

EXHIBIT A**LIMITED ACCESS RIGHT OF WAY DEDICATION OF FRONT STREET**

Ver. Date 01/08/24

PID 21895

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 Lots 12 and 13 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, being the **True Point of Beginning** (Station 39+53.32, 45.10 feet right Front Street);

Thence with the Southerly proposed right of way line of Front Street, the following 9 courses:

1. South 27 Degrees 04 Minutes 44 Seconds East a distance of 14.75 feet to an iron pin set (Station 39+53.26, 59.85 feet right Front Street);
2. South 62 Degrees 42 Minutes 33 Seconds West a distance of 2.13 feet, to an iron pin set at a point of curvature (Station 39+51.10, 59.84 feet right Front Street);
3. Southwesterly with an arc of a curve to the left an arc distance of 325.80 feet 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);
4. Southwesterly with an arc of a curve to the right an arc distance of 535.65 feet 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);

5. Southwesterly with an arc of a curve to the left an arc distance of 222.24 feet to an iron pin set at a point of tangency, said curve, having a radius of 1372.39 feet, a central angle of 09 Degrees 16 Minutes 42 Seconds, and a chord that bears South 65 Degrees 01 Minutes 58 Seconds West for a distance of 222.00 feet (Station 28+65.03, 59.85 feet right Front Street);
6. 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);
7. 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);
8. Continuing South 49 Degrees 13 Minutes 43 Seconds West a distance of 171.19 feet to an iron pin set (Station 25+59.49, 107.29 feet right Front Street);
9. South 72 Degrees 26 Minutes 46 Seconds West a distance of 172.64 feet to a MAG nail set on the Westerly existing right of way line Interstate 280 (Station 23+90.64, 71.30 feet right Front Street);

Thence North 24 Degrees 59 Minutes 23 Seconds West a distance of 161.23 feet with said Westerly existing right of way line, passing a MAG nail set on the centerline of Front Street at 71.53 feet, to an iron pin set (Station 24+03.57, 89.42 feet left Front Street);

Thence with the Northerly proposed right of way line of Front Street, the following 6 courses:

1. North 25 Degrees 46 Minutes 17 Seconds West a distance of 2.55 feet with said Westerly existing right of way line, to a point (Station 24+03.74, 91.96 feet left Front Street), reference a 5/8 inch iron pin found (Station 24+03.73, 92.23 feet left Front Street);
2. North 37 Degrees 03 Minutes 36 Seconds East a distance of 151.61 feet to an iron pin set (Station 24+42.92, 152.05 feet left Front Street);
3. North 60 Degrees 23 Minutes 37 Seconds East a distance of 145.01 feet to an iron pin set (Station 26+87.95, 152.10 feet left Front Street);
4. South 78 Degrees 35 Minutes 19 Seconds East a distance of 102.08 feet to an iron pin set on the Easterly existing right of way line of Interstate Route 280 (Station 27+64.99, 85.12 feet left Front Street);
5. North 60 Degrees 23 Minutes 37 Seconds East a distance of 100.00 feet to an iron pin set (Station 28+64.99, 85.15 feet left Front Street);

- 6. North 63 Degrees 54 Minutes 05 Seconds East a distance of 221.88 feet to an iron pin set at the intersection of the Easterly existing right of way line of Interstate 280 with the original Northerly existing right of way line of Front Street (Station 30+74.47, 87.71 feet left Front Street);

Thence South 27 Degrees 20 Minutes 44 Seconds East a distance of 66.00 feet across the existing right of way of Front Street, to a MAG nail set on the original Southerly existing right of way line of Front Street (Station 30+81.37, 22.10 feet left Front Street);

Thence North 62 Degrees 39 Minutes 16 Seconds East a distance of 862.61 feet with the original Southerly existing right of way line of Front Street to the ***True Point of Beginning.***

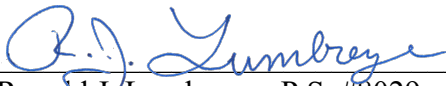
The above described parcel contains 4.166 acres of land, more or less, of which the present road occupies 4.166 acres leaving a net take of 0.000 acres, more or less, and has no Lucas County Auditor's Permanent Parcel.

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 3/4 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
 FRONT ST LA-R/W DEDICATION

01/09/2024
 Date:



APPROVED AS TO LEGAL DESCRIPTION:



01/10/2024

Robert Babcock, PS

Date