



## LEGAL DESCRIPTION

For: The University of Toledo

Footer Easement "East"—0.124 acres

A parcel of land located in the Northeast Quarter of Section 32, Town 9 South, Range 7 East, City of Toledo, Lucas County, Ohio and being further bounded and described as follows:

**Commencing** from a 1 inch iron pin in a monument box found marking the Northeast Corner of said Section 32, also being the intersection of the centerline of Bancroft Road (right of way varies) with the centerline of West Westwood Avenue (60' right of way);

Thence Westerly along the North line of said Section 32, also being the centerline of said Bancroft Road, South 89 degrees 14 minutes 58 seconds West, a distance of 171.36 feet to the intersection of the centerline of Douglas Road (right of way varies);

Thence Southerly along the centerline of said Douglas Road, being a curve to the right, said curve having a Radius of 5729.58 feet, a Delta of 2 degrees 52 minutes 21 seconds, a Chord Bearing of South 00 degrees 08 minutes 30 seconds East, a Chord Distance of 287.22 feet, a Distance of 287.25 feet to a point of curvature;

Thence Southerly along the centerline of said Douglas Road, South 01 degrees 17 minutes 41 seconds West, a distance of 793.60 feet to a point;

Thence Easterly along a line perpendicular with the centerline of said Douglas Road, South 88 degrees 42 minutes 19 seconds East, a distance of 24.98 feet to the **True Point of Beginning** of the Easement herein described;

1. Thence Easterly along a line, South 88 degrees 42 minutes 19 seconds East, a distance of 35.48 feet to a point on the Easterly existing right of way line of said Douglas Road;
2. Thence Southerly along the Easterly existing right of way line of said Douglas Road, South 03 degrees 41 minutes 50 seconds West, a distance of 113.03 feet to a point;
3. Thence Southerly along the Easterly existing right of way line of said Douglas Road, South 00 degrees 12 minutes 57 seconds East, a distance of 90.05 feet to a point;
4. Thence Westerly along a line, South 89 degrees 05 minutes 16 seconds West, a distance of 22.81 feet to a point;

5. Thence Northerly along a line, North 00 degrees 54 minutes 24 seconds West, a distance of 174.96 feet to a point;
6. Thence Westerly along a line, North 88 degrees 42 minutes 19 seconds West, a distance of 3.59 feet to a point;
7. Thence Northerly along a line, North 01 degrees 17 minutes 41 seconds East, a distance of 29.00 feet to the **True Point of Beginning**, containing in all 0.124 acres of land more or less, subject however to all legal highways and prior easements of record.

The above legal description is based on a land survey performed during November of 2022, by DGL Consulting Engineers, LLC. and was prepared by Ronald J. Lumbrezer, Ohio Professional Surveyor #8029.

**NOTE:** The bearings in this legal description are based upon an assumed meridian and are used only for the purpose of describing angular measurements.

All references to "an iron pin set" are 5/8" diameter x 30" long iron pins with cap "DGL – RJL 8029"



Date: 1/26/24

Ronald J. Lumbrezer, P.S.  
Ohio Professional Surveyor #8029  
DGL Consulting Engineers, LLC  
3455 Briarfield Blvd, Suite E  
Maumee, Ohio 43537  
Phone: (419)535-1015, Ext 232



2/5/2024



## LEGAL DESCRIPTION

For: The University of Toledo

Footer Easement "West"—0.184 acres

A parcel of land located in the Northeast Quarter of Section 32, Town 9 South, Range 7 East, City of Toledo, Lucas County, Ohio and being further bounded and described as follows:

**Commencing** from a 1 inch iron pin in a monument box found marking the Northeast Corner of said Section 32, also being the intersection of the centerline of Bancroft Road (right of way varies) with the centerline of West Westwood Avenue (60' right of way);

Thence Westerly along the North line of said Section 32, also being the centerline of said Bancroft Road, South 89 degrees 14 minutes 58 seconds West, a distance of 171.36 feet to the intersection of the centerline of Douglas Road (right of way varies);

Thence Southerly along the centerline of said Douglas Road, being a curve to the right, said curve having a Radius of 5729.58 feet, a Delta of 2 degrees 52 minutes 21 seconds, a Chord Bearing of South 00 degrees 08 minutes 30 seconds East, a Chord Distance of 287.22 feet, a Distance of 287.25 feet to a point of curvature;

Thence Southerly along the centerline of said Douglas Road, South 01 degrees 17 minutes 41 seconds West, a distance of 772.60 feet to a point;

Thence Westerly along a line perpendicular with the centerline of said Douglas Road, North 88 degrees 42 minutes 19 seconds West, a distance of 37.02 feet to the **True Point of Beginning** of the Easement herein described;

1. Thence Southerly along a line, South 01 degrees 17 minutes 41 seconds West, a distance of 50.00 feet to a point;
2. Thence Westerly along a line, North 88 degrees 42 minutes 19 seconds West, a distance of 3.86 feet to a point;
3. Thence Southerly along a line, South 04 degrees 37 minutes 34 seconds West, a distance of 140.29 feet to a point;
4. Thence Westerly along a line, North 84 degrees 57 minutes 48 seconds West, a distance of 33.91 feet to a point on the Westerly existing right of way line of said Douglas Road;



5. Thence Northerly along the Westerly existing right of way line of said Douglas Road, North 00 degrees 13 minutes 42 seconds West, a distance of 187.90 feet to a point;
6. Thence Easterly along a line, South 88 degrees 42 minutes 19 seconds East, a distance of 50.84 feet to the **True Point of Beginning**, containing in all 0.184 acres of land more or less, subject however to all legal highways and prior easements of record.

The above legal description is based on a land survey performed during November of 2022, by DGL Consulting Engineers, LLC. and was prepared by Ronald J. Lumbrezer, Ohio Professional Surveyor #8029.

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2/5/2024



**LEGAL DESCRIPTION**  
For: The University of Toledo

Aerial Easement – 0.034 acres

A parcel of land located in the Northeast Quarter of Section 32, Town 9 South, Range 7 East, City of Toledo, Lucas County, Ohio and being further bounded and described as follows:

**Commencing** from a 1 inch iron pin in a monument box found marking the Northeast Corner of said Section 32, also being the intersection of the centerline of Bancroft Road (right of way varies) with the centerline of West Westwood Avenue (60' right of way);

Thence Westerly along the North line of said Section 32, also being the centerline of said Bancroft Road, South 89 degrees 14 minutes 58 seconds West, a distance of 171.36 feet to the intersection of the centerline of Douglas Road (right of way varies);

Thence Southerly along the centerline of said Douglas Road, being a curve to the right, said curve having a Radius of 5729.58 feet, a Delta of 2 degrees 52 minutes 21 seconds, a Chord Bearing of South 00 degrees 08 minutes 30 seconds East, a Chord Distance of 287.22 feet, a Distance of 287.25 feet to a point of curvature;

Thence Southerly along the centerline of said Douglas Road, South 01 degrees 17 minutes 41 seconds West, a distance of 796.10 feet to the **True Point of Beginning** of the Easement herein described;

1. Thence Easterly along a line, South 88 degrees 42 minutes 19 seconds East, a distance of 24.98 feet to a point;
2. Thence Southerly along a line, South 01 degrees 17 minutes 41 seconds West, a distance of 24.00 feet to a point;
3. Thence Westerly along a line, North 88 degrees 42 minutes 19 seconds West, a distance of 62.00 feet to a point;
4. Thence Northerly along a line, North 01 degrees 17 minutes 41 seconds East, a distance of 24.00 feet to a point;
5. Thence Easterly along a line, South 88 degrees 42 minutes 19 seconds East, a distance of 37.02 feet to the **True Point of Beginning**, containing in all 0.034 acres of land more or less, subject however to all legal highways and prior easements of record.

Note: Aerial easement Exhibit E is 14.00 feet high bounded between an elevation of 624.95 feet up to 638.95 feet. Aerial Easement is 1.00 feet below the bottom of the proposed bridge. The bottom of Aerial Easement is 17.61 feet above the crown of pavement of Douglas Road which has an existing elevation of 608.34 feet. All elevations listed are based on NAVD 88 datum.

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