

OWNER'S CONSENT AND DEDICATION:

We, the undersigned, being all the owners and lien holders of the lands herein platted, do hereby voluntarily consent to the execution of the said plat and do dedicate the streets, parks or public grounds as shown hereon to the public use forever.

Any "Public Utility Easements" as shown on this plat are for the placement of public utilities and for the maintenance and repair of said utilities. This easement and all other easements shown on this plat, unless designated for a specific purpose, are for the construction, operation, maintenance, repair, replacement or removal of water, sewer, gas, electric, telephone, cable television, or other utility lines or services, stormwater disposal and for the express privilege of cutting, trimming or removing any and all trees or other obstructions within said easement, or immediately adjacent thereto, to the free use of said easements or adjacent streets and for providing ingress and egress to the property for said purposes and are to be maintained as such forever. No building or other structures may be built within said easements, nor may the easement area be physically altered so as to (1) reduce clearances of either overhead or underground facilities; (2) impair the land support of said facilities; (3) impair ability to maintain the facilities or (4) create a hazard.

The above public utility easements are for the benefit of all public utility service providers including, but not limited to, Dayton Power and Light Company, A.T. & T., Time Warner Cable, Vectren Corporation, Warren County Water and Sewer District and Montgomery County Water Services.

OWNER

Shery Oakes
Manager, Soraya Farms, LLC.

Witness

Witness

CERTIFICATE OF NOTARY PUBLIC

State of _____ SS.

County of _____

Be it remembered that on this _____ day of _____, 20____, before me the undersigned, a Notary Public in and for said State, personally came Shery Oakes, Manager, Soraya Farms, LLC, who acknowledged the signing and execution of the foregoing plat to be her voluntary act and deed.

In testimony whereof, I have set my hand and Notary Seal on the day and

Notary

LIEN HOLDER

Peoples Bank
Darin Winterbotham
Vice President

Witness

Witness

CERTIFICATE OF NOTARY PUBLIC

State of _____ SS.

County of _____

Be it remembered that on this _____ day of _____, 20____, before me the undersigned, a Notary Public in and for said State, personally came Peoples Bank by Darin Winterbotham, its Vice President, who acknowledged the signing and execution of the foregoing plat to be his voluntary act and deed.

In testimony whereof, I have set my hand and Notary Seal on the day and date above written.

Notary

COUNTY COMMISSIONERS

We the Board of County Commissioners of Warren County, Ohio do hereby approve this plat on this _____ day of _____, 20____.

WARREN COUNTY REGIONAL PLANNING COMMISSION

This plat was approved by the Warren County Regional Planning Commission on this _____ day of _____, 20____.

Executive Director

CLEARCREEK TOWNSHIP ZONING

I hereby approve this plat on this _____ day of _____, 20____.

Clearcreek Township Zoning Inspector

WARREN COUNTY SANITARY ENGINEER

I hereby approve this plat on this _____ day of _____, 20____.

Warren County Sanitary Engineer

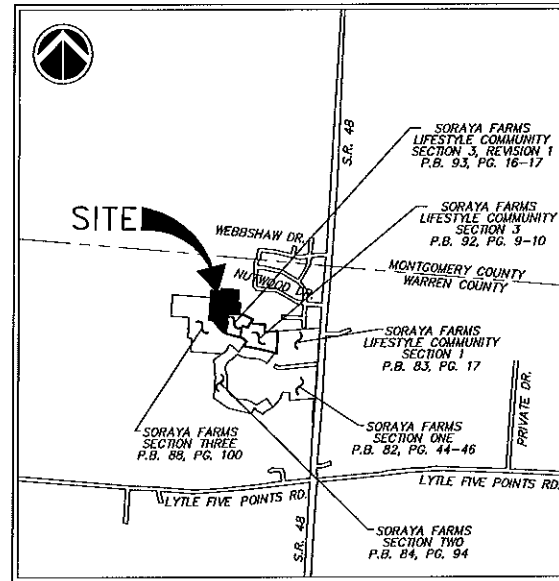
WARREN COUNTY ENGINEER

I hereby approve this plat on this _____ day of _____, 20____.

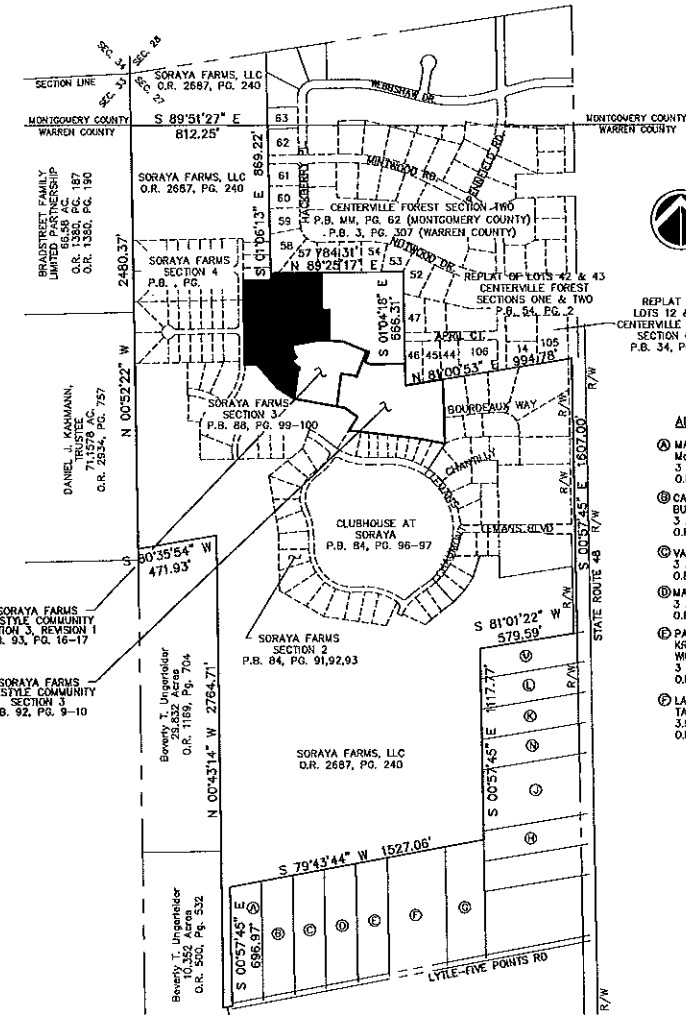
Warren County Engineer

**RECORD PLAN
SORAYA FARMS
LIFESTYLE COMMUNITY
SECTION 4**

LOCATED IN:
SECTION 27 TOWN 3, RANGE 5 M.R.s.
CLEARCREEK TOWNSHIP
WARREN COUNTY, OHIO
CONTAINING: 5.7441 AC.
JULY 17, 2017



VICINITY MAP
NO SCALE



SUPERIMPOSED AREA
1"=500'

SUPERIMPOSED NOTE:
ALL OF THE LANDS OF THE OWNER OF THIS 5.7441 AC. PARCEL BY O.R. 2687, PG. 240 ARE SHOWN ON THIS PLAT.

RESTRICTION AND COVENANTS

The within subdivision is subject to the Covenants, Restrictions, Easements, Assessments and Assessment Liens as recorded in O.R. _____, Pages _____ of the deed records of Warren County, Ohio.

DRAINAGE STATEMENT

Unless otherwise designated on this plat, a fifteen (15) foot wide drainage easement shall exist along all common rear lot lines and a ten (10) foot wide drainage easement shall exist along all common side lot lines, with a common line being the centerline of said easement.

Until the expiration of the developer's public improvement maintenance bonding period, the developer (or their agents) reserves the right to enter upon all lots to establish or re-establish drainage swales within all drainage easements for the purpose of controlling and directing stormwater to collection facilities or drainage channels.

The easement areas shall be maintained continuously by the lot owner(s). Within the easements, no structure, planting, fencing, culvert, or other material shall be placed or permitted to remain which may obstruct, retard, or divert the flow through the watercourse. Easements shown on this plat and designated as "drainage easements" are dedicated to the Home Owners Association of Soraya Farms, Lifestyle Community, Section Three.

The Warren County Commissioners and the Board of Township Trustees assume no legal obligation to maintain or repair any open drain, ditches, or watercourse within the easement area adjacent to the road right-of-way with the exception of sump mains and culverts for private driveways. Where, in lieu of an open ditch, a developer, builder or lot owner installs a storm drain on private property, the storm drain shall be designed by a professional engineer to ensure that neither this property or adjacent properties are negatively impacted, and the lot owner(s) must note that they are responsible for maintaining the storm drain unless noted otherwise on the plat.

The publicly-maintained portion of the storm sewer system will include storm drains, culverts, and/or ditches located within either the public right-of-way or the public utility easement area adjacent to the road right-of-way with the exception of sump mains and culverts for private driveways. Where, in lieu of an open ditch, a developer, builder or lot owner installs a storm drain on private property, the storm drain shall be designed by a professional engineer to ensure that neither this property or adjacent properties are negatively impacted, and the lot owner(s) must note that they are responsible for maintaining the storm drain unless noted otherwise on the plat.

*Drainage easement applies to areas outside of building footprint.

MONTGOMERY COUNTY ENVIRONMENTAL SERVICES

I hereby approve this plat on this _____ day of _____, 20____.

Montgomery County Sanitary Engineer

COUNTY AUDITOR

Transferred on this _____ day of _____, 20____.

By: _____
Deputy County Auditor

COUNTY RECORDER

File No. _____

Received on this _____ day of _____, 20____ at _____ M.

Recorded on this _____ day of _____, 20____ at _____ M.

Recorded in plat book No. _____ on Page no. _____

Fee _____

By: _____
Deputy Warren County Recorder

DEED REFERENCE:

Situated in Section 27, Town 3, Range 5 M.R.s., Clearcreek Township, Warren County, Ohio, containing 5.7441 acres, being 5.7230 Ac., part of a 179.077 (172.277 Ac. in Warren County) acre tract of land conveyed to Soraya Farms, LLC as recorded in Official Record 2687, Page 240, Warren County, Ohio, and being all of Lot 80-C (0.0077 Ac.) and all of Lot 80-D (0.0134 Ac.) as recorded on Soraya Farms Lifestyle Community, Section 3, Revision 1 in P.B. _____, Pg. _____ Warren County, Ohio.

CERTIFICATION:

I hereby certify that this plat was prepared in accordance with Ohio Administrative Code Chapter 4733-37 standards for surveys and was conducted under my direct supervision, based on fieldwork in October 2002 and March 2007 and is correct to the best of my knowledge. All monuments will be set as shown.

The Reinke Group, Inc.

Louis J. Hanser
Professional Surveyor No. S7843
The Reinke Group, Inc.
959 Congress Park Drive
Dayton, Ohio 45458



REPLAT OF
LOTS 12 & 13
CENTERVILLE FOREST
SECTION ONE
P.B. 34, PG. 51

- ADJOINER INFORMATION**
- ① MARK A. & ALICIA McCLUSKY 3 AC. O.R. 6368, PG. 735
 - ② CALVERT R. & NANCY BUSCH 3 AC. O.R. 4773, PG. 199
 - ③ VALERIE J. SMITH 3 AC. O.R. 1287, PG. 373
 - ④ MARK GILLESPIE 3 AC. O.R. 1417, PG. 438
 - ⑤ PAUL ALAN KRASNEKY AND WILMA DIANA HEFLIN 3 AC. O.R. 4187, PG. 420
 - ⑥ LAURIE W. & TANYA HARPER 3.8686 AC. O.R. D.N. 2014-012725
 - ⑦ YAA PROPERTIES LLC 2.5 AC. ORIG. O.R. 5465, PG. 20
 - ⑧ FIVE POINTS INVESTORS LLC 5 AC. O.R. 4478, PG. 977
 - ⑨ JANET HICKS 2.5 AC. O.R. 303, PG. 561
 - ⑩ MICHAEL A. ARBOGAST 2.5 AC. O.R. D.N. 2015-022650
 - ⑪ RICK BORDEN 2.5 AC. O.R. 5601, PG. 817
 - ⑫ JAMES L. CLANNIN 2.5 AC. O.R. 155, PG. 358

- PLATS**
- SORAYA FARMS LIFESTYLE COMMUNITY SECTION 1, REV. 1 P.B. 88, PG. 29
 - SORAYA FARMS LIFESTYLE COMMUNITY SECTION 1, REV. 2 P.B. 88, PG. 20
 - SORAYA FARMS LIFESTYLE COMMUNITY SECTION 1, REV. 3 P.B. 88, PG. 65
 - SORAYA FARMS LIFESTYLE COMMUNITY SECTION 1, REV. 4 P.B. 88, PG. 99-100
 - SORAYA FARMS LIFESTYLE COMMUNITY SECTION 1, REV. 5 P.B. 88, PG. 99-100
 - SORAYA FARMS LIFESTYLE COMMUNITY SECTION 1, REV. 6 P.B. 88, PG. 99-100
 - SORAYA FARMS LIFESTYLE COMMUNITY SECTION 1, REV. 7 P.B. 88, PG. 99-100
 - SORAYA FARMS LIFESTYLE COMMUNITY SECTION 1, REV. 8 P.B. 88, PG. 99-100
 - SORAYA FARMS LIFESTYLE COMMUNITY SECTION 1, REV. 9 P.B. 88, PG. 99-100
 - SORAYA FARMS LIFESTYLE COMMUNITY SECTION 1, REV. 10 P.B. 88, PG. 99-100
 - SORAYA FARMS LIFESTYLE COMMUNITY SECTION 1, REV. 11 P.B. 88, PG. 99-100
 - SORAYA FARMS LIFESTYLE COMMUNITY SECTION 1, REV. 12 P.B. 88, PG. 99-100
 - SORAYA FARMS LIFESTYLE COMMUNITY SECTION 1, REV. 13 P.B. 88, PG. 99-100
 - SORAYA FARMS LIFESTYLE COMMUNITY SECTION 1, REV. 14 P.B. 88, PG. 99-100
 - SORAYA FARMS LIFESTYLE COMMUNITY SECTION 1, REV. 15 P.B. 88, PG. 99-100
 - SORAYA FARMS LIFESTYLE COMMUNITY SECTION 1, REV. 16 P.B. 88, PG. 99-100
 - SORAYA FARMS LIFESTYLE COMMUNITY SECTION 1, REV. 17 P.B. 88, PG. 99-100
 - SORAYA FARMS LIFESTYLE COMMUNITY SECTION 1, REV. 18 P.B. 88, PG. 99-100
 - SORAYA FARMS LIFESTYLE COMMUNITY SECTION 1, REV. 19 P.B. 88, PG. 99-100
 - SORAYA FARMS LIFESTYLE COMMUNITY SECTION 1, REV. 20 P.B. 88, PG. 99-100

THE BASIS OF BEARINGS

Bearings are based on the west right-of-way line of St. Rte. 48 (N 00°57'45" W) as recorded in the deed to Soraya Farms, Inc. recorded in Official Record Book 2687, Page 240, which is based on a survey by Shaw Weiss and DeHoff, dated 01/6/93 and recorded in Survey Volume 86, Plot No. 20.

OWNERS

SORAYA FARMS, LLC
8534 YANKEE STREET 45458
(937) 438-3667 DAYTON, OHIO

DEVELOPER

DESIGN HOMES AND DEVELOPMENT CO., INC.
8534 YANKEE STREET 45458
(937) 438-3667 DAYTON, OHIO

SHEET 1 OF 3
PREPARED BY:

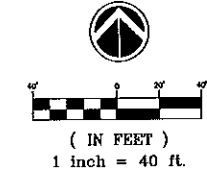


RECEIVED
JUL 17 2017

CLEARCREEK TOWNSHIP
ZONING DEPT.

RECORD PLAN
SORAYA FARMS
LIFESTYLE COMMUNITY
SECTION 4

LOCATED IN:
SECTION 27 TOWN 3, RANGE 5 M.Rs.
CLEARCREEK TOWNSHIP
WARREN COUNTY, OHIO
CONTAINING: 5.7441 AC.
JULY 17, 2017



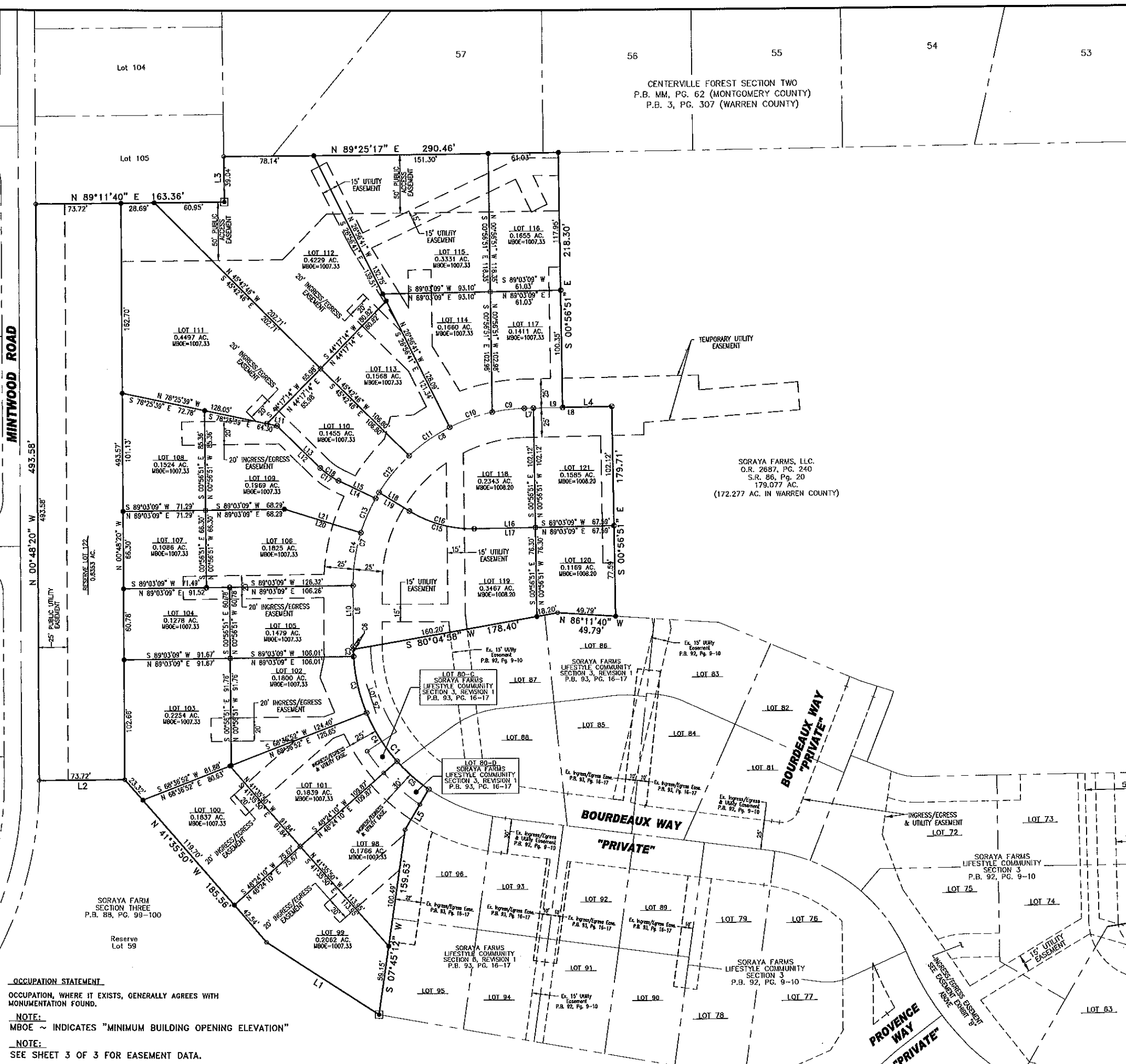
RECEIVED
JUL 17 2017
CLEARCREEK TOWNSHIP
ZONING DEPT.

NOTE: THIS CURVE TABLE PERTAINS TO SHEET 2 OF 3 ONLY

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	150.00'	141.56'	54°04'25"	S 28°27'58" E	136.37'
C2	150.00'	8.64'	03°18'03"	S 02°07'43" E	8.64'
C3	150.00'	49.69'	18°58'48"	S 13°16'09" E	49.46'
C4	150.00'	49.32'	18°50'17"	S 32°10'41" E	49.10'
C5	150.00'	36.41'	13°54'21"	S 48°33'00" E	36.32'
C6	150.00'	2.49'	00°57'05"	N 00°57'14" W	2.49'
C7	150.00'	83.82'	32°01'01"	N 15°31'49" E	82.73'
C8	150.00'	150.57'	57°30'49"	N 60°17'44" E	144.33'
C9	150.00'	28.15'	10°45'05"	S 83°40'36" W	28.11'
C10	150.00'	39.01'	14°54'08"	S 70°51'00" W	38.90'
C11	150.00'	42.70'	16°18'37"	S 55°14'37" W	42.56'
C12	150.00'	46.62'	17°48'23"	S 38°11'07" W	46.43'
C13	150.00'	32.06'	12°14'45"	S 23°09'33" W	32.00'
C14	150.00'	45.85'	17°30'52"	S 08°16'45" W	45.65'
C15	103.80'	58.74'	32°29'11"	S 74°42'16" E	57.96'
C16	103.80'	58.74'	32°29'11"	N 74°42'16" W	57.96'
C17	59.00'	19.27'	18°42'51"	S 55°20'33" E	19.19'
C18	59.00'	19.27'	18°42'51"	N 55°20'33" W	19.19'

NOTE: THIS LINE TABLE PERTAINS TO SHEET 2 OF 3 ONLY

LINE	BEARING	LENGTH
L1	N 57°14'34" W	114.17'
L2	S 89°11'40" W	73.72'
L3	N 01°06'13" W	39.04'
L4	N 89°03'09" E	42.37'
L5	S 30°17'29" W	40.01'
L6	N 00°28'41" W	52.14'
L7	N 89°03'09" E	7.82'
L8	N 89°03'09" E	67.59'
L9	S 89°03'09" W	33.04'
L10	S 00°28'41" E	52.14'
L11	N 78°25'39" W	9.03'
L12	S 45°59'08" E	51.87'
L13	N 45°59'08" W	51.87'
L14	S 64°41'59" E	35.28'
L15	N 64°41'59" W	35.28'
L16	S 89°03'09" W	52.83'
L17	N 89°03'09" E	52.83'
L18	N 58°27'41" W	30.67'
L19	S 58°27'41" E	30.67'
L20	S 72°57'49" E	68.71'
L21	N 72°57'49" W	68.71'



OCCUPATION STATEMENT
OCCUPATION, WHERE IT EXISTS, GENERALLY AGREES WITH MONUMENTATION FOUND.

NOTE:
MBOE ~ INDICATES "MINIMUM BUILDING OPENING ELEVATION"

NOTE:
SEE SHEET 3 OF 3 FOR EASEMENT DATA.

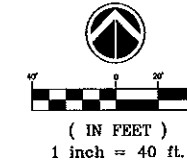
- MONUMENT LEGEND**
- 5/8" Iron Pin found (#5 Rebar)
 - 5/8" Iron Pin set with yellow plastic cap stamped: "Reinke L.S. #6207"
 - ⊗ Iron Pipe found
 - ⊕ Stone found
 - ▲ Spike found
 - △ Spike set
 - ⊙ P.K. Nail Set
 - ⊙ P.K. Nail found
 - ⊕ Concrete Monument found
 - ⊕ Concrete Monument set
 - ⊕ Common Property Corner / Not Set due to it being under building slab.

SHEET 2 OF 3
PREPARED BY:

REINKE GROUP
Engineering / Surveying / Land Planning
Landscape Architecture / GPS Surveying
959 Congress Park Drive
Cincinnati, OH 45246
(837) 434-4810 ph.
(837) 434-3978 fax
www.ReinkeGroup.com

RECORD PLAN
SORAYA FARMS
LIFESTYLE COMMUNITY
SECTION 4

LOCATED IN:
SECTION 27 TOWN 3, RANGE 5 M.Rs
CLEARCREEK TOWNSHIP
WARREN COUNTY, OHIO
CONTAINING: 5.7441 AC.
JULY 17, 2017



RECEIVED

JUL 17 2017

CLEARCREEK TOWNSHIP
ZONING DEPT.

CENTERVILLE FOREST SECTION TWO
P.B. MM, PG. 62 (MONTGOMERY COUNTY)
P.B. 3, PG. 307 (WARREN COUNTY)

SORAYA FARMS, LLC.
O.R. 2687, PG. 240
S.R. 86, PG. 20
179.077 AC.
(172.277 AC. IN WARREN COUNTY)

NOTE: THIS LINE TABLE PERTAINS TO
SHEET 3 OF 3 ONLY

EASEMENT LINE TABLE			EASEMENT LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
E1	S 48°29'39" W	49.84'	E46	N 27°37'02" W	73.92'
E2	S 48°29'39" W	18.00'	E47	N 62°22'58" E	7.64'
E3	N 41°35'50" W	20.00'	E48	N 62°22'58" E	7.36'
E4	N 48°29'39" E	18.00'	E49	S 27°37'02" E	68.02'
E5	N 48°29'39" E	73.09'	E50	N 64°54'53" E	120.18'
E6	S 68°36'52" W	9.72'	E51	N 64°54'53" E	29.98'
E7	S 48°29'39" W	82.33'	E52	S 89°34'57" E	33.68'
E8	S 48°29'39" W	18.00'	E53	N 89°34'57" W	22.18'
E9	N 41°35'50" W	20.00'	E54	S 26°13'45" E	27.48'
E10	N 48°29'39" E	18.00'	E55	S 63°46'15" W	15.00'
E11	N 48°29'39" E	56.84'	E56	N 26°13'45" W	31.42'
E12	S 89°03'09" W	55.59'	E57	S 64°54'53" W	25.87'
E13	S 89°03'09" W	17.00'	E58	S 64°54'53" W	112.05'
E14	N 00°56'51" W	20.00'	E59	S 31°58'39" E	46.05'
E15	N 89°03'09" E	17.00'	E60	S 31°58'39" E	45.24'
E16	N 89°03'09" E	80.63'	E61	N 89°03'09" E	23.04'
E17	N 68°36'52" E	9.35'	E62	N 00°56'51" W	75.35'
E18	N 22°55'08" W	32.60'	E63	N 00°56'51" W	20.00'
E19	N 11°14'32" E	17.95'	E64	N 89°03'09" E	10.00'
E20	N 00°28'41" W	41.94'	E65	S 88°27'16" W	10.00'
E21	S 89°03'09" W	81.18'	E66	N 00°56'51" W	36.12'
E22	S 89°03'09" W	40.05'	E67	N 00°56'51" W	77.12'
E23	N 00°56'51" W	10.00'	E68	S 89°03'09" W	57.59'
E24	N 00°56'51" W	10.00'	E69	S 89°03'09" W	7.82'
E25	N 89°03'09" E	20.00'	E70	S 00°49'11" E	64.76'
E26	N 89°03'09" E	101.67'	E71	S 00°49'11" E	73.78'
E27	N 84°41'59" W	9.92'	E72	S 06°50'56" E	12.46'
E28	N 45°59'08" W	39.30'	E73	N 06°50'56" W	9.16'
E29	S 89°03'09" W	64.60'	E74	N 89°59'41" W	57.01'
E30	S 89°03'09" W	20.00'	E75	N 00°28'41" E	19.23'
E31	N 00°56'51" W	20.00'	E76	N 00°28'41" W	16.25'
E32	N 89°03'09" E	20.00'	E77	S 00°49'11" E	53.99'
E33	N 89°03'09" E	44.58'	E78	S 00°49'11" E	66.76'
E34	S 00°56'51" E	45.68'	E79	N 89°59'41" W	56.40'
E35	N 45°59'08" W	11.91'	E80	S 01°15'01" E	12.68'
E36	N 44°17'14" E	20.00'	E81	S 04°10'18" E	24.00'
E37	S 45°59'08" E	20.00'	E82	S 00°56'51" E	10.54'
E38	S 45°59'08" E	59.41'	E83	S 89°03'09" W	27.17'
E39	S 64°41'59" E	11.11'	E84	N 45°52'15" W	55.83'
E40	N 14°55'48" E	5.20'	E85	N 45°52'15" W	20.00'
E41	N 14°55'48" E	14.63'	E86	N 44°17'14" E	20.00'
E42	N 85°49'42" E	19.97'	E87	S 45°52'15" E	20.00'
E43	N 26°56'41" W	34.21'	E88	S 45°52'15" E	28.28'
E44	N 31°58'39" W	21.17'	E89	S 31°58'39" E	14.51'
E45	N 31°58'39" W	56.04'	E90	N 00°56'51" W	12.44'
			E91	N 00°56'51" W	20.00'
			E92	N 89°03'09" E	20.00'
			E93	S 00°56'51" E	20.00'

NOTE: THIS CURVE TABLE PERTAINS TO SHEET 3 OF 3 ONLY

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
CE1	175.00'	48.12'	15°45'21"	S 33°43'09" E	47.97'
CE2	175.00'	8.85'	2°53'46"	S 01°55'34" E	8.84'
CE3	175.00'	42.73'	13°59'25"	S 09°43'35" W	42.62'
CE4	175.00'	26.62'	8°42'54"	S 21°04'45" W	26.59'
CE5	69.00'	22.54'	18°42'51"	S 55°20'33" E	22.44'
CE6	49.00'	16.00'	18°42'51"	S 55°20'33" E	15.93'
CE7	175.00'	40.32'	13°12'08"	S 38°38'04" W	40.24'
CE8	175.00'	12.96'	4°14'30"	N 57°57'12" E	12.95'
CE9	175.00'	6.59'	2°09'24"	S 64°25'41" W	6.59'
CE10	175.00'	28.58'	9°21'25"	S 75°10'22" W	28.55'
CE11	175.00'	28.10'	9°12'04"	S 84°27'07" W	28.07'
CE12	125.00'	55.22'	25°18'44"	S 76°23'47" W	54.77'
CE13	125.00'	69.85'	32°01'01"	S 15°31'49" W	68.94'
CE14	125.00'	53.02'	24°18'15"	S 43°41'27" W	52.63'

MONUMENT LEGEND

- 5/8" Iron Pin found (#5 Rebar)
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- ⊕ Stone found
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- ⊙ P.K. Nail found
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- ⊕ Concrete Monument set
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SHEET 3 OF 3
PREPARED BY:

Engineering / Surveying / Land Planning
Landscape Architecture / GPS Surveying
608 Congress Park Drive
Cedarville, OH 45815
(937) 434-4810 ph.
(937) 434-3978 fax
www.ReinkeGroup.com

CURVE TABLE					
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