

EXHIBIT A

LPA RX 851 WD

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Ver. Date 10/25/2024

PID 119858

**PARCEL 56-WD
LUC-TOLEDO SIDEWALK GAPS PROJECT
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
CITY OF TOLEDO, LUCAS COUNTY, OHIO**

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 within Lot Number 1 of a plat in the name of "Toledo Elderly Project Plat One" recorded in Lucas County book of plats in Volume 151, Page 33, located in the Northwest 1/4 of Fractional Section Number 13, Town 2, United States Reserve in the City of Toledo, Lucas County, State of Ohio, and more fully described as follows:

Commencing at an Iron Rod Monument found in a Monument Box in the centerline of Angola Road (having varying right-of-way) marking the North 1/4 Corner of said Fractional Section Number 13, Town 2, United States Reserve having a Plan Station of 25+91.81 at 0.00 feet Right along Angola Road, said point being the POINT OF COMMENCEMENT for this description:

1. Thence NORTH 87°-10'-56" WEST for a distance of 139.79 feet on the centerline of Angola Road, said line also being the north section line of said Section 13, to a point on the East property line of said "Toledo Elderly Project Plat One" having a Plan Station 24+52.02 at 0.00 feet Right, said point being North .01 feet and East .04 feet of a Found PK Nail, said point being the POINT OF BEGINNING;
2. Thence SOUTH 02°-44'-09" WEST for a distance of 30.00 feet on said East property line of "Toledo Elderly Project Plat One" to a point of deflection on the South Right-of-Way of Angola Road, said point being South .06 feet and East .05 feet from a Found Concrete Monument, said point having a Plan Station of 24+52.06 at 30.00 feet Right;

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3. Thence SOUTH 02°-44'-09" WEST for a distance of 20.00 feet on said on East property line of "Toledo Elderly Project Plat One" to a point of deflection on said South Right-of-Way of Angola Road, said point being South 0.00 feet and West .04 feet from a Found Concrete Monument, said point having a Plan Station of 24+52.09 at 50.00 feet Right;
4. Thence NORTH 87°-10'-56" WEST for a distance of 103.88 feet to a point on the East property line of Lucas County Parcel Number 2000923 having a Plan Station 23+48.21 at 50.00 feet Right, said point being marked with a Set Iron Bar and Plastic Cap;
5. Thence NORTH 02°-44'-09" EAST for a distance of 20.00 feet on said East property line of Lucas County Parcel Number 2000923 to a point on the South Right-of-Way of Angola Road having a Plan Station of 23+48.18 at 30.00 feet Right, said point being marked with a Set Iron Bar and Plastic Cap;
6. Thence NORTH 02°-44'-09" EAST for a distance of 30.00 feet on said East property line of Lucas County Parcel Number 2000923 to a point on centerline of Angola Road, said point having a Plan Station of 23+48.14 at 0.00 feet Right;
7. Thence SOUTH 87°-10'-56" EAST for a distance of 103.88 feet on said centerline of Angola Road to a point having a Plan Station of 24+52.02 at 0.00 feet Right, said point being the POINT OF BEGINNING:

The area described above contains 5193.9895 Square Feet or 0.1192 Acre of land more or less, subject to all legal highways, leases, easements and restrictions of record. Present Road Occupied is 3116.3953 Square Feet or 0.0715 Acres with a Net New Take of 2077.5942 Square Feet or .0477 Acres.

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

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The land in the above description is contained all within Lucas County Permanent Parcel Number 0271767 as Recorded in the Lucas County recorder's office in Micro Fiche Number O 1939 D01-O1939 D12, O 1939 E01, O 1939 E12, O 1940 A01, O 1940 A05.

All iron bars set are 1/2" diameter rebar x 30" long with a plastic cap marked "A. Ortman" – Ohio #8649"

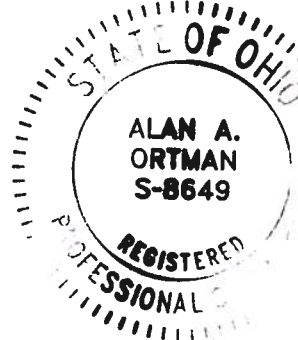
Description prepared from an actual field survey performed in the fall of 2023 by City of Toledo – Engineering Services, under the supervision of Alan A. Ortman, P.S. #8649.

Description prepared by:

Alan A. Ortman

10-25-24

Alan A Ortman, P.S. #8649 Registered Surveyor of Ohio Date October 25, 2024
City of Toledo - Surveyor



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