



Commercial Real Estate
Due Diligence Management
3465 South Arlington Rd Suite E#183
Akron, OH 44312
866.290.8121
www.amnational.net


ALTA/NSPS Land Title Survey

for
Darby View MHC Mechanicsburg OH

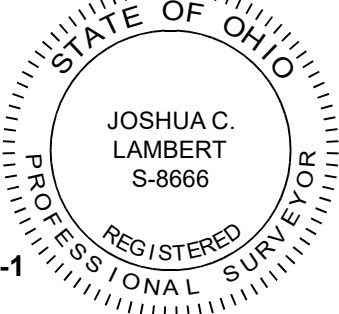
Surveyor Certification

**284 E Sandusky Street
Mechanicsburg, OH 43044
County of Champaign**

To: First American Title Insurance Company; Sunrise Communities, LLC, a Florida limited liability company; and American National, LLC. This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6a, 6b, 7a, 7b1, 7c, 8, 9, 10, 13, 14, 16, 17, 18, 19, 20 of Table A thereof The fieldwork was completed on 01/27/2025.

By: 
Joshua C. Lambert

Land Surveyor Number: 8666
In state of: Ohio
Date of Plat or Map: 1/31/2025
Date of last revision: 1/31/2025



Network reference # 20250092-1

Survey Prepared By:
Castle Surveying, LLC
50 North Avenue NE, Office D
Massillon, OH 44646
For a Survey Update of this survey please contact: surveys@amnational.net

When providing survey comments regarding this survey please contact: clientcomments@amnational.net

Legal per Title Commitment

EXHIBIT A

The Land referred to herein below is situated in the County of CHAMPAIGN, State of OHIO, and is described as follows:

Tract I:

Being situated in the State of Ohio, County of Champaign, Township of Goshen and being a part of Virginia military survey 4743 and being more particularly described as follows:
Beginning for reference at a railroad spike found at the intersection of the centerlines of Wing Road (Twp. Hwy. 200) and State Route 4;
Thence with the centerline of State Route 4, the following two (2) courses:

1. S-45 DEG. 14° 38' W, 203.09' (Feet) to a point;
2. S-42 DEG. 02° 00' W 501.05' (Feet) to a mag nail set at the principle place of beginning for the tract hereinafter described, said Mag Nail set also being at the Southwesterly corner of a 1.150 acre tract owned by Anita Welch as recorded in Official Record 167, Page 964 of the Champaign County Records;
Thence continuing with the centerline of State Route 4, S-42 DEG. 02°00'-W, 60.16' (Feet) to a mag nail set from which a railroad spike found bears, S-42 DEG. 02°00'-W, 1.15' (Feet);
Thence N-43 DEG. 50° 49'-W, 268.80' (Feet) to an iron bar set, passing for reference an iron bar set on the right-of-way line of State Route 4 at 30.08' (Feet);
Thence S-42 DEG. 02°00'-W, 67.49' (Feet) to an iron bar set on the East line of a 0.92 acre tract owned by Chester Large as recorded in Deed Volume 219, Page 563 of the Champaign County Deed Records.
Thence with the East line of said Large's 0.92 acre tract and with the East line of a 1.16 acre tract owned by Chester Large, N-43 DEG. 55° 39'-W, 694.01' (Feet) to a wood corner post found on the South line of a tract owned by Phillip Waskom as recorded in Official Record 166, Page 576 of the Champaign County Records;
Thence with the South line of said Waskom's tract, N-59 DEG. 47° 31'-E, 290.40' (Feet) to an iron bar set on the West line of a 43.27 acre tract owned by Ronald Welch as recorded in Deed Volume 205, Page 157, of the Champaign County Deed Records, passing for reference an iron bar set at 5.00' (Feet);
Thence with the West line of said Welch's 43.27 acre tract, S-43 DEG. 47° 38'-E, 550.13' (Feet) to an iron bar set at the Northeast corner of aforementioned Anita Welch's 1.150 acre tract;
Thence with the bounds of said Welch's 1.150 acre tract, the following two (2) courses:

1. S-44 DEG. 07° 36'-W, 153.50' (Feet) to an iron bar set;
2. S-43 DEG. 50° 49'-E, 329.60' (Feet) to the place of beginning, passing for reference an iron bar set on the right-of-way line of State Route 4 at 289.52' (Feet).

Containing 4.363 acres, 0.041 acre of which is within the road right-of-way.
Being a part of the same premises conveyed to Anna Jean Owen by Deed recorded in Official Record 37, Page 526 of the Champaign County Records.

The foregoing description prepared by and in accordance with a survey by William D. Edwards, Professional Surveyor no. 7574, April 13, 1998. All iron bars set are ½" x 30" iron rebar with a yellow plastic cap stamped "Edwards PS 4792 PS 7574". The basis of bearing for the herein described tract is the centerline of State Route 4 per a survey by Ben Cartwright, dated 5-30-86 (S 42 DEG. 02°00'-W).

Tract II:

Being situate in the State of Ohio, County of Champaign, Township of Goshen, and being a part of Virginia Military Survey 4743, and being more particularly described as follows:
Beginning for reference at railroad spike found at the intersection of the centerlines of Wing Road (Township Highway 200) and State Route 4;
thence with the centerline of State Route 4 the following two (2) courses:

1. S-45 DEG. 14° 36'-W, 203.09' (feet) to a point;
2. S-42 DEG. 02° 00'-W, 561.21' (feet) to a Mag nail found at the Southeasterly corner of a 0.414 acre tract conveyed to John R. Leslie and Margaret Miller by Deed recorded in Official Record 248, Page 231 of the Champaign County Records, of which the herein described parcel is a part of;
thence with the Easterly line of said Leslie and Miller's 0.414 acre tract, N-43 DEG. 50° 49'-W, 218.35' (feet) to an iron bar set at the Principle Place Of Beginning for the tract herein after described;
thence S-46 DEG. 52° 09'-W, 67.33' (feet) to an iron bar set on the Westerly line of said Leslie and Miller's 0.414 acre tract, also being on the Easterly line of a 0.92 acre tract conveyed to Chester Large by Deed recorded in Deed Volume 219, Page 563 of the Champaign County Deed Records;
thence with the Easterly line of said Large's 0.92 acre tract, N-43 DEG. 55° 39'-W, 44.76' (feet) to an iron bar found at the Northwesterly corner of aforementioned Leslie and Miller's 0.414 acre tract, also being a corner of a 4.363 acre tract conveyed to Howard John Detrick by Deed recorded in Official Record 240, Page 551 of the Champaign County Records;
thence with the bounds of said Detrick's 4.363 acre tract and the bounds of aforementioned Leslie and Miller's 0.414 acre tract the following two (2) courses:

1. N-42 DEG. 02°00'-E, 67.49' (feet) to an iron bar found at the Northeastly corner of said Leslie and Miller's 0.414 acre tract;
2. S-43 DEG. 50° 49'-E, 50.45' (feet) to the place of beginning.

Containing 0.074 acre.

Being a part of the same premises conveyed to John R. Leslie and Margaret Miller by Deed recorded in Official Record 248, Page 231 of the Champaign County Records.

The herein described 0.074 acre tract is to be attached the mentioned 4.363 acre tract conveyed to Howard John Detrick by Deed recorded in Official Record 240, Page 551 of the Champaign County Records and is not to be used as a separate or independent parcel. The foregoing description prepared by and in accordance with a survey by William D. Edwards, Professional Surveyor no. 7574, October 4, 1999. All iron bars set are ½" x 30" iron rebar with a yellow plastic cap stamped "Edwards PS 4792 PS 7574". The basis of bearing for the herein described tract is the centerline of State Route 4 per Official Record 248, Page 231 of the Champaign County Records (S 42 DEG. 02°00'-W).

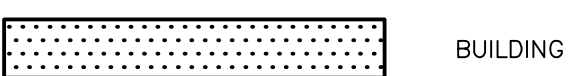
THE PROPERTY SURVEYED HEREON, AND LISTED ABOVE, IS THE SAME PROPERTY AS DESCRIBED IN THE FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT, COMMITMENT #NCS-1246668-CO WITH A COMMITMENT DATE OF JANUARY 8, 2025

Legend of Symbols & Abbreviations

LEGEND

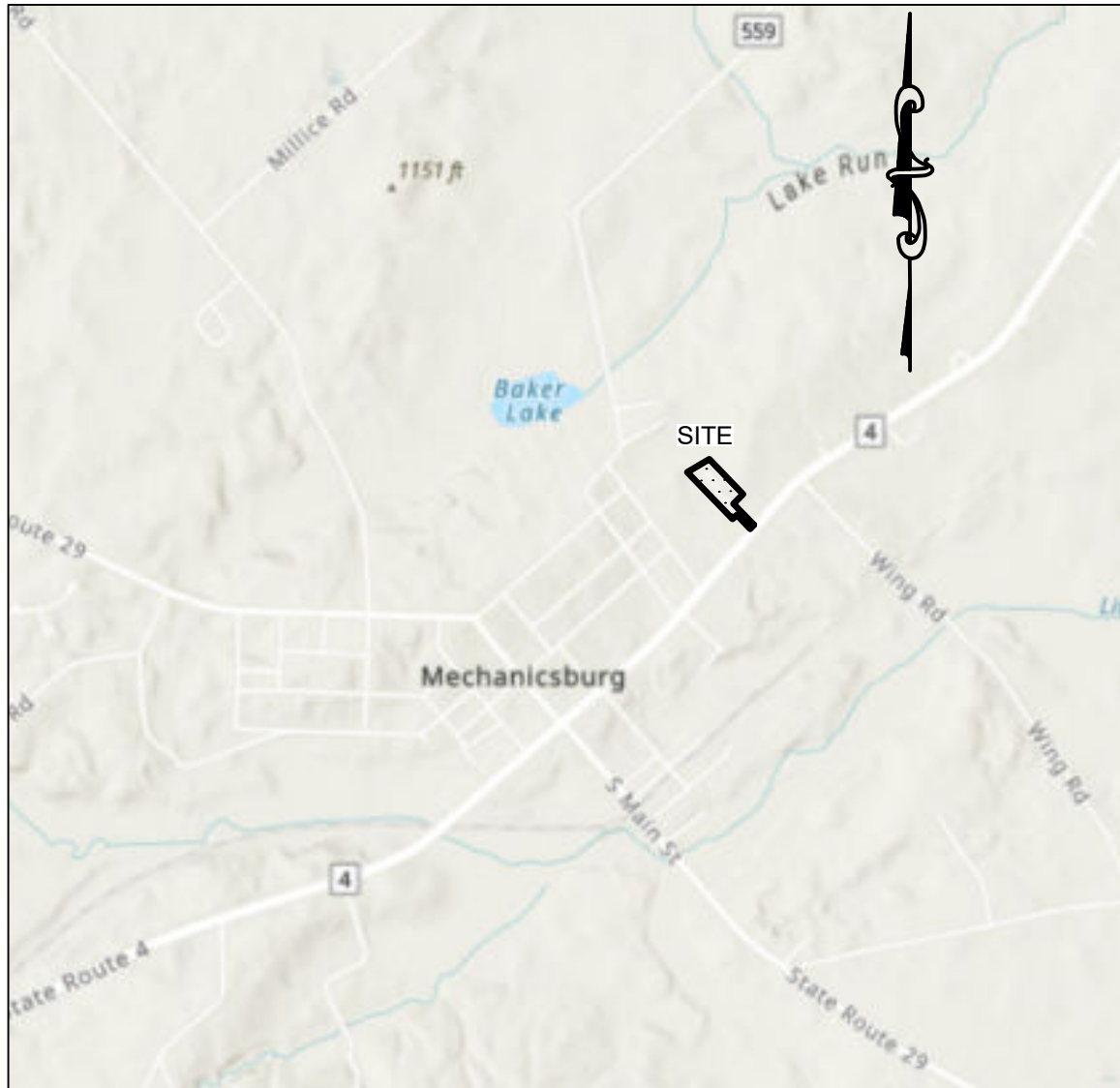
	ELECTRIC METER		TELEPHONE VAULT
	ELECTRIC RISER/PED		TELEPHONE PED.
	POWER & LIGHT POLE		SANITARY MANHOLE
	POWER POLE		A/C UNIT
	LIGHT POLE		SQUARE CATCH BASIN
	CATCH BASIN		IRON PIN SET
	GAS METER		IRON PIN FOUND
	GAS VALVE		IRON PIPE FOUND
	GAS LINE MARKER		SIGN (AS NOTED)
	FIRE HYDRANT		REGULAR PARKING SPACES
	WATER VALVE		HANDICAP PARKING SPACES
	CENTERLINE		P.T.C. PER TITLE COMMITMENT
	PROPERTY LINE		R & U RECORD & USED

	RIGHT-OF-WAY
	OVERHEAD WIRE
	U.G. ELECTRIC
	U.G. GAS



BUILDING

VICINITY MAP MAP NOT TO SCALE



General Notes

GN1 The meridian for all bearings shown hereon is the Ohio State Plane Coordinate System, North Zone, NAD 1983 (2011)

GN2 There is direct access to the subject property via E. Sandusky Street - S.R. 4, a public right-of-way.

GN3 There are forty-five (45) regular parking spaces and zero (0) designated handicapped parking spaces for a total of forty-five (45) parking spaces on the subject property.

GN4 Parcel Numbers for the subject site: C06-03-00-44-00-002-00 & C06-03-00-44-00-002-02.

GN5 On the date of the field survey, there was no observable evidence of earth moving work, building construction, or building additions within recent months.

GN6 Surveyor is unaware of any changes in street right of way lines, or evidence of recent street or sidewalk construction or repairs, either completed or proposed.

GN7 The posted address on the site is 284 E Sandusky Street, Mechanicsburg, Ohio 43044.

GN8 There are no gaps, gores, or overlaps and the property described closes mathematically.

GN9 No zoning report provided at time of survey.

GN10 No delineated wetlands found on the subject property at the time of survey.

GN11 No party walls observed at the time of survey.

GN12 33 total mobile homes occupy site (Shown per Google Earth aerial photo). All buildings shown within subject property are deemed, 'non-permanent' structures; including, but not limited to, mobile homes, sheds.

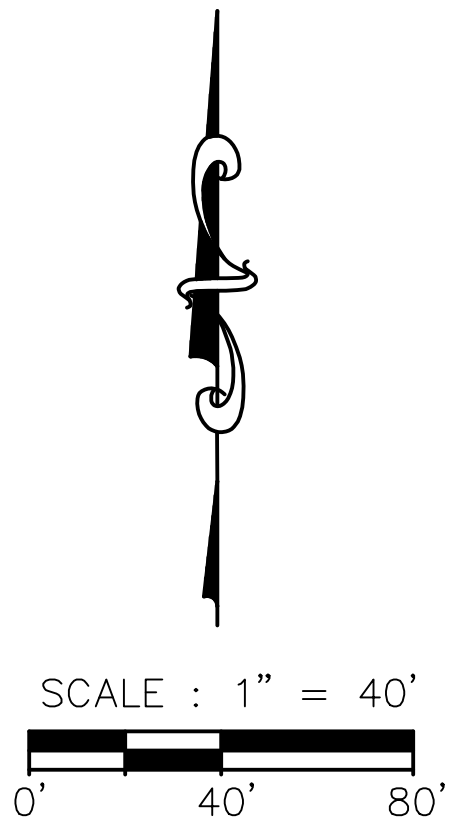
Encroachment Statement

- A** Tenants satellite dish encroaches adjoiner 3.8' as shown.
- B** Subjects telephone vaults encroach adjoiner 4.9' and 2.5' as shown.
- C** Tenants storage shed encroaches adjoiner 5.2' as shown.
- D** Adjoiners concrete slab encroaches subject 4.5' as shown.
- E** Adjoiners privacy fence encroaches subject 6.0' as shown.

Notes Corresponding to Schedule B

Numbers correspond with Schedule B exception items contained in First American Title Insurance Company, Commitment No. NCS-1246668-CO, bearing an effective date of January 8, 2025.

Items 1-15 are not a matter of survey.



FLOOD NOTE: By graphic plotting only, this property is in Zone X of the Flood Insurance Rate Map, Community Panel No. 39021C 0335 D, which bears an effective date of 11/18/2009 and is not in a Special Flood Hazard Area.

