Filmed Roll 75 Rd 1/14/86

STATE JOB NO.	FED. RD. DIVISION	STATE	PROJECT	
08124 (0)	2	OHIO		

72/83

1/12

BUTLER COUNTY
BUT-BROWN ROAD
ISSUE ONE

CENTERLINE SURVEY PLAT
BROWN ROAD, BUTLER COUNTY
(C 47-A)

OXFORD TOWNSHIP, OHIO

0 100 200 400 600
Scale in Feet

SECTION 22 TOWN 5 RANGE 1
SECTION 15 TOWN 5 RANGE 1

UTILITY COMPANY LEGEND

C.G.&E.CO. CINCINNATI GAS AND ELECTRIC COMPANY
B.R.E.C.Inc. BUTLER RURAL ELECTRIC COOPERATIVE INC.
S.W.B.C.W.Assn. SOUTHWESTERN BUTLER COUNTY WATER ASSOCIATION

UTILITY COMPANIES

POWER: CINCINNATI GAS AND ELECTRIC COMPANY (STA+120+00 BACK)
FOURTH AND MAIN STREETS, CINCINNATI, OHIO

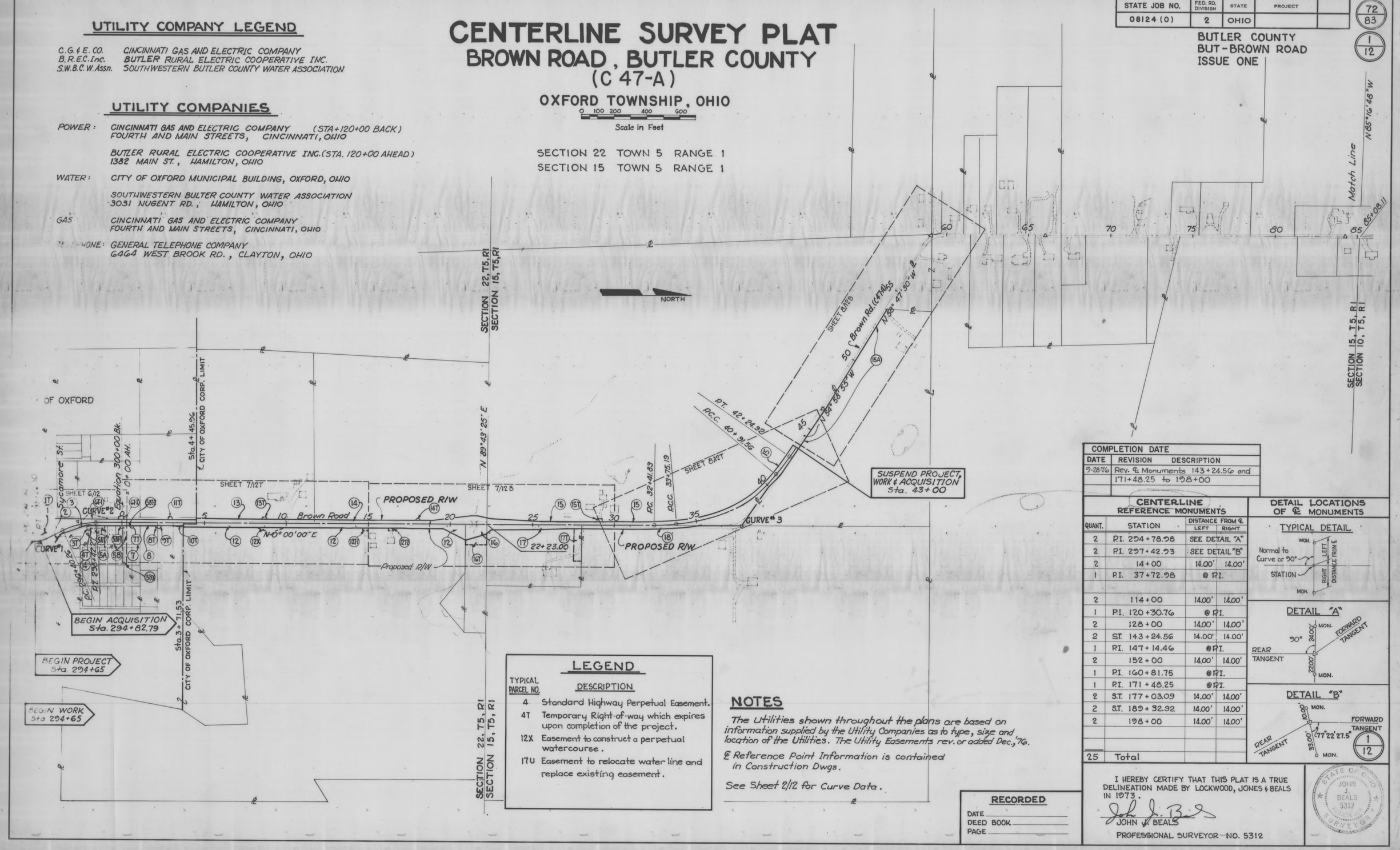
BUTLER RURAL ELECTRIC COOPERATIVE INC. (STA. 120+00 AHEAD)
1382 MAIN ST., HAMILTON, OHIO

WATER: CITY OF OXFORD MUNICIPAL BUILDING, OXFORD, OHIO

SOUTHWESTERN BULTER COUNTY WATER ASSOCIATION
3031 NUGENT RD., HAMILTON, OHIO

GAS CINCINNATI GAS AND ELECTRIC COMPANY
FOURTH AND MAIN STREETS, CINCINNATI, OHIO

TELEPHONE: GENERAL TELEPHONE COMPANY
6464 WEST BROOK RD., CLAYTON, OHIO



LEGEND

TYPICAL PARCEL NO.	DESCRIPTION
4	Standard Highway Perpetual Easement.
4T	Temporary Right-of-way which expires upon completion of the project.
12X	Easement to construct a perpetual watercourse.
17U	Easement to relocate water line and replace existing easement.

NOTES

The Utilities shown throughout the plans are based on information supplied by the Utility Companies as to type, size and location of the Utilities. The Utility Easements rev. or added Dec., '76.

℄ Reference Point Information is contained in Construction Dwgs.

See Sheet 2/12 for Curve Data.

COMPLETION DATE		
DATE	REVISION	DESCRIPTION
9-28-76	Rev. ℄ Monuments 143+24.56 and 171+48.25 to 198+00	

CENTERLINE REFERENCE MONUMENTS

QUANT.	STATION	DISTANCE FROM ℄ LEFT	RIGHT
2	P.I. 294+78.98	SEE DETAIL "A"	
2	P.I. 297+42.93	SEE DETAIL "B"	
2	14+00	14.00'	14.00'
1	P.I. 37+72.98	@ P.I.	
2	114+00	14.00'	14.00'
1	P.I. 120+30.76	@ P.I.	
2	128+00	14.00'	14.00'
2	S.T. 143+24.56	14.00'	14.00'
1	P.I. 147+14.46	@ P.I.	
2	152+00	14.00'	14.00'
1	P.I. 160+81.75	@ P.I.	
1	P.I. 171+48.25	@ P.I.	
2	S.T. 177+03.09	14.00'	14.00'
2	S.T. 189+32.92	14.00'	14.00'
2	198+00	14.00'	14.00'
25	Total		

DETAIL LOCATIONS OF ℄ MONUMENTS

TYPICAL DETAIL

DETAIL "A"

DETAIL "B"

1/12

RECORDED
DATE
DEED BOOK
PAGE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE DELINEATION MADE BY LOCKWOOD, JONES & BEALS IN 1973.

JOHN J. BEALS
PROFESSIONAL SURVEYOR NO. 5312

STATE OF OHIO JOHN J. BEALS 5312 SURVEYOR

CENTERLINE SURVEY PLAT STA. 294+00 TO STA. 85+00

CHECKED 1-21-84

STATE JOB NO.	FED. RD. DIVISION	STATE	PROJECT	
08124(0)	2	OHIO		

73/83

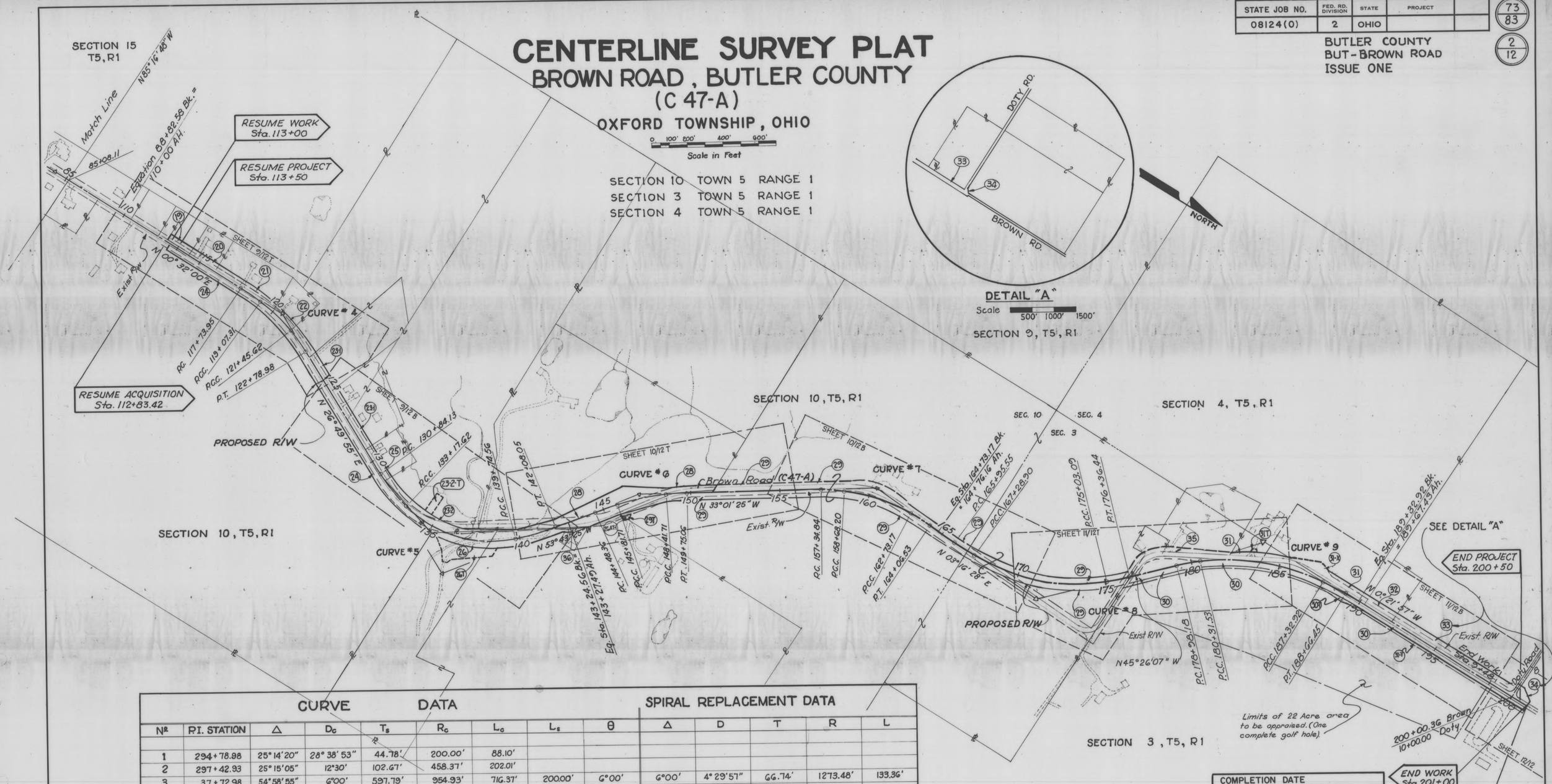
2/12

BUTLER COUNTY
BUT-BROWN ROAD
ISSUE ONE

CENTERLINE SURVEY PLAT
BROWN ROAD, BUTLER COUNTY
(C 47-A)
OXFORD TOWNSHIP, OHIO

0 100' 200' 400' 600'
Scale in Feet

SECTION 10 TOWN 5 RANGE 1
SECTION 3 TOWN 5 RANGE 1
SECTION 4 TOWN 5 RANGE 1



2/12

CURVE DATA									SPIRAL REPLACEMENT DATA				
Nº	P.I. STATION	Δ	D_c	T_s	R_c	L_c	L_s	θ	Δ	D	T	R	L
1	294+78.98	25°14'20"	28°38'53"	44.78'	200.00'	88.10'							
2	297+42.93	25°15'05"	12°30'	102.67'	458.37'	202.01'							
3	37+72.98	54°58'55"	6°00'	597.79'	954.93'	716.37'	200.00'	6°00'	6°00'	4°29'57"	66.74'	1273.48'	133.36'
4	120+30.76	26°17'55"	6°00'	323.45'	954.93'	238.31'	200.00'	6°00'	6°00'	4°29'57"	66.74'	1273.48'	133.36'
5	137+55.20	80°33'20"	8°00'	787.58'	716.20'	656.94'	350.00'	14°00'	14°00'	5°59'45"	117.33'	955.58'	233.49'
6	147+14.46	20°42'00"	4°30'	332.75'	1273.24'	260.00'	200.00'	4°30'	4°30'	3°22'38"	66.71'	1697.88'	133.35'
7	160+81.75	36°17'53"	6°00'	413.55'	954.93'	404.97'	200.00'	6°00'	6°00'	4°29'57"	66.74'	1273.48'	133.36'
8	171+48.25	48°42'35"	5°00'	619.35'	1145.92'	774.15'	200.00'	5°00'	5°00'	3°44'58"	66.72'	1528.14'	133.36'
9	184+07.57	45°04'10"	5°00'	576.04'	1145.92'	701.39'	200.00'	5°00'	5°00'	3°44'58"	66.72'	1528.14'	133.36'

COMPLETION DATE		
DATE	REVISION	DESCRIPTION
9-28-76	Alignment 165+ to 189+	

RECORDED
DATE
DEED BOOK
PAGE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE DELINEATION MADE BY LOCKWOOD, JONES & BEALS IN 1973.

John J. Beals
JOHN J. BEALS
PROFESSIONAL SURVEYOR NO. 5312

STATE OF OHIO JOHN J. BEALS 5312 REGISTERED SURVEYOR

R/W CENTERLINE SURVEY PLAT STA. 85+00 TO STA. 201+00

23-2T

SUMMARY OF ADDITIONAL RIGHT OF WAY REQUIRED

STATE JOB NO.	FED. RD. DIVISION	STATE	PROJECT	
08124 (0)	2	OHIO		

BUTLER COUNTY
BUT-BROWN ROAD
ISSUE ONE

74/83

3/12

TOTAL NO. OWNERS- 35 TOTAL NO. COMPLETE TAKES- TOTAL OWNERS WITH STRUCTURES INVOLVED- TOTAL OWNERS WITH PERSONALTY ITEMS-

PARCEL NO.	OWNER	DEED RECORD BOOK	DEED RECORD PAGE	DEED RECORD DATE	RECORD AREA	TOTAL PRO	TOTAL TAKE	PRO IN TAKE	NET TAKE	NET RES. LT.	NET RES. RT.	BLDG'S TO BE ACQ'D	SHEET NO.	REMARKS	OTHER DESIGNATED EASEMENTS	TYPE FUND
1	CHARLES M. RUHLMAN & MARY L. RUHLMAN	711	293	12-27-60	0.292	—	0.007	—	0.007	0.285		—	6/12			County
1T	" " " "	711	293			—	0.013	—	0.013				6/12	Slope Adjustment		"
2	FREEMAN & CAROL BAILEY, FEE HOLDER RICHARD & ELENA FICHTER, LAND CONTRACT HOLDER	718	208		0.231	—	0.007	—	0.007		0.226	—	6/12			"
3	MILDRED EZSOL & COLMER EZSOL	860	223	1-20-67	0.178	—	0.038	—	0.038		0.140	—	6/12			"
3T	" " " "	442	223				0.004	—	0.004				6/12	Drive		"
4	HATTIE STEWART	309	272		0.124	—	0.012	—	0.012		0.112	—	6/12			"
4T	" "	309	272			—	0.011	—	0.011				6/12	Drive & Grading		"
5A	THELMA HUFFMAN	726	302-4		0.124	—	0.011	—	0.011		0.113	—	6/12			"
5AT	" "	726	302-4			—	0.012	—	0.012				6/12	Drive & Grading		"
5B	" "	726	302-4		0.372	—	0.034	—	0.034		0.338	—	6/12 & 7/12			"
5BT-1	" "	726	302-4			—	0.005	—	0.005				6/12	Drive		"
5BT-2	" "	726	302-4			—	30.9 S.F.	—	30.9 S.F.				7/12	Drive		"
5BX	" "	726	302-4				0.034		0.034				7/12	36"ϕ Storm Sewer		"
GT-1	WALTER LOWES & RUBY M. LOWES	344	212		2.998	—	0.030	—	0.030	2.998		—	6/12	Drive & Grading		"
GT-2	" " " "	344	212			—	0.006	—	0.006			—	6/12 & 7/12	Grading		"
7	FLORENCE R. WESPISER	1019	618		0.124	—	0.012	—	0.012		0.113	—	7/12			"
7T	" "	1020	116			—	0.003	—	0.003				7/12	Drive		"
8	CARL BAKER, ETAL	706	721	9-10-57	0.607	—	0.024	—	0.024		0.583		7/12			"
8T	" " "	706	721			—	0.009	—	0.009				7/12	Drive		"
9T	LLOYD JR. & BETTY WILSON	879	577	6-11-56	0.528	—	0.015	—	0.015		0.513		7/12	Drive		"
10T	HARRY B. & VIOLA M. WILKINS	824	41	8-2-65	0.335	—	0.01	—	0.01		0.325		7/12	Slope & Drive		"
11T	CHARLES A. WILLIAMS	330	368	12-31-38	4.0	—	0.005	—	0.005		3.995		7/12	Drive *		"

UTILITIES

CENTERLINE-REFERENCE-MONUMENTS

SEE SHEET 1/12

SYMBOLS

* Additional work items agreed upon by Butler County. Butler County to advise Project Engineer & supply copy of agreement.

GENERAL NOTES

1. UNDER NO CIRCUMSTANCES ARE THE TEMPORARY EASEMENTS FOR PURPOSE OF REMOVAL OF BUILDINGS TO BE USED FOR STORAGE OF MATERIAL AND EQUIPMENT. UPON THE COMPLETION OF WORK IN THIS AREA, THE TEMPORARY EASEMENTS SHALL BE IMMEDIATELY VACATED.
2. ALL RIGHT OF WAY FOR THIS PROJECT TO BE ACQUIRED AND PROVIDED BY BUTLER COUNTY.

COMPLETION DATE

DATE	REVISION DESCRIPTION
10-1-76	Rev. Parcels 1, 2 & Personalty Items
11-16-76	Removed U-Parcels, Rev. Total Owners
4-8-77	Rev. Names, 2 & 5A & B; rev. remarks, 4T, 5AT, 6 T1 & T2, 10T & 11T & Add. Gen. Note (*) - P.R.D.

SURVEYED	DRAWN BY	DESIGN	CHECKED	SUPERVISED

3/12

LD 0305
4-1-68

R/W SUMMARY SHEET

STATE JOB NO.	FED. RD. DIVISION	STATE	PROJECT	
08124 (0)	2	OHIO		

BUTLER COUNTY
BUT-BROWN ROAD
ISSUE ONE

SUMMARY OF ADDITIONAL RIGHT OF WAY REQUIRED

TOTAL NO. OWNERS- TOTAL NO. COMPLETE TAKES- TOTAL OWNERS WITH STRUCTURES INVOLVED-

PARCEL NO.	OWNER	DEED RECORD BOOK	DEED RECORD PAGE	DEED RECORD DATE	RECORD AREA	TOTAL PRO	TOTAL TAKE	PRO IN TAKE	NET TAKE	NET RES. LT.	NET RES. RT.	BLDG'S TO BE ACQ'D	SHEET NO.	REMARKS	OTHER DESIGNATED EASEMENTS	TYPE FUND
12	MARY L. KING	821	332	3-24-64	53.54	1.184	1.890	1.184	0.706		51.65		7/12		See R/W Plan	County
12X	" "	821	332				0.042		0.042				7/12	Channel		"
12T-1	" "	821	332				0.007		0.007				7/12	Drive		"
12T-2	" "	821	332				0.007		0.007				7/12	Drive		"
13	ELIZABETH R. FERRIS	814	199	3-22-65	17.6	0.503	0.755	0.503	0.252	16.8		—	7/12		" " "	"
13T	" "	814	199			—	0.019	—	0.019				7/12	Grading * see note, sht. 3/12		"
14	DOROTHY ROUDEBUSH & ALLEN T. ROUDEBUSH	491	358	7-17-44	24.4	0.720	1.329	0.720	0.609	23.1		—	7/12			"
14T	" " " "	491	358			—	0.006	—	0.006				7/12	Grading		"
15	VERLIN L. PULLEY & COROLA W. PULLEY	407	172	4-28-45	81.03	2.59	3.140	1.474	1.666	76.77		—	7/12 & 8/12		" " "	"
15T	" " " "	407	172			—	0.006	—	0.006				7/12	Drive		"
15A	" " " "	367	131	1-25-43	24	1.12	0.90	0.90	0.000	—	23.1		8/12			
16	TIMMY DUNAWAY AND BEATRICE DUNAWAY,	1152	155		2.64	0.091	0.272	0.091	0.181		2.37		7/12			"
16T	" " " " ET AL	1152	155			—	0.107	—	0.107							"
17	ROBERT E. HAYES & JANE M. HAYES	650	413	6-10-57	5.000	0.394	0.802	0.394	0.408		4.592	—	7/12		" " "	"
17T	" "	650	413				0.119		0.119				7/12	Relocate Drive		"
18	JAMES W. TAYLOR & DORIS O. TAYLOR	571	691	11 20 53	97.63	0.67	0.686	0.496	0.190		96.94	—	7/12 & 8/12		" " "	"
19	RAYMOND T. & MARIETTA D. BROWN	473	17	4-7-48	0.580	—	0.053	—	0.053	0.527		—	9/12		" " "	"
20	BARBARA B. & MARSHALL L. BARKER JR.	563 & 871	441 & 532	7-12-67	0.572	0.114	0.163	0.114	0.049	0.409		—	9/12		" " "	"
21	ROBERT J. & MARY CLARE JOHNSON	973	750	7-2-71	1.56	0.232	0.327	0.232	0.095	1.233		—	9/12			"
22	MARY JANE & IVAN EUGENE BOURNE	817	663	5-11-65	0.69	0.062	0.063	0.062	0.001	0.69		—	9/12			"
23-1	JAMES W. & CHARLOTTE C. HOWARD	850 & 791	144 & 617	7-29-66	29.256	0.554	0.805	0.554	0.251	28.451		—	9/12		" " "	"
23-2	" " "	850	144	7-29-66	6.50	0.733	0.722	0.438	0.284	5.778			9/12			
23-2-T	" " "	"	"	"	"	0.00	0.069	0.00	0.069				9/12	Const. a spring drain * see note, sht. 3/12		"

UTILITIES	CENTERLINE-REFERENCE-MONUMENTS	SYMBOLS	TYPE FENCE QUANTITIES	GENERAL NOTES
	SEE SHEET 1/12			

COMPLETION DATE

DATE	REVISION DESCRIPTION
11-16-76	Removed 17U & 18U
4-8-77	Rev. name, 12, 14, 16-19; rev. area 17T & rev.
	remarks, 13T, 14T, 17T & 23-2T - P.R.D.

SURVEYED	DRAWN BY	DESIGN	CHECKED	SUPERVISED

4/12

LD 0305
4-1-68

R/W SUMMARY SHEET

STATE JOB NO.	FED. RD. DIVISION	STATE	PROJECT	
08124 (0)	2	OHIO		

BUTLER COUNTY
BUT - BROWN ROAD
ISSUE ONE

76/83

5/12

SUMMARY OF ADDITIONAL RIGHT OF WAY REQUIRED

TOTAL NO. OWNERS- TOTAL NO. COMPLETE TAKES- TOTAL OWNERS WITH STRUCTURES INVOLVED-

PARCEL NO.	OWNER	DEED RECORD BOOK	DEED RECORD PAGE	DEED RECORD DATE	RECORD AREA	TOTAL PRO	TOTAL TAKE	PRO IN TAKE	NET TAKE	NET RES. LT.	NET RES. RT.	BLDG'S TO BE ACQ'D	SHEET NO.	REMARKS	OTHER DESIGNATED EASEMENTS	TYPE FUND
24	FIRST NATIONAL BANK AND TRUST CO. OF HAMILTON,	1260	334		98.218	1.351	2.355	1.351	1.004		95.863	—	9/12		See R/W Plan	County
24T	HAMILTON, OHIO, TRUSTEE	1260	334			—	0.1029	—	0.1029				9/12	Slope		"
25	ROY & NORMA ALEXANDER	773	111	5-20-63	1.0	0.186	0.237	0.186	0.051	0.763		—	9/12		" " "	"
26	GEORGE MARTZ & MICHAEL STOUFFER SIMONDS	783	640	10-31-63	75.75	0.284	1.444	0.138	1.306		74.16		9/12 & 10/12		" " "	"
26T							0.519		0.519				9/12	Drive		"
26A-T-1							0.015		0.015				10/12	Drive Construction		"
27	NOT USED															
28	ROBERT M. & ELLEN M. HARP	1067	3	6-18-73	24.041	0.984	1.739	0.735	1.004	22.302		—	9/12 & 10/12		" " "	"
35	KENT H. ROLL & BEVERLY B. ROLL	1113	134	6-14-74	2.814	0.188	0.188	0.188	0.000	2.626			11/12			"
36	KENNETH LEE & JUNABELLE K. CROSS	520	20		0.25	0.067	0.058	0.058	0.000		0.19		10/12	* See note, sht. 9/12	" " "	"
29	HARRY O. AND LUCILLE T. CLARK	438	423	4-26-46	116	4.07	5.558	3.23	2.328	45.00	65.44		10/12 & 11/12		" " "	"
29T	" " " "	"	"				0.005		0.005				10/12			"
30	STATE OF OHIO - HUESTON WOODS (NAT. RESOURSES)	489	208-210	2-11-49	244.69	3.75	2.454	1.61	0.84		242.23		11/12 & 12/12			"
30T	" " " " " "	489	208-210	"			0.055		0.055				11/12	Work Area for Culvert & Slope construction		"
31	AMY O. JONES	989	185		74.736	0.61	0.693	0.61	0.083	74.043			11/12		" " "	"
31T	" " "	989	185				0.0078		0.0078				11/12	Drive		"
31X	" " "	989	185				0.073		0.073				11/12	Channel		"
							0.072		0.072							
32	TRUSTEES OF THE CHURCH OF CHRISTIAN DISCIPLES	34	141		1.0	0.114	0.170	0.114	0.056	0.83		—	11/12			"
33	VICTOR AND VALEDA DUDLEY	1201	172	2-18-53	36.64		0.871	0.565	0.306	35.77		—	11/12 & 12/12		" " "	"
34	VICTOR AND VALEDA DUDLEY	1201	172	2-18-53	53.95		0.130	0.089	0.041	53.82			12/12		" " "	"
35, 36	SEE ABOVE, IN SEQUENCE AFTER 28															"

UTILITIES

CENTERLINE-REFERENCE-MONUMENTS

SEE SHEET 1/12

SYMBOLS

TYPE FENCE QUANTITIES

GENERAL NOTES

COMPLETION DATE

DATE	REVISION DESCRIPTION
9-24-75	Revision to Parcel 26, 26T-1, 26U, For Drive
9-20-76	29, 30, 30-T, 30-WA, 31T, 31X
10-1-76	29, 30, 30-WA, 31, 31T, 31X
11-16-76	Removed Easements
4-8-77	Rev. name, 28; rev par designation, 26T-1 to 26T & 26AT-2 to 26AT-1; rev area 26T & 26, rev deed ref. 33 & 34 & rev. rmks 31X & 36

SURVEYED	DRAWN BY	DESIGN	CHECKED	SUPERVISED

5/12

R/W SUMMARY SHEET

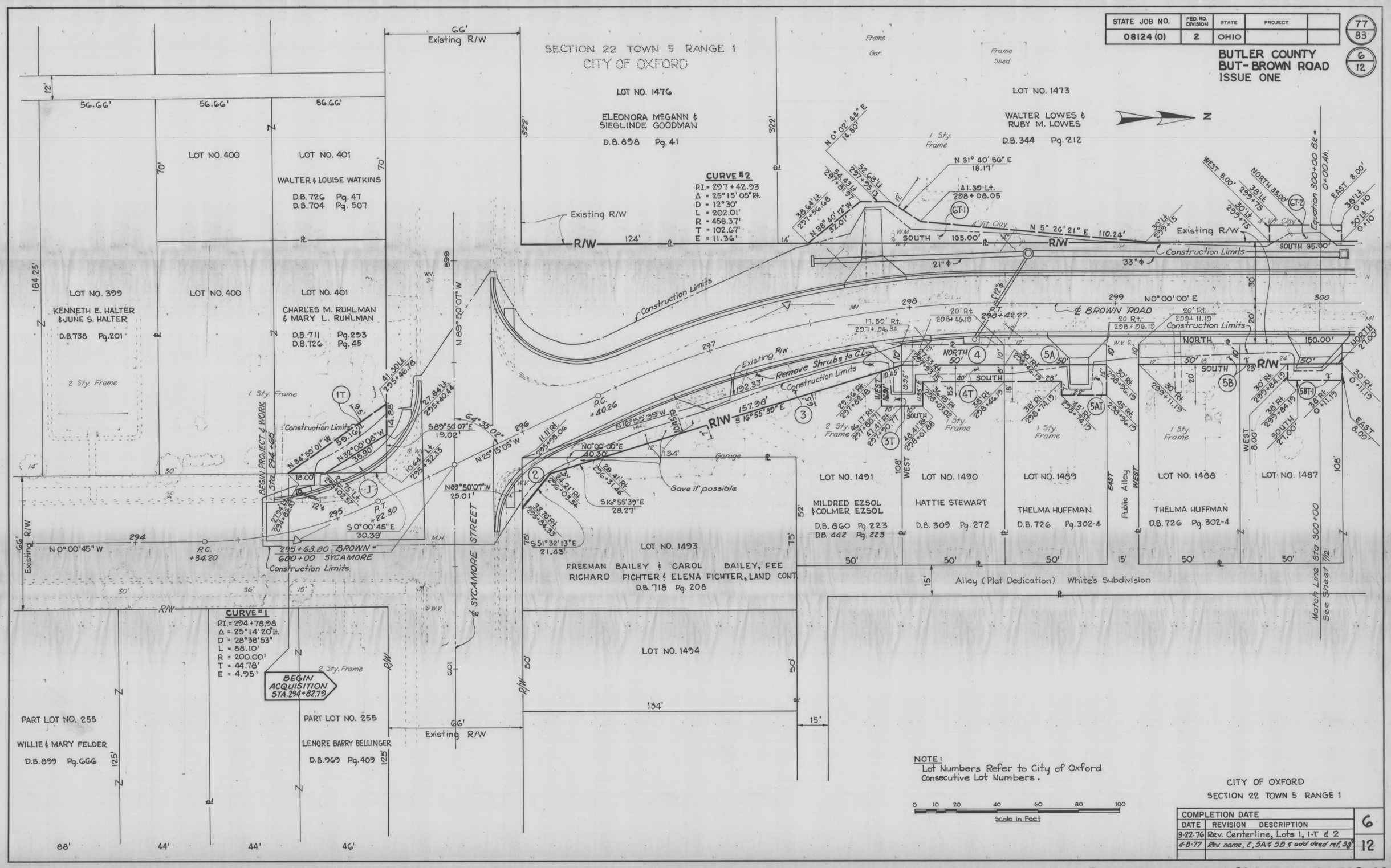
LD 0305
4-1-68

STATE JOB NO.	FED. RD. DIVISION	STATE	PROJECT	
08124 (0)	2	OHIO		

77 / 83

6 / 12

BUTLER COUNTY
BUT-BROWN ROAD
ISSUE ONE



NOTE:
Lot Numbers Refer to City of Oxford Consecutive Lot Numbers.

CITY OF OXFORD
SECTION 22 TOWN 5 RANGE 1

COMPLETION DATE		
DATE	REVISION DESCRIPTION	6
9-22-76	Rev. Centerline, Lots 1, 1-T & 2	
4-8-77	Rev. name, 2, 5A & 5B & add deed ref. 3 &	12

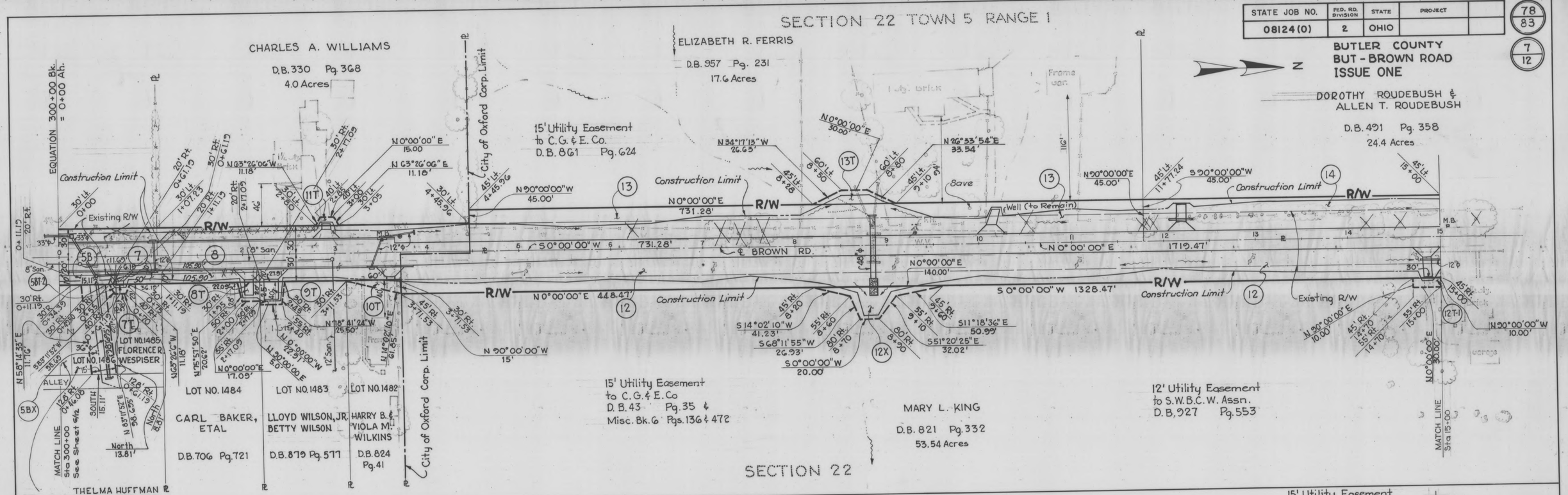
RIGHT OF WAY STA. 294+00 thru STA. 300+00

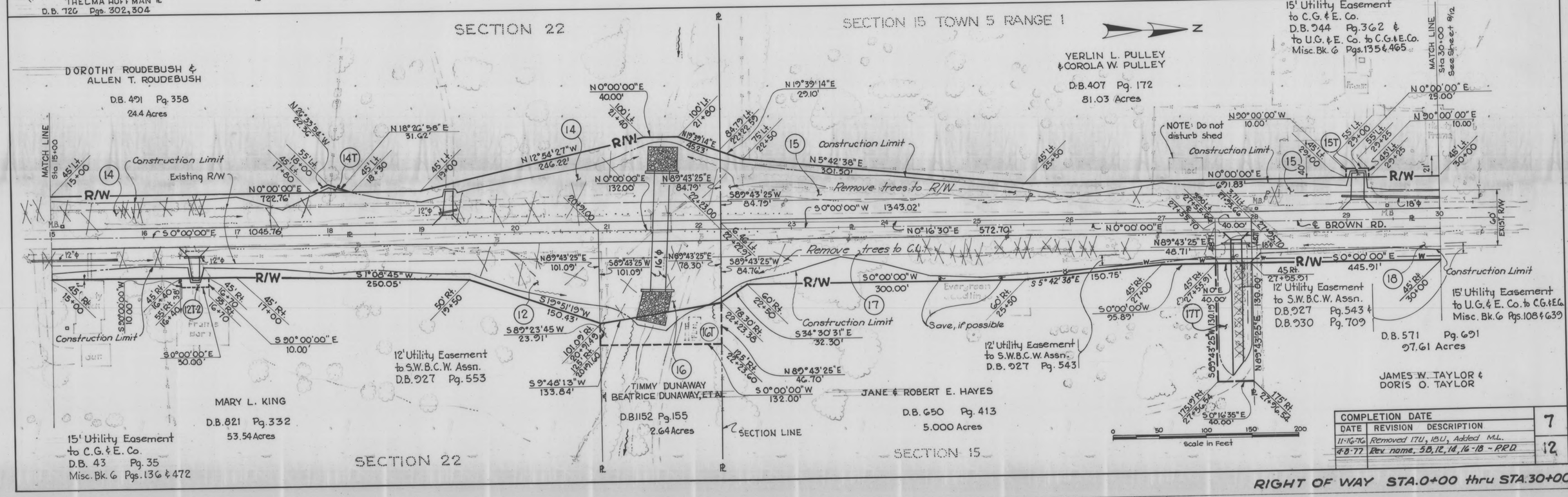
STATE JOB NO.	FED. RD. DIVISION	STATE	PROJECT	
08124(0)	2	OHIO		

78/83

7/12

BUTLER COUNTY
BUT-BROWN ROAD
ISSUE ONE





COMPLETION DATE		
DATE	REVISION DESCRIPTION	7
11-16-76	Removed 17U, 18U, Added M.L.	12
4-8-77	Rev name, 5B, 12, 14, 16-18 - RRD	

RIGHT OF WAY STA. 0+00 thru STA. 30+00

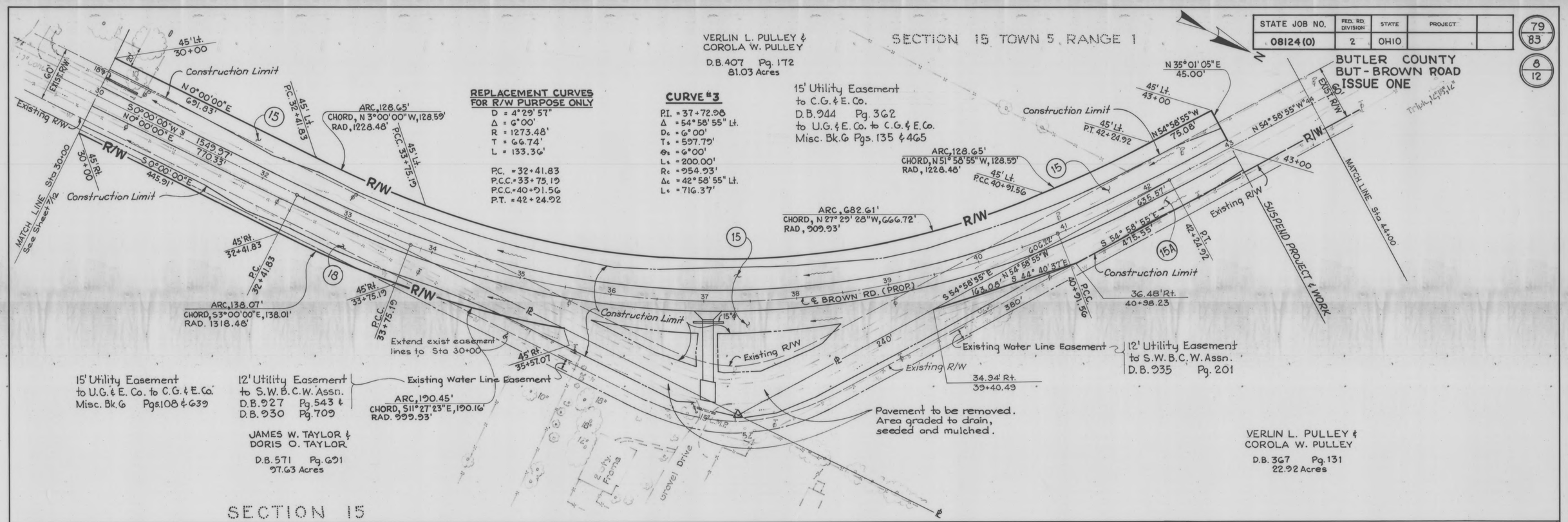
STATE JOB NO.	FED. RD. DIVISION	STATE	PROJECT	
08124(0)	2	OHIO		

79/83

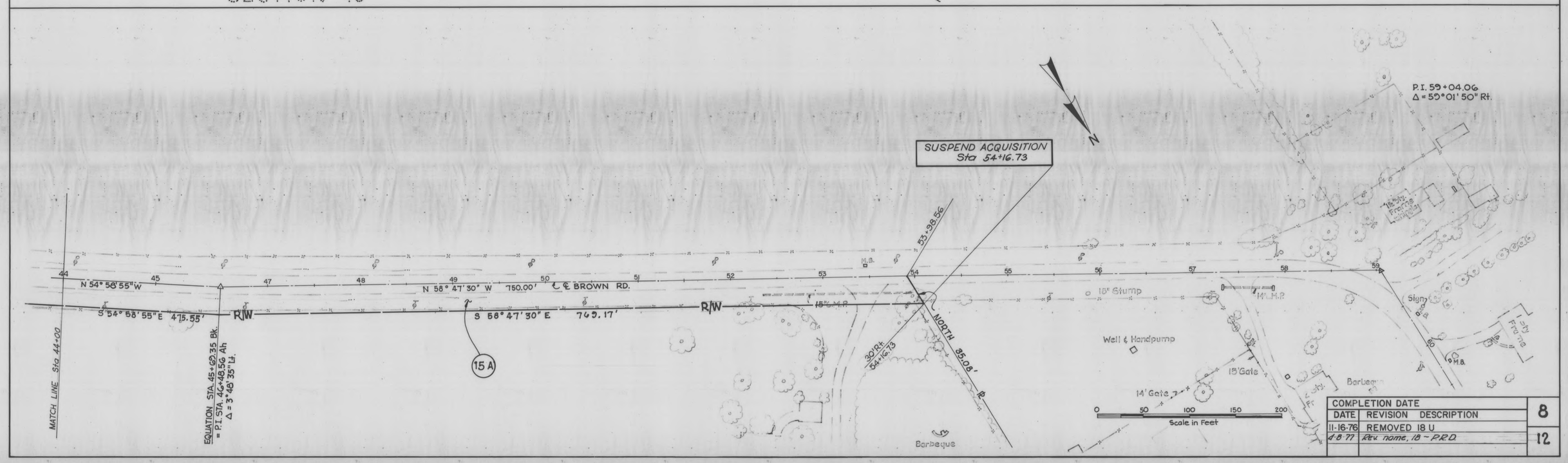
8/12

SECTION 15 TOWN 5, RANGE 1

BUTLER COUNTY
BUT-BROWN ROAD
ISSUE ONE



SECTION 15



COMPLETION DATE		
DATE	REVISION DESCRIPTION	8
11-16-76	REMOVED 18 U	
4-8-77	Rev. name, 18 ~ P.R.D.	12

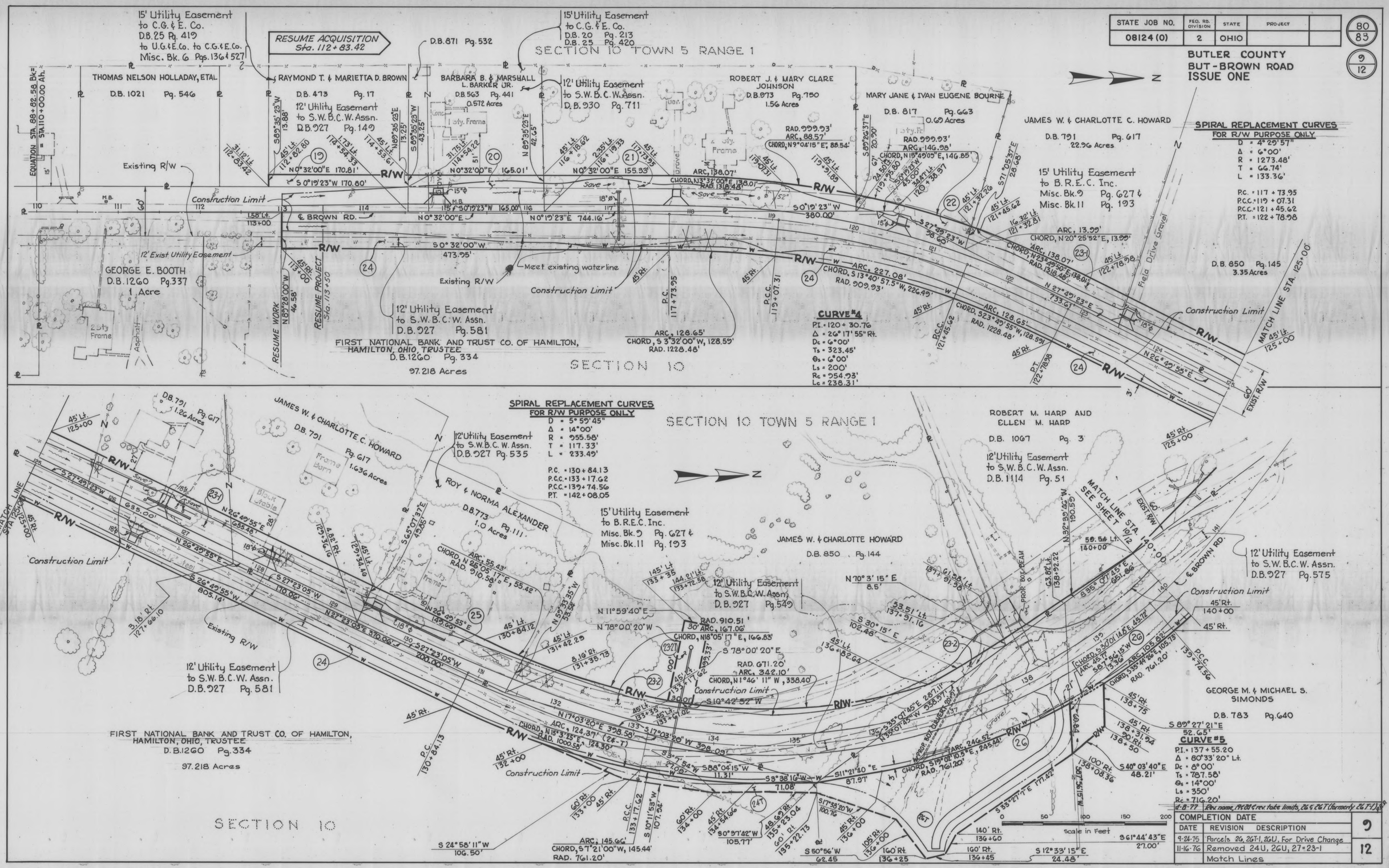
RIGHT OF WAY STA. 30+00 thru STA. 60+00

STATE JOB NO.	FED. RD. DIVISION	STATE	PROJECT	
08124 (0)	2	OHIO		

80/83

9/12

BUTLER COUNTY
BUT-BROWN ROAD
ISSUE ONE



DATE	REVISION DESCRIPTION
4-8-77	Rev. name, 19, 21 & rev. take limits, 26 & 26T (formerly 26T-1)
9-24-75	Parcels 26, 26T-1, 26U, For Drive Change
11-16-76	Removed 24U, 26U, 27=23-1
	Match Lines

COMPLETION DATE

9/12

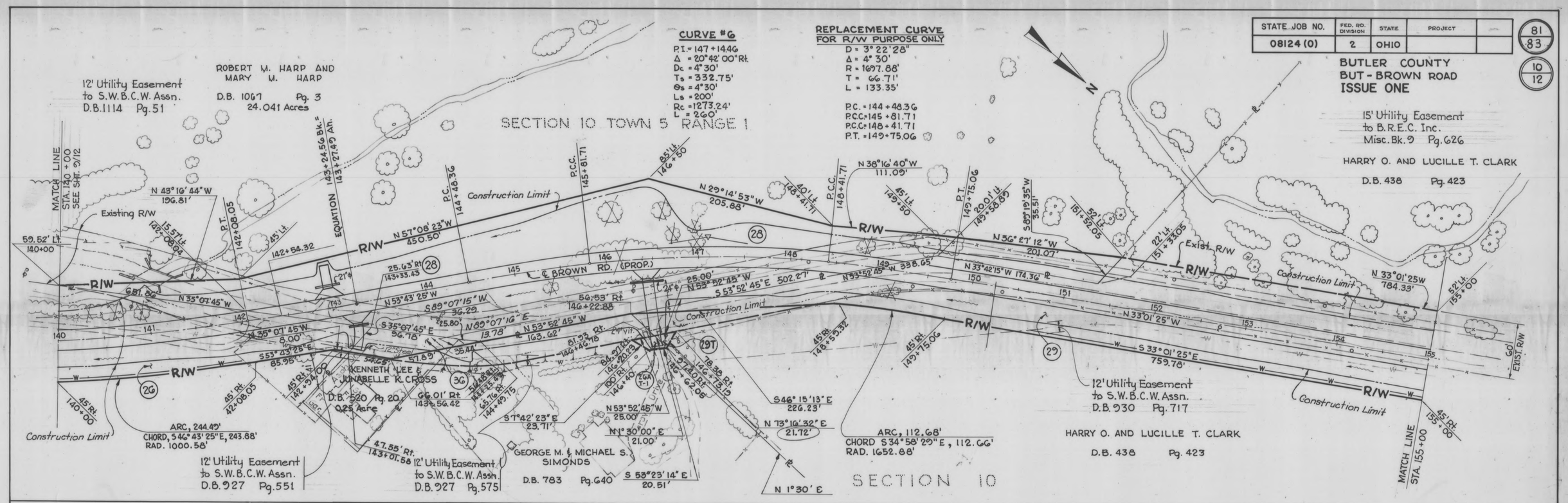
RIGHT OF WAY STA. 110 + 00 thru STA. 140 + 00

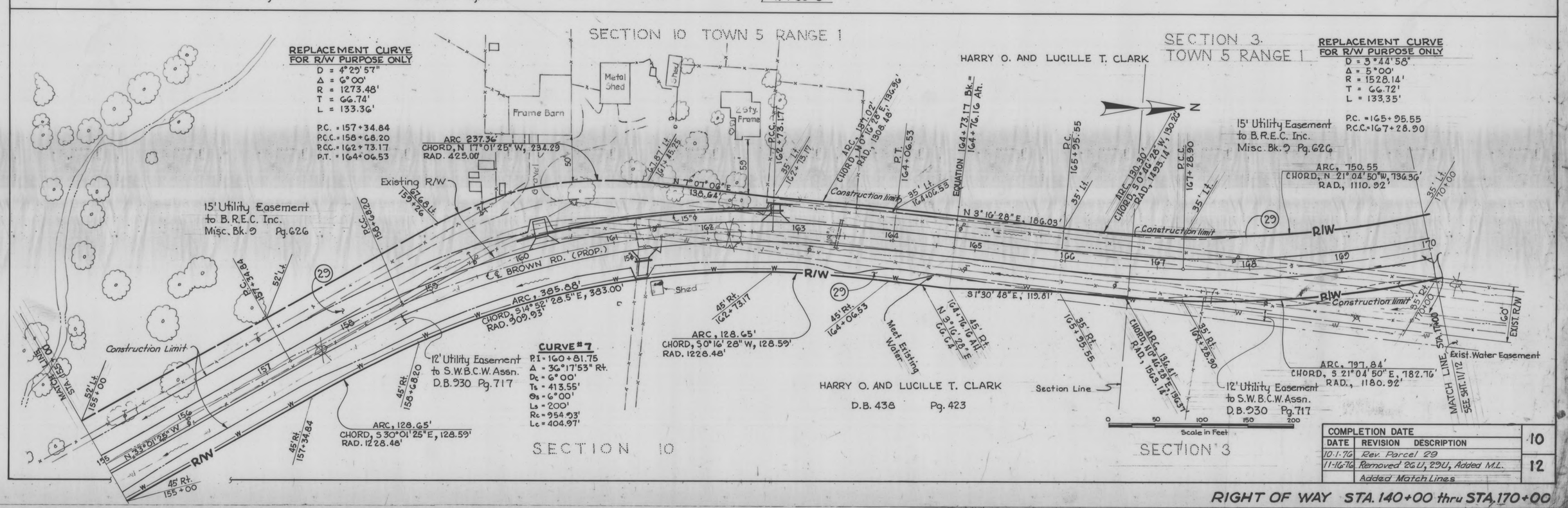
STATE JOB NO.	FED. RD. DIVISION	STATE	PROJECT	
08124 (0)	2	OHIO		

81/83

10/12

BUTLER COUNTY
BUT-BROWN ROAD
ISSUE ONE





COMPLETION DATE		
DATE	REVISION DESCRIPTION	10
10-1-76	Rev. Parcel 29	
11-16-76	Removed 26U, 29U, Added M.L.	12
	Added Match Lines	

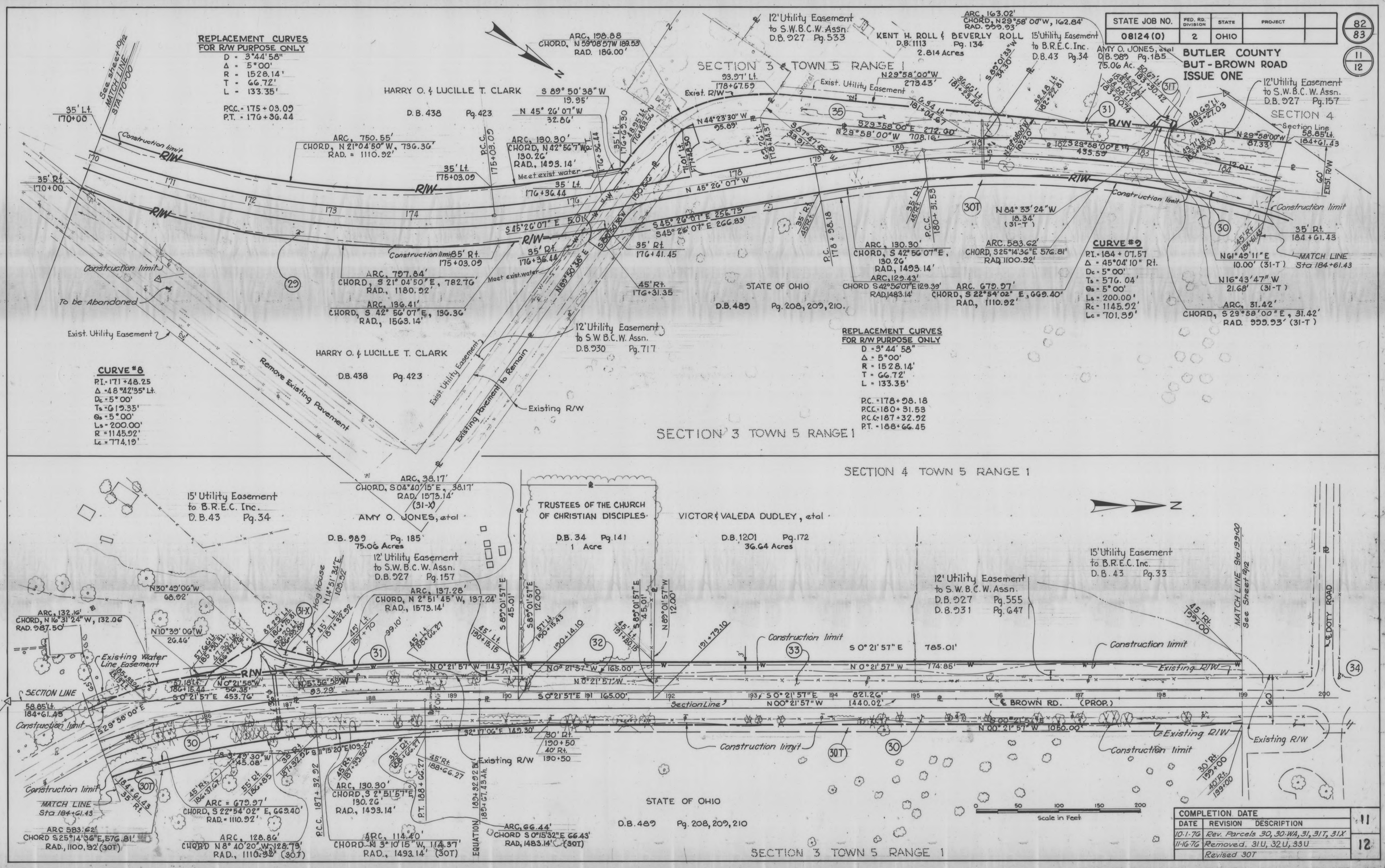
RIGHT OF WAY STA. 140+00 thru STA. 170+00

STATE JOB NO.	FED. RD. DIVISION	STATE	PROJECT	
08124(0)	2	OHIO		

82/83

11/12

BUTLER COUNTY
BUT-BROWN ROAD
ISSUE ONE



COMPLETION DATE		
DATE	REVISION DESCRIPTION	11
10-1-76	Rev. Parcels 30, 30-WA, 31, 31T, 31X	
11-16-76	Removed. 31U, 32U, 33U	12
	Revised 30T	

RIGHT OF WAY STA. 170+00 thru STA. 199+00

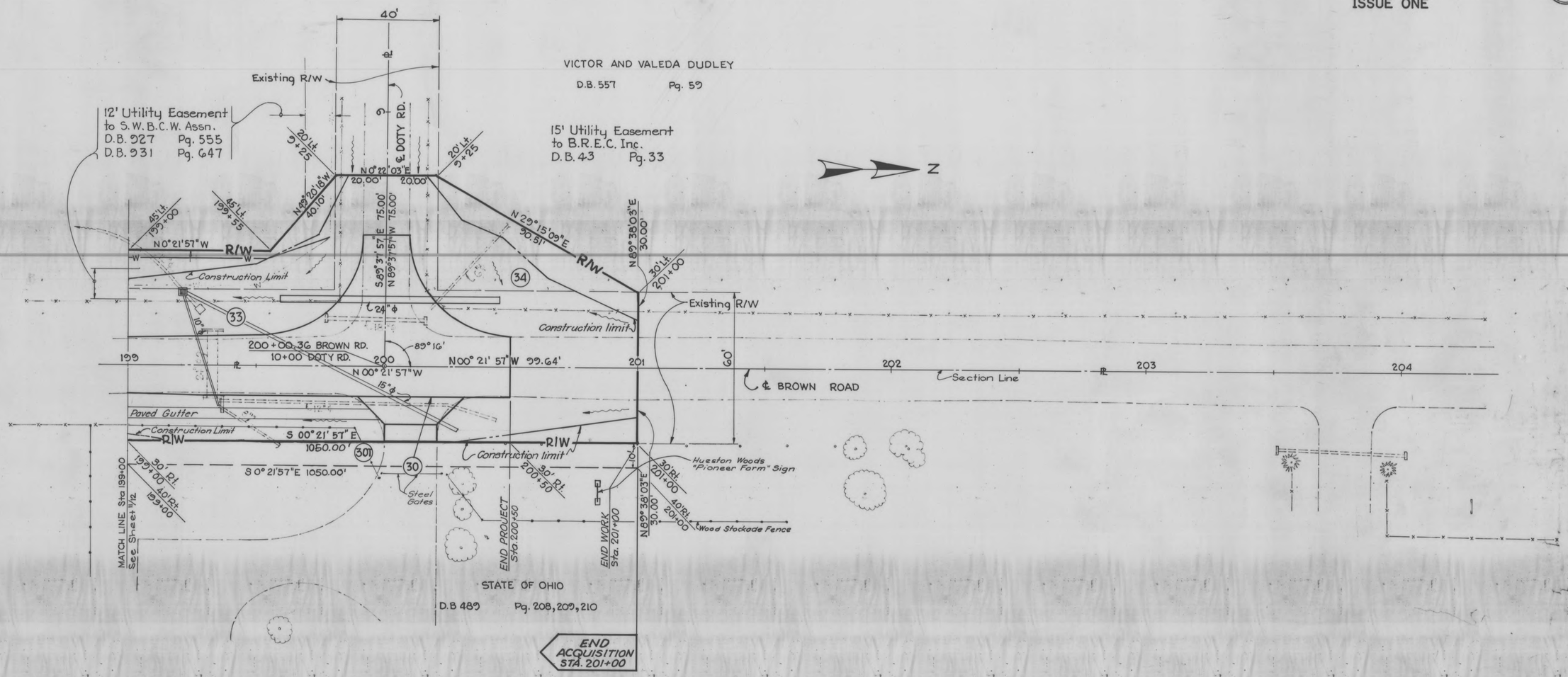
STATE JOB. NO.	FED. RD. DIVISION	STATE	PROJECT	
08124 (0)	2	OHIO		

83
83

12
12

BUTLER COUNTY
BUT - BROWN ROAD
ISSUE ONE

SECTION 4 TOWN 5 RANGE 1



SECTION 3 TOWN 5 RANGE 1

0 10 20 40 60 80 100
Scale in Feet

COMPLETION DATE		
DATE	REVISION DESCRIPTION	12
10-1-76	Rev. Parcel 30	
1-16-76	Removed 33U, Rev. detail	12

RIGHT OF WAY STA. 199+00 thru STA. 204+00