

ALTA/ASCM LAND TITLE SURVEY FOR THE ANDERSONS, INC. & NEW EEZY-GRO, INC.

CURRENT OWNER:  
WAYNE E. MICK  
OFFICIAL RECORD BOOK 175, PAGE 608  
SUBJECT ADDRESS:  
9841 COUNTY HIGHWAY 49 (IN REAR)  
UPPER SANDUSKY, OHIO 43351

FLOOD ZONE INFO:  
ZONE - "C" (AREAS OF MINIMAL FLOODING)  
NFIP FLOOD INSURANCE RATE MAP  
COMMUNITY PANEL NUMBER - 390787 0100 C  
DATED: 09-18-87

BUILDING SETBACKS:  
CRANE TOWNSHIP: UNZONED  
WYANDOT COUNTY REGIONAL PLANNING:  
FRONT - 30' (FROM R/W)  
SIDE - 10'  
REAR - 10'

TITLE COMMITMENT INFORMATION:

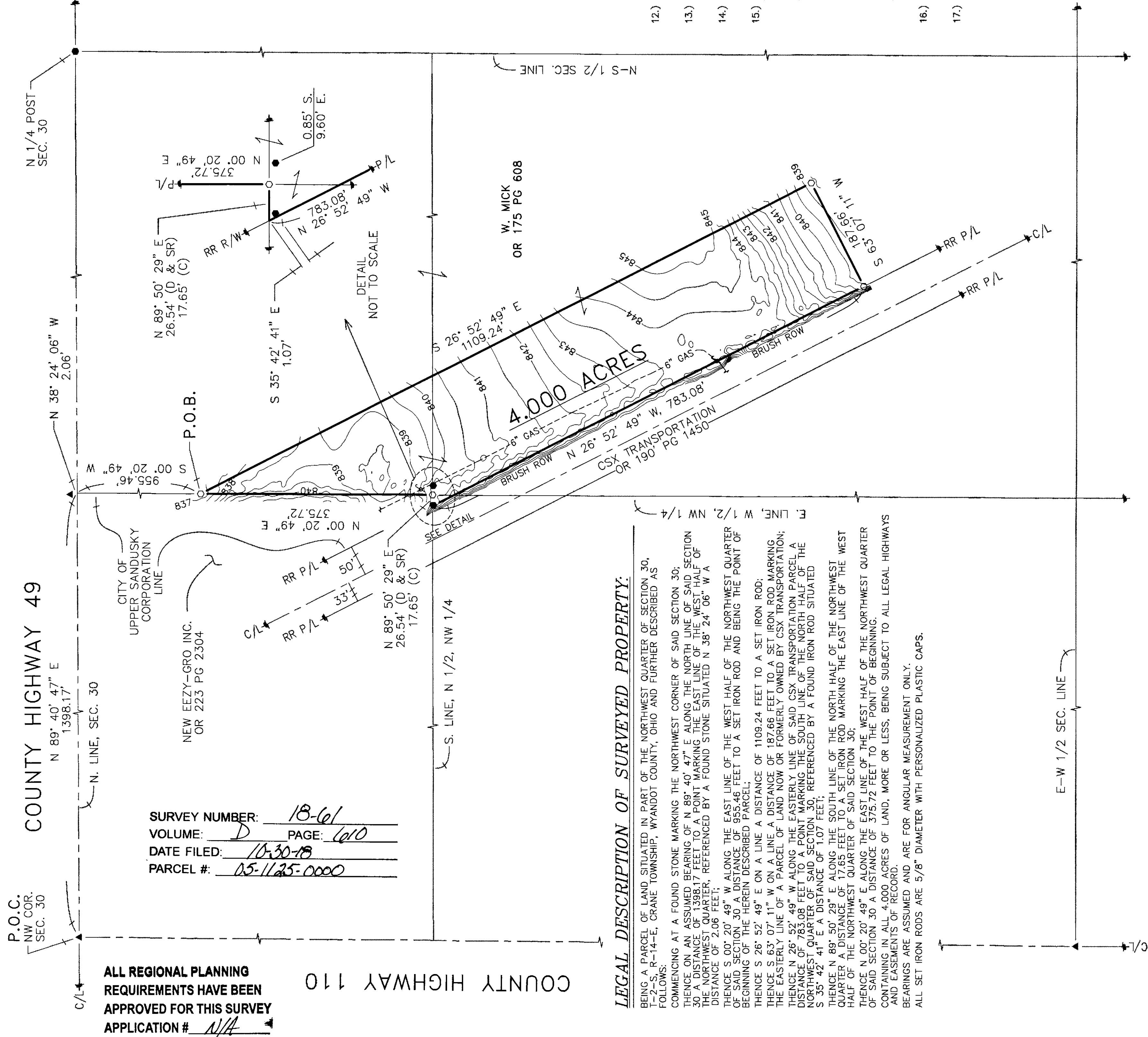
COMMITMENT FOR TITLE INSURANCE WAS ISSUED THROUGH THE FIRST AMERICAN TITLE INSURANCE COMPANY, TOLEDO, OHIO.  
COMMITMENT NUMBER: NCS-919492-10L  
WITH THE EFFECTIVE DATE BEING AUGUST 14, 2018 AT 7:30 A.M.

SURVEY NOTES:

1) UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON OHIO UTILITY PROTECTION SERVICE MARKINGS (TICKET NUMBER A82710275-00A). CONSTRUCTION PLANS AS PROVIDED. ALL UNDERGROUND UTILITIES SHOULD BE FIELD VERIFIED.

REFERENCES:

-DEED VOLUMES AND PAGES AS SHOWN.  
-SURVEY VOLUME 4, PAGE 373.  
-SURVEY VOLUME 5, PAGE 411.  
-SURVEY VOLUME C, PAGE 576.  
-WYANDOT COUNTY CORNERSTONE RECORDS.  
-RESPECTIVE RAILROAD R/W PLANS.  
-CABINET A, SLIDE 567. ANNEXATION.



ALL REGIONAL PLANNING REQUIREMENTS HAVE BEEN APPROVED FOR THIS SURVEY APPLICATION # 11/4

SURVEY NUMBER: 18-61  
VOLUME: D PAGE: 610  
DATE FILED: 10-30-18  
PARCEL #: 05-1125-0000

LEGAL DESCRIPTION OF SURVEYED PROPERTY:

BEING A PARCEL OF LAND SITUATED IN PART OF THE NORTHWEST QUARTER OF SECTION 30, T-2-S, R-14-E, CRANE TOWNSHIP, WYANDOT COUNTY, OHIO AND FURTHER DESCRIBED AS FOLLOWS:  
COMMENCING AT A FOUND STONE MARKING THE NORTHWEST CORNER OF SAID SECTION 30; THENCE ON AN ASSUMED BEARING OF N 89° 40' 47" E ALONG THE NORTH LINE OF SAID SECTION 30 A DISTANCE OF 1398.17 FEET TO A POINT MARKING THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER, REFERENCED BY A FOUND STONE SITUATED N 38° 24' 06" W A DISTANCE OF 2.06 FEET;  
THENCE S 00° 20' 49" W ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 30 A DISTANCE OF 1.07 FEET;  
THENCE S 26° 52' 49" E ON A LINE A DISTANCE OF 1109.24 FEET TO A SET IRON ROD; THENCE S 63° 07' 11" W ON A LINE A DISTANCE OF 187.66 FEET TO A SET IRON ROD MARKING THE EASTERLY LINE OF A PARCEL OF LAND NOW OR FORMERLY OWNED BY CSX TRANSPORTATION; THENCE N 26° 52' 49" W ALONG THE EASTERLY LINE OF SAID CSX TRANSPORTATION PARCEL A DISTANCE OF 783.08 FEET TO A POINT MARKING THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 30, REFERENCED BY A FOUND IRON ROD SITUATED S 35° 42' 41" E A DISTANCE OF 1.07 FEET;  
THENCE N 89° 50' 29" E ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 30 A DISTANCE OF 17.65 FEET TO A SET IRON ROD MARKING THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 30;  
THENCE N 00° 20' 49" E ALONG THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 30 A DISTANCE OF 375.72 FEET TO THE POINT OF BEGINNING.  
CONTAINING IN ALL 4.000 ACRES OF LAND, MORE OR LESS, BEING SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD.  
BEARINGS ARE ASSUMED AND ARE FOR ANGULAR MEASUREMENT ONLY.  
ALL SET IRON RODS ARE 5/8" DIAMETER WITH PERSONALIZED PLASTIC CAPS.

SCHEDULE B, PART II

- 12.) EASE TO OHIO BELL TEL. CO. - LEASE VOL. 7, PG 78.  
\* DOES NOT APPEAR TO EFFECT SUBJECT PARCEL.
- 13.) EASE TO THE OHIO POWER CO. - DV 94, PG 70.  
\* BLANKET DESCRIPTION - INCLUDES SUBJECT PARCEL.
- 14.) EASE TO THE OHIO POWER CO. - DV 95, PG 509.  
\* BLANKET DESCRIPTION - INCLUDES SUBJECT PARCEL.
- 15.) RIGHT OF WAY TO SINCLAIR REFINING CO. - DV 104, PG 186.  
\* BLANKET DESCRIPTION - INCLUDES SUBJECT PARCEL.
- ASSIGNED TO ARCO TRANS. ALASKA, INC. DV 197, PG 792.  
\* BLANKET DESCRIPTION - INCLUDES SUBJECT PARCEL.
- ASSIGNED TO MARATHON OIL CO. - DV 199, PG 698.  
\* BLANKET DESCRIPTION - INCLUDES SUBJECT PARCEL.
- ASSIGNED TO ASHLAND PETRO, LLC - DV 213, PG 836.  
\* BLANKET DESCRIPTION - INCLUDES SUBJECT PARCEL.
- ASSIGNED TO SOMERSET GAS TRANS. LLC - DV 167, PG 635.  
\* BLANKET DESCRIPTION - INCLUDES SUBJECT PARCEL.
- 16.) EASE TO STATE OF OHIO - DV 126, PG 413.  
\* DOES NOT APPEAR TO EFFECT SUBJECT PARCEL.
- 17.) EASE TO THE OHIO POWER CO. - DV 183, PG 583.  
\* BLANKET DESCRIPTION - INCLUDES SUBJECT PARCEL.

CERTIFICATION

TO THE ANDERSONS, INC. & NEW EEZY-GRO, INC.:  
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 4, 5, 8, 11, 13, 14, 16 & 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED OCT., 2018.



VICTOR B. KOEHLER, P.S. NO. 7457 DATE 10-30-2018

NOTE: TRACT IS NOT A STAND ALONE BUILDING PARCEL. TRACT MUST TRANSFER TO AN ADJOINING PARCEL.

LEGEND

| SET FOUND DESCRIPTION                     | DESCRIPTION                               | EXISTING          | EXISTING |
|-------------------------------------------|-------------------------------------------|-------------------|----------|
| MONUMENT                                  | CENTER LINE                               | RIGHT-OF-WAY LINE | C/L      |
| RAILROAD SHIKE                            | RIGHT-OF-WAY LINE                         | R/W               | R/W      |
| MAIL PIPE                                 | EDGE OF FIELD                             | E/F               | E/F      |
| DRILL HOLE                                | PROPERTY LINE                             | P/L               | P/L      |
| 5/8" IRON ROD WITH PERSONALIZED CAP       | EDGE OF GRAVEL                            | E/G               | E/G      |
| IRON ROD (5/8" UNLESS NOTED)              | EDGE OF PAVEMENT                          | E/P               | E/P      |
| STONE                                     | FENCE LINE                                | X                 | X        |
| CONCRETE MONUMENT                         | DRAINAGE TILE CLEAN OUT                   | CO                | CO       |
| GPS DISK                                  | MANHOLE                                   | MH                | MH       |
| PLAT                                      | CATCH BASIN, YARD BASIN                   | CB                | CB       |
| VALVE (TYPE SPECIFIED)                    | VALVE (TYPE SPECIFIED)                    | VB                | VB       |
| DOWNSPOUT                                 | WELL (TYPE SPECIFIED)                     | W                 | W        |
| STORM SEWER (W/ SIZE & TYPE)              | STORM SEWER (W/ SIZE & TYPE)              | ST                | ST       |
| PETROLEUM LINE (W/ SIZE & TYPE)           | SANITARY SEWER (W/ SIZE & TYPE)           | SS                | SS       |
| WATERLINE (W/ SIZE & TYPE)                | WATERLINE (W/ SIZE & TYPE)                | WL                | WL       |
| HOUSE                                     | HOUSE                                     | H                 | H        |
| BARN                                      | BARN                                      | B                 | B        |
| SHED                                      | SHED                                      | S                 | S        |
| SR                                        | SURVEY RECORD                             | SR                | SR       |
| DIAMETER                                  | DIAMETER                                  | D                 | D        |
| HOUSE                                     | HOUSE                                     | H                 | H        |
| BARN                                      | BARN                                      | B                 | B        |
| SHED                                      | SHED                                      | S                 | S        |
| UNDERGROUND, OVERHEAD ELECTRIC            | UNDERGROUND, OVERHEAD ELECTRIC            | UG-E              | UG-E     |
| UNDERGROUND, OVERHEAD TELEVISION          | UNDERGROUND, OVERHEAD TELEVISION          | UG-TV             | UG-TV    |
| UNDERGROUND, OVERHEAD TELEPHONE           | UNDERGROUND, OVERHEAD TELEPHONE           | UG-TEL            | UG-TEL   |
| UNDERGROUND FIBER OPTIC                   | UNDERGROUND FIBER OPTIC                   | UG-FO             | UG-FO    |
| MAIL BOX                                  | MAIL BOX                                  | MB                | MB       |
| ELECTRIC TRANSFORMER                      | ELECTRIC TRANSFORMER                      | ET                | ET       |
| POWER POLE (W/ GUY WIRE)                  | POWER POLE (W/ GUY WIRE)                  | PP                | PP       |
| TELEPHONE POLE                            | TELEPHONE POLE                            | TP                | TP       |
| RAILROAD CROSSING SIGN                    | RAILROAD CROSSING SIGN                    | RS                | RS       |
| SIGN                                      | SIGN                                      | S                 | S        |
| BRACE POLE                                | BRACE POLE                                | BP                | BP       |
| PIPELINE MARKER POST                      | PIPELINE MARKER POST                      | PM                | PM       |
| RISER BOX (TYPE SPECIFIED)                | RISER BOX (TYPE SPECIFIED)                | RB                | RB       |
| TREE OR STUMP (W/ SIZE) "X" TO BE REMOVED | TREE OR STUMP (W/ SIZE) "X" TO BE REMOVED | TS                | TS       |
| EVERGREENS (W/ SIZE)                      | EVERGREENS (W/ SIZE)                      | EG                | EG       |
| BUSH OR BRUSH ROW                         | BUSH OR BRUSH ROW                         | BR                | BR       |
| DIRECTION OF FLOW                         | DIRECTION OF FLOW                         | DF                | DF       |

2 WORKING DAYS BEFORE YOU DIG  
CALL TOLL FREE  
800-362-2764

ALTA/ASCM LAND TITLE SURVEY FOR:  
THE ANDERSONS, INC.

LOCATED IN PART OF THE NORTHWEST QUARTER OF SECTION 30,  
T-2-S, R-14-E, CRANE TOWNSHIP,  
WYANDOT COUNTY, OHIO.

KOEHLER SURVEYING, INC.

P.O. BOX 28  
UPPER SANDUSKY, OHIO 43351  
419-294-5388

| DRAWN BY | CHECKED BY | REVISION | SHEET   |
|----------|------------|----------|---------|
| MSW      | VBK        |          | 1 / 1   |
| 10-04-18 | 10-05-18   |          | 18134-S |