

LPA RE 807-D
Rev. 10/2017

TED
LPA

TEMPORARY EASEMENT AGREEMENT

The City of Trotwood ("Grantor") and Madison Township merged into a single entity in 1996, thereby the Grantor became the successor in interest of the publicly-owned land and area formerly known as Madison Township. Accordingly, the Grantor(s), hereby grants to the contractor awarded the bid ("the Grantee") a temporary easement(s) to exclusively occupy and use for the purposes mentioned in Exhibit A the following described real estate:

PARCEL(S): 8-T
MOT-Trotwood Olive Rd Walks SA22
See Exhibit A Attached

Montgomery County Current Tax Parcel No. H33 02103 0066
Prior Instrument Reference: Book 2522 Page 262, Montgomery County Recorder's Office

To have and to hold the temporary easement(s), for the aforesaid purposes and for the anticipated period of time described below, unto the Grantee, its successors and assigns.

The duration of the temporary easement(s) granted to the Grantee is 18 months immediately following the date on which the work described above is first commenced by the Grantee, or its duly authorized employees, agents, and contractors.

The temporary easement(s) interest granted is being acquired by Grantee for a public purpose, namely the establishment, construction, reconstruction, widening, repair or maintenance of a public road.

IN WITNESS WHEREOF, the City of Trotwood, by and through its City Manager, Quincy E. Pope, Sr., as the Grantor's authorized agent, subscribed their name on the 8th day of April, 2025.

CITY OF TROTWOOD

By: _____
Quincy E. Pope, Sr., City Manager

STATE OF OHIO, COUNTY OF MONTGOMERY } SS:

BE IT REMEMBERED, that on the 8th day of April, 2025, before me the subscriber, a Notary Public in and for said state and county, personally came the above-named Quincy E. Pope Sr., who acknowledged being the City Manager of the City of Trotwood, Ohio, and who acknowledged the foregoing instrument to be the voluntary act and deed of said City of Trotwood.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on this 8th day of April, 2025.

NOTARY PUBLIC
My Commission expires: _____

This document was prepared by: City of Trotwood

EXHIBIT A

LPA RX 887 T

RLC

Ver. Date 02/26/24

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Rev. 07/09

PID 117202

**PARCEL 8-T
MOT-TROTWOOD OLIVE RD WALKS SA22
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
GRADING
FOR 18 MONTHS FROM DATE OF ENTRY BY THE
CITY OF TROTWOOD, MONTGOMERY COUNTY, OHIO**

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Montgomery, City of Trotwood, Section 3, Town 4, Range 5 East, and being part of the 2.6567 acre tract of land conveyed to Madison Township Board of Trustees as recorded in DB 2522-0262 of the Deed Records of Montgomery County, Ohio and being more particularly described as follows:

Being a parcel lying on the left side of the existing centerline of right of way of Olive Road as part of the MOT-Trotwood Olive Rd Walks SA22 Centerline Plat made by Crawford, Murphy & Tilly, Inc. for the City of Trotwood as recorded in Plat Book 244 Page 029 of the plat records of Montgomery County, Ohio and being located within the following described points in the boundary thereof:

BEGINNING at a point in the grantor's southerly line, said line also described as the northerly property line of Pleasant Green Missionary Baptist Church land, said point being 50.00 feet left of Ex. CL R/W Olive Road at Station 7+79.32;

Thence with said southerly line South Eighty-Eight Degrees Fifty-Nine Minutes Four Seconds West (S88°59'04"W) a distance of 10.00 feet to a point 60.00 feet left of Ex. CL R/W Olive Road at Station 7+79.20;

Thence North Zero Degrees Twenty Minutes Four Seconds West (N00°20'04"W) a distance of 100.01 feet to a point in the northerly line of the grantor's tract, said point being 60.00 feet left of Ex. CL R/W Olive Road at Station 8+79.21;

Thence with said northerly line North Eighty-Eight Degrees Fifty-Nine Minutes Four Seconds East (N88°59'04"E) a distance of 10.00 feet to a point in the proposed easterly line of said tract and proposed westerly right of way line, said point being 50.00 feet left of Ex. CL R/W Olive Road at Station 8+79.33;

EXHIBIT A

LPA RX 887 T

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Thence with said easterly line South Zero Degrees Twenty Minutes Four Seconds East (S00°20'04"E) a distance of 100.01 feet to a point in the existing southerly line of said tract, said point being 50.00 feet left of Ex. CL R/W Olive Road at Station 7+79.32 and the POINT OF BEGINNING.

The above-described area is within Montgomery County Auditor's Parcel Number: 0.023 acres (of which 0.000 is P.R.O.) is within H33 02103 0066, leaving a net of 0.023 acres, more or less, subject to all legal easements and right of way.

Prior Instrument Reference as of the date of this survey was prepared: DB 2522-0262 of the Deed Records of Montgomery County, Ohio.

This description is based on MOT-Trotwood Olive Rd Walks SA22 right of way plans filed with Ohio Department of Transportation District 7, dated 2025 September 15.

Bearings used herein are based on the Custom OHDOT LDP, Montgomery County Survey FT, referenced to NAD (83) (2011) and are for this project use only. Stationing used herein is based upon ODOT plans MOT-49-5.28, Revised 63-03-07, as found on file at the ODOT District 7 office in Sidney, Ohio and said Centerline Plat referenced above.

Ryan D. Hillard, Professional Surveyor Number 8558 of Crawford, Murphy & Tilly, Inc., prepared this description on March 25, 2024


Ryan. D. Hillard

10-21-24
Date



Professional Surveyor of Ohio: No. 8558



LOCATION MAP

LATITUDE: 39°82'19" LONGITUDE: -84°29'29"



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

UNDERGROUND UTILITIES
Contact Two Working Days
Before You Dig

OHIO811.org
Before You Dig

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

CONVENTIONAL SYMBOLS

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

DND = DO NOT DISTURB

RIGHT OF WAY LEGEND SHEET MOT-TROTWOOD OLIVE RD WALKS SA22 MONTGOMERY COUNTY CITY OF TROTWOOD SEC. 3, T-4, R-5E

INDEX OF SHEETS:

LEGEND SHEET	RW.1
CENTERLINE PLATS	RW.2- RW.4
PROPERTY MAP	RW.5 -RW.6
SUMMARY OF ADDITIONAL RIGHT OF WAY	RW.7
RIGHT OF WAY TOPO SHEET	RW.8 - RW.19 (EVEN PAGES)
RIGHT OF WAY BOUNDARY SHEET	RW.8 - RW.19 (ODD PAGES)

FEDERAL PROJECT NUMBER

E220596

RAILROAD INVOLVEMENT

NONE

PROJECT DESCRIPTION

ADD 1,500 FEET OF NEW SIDEWALK (3 SEGMENTS) ALONG OLIVE ROAD & RECONSTRUCTION OF A TRAFFIC SIGNAL AT THE SR49/OLIVE ROAD INTERSECTION IN TROTWOOD, MONTGOMERY COUNTY OHIO

PLANS PREPARED BY:

FIRM NAME : CMT (CRAWFORD, MURPHY & TILLY)

R/W DESIGNER: SHELBY R. INGLE, PE

R/W REVIEWER: RYAN D. HILLARD, PE, PS

FIELD REVIEWER: BRANDI ROSS, EI

PRELIMINARY FIELD REVIEW DATE: 2024-01-17

OWNERSHIP UPDATED BY: 2024-09-17

DATE COMPLETED: 2024-10-21

FIELD REVIEWER: BRANDI ROSS, EI

FINAL FIELD REVIEW DATE: 2024-09-10

FINAL R/W PLAN DATE: 2024-10-21

TYPES OF TITLE LEGEND:

WD = WARRANTY DEED
SH = STANDARD HIGHWAY EASEMENT
T = TEMPORARY EASEMENT

STRUCTURE KEY

	RESIDENTIAL
	COMMERCIAL
	OUT-BUILDING

NOTE: ALL TEMPORARY PARCELS TO BE OF 18 MONTH DURATION.

WATER & SANITARY SEWER
CITY OF TROTWOOD
2400 OLIVE ROAD
TROTWOOD, OHIO 45426
TEL. (937) 837-1702
JMCCLUSKEY@TROTWOOD.ORG
JOHNNY MCCLUSKEY

MONTGOMERY COUNTY ENVIRONMENTAL SERVICES
1850 SPAULDING ROAD
KETTERING, OHIO 45432

TEL. (937)307-2759
SCHAFFERC@MCOHIO.ORG
CHARLIE SCHAFFER

TEL. (937)781-2632
SCHLAACKE@MCOHIO.ORG
ED SCHLAACK

CABLE
CHARTER COMMUNICATIONS
3691 TURNER ROAD
DAYTON, OHIO 45415
TEL. (937)396-8591
EIN.WHATLEY@CHARTER.COM
EIN WHATLEY

ELECTRIC
AES OHIO
1900 DRYDEN ROAD
DAYTON, OHIO 45439
TEL. (937)554-9063
WILLIAM.WARD@AES.COM
BILL WARD

TELECOMMUNICATIONS
FRONTIER COMMUNICATIONS
10 MULBERRY STREET
BROOKVILLE, OHIO 45309
TEL. (937)833-0468
CHARLES.BERNACCHI@FTR.COM
CHARLES BERNACCHI

GAS
CENTERPOINT ENERGY/GRIDHAWK
6500 CLYO ROAD
CENTERVILLE, OHIO 45459
TEL. (937)312-2521
PUBLICPROJECT@CENTERPOINTENERGY.COM
GREG.FISHMAN@CENTERPOINTENERGY.COM
GREG FISHMAN

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.
UTILITIES ARE SHOWN AS FOUND ON THESE SITES IN RESPONSE TO OUPS TICKET #A310402987 DATED 4/14/2023.

I, Ryan D. Hillard, P.S. 8558 have conducted a survey of the existing conditions for the Ohio Department of Transportation in October, 2022. The results of that survey are contained herein. See the Survey Parameters note affixed to these plans for the horizontal and vertical survey parameters used for this project. As a part of this project, I have reestablished the locations of the existing boundary lines, the existing center line of Right of Way and the existing Right of Way limits as necessary for the property takes contained herein. As a part of this project I have established the proposed boundary lines, calculated the Gross Take, present road occupied (PRO), Net Take and Net Residue herein. As a part of this work, right of way monuments will be set at the locations shown herein per the Memorandum of Understanding between the Board of Registration for Engineers and Surveyors and the Ohio Department of Transportation dated 9-22-2010. All of my work contained herein was conducted in accordance with the Ohio Administrative Code Chapter 4733-37 Standards for Boundary Surveys unless so noted. The words "I and my" as used herein are to mean that either myself or someone working under my direct supervision.

Ryan D. Hillard
10-21-24
Date

SURVEYORS SEAL

DESIGN AGENCY

CMT
CRAWFORD, MURPHY & TILLY
1777 WASHINGTON VILLAGE DR
DAYTON, OHIO 45424
PH: (937) 701-2788
WWW.CMT-INC.COM

DESIGNER

SRI

REVIEWER

RDH 06/28/24

PROJECT ID

117202

SHEET

TOTAL

RW.1 RW.19

MODEL: 117202_RM102 PAPERSIZE: 34x22 (in.) DATE: 10/15/2024 TIME: 12:38:12 PM USER: bross
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**CITY OF TROTWOOD
SEC. 3, T-4, R-5E**

PLEASANT GREEN MISSIONARY
BAPTIST CHURCH
5301 OLIVE ROAD
H33 02103 0094
5 ACRES

MADISON TOWNSHIP BOARD OF TRUSTEES
5345 OLIVE ROAD
H33 02103 0066
2.6567 ACRES

JOHNIE HARRISON NAPIER
& SHARON G. NAPIER
5395 OLIVE ROAD
H33 02103 0078
0.5167 ACRES

JAMES E. JACKSON &
MARGIE R. JACKSON
5399 OLIVE ROAD
H33 01413 0001
0.3551 ACRES

ALBERTINE J. SMITH
5421 OLIVE ROAD
H33 01413 0003
0.2603 ACRES

NREA VB V LLC
5455 OLIVE ROAD
H33 01413 0005
0.3128 ACRES

JUDITH MARTIN
5409 OLIVE ROAD
H33 01413 0002
0.3028 ACRES

SWABB, MATTHEW
5433 OLIVE RD
H33 01413 0004
0.241 ACRES

GATEWAY CHRISTIAN FELLOWSHIP MINISTRIES
5501 OLIVE ROAD
H33 02103 0081, 0082
6.000 ACRES

RESUME RW ACQUISITION
STA. 14+83.52

MONT. CO. COMM
H33-02103-0068
916/300

END RW ACQUISITION
STA. 16+26.39

GATED PROPERTIES VII, LLC
5540 AUTUMN LEAF DRIVE
H33 01504 0001
10.068 ACRES

WESTBROOKE VILLAGE APARTMENTS
SECTION TWO
PB 97, PG 37

BCC
H33-0212-013
RES. 302

6500 CLUB
H33-02102-0132
15-6822

STATE EASE.
H33-02102-0133

STATE EASE.
102/12
H33-02102-0156

CONSTRUCTION & R/W Salem Ave (SR 49)

HIGHWAY ESMT
H33-02103-0093

10' UTILITY EASEMENT
DEED BOOK 80, PAGES 23-24
DATE 1967-08-11

SUSPEND RW ACQUISITION
STA. 10+15.00

MONT. CO. COMM
H33-02103-0069
MONT. CO. COMM
H33-02103-0070
MONT. CO. COMM
H33-02103-0071

RESUME RW ACQUISITION
STA. 7+25.00

MAIN PROPERTIES PLAT
NUMBER TWO
PB 125, PG 27

MONTGOMERY COUNTY
BOARD OF DEVELOPMENTAL
DISABILITIES SERVICES PLAT
PB 234, PG 54

MATCH LINE STA. 7+00 (SEE SHEET RW. 5 OF RW. 19)

SECTION 3
SECTION 2

SECTION LINE

Ex R/W

CL R/W Olive Road

CL CONSTRUCTION & R/W Salem Ave (SR 49)


7 8 9 10 11 12 13 14

20 21 22 23 24

Westbrook Village
Section One
PB 80, PGS 23-24

North Arrow

HORIZONTAL
SCALE IN FEET



A horizontal scale bar with alternating black and white segments. It is marked with '0' at the left end, '50' at the first black segment, '100' at the second black segment, and '200' at the right end.

DESIGNER	
SRI	
REVIEWER	
RDH 06/28/24	
PROJECT ID	
117202	
SHEET	TOTAL
RW.6	RW.19

REV. BY	DATE	DESCRIPTION
DATE COMPLETED	08/01/2024	

MOT TROTWOOD OLIVE RD WALKS SA22

MODEL: 117202_RT104 PAPER SIZE: 34x22 (in.) DATE: 10/15/2024 TIME: 12:38:29 PM USER: bross
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MAIN PROPERTIES PLAT
NUMBER TWO
BOOK 125, PG 27

RIGHT OF WAY TOPO SHEET
STA. 7+00 TO STA. 12+00

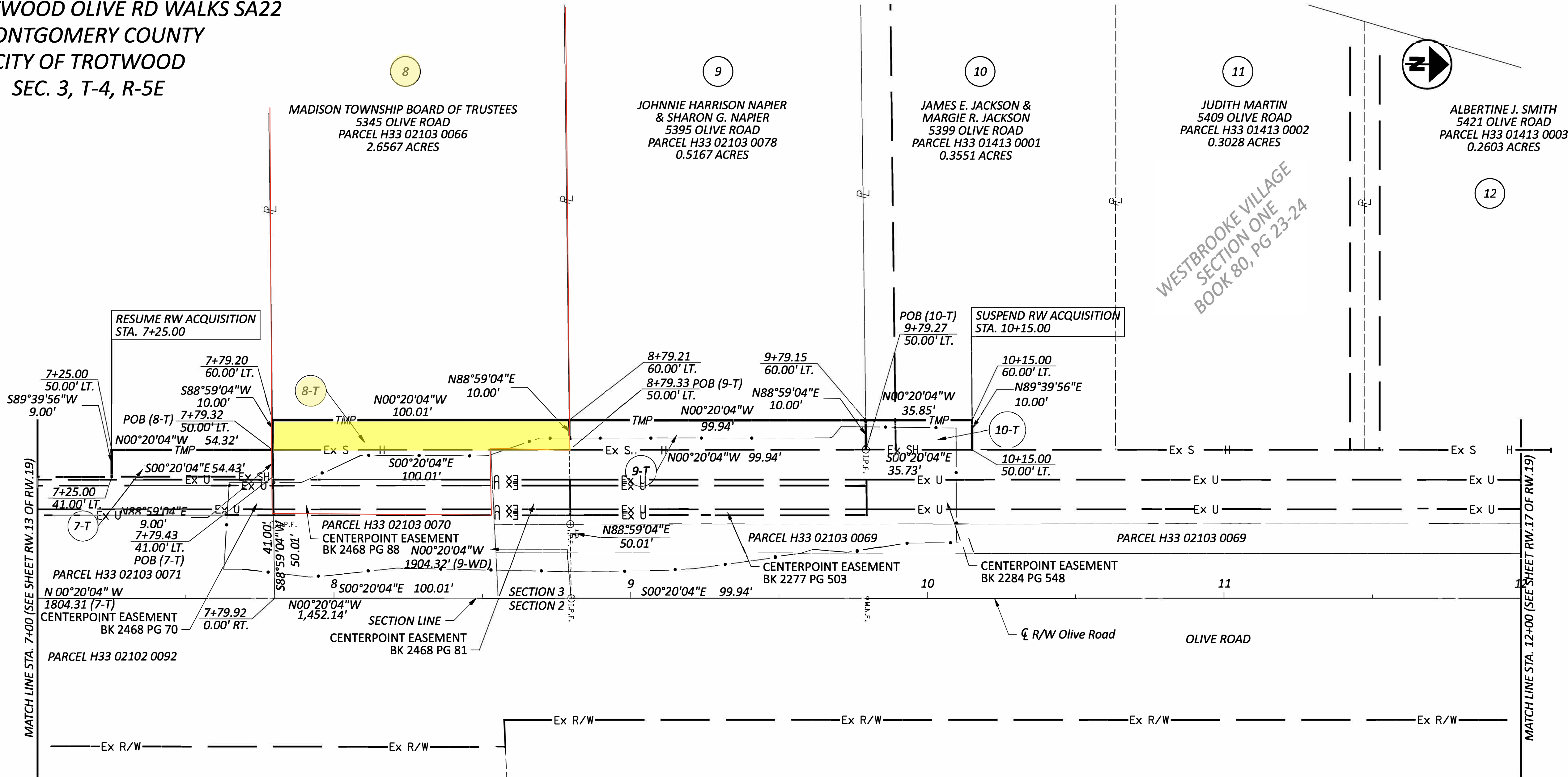
DESIGN AGENCY



DESIGNER
SRI
REVIEWER
LDH 06/28/2011
PROJECT ID
117202
SHEET TOTAL
RW.14 | RW.1

			 CITY OF CHICAGO
			DESIGNER
			SRI
			REVIEWER
			RDH 06/28/2024
			PROJECT ID
			117202
REV. BY	DATE	DESCRIPTION	SHEET TOTAL
DATE COMPLETED	08/01/2024		RW.14 RW.15

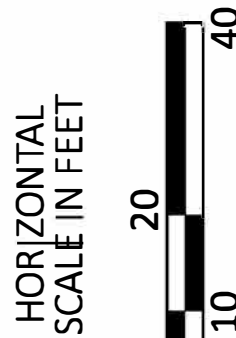
MOT-TROTWOOD OLIVE RD WALKS SA22
MONTGOMERY COUNTY
CITY OF TROTWOOD
SEC. 3, T-4, R-5E



MONTGOMERY COUNTY
BOARD OF DEVELOPMENTAL
DISABILITIES SERVICES PLAT
PB 234, PG 54

MAIN PROPERTIES PLAT
NUMBER TWO
BOOK 125, PG 27

RIGHT OF WAY BOUNDARY SHEET
STA. 7+00 TO STA. 12+00



REV. BY	DATE	DESCRIPTION			
DATE COMPLETED		08/11/24			
SHEET	TOTAL				
RW.15	RW.19				

DESIGN AGENCY
CMT
CRAWFORD, MURPHY &
1777 WASHINGTON VILLAGE DR
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WWW.CMT-INC.COM

DESIGNER
SRI
REVIEWER
RDH 06/28/24
PROJECT ID
117202
SHEET
RW.15