

REC'D 5-10-96 GWY OK ✓



# Lee Surveying and Mapping Co., Inc.



Farm Surveys • Lot Surveys • Topography • Subdivisions • Construction Layout

143 EAST COLUMBUS AVENUE  
BELLEFONTAINE, OHIO 43311

(513) 593-7335  
FAX (513) 593-7444

## TERRA INTERNATIONAL, INC. 7.716 ACRES

Lying in Sections 6 and 12, Town 3, Range 13, Village of DeGraff, Miami Township, Logan County, Ohio.

Being all of the Terra International, Inc., a Delaware Corporation, lands as deeded and described in Official Record 282, Page 758, Parcel One: Tracts One and Two; Parcel Two: Tracts One and Two; and Parcel Three and being more particularly described as follows:

Beginning at a railroad spike found at the intersection of center-lines of Hayes Street and Koke Street.

THENCE, with the center-line of Koke Street (60 feet wide), S 28°-30'-00" E, a distance of 375.50 feet to a railroad spike set at the southerly end of Koke Street and the TRUE POINT OF BEGINNING.

THENCE, with the southerly end of Koke Street, N 61°-30'-00" E, a distance of 30.00 feet to a 90# railroad rail on end found on the right-of-way of Koke Street.

THENCE, with the easterly right-of-way of Koke Street, N 28°-30'-00" W, a distance of 40.00 feet to a railroad spike set.

THENCE, with the southerly line of a 19.0 feet wide alley, N 61°-30'-00" E, a distance of 113.00 feet to a railroad spike set.

THENCE, with the end of the said 19.0 alley, N 28°-30'-00" W, a distance of 19.00 feet to a 5/8 inch iron rod set.

THENCE, with the lines of the John E. Bell 0.21 acre tract (O.R. 256, Pg. 912) the following two courses:

N 61°-30'-00" E, a distance of 12.00 feet to a 5/8 inch iron rod set.

N 22°-55'-56" W, a distance of 72.15 feet to a 5/8 inch iron rod set.

THENCE, with the easterly lines of the Lena Lou Comer 0.125 acre tract (O.R. 89, Pg. 786), a 12 feet wide alley, and the Charles A. Newland 0.125 acre tract (Vol. 327, Pg. 454), N 28°-30'-00" W, a distance of 117.50 feet to a 5/8 inch iron rod set.

THENCE, with the southerly lines of a 16.0 feet wide alley and the Charles Curt Garver 0.09 acre tract (O.R. 261, Pg. 304), N 61°-34'-09" E, a distance of 59.21 feet to a 5/8 inch iron rod set.

THENCE, with the lines of the T. Carolyn Stewart 0.13 acre tract (Vol. 407, Pg. 960) the following four courses:

S 29°-21'-14" W, a distance of 1.00 feet to a 5/8 inch iron rod set.

N 61°-34'-09" E, a distance of 30.50 feet to a 5/8 inch iron rod set.

N 13°-20'-37" E, a distance of 48.34 feet to a 5/8 inch iron rod found.

N 29°-22'-23" W, a distance of 61.98 feet to a 1 inch bolt found.

THENCE, with the southerly right-of-way of Hayes Street (60 feet wide), N 61°-34'-32" E, a distance of 175.29 feet to a 5/8 inch iron rod set.

INDEXED ON MAP  
6001 ID-1

THENCE, with the south line of Miami Street and 25 feet south of the north line of Section 12, S 88°-13'-54" E, a distance of 81.88 feet to a 5/8 inch iron rod set.

THENCE, with the lines of the Village of DeGraff, Ohio 0.06 acre tract (Vol. 353, Pg. 653) the following three courses:

with the west line of Section 6, S 1°-31'-27" W, a distance of 50.00 feet to a 5/8 inch iron rod set.

S 88°-10'-40" E, a distance of 50.00 feet to a 5/8 inch iron rod set.

N 1°-31'-27" E, a distance of 50.00 feet to a 5/8 inch iron rod set.

THENCE, with the south right-of-way of Miami Street (50 feet wide) and 25 feet south of the north line of Section 6, S 88°-10'-40" E, a distance of 502.62 feet to a 5/8 inch iron rod set.

THENCE, with the right-of-way of the Conrail properties the following five courses:

with a curve to the right having a central angle of 16°-20'-45", a radius of 1772.40 feet, an arc length of 505.65 feet, a chord bearing S 39°-55'-35" W, a distance of 503.93 feet to a 5/8 inch iron rod set.

S 41°-54'-01" E, a distance of 5.00 feet to a 5/8 inch iron rod set.

with a curve to the right having a central angle of 9°-12'-04", a radius of 1864.86 feet, an arc length of 299.47 feet, a chord bearing S 55°-51'-07" W, a distance of 299.15 feet to a 5/8 inch iron rod set.

with the west line of Section 6, S 1°-31'-27" W, a distance of 5.80 feet to a 5/8 inch iron rod set.

S 62°-00'-01" W, a distance of 238.00 feet to a 5/8 inch iron rod set, passing a 5/8 inch iron rod found at 208.00 feet.

THENCE, with the center-line of vacated Koke Street, N 28°-30'-00" W, a distance of 197.87 feet to the point of beginning.

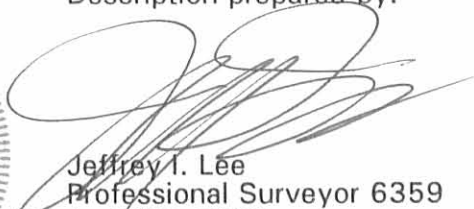
Containing 7.716 acres of which 4.225 acre is in Section 6, and 3.491 acre is in Section 12.

The basis for bearings is the center-line of Koke Street being N 28°-30'-00" W, and all other bearings are from angles and distances measured in a field survey completed by Lee Surveying and Mapping Co., Inc. on April 10, 1996.

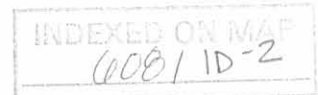
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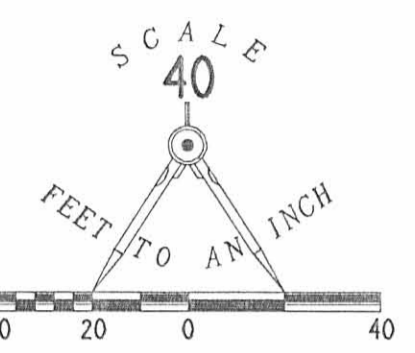
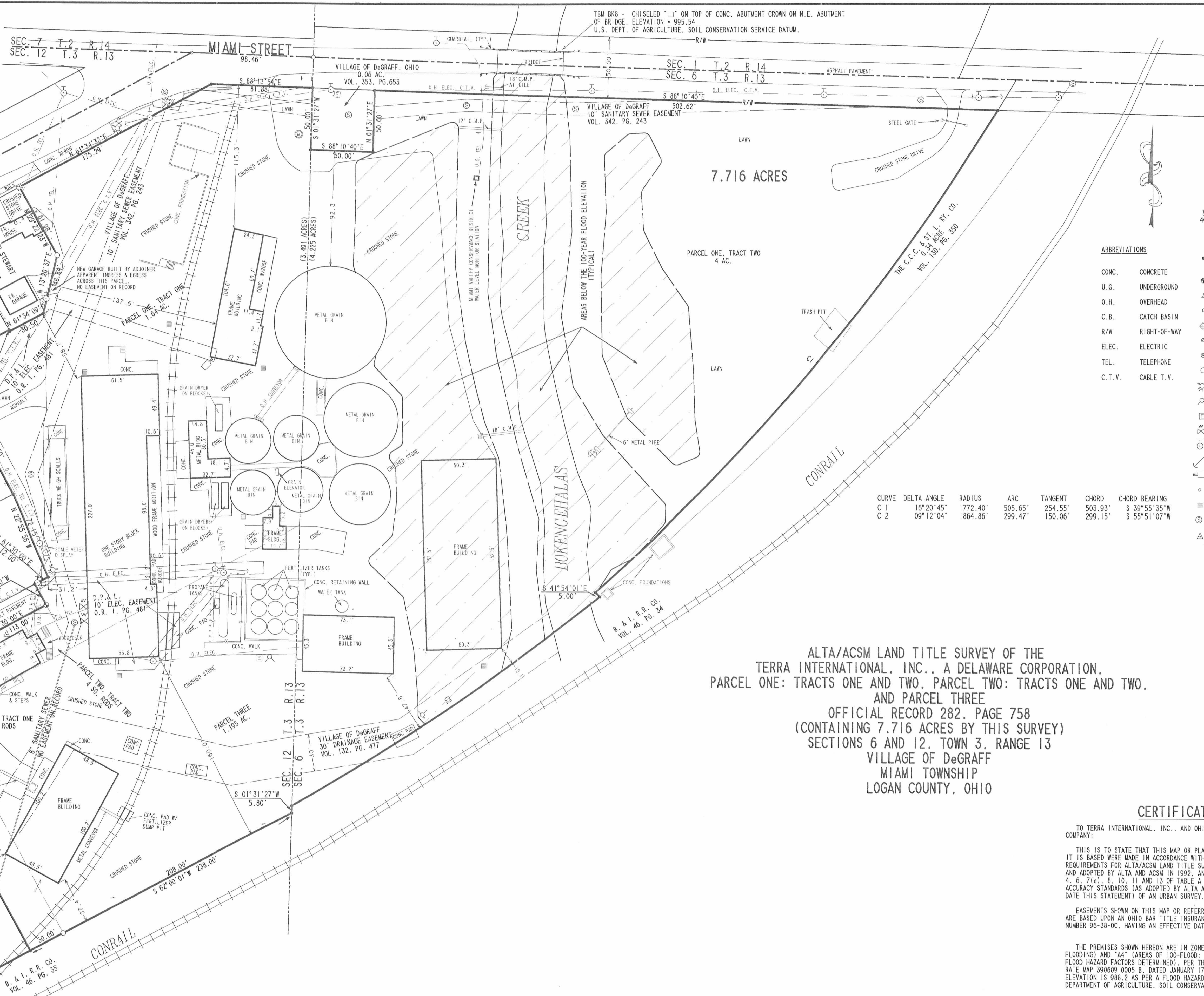
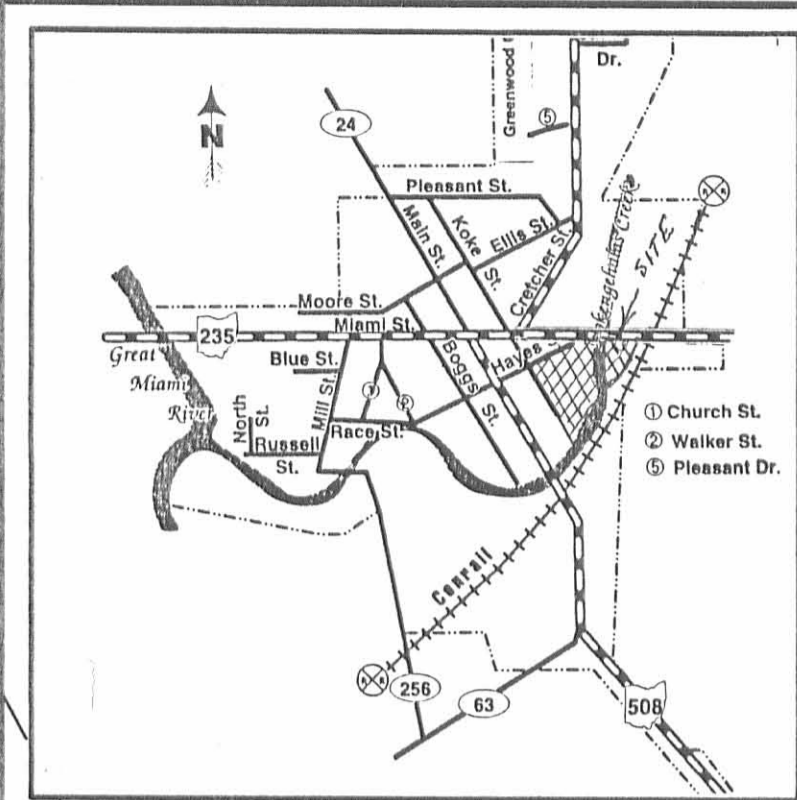


ORIGINAL STAMP IN GREEN

  
Jeffrey I. Lee  
Professional Surveyor 6359  
April 26, 1996  
Rev. May 1, 1996

L 1411





**ABBREVIATIONS**

CONC.	CONCRETE
U.G.	UNDERGROUND
O.H.	OVERHEAD
C.B.	CATCH BASIN
R/W	RIGHT-OF-WAY
ELEC.	ELECTRIC
TEL.	TELEPHONE
C.T.V.	CABLE T.V.

**LEGEND**

- 5/8" IRON ROD SET W/ PLASTIC I.D. CAP STAMPED "LEE PS6359"
- ⊕ RAILROAD SPIKE SET
- ⊗ RAILROAD RAIL ON END FOUND
- 1/2" IRON ROD FOUND
- ⊕ 1" BOLT FOUND
- ⊕ P.K. NAIL FOUND
- ⊕ RAILROAD SPIKE FOUND
- 5/8" IRON ROD FOUND
- ⊕ FIRE HYDRANT
- ⊕ WATER SPIGOT
- ⊕ ELECTRIC METER / JUNCTION BOX
- ⊕ WATER VALVE
- ⊕ UTILITY POLE
- ⊕ GUY WIRE
- ⊕ LIGHT POLE
- 4" STEEL & CONC. BOLLARD
- ⊕ STORM SEWER CATCH BASIN
- ⊕ SANITARY SEWER MANHOLE
- ⊕ ANTENNAE TOWER

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	16°20'45"	1772.40'	505.65'	254.55'	503.93'	S 39°55'35"W
C 2	09°12'04"	1864.86'	299.47'	150.06'	299.15'	S 55°51'07"W

ALTA/ACSM LAND TITLE SURVEY OF THE  
 TERRA INTERNATIONAL, INC., A DELAWARE CORPORATION,  
 PARCEL ONE: TRACTS ONE AND TWO, PARCEL TWO: TRACTS ONE AND TWO,  
 AND PARCEL THREE  
 OFFICIAL RECORD 282, PAGE 758  
 (CONTAINING 7.716 ACRES BY THIS SURVEY)  
 SECTIONS 6 AND 12, TOWN 3, RANGE 13  
 VILLAGE OF DeGRAFF  
 MIAMI TOWNSHIP  
 LOGAN COUNTY, OHIO

**CERTIFICATION**

TO TERRA INTERNATIONAL, INC., AND OHIO BAR TITLE INSURANCE COMPANY:  
 THIS IS TO STATE THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1992, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(a), 8, 10, 11 AND 13 OF TABLE A THEREOF, AND PURSUANT TO THE ACCURACY STANDARDS HAS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE THIS STATEMENT OF AN URBAN SURVEY.  
 EASEMENTS SHOWN ON THIS MAP OR REFERRED TO BY ADDITIONAL DOCUMENTS ARE BASED UPON AN OHIO BAR TITLE INSURANCE COMPANY TITLE COMMITMENT, NUMBER 90-38-0C, HAVING AN EFFECTIVE DATE OF MARCH 15, 1996 AT 8:00 A.M.  
 THE PREMISES SHOWN HEREON ARE IN ZONES "C", (AREAS OF MINIMAL FLOODING) AND "44" (AREAS OF 100-FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED), PER THE NATIONAL FLOOD INSURANCE RATE MAP 390609 0005 B, DATED JANUARY 17, 1985. THE 100-YEAR FLOOD ELEVATION IS 986.2 AS PER A FLOOD HAZARD ANALYSIS BY THE U.S. DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE, DATED APRIL 1978.

**SURVEY REFERENCES**  
 LOGAN COUNTY ENGINEER'S MAP ROOM:  
 1) DRAWER "R", FILE NUMBERS 5596, 6081, 6216, 3404, 46 & 5593,  
 2) FIELD BOOK 619, PAGES 6 & 7.  
 VILLAGE OF DeGRAFF SANITARY SEWER CONSTRUCTION PLANS, ON FILE IN THE TOWN HALL BUILDING.  
 PREVIOUS SURVEY OF 1.195 ACRE TRACT BY LEE SURVEYING AND MAPPING CO., INC. DATED 5/07/77, JOB NO. L-261-3.  
 PREVIOUS SURVEY OF 0.13 ACRE TRACT BY LEE SURVEYING AND MAPPING CO., INC. DATED 12/20/84, JOB NO. L-1225-5.

**UTILITY NOTES**  
 LEE SURVEYING AND MAPPING COMPANY OHIO UTILITIES PROTECTION SERVICE NUMBER FOR THIS PROJECT IS 402-041-001 & 402-041-002.  
 D.P.&L. DID NOT RESPOND TO THIS WORK ORDER.

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH, HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

2 WORKING DAYS  
**BEFORE YOU DIG**  
 CALL TOLL FREE 800-362-2764  
 OHIO UTILITIES PROTECTION SERVICE

INDEXED ON MAP  
 4061 1P



SURVEYED BY:  
 JEFFREY L. LEE  
 REGISTERED PROFESSIONAL SURVEYOR 6359  
 APRIL 16, 1996  
 COPYRIGHT 1996 BY:  
 LEE SURVEYING & MAPPING CO., INC.  
 163 East Columbus Avenue  
 Bellefontaine, Ohio 43111  
 (613) 593-7335  
 D 280 AGRISVC L-1411-1

Received 10-12-90

OK

LESLIE H. GEESLIN  
REGISTERED SURVEYOR NO. 5248  
P. O. BOX 274  
RUSHSVLVANIA, OHIO 43347

TELEPHONE: (513) 468-2793

VILLAGE OF DeGRAFF SURVEY

October 10, 1990

30' Easement

The following described centerline of a 30 foot wide easement is located in the Village of DeGraff, Sections 12 and 6, Town. 3, Range 13, M. R. S., Miami Township, Logan County, Ohio and more particularly described as follows:

Beginning at a point in the east line of Koke Street that is N. 28° 19' 00" E. 100.32 feet from a 5/8 inch iron bar found at the southwest corner of Farm Service, Inc.'s 1.195 acre tract as described in D. B. Vol. 380 Page 837.

Thence N. 28° 42' 15" E. 89.86 feet to a point.

Thence S. 82° 02' 19" E. 137.46 feet to a point.

Thence N. 88° 07' 26" E. 142.35 feet to a point in the north right-of-way line of the C. C. C. & St. L. Railroad, passing the west line of Farm Service, Inc.'s 4.00 acre tract as described in D. B. Vol. 317 Page 21 at 51.90 feet.

Thence with said north r/w line N. 55° 24' 50" E. 150.00 feet to the west waterline of Bokengehalas Creek and there terminate.

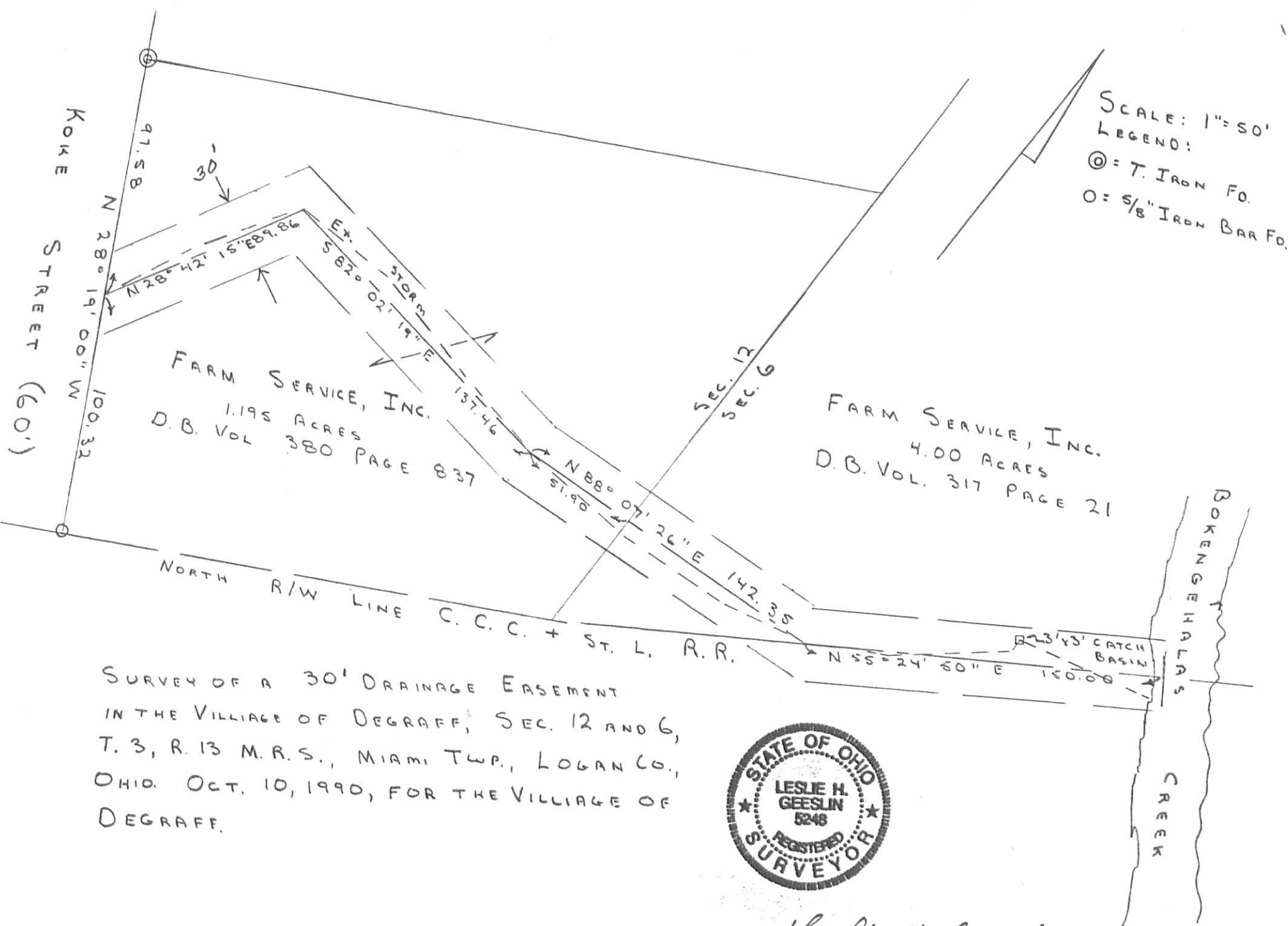
The above described 30' easement is a part of Farm Service, Inc.'s 1.195 acre tract as described in D. B. Vol. 380 Page 837 and 4.00 acre tract as described in D. B. Vol. 317 Page 221, also the north r/w line of the C. C. C. & St. L. Railroad.

Bearings are based on the east line of Koke Street (N. 28° 19' 00" E.) as taken from D. B. Vol. 380 Page 837 in this field survey.

INDEXED ON MAP  
608/2D



*Leslie H. Geeslin*



SURVEY OF A 30' DRAINAGE EASEMENT  
 IN THE VILLAGE OF DEGRAFF, SEC. 12 AND 6,  
 T. 3, R. 13 M.R.S., MIAMI TWP., LOGAN CO.,  
 OHIO. OCT. 10, 1990, FOR THE VILLAGE OF  
 DEGRAFF.



*Leslie H. Geeslin*  
 LESLIE H. GEESLIN  
 RUSHSVLVANIA, OHIO

INDEXED ON MAP  
 6081 2P

D.L.G.

# Lee Surveying and Mapping Co.



Farm Surveys • Lot Surveys • Descriptions • Subdivisions

855 EAST SANDUSKY AVENUE  
BELLEFONTAINE, OHIO 43311

CLAYTON M. LEE, P. S.  
(513) 593 5780

PARCEL I.D. NO. OHD-000-087  
LOGAN COUNTY, OHIO

Lying in the NE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 12, T-3, R-13, M.R.S. in the Village of Degraff, Miami Township, Logan County, Ohio and more particularly described as follows:

Beginning at a tee-iron (85 lb.  $\pm$ ) found at the northwest corner of this property. Said corner lying 60 feet from and perpendicular to the southeast corner of Village Lot No. 12 as shown on the recorded plat of said village, and lying on the east property line of Koke Street.

THENCE, with said east line of Koke Street, S  $28^{\circ}$ -19' E, a distance of 197.97 feet to an iron rod set 40 feet northwest-erly from and at right angles to the center-line of the CCC & ST. L. Railway Company track No. 204, as it now exists.

THENCE, parallel to and 40.00 feet distant from said center-line of track No. 204. N  $61^{\circ}$ -10' E, a distance of 208.00 feet to an iron rod set in the east line of Section 12.

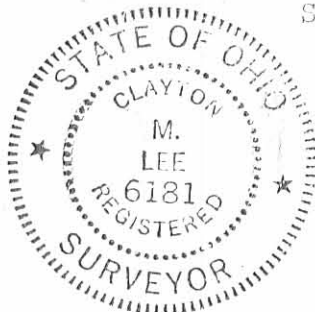
THENCE, with said section line and along the west line of a 4 acre tract (Volume 317, Page 22), N  $1^{\circ}$ -35' E, a distance of 226.20 feet to an iron rod.

THENCE, with the south line of a 1.64 acre tract (Volume 317, Page 21) and along the south line of a 0.104 acre lot (Volume 281, Page 374) a distance of 320.75 feet to the point of beginning. Containing 1.195 acres.

Last previous deed reference: Volume ~~62~~ <sup>40</sup>, Page ~~133~~ <sup>249</sup>  
~~62~~ <sup>62</sup> ~~133~~ <sup>133</sup>

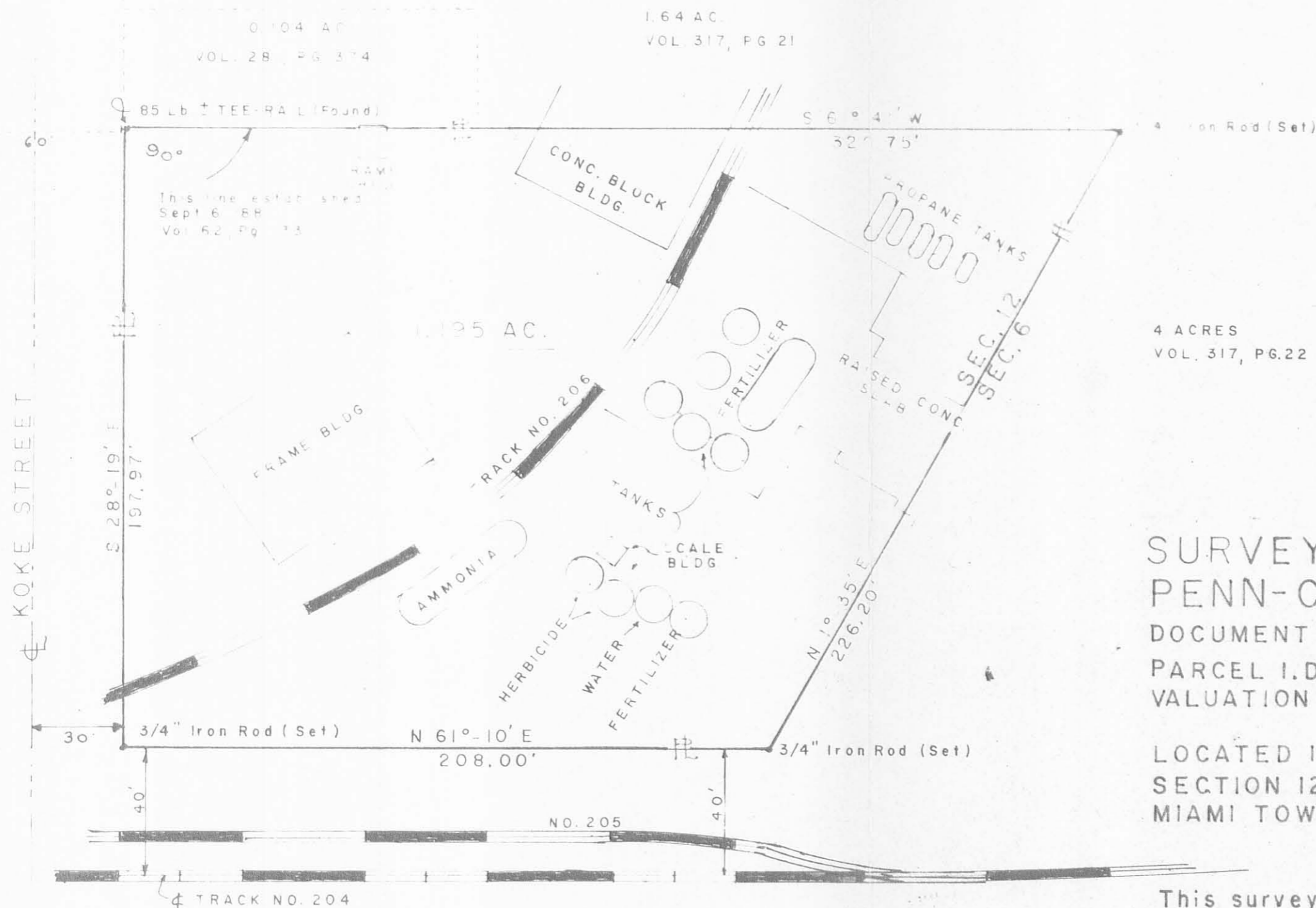
Surveyed by

*Clayton M. Lee*  
Clayton M. Lee  
Reg. Surveyor No. 6181  
5-7-77



INDEXED ON MAP  
6081 3D

PARCEL I.D. NO. OHD-000-087  
 LOGAN COUNTY, OHIO



SURVEY OF 1.195 ACRES FOR  
 PENN-CENTRAL TRANSP. CO.  
 DOCUMENT NO. CCC & STL; CRC-RP-77  
 PARCEL I.D. NO. OHD-000-087  
 VALUATION MAP NO. 072-5410-0-35-7

LOCATED IN THE VILLAGE OF DEGRAFF  
 SECTION 12, T-3, R-13 M.R.S.  
 MIAMI TOWNSHIP, LOGAN COUNTY, OHIO

This survey certified as to correctness to the  
 CLEVELAND, CINCINNATI, CHICAGO & ST. LOUIS  
 R.R. CO. and to the title insurance company insuring  
 their interests in the premises.

*Clayton M. Lee*  
 Clayton M. Lee  
 Ohio Reg. Professional Surveyor 6181

Lee Surveying & Mapping Co.  
 855 E. Sandusky Ave.  
 BELLEFONTAINE, OHIO 43311  
 (513) 593-5780

6081 3P  
 INDEXED ON MAP  
 SCALE 1" = 40'

5-7-77