

EXHIBIT A

LPA RX 871 SH

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Rev. 06/09

Ver. Date 12/3/2020

PID 103508

**PARCEL 13-SH1
LUC-25-3.00
PERPETUAL EASEMENT FOR HIGHWAY PURPOSES
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
CITY OF TOLEDO, LUCAS COUNTY, OHIO**

An exclusive perpetual easement for public highway and road purposes, including, but not limited to any utility construction, relocation and/or utility maintenance work deemed appropriate by the City Of Toledo, Lucas County, Ohio, its successors and assigns forever.

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (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]

Being a parcel of land situated in Private Grant 581 in the United States Reserve of the 12 Miles Square at the foot of the Rapids of the Miami of Lake Erie, within the City of Toledo, Lucas County, Ohio. Bounded on the Northwest by the southeasterly right-of-way line of the Antony Wayne Trail, (S.R. #25) formerly the Miami Erie Canal, on the South by the northeasterly right-of-way of the formerly owned "Toledo Terminal Railroad", on the Northeast by the southwesterly line of River Tract Number 18 and more fully described as follows:

Commencing at a concrete monument with Iron Bar Found at the most northwesterly corner of Lot 12 within the Plat of "Carranor Woods" recorded in Lucas County Plat Record Volume 52 on Pages 7 and 8. Said monument having a Toledo Terminal Railroad Stationing of 741+77.73 at 293.88 feet Left and being on the southwesterly line of River Tract 18 and the northeasterly line of Grant 581, thence NORTH 30°-30'-28" WEST on said northwesterly line of Grant 581 for a distance of 751.08 feet to a point having a Toledo Terminal Railroad Stationing of 732+36.37 at 311.02 feet Left, thence SOUTH 59°-29'-32" WEST for a distance of 319.95 feet to a point having a Toledo Terminal Railroad Stationing of 733+20.10 at 0.00 feet, thence NORTH 26°-02'-24" EAST for a distance of 64.18 feet to a point on the northeasterly right-of-way of the formerly owned "Toledo Terminal Railroad" said point having a Toledo Terminal Railroad Stationing of 732+73.37 at 44.00 feet Left, said point also having a Plan Station of 20+35.16 at 37.85 feet Right, thence on said northeasterly right-of-way NORTH 17°-13'-59" WEST for a distance of 2.87 feet to an Iron Rod Found with a Plastic Cap Stamped "Zaranec 7126", and marking a Point of Curvature to the Right, said rod having a Toledo Terminal

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Railroad Stationing of 732+70.50 at 44.00 feet Left, said Point of Curvature to the Right also having a Plan Station of 20+37.32 at 35.96 feet Right, of the proposed Bike Path Centerline, said point also being the POINT OF BEGINNING for this description;

1. Thence on said northeasterly right-of-way of the formerly owned "Toledo Terminal Railroad" Curving to the Right having an Arc Distance of 94.15 feet, a Radius of 990.57 feet, a Delta angle of $5^{\circ}-26'-46''$, a Chord Bearing of NORTH $14^{\circ}-30'-36''$ WEST with a Chord Distance of 94.12 feet, to a point of intersection with the southeasterly right-of-way of State Route Number 25 (a.k.a. Anthony Wayne Trail) per State Senate Bill #194, to a point referenced by a Found Iron Pipe being South 0.03 feet and West 0.04 feet, said southeasterly right-of-way as agreed upon and established by survey completed by W. H. Gould Survey Company for the "Compromise Line along the Canal Lands" set at a width of 135.00 feet under the direction of the Superintendent of the Public Works of Ohio in accordance with provisions of Section Number 13964 of the General Code of Ohio, said point having a Toledo Terminal Railroad Stationing of 731+72.17 at 44.00 feet Left, said point also having a Plan Station of 21+02.07 at 29.58 feet Left,
2. Thence NORTH $48^{\circ}-02'-55''$ EAST for a distance of 183.45 feet on said southeasterly right-of-way of the Anthony Wayne Trail to a point on the southwesterly parcel line of a parcel now or formerly in the name of "Toledo Country Club, said point having a Plan Station of 22+80.43 at 33.32 feet Left;
3. Thence SOUTH $30^{\circ}-30'-28''$ EAST on said southwesterly parcel line for a distance of 55.30 feet, to an Iron Bar Set with Plastic Cap, said point having a Plan Station of 22+74.54 at 21.67 feet Right;
4. Thence SOUTH $48^{\circ}-25'-25''$ WEST for a distance of 67.51 feet, being a point of Curvature to the Left, to an Iron Bar Set with Plastic Cap, said point having a Plan Station of 22+07.28 at 27.50 feet Right;
5. Thence on said Curve to the Left having an Arc Distance of 31.25 feet, a Radius of 80.00 feet, a Delta angle of $22^{\circ}-23'-02''$, a Chord Bearing of SOUTH $37^{\circ}-13'-55''$ WEST with a Chord Distance of 31.06 feet to a point of Tangency, to an Iron Bar Set with Plastic Cap, said point having a Plan Station of 21+72.15 at 35.43 feet Right,

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- 6. Thence SOUTH 26°-02'-24" WEST for a distance of 141.56 feet on said northeasterly right-of-way of the formerly owned "Toledo Terminal Railroad", to an Iron Bar Set with Plastic Cap, said point having a Toledo Terminal Railroad Stationing of 733+02.55 at 44.00 feet Left, said point also having a Plan Station of 20+13.15 at 57.00 feet Right,
- 7. thence on said northeasterly right-of-way NORTH 17°-13'-59" WEST for a distance of 32.04 feet to the POINT OF BEGINNING for this description;

Containing an Area of 13,884.8057 Square Feet or 0.3188 Acres of Land more or less of which 0.000 acres lies within the legal right-of-way of State Route Number 25, subject to all legal highways, leases, easements and restrictions of record.

Bearings based on the Ohio State Plan Coordinate System (Ohio North Zone, NAD 83 (1995)) prior to the HARN Shift. Bearings are for express purpose of showing angular measurements only.

The land in the above description is contained all within the Lucas County Parcel Number 14-55317.

The above described land being situated within a parcel of land now or formerly in the name of "Toledo Country Club", Lucas County Deed Volume 2453 on Page 106 within Lucas County Recorder's Office.

Description prepared from an actual field survey prepared by City of Toledo - Engineering Services, under the supervision of Robert A. Babcock P.S. #7696, October of 2020.

All iron bars set are 1/2" diameter rebar x 30" long with a plastic cap marked "R. Babcock - Ohio #7696"

Description prepared by:



Robert A. Babcock, P.S. #7696 Registered Surveyor of Ohio Date: December 3, 2020
City of Toledo - Chief Surveyor

12/3/2020

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PID 103508

**PARCEL 13-SH2
LUC-25-3.00
PERPETUAL EASEMENT FOR HIGHWAY PURPOSES
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
CITY OF TOLEDO, LUCAS COUNTY, OHIO**

An exclusive perpetual easement for public highway and road purposes, including, but not limited to any utility construction, relocation and/or utility maintenance work deemed appropriate by the City Of Toledo, Lucas County, Ohio, its successors and assigns forever.

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (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]

Being a parcel of land situated in Private Grant 581 in the United States Reserve of the 12 Miles Square at the foot of the Rapids of the Miami of Lake Erie, within the City of Toledo, Lucas County, Ohio. Bounded on the Northwest by the southeasterly right-of-way line of the Antony Wayne Trail, (S.R. #25) formerly the Miami Erie Canal, on the South by the northeasterly right-of-way of the formerly owned "Toledo Terminal Railroad", on the Northeast by the southwesterly line of River Tract Number 18 and more fully described as follows:

Commencing at a concrete monument with Iron Bar Found at the most northwesterly corner of Lot 12 within the Plat of "Carranor Woods" recorded in Lucas County Plat Record Volume 52 on Pages 7 and 8. Said monument having a Toledo Terminal Railroad Stationing of 741+77.73 at 293.88 feet Left and being on the southwesterly line of River Tract 18 and the northeasterly line of Grant 581, thence NORTH 30°-30'-28" WEST on said northwesterly line of Grant 581 for a distance of 901.57 feet to a point on the southwesterly parcel line of a parcel, now or formerly in the name of "Toledo Country Club", said point having a Toledo Terminal Railroad Stationing of 730+68.85 at 262.74 feet Left, said point also having a Plan Station of 23+40.07 at 4.12 feet Left, of the proposed Bike Path Centerline, thence SOUTH 59°-29'-32" WEST for a distance of 60.00 feet to a point on the southwesterly parcel line of a parcel, now or formerly in the name of "Toledo Country Club", said point having a Plan Station of 22+78.88 at 18.86 feet Left, of the proposed Bike Path Centerline, said point also being the POINT OF BEGINNING for this description;

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1. Thence NORTH 30°-30'-28" WEST for a distance of 14.54 feet on said southwesterly parcel line of a parcel now or formerly in the name of "Toledo Country Club to a point of intersection with the southeasterly right-of-way of State Route Number 25 (a.k.a. Anthony Wayne Trail) per State Senate Bill #194, said southeasterly right-of-way as agreed upon and established by survey completed by W. H. Gould Survey Company for the "Compromise Line along the Canal Lands" set at a width of 135.00 feet under the direction of the Superintendent of the Public Works of Ohio in accordance with provisions of Section Number 13964 of the General Code of Ohio, said point having a Plan Station of 22+80.43 at 33.32 feet Left;
2. Thence NORTH 48°-02'-55" EAST for a distance of 30.61 feet on said southeasterly right-of-way of the Anthony Wayne Trail to a point on northeasterly parcel line of a parcel now or formerly in the name of "Toledo Country Club, said line also being the southwesterly parcel line of a parcel now or formerly in the name of "Toledo Edison Co.", said point having a Plan Station of 23+17.44 at 32.63 feet Left;
3. Thence SOUTH 30°-30'-28" EAST for a distance of 55.07 feet on said northeasterly parcel line of a parcel now or formerly in the name of "Toledo Country Club and the southwesterly parcel line of a parcel now or formerly in the name of "Toledo Edison Co.", to an Iron Bar Set with Plastic Cap, said point having a Plan Station of 23+01.96 at 20.07 feet Right;
4. Thence SOUTH 43°-47'-57" WEST for a distance of 0.52 feet to an Iron Bar Set with Plastic Cap, being a Curvature to the Right, said point having a Plan Station of 23+01.53 at 20.08 feet Right;
5. Thence on said Curve to the Right having an Arc Distance of 9.69 feet, a Radius of 120.00 feet, a Delta angle of 4°-37'-29", a Chord Bearing of SOUTH 46°-06'-41" WEST with a Chord Distance of 9.68 feet to a point of Tangency, to an Iron Bar Set with Plastic Cap, said point having a Plan Station of 22+93.47 at 20.22 feet Right;
6. Thence SOUTH 48°-25'-25" WEST for a distance of 20.46 feet on the southwesterly parcel line of a parcel now or formerly in the name of "Toledo Country Club, to an Iron Bar Set with Plastic Cap, said point having a Plan Station of 22+74.54 at 21.67 feet Right;

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- 7. Thence NORTH 30°-30'-28" WEST for a distance of 40.76 feet on said southwesterly parcel line of a parcel now or formerly in the name of "Toledo Country Club, to the POINT OF BEGINNING for this description.

Containing an Area of 1,660.6547 Square Feet or 0.0381 Acres of Land more or less of which 0.000 acres lies within the legal right-of-way of State Route Number 25, subject to all legal highways, leases, easements and restrictions of record.

Bearings based on the Ohio State Plan Coordinate System (Ohio North Zone, NAD 83 (1995)) prior to the HARN Shift. Bearings are for express purpose of showing angular measurements only.

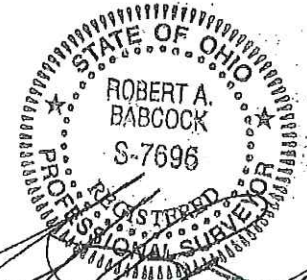
The land in the above description is contained all within the Lucas County Parcel Number 14-55307.

The above described land being situated within a parcel of land now or formerly in the name of "Toledo Country Club", Lucas County Deed Volume 2453 on Page 106 within Lucas County Recorder's Office.

Description prepared from an actual field survey prepared by City of Toledo - Engineering Services, under the supervision of Robert A. Babcock P.S. #7696, October of 2020.

All iron bars set are 1/2" diameter rebar x 30" long with a plastic cap marked "R. Babcock - Ohio #7696"

Description prepared by:



Robert A. Babcock, P.S. #7696 Registered Surveyor of Ohio Date: December 3, 2020
City of Toledo - Chief Surveyor

12/3/2020

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Ver. Date 12/3/2020

PID 103508

**PARCEL 13A-SH3
LUC-25-3.00
PERPETUAL EASEMENT FOR HIGHWAY PURPOSES
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
CITY OF TOLEDO, LUCAS COUNTY, OHIO**

An exclusive perpetual easement for public highway and road purposes, including, but not limited to any utility construction, relocation and/or utility maintenance work deemed appropriate by the City Of Toledo, Lucas County, Ohio, its successors and assigns forever.

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (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]

Being a parcel of land situated in River Tract Number 18 in the United States Reserve of the 12 Miles Square at the foot of the Rapids of the Miami of Lake Erie, within the City of Toledo, Lucas County, Ohio. Bounded on the Northwest by the southeasterly right-of-way line of the Antony Wayne Trail, (S.R. #25) formerly the Miami Erie Canal, and on the southwesterly line of River Tract Number 18 and more fully described as follows:

Commencing at a concrete monument with Iron Bar Found at the most northwesterly corner of Lot 12 within the Plat of "Carranor Woods" recorded in Lucas County Plat Record Volume 52 on Pages 7 and 8. Said monument having a Toledo Terminal Railroad Stationing of 741+77.73 at 293.88 feet Left and being on the southwesterly line of River Tract 18 and the northeasterly line of Grant 581, thence NORTH 30°-30'-28" WEST on said northwesterly line of Grant 581 for a distance of 875.55 feet to a point on the southwesterly parcel line of a parcel now or formerly in the name of "Toledo Country Club", said point having a Toledo Terminal Railroad Stationing of 730+95.16 at 271.47 feet Left, said point also having a Plan Station of 23+32.43 at 20.75 feet Right, of the proposed Bike Path Centerline, to an Iron Bar Set with Plastic Cap, said point also being the POINT OF BEGINNING for this description;

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1. Thence continuing NORTH 30°-30'-28" WEST for a distance of 52.71 feet on said southwesterly parcel line of River Tract 18 and the northeasterly line of Grant 581 to a point on the southeasterly right-of-way of State Route Number 25 (a.k.a. Anthony Wayne Trail) per State Senate Bill #194, said southeasterly right-of-way as agreed upon and established by survey completed by W. H. Gould Survey Company for the "Compromise Line along the Canal Lands" set at a width of 135.00 feet under the direction of the Superintendent of the Public Works of Ohio in accordance with provisions of Section Number 13964 of the General Code of Ohio, said point having a Plan Station of 23+47.90 at 29.64 feet Left;
2. Thence NORTH 48°-03'-07" EAST on said southeasterly right-of-way of the Anthony Wayne Trail for a distance of 309.73 feet, to an Iron Bar Set with Plastic Cap, said point having a Plan Station of 26+58.64 at 10.11 feet Right;
3. Thence SOUTH 32°-26'-33" WEST for a distance of 129.12 feet, to a point of Curvature to the Right, to an Iron Bar Set with Plastic Cap, said point having a Plan Station of 25+28.98 at 23.10 feet Right;
4. Thence on said Curve to the Right having an Arc Distance of 23.79 feet, a Radius of 120.00 feet, a Delta angle of 11°-21'-24", a Chord Bearing of SOUTH 38°-07'-15" WEST with a Chord Distance of 23.75 feet to a point of Tangency, to an Iron Bar Set with Plastic Cap, said point having a Plan Station of 25+05.30 at 24.89 feet Right,
5. Thence SOUTH 43°-47'-57" WEST for a distance of 172.92 feet to the POINT OF BEGINNING for this description;

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Parcel 13A-SH3

COT#20101

PID #103508

LUC-25-3.00

Containing an Area of 10,563.0402 Square Feet or 0.2425 Acres of Land more or less of which 0.000 acres lies within the legal right-of-way of State Route Number 25, subject to all legal highways, leases, easements and restrictions of record.

Bearings based on the Ohio State Plan Coordinate System (Ohio North Zone, NAD 83 (1995)) prior to the HARN Shift. Bearings are for express purpose of showing angular measurements only.

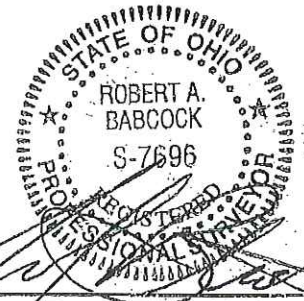
The land in the above description is contained all within the Lucas County Parcel Number 18-75671.

The above described land being situated within a parcel of land now or formerly in the name of "Toledo Country Club", Lucas County Deed Volume 1695 on Pages 50 and 51 within Lucas County Recorder's Office.

Description prepared from an actual field survey prepared by City of Toledo – Engineering Services, under the supervision of Robert A. Babcock P.S. #7696, October of 2020.

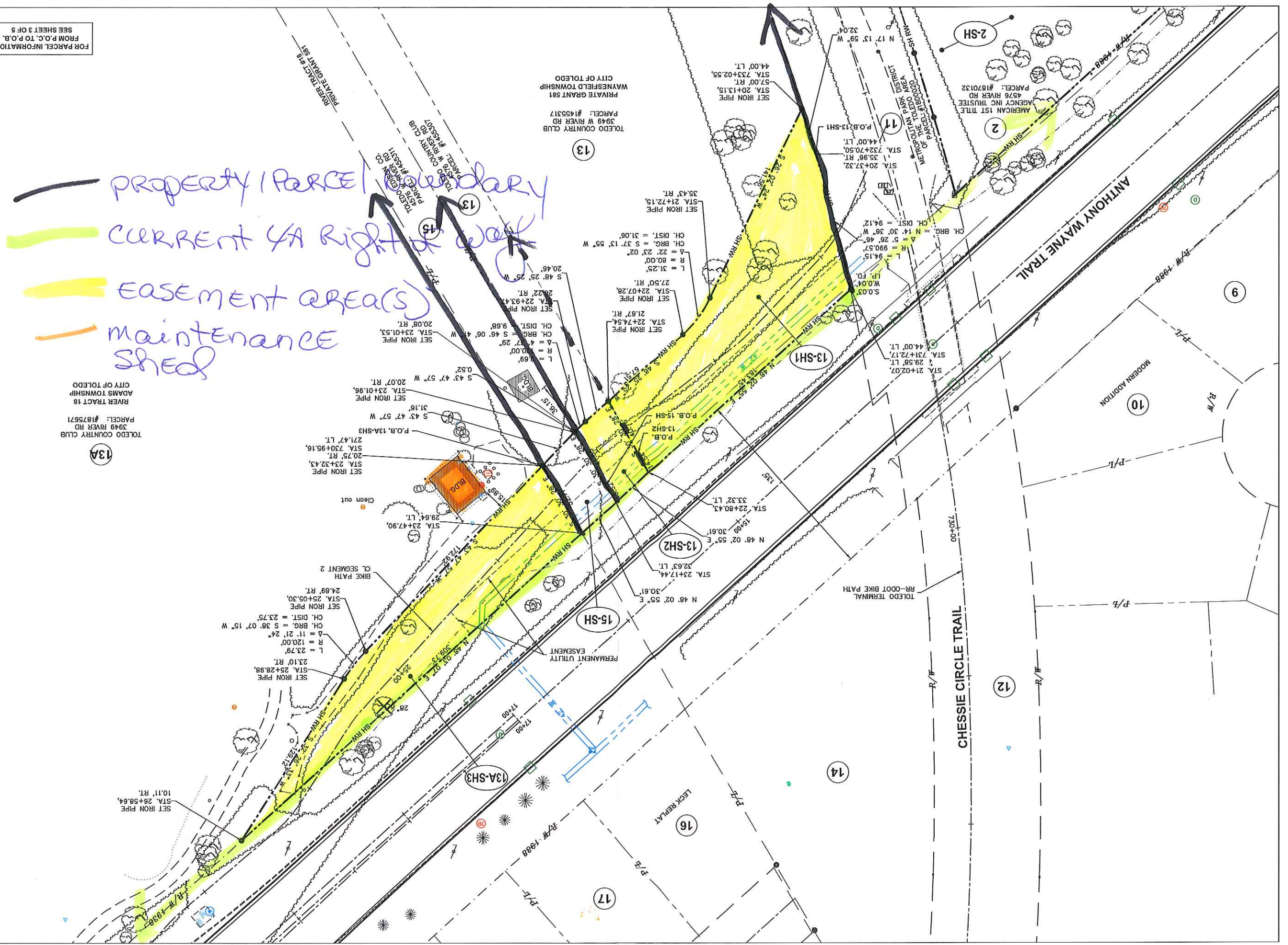
All iron bars set are 1/2" diameter rebar x 30" long with a plastic cap marked "R. Babcock – Ohio #7696"

Description prepared by:



Robert A. Babcock, P.S. #7696 Registered Surveyor of Ohio Date: December 3, 2020
City of Toledo - Chief Surveyor

12/3/2020



PROPERTY / PARCEL BOUNDARY
CURRENT VA RIGHT-OF-WAY
EASEMENT AREA(S)
MAINTENANCE SHED

FOR PARCEL INFORMATION
FROM P.O.C. TO P.O.B.
SEE SHEET 3 OF 5

RW (4)
XX

4 / 5

ANTHONY WAYNE TRAIL
ROADWAY RECONSTRUCTION
DETROIT AVE. TO GLENDALE AVE.

RIGHT-OF-WAY SHELL - BIKE PATH
PARCELS 13-SH1, 13-SH2, 13A-SH3 & 15-SH ~ P.O.B. TO CLOSE
PID: 103508, FPN: E191606

Calculated:
Checked:

