

EXHIBIT A

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RX 292 PRE

Rev. 06/09

Ver. Date 01/08/24

PID 21895

**PARCEL 1-PRE
RIGHT OF WAY DEDICATION OF FRONT STREET
PERPETUAL EASEMENT FOR HIGHWAY PURPOSES
UPON THE FOLLOWING ACCESS RIGHTS, TITLES AND INTERESTS**

An exclusive perpetual easement for public highway and road purposes upon all the access rights of Grantor/Owner, of any nature whatsoever, to and from Interstate Route 280 and Front Street, in, over or across the limited access line described below, with the exception of the specific access point(s), if any, described therein (as used herein, the expression “Grantor/Owner” includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor’s description of the premises follows]

Situated in the State of Ohio, Lucas County, City of Toledo, being part of the Southeast Quarter of Section 31 and Southwest Quarter of Section 32, Town 9 South, Range 8 East of the Michigan Meridian and Lot 12 of Hone’s Addition, a subdivision of record in Plat Volume 4, Page 69, out of a parcel of land conveyed to the City of Toledo (as of the date of this survey) by deed of record in Deed Volume 1605, Page 122, and being on the right side of the centerline of right of way of Front Street as shown on a centerline survey plat made in December of 2023, for the Ohio Department of Transportation and City of Toledo titled “RIGHT OF WAY DEDICATION OF FRONT STREET – PID 21895” and bounded and described as follows:

Commencing, at a monument box with a 1 inch iron pin found marking the intersection of the original centerline or right of way of Front Street with the centerline of right of way line of Consaul Street (Station 46+64.34, 11.93 feet right Front Street Extended));

Thence South 62 Degrees 40 Minutes 39 Seconds West a distance of 711.03 feet with the original centerline of Front Street, passing a monument box with a 1 inch iron pin found marking the intersection of the original centerline or right of way of Front Street with the centerline of right of way line of Esther Street at 310.82 feet, to a point (Station 39+53.32, 12.25 feet right Front Street);

Thence South 27 Degrees 17 Minutes 49 Seconds East a distance of 32.85 feet radial to the centerline of Front Street (as monumented), to an iron pin set on the original right of way line of Front Street (Station 39+53.32, 45.10 feet right Front Street);

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Thence South 27 Degrees 04 Minutes 44 Seconds East a distance of 14.75 feet to an iron pin set on the Southerly proposed right of way line of Front Street (Station 39+53.26, 59.85 feet right Front Street);

Thence South 62 Degrees 42 Minutes 33 Seconds West a distance of 2.13 feet with said Southerly proposed right of way line, to an iron pin set at a point of curvature (Station 39+51.10, 59.84 feet right Front Street);

Thence Southwesterly with an arc of a curve to the left an arc distance of 325.80 feet, continuing with said Southerly proposed right of way line, to an iron pin set at a point of reverse curvature, said curve having a radius of 1372.39 feet, a central angle of 13 Degrees 36 Minutes 07 Seconds, and a chord of that bears South 55 Degrees 54 Minutes 29 Seconds West for a distance of 325.04 feet to a point (Station 36+11.18, 59.65 feet right Front Street);

Thence Southwesterly with an arc of a curve to the right an arc distance of 535.65 feet, continuing with said Southerly proposed right of way line, to a point of reverse curvature, said curve having a radius of 1492.39 feet, a central angle of 20 Degrees 33 Minutes 53 Seconds and a chord that bears South 59 Degrees 23 Minutes 23 Seconds West for a distance of 532.78 feet (Station 30+96.93, 59.94 feet right Front Street), reference an iron pin with aluminum cap stamped "GPD 7900" found (Station 30+96.90, 59.84 feet right Front Street);

Thence Southwesterly with an arc of a curve to the left an arc distance of 11.10 feet, continuing with said Southerly proposed right of way line, to a point of the West line of a parcel of land conveyed to the State of Ohio Department of Transportation by deed of record in Instrument Number 20170526-0021744, said point being the ***True Point of Beginning***, said curve having a radius of 1372.39 feet, a central angle of 00 Degrees 27 Minutes 49 Seconds and a chord that bears South 69 Degrees 26 Minutes 25 Seconds West for a distance of 11.10 feet (Station 30+85.34, 59.94 feet right Front Street), reference an iron pin with aluminum cap stamped "GPD 7900" found (Station 30+85.30, 59.90 feet right Front Street)

Thence with the Southerly proposed limited access right of way line of Front Street, the following 3 courses:

1. Southwesterly with an arc of a curve to the left an arc distance of 211.14 feet to an iron pin set at a point of tangency, said curve, having a radius of 1372.39 feet, a central angle of 08 Degrees 48 Minutes 53 Seconds, and a chord that bears South 64 Degrees 48 Minutes 04 Seconds West for a distance of 210.93 feet (Station 28+65.03, 59.85 feet right Front Street), an exception to provide access will be made between Station 30+25.00, 59.91 feet right Front Street and 30+75.00, 59.93 feet right Front Street;

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- 2. South 60 Degrees 23 Minutes 37 Seconds West a distance of 65.62 feet to an iron pin set (Station 27+99.41, 59.87 feet right Front Street);
- 3. South 49 Degrees 13 Minutes 43 Seconds West a distance of 73.38 feet to an iron pin set on the Easterly existing right of way line of Interstate Route 280 (Station 27+27.42, 74.10 feet right Front Street);

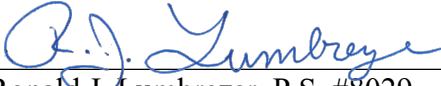
The above described parcel contains 0.000 acres of land (361.24 linear feet), more or less, which presently has no Lucas County Auditor’s Permanent Parcel. This legal description is done to describe a Limited Access Line.

The bearings in this description are for project use only and are based on an assumed meridian. That portion of the centerline of Front Street having a bearing of North 60 Degrees 24 Minutes 39 Seconds East is designated the Basis of Bearing for this description.

All references to records are to the Lucas County Recorder’s Office located in the city of Toledo, Ohio.

Points referred to as set are ¾ inch diameter x 30 inch long re-bars with a 2 inch diameter aluminum cap marked “ODOT RW DGL PS #8029”.

The above description is based on a land survey performed in September and October of 2023, by DGL Consulting Engineers and was prepared by Ronald J. Lumbrezer, Ohio Professional Surveyor #8029.


 Ronald J. Lumbrezer, P.S. #8029
 DGL Consulting Engineers, LLC
 3455 Briarfield Blvd - Suite E
 Maumee, Ohio 43537
 01-PRE

01/09/2024
 Date:



APPROVED AS TO LEGAL DESCRIPTION:



Robert Babcock, PS
 Date: 01/10/2024