

EXHIBIT A

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 712.53 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+51.82, 12.25 feet right Front Street);

Thence North 27 Degrees 17 Minutes 49 Seconds West a distance of 12.25 feet radial to the centerline of Front Street (as monumented), to a monument box with an aluminum plate marking a point of tangency for the centerline of Front Street (Station 39+51.82 Front Street);

Thence with the centerline of Front Street, the following 4 courses:

Southwesterly with an arc of a curve to the left an arc distance of 339.90 feet to a point of reverse curvature, said curve having a radius of 1432.39 feet, a central angle of 13 Degrees 35 Minutes 46 Seconds, and a chord of that bears South 55 Degrees 54 Minutes 18 Seconds West for a distance of 339.10 feet (Station 36+11.92 Front Street), reference a monument box with aluminum cap found (Station 36+11.54 Front Street);

Southwesterly with an arc of a curve to the right an arc distance of 514.24 feet to a point of reverse curvature, said curve having a radius of 1432.39 feet, a central angle of 20 Degrees 34 Minutes 10 Seconds, and a chord of that bears South 59 Degrees 23 Minutes 30 Seconds West for a distance of 511.48 feet (Station 30+97.68 Front Street), reference a monument box with aluminum cap stamped "8109" found (Station 30+97.67 Front Street);

Southwesterly with an arc of a curve to the left an arc distance of 231.65 feet to a point of tangency, said curve having a radius of 1432.39 feet, a central angle of 09 Degrees 15 Minutes 57 Seconds, and a chord of that bears South 65 Degrees 02 Minutes 37 Seconds West for a distance of 231.39

feet (Station 28+66.04 Front Street), reference a monument box with aluminum cap found (Station 28+65.71 Front Street);

South 60 Degrees 24 Minutes 39 Seconds West a distance of 469.66 feet, to a MAG nail set on the Westerly existing right of way line of Interstate Route 280 and being the ***True Point of Beginning*** (Station 23+96.38 Front Street);

1. Thence South 24 Degrees 59 Minutes 23 Seconds East a distance of 71.53 feet with said Westerly existing right of way line, to a MAG nail set on the Southerly proposed right of way line of Front Street (Station 23+90.64, 71.30 feet right Front Street);

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

1. South 65 Degrees 58 Minutes 31 Seconds West a distance of 115.73 feet to an iron pin set (Station 22+75.46, 60.07 feet right Front Street);
2. South 56 Degrees 56 Minutes 31 Seconds West a distance of 290.99 feet to an iron pin set at a non-tangent curve to the left (Station 19+74.42, 60.02 feet right Front Street);
3. Southwesterly with an arc of a curve to the left an arc distance of 141.86 feet to an iron pin set at a point of tangency, said curve having a radius of 1372.39 feet, a central angle of 05 Degrees 55 Minutes 21 Seconds, and a chord that bears South 48 Degrees 16 Minutes 03 Seconds West for a distance of 141.80 feet (Station 18+26.36, 59.98 feet right Front Street);
4. South 45 Degrees 18 Minutes 22 Seconds West a distance of 112.28 feet, to a MAG nail set on the Westerly vacated right of way line of Justice Street (Station 17+14.06, 59.91 feet right Front Street);
5. North 38 Degrees 26 Minutes 47 Seconds West a distance of 7.94 feet with said Westerly vacated right of way line, to a MAG nail set on the original Southerly existing right of way line of Front Street (Station 17+14.93, 52.02 feet right Front Street);
6. South 51 Degrees 33 Minutes 33 Seconds West a distance of 170.00 feet with said Southerly existing right of way line, to a MAG nail set (Station 15+50.09, 41.81 feet right Front Street);

Thence North 37 Degrees 53 Minutes 58 Seconds West a distance of 41.82 feet across the existing right of way of Front Street, to a point on the centerline of Front Street (as monumented) (Station 15+50.63 Front Street);

Thence North 37 Degrees 59 Minutes 31 Seconds West a distance of 50.01 feet across the existing right of way of Front Street, to an iron pin set on the Westerly proposed right of way line of Front Street (Station 15+51.20, 50.00 feet left Front Street);

Thence with the Northerly proposed right of way line of Front Street, the following 5 courses:

1. North 51 Degrees 18 Minutes 22 Seconds East a distance of 145.25 feet to an iron pin set (Station 17+01.17, 42.51 feet left Front Street);
2. North 45 Degrees 18 Minutes 57 Seconds East a distance of 112.24 feet to an iron pin set at a point of curvature (Station 18+13.47, 42.43 feet left Front Street);
3. Northeasterly with the arc of a curve to the right an arc distance of 398.92 feet to an iron pin set at a point of tangency, said curve having a radius of 1466.54 feet, a central angle of 15 Degrees 35 Minutes 07 Seconds, and a chord that bears North 52 Degrees 32 Minutes 28 Seconds East for a distance of 397.69 feet (Station 22+01.25, 42.43 feet left Front Street);
4. North 60 Degrees 17 Minutes 30 Seconds East a distance of 152.63 feet to an iron pin set at a point of curvature (Station 23+53.79, 42.75 feet left Front Street);
5. Northeasterly with the arc of a curve to the left an arc distance of 75.10 feet, to an iron pin set on the Westerly existing right of way line of Interstate Route 280, said curve having a radius of 50.00 feet, a central angle of 86 Degrees 03 Minutes 45 Seconds, and a chord that bears North 17 Degrees 15 Minutes 37 Seconds East for a distance of 68.24 feet (Station 24+03.57, 89.42 feet left Front Street);

Thence South 24 Degrees 59 Minutes 23 Seconds East a distance of 89.71 feet with said Westerly existing right of way line, the ***True Point of Beginning***.

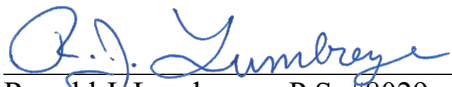
The above described parcel contains 2.000 acres of land, more or less, of which the present road occupies 2.000 acres leaving a net take of 0.000 acres, more or less, and has no Lucas County Auditor's Permanent Parcel.

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 $\frac{3}{4}$ 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 R/W DEDICATION

01/09/2024

Date:



APPROVED AS TO LEGAL DESCRIPTION:



01/10/2024

Robert Babcock, PS

Date