

**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.

**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**

Unity National Bank,  
Division of The Park National Bank  
Timothy Summers  
Banking Officer

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 Timothy Summers, Banking Officer, Unity National Bank, Division of The Park National Bank, 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

**RESTRICTION AND COVENANTS**

The within subdivision is subject to the Covenants, Restrictions, Easements, Assessments and Assessment Liens as recorded in O.R. 4869, Pages 1 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, Section Eight.

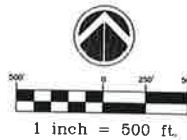
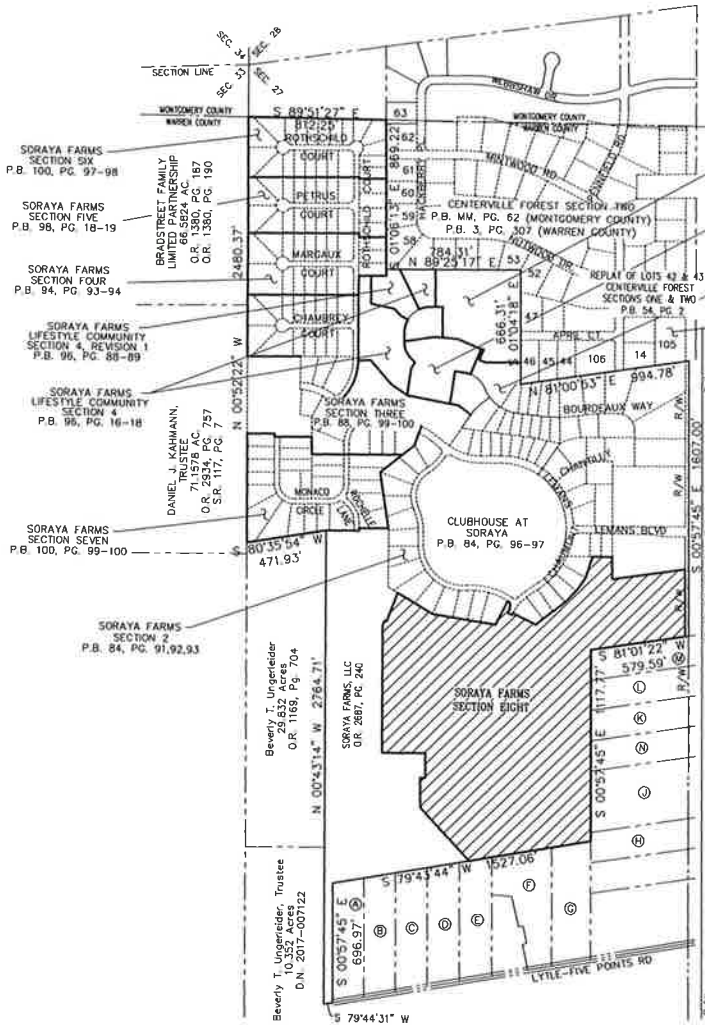
The Warren County Commissioners and the Board of Township Trustees assume no legal obligation to maintain or repair any open drain, ditches, or watercourse within the easement area unless noted otherwise on this plat. However, when the platted right-of-way area has been previously accepted for public maintenance by resolution of the Board of Township Trustees, the Board of Trustees or their representatives may enter upon and inspect the easement areas and, in accordance with Section 5589.06 of the Ohio Revised Code, may remove or cause the removal of an obstruction adversely impacting an area within the public right-of-way.

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.

The Home Owner's Association is responsible for maintaining all storm water facilities located outside of the public right-of-way including sewer, structures, detention/retention basins, and sump mains.

**SORAYA FARMS SECTION EIGHT**

LOCATED IN:  
SECTION 27 TOWN 3, RANGE 5 M.Rs.  
CLEARCREEK TOWNSHIP  
WARREN COUNTY, OHIO  
CONTAINING: 40.8899 AC.  
DECEMBER, 2020



**ADJOINER INFORMATION**

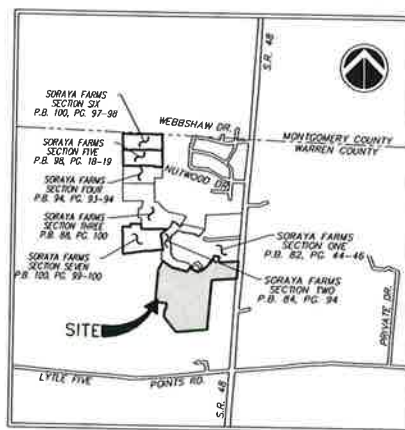
- MARK A. & ALICIA MCCLUSKY, 3.0 AC, O.R. 5368, PG. 735
- FREDERICK & EUZABETH MERSHAD, 3.0 AC, O.R. D.N. 2018-024385
- VALERIE J. SMITH & CARLTON L. SMITH, 3.0 AC, O.R. D.N. 2014-029009
- MARK GILLESPIE, 3.0 AC, O.R. D.N. 2017-008557
- PAUL ALAN KRASNEKY AND MELBA DIANA HEFLIN, 3 AC, O.R. 4197, PG 420
- JOHN C. & LILLIAN J. MORELAND, 3.9686 AC, O.R. D.N. 2018-032664
- JOHN C. & LILLIAN J. MORELAND, 2.5 AC, O.R. D.N. 2018-019787
- NATHANIEL E. DUCKLO & KRISTIA N. RANSON, 2.5 AC, O.R. D.N. 2018-020681
- JAMES L. CLANN, 2.5 AC, O.R. 155, PG. 358
- JOHN C. & LILLIAN J. MORELAND, 3.631 AC, O.R. D.N. 2018-032664
- VAA PROPERTIES LLC, 2.5 AC, O.R. 5465, PG. 20
- FIVE POINTS INVESTORS LLC, 5 AC, O.R. 4478, PG 977
- JANET HICKS, 2.5 AC, O.R. D.N. 2018-007984
- NICHOLE A. ARBOGAST, 2.5 AC, O.R. D.N. 2016-019787

**PLATS**

- SORAYA FARMS SECTION ONE, P.B. 82, PG. 44-46
- SORAYA FARMS SECTION TWO, P.B. 84, PG. 91, 92, 93
- SORAYA FARMS SECTION THREE, P.B. 88, PG. 99-100
- SORAYA FARMS SECTION FOUR, P.B. 94, PG. 93-94
- SORAYA FARMS SECTION FIVE, P.B. 98, PG. 18-19
- SORAYA FARMS SECTION SIX, P.B. 100, PG. 97-98
- SORAYA FARMS SECTION SEVEN, P.B. 100, PG. 99-100
- CLUBHOUSE AT SORAYA, P.B. 84, PG. 96-97

**SUPERIMPOSED NOTE:**

ALL OF THE LANDS OF THE OWNER OF THIS 40.8899 AC. PARCEL BY O.R. 2687, PG. 240 ARE SHOWN ON THIS PLAT.



VICINITY MAP  
NO SCALE

**THE BASIS OF BEARINGS**

Bearings are based on the west right-of-way line of SL 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 DeNaples, dated 01/16/93 and recorded in Survey Volume 86, Plat No. 20.

**OWNERS**

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

**DEVELOPER**

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

**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

**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

**MONTGOMERY COUNTY ENVIRONMENTAL SERVICES**

I hereby approve this plat on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Montgomery County Sanitary Engineer

**DEED REFERENCE:**

Situated in Section 27, Town 3, Range 5 M.Rs., Clearcreek Township, Warren County, Ohio, containing 40.8899 acres, and being part of a 179.077 acre tract of land conveyed to Soraya Farms, LLC as recorded in Official Record 2687, Page 240, 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.

George E. Reinke  
Professional Surveyor No. S6207  
The Reinke Group, Inc.  
959 Congress Park Drive  
Dayton, Ohio 45459



SHEET 1 OF 3  
PREPARED BY:



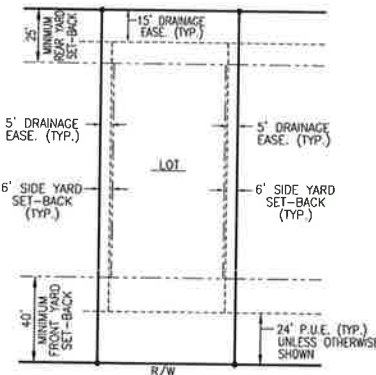
959 Congress Park Drive  
Dayton, OH 45459  
(937) 434-4810 ph.  
(937) 434-3878 fax  
www.ReinkeGroup.com

RECEIVED  
JAN 06 2021  
CLEARCREEK TOWNSHIP  
ZONING DEPT.

# SORAYA FARMS SECTION EIGHT

LOCATED IN:  
SECTION 27 TOWN 3, RANGE 5 M.R.s.  
CLEARCREEK TOWNSHIP  
WARREN COUNTY, OHIO  
CONTAINING: 40.8899 AC.  
DECEMBER, 2020

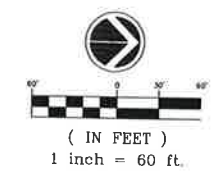
- NOTES**
- A 15' wide public utility easement exists behind right-of-way unless otherwise indicated as a greater distance.
  - Minimum Building Setbacks per Resolution No. 3209, March 15, 2007 (Setbacks measured from dedicated R/W and/or defined easements for R/W)
    - Single Family Detached:
      - Front Yard - 40'
      - Side Yard - 6' per side (Lots widths 55'-74')
      - 7' per side (Lots widths 75'-84')
      - 8' per side (Lots widths 85' and greater)
      - Rear Yard - 25'
  - 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, LLC recorded in Official Record Book 2687, Page 240, which is based on a survey by Shaw Weiss and Denaples, dated 01/6/93 and recorded in Survey Volume 86, Plat No. 20.
  - The evidence of occupation along boundary lines generally conforms with the boundary shown hereon.
  - All monumentation is straight and in good condition except as noted.
  - Pertinent documents and sources of data are as shown hereon.



TYPICAL LOT

SCALE: 1" = 40'

\* SEE NOTE BELOW FOR SET-BACK INFORMATION



SORAYA FARMS, LLC  
O.R. 2687, PG. 240

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	265.00'	2'16.08"	10.49'	S 23°59'27" W	10.49'
C2	800.00'	4'36.09"	64.26'	N 32°44'07" E	64.25'
C3	210.00'	0'35.37"	2.18'	N 89°02'59" E	2.18'
C4	34.50'	84°21'41"	50.80'	N 14°12'37" W	46.33'
C5	295.00'	5'06.48"	26.33'	S 25°24'48" W	26.32'
C6	800.00'	20'41'11"	288.84'	N 33°11'59" E	287.27'
C7	800.00'	2'28.18"	34.12'	N 24°04'43" E	34.12'
C8	800.00'	5'08.01"	71.68'	N 27°52'02" E	71.65'
C9	800.00'	8'30'23"	118.77'	N 39°17'23" E	118.66'
C10	770.00'	24'09'11"	324.59'	N 34°55'59" E	322.20'
C11	34.50'	90°00'00"	54.19'	S 87°59'25" E	48.79'
C12	160.00'	28°52'50"	83.44'	S 28°03'00" E	82.50'
C13	190.00'	56°46'18"	188.26'	N 41°29'44" W	180.65'
C14	190.00'	5'33'44"	18.45'	N 15°53'27" W	18.44'
C15	190.00'	19°35'31"	64.97'	N 28°28'04" W	64.65'
C16	190.00'	18°16'21"	63.91'	N 47°54'00" W	63.61'
C17	190.00'	12°20'43"	40.94'	N 63°42'32" W	40.86'
C18	160.00'	56°46'18"	158.54'	N 41°29'44" W	152.13'
C19	160.00'	5'34'45"	149.95'	N 43°02'00" W	144.52'
C20	160.00'	3'04'33"	8.59'	N 14°38'51" W	8.59'
C21	190.00'	28°52'50"	99.09'	S 28°03'00" E	97.97'
C22	190.00'	3'43'47"	12.37'	S 14°58'28" E	12.37'
C23	190.00'	16°48'35"	55.74'	S 25°14'39" E	55.54'
C24	190.00'	2°20'28"	39.98'	S 38°19'11" E	39.94'
C25	34.50'	90°00'00"	54.19'	N 02°00'35" E	48.79'
C26	310.00'	42°20'13"	229.06'	N 68°10'41" E	223.89'
C27	310.00'	4°58'20"	26.90'	S 49°29'45" W	26.89'
C28	310.00'	18°21'06"	99.29'	S 61°09'27" W	98.87'
C29	310.00'	18°10'44"	98.36'	S 79°25'22" W	97.95'
C30	310.00'	0°50'03"	4.51'	S 88°55'46" W	4.51'
C31	340.00'	42°20'13"	251.23'	N 68°10'41" E	245.56'
C32	340.00'	3'35'56"	21.36'	N 87°32'50" E	21.35'
C33	340.00'	16°58'47"	100.46'	N 77°16'59" E	100.10'
C34	340.00'	15°22'51"	91.27'	N 61°07'40" E	91.00'
C35	340.00'	8°25'40"	38.14'	N 50°13'25" E	38.12'
C36	34.50'	90°00'00"	54.19'	N 87°59'25" W	48.79'
C37	160.00'	90°00'00"	251.33'	N 02°00'35" E	226.27'
C38	160.00'	10°48'25"	30.18'	N 37°35'13" W	30.13'
C39	160.00'	79°11'56"	221.15'	N 07°24'47" E	203.96'
C40	210.00'	42°20'13"	155.17'	N 68°10'41" E	151.67'
C41	210.00'	41°44'36"	153.00'	N 67°52'53" E	149.64'
C42	240.00'	42°20'13"	177.34'	N 68°10'41" E	173.33'
C43	240.00'	11°49'48"	49.55'	N 83°25'54" E	49.47'
C44	240.00'	17°16'19"	72.35'	N 68°52'50" E	72.07'
C45	240.00'	13°14'06"	55.44'	N 53°37'38" E	55.32'
C46	190.00'	90°00'00"	298.45'	N 02°00'35" E	268.70'
C47	190.00'	0°08'16"	0.46'	N 46°56'27" E	0.46'
C48	190.00'	19°19'50"	64.08'	N 37°12'34" E	63.78'
C49	190.00'	19°27'46"	64.54'	N 17°48'56" E	64.23'
C50	190.00'	18°11'59"	60.35'	N 01°00'56" W	60.10'
C51	190.00'	18°11'59"	60.35'	N 19°12'55" W	60.10'
C52	190.00'	14°40'31"	48.66'	N 35°39'10" W	48.53'
C53	34.50'	86°31'59"	52.10'	S 00°16'34" W	47.29'
C54	785.00'	24°09'11"	330.92'	N 34°55'59" E	328.47'
C55	785.00'	24°04'58"	329.96'	N 34°53'53" E	327.53'
C56	785.00'	0°04'13"	0.96'	N 46°58'28" E	0.96'
C57	325.00'	42°20'13"	240.15'	N 68°10'41" E	234.72'
C58	175.00'	28°52'50"	91.27'	S 28°03'00" E	90.23'
C59	175.00'	56°46'18"	173.40'	N 41°29'44" W	166.39'
C60	175.00'	90°00'00"	274.89'	N 02°00'35" E	247.49'
C61	225.00'	42°20'13"	166.26'	N 68°10'41" E	162.50'

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S 67°08'37" E	30.00'	L20	S 52°46'57" W	54.55'
L2	N 89°20'48" E	26.57'	L21	S 23°42'06" E	52.97'
L3	N 20°07'07" E	30.06'	L22	N 42°59'25" W	25.00'
L4	S 69°52'53" E	12.96'	L23	N 23°42'06" W	52.97'
L5	N 13°06'35" W	43.43'	L24	N 52°46'57" E	54.55'
L6	N 13°06'35" W	43.81'	L25	S 47°00'35" W	43.69'
L7	N 69°52'53" E	46.78'	L26	S 47°00'35" W	307.63'
L8	S 69°52'53" E	46.80'	L27	S 47°00'35" W	214.44'
L9	S 69°52'53" E	46.80'	L28	S 47°00'35" W	93.19'
L10	N 13°06'35" W	87.25'	L29	S 89°20'48" W	60.49'
L11	S 13°06'35" E	55.71'	L30	S 89°20'48" W	60.49'
L12	S 13°06'35" E	31.53'	L31	N 89°20'48" E	60.49'
L13	S 89°20'48" W	16.29'	L32	N 69°52'53" W	48.80'
L14	S 60°59'23" W	72.34'	L33	S 89°20'48" E	26.57'
L15	S 89°20'48" W	81.37'	L34	N 89°20'48" E	26.57'
L16	N 60°59'23" E	53.42'	L35	S 42°59'25" E	165.00'
L17	N 89°20'48" E	32.66'	L36	N 42°59'25" W	193.06'
L18	N 60°59'23" E	18.92'	L37	S 13°06'35" E	87.25'
L19	N 89°20'48" E	65.00'	L38	N 13°06'35" W	87.25'

STREET DATA

CHAUMONT AVENUE BEGIN SEC. EIGHT TO CHAUMONT AVENUE	= 650.67'
ROCHELLE LANE TO END OF SECTION	= 393.83'
TOTAL	= 1044.50'

ROCHELLE LANE CHAUMONT AVENUE TO END OF SECTION	= 591.77'
TOTAL	= 591.77'

NORMANDY RUE CHAUMONT AVENUE TO END OF SECTION	= 907.00'
TOTAL	= 907.00'

SORAYA FARMS, SECTION EIGHT TOTAL STREET CENTERLINE LENGTH	= 2543.27'
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**OCCUPATION STATEMENT**  
OCCUPATION, WHERE IT EXISTS, GENERALLY AGREES WITH MONUMENTATION FOUND.

**ACREAGE TABULATION**  
RESIDENTIAL LOTS #171-#213 = 14.1738 AC.  
OPEN SPACE LOTS #214-#215 = 24.9624 AC.  
RESIDENTIAL STREET R/W = 1.7537 AC.  
TOTAL = 40.8899 AC.

Monuments found or set are in good condition unless otherwise labeled. Deeds & Survey Records as noted on drawing are source data for this survey.

**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
- ⊙ Mag Nail Found
- ⊙ Mag Nail Set
- ⊠ Concrete Monument found
- ⊠ Concrete Monument set
- Axle found

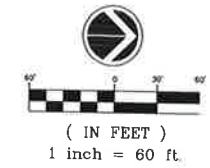
SHEET 2 OF 3  
PREPARED BY:

**REINKE GROUP**  
Engineering / Surveying / Land Planning  
Landscape Architecture / GPS Surveying  
959 Congress Park Drive  
Cincinnati, OH 45209  
(937) 434-4810 ph.  
(937) 434-3878 fax  
www.ReinkeGroup.com

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# SORAYA FARMS SECTION EIGHT

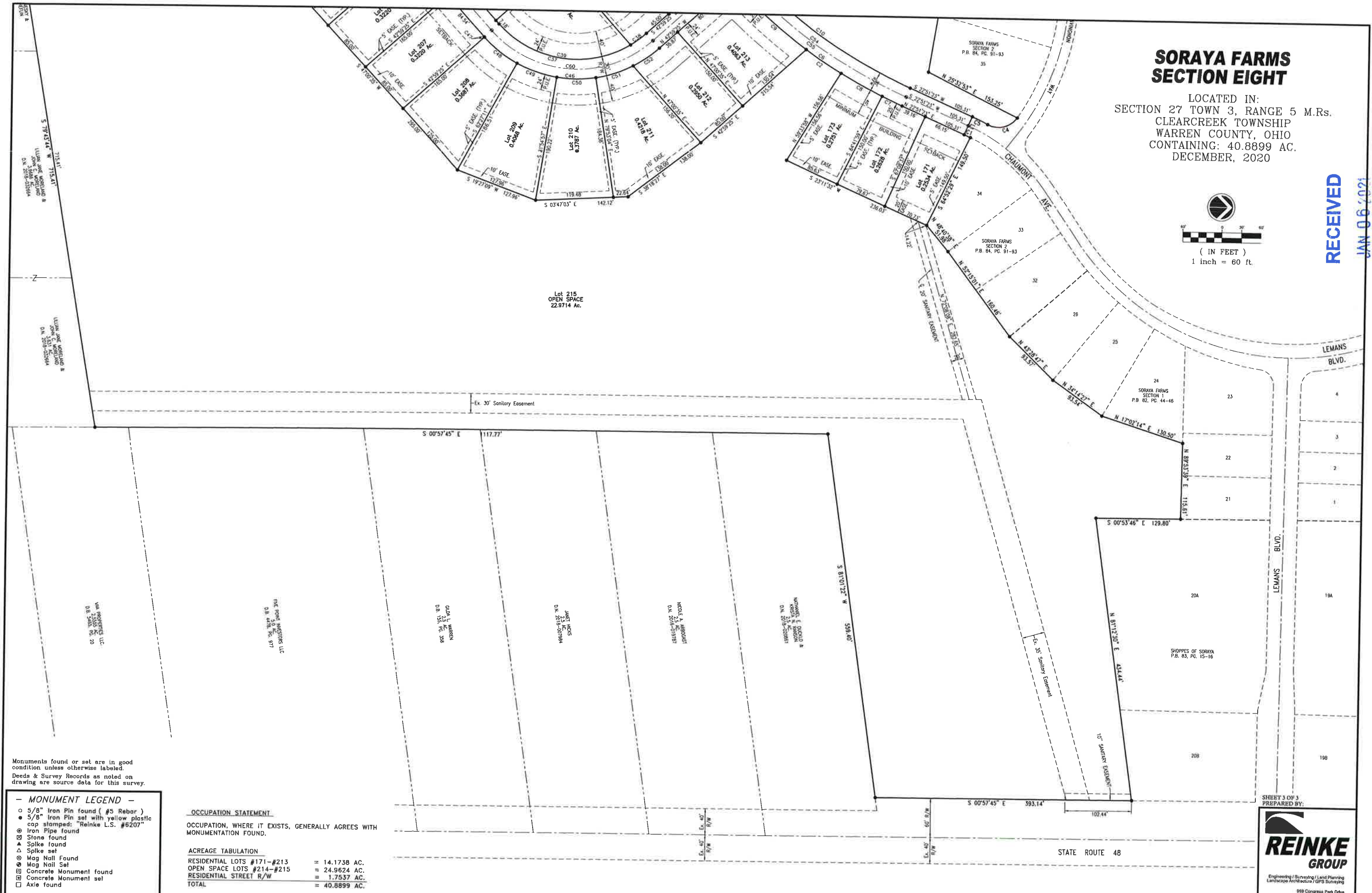
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  - ⊖ Concrete Monument set
  - Axle found

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

**ACREAGE TABULATION**

RESIDENTIAL LOTS #171-#213	=	14.1738 AC.
OPEN SPACE LOTS #214-#215	=	24.9624 AC.
RESIDENTIAL STREET R/W	=	1.7537 AC.
<b>TOTAL</b>	=	<b>40.8899 AC.</b>

SHEET 3 OF 3  
PREPARED BY:

**REINKE GROUP**  
Engineering / Surveying / Land Planning  
Landscape Architecture / GPS Surveying  
959 Congress Park Drive  
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