

WASHINGTON TWP

Haven Hill Dr

Locust Hill Rd

Mad River Rd

Hempstead Mews

Mad River Road Access Rd

Mad River Road Access Rd

Olde Sterling Way

Southwick Cir

W Alexanderville Rd

Imperial Woods Rd

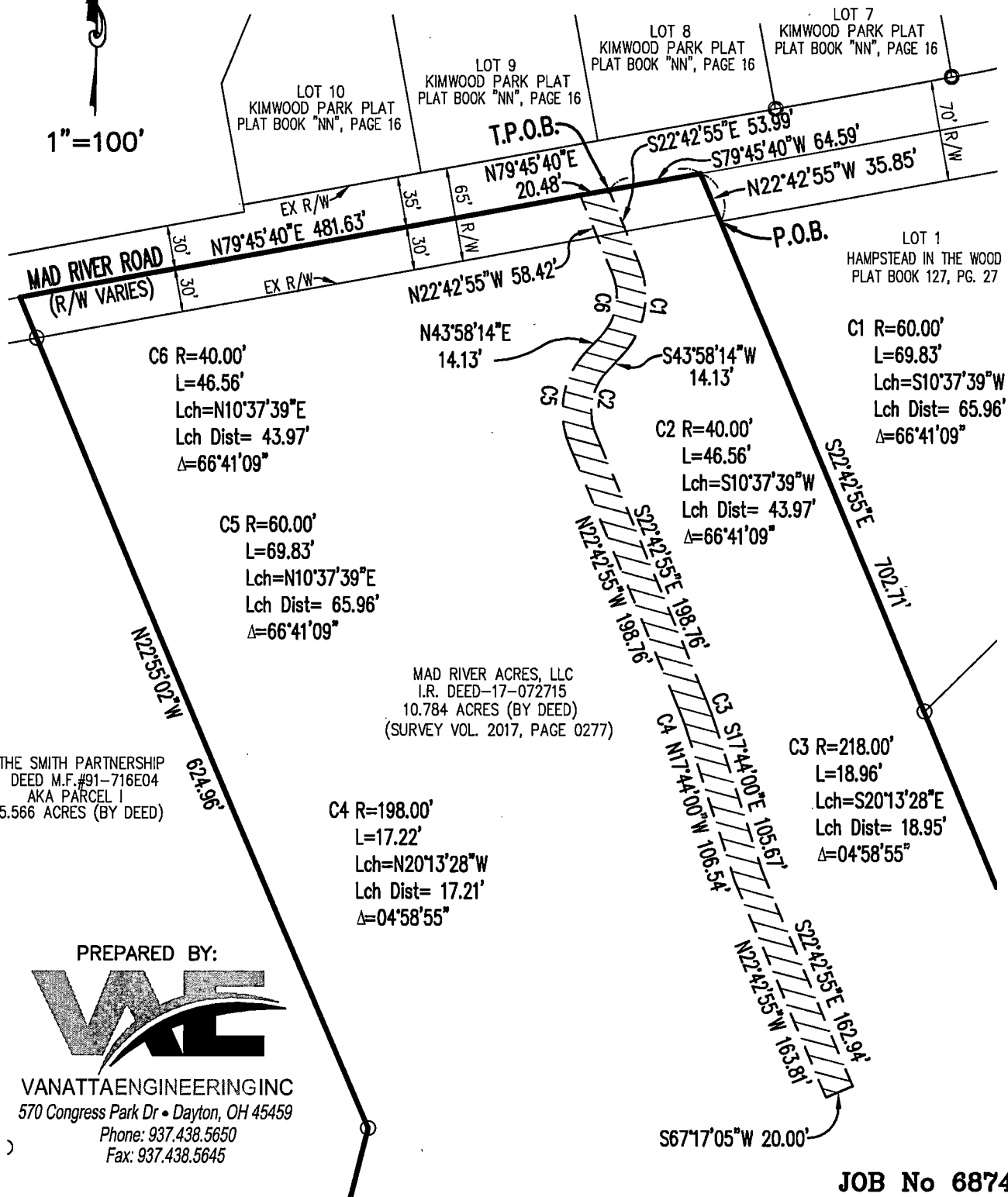
Ballbrook Rd

EXHIBIT C-2 INGRESS/EGRESS AND UTILITY EASEMENT MAD RIVER ACRES, LLC

LOCATED IN SECTION 2, TOWN 1, RANGE 6 M.Rs.
WASHINGTON TOWNSHIP, MONTGOMERY COUNTY, OHIO
DECEMBER, 2020



1"=100'



H:\CADD\Projects\Mad River Acres\MAD RIVER ACRES PS.DWG, DEC 16, 2020 - 13:57:11

THE SMITH PARTNERSHIP
DEED M.F.#91-716E04
AKA PARCEL I
5.566 ACRES (BY DEED)

MAD RIVER ACRES, LLC
I.R. DEED-17-072715
10.784 ACRES (BY DEED)
(SURVEY VOL. 2017, PAGE 0277)

PREPARED BY:



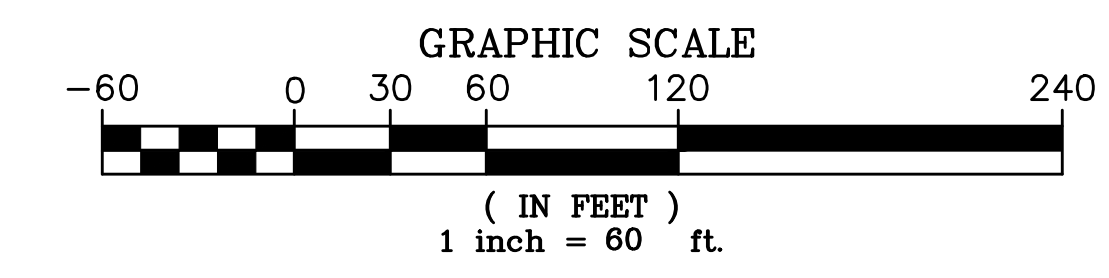
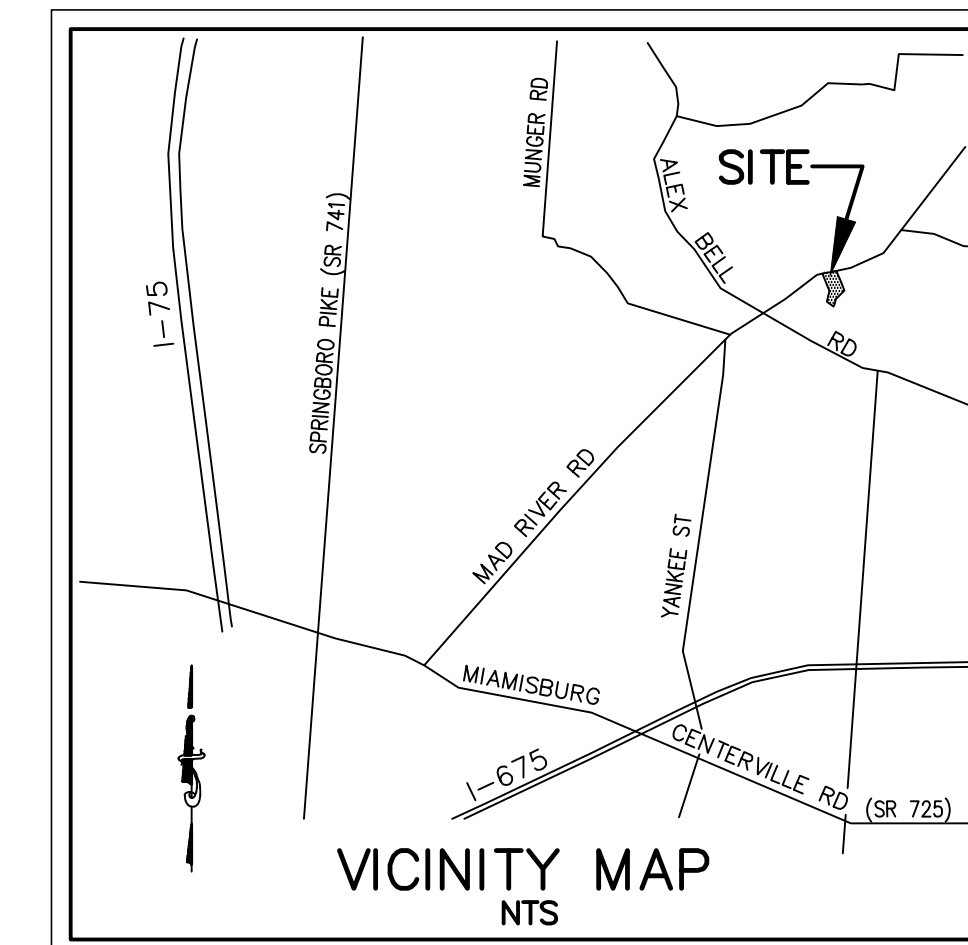
VANATTAENGINEERINGINC
570 Congress Park Dr • Dayton, OH 45459
Phone: 937.438.5650
Fax: 937.438.5645

JOB No 6874

PLAT OF SURVEY MAD RIVER ACRES, LLC

LOCATED IN
SECTION 2, TOWN 1, RANGE 6 M.Rs.
WASHINGTON TOWNSHIP
MONTGOMERY COUNTY, OHIO
CONTAINING: 10.7840 ACRES

OCTOBER, 2020
PREPARED BY:
VAE
VANATTAENGINEERINGINC
570 Congress Park Dr • Dayton, OH 45459
Phone: 937.438.6550
Fax: 937.438.5645



BASIS OF BEARING
BEARINGS ARE BASED ON THE CENTERLINE OF MAD RIVER ROAD AS TAKEN FROM THE MAD 83 OHIO STATE PLANE COORDINATE SYSTEM GRID, SOUTH ZONE 3402, GEOID 2012A AND BEARING (N79°45'40"E)

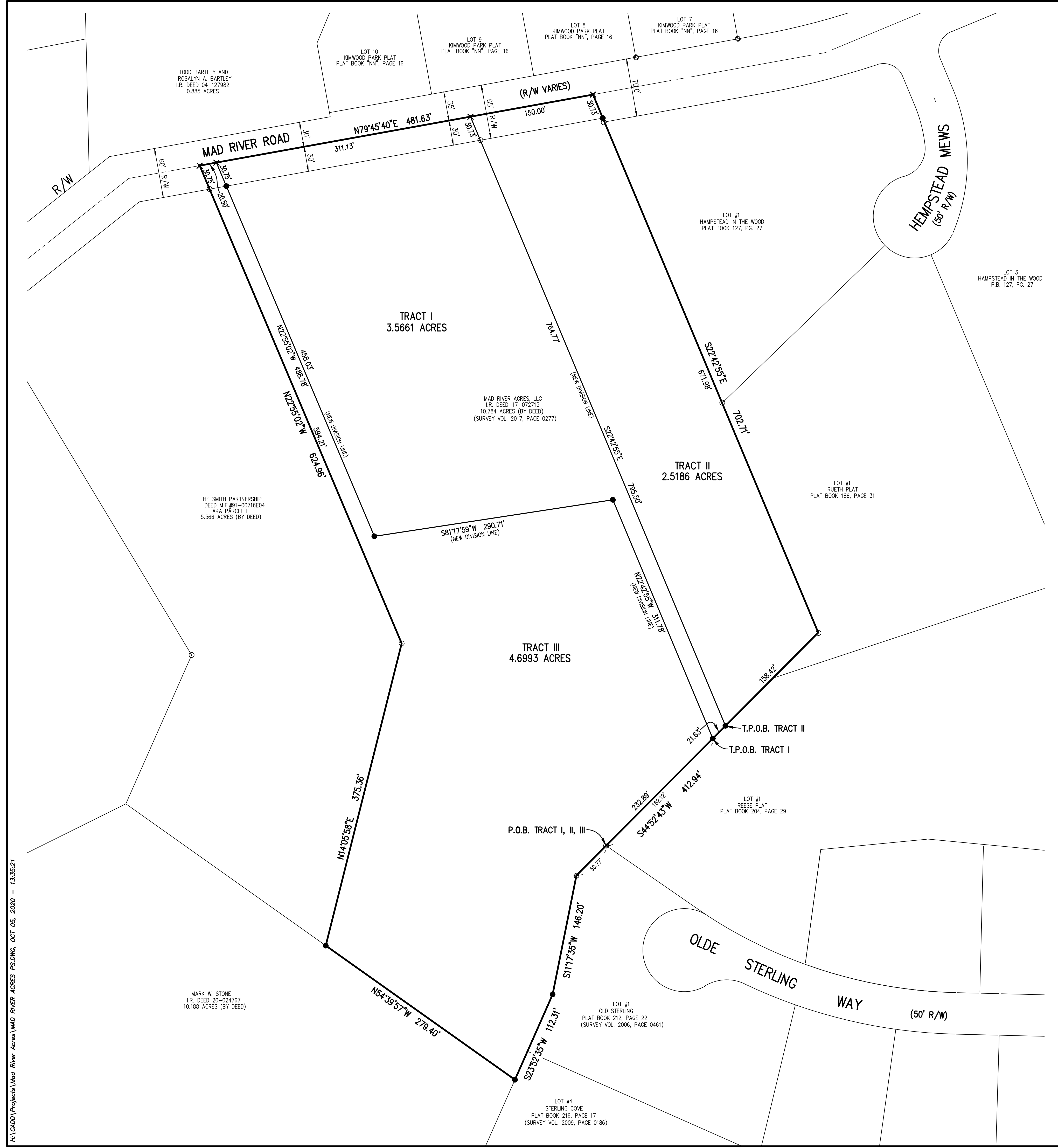
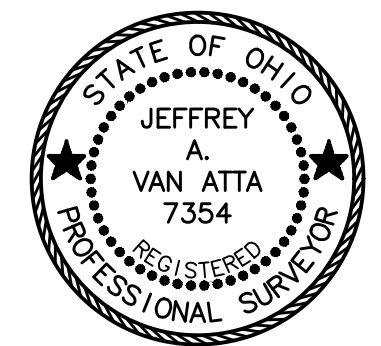
SURVEY REFERENCES:
DEED M.F.#91-716E04
I.R. DEED 20-024767
I.R. DEED-17-072715
PLAT BOOK "NN", PAGE 16
PLAT BOOK "TT", PAGE 18
PLAT BOOK 127, PG. 27
PLAT BOOK 186, PAGE 31
PLAT BOOK 204, PAGE 29
PLAT BOOK 212, PAGE 22-22A
PLAT BOOK 216, PAGE 17
SURVEY VOL. 2006, PAGE 0461
SURVEY VOL. 2009, PAGE 0186
SURVEY VOL. 2017, PAGE 0277

OCCUPATION STATEMENT
LINES OF OCCUPATION AGREE GENERALLY WITH THE BOUNDARY AS SHOWN.

- LEGEND:**
- ⊕ EX CROSS NOTCH FOUND
 - EX 5/8" IRON PIN FOUND
 - EX 1" IRON PIPE FOUND
 - EX CONCRETE MONUMENT FOUND
 - ⊗ EX PK NAIL FOUND
 - ◁ EX RAILROAD SPIKE FOUND
 - IRON PIN SET (5/8" DIA, 30" LONG)
 - CONCRETE MONUMENT SET
 - ⊗ PK NAIL SET
 - ⊕ CROSS NOTCH SET
 - ◁ RAILROAD SPIKE SET

CERTIFICATION:
THIS BOUNDARY SURVEY WAS PREPARED IN ACCORDANCE WITH CHAPTER 4733.37 OF THE OHIO ADMINISTRATIVE CODE. I CERTIFY THAT THIS PLAT OF SURVEY WAS MADE UNDER MY DIRECT SUPERVISION AND IS BASED ON AN ACTUAL FIELD SURVEY DATED AUGUST 27, 2020.

JEFFREY A. VAN ATTA
PROFESSIONAL OHIO REGISTERED SURVEYOR #7354

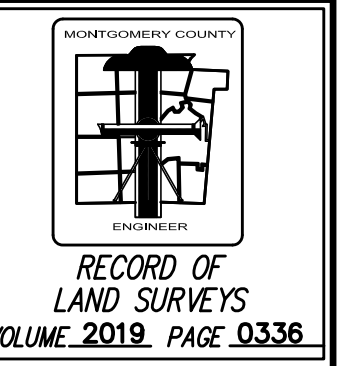


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DEVELOPMENT PLAN MAD RIVER ACRES, LLC

LOCATED IN
SECTION 2, TOWN 1, RANGE 6 M.Rs.
WASHINGTON TOWNSHIP
MONTGOMERY COUNTY, OHIO
CONTAINING: 10.7840 ACRES

JUNE 2020
PREPARED BY:



BASIS OF BEARING
BEARINGS BASED ON THE WEST LINE OF THE
RECORD OF LAND SURVEYS AS RECORDED
IN PLAT BOOK 204, PAGE 29 OF THE PLAN
RECORDS OF MONTGOMERY COUNTY, OHIO.

LEGEND:

- ✦ EX CROSS NOTCH FOUND
- EX 5/8" IRON PIN FOUND
- EX 1" IRON PIPE FOUND
- EX CONCRETE MONUMENT FOUND
- × EX PK NAIL FOUND
- △ EX RAILROAD SPIKE FOUND
- IRON PIN SET
(5/8" DIA, 30" LONG)
- CONCRETE MONUMENT SET
- × PK NAIL SET
- ✦ CROSS NOTCH SET
- ▲ RAILROAD SPIKE SET

SURVEY REFERENCES:

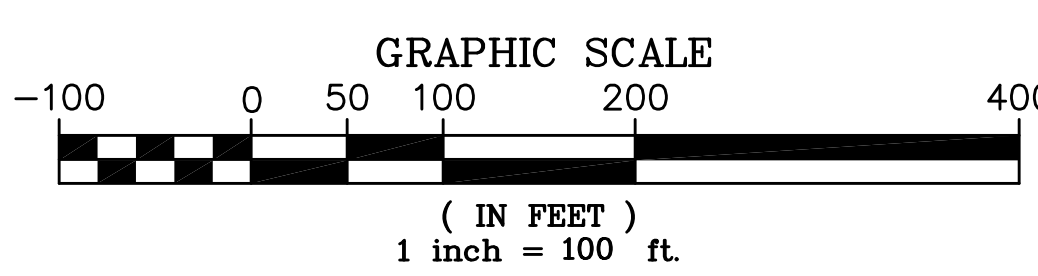
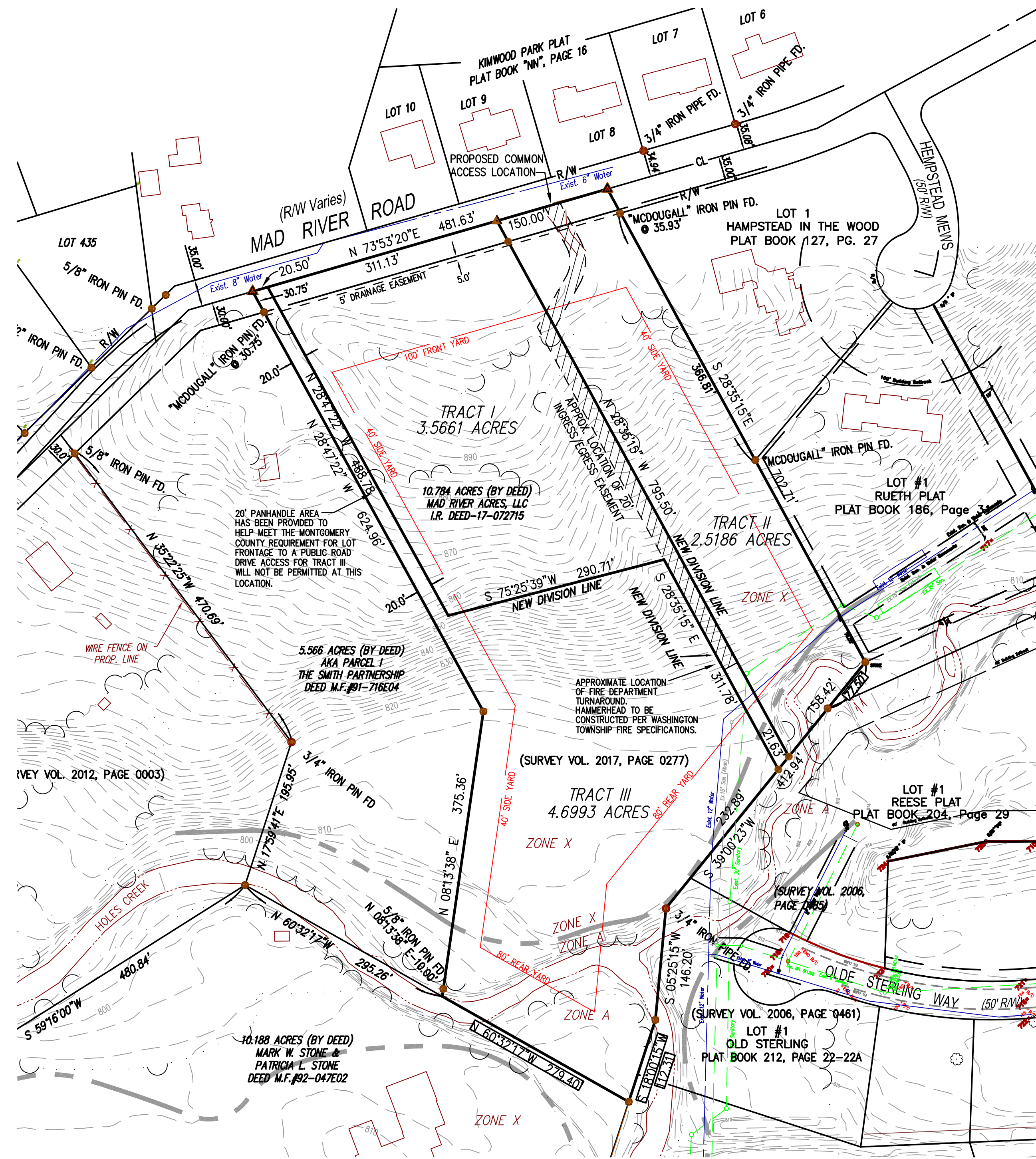
DEED: 10.784 ACRES (BY DEED) MAD RIVER ACRES, LLC - I.R. DEED-17-072715

OCCUPATION STATEMENT

LINES OF OCCUPATION AGREE GENERALLY WITH THE BOUNDARY AS SHOWN.

SETBACK INFORMATION

FRONT YARD = 50'
SIDE YARD = 40'



CERTIFICATION:

THIS BOUNDARY SURVEY WAS PREPARED IN ACCORDANCE WITH CHAPTER 4733.37 OF THE OHIO ADMINISTRATIVE CODE. I CERTIFY THAT THIS PLAT OF SURVEY WAS MADE UNDER MY DIRECT SUPERVISION AND IS BASED ON AN ACTUAL FIELD SURVEY DATED _____, 2020.

JEFFREY A. VAN ATTA _____ DATE
PROFESSIONAL OHIO REGISTERED SURVEYOR #7354

C:\MIKE\Takehome\Mad River Acres\MAD RIVER ACRES BASE.DWG, JUN 16, 2020 - 09:09:22