

LATITUDE 39°46'06" - LONGITUDE 84°12'39"
VICINITY MAP
 1" = .5 MILE

RIGHT OF WAY LEGEND SHEET

MOT-SALEM AVENUE - PHASE 3 MONTGOMERY COUNTY, OHIO CITY OF DAYTON

SECTION 20, TOWN 2, RANGE 6 EAST
SECTION 28, TOWN 2, RANGE 6 EAST
SECTION 29, TOWN 2, RANGE 6 EAST

NOTES: THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN ON THE PLANS ARE OBTAINED FROM THE OWNER OF THE UTILITIES AS REQUIRED BY SECTION 153.64 O.R.C.

UTILITY OWNERS:
 GAS:
 VECTREN
 4285 N. JAMES H. MCGHEE BLVD.
 DAYTON, OHIO 45427
 937-440-1966
 ATTN: MR. DON SPECHT

TELEPHONE:
 AT&T
 3233 WOODMAN DRIVE, ROOM 225
 DAYTON, OHIO 45420
 937-296-3888
 ATTN: MR. BRENT CUNNINGHAM

CABLE:
 TIME WARNER, INC.
 3691 TURNER ROAD
 DAYTON, OHIO 45415
 ATTN: MR. DENNIS RAPP

ELECTRIC:
 DAYTON POWER & LIGHT COMPANY
 1900 DRYDEN ROAD
 DAYTON, OHIO 45439
 937-331-4132
 ATTN: MR. JOHN KENTON

PUBLIC TRANSPORTATION:
 REGIONAL TRANSIT AUTHORITY
 600 LONGWORTH STREET
 DAYTON, OHIO 45402
 ATTN: MR. PETE TRICK

STORM, SANITARY & WATER
 DEPARTMENT OF WATER
 320 WEST MONUMENT AVENUE
 937-333-3725
 ATTN: MR. SCOTT HOLMES

PROJECT DESCRIPTION

RECONSTRUCTION, INCLUDING NEW STREET PAVEMENT, CURB, SIDEWALK, STREET LIGHTS AND CATCH BASINS FOR SALEM AVENUE FROM CORNELL DRIVE TO MANHATTEN AVENUE.

PLANS PREPARED BY:

FIRM NAME: BRIGGS CREATIVE SERVICES, LLC
 R/W DESIGNER: PAUL W. FEIE, P.S.
 R/W REVIEWER: DARYL L. WELLS, P.S.
 FIELD REVIEWER: CHUCK BODE
 PRELIMINARY FIELD REVIEW DATE: 08/28/2019
 TRACINGS FIELD REVIEW DATE: _____
 OWNERSHIP UPDATED BY: PAUL W. FEIE
 DATE COMPLETED: 09/04/2019
 PLAN COMPLETION DATE: 09/05/2019

INDEX OF SHEETS:

LEGEND SHEET	1
CENTERLINE OF SURVEY PLAT	2
PROPERTY MAP	3
SUMMARY OF ADDITIONAL RIGHT-OF-WAY	4-6
R/W DETAIL - TOPOGRAPHIC	7, 9, 11 & 13
R/W DETAIL - BOUNDARY	8, 10, 12 & 14

NOTE: THE EXISTING R/W WIDTH AND LOCATION WERE DETERMINED USING:

MONTGOMERY COUNTY ROAD RECORD BOOK C PAGE 95

SUBDIVISION PLATS:

D. W. ALLAMANS PLAT - PLAT BOOK F, PAGE 7
 JORDAN CUMMINGS PLAT - PLAT BOOK A, PAGE 284
 HEIDLEBERG ESTATES - PLAT BOOK G, PAGE 58
 DAYTON VIEW HEIGHTS SUBDIVISION - PLAT BOOK G PAGE 82
 DAYTON VIEW HEIGHTS SUBDIVISION - PLAT BOOK H, PAGE 13
 GEM CITY IMPROVEMENT COMPANY PLAT - PLAT BOOK L, PAGE 81
 L.C. COTTOM PLAT - PLAT BOOK I, PAGE 73
 SWISHER'S PLAT - PLAT BOOK L, PAGE 85

MONTGOMERY COUNTY ENGINEER'S RECORD OF LAND SURVEYS:

1999-0354	2001-0505	2002-0314
2002-0658	2005-0596	2010-0181
2018-0330		

DEEDS OF RECORD AS NOTED ON THE PLANS

I, Paul W. Feie P. S. have conducted a survey of the existing conditions for the City of Dayton, Ohio in September, 2020. The results of that survey are contained herein. I hereby certify that this plan, as prepared by Briggs Creative Services, LLC, is true delineation of a field survey made for the City of Dayton, Ohio and was prepared in accordance with Ohio Administrative Code Chapter 4733-37, standards for boundary surveys.

The establishment of property lines, existing right-of-way lines and proposed right-of-way lines shown on these plans as of this date were performed by me or under my direct supervision at Briggs Creative Services, LLC.

BRIGGS CREATIVE SERVICES, LLC

Paul W. Feie, Professional Land Surveyor No. 6723

Date: _____

TYPES OF TITLE LEGEND:

WD = WARRANTY DEED
 T = TEMPORARY EASEMENT

STRUCTURE KEY

- RESIDENTIAL
- COMMERCIAL
- OUT-BUILDING

MONUMENT LEGEND

- EXISTING R/W MONUMENT BOX
- PROPOSED R/W MONUMENT BOX
- EXISTING CONCRETE MONUMENT
- PROPOSED CONCRETE MONUMENT
- RAILROAD SPIKE FOUND
- RAILROAD SPIKE SET
- IRON PIN FOUND
- IRON PIN FOUND W/ ID CAP
- IRON PIN SET W/ ID CAP
- IRON PIPE FOUND
- IRON PIPE SET
- P.K. NAIL FOUND
- P.K. NAIL SET

CONVENTIONAL SYMBOLS

County Line	-----	Ditch / Creek (Ex)	-----
Township Line	-----	Ditch / Creek (Pr)	-----
Section Line	-----	Tree Line (Ex)	~~~~~
Corporation Line	----- or -----	Ownership Hook Symbol	Example
Fence Line (Ex)	-----	Property Line Symbol	Example
Center Line	-----	Break Line Symbol	Example
Right of Way (Ex)	-----	Tree (Pr)	
Right of Way (Pr)	-----	Tree (Remove)	
Standard Highway Ease.(Ex)	-----	Shrub (Ex)	
Temporary Right of Way	-----	Shrub (Remove)	
Channel Ease. (Pr)	-----	Evergreen (Ex)	
Utility Ease. (Ex)	-----	Evergreen (Remove)	
Railroad	-----	Stump	
Guardrail (Ex)	-----	Stump (Remove)	
Construction Limits	-----	Wetland (Pr)	
Edge of Pavement (Ex)	-----	Grass (Pr)	
Edge of Pavement (Pr)	-----	Aerial Target	
Edge of Shoulder (Ex)	-----	Post (Ex)	
Edge of Shoulder (Pr)	-----	Mailbox (Ex)	
		Light (Ex)	
		Telephone Marker (Ex)	
		Fire Hydrant (Ex)	
		Water Meter (Ex)	
		Water Valve (Ex)	
		Utility Valve Unknown (Ex)	
		Telephone Pole (Ex)	
		Light Pole (Ex)	

PROJECT CONTROL

RIGHT-OF-WAY PLANS WERE PREPARED BY BCS, LLC.
 TOPOGRAPHIC SURVEY AND SURVEY CONTROL WAS PROVIDED BY THE CITY OF DAYTON, OHIO.
 SEE ADDITIONAL NOTE ON SHEET 2 OF 14.

FEDERAL PROJECT NO. E191814
 PID NO. 108376
 CALCULATED PWF CHECKED DLW
RIGHT OF WAY LEGEND SHEET
 MOT - SALEM AVENUE PHASE 3
 1 / 14
 SIGNED: _____
 DATE: _____

I:\City of Dayton\SALEM AVE.-RECONSTR- PH 3\Design\Survey\Sheets\Title Sheet 1 of 14.dgn 1/31/2021 6:21:09 PM Paul

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.

MONTGOMERY COUNTY
CITY OF DAYTON

SECTION 20, TOWN 2, RANGE 6 EAST
SECTION 28, TOWN 2, RANGE 6 EAST
SECTION 29, TOWN 2, RANGE 6 EAST

POINT No.	MONUMENT	NORTH	EAST	STATION	OFFSET
1181	IRON PIPE	650,969.7655	1,486,007.1427	325+47.42	36.96' LT.
1191	IRON PIN	651,209.6591	1,485,843.1038	329+38.04	38.04' LT.
1194	IRON PIN	651,003.6508	1,486,074.7126	325+37.53	37.98' RT.
1202	IRON PIPE	650,962.2501	1,486,103.0697	324+87.35	38.20' RT.
1205	IRON PIPE	650,879.0130	1,486,158.0817	323+87.59	37.00' RT.
1211	IRON PIN	650,751.0177	1,486,247.0792	322+31.70	38.79' RT.
1214	IRON PIN	651,301.1915	1,485,871.4348	328+97.88	36.79' RT.
1218	IRON PIN	651,410.0094	1,485,797.1934	330+29.61	36.44' RT.
1221	IRON PIN	651,493.7542	1,485,739.9703	331+31.04	36.10' RT.
1224	IRON PIN	651,588.1833	1,485,681.4360	332+42.05	40.68' RT.
1242	IRON PIPE	651,432.1344	1,485,685.9193	331+10.39	43.22' LT.
1409	IRON PIN	652,150.8530	1,485,283.7481	336+35.60	33.58' RT.
1415	IRON PIPE	651,788.2942	1,485,539.0196	334+87.60	35.16' RT.
1423	IRON PIPE	651,682.8019	1,485,610.8549	333+59.97	35.39' RT.
1457	IRON PIN	651,692.8130	1,485,009.9041	337+05.63	456.31' LT.
1460	IRON PIPE	651,692.9307	1,485,032.1928	336+93.21	437.80' LT.

APPROVED FOR CENTERLINE DATA ONLY

MONTGOMERY COUNTY ENGINEER FILE No. _____

CHECKED BY DATE _____

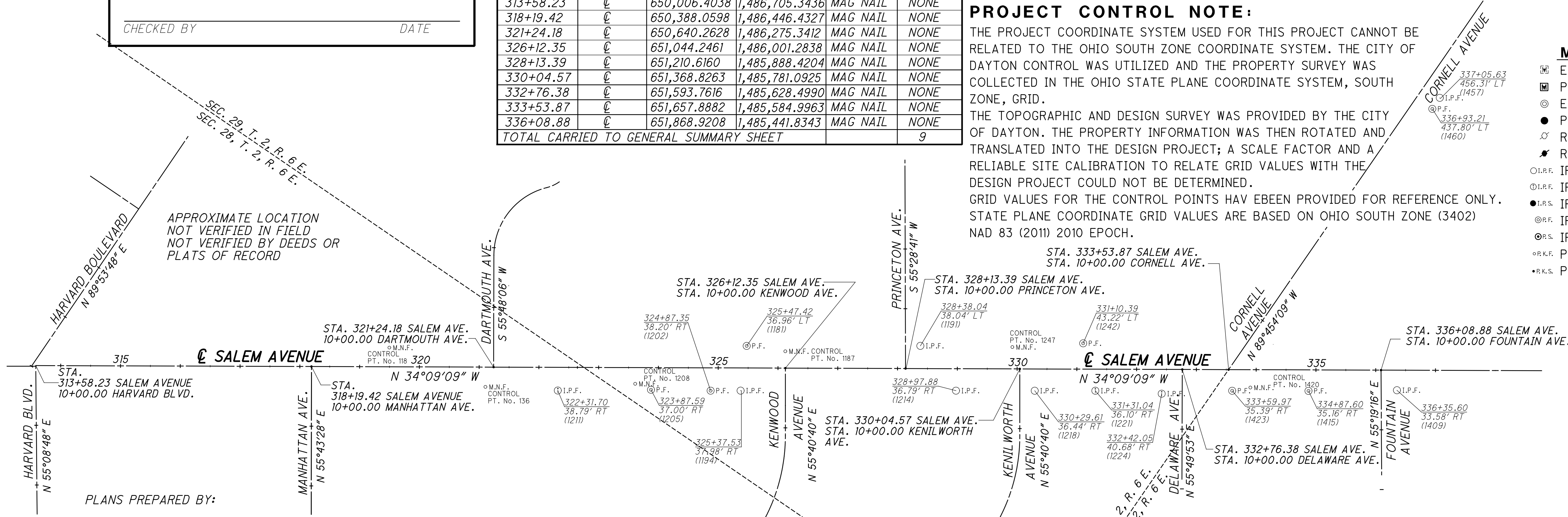
MONUMENT TABLE					
BASELINE OF SALEM AVENUE		PROJECT GRID COORDINATES SEE PROJECT NOTE (*)		MONUMENTS TO BE SET DURING CONSTRUCTION	
STATION	OFFSET	NORTH (Y)	EAST (X)	MONUMENT	REF. MON.
313+58.23	℄	650,006.4038	1,486,705.3436	MAG NAIL	NONE
318+19.42	℄	650,388.0598	1,486,446.4327	MAG NAIL	NONE
321+24.18	℄	650,640.2628	1,486,275.3412	MAG NAIL	NONE
326+12.35	℄	651,044.2461	1,486,001.2838	MAG NAIL	NONE
328+13.39	℄	651,210.6160	1,485,888.4204	MAG NAIL	NONE
330+04.57	℄	651,368.8263	1,485,781.0925	MAG NAIL	NONE
332+76.38	℄	651,593.7616	1,485,628.4990	MAG NAIL	NONE
333+53.87	℄	651,657.8882	1,485,584.9963	MAG NAIL	NONE
336+08.88	℄	651,868.9208	1,485,441.8343	MAG NAIL	NONE
TOTAL CARRIED TO GENERAL SUMMARY SHEET					9

PROJECT CONTROL NOTE:

THE PROJECT COORDINATE SYSTEM USED FOR THIS PROJECT CANNOT BE RELATED TO THE OHIO SOUTH ZONE COORDINATE SYSTEM. THE CITY OF DAYTON CONTROL WAS UTILIZED AND THE PROPERTY SURVEY WAS COLLECTED IN THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, GRID. THE TOPOGRAPHIC AND DESIGN SURVEY WAS PROVIDED BY THE CITY OF DAYTON. THE PROPERTY INFORMATION WAS THEN ROTATED AND TRANSLATED INTO THE DESIGN PROJECT; A SCALE FACTOR AND A RELIABLE SITE CALIBRATION TO RELATE GRID VALUES WITH THE DESIGN PROJECT COULD NOT BE DETERMINED. GRID VALUES FOR THE CONTROL POINTS HAVE BEEN PROVIDED FOR REFERENCE ONLY. STATE PLANE COORDINATE GRID VALUES ARE BASED ON OHIO SOUTH ZONE (3402) NAD 83 (2011) 2010 EPOCH.

MONUMENT LEGEND

- ☐ EXISTING R/W MONUMENT BOX
- ▣ PROPOSED R/W MONUMENT BOX
- ⊙ EXISTING CONCRETE MONUMENT
- PROPOSED CONCRETE MONUMENT
- ⊗ RAILROAD SPIKE FOUND
- ✦ RAILROAD SPIKE SET
- ⊙ I.P.F. IRON PIN FOUND
- ⊙ I.P.F. IRON PIN FOUND W/ ID CAP
- I.P.S. IRON PIN SET W/ ID CAP
- ⊙ I.P.F. IRON PIPE FOUND
- ⊙ I.P.S. IRON PIPE SET
- ⊙ P.K.F. P.K. NAIL FOUND
- P.K.S. P.K. NAIL SET



PLANS PREPARED BY:
BRIGGS CREATIVE SERVICES LLC
5390 COURSEVIEW DRIVE
SUITE 2 SOUTH, FIRST FLOOR
MASON, OHIO 45040
(513) 339-2387

CITY OF DAYTON CONTROL POINTS

POINT No.	NORTH (GRID)	EAST (GRID)	STATION	OFFSET
118	650,477.8110	1,486,346.7310	319+49.69	32.12' LT
136	650,647.6310	1,486,310.3460	321+10.63	33.11' RT
1208	650,851.5840	1,486,164.7032	323+61.17	27.08' RT
1187	651,028.1899	1,485,978.0726	326+12.09	28.22' LT
1247	651,337.8214	1,485,757.8926	329+91.94	36.60' LT
1420	651,704.8305	1,485,589.2773	333+90.31	29.90' LT

NOTE:

THE EXISTING R/W WIDTH AND LOCATION WERE DETERMINED USING:
MONTGOMERY COUNTY ROAD RECORD BOOK C PAGE 95
SUBDIVISION PLATS:

D. W. ALLAMANS PLAT - PLAT BOOK F, PAGE 7
JORDAN CUMMINGS PLAT - PLAT BOOK A, PAGE 284
HEIDLEBERG ESTATES - PLAT BOOK G, PAGE 58
DAYTON VIEW HEIGHTS SUBDIVISION - PLAT BOOK G PAGE 82
DAYTON VIEW HEIGHTS SUBDIVISION - PLAT BOOK H, PAGE 13
GEM CITY IMPROVEMENT COMPANY PLAT - PLAT BOOK L, PAGE 81
L.C. COTTOM PLAT - PLAT BOOK I, PAGE 73
SWISHER'S PLAT - PLAT BOOK L, PAGE 85

MONTGOMERY COUNTY ENGINEER'S RECORD OF LAND SURVEYS:

1999-0354 2001-0505 2002-0314
2002-0658 2005-0596 2010-0181
2018-0330

DEEDS OF RECORD AS NOTED ON THE PLANS

I, Paul W. Feie P. S. have conducted a survey of the existing conditions for the City of Dayton, Ohio in September, 2020. The results of that survey are contained herein. I hereby certify that this plan, as prepared by Briggs Creative Services, LLC, is true delineation of a field survey made for the City of Dayton, Ohio and was prepared in accordance with Ohio Administrative Code Chapter 4733-37, standards for boundary surveys.

The establishment of property lines, existing right-of-way lines and proposed right-of-way lines shown on these plans as of this date were performed by me or under my direct supervision at Briggs Creative Services, LLC.

BRIGGS CREATIVE SERVICES, LLC

Paul W. Feie, Professional Land Surveyor No. 6723

Date: _____

SURVEYORS SEAL

PROPERTY MONUMENT TABLE				
BASELINE OF SALEM AVENUE		PROJECT GRID COORDINATES SEE PROJECT NOTE (*)		R/W MONUMENTS TO BE SET AFTER CONSTRUCTION
STATION	OFFSET	NORTH (Y)	EAST (X)	MONUMENT
329+64.73	37.50' RT	651,356.9054	1,485,834.4941	IRON PIN & CAP
329+79.73	52.46' RT	651,377.7146	1,485,838.4496	IRON PIN & CAP
330+29.72	49.00' RT	651,418.9594	1,485,792.3975	IRON PIN & CAP
330+39.71	37.50' RT	651,416.3146	1,485,806.3114	IRON PIN & CAP
332+96.40	52.50' RT	651,639.8005	1,485,660.7124	IRON PIN & CAP
333+11.40	37.50' RT	651,643.7904	1,485,639.8748	IRON PIN & CAP
334+34.94	60.87' LT	651,690.8032	1,485,488.9861	IRON PIN & CAP
334+47.39	37.50' RT	651,714.2241	1,485,501.4640	IRON PIN & CAP

RECEIVED _____, 20____
RECORDED _____, 20____
BOOK _____ PAGE _____

COUNTY RECORDER

CENTERLINE PLAT
 MOT - SALEM AVE. PHASE 3
 PID NO. 108376
 R/W DESIGNER PWF
 R/W REVIEWER DLW
 HORIZONTAL SCALE 1"=100'
 SCALE: 1"=100'
 2/14
 0/0

TOTAL NUMBER OF :
 10 OWNERSHIPS 0 TOTAL TAKES
 13 PARCELS 0 OWNERSHIPS W/ STRUCTURES INVOLVED

GRANTEE:
 ALL RIGHT OF WAY ACQUIRED IN THE NAME OF
 THE CITY OF DAYTON, OHIO
 UNLESS OTHERWISE SHOWN.

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	
											LEFT	RIGHT			BOOK	PAGE
60	GLOE SHIN AE KIM	7 & 8	I.R. DEED 18-031570	R72-06905-0024						NONE			LOCAL	NO R/W REQUIRED		
61	MONTGOMERY COUNTY LAND REUTILIZATION CORP.	7 & 8	I.R. DEED 17-045828	R72-06905-0002										NO R/W REQUIRED		
62	JANIS H. BRYANT	7 & 8	DMF No. 00-288-A11	R72-06905-0019										NO R/W REQUIRED		
63	MONTGOMERY COUNTY LAND REUTILIZATION CORP.	7-10	I.R. DEED 17-052813	R72-06905-0001										NO R/W REQUIRED		
64	MIGUEL ALDANA	9 & 10	I.R. DEED 19-001829	R72-06905-0025										NO R/W REQUIRED		
65	EMMITT FORD	9 & 10	DMF No. 99-680-A09	R72-06905-0031										NO R/W REQUIRED		
66	FERRIS COCKRELL	9 & 10	DMF No. 81-346-A03	R72-06905-0017 R72-06905-0032										NO R/W REQUIRED		
67	KENNETH J. HARTER	9 & 10	I.R. DEED 19-000507	R72-06905-0018										NO R/W REQUIRED		
68	CECELIA A. HILL	9 & 10	I.R. DEED 17-020829	R72-06905-0027 R72-06905-0028										NO R/W REQUIRED		
69	MONTGOMERY COUNTY LAND REUTILIZATION CORP.	9 & 10	I.R. DEED 17-048759	R72-06901-0026										NO R/W REQUIRED		
70	MARK B. HARRIS RUTH A. HARRIS	9 & 10	I.R. DEED 17-013794	R72-06901-0022										NO R/W REQUIRED		
71	RIGHT CHOICE INVESTMENTS MADE EASY, LLC	9 & 10	I.R. DEED 18-018704	R72-06901-0021										NO R/W REQUIRED		
72	KOFT A. ANIM	9 & 10	I.R. DEED 16-040463	R72-06901-0020										NO R/W REQUIRED		
73	MARION W. BELUE, III SUSAN C. BELUE	9 & 10	I.R. DEED 19-058358	R72-06901-0019										NO R/W REQUIRED		
74-T	SUMLIN SISTERS, INC.	9 & 10	I.R. DEED 09-008601	R72-07204-0005 R72-07204-0008 R72-07302-0001 TOTAL	0.5145 0.4990 1.0135	0 0 0	0.0764	0	0.0764					GRADING & SEEDING		
75	ST. ANDREWS PROTESTANT EPISCAL CHURCH OF DAYTON, OHIO	9-12	D.B. 484 PG. 594 D.B. 2288 PG. 15	R72-07204-0003 R72-07204-0004										NO R/W REQUIRED		
													LOCAL			

I:\City of Dayton\SALEM AVE. RECONSTR. PH 3\Design\Survey\Sheets\RW Summary Sht 4 of 14.dgn 1/31/2021 6:27:53 PM Paul

FEDERAL PROJECT NO. E191814
 PID NO. 108376
 STATE JOB NO. 471117
 R/W DESIGNER PWF
 R/W REVIEWER DLW
SUMMARY OF ADDITIONAL RIGHT OF WAY - PAR. 60-75
 MOT - SALEM AVENUE PHASE 3

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

NOTE: ALL TEMPORARY PARCELS TO BE OF 12 MONTH DURATION.

NET RESIDUE = RECORD AREA - TOTAL PRO - NET TAKE

NET TAKE = GROSS TAKE - PRO IN TAKE

* DENOTES RIGHT OF WAY ENCROACHMENT

(c) = CALCULATED AREA

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

TYPES OF TITLE LEGEND:
 WD = WARRANTY DEED
 T = TEMPORARY EASEMENT

REV. BY	DATE	DESCRIPTION
FIELD REVIEW BY	DATE:	
OWNERSHIP VERIFIED BY	DATE:	
DATE COMPLETED		

TOTAL NUMBER OF :
 10 OWNERSHIPS 0 TOTAL TAKES
 13 PARCELS 0 OWNERSHIPS W/ STRUCTURES INVOLVED

GRANTEE:
 ALL RIGHT OF WAY ACQUIRED IN THE NAME OF
 THE CITY OF DAYTON, OHIO
 UNLESS OTHERWISE SHOWN.

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	
											LEFT	RIGHT			BOOK	PAGE
89-WD	PREDEEP P. BEKAL PETE OFFICE HOLDINGS, LLC * (SEE NOTE)	13 & 14	I.R. DEED 13-040427 NONE OF RECORD	R72-06901-0001 R72-06901-0008 R72-06901-0030	0.4123 CONS CONS	0	0.0005	0	0.0005	NONE		0.4118	LOCAL	* SEE NOTE BELOW		
89-T							0.0228	0	0.0228					GRADING & SEEDING		
90-T	CITY OF DAYTON, OHIO	13 & 14	I.R. DEED 13-047737	R72-06911-0007 R72-06911-0059 R72-06911-0060	0.6209 CONS CONS	0	0.0239	0	0.0239	NONE		0.6209		GRADING & SEEDING		
91-WD	JONATHAN KIMBEN	13 & 14	I.R. DEED 16-025564	R72-06911-0005 R72-06911-0006	0.2321 CONS	0	0.0008	0	0.0008	NONE		0.2313				
91-T							0.0067	0	0.0067					GRADING & SEEDING		
92-T	ELEGANTSKY, LLC	13 & 14	I.R. DEED 17-041919 I.R. DEED 18-030002	R72-06911-0003 R72-06911-0004 R72-06911-0051 R72-06911-0052 TOTAL	0.1625 (c) 0.2769 (c) CONS CONS 0.4394 (c)	0	0.0074	0	0.0074	NONE		0.4394 (c)		GRADING & SEEDING		
93-WD	NORTHWEST CHURCH OF CHRIST, INC.	13 & 14	I.R. DEED 17-007284	R72-07202-0001 R72-07202-0002 R72-07202-0003 R72-07202-0004 R72-07202-0007	2.13 CONS CONS CONS CONS	0	0.0037	0	0.0037	NONE	2.1263					
													LOCAL			

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

NOTE: ALL TEMPORARY PARCELS TO BE OF 12 MONTH DURATION.

NET RESIDUE = RECORD AREA - TOTAL PRO - NET TAKE

NET TAKE = GROSS TAKE - PRO IN TAKE

* DENOTES RIGHT OF WAY ENCROACHMENT

(c) = CALCULATED AREA

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

TYPES OF TITLE LEGEND:

WD = WARRANTY DEED
T = TEMPORARY EASEMENT

* NOTE: MONTGOMERY COUNTY OHIO AUDITOR'S RECORDS INDICATE THIS PARCEL IS OWNED BY PETE OFFICE HOLDINGS, LLC. A TRANSFER DATE OF 08/31/2020 FROM PRADEEP P. BEKAL TO PETE OFFICE HOLDINGS, LLC IS NOTED. A SEARCH OF THE MONTGOMERY COUNTY, OHIO RECORDER'S OFFICE DID NOT REVEAL A RECORDED DOCUMENT FOR THIS TRANSFER.

REV. BY	DATE	DESCRIPTION
FIELD REVIEW BY	DATE:	
OWNERSHIP VERIFIED BY	DATE:	
DATE COMPLETED		

FEDERAL PROJECT NO. E191814
 PID NO. 108376
 STATE JOB NO. 471117
 R/W DESIGNER PWF
 R/W REVIEWER DLW
SUMMARY OF ADDITIONAL RIGHT OF WAY - PAR. 89-93
 MOT - SALEM AVENUE PHASE 3
 6 / 14
 0
 0

MONTGOMERY COUNTY
CITY OF DAYTON
SECTION 28, TOWN 2, RANGE 6 EAST

HARVARD BOULEVARD
EX. 125' R/W

GRACE METHODIST
CHURCH OF
DAYTON, OHIO
1035 HARVARD BOULEVARD
DAYTON, OHIO 45406
D.B. 409 PG. 408
D.B. 481 PG. 195
D.B. 1037 PG. 63
D.B. 1037 PG. 65
D.B. 1193 PG. 139
D.B. 1193 PG. 144
D.B. 1453 PG. 167
D.B. 1748 PG. 394
AUD PAR No.
R72-07302-0005, 0006
R72-07302-0008, 0009
R72-07302-0010
R72-07303-0001, 0002
R72-07303-0003, 0004
R72-07303-0005, 0006
R72-07303-0007, 0008
PUBLIC WORSHIP

BEGIN PROJECT
SALEM AVE. PH 3
STA 317+80.00

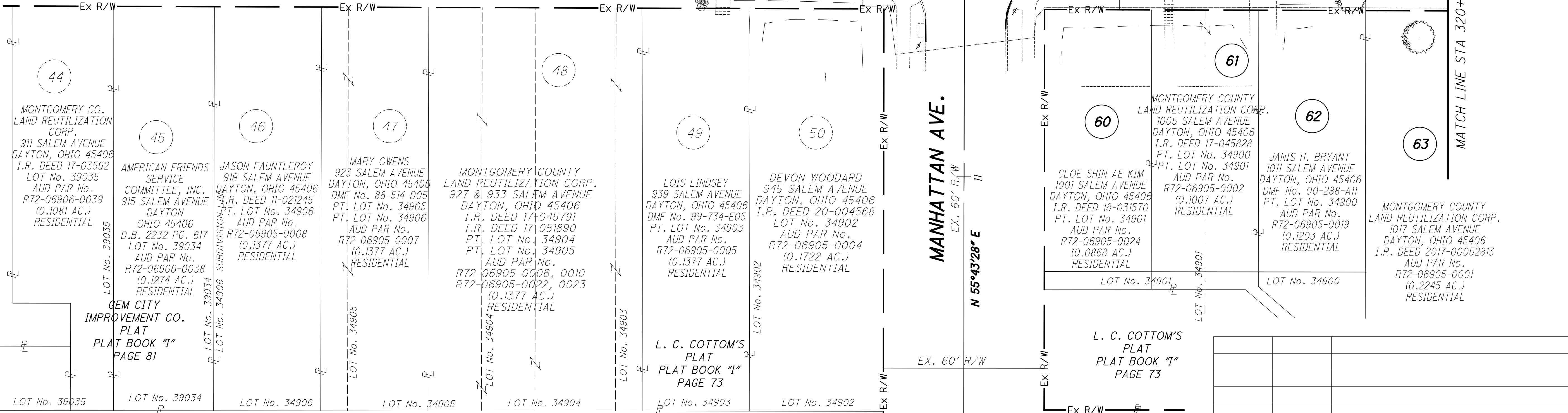
SALEM AVENUE

SALEM AVENUE

MANHATTAN AVE.

SEE SHEET 9 OF 14

MATCH LINE STA 320+00



LOT No. 39035
MONTGOMERY CO. LAND REUTILIZATION CORP.
911 SALEM AVENUE
DAYTON, OHIO 45406
I.R. DEED 17-03592
LOT No. 39035
AUD PAR No.
R72-06906-0039
(0.1081 AC.)
RESIDENTIAL

LOT No. 39034
AMERICAN FRIENDS SERVICE COMMITTEE, INC.
915 SALEM AVENUE
DAYTON, OHIO 45406
D.B. 2232 PG. 617
LOT No. 39034
AUD PAR No.
R72-06906-0038
(0.1274 AC.)
RESIDENTIAL

LOT No. 34906
JASON FAUNTLEROY
919 SALEM AVENUE
DAYTON, OHIO 45406
I.R. DEED 11-021245
PT. LOT No. 34906
AUD PAR No.
R72-06905-0008
(0.1377 AC.)
RESIDENTIAL

LOT No. 34905
MARY OWENS
923 SALEM AVENUE
DAYTON, OHIO 45406
DMF No. 88-514-D05
PT. LOT No. 34905
PT. LOT No. 34906
AUD PAR No.
R72-06905-0007
(0.1377 AC.)
RESIDENTIAL

LOT No. 34904
MONTGOMERY COUNTY LAND REUTILIZATION CORP.
927 & 933 SALEM AVENUE
DAYTON, OHIO 45406
I.R. DEED 17-045791
I.R. DEED 17-051890
PT. LOT No. 34904
PT. LOT No. 34905
AUD PAR No.
R72-06905-0006, 0010
R72-06905-0022, 0023
(0.1377 AC.)
RESIDENTIAL

LOT No. 34903
LOIS LINDSEY
939 SALEM AVENUE
DAYTON, OHIO 45406
DMF No. 99-734-E05
PT. LOT No. 34903
AUD PAR No.
R72-06905-0005
(0.1377 AC.)
RESIDENTIAL

LOT No. 34902
DEVON WOODARD
945 SALEM AVENUE
DAYTON, OHIO 45406
I.R. DEED 20-004568
LOT No. 34902
AUD PAR No.
R72-06905-0004
(0.1722 AC.)
RESIDENTIAL

LOT No. 34903
L. C. COTTOM'S PLAT
PLAT BOOK "I"
PAGE 73

LOT No. 34901
CLOE SHIN AE KIM
1001 SALEM AVENUE
DAYTON, OHIO 45406
I.R. DEED 18-031570
PT. LOT No. 34901
AUD PAR No.
R72-06905-0024
(0.0868 AC.)
RESIDENTIAL

LOT No. 34900
MONTGOMERY COUNTY LAND REUTILIZATION CORP.
1005 SALEM AVENUE
DAYTON, OHIO 45406
I.R. DEED 17-045828
PT. LOT No. 34900
AUD PAR No.
R72-06905-0002
(0.1007 AC.)
RESIDENTIAL

LOT No. 34900
JANIS H. BRYANT
1011 SALEM AVENUE
DAYTON, OHIO 45406
DMF No. 00-288-A11
PT. LOT No. 34900
AUD PAR No.
R72-06905-0019
(0.1203 AC.)
RESIDENTIAL

LOT No. 34900
MONTGOMERY COUNTY LAND REUTILIZATION CORP.
1017 SALEM AVENUE
DAYTON, OHIO 45406
I.R. DEED 2017-00052813
AUD PAR No.
R72-06905-0001
(0.2245 AC.)
RESIDENTIAL

REV. BY	DATE	DESCRIPTION

MOT - SALEM AVE. RIGHT OF WAY PLAN-TOPOGRAPHIC PHASE 3

STA. 315+00 TO STA. 320+00

PID NO. 108376

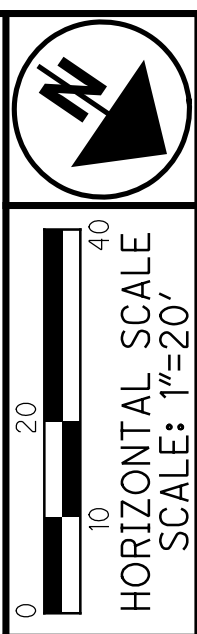
R/W DESIGNER PWF
R/W REVIEWER DLW

7 / 14

REV. BY DATE DESCRIPTION

DATE COMPLETED

I:\City of Dayton\SALEM AVE. RECONSTR. PH 3\Design\Survey\Sheets\RW Plan Sta 315 to 320-Topo 7 of 14.dgn 1/31/2021 6:35:02 PM Paul



MONTGOMERY COUNTY
CITY OF DAYTON
SECTION 28, TOWN 2, RANGE 6 EAST

HARVARD BOULEVARD
EX. 125' R/W

41
WD

GRACE METHODIST
CHURCH OF
DAYTON, OHIO
1035 HARVARD BOULEVARD
DAYTON, OHIO 45406
D.B. 409 PG. 408
D.B. 481 PG. 195
D.B. 1037 PG. 63
D.B. 1037 PG. 65
D.B. 1193 PG. 139
D.B. 1193 PG. 144
D.B. 1453 PG. 167
D.B. 1748 PG. 394
AUD PAR No.
R72-07302-0005, 0006
R72-07302-0008, 0009
R72-07302-0010
R72-07303-0001, 0002
R72-07303-0003, 0004
R72-07303-0005, 0006
R72-07303-0007, 0008
PUBLIC WORSHIP

SALEM AVENUE
N 34°09'09" W

SALEM AVENUE
N 34°09'09" W

MANHATTAN AVE.
EX. 60' R/W

N 55°43'28" E

SEE SHEET 10 OF 14

MATCH LINE STA 320+00

44
MONTGOMERY CO. LAND REUTILIZATION CORP.
911 SALEM AVENUE
DAYTON, OHIO 45406
I.R. DEED 17-03592
LOT No. 39035
AUD PAR No.
R72-06906-0039
(0.1081 AC.)
RESIDENTIAL

45
AMERICAN FRIENDS SERVICE COMMITTEE, INC.
915 SALEM AVENUE
DAYTON, OHIO 45406
D.B. 2232 PG. 617
LOT No. 39034
AUD PAR No.
R72-06906-0038
(0.1274 AC.)
RESIDENTIAL

46
JASON FAUNTLEROY
919 SALEM AVENUE
DAYTON, OHIO 45406
I.R. DEED 11-021245
PT. LOT No. 34906
AUD PAR No.
R72-06905-0008
(0.1377 AC.)
RESIDENTIAL

47
MARY OWENS
923 SALEM AVENUE
DAYTON, OHIO 45406
DMF No. 88-514-D05
PT. LOT No. 34905
PT. LOT No. 34906
AUD PAR No.
R72-06905-0007
(0.1377 AC.)
RESIDENTIAL

48
MONTGOMERY COUNTY LAND REUTILIZATION CORP.
927 & 933 SALEM AVENUE
DAYTON, OHIO 45406
I.R. DEED 17-045791
I.R. DEED 17-051890
PT. LOT No. 34904
PT. LOT No. 34905
AUD PAR No.
R72-06905-0006, 0010
R72-06905-0022, 0023
(0.1377 AC.)
RESIDENTIAL

49
LOIS LINDSEY
939 SALEM AVENUE
DAYTON, OHIO 45406
DMF No. 99-734-E05
PT. LOT No. 34903
AUD PAR No.
R72-06905-0005
(0.1377 AC.)
RESIDENTIAL

50
DEVON WOODARD
945 SALEM AVENUE
DAYTON, OHIO 45406
I.R. DEED 20-004568
LOT No. 34902
AUD PAR No.
R72-06905-0004
(0.1722 AC.)
RESIDENTIAL

LOT No. 39035 LOT No. 39034 LOT No. 34906 LOT No. 34905 LOT No. 34904 LOT No. 34903 LOT No. 34902

60
CLOE SHIN AE KIM
1001 SALEM AVENUE
DAYTON, OHIO 45406
I.R. DEED 18-031570
PT. LOT No. 34901
AUD PAR No.
R72-06905-0024
(0.0868 AC.)
RESIDENTIAL

61
MONTGOMERY COUNTY LAND REUTILIZATION CORP.
1005 SALEM AVENUE
DAYTON, OHIO 45406
I.R. DEED 17-045828
PT. LOT No. 34900
PT. LOT No. 34901
AUD PAR No.
R72-06905-0002
(0.1007 AC.)
RESIDENTIAL

62
JANIS H. BRYANT
1011 SALEM AVENUE
DAYTON, OHIO 45406
DMF No. 00-288-A11
PT. LOT No. 34900
AUD PAR No.
R72-06905-0019
(0.1203 AC.)
RESIDENTIAL

63
MONTGOMERY COUNTY LAND REUTILIZATION CORP.
1017 SALEM AVENUE
DAYTON, OHIO 45406
I.R. DEED 2017-00052813
AUD PAR No.
R72-06905-0001
(0.2245 AC.)
RESIDENTIAL

LOT No. 34901 LOT No. 34900

REV. BY	DATE	DESCRIPTION

MONTGOMERY COUNTY
CITY OF DAYTON
SECTION 28, TOWN 2, RANGE 6 EAST

MOT - SALEM AVE. PHASE 3
RIGHT OF WAY PLAN-BOUNDARY
STA. 315+00 TO STA. 320+00

PID NO. 108376

R/W DESIGNER PWF
R/W REVIEWER DLW

8 / 14

REV. BY DATE DESCRIPTION

DATE COMPLETED

I:\City of Dayton\SALEM AVE. RECONSTR. PH. 3\Design\Survey\Sheets\RW Plan Sta 315 to 320-Bnd 8 of 14.dgn 1/31/2021 6:37:19 PM Paul

MONTGOMERY COUNTY
CITY OF DAYTON
SECTION 28, TOWN 2, RANGE 6 EAST
SECTION 29, TOWN 2, RANGE 6 EAST

ST. ANDREWS
PROTESTANT EPISCOPAL
CHURCH OF DAYTON, OHIO
1054-1060 SALEM AVENUE
DAYTON, OHIO 45406
DEED BOOK 484
PAGE 594
AUD PAR No.
R72-07204-0003
(1.2707 AC.)
DEED BOOK 2288
PAGE 15
R72-07204-0004
(0.3994 AC.)
PUBLIC WORSHIP

GRACE METHODIST
CHURCH OF
DAYTON, OHIO
1035 HARVARD BOULEVARD
DAYTON, OHIO 45406
D.B. 409 PG. 408
D.B. 481 PG. 195
D.B. 1037 PG. 63
D.B. 1037 PG. 65
D.B. 1193 PG. 139
D.B. 1193 PG. 144
D.B. 1453 PG. 167
D.B. 1748 PG. 394
AUD PAR No.
R72-07302-0005, 0006
R72-07302-0008, 0009
R72-07302-0010
R72-07303-0001, 0002
R72-07303-0003, 0004
R72-07303-0005, 0006
R72-07303-0007, 0008
PUBLIC WORSHIP

JORDAN & CUMMIN'S
SUBDIVISION
PLAT BOOK "A"
PAGE 284

SUMLIN SISTERS, INC.
1038 SALEM AVENUE
DAYTON, OHIO 45406
I.R. DEED 09-008601
PT LOT No. 28465
AUD PAR No.
R72-07302-0001
R72-07204-0005 & 0008
(1.032 AC.)
PUBLIC WORSHIP

SEE SHEET 7 OF 14

SEE SHEET 11 OF 14

SALEM AVENUE

SALEM AVENUE

MATCH LINE STA 320+00

MATCH LINE STA 325+00

MONTGOMERY COUNTY
LAND REUTILIZATION CORP.
1017 SALEM AVENUE
DAYTON, OHIO 45406
I.R. DEED 17-052813
AUD PAR No.
R72-06905-0001
(0.2245 AC.)
EXEMPT

MIGUEL ALDANA
1021 SALEM AVENUE
DAYTON, OHIO 45406
I.R. DEED 19-001829
AUD PAR No.
R72-06905-0025
(0.1446 AC.)
RESIDENTIAL

EMMITT FORD
1027 SALEM AVENUE
DAYTON, OHIO 45406
DMF No. 99-680-A09
AUD PAR No.
R72-06905-0031
(0.14 AC.)
RESIDENTIAL

FERRIS COCKRELL
1033 SALEM AVENUE
DAYTON, OHIO 45406
DMF No. 81-346-A03
AUD PAR No.
R72-06905-0017 & 0032
(0.227 AC.)
RESIDENTIAL

KENNETH JAMES HARTER
1039 SALEM AVENUE
DAYTON, OHIO 45406
I.R. DEED 19-000507
AUD PAR No.
R72-06905-0018
(0.1446 AC.)
RESIDENTIAL

CECELIA A. HILL
1047 SALEM AVENUE
DAYTON, OHIO 45406
I.R. DEED 17-020829
AUD PAR No.
R72-06905-0027 & 0028
PT LOT No. 32488
(0.2583 AC.)
RESIDENTIAL

MONTGOMERY COUNTY
LAND REUTILIZATION CORP.
1051 SALEM AVENUE
DAYTON, OHIO 45406
I.R. DEED 17-048759
PT LOT No. 32488
AUD PAR No.
R72-06901-0026
(0.1309 AC.)
EXEMPT

MARK B. HARRIS
RUTH A. HARRIS
1055 SALEM AVENUE
DAYTON, OHIO 45406
I.R. DEED 17-013794
PT LOT No. 32488
AUD PAR No.
R72-06901-0022
(0.1412 AC.)
RESIDENTIAL

RIGHT CHOICE INVESTMENTS
MADE EASY, LLC
1061 SALEM AVENUE
DAYTON, OHIO 45406
I.R. DEED 18-018704
LOT No. 32489
AUD PAR No.
R72-06901-0021
(0.1722 AC.)
RESIDENTIAL
LOT No. 32489

KOFI A. ANIM, AKA KOFI ANIM
AKA ROBERT KOFI A. ANIM
AKA ROBERT KOFI ANNOH ANIM
1067 SALEM AVENUE
DAYTON, OHIO 45406
I.R. DEED 16-040463
LOT No. 32490
AUD PAR No.
R72-06901-0020
(0.1722 AC.)
RESIDENTIAL
LOT No. 32490

MARION W. BELUE, III
SUSAN C. BELUE
1069 SALEM AVENUE
DAYTON, OHIO 45406
I.R. DEED 19-058358
LOT No. 32491
AUD PAR No.
R72-06901-0019
(0.1722 AC.)
RESIDENTIAL
LOT No. 32491

BEGIN R/W
ACQUISITION
STA 321+49.14

LOT No. 28465

MONTGOMERY COUNTY
CITY OF DAYTON
SECTION 28, TOWN 2, RANGE 6 EAST
SECTION 29, TOWN 2, RANGE 6 EAST

MOT - SALEM AVE. RIGHT OF WAY PLAN-TOPOGRAPHIC
PHASE 3
STA. 320+00 TO STA. 325+00

PID NO. 108376

R/W DESIGNER PWF
R/W REVIEWER DLW

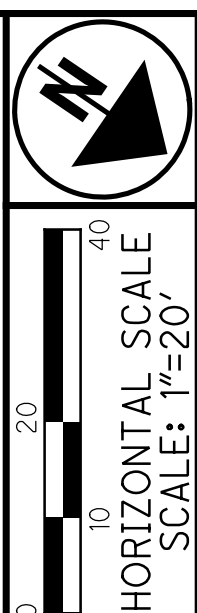
9 / 14

REV. BY	DATE	DESCRIPTION

DATE COMPLETED

I:\City of Dayton\SALEM AVE. RECONSTR. PH 3\Design\Survey\Sheets\RW Plan Sta 320 to 325-Topo 9 of 14.dgn 1/31/2021 6:39:02 PM Paul

MONTGOMERY COUNTY
CITY OF DAYTON
SECTION 29, TOWN 2, RANGE 6 EAST



PID NO.
108376

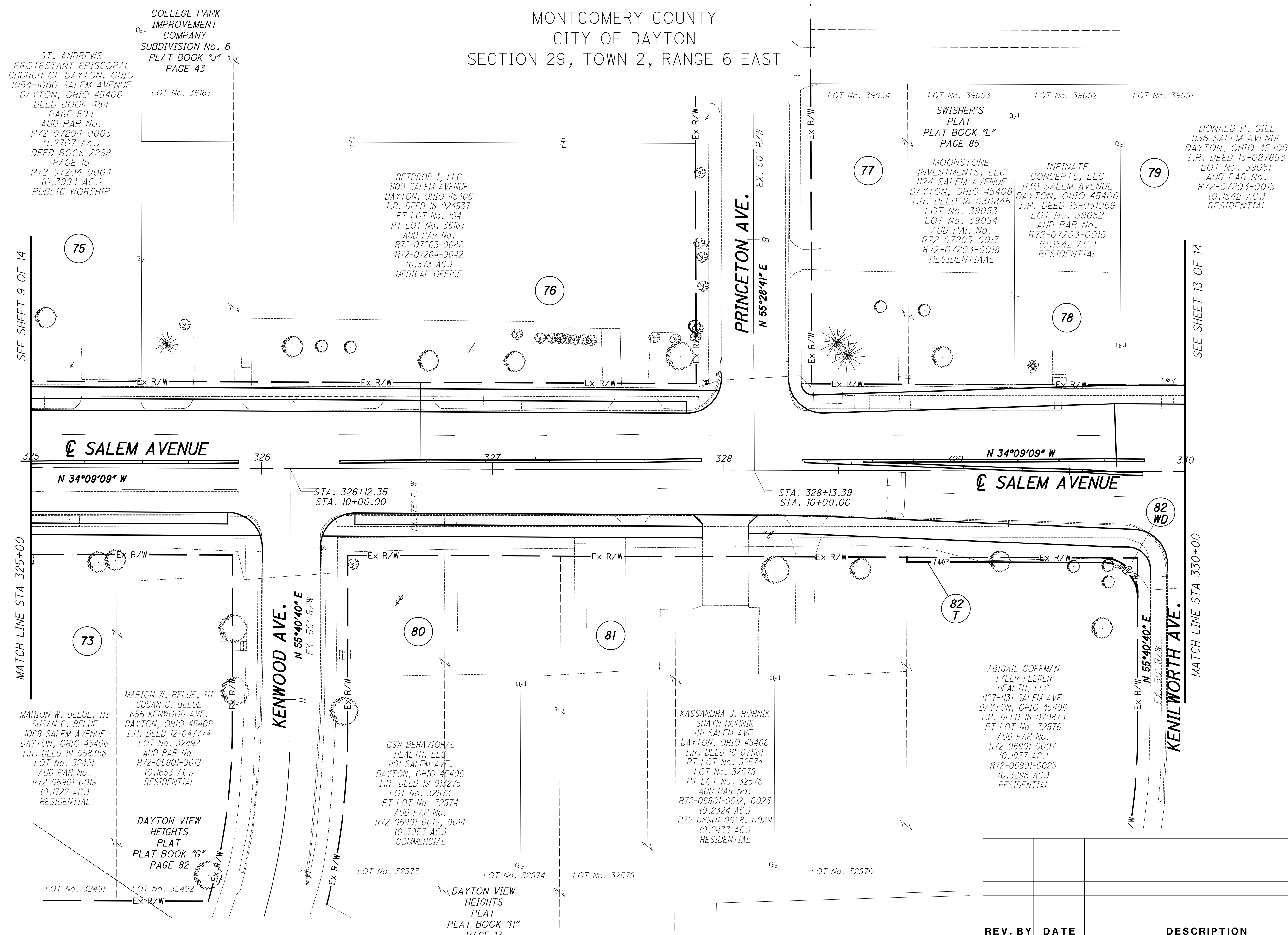
R/W DESIGNER PWF
R/W REVIEWER DLW

MOT - SALEM AVE. RIGHT OF WAY PLAN-TOPOGRAPHIC
STA. 325+00 TO STA. 330+00

PHASE 3

11 / 14

REV. BY	DATE	DESCRIPTION



ST. ANDREWS
PROTESTANT EPISCOPAL
CHURCH OF DAYTON, OHIO
1054-1060 SALEM AVENUE
DAYTON, OHIO 45406
DEED BOOK 484
PAGE 594
AUD PAR No.
R72-07204-0003
(1.2707 AC.)
DEED BOOK 2288
PAGE 15
R72-07204-0004
(0.3994 AC.)
PUBLIC WORSHIP

COLLEGE PARK
IMPROVEMENT
COMPANY
SUBDIVISION No. 6
PLAT BOOK "J"
PAGE 43
LOT No. 36167

RETPROP I, LLC
1100 SALEM AVENUE
DAYTON, OHIO 45406
I.R. DEED 18-024537
PT LOT No. 104
PT LOT No. 36167
AUD PAR No.
R72-07203-0042
R72-07204-0042
(0.573 AC.)
MEDICAL OFFICE

SWISHER'S
PLAT
PLAT BOOK "L"
PAGE 85
MOONSTONE
INVESTMENTS, LLC
1124 SALEM AVENUE
DAYTON, OHIO 45406
I.R. DEED 18-030846
LOT No. 39053
LOT No. 39054
AUD PAR No.
R72-07203-0017
R72-07203-0018
RESIDENTIAL

INFINITE
CONCEPTS, LLC
1130 SALEM AVENUE
DAYTON, OHIO 45406
I.R. DEED 15-051069
LOT No. 39052
AUD PAR No.
R72-07203-0016
(0.1542 AC.)
RESIDENTIAL

DONALD R. GILL
1136 SALEM AVENUE
DAYTON, OHIO 45406
I.R. DEED 13-027853
LOT No. 39051
AUD PAR No.
R72-07203-0015
(0.1542 AC.)
RESIDENTIAL

MARION W. BELUE, III
SUSAN C. BELUE
656 KENWOOD AVE.
DAYTON, OHIO 45406
I.R. DEED 12-047774
LOT No. 32492
AUD PAR No.
R72-06901-0018
(0.1653 AC.)
RESIDENTIAL

DAYTON VIEW
HEIGHTS
PLAT
PLAT BOOK "G"
PAGE 82

CSW BEHAVIORAL
HEALTH, LLC
1101 SALEM AVE.
DAYTON, OHIO 45406
I.R. DEED 19-013275
LOT No. 32573
PT LOT No. 32574
AUD PAR No.
R72-06901-0013, 0014
(0.3053 AC.)
COMMERCIAL

KASSANDRA J. HORNIK
SHAYN HORNIK
1111 SALEM AVE.
DAYTON, OHIO 45406
I.R. DEED 18-071161
PT LOT No. 32574
LOT No. 32575
PT LOT No. 32576
AUD PAR No.
R72-06901-0012, 0023
(0.2324 AC.)
R72-06901-0028, 0029
(0.2433 AC.)
RESIDENTIAL

ABIGAIL COFFMAN
TYLER FELKER
HEALTH, LLC
1127-1131 SALEM AVE.
DAYTON, OHIO 45406
I.R. DEED 18-070873
PT LOT No. 32576
AUD PAR No.
R72-06901-0007
(0.1937 AC.)
R72-06901-0025
(0.3296 AC.)
RESIDENTIAL

I:\City of Dayton\SALEM AVE. RECONSTR. PH 3\Design\Survey\Sheets\RW Plan Sta 325 to 330-Topo 11 of 14.dgn 1/31/2021 6:42:53 PM Paul

MONTGOMERY COUNTY
CITY OF DAYTON
SECTION 20, TOWN 2, RANGE 6 EAST
SECTION 29, TOWN 2, RANGE 6 EAST

SWISHER'S
PLAT
PLAT BOOK "L"
PAGE 85

PT LOT No. 39051 DONALD R. GILL 1136 SALEM AVENUE DAYTON, OHIO 45406 I.R. DEED 13-027853 PT LOT No. 39051 AUD PAR No. R72-07203-0015 (0.1542 AC.) RESIDENTIAL

PT LOT No. 39050 STACEY R. BROWN 1140 SALEM AVENUE DAYTON, OHIO 45406 I.R. DEED 14-061132 PT LOT No. 39050 AUD PAR No. R72-07203-0014 (0.1542 AC.) RESIDENTIAL

PT LOT No. 39049 JANICE E. COATS 1144 SALEM AVENUE DAYTON, OHIO 45406 DMF No. 86-360-A12 PT LOT No. 39049 AUD PAR No. R72-07203-0013 (0.1542 AC.) RESIDENTIAL

PT LOT No. 39048 JANICE E. COATS 1204 SALEM AVENUE DAYTON, OHIO 45406 DMF No. 82-223-B01 PT LOT No. 39048 AUD PAR No. R72-07203-0012 (0.1542 AC.) RESIDENTIAL

PT LOT No. 39047 DONALD R. McCLESKEY, III 1210 SALEM AVENUE DAYTON, OHIO 45406 I.R. DEED 14-015191 PT LOT No. 39047 AUD PAR No. R72-07203-0011 (0.1542 AC.) RESIDENTIAL

PT LOT No. 39046 BRUCE PAYNE 1212 SALEM AVENUE DAYTON, OHIO 45406 I.R. DEED 19-041539 PT LOT No. 39046 AUD PAR No. R72-07203-0010 (0.1542 AC.) RESIDENTIAL

PT LOT No. 39045 MARCUS D. FLOWERS DOMINIQUE P. FLOWERS 1216 SALEM AVENUE DAYTON, OHIO 45406 I.R. DEED 18-019301 PT LOT No. 39045 AUD PAR No. R72-07203-0009 (0.1542 AC.) RESIDENTIAL

LOT No. 39041 JEANETTE PETERS-WARE 1222 SALEM AVENUE DAYTON, OHIO 45406 DMF No. 94-130-B08 DMF No. 90-223-E02 LOT No. 39041 AUD PAR No. R72-07203-0005 RESIDENTIAL

NORTHWEST CHURCH OF CHRIST, INC. 1306 SALEM AVENUE DAYTON, OHIO 45406 I.R. DEED 17-007284 AUD PAR No. R72-07202-0001, 0002 R72-07202-003, 004, 007 (2.13 AC.) PUBLIC WORSHIP

SEE SHEET 11 OF 14

330

MATCH LINE STA 330+00

N 55°40'40" E

KENILWORTH AVE.

89 WD

89 T

PRADEEP P. BEKAL * 1203 SALEM AVENUE DAYTON, OHIO 45406 I.R. DEED 13-040427 LOT No. 30952 LOT No. 31056 PT LOT No. 32577 AUD PAR Nos. R72-06901-0001 R72-06901-0008 R72-06901-0030 (0.4132 AC.) COMMERCIAL

DAYTON VIEW HEIGHTS SUBDIVISION PLAT BOOK "H" PAGE 13

LOT No. 32577

90 T

CITY OF DAYTON, OHIO 1217 SALEM AVENUE DAYTON, OHIO 45406 I.R. DEED 13-047737 LOT No. 30952 LOT No. 30953 LOT No. 31056 PT LOT No. 32577 AUD PAR No. R72-06911-0007 R72-06911-0059 R72-06911-0060 (0.593 AC. DEED) (0.6209 AC. AUDITOR) MUNICIPAL

HEIDELBERG HEIGHTS SUBDIVISION PLAT BOOK "G" PAGE 58

LOT No. 30952

N 58°37'05" E

DELAWARE AVE.

SEC. 29, T. 2, R. 6 E
SEC. 20, T. 2, R. 6 E

91 WD

91 T

JONATHAN KIMBEN 1301 SALEM AVENUE DAYTON, OHIO 45406 I.R. DEED 16-025564 LOT No. 30954 PT LOT No. 30955 AUD PAR No. R72-06911-0005, 0006 (0.2321 AC.) RESIDENTIAL

LOT No. 30954

LOT No. 30955

ELEGANTSKY, LLC 1309 SALEM AVENUE DAYTON, OHIO 45406 I.R. DEED 18-030002 PT LOT No. 30955 LOT No. 30956 AUD PAR No. R72-06911-0004 R72-06911-0051 R72-06911-0052 (0.2321 AC.) RESIDENTIAL

END PROJECT SALEM AVE. PH 3 STA 334+41.00

ELEGANTSKY, LLC 1317 SALEM AVENUE DAYTON, OHIO 45406 I.R. DEED 17-041919 LOT No. 30957 AUD PAR No. R72-06911-0003

LOT No. 30957

HEIDELBERG HEIGHTS SUBDIVISION PLAT BOOK "G" PAGE 58

STA. 330+04.57
STA. 10+00.00

N 34°09'09" W
SALEM AVENUE

STA. 332+76.38
STA. 10+00.00

N 34°09'09" W
SALEM AVENUE

STA. 333+53.87
STA. 10+00.00

92 T

92 T

93 WD

CORNELL AVENUE
N 89°45'09" W
EX. 65' R/W

79

83

84 T

85 T

86 T

87

88

I:\City of Dayton\SALEM AVE. RECONSTR. PH 3\Design\Survey\Sheets\RW Plan Sta 330 to 335-Topo 13 of 14.dgn 1/31/2021 6:46:40 PM Paul

PID NO. **108376**

R/W DESIGNER PWF
R/W REVIEWER DLW

MOT - SALEM AVE. RIGHT OF WAY PLAN-TOPOGRAPHIC PHASE 3

STA. 330+00 TO STA. 335+00

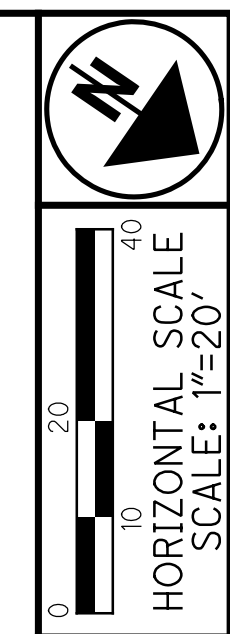
13/14

REV. BY	DATE	DESCRIPTION

DATE COMPLETED

* NOTE: MONTGOMERY COUNTY OHIO AUDITOR'S RECORDS INDICATE THIS PARCEL IS OWNED BY PETE OFFICE HOLDINGS, LLC. A TRANSFER DATE OF 08/31/2020 FROM PRADEEP P. BEKAL TO PETE OFFICE HOLDINGS, LLC IS NOTED. A SEARCH OF THE MONTGOMERY COUNTY, OHIO RECORDER'S OFFICE DID NOT REVEAL A RECORDED DOCUMENT FOR THIS TRANSFER.

MONTGOMERY COUNTY
CITY OF DAYTON
SECTION 20, TOWN 2, RANGE 6 EAST
SECTION 29, TOWN 2, RANGE 6 EAST



PID NO. **108376**
R/W DESIGNER PWF
R/W REVIEWER DLW

RIGHT OF WAY PLAN-BOUNDARY
STA. 330+00 TO STA. 335+00

MOT - SALEM AVE. PHASE 3

14 / 14

I:\City of Dayton\SALEM AVE. RECONSTR. PH 3\Design\Survey\Sheets\RW Plan Sta 330 to 335-Bnd 14 of 14.dgn 2/3/2021 12:48:04 PM Paul Feite

SEE SHEET 12 OF 14

MATCH LINE STA 330+00

KENILWORTH AVE.
N 55°40'40" E EX. 50' R/W

DAYTON VIEW HEIGHTS SUBDIVISION PLAT BOOK "H" PAGE 13

LOT No. 32577

PRADEEP P. BEKAL *
1203 SALEM AVENUE
DAYTON, OHIO 45406
I.R. DEED 13-040427
LOT No. 30952
LOT No. 31056
PT LOT No. 32577
AUD PAR Nos.
R72-06901-0001
R72-06901-0008
R72-06901-0030
(0.4132 AC.)
COMMERCIAL

HEIDELBERG HEIGHTS SUBDIVISION PLAT BOOK "G" PAGE 58

LOT No. 30952

CITY OF DAYTON, OHIO
1217 SALEM AVENUE
DAYTON, OHIO 45406
I.R. DEED 13-047737
LOT No. 30952
LOT No. 30953
PT LOT No. 32577
AUD PAR No.
R72-06911-0007
R72-06911-0059
R72-06911-0060
(0.593 AC. DEED)
(0.6209 AC. AUDITOR)
MUNCIPAL

LOT No. 30953

JONATHAN KIMBEN
1301 SALEM AVENUE
DAYTON, OHIO 45406
I.R. DEED 16-025564
LOT No. 30954
PT LOT No. 30955
AUD PAR No.
R72-06911-0004
R72-06911-0051
R72-06911-0052
(0.2321 AC.)
RESIDENTIAL

LOT No. 30954

ELEGANTSKY, LLC
1317 SALEM AVENUE
DAYTON, OHIO 45406
I.R. DEED 17-041919
LOT No. 30957
AUD PAR No.
R72-06911-0003

HEIDELBERG HEIGHTS SUBDIVISION PLAT BOOK "G" PAGE 58

LOT No. 30956

LOT No. 30957

JEANETTE PETERS-WARE
1222 SALEM AVENUE
DAYTON, OHIO 45406
DMF No. 94-130-B08
DMF No. 90-223-E02
LOT No. 39041
AUD PAR No.
R72-07203-0005
RESIDENTIAL

LOT No. 39041

NORTHWEST CHURCH OF CHRIST, INC.
1306 SALEM AVENUE
DAYTON, OHIO 45406
I.R. DEED 17-007284
AUD PAR No.
R72-07202-0001, 0002
R72-07202-003, 004, 007
(2.13 AC.)
PUBLIC WORSHIP

END R/W ACQUISITION STA 334+47.39

CORNELL AVENUE
N 89°45'09" W
EX. 65' R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W