

November 9, 2022

**CITY OF TOLEDO
PARCEL SPLIT 1**

1. A parcel of land being part of the Southeast quarter (1/4) of Section Four (4) and also part of the Southwest quarter (1/4) of Section four (4), in Town Three (3), in the United States Reserve of the Twelve Mile Square at the Foot of the Rapids of the Miami of Lake Erie, in the City of Toledo, Lucas County, Ohio, said parcel of land being bounded and described as follows:
2. Beginning at the intersection of the West line of the Southeast quarter (1/4) of Section Four (4) also being the East line of the Southwest quarter (1/4) of Section Four (4) with the South line of the Southeast quarter (1/4) of Section Four (4) and also being the South line of the Southwest quarter (1/4) of Section Four (4), said South line of said Southeast quarter (1/4) of Section Four (4) also being the centerline of Hill Avenue, said point of intersection being marked with a found iron rod in a monument box;
3. thence in a westerly direction along the South line of said Southwest quarter (1/4) of Section Four (4) also being the centerline of Hill Avenue, having a bearing of North eighty-nine (89) degrees, twenty-three (23) minutes, ten (10) seconds West, a distance of two hundred seventy-one and fifty-five hundredths (271.55') feet to a point;
4. thence North zero (00) degrees, forty-one (41) minutes, thirty-seven (37) seconds East along a line, passing through a set capped iron rebar at a distance of thirty-five and zero hundredths (35.00') feet, a total distance of five hundred fifty-two and twenty-six hundredths (552.26') feet to a point, said point being marked with a set capped iron rebar;
5. thence North twenty-six (26) degrees, twenty-nine (29) minutes, forty-two (42) seconds East along a line, a distance of two hundred ten and fifty-five hundredths (210.55') feet to a point of curve, said point of curve being marked with a set capped iron rebar;
6. thence along a arc of curve to the right, an arc length of three hundred seventy-one and twenty-eight hundredths (371.28') feet to the point of tangency, said arc of curve having a radius of three hundred thirty-five and forty-seven hundredths (335.47') feet, a central angle of sixty-three (63) degrees, twenty-four (24) minutes, forty-four (44) seconds, a chord bearing of North fifty-eight (58) degrees, twelve (12) minutes, four (04) seconds East, and a chord length of three hundred fifty-two and sixty-two hundredths (352.62') feet;
7. thence North eighty-nine (89) degrees, fifty-four (54) minutes, twenty-six (26) seconds East along a line, a distance of one hundred thirty-five and fifty-two hundredths (135.52') feet to a point, said point being marked with a set capped iron rebar;

8. thence South seventy-seven (77) degrees, eleven (11) minutes, twenty-four (24) seconds East along a line, a distance of eighty-nine and eighty-nine hundredths (89.89') feet to a point, said point being marked with a set capped iron rebar;
9. thence South fifty-five (55) degrees, fifty (50) minutes, three (03) seconds East along a line, a distance of ninety-one and ninety-seven hundredths (91.97') feet to a point, said point being marked with a set capped iron rebar;
10. thence South thirty-nine (39) degrees, twenty-five (25) minutes, twenty-five (25) seconds East along a line, a distance of ninety-five and ninety-one hundredths (95.91') feet to a point, said point being marked with a set capped iron rebar;
11. thence South twenty-three (23) degrees, fifty (50) minutes, twenty (20) seconds East along a line, a distance of seventy and fifty-one hundredths (70.51') feet to a point, said point being marked with a set capped iron rebar;
12. thence South eleven (11) degrees, fifteen (15) minutes, twenty-seven (27) seconds East along a line, a distance of seventy-eight and fifty-eight hundredths (78.58') feet to a point, said point being marked with a set capped iron rebar;
13. thence South zero (00) degrees, fifty-one (51) minutes, fifty-five (55) seconds West along a line, a distance of two hundred forty-eight and fifty-seven hundredths (248.57') feet to a point, said point being marked with a set capped iron rebar;
14. thence South sixty-six (66) degrees, ten (10) minutes, thirty-six (36) seconds East along a line, a distance of one hundred forty-six and ninety-nine hundredths (146.99') feet to a point, said point being marked with a set capped iron rebar;
15. thence South zero (00) degrees, forty (40) minutes, fourteen (14) seconds West along a line, a distance of thirty-three and seventy-six hundredths (33.76') feet to a point, said point being marked with a set capped iron rebar;
16. thence South forty-five (45) degrees, forty-six (46) minutes, seventeen (17) seconds West along a line, a distance of one hundred fifty-three and ninety-three hundredths (153.93') feet to a point, said point being marked with a set capped iron rebar;
17. thence South zero (00) degrees, forty (40) minutes, fourteen (14) seconds West along a line, a distance of fifteen and forty-four hundredths (15.44') feet to a point, said point being marked with a set capped iron rebar;
18. thence South eighty-nine (89) degrees, nineteen (19) minutes, forty-six (46) seconds East along a line, a distance of three hundred twenty-nine and nineteen hundredths (329.19') feet to the intersection of the North Right of Way of Hill Avenue, said point of intersection being marked with a set capped iron rebar;

19. thence South forty (40) degrees, four (04) minutes, thirty-three (33) seconds East along a line, a distance of sixty and zero hundredths (60.00') feet to the intersection of the centerline of Hill Avenue;
20. thence along the centerline of Hill Avenue, along a non-tangent arc of curve to the right, an arc length of four hundred seven and forty-six hundredths (407.46') feet to the point of tangency, said arc of curve having a radius of five hundred seventy-two and ninety-six hundredths (572.96') feet, a central angle of forty (40) degrees, forty-four (44) minutes, forty-seven (47) seconds, a chord bearing of South seventy (70) degrees, seventeen (17) minutes, fifty (50) seconds West, and a chord length of three hundred ninety-eight and ninety-three hundredths (398.93') feet;
21. thence North eighty-nine (89) degrees, nineteen (19) minutes, forty-six (46) seconds West along South line of the Southeast quarter (1/4) of Section Four (4) and also being the centerline of Hill Avenue, a distance of five hundred forty-four and eighty-eight hundredths (544.88') feet to the Point of Beginning
22. Said parcel of land containing an area of 752,643 square feet, or 17.278 acres of land, more or less. Subject to legal highways.

The above-described parcel of land is subject to any and all leases, easements, and restrictions of record.

Said parcel of land having a present right-of-way occupied area of 60,496 square feet or 1.389 acres of land, more or less.

The above-described parcel of land consists of:

752,643 square feet, or 17.278 acres of land within Tax Parcel No. 18-04802

The bearings used hereon are based on an assumed meridian and are for the express purpose of calculating angular measurement.

Said set capped iron rebar being a 5/8" diameter and 30" long iron rebar with plastic cap stamped "Feller Finch".

The above description is based on a survey performed under my supervision during October 2022.

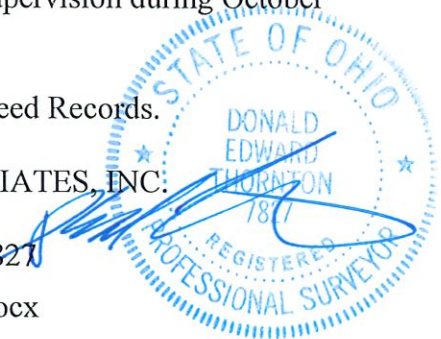
Prior Deed Reference is Volume 1959, Page 113, Lucas County Deed Records.

Prepared by:

FELLER, FINCH & ASSOCIATES, INC.

D. Edward Thornton, P. S.

Professional Surveyor No. 78271



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APPROVED AS TO LEGAL DESCRIPTION:

A handwritten signature in black ink, appearing to read "Robert Babcock".

12/2/2022

Robert Babcock, PS

Date

November 9, 2022
Revised December 1, 2022

**CITY OF TOLEDO
PARCEL SPLIT 2**

1. A parcel of land being part of the Southeast quarter (1/4) of Section Four (4) and part of the Southwest quarter (1/4) of Section four (4), in Town Three (3), in the United States Reserve of the Twelve Mile Square at the Foot of the Rapids of the Miami of Lake Erie, in the City of Toledo, Lucas County, Ohio, said parcel of land being bounded and described as follows:
2. Beginning at the intersection of the West line of the Southeast quarter (1/4) of Section Four (4) also being the East line of the Southwest quarter (1/4) of Section Four (4) with the North line of the Southeast quarter (1/4) of Section Four (4) and also being the North line of the Southwest quarter (1/4) of Section Four (4), also being the centerline of Nebraska Avenue, said point of intersection being marked with a found Bolt;
3. thence in an easterly direction along the North line of the Southeast quarter (1/4) of Section Four (4) also being the centerline of Nebraska Avenue, having a bearing of South eighty-nine (89) degrees, twenty-two (22) minutes, thirty-eight (38) seconds East, a distance of fifty and zero hundredths (50.00') feet to a point;
4. thence South zero (00) degrees, forty-five (45) minutes, forty-one (41) seconds West along a line, passing through a set capped iron rebar at a distance of fifty and zero hundredths (50.00') feet, a total distance of two hundred ten and zero hundredths (210.00') feet to a point, said point being marked with a set capped iron rebar;
5. thence North eighty-nine (89) degrees, twenty-two (22) minutes, thirty-eight (38) seconds West along a line, a distance of four hundred twenty-nine and sixty-one hundredths (429.61') feet to a point, said point being marked with a set capped iron rebar;
6. thence South zero (00) degrees, thirty-seven (37) minutes, twenty-two (22) seconds West along a line, a distance of three hundred thirty-six and five hundredths (336.05') feet to a point, said point being marked with a set capped iron rebar;
7. thence North eighty-nine (89) degrees, twenty-two (22) minutes, thirty-eight (38) seconds West along a line, a distance of eight hundred two and sixty-five hundredths (802.65') feet to a point, said point being marked with a set capped iron rebar;
8. thence North zero (00) degrees, thirty-seven (37) minutes, twenty-two (22) seconds East along a line, passing through a set capped iron rebar at a distance of four hundred ninety-six and eight hundredths (496.08') feet, a total distance of five hundred forty-six and eight hundredths (546.08') feet to the intersection of the North line of said Southwest quarter (1/4) of Section Four (4) also being the centerline of Nebraska Avenue;

9. thence South eighty-nine (89) degrees, twenty-two (22) minutes, thirty-two (32) seconds East along the North line of said Southwest quarter (1/4) of Section Four (4) also being the centerline of Nebraska Avenue a distance of one thousand two hundred and two and seventy-seven hundredths (1,202.77') feet to the Point of Beginning
10. Said parcel of land containing an area of 528,558 square feet, 12.134 acres of land, more or less. Subject to legal highways.

The above-described parcel of land is subject to any and all leases, easements, and restrictions of record.

Said parcel of land having a present right-of-way occupied area of 61,625 square feet or 1.415 acres of land, more or less.

The above-described parcel of land consists of 528,577 square feet, or 12.134 acres of land within Tax Parcel No. 18-04802

The bearings used hereon are based on an assumed meridian and are for the express purpose of calculating angular measurement.


Said set capped iron rebar being a 5/8" diameter and 30" long iron rebar with plastic cap stamped "Feller Finch".

The above description is based on a survey performed under my supervision during October 2022.

Prior Deed Reference is Volume 1959, Page 113, Lucas County Deed Records.

Prepared by:

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