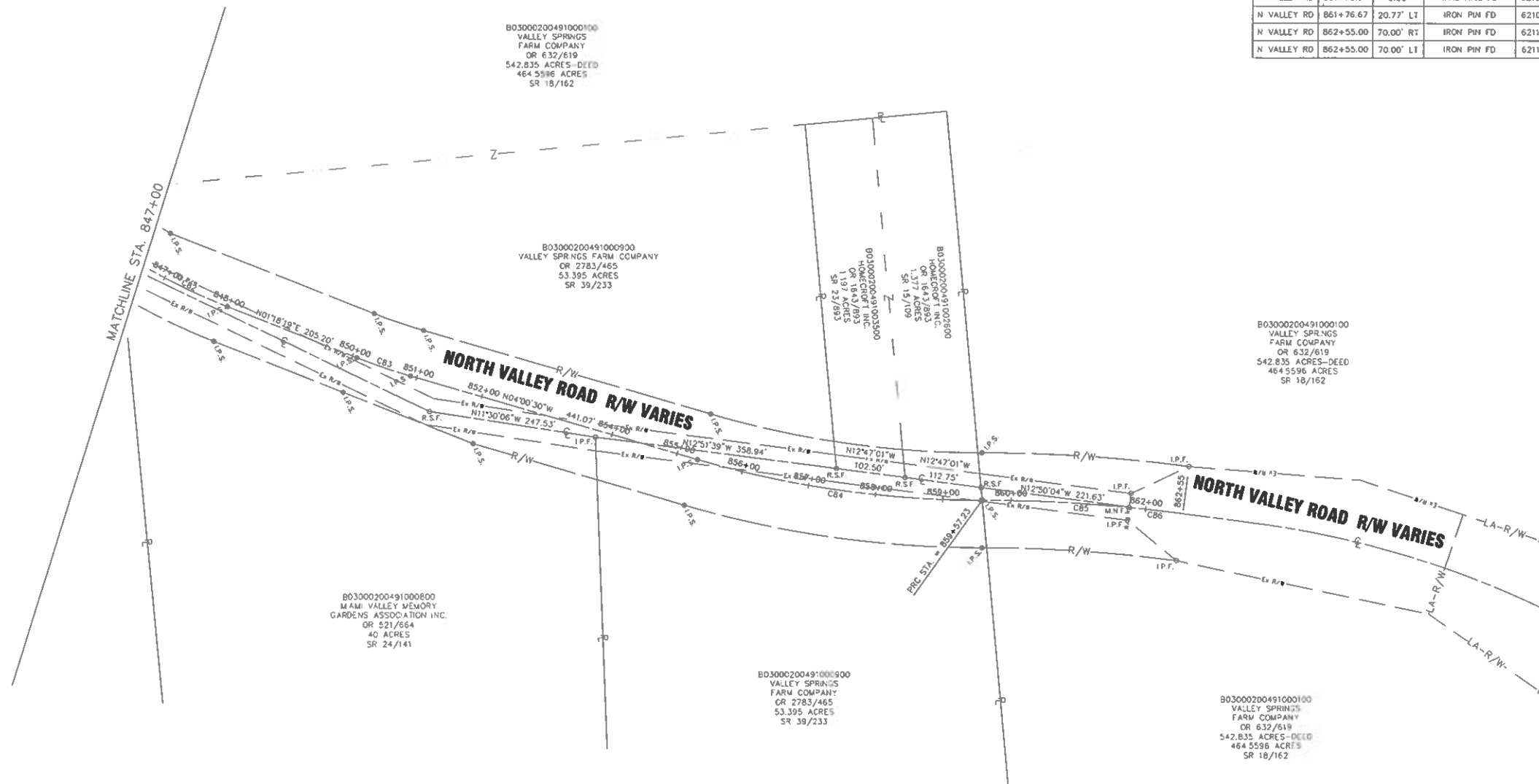


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CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CH DIST	CH BEARING
C82	900.00'	148.79'	09°28'20"	148.62'	N06°02'29"E
C83	900.00'	83.47'	05°18'49"	83.44'	N01°21'06"W
C84	1500.00'	425.82'	16°15'54"	424.39'	N12°08'27"W
C85	2250.00'	218.71'	05°34'10"	218.63'	S17°29'19"E
C86	2250.00'	79.06'	02°00'47"	79.05'	S13°41'51"E

MONUMENTATION TABLE					
ROADWAY	STATION	OFFSET	DESCRIPTION	NORTHING	EASTING
N VALLEY RD	850+06.88	70.00' LT	IRON PIN SET	619948.480	1546894.878
N VALLEY RD	850+06.88	55.00' RT	IRON PIN SET	619945.633	1547019.846
N VALLEY RD	850+06.88	0.00'	IRON PIN SET	619946.886	1546964.860
N VALLEY RD	850+90.35	70.00' LT	IRON PIN SET	620025.407	1546893.063
N VALLEY RD	850+90.35	0.00'	IRON PIN SET	620030.300	1546962.892
N VALLEY RD	851+32.20	42.59' RT	IRON PIN FD	620075.031	1547002.453
N VALLEY RD	852+07.31	70.00' RT	IRON PIN SET	620151.867	1547024.545
N VALLEY RD	853+77.62	10.31' RT	RAILROAD SPIKE FD	620317.590	1546953.097
N VALLEY RD	855+31.42	70.00' RT	IRON PIN SET	620475.185	1547001.888
N VALLEY RD	855+31.42	70.00' LT	IRON PIN SET	620465.398	1546862.231
N VALLEY RD	855+31.42	0.00'	IRON PIN SET	620470.291	1546932.060
N VALLEY RD	857+37.18	31.13' LT	RAILROAD SPIKE FD	620667.525	1546873.203
N VALLEY RD	858+41.79	29.19' LT	RAILROAD SPIKE FD	620767.485	1546850.523
N VALLEY RD	859+55.92	18.85' LT	RAILROAD SPIKE FD	620877.442	1546825.574
N VALLEY RD	859+57.23	70.00' LT	IRON PIN SET	620860.932	1546777.140
N VALLEY RD	859+57.23	70.00' RT	IRON PIN SET	620909.442	1546908.467
N VALLEY RD	859+57.23	0.00'	IRON PIN SET	620885.187	1546842.804
N VALLEY RD	861+75.26	19.21' RT	IRON PIN FD	621097.923	1546795.855
N VALLEY RD	861+75.94	0.00'	MAG NAIL FD	621093.706	1546777.103
N VALLEY RD	861+76.67	20.77' LT	IRON PIN FD	621089.148	1546756.829
N VALLEY RD	862+55.00	70.00' RT	IRON PIN FD	621185.889	1546826.674
N VALLEY RD	862+55.00	70.00' LT	IRON PIN FD	621155.132	1546690.094



PLAN PREPARED BY:
GREBEV2202



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203 W. LOVELAND AVENUE • LOVELAND, OHIO 45140 • 513.239.8554

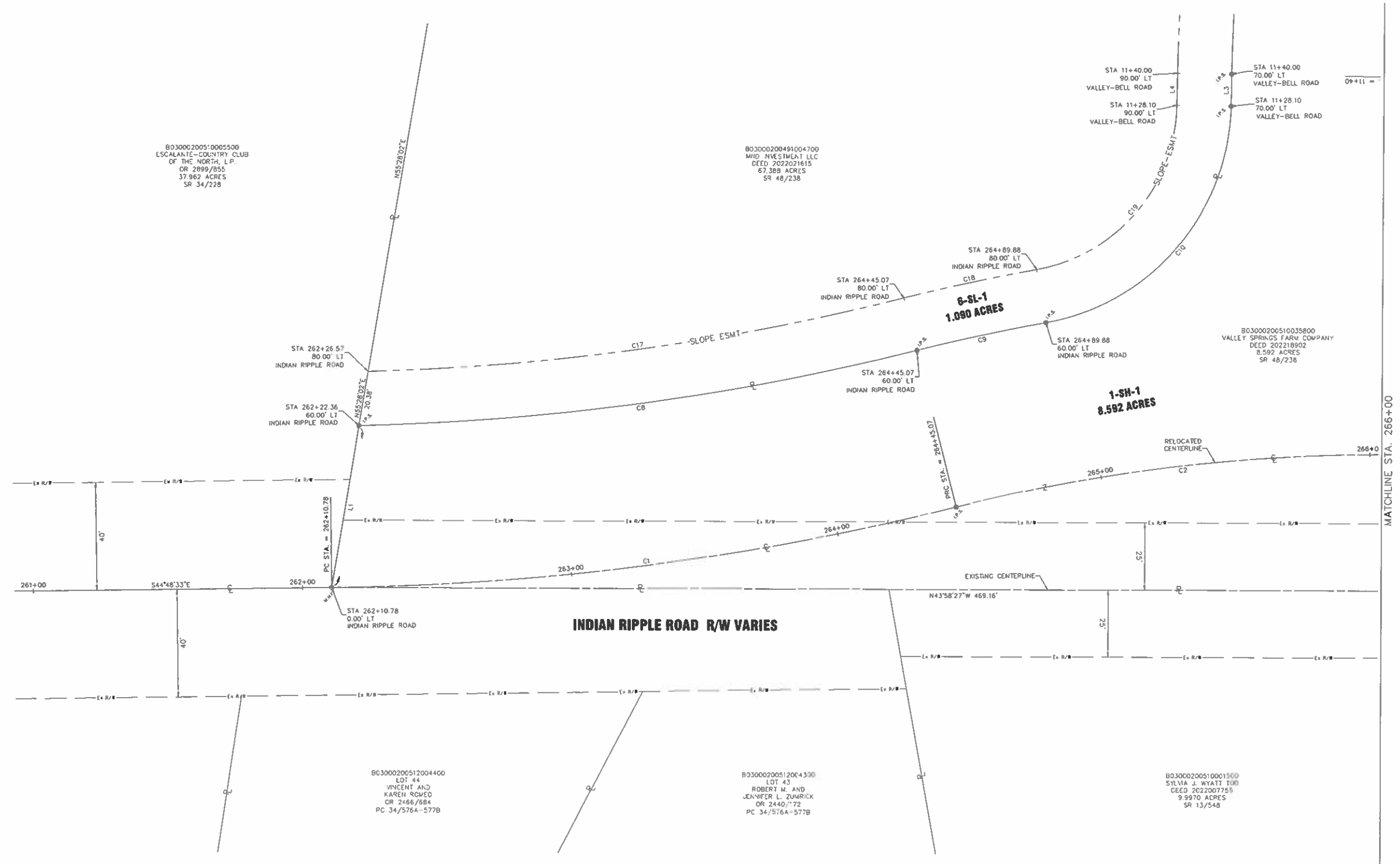
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INDIAN RIPPLE ROAD
NORTH VALLEY ROAD
VALLEY-BELL ROAD

DRAWN BY:
MPL
REVIEWED BY:
A.B

CENTERLINE PLAT
STA 847+00 - STA 863+00

VALLEY-BELL ROAD



PLAN PREPARED BY:
GREBEV2202



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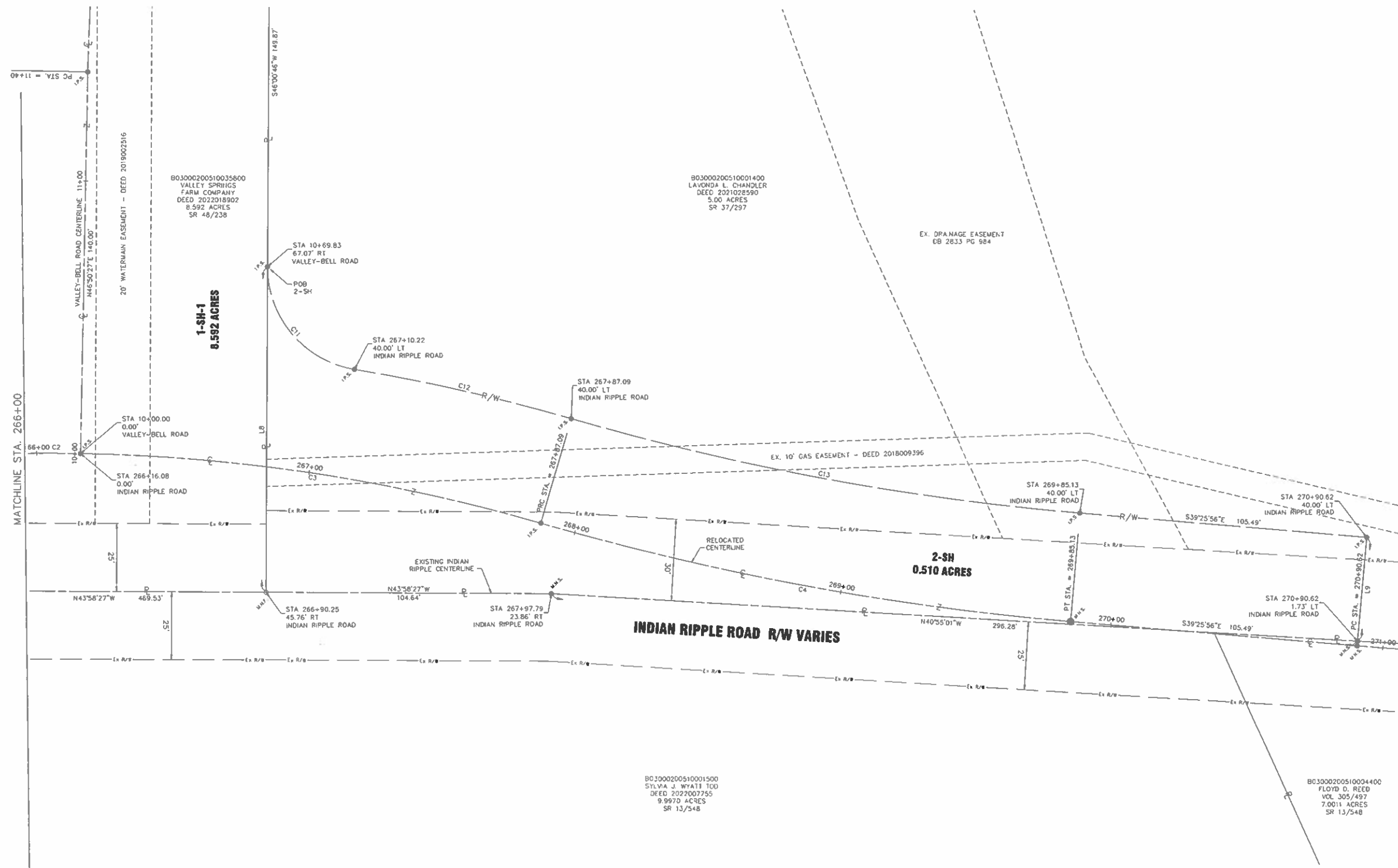
LINE TABLE		
LINE	LENGTH	BEARING
L1	61.04'	N55°28'02"E
L2	20.38'	N55°28'02"E
L3	11.90'	N46°50'27"E
L4	11.90'	N46°50'27"E

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CH DIST	CH BEARING
C1	999.80'	234.29'	13°25'36"	233.76'	S51°31'14"E
C2	650.00'	171.01'	15°04'26"	170.52'	S50°41'46"E
C8	940.00'	209.35'	12°45'37"	208.92'	S51°51'11"E
C9	710.00'	48.94'	03°56'59"	48.93'	S56°15'30"E
C10	83.00'	114.26'	78°52'33"	105.45'	N86°16'43"E
C17	920.00'	201.03'	12°31'10"	200.63'	S51°58'24"E
C18	730.00'	50.32'	03°56'59"	50.31'	S56°15'30"E
C19	63.00'	86.73'	78°52'33"	80.04'	N86°16'43"E

THE BEARINGS ARE BASED ON
NAD 83 CORN 2011 ADJUSTMENT,
OHIO SOUTH ZONE, ODOT VRS
CORS NETWORK
SCALE 1"=20'

LEGEND

- I.P.F. 5/8" IRON PIN FOUND
 - I.P.S. 5/8" IRON PIN WITH CAP SET
 - M.N.F. MAG NAIL FOUND
 - M.N.S. MAG NAIL SET
 - R.S.F. RAILROAD SPIKE FOUND
 - E= R/W EXISTING RIGHT OF WAY
 - R/W NEW RIGHT OF WAY
 - CENTERLINE
 - PROPERTY LINE
 - SLOPE ESMT NEW SLOPE EASEMENT
- ALL STATIONS AND OFFSETS ARE FROM CENTERLINE OF
RIGHT-OF-WAY UNLESS OTHERWISE NOTED.



PLAN PREPARED BY:
GREBEV2202

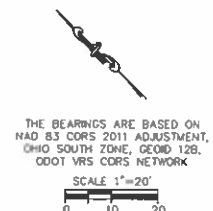


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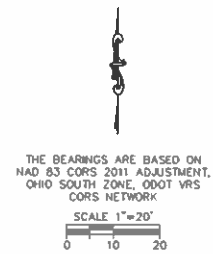
LINE TABLE		
LINE	LENGTH	BEARING
L8	119.53'	N46°00'46"E
L9	38.27'	S50°34'04"W

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CH DIST	CH BEARING
C2	650.00'	171.01'	15°04'26"	170.52'	S50°41'46"E
C3	650.00'	171.01'	15°04'26"	170.52'	S35°37'20"E
C4	1000.00'	198.04'	11°20'49"	197.72'	S33°45'32"E
C11	38.00'	53.64'	80°52'27"	49.29'	S05°34'33"W
C12	690.00'	81.60'	06°46'33"	81.55'	S31°28'24"E
C13	960.00'	190.12'	11°20'49"	189.81'	S33°45'32"E



- LEGEND**
- I.P.F. 5/8" IRON PIN FOUND
 - I.P.S. 5/8" IRON PIN WITH CAP SET
 - M.H.F. MAG NAIL FOUND
 - M.N.S. MAG NAIL SET
 - R.S.F. RAILROAD SPIKE FOUND
 - E+ R/W EXISTING RIGHT OF WAY
 - R/W NEW RIGHT OF WAY
 - CENTERLINE
 - PROPERTY LINE
 - SLOPE ESMT NEW SLOPE EASEMENT
- ALL STATIONS AND OFFSETS ARE FROM CENTERLINE OF RIGHT-OF-WAY UNLESS OTHERWISE NOTED.

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CH DIST	CH BEARING
C6	1500.00'	440.26'	16°48'59"	438.68'	N62°48'27"E
C15	1593.69'	467.75'	16°48'59"	466.08'	N62°48'27"E
C21	1573.69'	461.88'	16°48'59"	460.23'	N62°48'27"E



B03000200491004700
MMD INVESTMENT LLC
DEED 2022021615
67.388 ACRES
SR 48/238

6-SL-1
1.090 ACRES

VALLEY-BELL ROAD R/W VARIES

1-SH-1
8.592 ACRES

B03000200510035800
VALLEY SPRINGS
FARM COMPANY
DEED 2022018902
8.592 ACRES
SR 48/238

B03000200510037800
LOT 50
GA WHITE
DEVELOPMENT CO LLC
DEED 2022065351
2.0825 ACRES
PC 38/241A-243A

B03000200510037900
LOT 51
TODD AND
HOLLY HAYS
DEED 2018020029
2.2129 ACRES
PC 38/241A-243A

B03000200510038000
LOT 52
DAVID F. VANDERBURGH
TRUSTEE
DEED 2018019116
2.2951 ACRES
PC 38/241A-243A

- LEGEND**
- I.P.F. 5/8" IRON PIN FOUND
 - I.P.S. 5/8" IRON PIN WITH CAP SET
 - M.N.F. MAG NAIL FOUND
 - M.N.S. MAG NAIL SET
 - R.S.F. RAILROAD SPIKE FOUND
 - E R/W EXISTING RIGHT OF WAY
 - R/W NEW RIGHT OF WAY
 - ℄ CENTERLINE
 - ℄ PROPERTY LINE
 - SLOPE ESMT NEW SLOPE EASEMENT
- ALL STATIONS AND OFFSETS ARE FROM CENTERLINE OF RIGHT-OF-WAY UNLESS OTHERWISE NOTED.

PLAN PREPARED BY:
GREBEV2202

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MATCHLINE STA. 20+00

803000200491004700
MND INVESTMENT LLC
DEED 2022021615
67.388 ACRES
SR 48/238

8-SL-1
1.090 ACRES

VALLEY-BELL ROAD R/W VARIES

1-SH-1
8.592 ACRES

803000200510035800
VALLEY SPRINGS
FARM COMPANY
DEED 2022018902
8.592 ACRES
SR 48/238

803000200510037500
LOT 47A
CHET AND
ELAINE BRYAN
DEED 2020025119
2.7553 ACRES
PC 38/2508-252A

803000200510037600
LOT 48A
CHET AND
ELAINE M. BRYAN
DEED 2019021778
2.1331 ACRES
PC 38/2508-252A

803000200510037700
LOT 49A
COREY D. AND
NATALIE A. POWELL
CO TRUSTEES
DEED 2021020606
2.0315 ACRES
PC 38/2508-252A

SLOPE ESMT

MATCHLINE STA. 25+00

LEGEND

- I.P.F. 5/8" IRON PIN FOUND
- I.P.S. 5/8" IRON PIN WITH CAP SET
- M.N.F. MAG NAIL FOUND
- M.N.S. MAG NAIL SET
- R.S.F. RAILROAD SPIKE FOUND
- E> R/W EXISTING RIGHT OF WAY
- R/W NEW RIGHT OF WAY
- CENTERLINE
- PROPERTY LINE
- SLOPE ESMT NEW SLOPE EASEMENT

ALL STATIONS AND OFFSETS ARE FROM CENTERLINE OF
RIGHT-OF-WAY UNLESS OTHERWISE NOTED

THE BEARINGS ARE BASED ON
NAD 83 CORRS 2011 ADJUSTMENT,
OHIO SOUTH ZONE, 0007 VR5
CORRS NETWORK.
SCALE 1"=20'

VALLEY-BELL ROAD

RIGHT OF WAY DETAIL SHEET
STA. 20+00 TO 25+00

INDIAN RIPPLE ROAD VALLEY-BELL ROAD
NORTH VALLEY ROAD
DRAWN BY: MPL
REVIEWED BY: AUB

11
27

LEGEND

O I.P.F. 5/8" IRON PIN FOUND
 • I.P.S. 5/8" IRON PIN WITH CAP SET
 O M.N.F. MAG NAIL FOUND
 • M.N.S. MAG NAIL SET
 O R.S.F. RAILROAD SPIKE FOUND
 E= R/W EXISTING RIGHT OF WAY
 R/W NEW RIGHT OF WAY
 C CENTERLINE
 P PROPERTY LINE
 SLOPE ESMT NEW SLOPE EASEMENT
 ALL STATIONS AND OFFSETS ARE FROM CENTERLINE OF RIGHT-OF-WAY UNLESS OTHERWISE NOTED.

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CH DIST	CH BEARING
C7	1200.00'	540.80'	25°49'17"	536.24'	N67°18'35"E

B03000200401004700
 MND INVESTMENT LLC
 DEED 2022021615
 67.388 ACRES
 SR 48/238

THE BEARINGS ARE BASED ON
 NAD 83 CORRS 2011 ADJUSTMENT,
 OHIO SOUTH ZONE, DDDT VRS
 CORRS NETWORK
 SCALE 1"=20'
 0 10 20

INDIAN RIPPLE ROAD
 NORTH VALLEY ROAD
 VALLEY-BELL ROAD

DRAWN BY:
 MPL
 REVIEWED BY:
 AUB

RIGHT OF WAY DETAIL SHEET
 STA. 25+00 TO 30+00

VALLEY-BELL ROAD

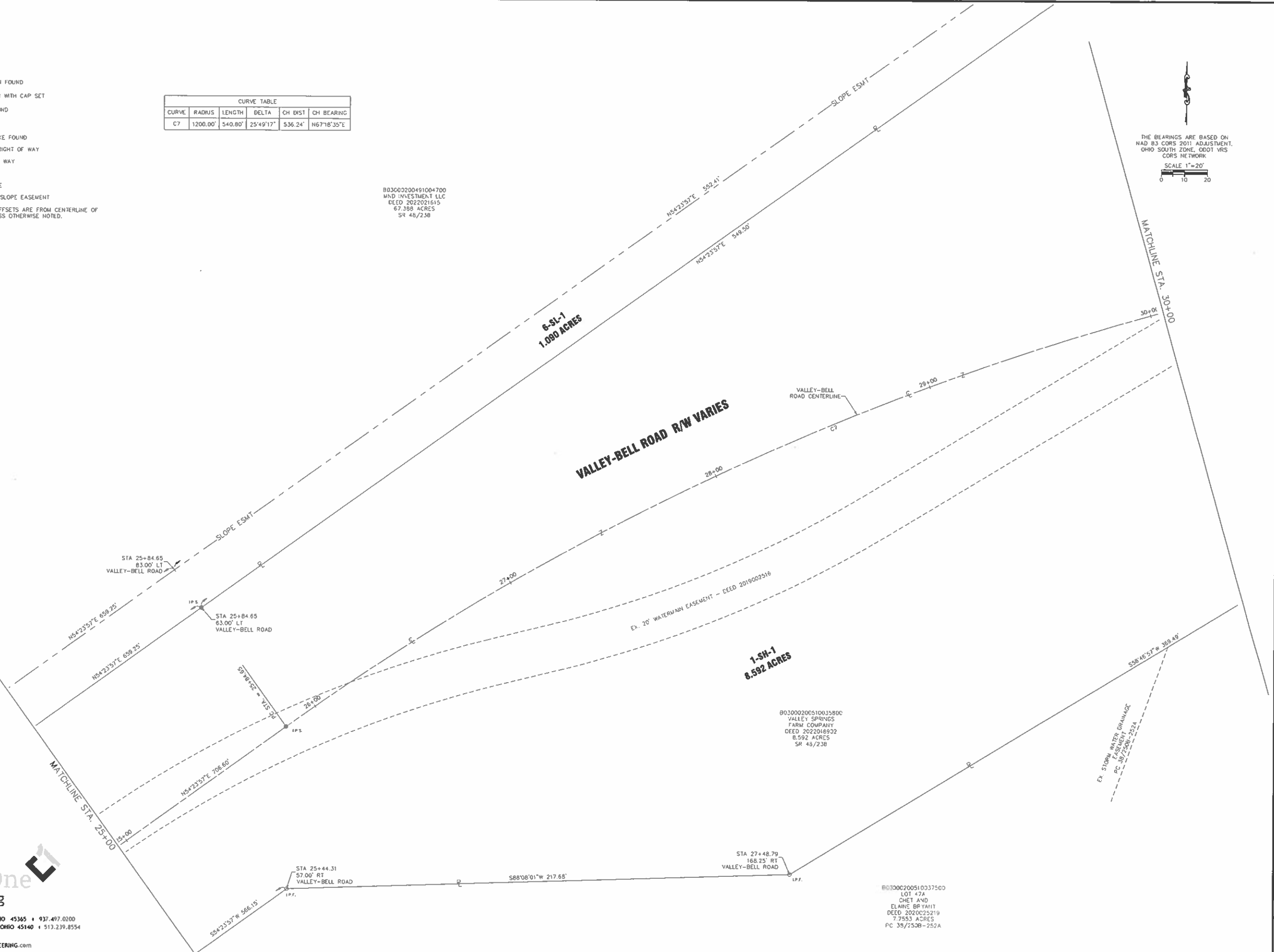
12
 27

PLAN PREPARED BY:
 GREBEV2202

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 Engineering

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B03000200491004700
VND INVESTMENT LLC
DEED 2022021615
67.388 ACRES
SR 48/238

SE CORNER OF LOT
38A OF REPLAT OF
LOT 238 & 239 OF
THE ESTATES AT
COUNTRY CLUB OF
THE NORTH
SECTION NINE
P.C. 36 PAGES
375A-375B

B03000200510035800
VALLEY SPRINGS
FARM COMPANY
DEED 2022010912
8.592 ACRES
SR 48/238

B03000200491006100
VALLEY SPRINGS FARM COMPANY
OR 632/619
542.835 ACRES-DEED
464.5596 ACRES
SR 18/162

B03000200491003920
GREENE COUNTY REGIONAL
AIRPORT AUTHORITY
OR 3567/158
113.060 ACRES
SR 37/210

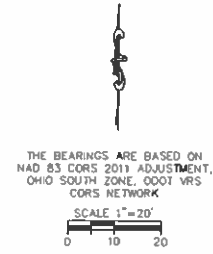
B03000200510037500
LOT 47A
CHET AND
ELAINE BRYANT
DEED 2020025219
7.7553 ACRES
PC 38/2508-252A

PLAN PREPARED BY:
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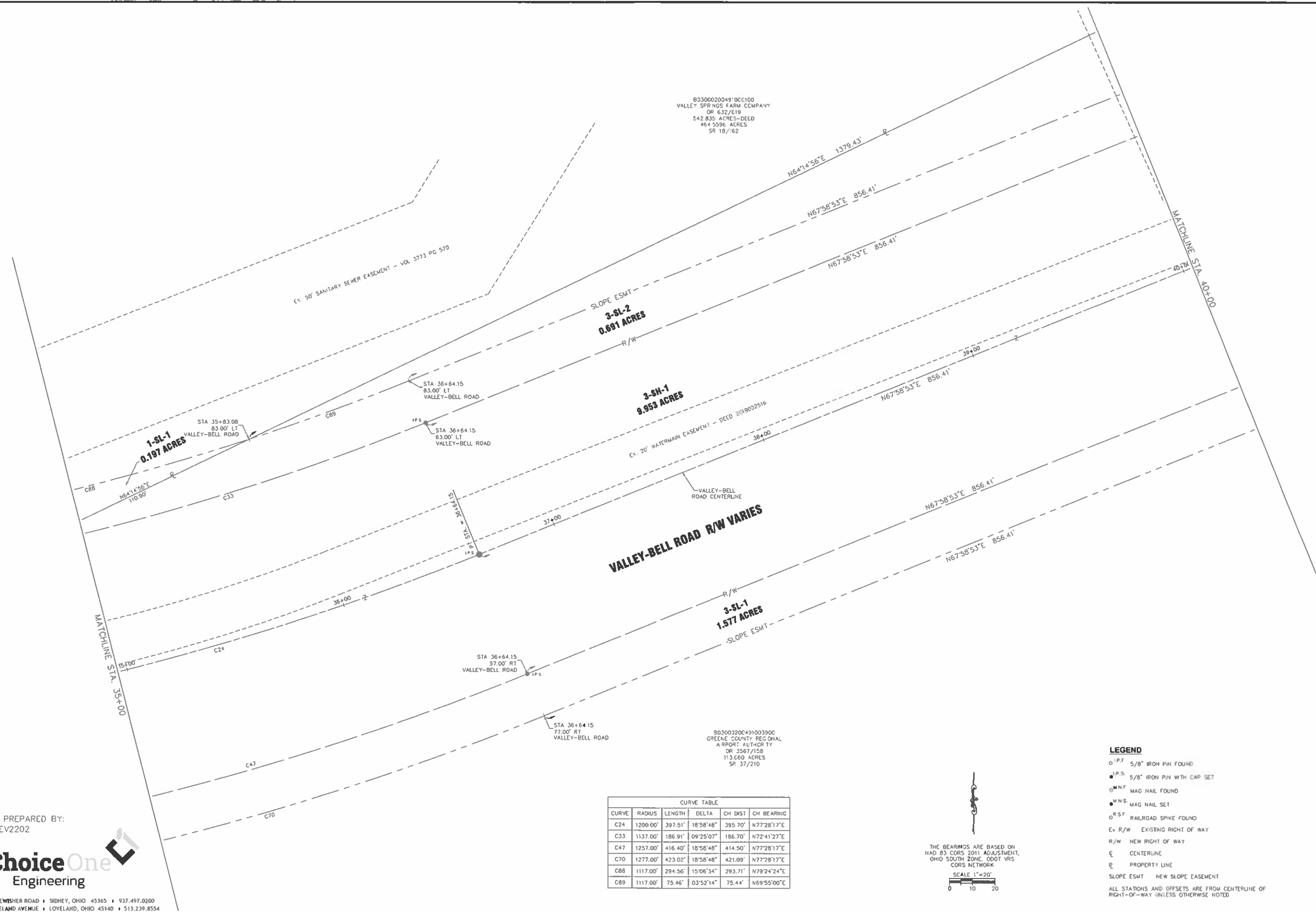


CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CH DIST	CH BEARING
C7	1200.00'	540.80'	25°49'17"	536.24'	N67°18'35"E
C22	1200.00'	141.18'	06°44'27"	141.10'	N83°35'27"E
C24	1200.00'	397.51'	18°58'48"	395.70'	N77°28'17"E
C31	1263.00'	70.13'	03°10'54"	70.12'	N85°22'14"E
C32	1137.00'	189.74'	09°33'40"	189.52'	N82°10'51"E
C46	1143.00'	116.55'	05°50'33"	116.50'	N84°02'25"E
C47	1257.00'	416.40'	18°58'48"	414.50'	N77°28'17"E
C58	1283.00'	71.24'	03°10'54"	71.24'	N85°22'14"E
C59	1117.00'	370.02'	18°58'48"	368.33'	N77°28'17"E
C69	1123.00'	108.58'	05°32'24"	108.54'	N84°11'29"E
C70	1277.00'	423.02'	18°58'48"	421.09'	N77°28'17"E
C88	1117.00'	294.56'	15°06'34"	293.71'	N79°24'24"E

LINE TABLE		
LINE	LENGTH	BEARING
L5	20.21'	S27°20'09"E
L6	46.91'	S27°20'09"E
L7	40.40'	S25°29'15"E

LEGEND

- I.P.F. 5/8" IRON PIN FOUND
 - I.P.S 5/8" IRON PIN WITH CAP SET
 - M.N.F. MAG NAIL FOUND
 - M.N.S. MAG NAIL SET
 - R.S.T. RAILROAD SPIKE FOUND
 - E+ R/W EXISTING RIGHT OF WAY
 - R/W NEW RIGHT OF WAY
 - CL CENTERLINE
 - PL PROPERTY LINE
 - SLOPE ESMT NEW SLOPE EASEMENT
- ALL STATIONS AND OFFSETS ARE FROM CENTERLINE OF RIGHT-OF-WAY UNLESS OTHERWISE NOTED.

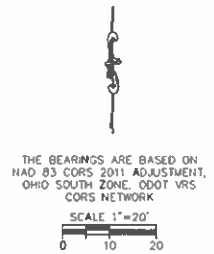


80300020349'00E100
VALLEY SPRINGS FARM COMPANY
OR 632/619
542.835 ACRES-DEED
464.5396 ACRES
SR 18/162

EX. 20' WATERMAIN EASEMENT - DEED 2019002516

803000200491003900
GREENE COUNTY REGIONAL
AIRPORT AUTHORITY
OR 3567/158
113.660 ACRES
SR 37/210

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CH DIST	CH BEARING
C24	1200.00'	397.51'	18°58'48"	395.70'	N77°28'17"E
C33	1137.00'	186.91'	09°25'07"	186.70'	N72°41'27"E
C47	1257.00'	416.40'	18°58'48"	414.50'	N77°28'17"E
C70	1277.00'	423.02'	18°58'48"	421.09'	N77°28'17"E
C88	1117.00'	294.56'	15°06'34"	293.71'	N79°24'24"E
C89	1117.00'	75.46'	03°52'14"	75.44'	N69°55'00"E



- LEGEND**
- O.I.P.F. 5/8" IRON PIN FOUND
 - I.P.S. 5/8" IRON PIN WITH CAP SET
 - M.N.F. MAG NAIL FOUND
 - M.N.S. MAG NAIL SET
 - R.S.F. RAILROAD SPIKE FOUND
 - EX R/W EXISTING RIGHT OF WAY
 - R/W NEW RIGHT OF WAY
 - C CENTERLINE
 - P PROPERTY LINE
 - SLOPE ESMT NEW SLOPE EASEMENT
 - ALL STATIONS AND OFFSETS ARE FROM CENTERLINE OF RIGHT-OF-WAY UNLESS OTHERWISE NOTED

PLAN PREPARED BY:
GREBEV2202

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B03000200491003100
VALLEY SPRINGS FARM COMPANY
CR 632/619
542.835 ACRES-DEED
464.5596 ACRES
SR 18/162

EX. REST LINE OF
300' WIDE
ELECTRIC EASEMENT
APPROXIMATE LOCATION
DEED BOOK 345
PAGE 410

EX. REST LINE OF
300' WIDE
ELECTRIC EASEMENT
APPROXIMATE LOCATION
DEED BOOK 343
PAGE 142

SLOPE ESMT
3-SL-2
0.691 ACRES
R/W

3-SH-1
9.953 ACRES

EX. 20' WATERMAIN EASEMENT - DEED 2019002516
43+00
VALLEY-BELL
ROAD CENTERLINE

VALLEY-BELL ROAD R/W VARIES

R/W
3-SL-1
1.577 ACRES
SLOPE ESMT

EX. 40' SAN SEWER ESMT
DEED 2019002517

MATCHLINE STA. 45+00

EX. 40' SAN SEWER ESMT
DEED 2019002517

MATCHLINE STA. 40+00

EX. 40' SAN SEWER ESMT
DEED 2019002517

B03000200491003900
GREENE COUNTY REGIONAL
AIRPORT AUTHORITY
OR 3567/153
113.660 ACRES
SR 37/210

LEGEND

- I.P.F. 5/8" IRON PIN FOUND
- I.P.S. 5/8" IRON PIN WITH CAP SET
- M.N.F. MAG NAIL FOUND
- M.N.S. MAG NAIL SET
- R.S.F. RAILROAD SPIKE FOUND
- E+ R/W EXISTING RIGHT OF WAY
- R/W NEW RIGHT OF WAY
- ℄ CENTERLINE
- ℄ PROPERTY LINE
- SLOPE ESMT NEW SLOPE EASEMENT

ALL STATIONS AND OFFSETS ARE FROM CENTERLINE OF
RIGHT-OF-WAY UNLESS OTHERWISE NOTED.

THE BEARINGS ARE BASED ON
NAD 83 CORS 2011 ADJUSTMENT,
OHIO SOUTH ZONE, ODOT VRS
CORS NETWORK
SCALE 1"=20'
0 10 20

PLAN PREPARED BY:
GREBEV2202

ChoiceOne
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DRAWN BY:
MPL
REVIEWED BY:
AUB

RIGHT OF WAY DETAIL SHEET
STA. 40+00 TO 45+00

VALLEY-BELL ROAD

INDIAN RIPPLE ROAD
NORTH VALLEY ROAD
VALLEY-BELL ROAD

15
27

B0300C20049100C100
VALLEY SPRINGS FARM COMPANY
OR 632/619
542.835 ACRES-DEED
464.5596 ACRES
SR 18/162

EX. EAST LINE OF
300' WIDE
ELECTRIC EASEMENT
APPROXIMATE
LOCATION
DEED BOOK 345
PAGE 410

STA 49+06.81
83.00' LT
VALLEY-BELL ROAD

STA 49+06.81
63.00' LT
VALLEY-BELL ROAD

STA 49+06.81
57.00' RT
VALLEY-BELL ROAD

STA 49+06.81
77.00' RT
VALLEY-BELL ROAD

STA 45+99.24
83.00' LT
VALLEY-BELL ROAD

STA 45+67.97
83.00' LT
VALLEY-BELL ROAD

STA 45+95.41
74.00' LT
VALLEY-BELL ROAD

STA 45+20.56
83.00' LT
VALLEY-BELL ROAD

STA 45+20.56
63.00' LT
VALLEY-BELL ROAD

STA 45+20.56
57.00' RT
VALLEY-BELL ROAD

STA 45+20.56
77.00' RT
VALLEY-BELL ROAD

EX. 20' WATERWAY EASEMENT - DEED 2019002516

EX. EAST LINE OF
300' WIDE
ELECTRIC EASEMENT
APPROXIMATE
LOCATION
DEED BOOK 345
PAGE 142

EX. 40" SAN. SEWER ESMT
DEED 2019002517

3-SL-1
9.953 ACRES
VALLEY-BELL ROAD R/W VARIES

3-SL-1
1.577 ACRES

3-SL-2
0.891 ACRES

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CH. DIST	CH. BEARING
C25	1100.00'	386.25'	20°07'07"	384.27'	N57°55'20"E
C26	1100.00'	314.59'	16°23'10"	313.52'	S56°03'22"W
C34	1037.00'	364.13'	20°07'07"	362.26'	N57°55'20"E
C35	1163.00'	236.12'	11°37'58"	235.72'	N53°40'45"E
C48	1157.00'	406.26'	20°07'07"	404.18'	N57°55'20"E
C49	1043.00'	298.29'	16°23'10"	297.27'	N56°03'22"E
C51	1183.00'	99.63'	04°49'31"	99.60'	S50°16'32"W
C60	1017.00'	43.83'	02°28'10"	43.83'	N66°44'48"E
C61	1017.00'	284.36'	16°01'14"	283.44'	N55°52'24"E
C62	1183.00'	241.02'	11°40'23"	240.60'	N53°41'58"E
C71	1177.00'	413.29'	20°07'07"	411.17'	N57°55'20"E
C72	1023.00'	292.57'	16°23'10"	291.57'	N56°03'22"E

LEGEND

- I.P.F. 5/8" IRON PIN FOUND
- I.P.S. 5/8" IRON PIN WITH CAP SET
- M.N.F. MAG NAIL FOUND
- M.N.S. MAG NAIL SET
- R.S.F. RAILROAD SPIKE FOUND
- EX. R/W EXISTING RIGHT OF WAY
- R/W NEW RIGHT OF WAY
- ℄ CENTERLINE
- ℄ PROPERTY LINE
- SLOPE ESMT NEW SLOPE EASEMENT

ALL STATIONS AND OFFSETS ARE FROM CENTERLINE OF RIGHT-OF-WAY UNLESS OTHERWISE NOTED.

THE BEARINGS ARE BASED ON
NAD 83 CORP 2011 ADJUSTMENT,
OHIO SOUTH ZONE, GCSIT VRS
CORS NETWORK

SCALE 1"=20'

PLAN PREPARED BY:
GREBEV2202

ChoiceOne
Engineering

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203 W. LOVELAND AVENUE | LOVELAND, OHIO 45140 | 513.239.8554

www.CHOICEONEENGINEERING.com

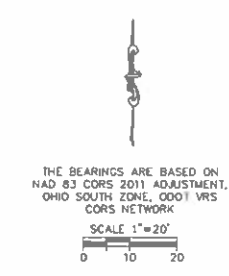
B0300020049:000100
VALLEY SPRINGS FARM COMPANY
OR 6.32/6.19
542.835 ACRES-DEED
464.5596 ACRES
SR 18/162

B03000200491003900
GREENE COUNTY REGIONAL
AIRPORT AUTHORITY
OR 35.67/1.58
113.060 ACRES
SR 37/210

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CH DIST	CH BEARING
C26	1100.00'	314.59'	16°23'10"	313.52'	S56°03'22"W
C35	1163.00'	236.12'	11°37'58"	235.72'	N53°40'45"E
C49	1043.00'	298.29'	16°23'10"	297.27'	N56°03'22"E
C62	1183.00'	241.02'	11°40'23"	240.60'	N53°41'58"E
C72	1023.00'	292.57'	16°23'10"	291.57'	N56°03'22"E
C73	1183.00'	141.39'	06°50'52"	141.30'	N56°06'44"E

LEGEND

- I.P.F. 5/8" IRON PIN FOUND
 - I.P.S. 5/8" IRON PIN WITH CAP SET
 - M.N.F. MAG NAIL FOUND
 - M.N.S. MAG NAIL SET
 - R.S.F. RAILROAD SPIKE FOUND
 - E+ R/W EXISTING RIGHT OF WAY
 - R/W NEW RIGHT OF WAY
 - ℄ CENTERLINE
 - ℄ PROPERTY LINE
 - SLOPE ESMT NEW SLOPE EASEMENT
- ALL STATIONS AND OFFSETS ARE FROM CENTERLINE OF RIGHT-OF-WAY UNLESS OTHERWISE NOTED.

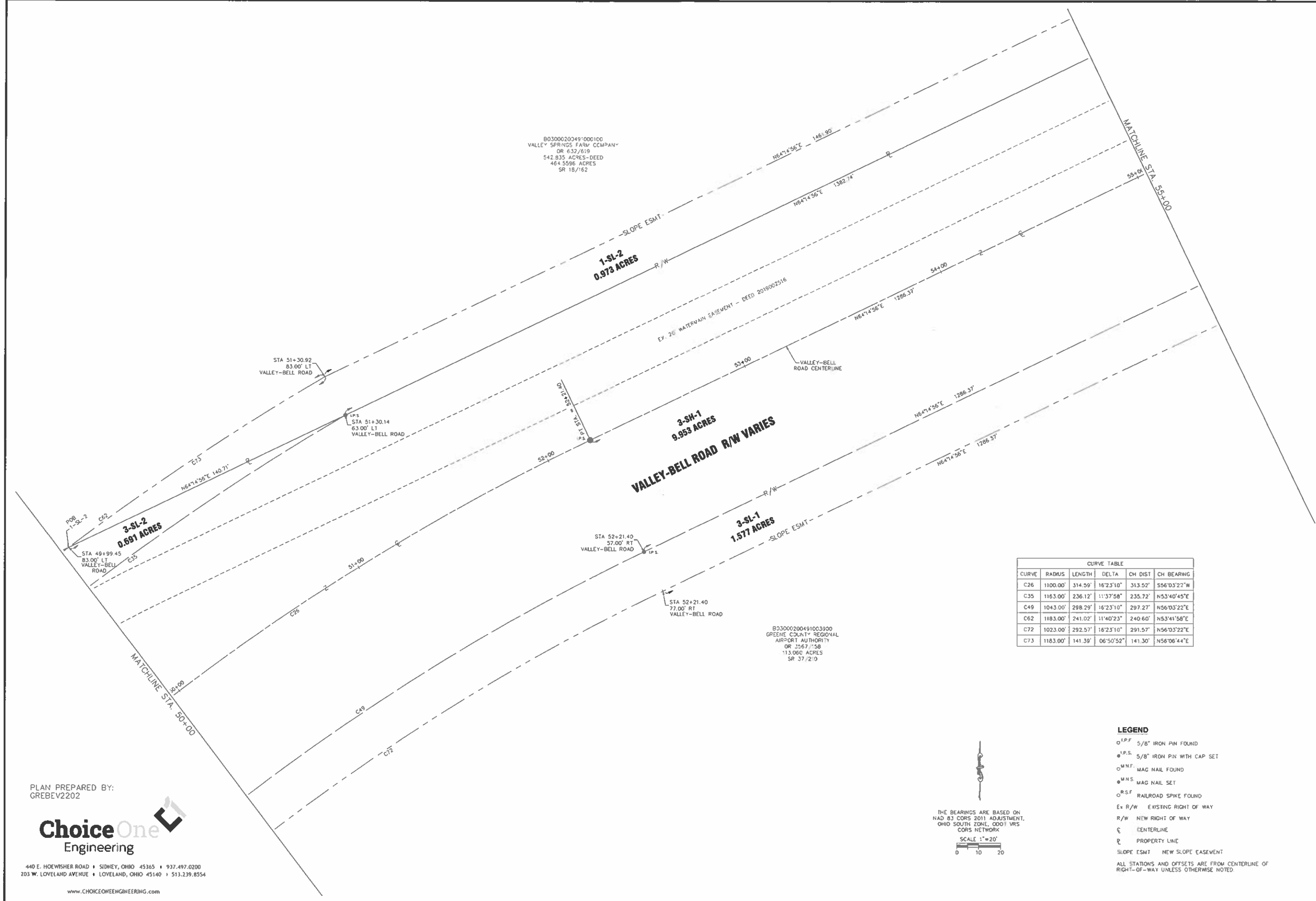


PLAN PREPARED BY:
GREBEV2202

ChoiceOne
Engineering

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8030002200491000'00
VALLEY SPRINGS FARM COMPANY
OR 632/619
542.835 ACRES-DEED
464.5386 ACRES
SR 18/162

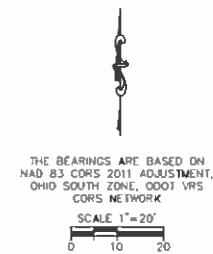
SLOPE ESMT
1-SL-2
0.973 ACRES

EX. 20' WATERWAY EASEMENT - DEED 2019002516

3-SH-1
9.953 ACRES
VALLEY-BELL ROAD R/W VARIES

R/W
3-SL-1
1.577 ACRES

8030002200491003900
GRECHE COUNTY REGIONAL
AIRPORT AUTHORITY
OR 3567/159
113.060 ACRES
SR 37/210



LEGEND

- I.P.F. 5/8" IRON PIN FOUND
 - I.P.S. 5/8" IRON PIN WITH CAP SET
 - M.N.F. MAG NAIL FOUND
 - M.N.S. MAG NAIL SET
 - R.S.F. RAILROAD SPIKE FOUND
 - Ex R/W EXISTING RIGHT OF WAY
 - R/W NEW RIGHT OF WAY
 - ℄ CENTERLINE
 - ℄ PROPERTY LINE
 - SLOPE ESMT NEW SLOPE EASEMENT
- ALL STATIONS AND OFFSETS ARE FROM CENTERLINE OF RIGHT-OF-WAY UNLESS OTHERWISE NOTED.

MATCHLINE STA 60+00

MATCHLINE STA 55+00

PLAN PREPARED BY:
GREBEV2202



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B03000200491000100
VALLEY SPRINGS FARM COMPANY
OR 632/619
542.830 ACRES-DEED
464.5596 ACRES
SR 18/162

1-SL-2
0.973 ACRES

EX. 20' WATERMAN EASEMENT - DEED 2019052516

3-SH-1
9.953 ACRES
VALLEY-BELL ROAD R/W VARIES

3-SL-1
1.577 ACRES

B03000200491003900
GREENE COUNTY REGIONAL
AIRPORT AUTHORITY
OR 3567/158
113.065 ACRES
SR 37/210

THE BEARINGS ARE BASED ON
NAD 83 CORRS 2011 ADJUSTMENT,
OHIO SOUTH ZONE, ODOT VRS
CORRS NETWORK

SCALE 1"=20'

LEGEND

- O^{IP.F.} 5/8" IRON PIN FOUND
- O^{IP.S.} 5/8" IRON PIN WITH CAP SET
- O^{U.N.F.} MAG NAIL FOUND
- O^{U.N.S.} MAG NAIL SET
- O^{R.S.F.} RAILROAD SPIKE FOUND
- E^X R/W EXISTING RIGHT OF WAY
- R/W NEW RIGHT OF WAY
- € CENTERLINE
- ℙ PROPERTY LINE
- SLOPE ESMT NEW SLOPE EASEMENT

ALL STATIONS AND OFFSETS ARE FROM CENTERLINE OF
RIGHT-OF-WAY UNLESS OTHERWISE NOTED.

VALLEY-BELL ROAD

RIGHT OF WAY DETAIL SHEET
STA. 60+00 TO 65+00

INDIAN RIPPLE ROAD
NORTH VALLEY ROAD
VALLEY-BELL ROAD

DRAWN BY:
MPL
REVIEWED BY:
A.B.

19
27

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CH DIST	CH BEARING
C27	1100.00'	311.98'	167°5'01"	319.94'	N56°07'26"E
C28	400.00'	285.22'	40°51'18"	279.22'	S68°25'35"W
C36	1044.00'	216.93'	11°54'20"	216.54'	N53°57'06"E
C37	456.00'	71.42'	08°58'27"	71.35'	S52°29'09"W
C50	1157.00'	297.03'	14°42'33"	296.21'	N56°53'40"E
C63	1024.00'	212.02'	11°51'48"	211.64'	N53°55'50"E
C64	476.00'	74.56'	08°58'27"	74.48'	S52°29'09"W
C74	1177.00'	321.64'	15°39'26"	320.64'	N56°25'14"E
C96	1157.00'	53.77'	02°39'45"	53.76'	N62°55'04"E
C97	1157.00'	243.26'	12°02'48"	242.81'	N55°33'48"E
C98	1177.00'	53.66'	02°36'45"	53.66'	N62°56'34"E
C99	1177.00'	267.97'	13°02'41"	267.39'	N55°06'51"E

LINE TABLE		
LINE	LENGTH	BEARING
L10	19.83'	N63°43'10"E
L11	19.72'	N63°43'10"E
L12	14.98'	S41°24'29"E

B03000200491000100
VALLEY SPRINGS FARM COMPANY
OR 632/619
542.835 ACRES-DEED
46% 5586 ACRES
SR 18/162

B03000200491003900
GREENE COUNTY REGIONAL
AIRPORT AUTHORITY
OR 3567/158
113.060 ACRES
SR 37/210

B03000200491003100
GREENE COUNTY REGIONAL
AIRPORT AUTHORITY
OR 231/731
12.834 ACRES
SR 20/45

LEGEND

- 5/8" IRON PIN FOUND
 - 5/8" IRON PIN WITH CAP SET
 - MAG NAIL FOUND
 - MAG NAIL SET
 - RAILROAD SPIKE FOUND
 - EXISTING RIGHT OF WAY
 - NEW RIGHT OF WAY
 - CENTERLINE
 - PROPERTY LINE
 - NEW SLOPE EASEMENT
- ALL STATIONS AND OFFSETS ARE FROM CENTERLINE OF RIGHT-OF-WAY UNLESS OTHERWISE NOTED.

THE BEARINGS ARE BASED ON
NAD 83 CORRS 2011 ADJUSTMENT,
OHIO SOUTH ZONE, ODOT VRS
CORS NETWORK
SCALE 1"=20'

PLAN PREPARED BY:
GREBEV2202

ChoiceOne
Engineering

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203 W. LOVELAND AVENUE • LOVELAND, OHIO 45140 • 513.239.8554

WWW.CHOICEONEENGINEERING.COM

INDIAN RIPPLE ROAD
NORTH VALLEY ROAD
VALLEY-BELL ROAD

DRAWN BY:
MPL
REVIEWED BY:
AUB

RIGHT OF WAY DETAIL SHEET
STA. 65+00 TO 70+00

VALLEY-BELL ROAD

20
27

PLAN PREPARED BY:
GREBEV2202

ChoiceOne
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CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CH DIST	CH BEARING
C28	400.00'	285.22'	40°51'18"	279.22'	S68°25'35"W
C29	400.00'	48.51'	06°56'57"	48.48'	N87°40'18"W
C30	87.00'	142.09'	93°34'41"	126.82'	N37°24'29"W
C38	248.00'	154.31'	35°39'00"	151.83'	N39°08'53"E
C39	248.00'	45.65'	10°32'44"	45.58'	N16°03'01"E
C53	117.00'	112.21'	54°57'01"	107.96'	N27°28'30"W
C65	228.00'	183.83'	46°11'43"	178.89'	N33°52'31"E
C75	228.00'	161.36'	40°32'56"	158.01'	N36°41'55"E
C76	117.00'	43.84'	21°28'07"	43.58'	N10°44'03"W
C77	117.00'	59.26'	29°01'12"	58.63'	N40°26'25"W
C78	220.00'	93.90'	24°27'21"	93.19'	S13°42'07"E
C81	350.00'	152.32'	24°56'06"	151.12'	S17°15'05"E
C90	248.00'	199.95'	46°11'43"	194.58'	N33°52'31"E
C100	117.00'	9.11'	04°27'42"	9.11'	N23°41'58"W

THE BEARINGS ARE BASED ON
NAD 83 CORRS 2011 ADJUSTMENT,
OHIO SOUTH ZONE, ODOT VRS
CORS NETWORK

SCALE 1"=20'
0 10 20

LEGEND

- I.P.F. 5/8" IRON PIN FOUND
- I.P.S. 5/8" IRON PIN WITH CAP SET
- M.N.F. MAG NAIL FOUND
- M.N.S. MAG NAIL SET
- R.S.F. RAILROAD SPIKE FOUND
- E R/W EXISTING RIGHT OF WAY
- R/W NEW RIGHT OF WAY
- ℄ CENTERLINE
- ℄ PROPERTY LINE
- SLOPE ESMT NEW SLOPE EASEMENT

ALL STATIONS AND OFFSETS ARE FROM CENTERLINE OF
RIGHT-OF-WAY UNLESS OTHERWISE NOTED.

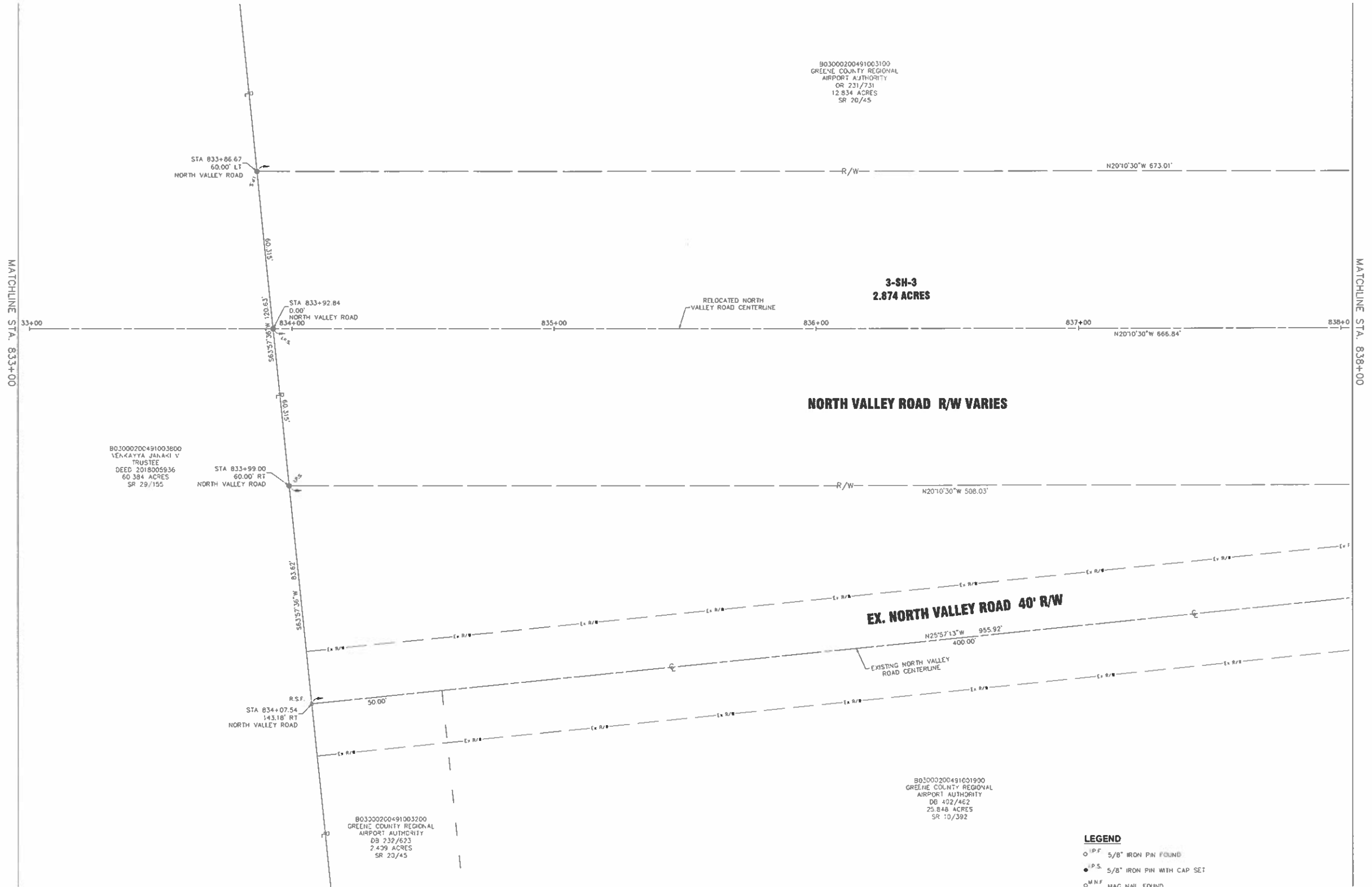
VALLEY-BELL ROAD

RIGHT OF WAY DETAIL SHEET
STA. 70+00 TO 74+00

DRAWN BY:
MPL
REVIEWED BY:
AUB

INDIAN RIPPLE ROAD
NORTH VALLEY ROAD
VALLEY-BELL ROAD

21
27



INDIAN RIPPLE ROAD
NORTH VALLEY ROAD
VALLEY-BELL ROAD

DRAWN BY: MPL
REVIEWED BY: AUB

RIGHT OF WAY DETAIL SHEET
STA. 833+00 TO 838+00

VALLEY-BELL ROAD

PLAN PREPARED BY:
GREBEV2202

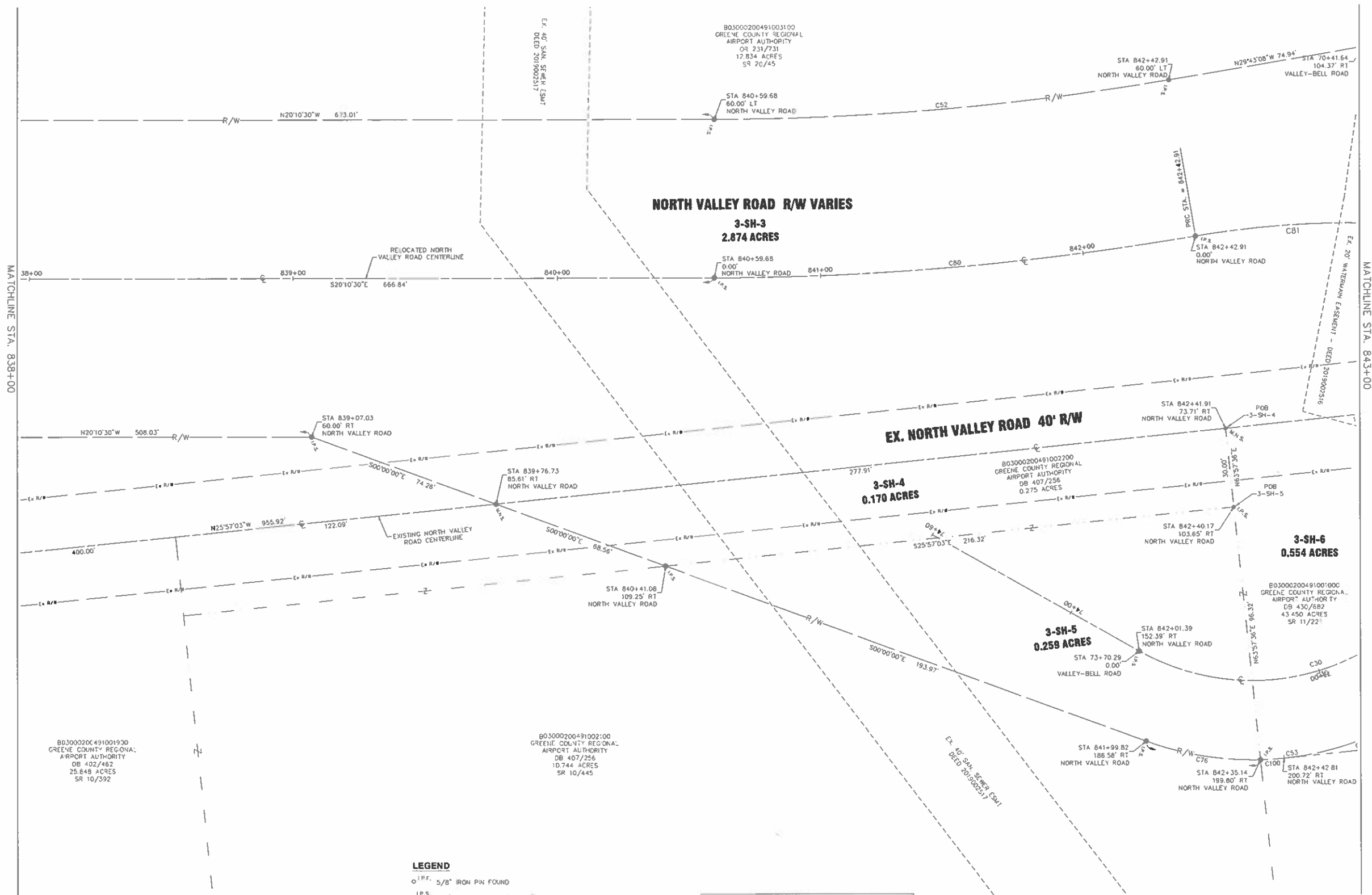


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THE BEARINGS ARE BASED ON
NAD 83 CORN 2011 ADJUSTMENT,
OHIO SOUTH ZONE, 0001 VRS
CORN NETWORK
SCALE 1"=20'

- LEGEND**
- I.P.F. 5/8" IRON PIN FOUND
 - I.P.S. 5/8" IRON PIN WITH CAP SET
 - M.N.F. MAG NAIL FOUND
 - M.N.S. MAG NAIL SET
 - R.S.F. RAILROAD SPIKE FOUND
 - E+ R/W EXISTING RIGHT OF WAY
 - R/W NEW RIGHT OF WAY
 - ⊕ CENTERLINE
 - ⊔ PROPERTY LINE
 - SLOPE ESMT NEW SLOPE EASEMENT
- ALL STATIONS AND OFFSETS ARE FROM CENTERLINE OF
RIGHT-OF-WAY UNLESS OTHERWISE NOTED



MATCHLINE STA. 838+00

MATCHLINE STA. 843+00

LEGEND

- I.P.F. 5/8" IRON PIN FOUND
- I.P.S. 5/8" IRON PIN WITH CAP SET
- M.N.F. MAG NAIL FOUND
- M.N.S. MAG NAIL SET
- R.S.F. RAILROAD SPIKE FOUND
- Ex R/W EXISTING RIGHT OF WAY
- R/W NEW RIGHT OF WAY
- ℄ CENTERLINE
- ℄ PROPERTY LINE
- ℄ SLOPE ESMT NEW SLOPE EASEMENT

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CH DIST	CH BEARING
C30	87.00'	142.09'	93°34'41"	126.82'	N37°24'29"W
C52	1040.00'	173.24'	09°32'38"	173.04'	N24°56'49"W
C53	117.00'	112.21'	54°57'01"	107.96'	N27°28'30"W
C76	117.00'	43.84'	21°28'07"	43.58'	N10°44'03"W
C80	1100.00'	183.23'	09°32'38"	183.02'	N24°56'49"W
C81	350.00'	152.32'	24°56'06"	151.12'	S17°15'05"E
C100	117.00'	9.11'	04°27'42"	9.11'	N23°41'58"W

ALL STATIONS AND OFFSETS ARE FROM CENTERLINE OF RIGHT-OF-WAY UNLESS OTHERWISE NOTED.

PLAN PREPARED BY:
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THE BEARINGS ARE BASED ON
NAD 83 CORRS 2011 ADJUSTMENT,
OHIO SOUTH ZONE, CDOT VRS
CORS NETWORK
SCALE 1"=20'
0 10 20

INDIAN RIPPLE ROAD
NORTH VALLEY ROAD
VALLEY-BELL ROAD

DRAWN BY:
MPL
REVIEWED BY:
AUB

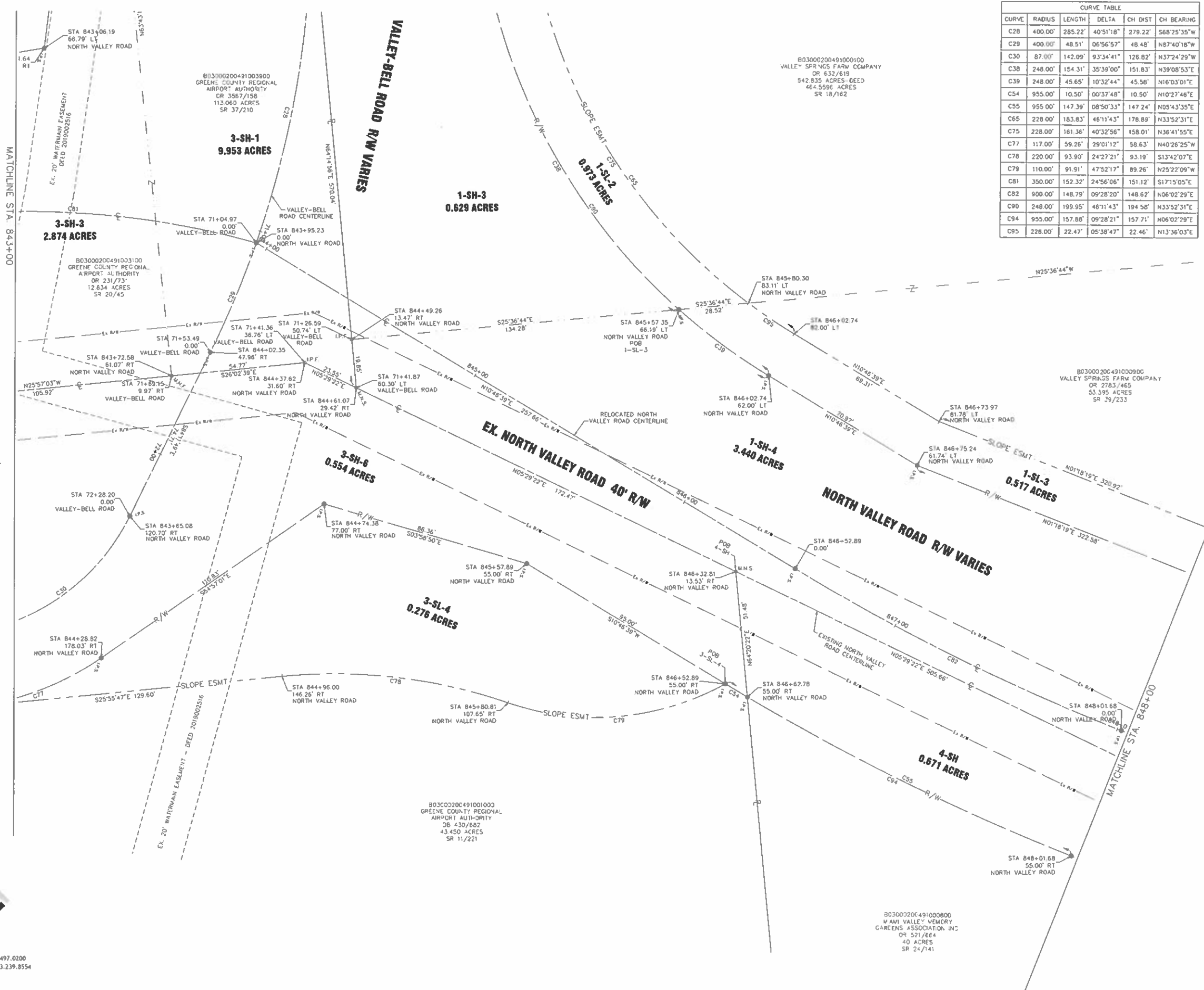
RIGHT OF WAY DETAIL SHEET
STA. 838+00 TO 843+00

VALLEY-BELL ROAD

THE BEARINGS ARE BASED ON
NAD 83 CORRS 2011 ADJUSTMENT,
OHIO SOUTH ZONE, 0001 VRS
CORS NETWORK
SCALE 1"=20'

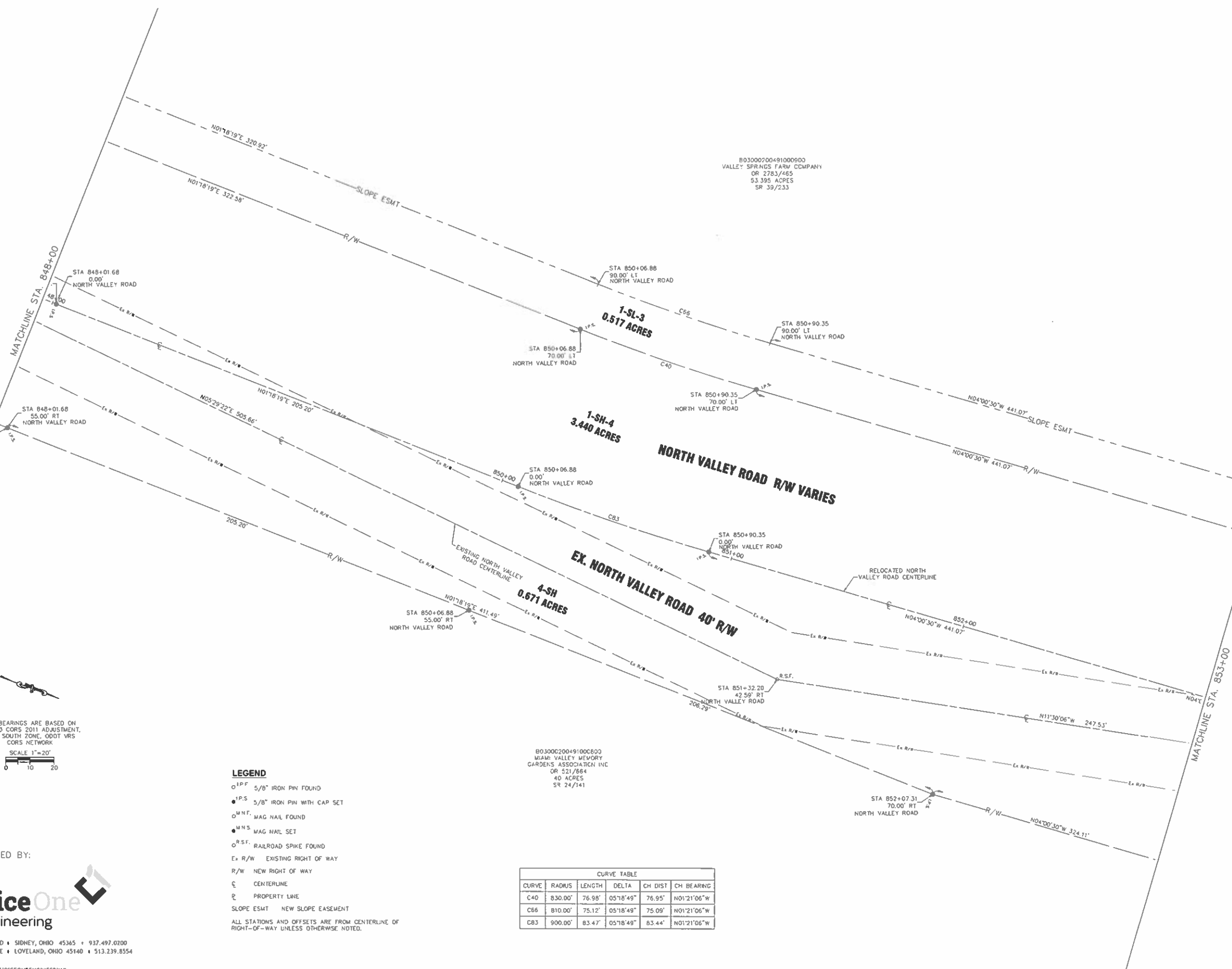
LEGEND
○ I.P.F. 5/8" IRON PIN FOUND
● I.P.S. 5/8" IRON PIN WITH CAP SET
○ M.N.F. MAG NAIL FOUND
● M.N.S. MAG NAIL SET
○ R.S.F. RAILROAD SPIKE FOUND
Ex R/W EXISTING RIGHT OF WAY
R/W NEW RIGHT OF WAY
C CENTERLINE
P PROPERTY LINE
SLOPE ESMT NEW SLOPE EASEMENT
ALL STATIONS AND OFFSETS ARE FROM CENTERLINE OF
RIGHT-OF-WAY UNLESS OTHERWISE NOTED.

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CH DIST	CH BEARING
C28	400.00'	285.22'	40°51'18"	279.22'	S68°25'35"W
C29	400.00'	48.51'	06°56'57"	48.48'	N87°40'18"W
C30	87.00'	142.09'	93°34'41"	126.82'	N37°24'29"W
C38	248.00'	154.31'	35°39'00"	151.83'	N39°08'53"E
C39	248.00'	45.65'	10°32'44"	45.58'	N16°03'01"E
C54	955.00'	10.50'	00°37'48"	10.50'	N10°27'46"E
C55	955.00'	147.39'	08°50'33"	147.24'	N05°43'35"E
C65	228.00'	183.83'	46°11'43"	178.89'	N33°52'31"E
C75	228.00'	161.36'	40°32'56"	158.01'	N36°41'55"E
C77	117.00'	59.26'	29°01'12"	58.63'	N40°26'25"W
C78	220.00'	93.90'	24°27'21"	93.19'	S13°42'07"E
C79	110.00'	91.91'	47°52'17"	89.26'	N25°22'09"W
C81	350.00'	152.32'	24°56'06"	151.12'	S17°15'05"E
C82	900.00'	148.79'	09°28'20"	148.62'	N06°02'29"E
C90	248.00'	199.95'	46°11'43"	194.58'	N33°52'31"E
C94	955.00'	157.88'	09°28'21"	157.71'	N06°02'29"E
C95	228.00'	22.47'	05°38'47"	22.46'	N13°36'03"E



PLAN PREPARED BY:
GREBEV2202

ChoiceOne
Engineering
440 E. HOEWISHER ROAD • SIDNEY, OHIO 45365 • 937.497.0200
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WWW.CHOICEONEENGINEERING.COM



THE BEARINGS ARE BASED ON
HAD B3 COR'S 2011 ADJUSTMENT,
OHIO SOUTH ZONE, QDOT VRS
CORS NETWORK

SCALE 1"=20'
0 10 20

LEGEND

- I.P.F. 5/8" IRON PIN FOUND
- I.P.S. 5/8" IRON PIN WITH CAP SET
- M.N.T. MAG NAIL FOUND
- M.N.S. MAG NAIL SET
- R.S.F. RAILROAD SPIKE FOUND
- Ex R/W EXISTING RIGHT OF WAY
- R/W NEW RIGHT OF WAY
- CL CENTERLINE
- PL PROPERTY LINE
- SLOPE ESMT NEW SLOPE EASEMENT

ALL STATIONS AND OFFSETS ARE FROM CENTERLINE OF
RIGHT-OF-WAY UNLESS OTHERWISE NOTED.

B03000200491000800
MIAMI VALLEY MEMORY
GARDENS ASSOCIATION INC
OR 521/664
40 ACRES
SR 24/141

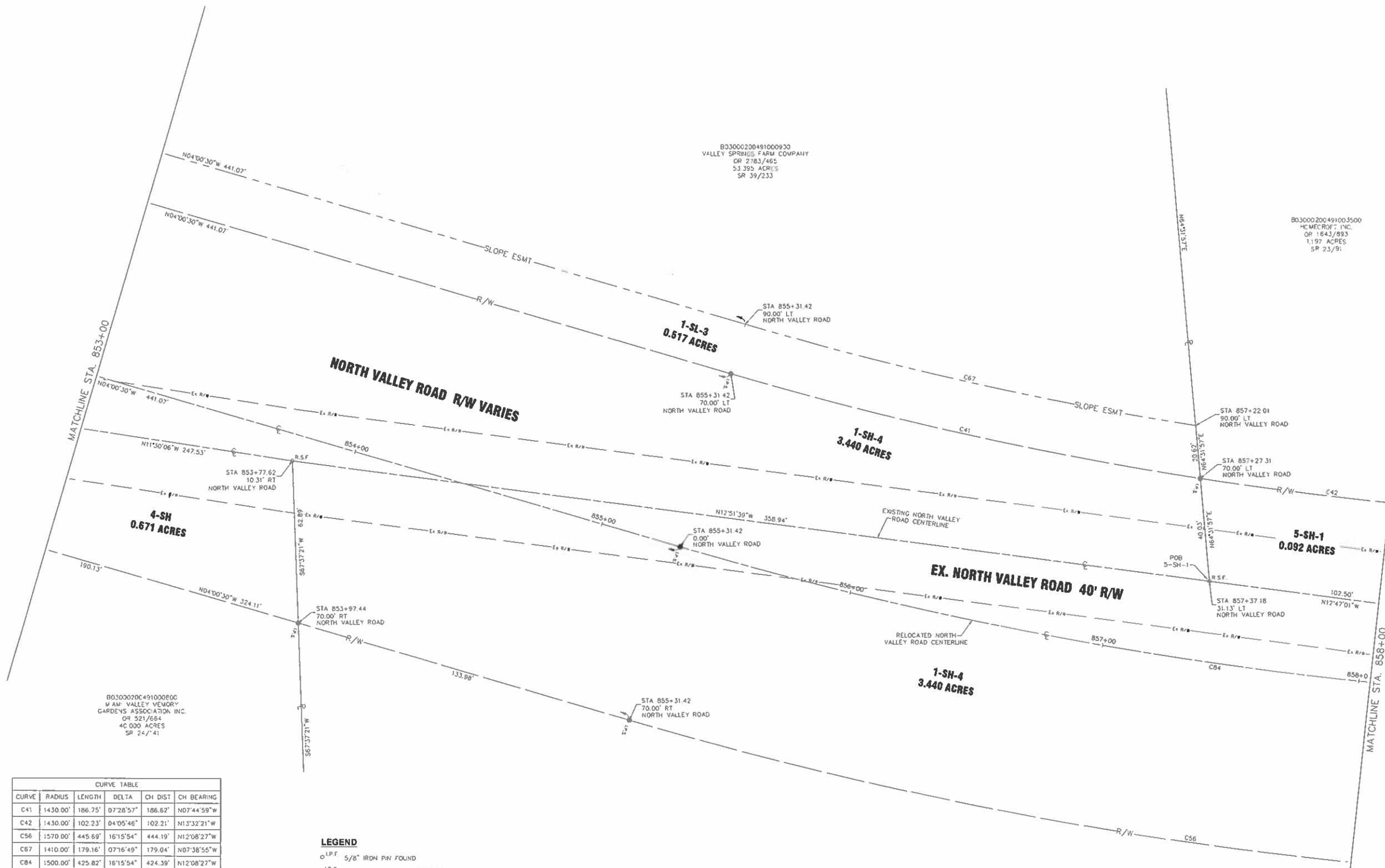
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CH DIST	CH BEARING
C40	830.00'	76.98'	05°18'49"	76.95'	N01°21'06"W
C68	810.00'	75.12'	05°18'49"	75.09'	N01°21'06"W
C83	900.00'	83.47'	05°18'49"	83.44'	N01°21'06"W

PLAN PREPARED BY:
GREBEV2202

ChoiceOne
Engineering

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CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CH BEARING
C41	1430.00'	186.75'	07°28'57"	N07°44'59"W
C42	1430.00'	102.23'	04°05'46"	N13°32'21"W
C56	1570.00'	445.69'	16°15'54"	N12°08'27"W
C67	1410.00'	179.16'	07°16'49"	N07°38'55"W
C64	1500.00'	425.82'	16°15'54"	N12°08'27"W

LEGEND

- I.P.F. 5/8" IRON PIN FOUND
- I.P.S. 5/8" IRON PIN WITH CAP SET
- M.N.F. MAG NAIL FOUND
- M.N.S. MAG NAIL SET
- R.S.F. RAILROAD SPIKE FOUND
- E x R/W EXISTING RIGHT OF WAY
- R/W NEW RIGHT OF WAY
- ℄ CENTERLINE
- P PROPERTY LINE
- SLOPE ESMT NEW SLOPE EASEMENT

THE BEARINGS ARE BASED ON
NAD 83 CORP. 2011 ADJUSTMENT,
OHIO SOUTH ZONE, 0001 VRS
CORS NETWORK



ALL STATIONS AND OFFSETS ARE FROM CENTERLINE OF
RIGHT-OF-WAY UNLESS OTHERWISE NOTED.

PLAN PREPARED BY:
GREBEV2202



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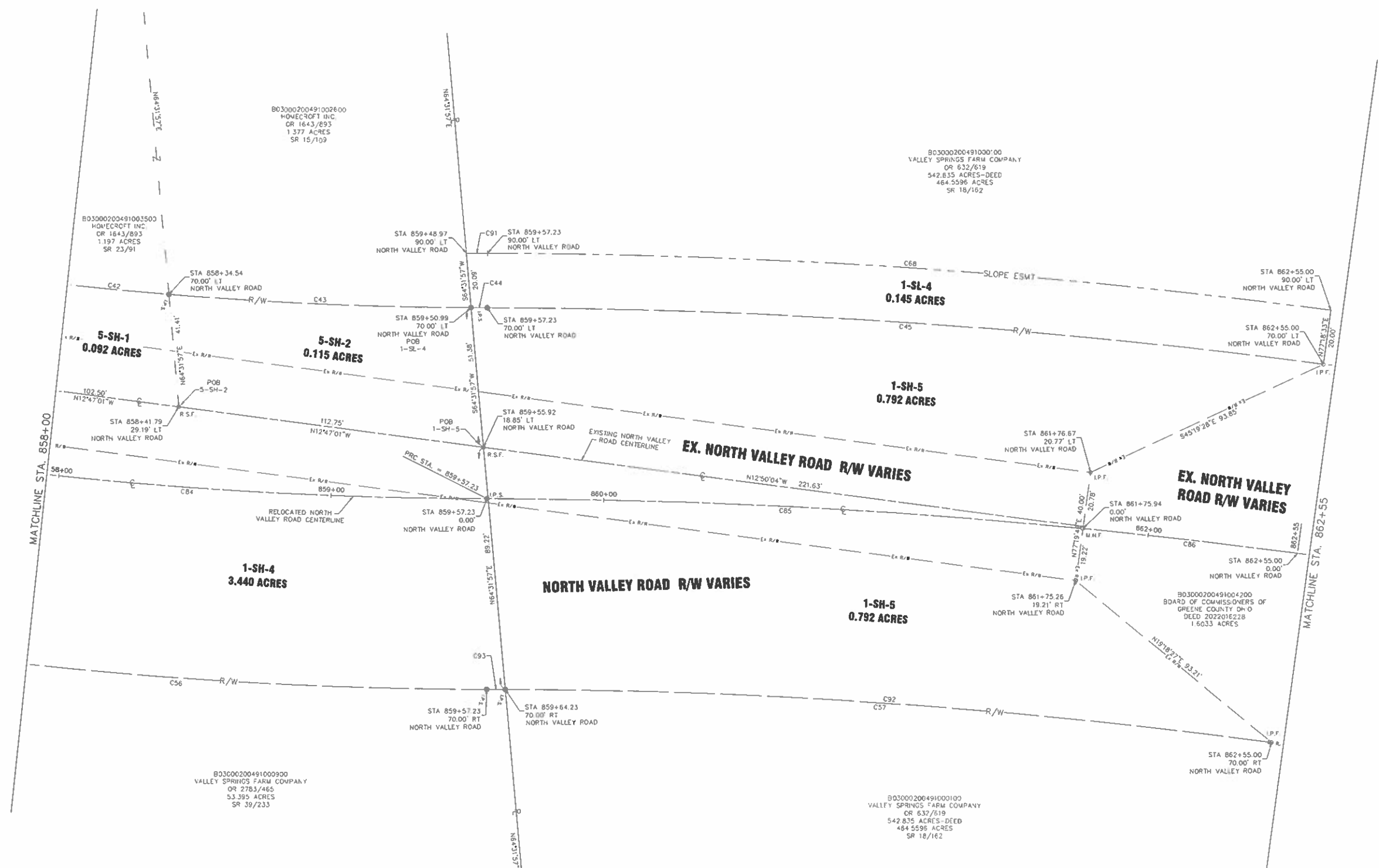
www.CHOICEONEENGINEERING.com

803000200491000900
VALLEY SPRINGS FARM COMPANY
OR 2783/465
53.395 ACRES
SR 39/233

803000200491000900
VALLEY SPRINGS FARM COMPANY
OR 2783/465
53.395 ACRES
SR 39/233

8030002004910003500
HEMECROWT, INC.
OR 1643/893
1.197 ACRES
SR 23/91

803000200491000000
M AM VALLEY VEMORY
GARDENS ASSOCIATION INC.
OR 321/664
40.000 ACRES
SR 24/41



- LEGEND**
- I.P.F. 5/8" IRON PIN FOUND
 - I.P.S. 5/8" IRON PIN WITH CAP SET
 - M.N.F. MAG NAIL FOUND
 - M.N.S. MAG NAIL SET
 - R.S.F. RAILROAD SPIKE FOUND
 - Ex R/W EXISTING RIGHT OF WAY
 - R/W NEW RIGHT OF WAY
 - CL CENTERLINE
 - PL PROPERTY LINE
 - SLOPE ESMT NEW SLOPE EASEMENT

THE BEARINGS ARE BASED ON
NAD 83 CORP 2011 ADJUSTMENT,
OHIO SOUTH ZONE, ODOT VRS
CORS NETWORK

SCALE 1"=20'

0 10 20

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CH DIST	CH BEARING
C42	1430.00'	102.23'	04°05'46"	102.21'	N13°32'21"W
C43	1430.00'	111.02'	04°26'53"	110.99'	N17°48'40"W
C44	1430.00'	5.95'	00°14'18"	5.95'	N20°09'15"W
C45	2320.00'	307.03'	07°34'37"	306.81'	S16°28'56"E
C56	1570.00'	445.69'	16°15'54"	444.19'	S12°08'27"E
C57	2180.00'	288.50'	07°34'57"	288.29'	S16°28'56"E
C68	2340.00'	309.68'	07°34'57"	309.45'	S16°28'56"E
C84	1500.00'	425.82'	16°15'54"	424.39'	N12°08'27"W
C85	2250.00'	218.71'	05°34'10"	218.63'	S17°29'19"E
C86	2250.00'	79.06'	02°00'47"	79.05'	S13°41'51"E
C91	1410.00'	7.77'	00°18'56"	7.77'	N20°06'56"W
C92	2180.00'	281.72'	07°24'16"	281.53'	S16°23'35"E
C93	2180.00'	6.78'	00°10'48"	6.78'	S20°11'03"E

PLAN PREPARED BY:
GREBEV2202

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