

# RIVER RUN LANDING SUBDIVISION NO. 1

SITUATED IN THE CITY OF ELYRIA, COUNTY OF LORAIN AND STATE OF OHIO

PART OF ORIGINAL CARLISLE TOWNSHIP SECTION 7

## OWNERS CERTIFICATION AND ACCEPTANCE:

SITUATED IN THE CITY OF ELYRIA, COUNTY OF LORAIN, STATE OF OHIO, AND BEING PART OF ORIGINAL CARLISLE TOWNSHIP SECTION NO. 7, CONTAINING 38.6665 ACRES.

THE UNDERSIGNED OWNER, RBR DEVELOPMENT, LLC, HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS RIVER RUN LANDING SUBDIVISION NO. 1, A SUBDIVISION OF SUBLOTS 1 TO 41 INCLUSIVE, AND DOES HEREBY ACCEPT THIS PLAT OF THE SAME AND DEDICATES FOREVER TO PUBLIC USE AS SUCH, ALL OR PARTS OF THE STREETS AND EASEMENTS SHOWN HEREIN AND NOT HERETOFORE DEDICATED.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OR IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING PLATTING, HEALTH OR OTHER LAWFUL RULES AND REGULATIONS INCLUDING THE APPLICABLE OFF-STREET PARKING AND LOADING REQUIREMENTS OF THE CITY OF ELYRIA, OHIO, FOR THE BENEFIT OF THEMSELVES AND ALL OTHER SUBSEQUENT PARTIES TAKING TITLE FROM, UNDER OR THROUGH THE UNDERSIGNED.

THE DIMENSIONS OF THE SUBLOTS AND STREETS ARE SHOWN ON THE PLAT IN FEET AND DECIMAL PARTS THEREOF. EASEMENTS ARE RESERVED WHERE INDICATED ON THE PLAT FOR PUBLIC UTILITY PURPOSES ABOVE AND BENEATH THE SURFACE OF THE GROUND.

RBR DEVELOPMENT, LLC

BY [Signature]

TITLE [Signature]

## NOTARY:

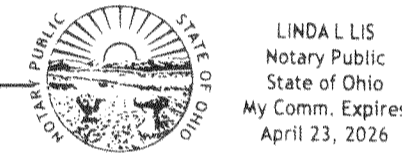
STATE OF OHIO  
COUNTY OF LORAIN

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THE ABOVE SIGNED OFFICER OF RBR DEVELOPMENT, LLC, WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THEIR FREE ACT AND DEED BOTH INDIVIDUALLY AND AS SAID OFFICER.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL

THIS 4th DAY OF April, 2021

[Signature]  
NOTARY PUBLIC



MY COMMISSION EXPIRES: April 23, 2026

## MORTGAGEE'S CERTIFICATE:

THIS IS TO CERTIFY THAT WESTFIELD BANK MORTGAGEE OF LANDS SHOWN HEREON, DO HEREBY ACCEPT THIS PLAT OF "RIVER RUN LANDING SUBDIVISION NO. 1" TO BE CORRECT AND DEDICATE TO PUBLIC USE FOR ROAD PURPOSES, THE ROADS AS SHOWN HEREON.

BY [Signature]

TITLE SR. VICE PRESIDENT

## NOTARY:

STATE OF OHIO  
COUNTY OF Summit

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED, THE AFOREMENTIONED, THE INDIVIDUAL(S) WHO EXECUTED THE FOREGOING INSTRUMENT IN BEHALF OF SAID AFOREMENTIONED, AND BY AUTHORITY OF SUCH ENTITY, AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED INDIVIDUALLY, AND/OR AS SUCH OFFICER THE FREE ACT AND DEED OR SUCH ENTITY.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL

THIS 26th DAY OF April, 2021

[Signature]  
NOTARY PUBLIC

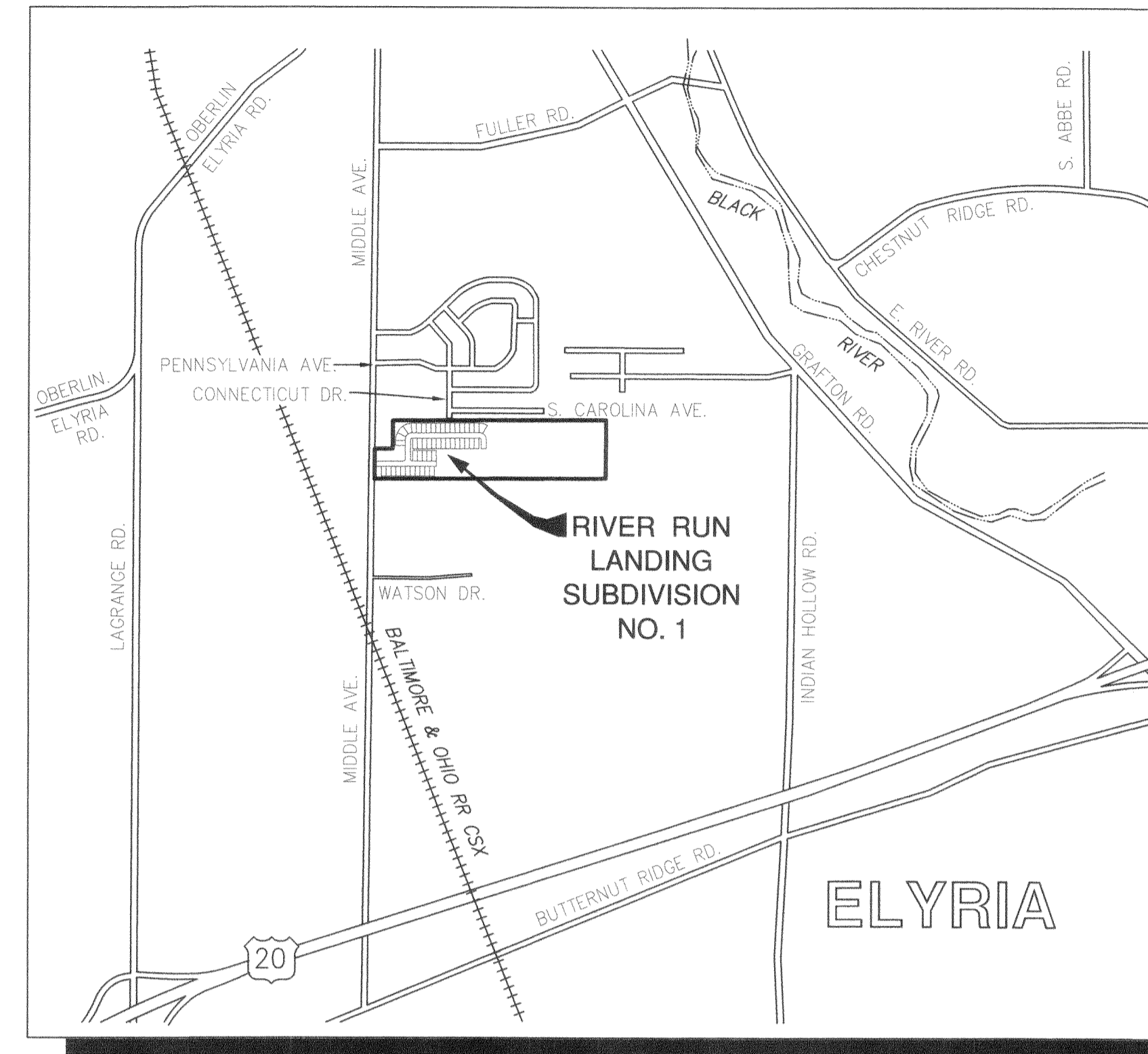
MY COMMISSION EXPIRES: November 19, 2024

## HOMEOWNERS ASSOCIATION NOTES:

THE HOMEOWNERS ASSOCIATION SHALL MAINTAIN ALL STORMWATER CONTROL MEASURES AND THE STORMWATER MANAGEMENT BASINS

BLOCKS A, B, C, D, AND E ARE COMMON AREAS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

THE HOMEOWNERS ASSOCIATION SHALL MAINTAIN ALL OF THE PUBLIC SIDEWALKS.



VICINITY MAP  
NOT TO SCALE

## LOT NUMBERS:

RIVER RUN LANDING SUBDIVISION  
CONTAINS 41 LOTS NUMBERED 1 TO 41 INCLUSIVE

## INDEX OF SHEETS:

- 1 ..... COVER SHEET
- 2 ..... OVERALL
- 3 ..... SUBLOTS 1 THROUGH 10 AND 28 THROUGH 41
- 4 ..... SUBLOTS 11 THROUGH 27 AND CURVE TABLE

## UTILITY EASEMENTS:

WE, THE OWNER OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO THE CITY OF ELYRIA DEPARTMENT OF UTILITIES, THE OHIO EDISON COMPANY, COLUMBIA GAS COMPANY, TIME WARNER CABLE AND CENTURY TELEPHONE, ALL OHIO CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS THE GRANTEE) A PERMANENT RIGHT OF WAY AND EASEMENT TWELVE FEET IN WIDTH AND LENGTH AS SHOWN ON THIS PLAT UNDER, OVER AND THROUGH ALL SUBLOTS AND ALL LANDS SHOWN HEREON AND PARALLEL WITH ALL STREETS TO CONSTRUCT, PLACE, OPERATE MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH UNDERGROUND ELECTRIC AND COMMUNICATIONS, CABLES, DUCTS, CONDUITS, PIPELINES, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS, STORM AND SANITARY SEWERS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEE FOR DISTRIBUTING AND TRANSMITTING ELECTRICITY AND COMMUNICATION SIGNALS, AND DISTRIBUTING NATURAL GAS INCLUDING OTHER UTILITIES (SANITARY SEWERS), FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEE MAY DETERMINE, UPON, WITHIN AND ACROSS SAID EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFORE, TO REMOVE ANY AND ALL FACILITIES NOT CONTEMPLATED IN THE RIGHTS GRANTED TO GRANTEE BY THIS EASEMENT GRANT WITHIN SAID EASEMENT PREMISES INCLUDING, BUT NOT LIMITED TO, IRRIGATION SYSTEMS, ELECTRONIC ANIMAL FENCING, TREES AND LANDSCAPING INCLUDING LAWNS, FLOWERS OR SHRUBBERY AND LANDSCAPE LIGHTING WITHIN AND WITHOUT SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF SAID SERVICES, THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE CABLES OUTSIDE THE ABOVE DESCRIBED EASEMENT PREMISES, AND WITH THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF THIS RIGHT OF WAY AND EASEMENT GRANT. ALL SUBLOTS AND ALL LANDS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

## GRANTOR / OWNER / DEVELOPER:

RBR DEVELOPMENT, LLC  
27201 ROYALTON ROAD  
COLUMBIA STATION, OH 44028  
PHONE: 440.236.3975

## SURVEYOR'S CERTIFICATION:

THIS PLAT AND THE SURVEY ON WHICH IT IS BASED IS A TRUE REPRESENTATION OF A SURVEY PERFORMED ON THE GROUND UNDER MY DIRECT SUPERVISION. ALL DISTANCES GIVEN ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. ALL BEARINGS SHOWN ARE BASED ON STATE PLANE, OHIO NORTH AND ARE SHOWN TO DENOTE ANGLES ONLY. ALL MONUMENTS WERE FOUND OR SET AS INDICATED HEREON, ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE.

[Signature]  
ALEX E. MARKS, P.S. 8616

DATE 04/22/2021

ATWELL, LLC  
7100 E. PLEASANT VALLEY ROAD, SUITE 220  
INDEPENDENCE, OHIO 44131  
440.349.2000



TRANSFERRED  
IN COMPLIANCE WITH SEC. 319.202  
OHIO REV. CODE  
MAY 13 2021  
I. CRAIG SHOBGRASS, CPA, CGFM  
LORAIN COUNTY AUDITOR

Doc ID: 022878050005 Type: OFF  
Kind: PLAT  
Recorded: 05/13/2021 at 01:38:35 PM  
Fee Amt: \$345.60 Page 1 of 5  
Lorain County, Ohio  
Mike Doran County Recorder  
#11-2021-0817733

JLD REPUBLIC NATIONAL TITLE  
INSURANCE CO  
160 CLEVELAND STREET  
ELYRIA, OH 44035  
PLAT Vol 109  
Pg 95, 96, 97, 98

## ACREAGE SUMMARY:

RECORD AREA	
PPN 10-00-007-101-028	38.6665 Ac.
RIVER RUN LANDING SUBDIVISION NO. 1	
SUBLOTS 1 TO 41	6.0005 Ac.
RIGHT-OF-WAY	2.6053 Ac.
BLOCKS	2.9702 Ac.
TOTAL	11.5760 Ac.
TOTAL	
SUBDIVISION	11.5760 Ac.
REMAINDER	27.0905 Ac.
TOTAL	38.6665 Ac.

## APPROVALS:

### CITY OF ELYRIA ENGINEER:

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY

THIS 4 DAY OF May, 2021

[Signature]  
CITY ENGINEER

### PLANNING COMMISSION:

THIS PLAT IS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF ELYRIA

THIS 5 DAY OF May, 2021

[Signature]  
PLANNING COMMISSION PRESIDENT

[Signature]  
PLANNING COMMISSION SECRETARY

### MAYOR:

THIS PLAT IS APPROVED BY THE MAYOR OF THE CITY IF ELYRIA

THIS 5 DAY OF May, 2021

[Signature]  
MAYOR

### CITY COUNCIL:

THIS PLAT IS APPROVED BY THE COUNCIL OF THE CITY OF ELYRIA  
BY ADOPTION OF ORDINANCE NO. 2021-55

THIS 5 DAY OF May, 2021

[Signature]  
CLERK OF COUNCIL



Know what's below.

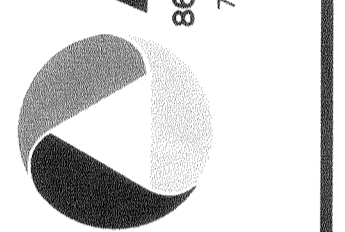
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR HIS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2021 ATWELL, LLC. NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL, LLC.

ATWELL  
866.850.4200 www.atwell-group.com  
7100 E. PLEASANT VALLEY RD, SUITE 220  
INDEPENDENCE, OH 44131  
440.349.2000



ORIGINAL CARLISLE TOWNSHIP SEC. 7  
CITY OF ELYRIA  
COUNTY OF LORAIN  
STATE OF OHIO

RBR DEVELOPMENT, LLC  
RIVER RUN LANDING  
SUBDIVISION NO. 1 PLAT  
COVER SHEET

DATE 5/29/2020

2020.06.24  
LIST REVISIONS  
2020.09.28  
ADDITION OF ROAD NAMES  
2021.01.30  
COUNTY COMMENTS  
2021.02.15  
COUNTY COMMENTS

REVISIONS

DR. LAR | CH. MS

P.M. P. ERAK

BOOK

JOB 19003172

SHEET NO.

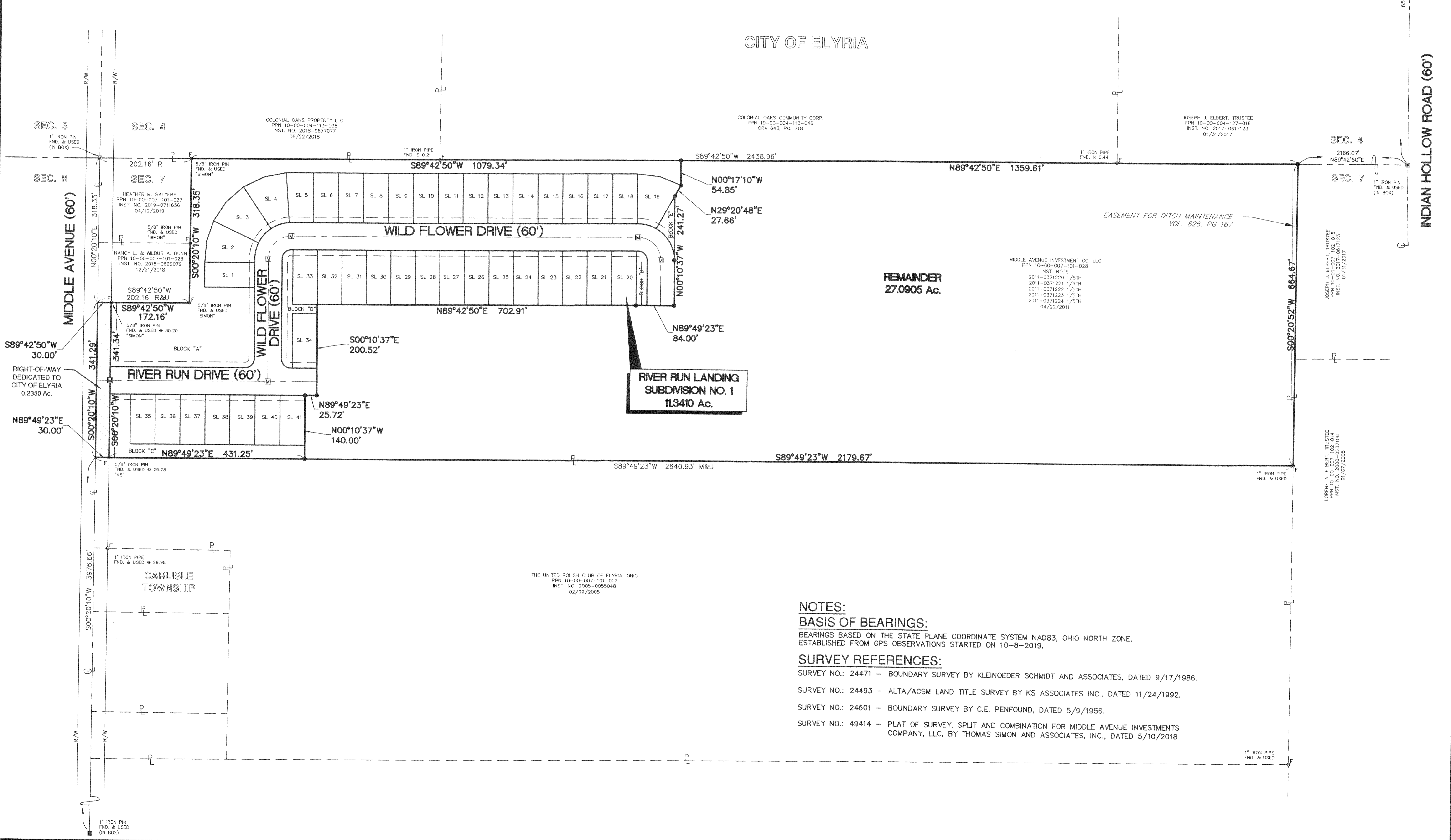
1 of 4

**LEGEND**

- 5/8" BY 30" IRON PIN SET WITH CAP "ATWELL"
  - M 5/8" BY 30" IRON PIN SET WITH CAP IN MONUMENT BOX
  - F o MONUMENTATION FOUND AS NOTED
  - CENTERLINE
  - PROPERTY LINE
  - ORIGINAL LOT LINE
  - UTILITY EASEMENT
  - BUILDING SETBACK LINE
  - PROPOSED RIGHT-OF-WAY DEDICATION
- M MEASURED
  - U USED
  - REC. RECORD
  - S.F. SQUARE FEET
  - AC. ACRES
  - VOL. VOLUME
  - PG. PAGE
  - R/W RIGHT OF WAY
  - ℄ CENTERLINE
  - ℄ PROPERTY LINE
  - PPN PERMANENT PARCEL NUMBER
  - INST# INSTRUMENT NUMBER
  - HOA HOMEOWNERS ASSOCIATION

# RIVER RUN LANDING SUBDIVISION NO. 1

SITUATED IN THE CITY OF ELYRIA, COUNTY OF LORAIN AND STATE OF OHIO  
PART OF ORIGINAL CARLISLE TOWNSHIP SECTION 7



**NOTES:**  
**BASIS OF BEARINGS:**  
 BEARINGS BASED ON THE STATE PLANE COORDINATE SYSTEM NAD83, OHIO NORTH ZONE, ESTABLISHED FROM GPS OBSERVATIONS STARTED ON 10-8-2019.

**SURVEY REFERENCES:**  
 SURVEY NO.: 24471 - BOUNDARY SURVEY BY KLEINOEDER SCHMIDT AND ASSOCIATES, DATED 9/17/1986.  
 SURVEY NO.: 24493 - ALTA/ACSM LAND TITLE SURVEY BY KS ASSOCIATES INC., DATED 11/24/1992.  
 SURVEY NO.: 24601 - BOUNDARY SURVEY BY C.E. PENFOUND, DATED 5/9/1956.  
 SURVEY NO.: 49414 - PLAT OF SURVEY, SPLIT AND COMBINATION FOR MIDDLE AVENUE INVESTMENTS COMPANY, LLC, BY THOMAS SIMON AND ASSOCIATES, INC., DATED 5/10/2018

**811**  
 Know what's below.  
 Call before you dig.  
 THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

**NOTICE:**  
 CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2021 ATWELL LLC. NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC.

**ATWELL**  
 866.850.4200 www.atwell-group.com  
 7100 E. PLEASANT VALLEY RD., SUITE 220  
 44034-3932, OHIO

ORIGINAL CARLISLE TOWNSHIP SEC. 7
CITY OF ELYRIA
COUNTY OF LORAIN
STATE OF OHIO

CLIENT	BDC BUILDERS AND DEVELOPERS
	RIVER RUN LANDING
	SUBDIVISION NO. 1 PLAT
DATE	5/29/2020

2020.08.24	LOT REVISION
2020.08.28	ADDITION OF ROAD NAMES
2021.01.20	COUNTY COMMENTS
2021.02.15	COUNTY COMMENTS

REVISIONS	SCALE 0 50 100
1" = 100 FEET	DR. LAR CH. MS
P.M. P. ERAK	BOOK
JOB 19003172	SHEET NO.
2 of 4	

CAD FILE: 19003172P-01 PHASE 1.DWG

# RIVER RUN LANDING SUBDIVISION NO. 1

SITUATED IN THE CITY OF ELYRIA,  
COUNTY OF LORAIN AND STATE OF OHIO  
PART OF ORIGINAL CARLISLE TOWNSHIP SECTION 7

SEE SHEET 2 FOR LEGEND

SEE SHEET 4 FOR  
CURVE TABLE

HEATHER M. SALVERS  
PPN 10-00-007-101-027  
INST. NO. 2019-0711656  
04/19/2019

NANCY L. & WILBUR A. DUNN  
PPN 10-00-007-101-026  
INST. NO. 2018-0699079  
12/21/2018

5/8" IRON PIN  
FND. & USED @ 30.20  
"SIMON"

SEC. 4  
SEC. 7

5/8" IRON PIN  
FND. & USED  
"SIMON"

5/8" IRON PIN  
FND. & USED  
"SIMON"

5/8" IRON PIN  
FND. & USED @ 30.20  
"SIMON"

5/8" IRON PIN  
FND. & USED  
"SIMON"

RIGHT-OF-WAY DEDICATED TO  
CITY OF ELYRIA  
0.2350 Ac.

**BLOCK  
"A"**  
99,192 S.F.  
2.2771 AC.

STORMWATER  
MANAGEMENT  
EASEMENT TO HOA

**BLOCK  
"B"**  
7,188 S.F.  
0.1650 AC.

STORMWATER  
MANAGEMENT  
EASEMENT TO HOA

**BLOCK  
"C"**  
17,938 S.F.  
0.4118 AC.

STORMWATER  
MANAGEMENT  
EASEMENT TO HOA

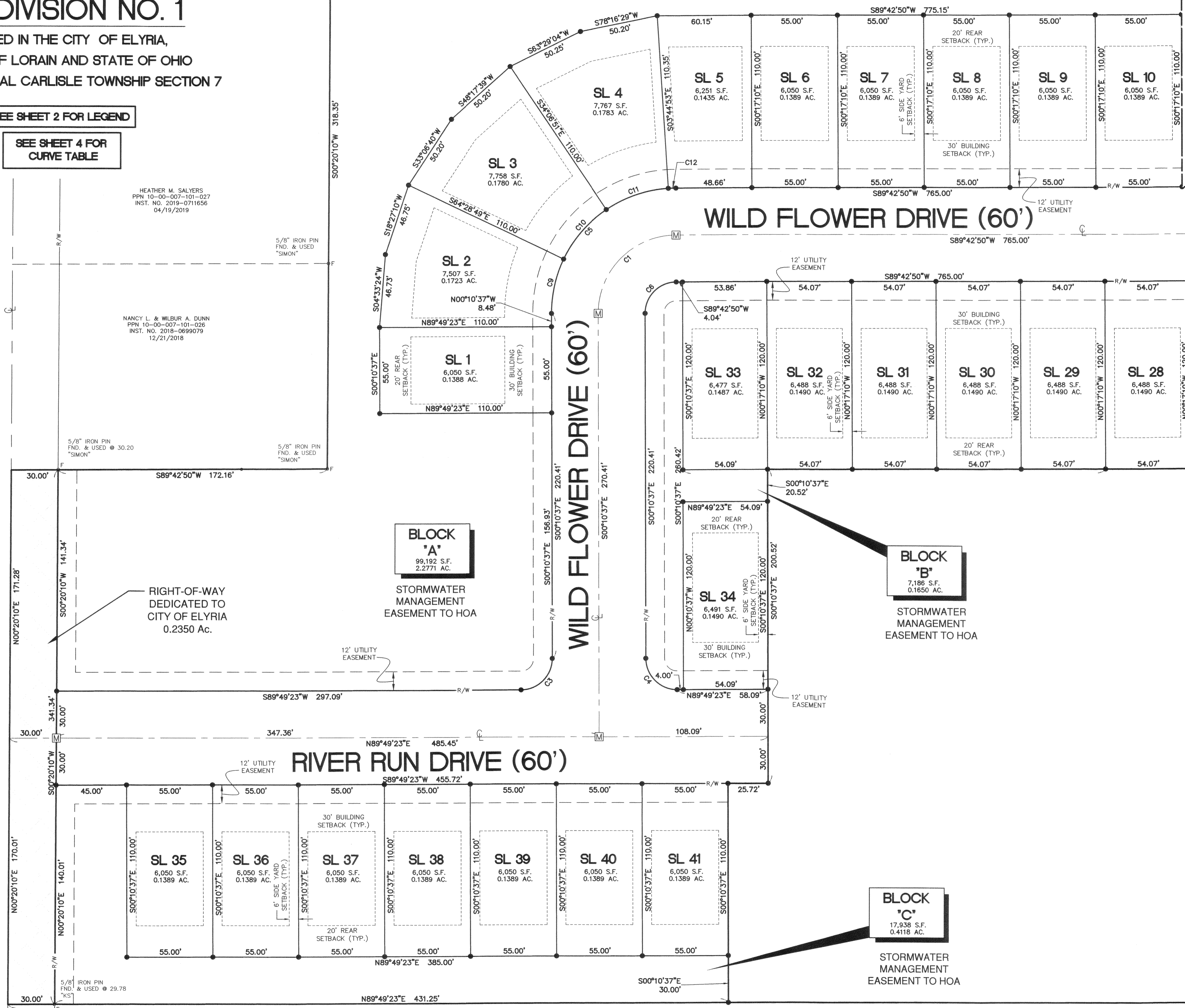
5/8" IRON PIN  
FND. & USED @ 29.78  
"S"

MIDDLE AVENUE (60')

WILD FLOWER DRIVE (60')

RIVER RUN DRIVE (60')

MATCH LINE SEE SHEET 4



**811**  
Know what's Below.  
Call before you dig.  
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:  
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2021 ATWELL LLC. NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC.

**ATWELL**  
866.850.4200 www.atwell-group.com  
7100 E. PLEASANT VALLEY RD., SUITE 220  
440348.2000

ORIGINAL CARLISLE TOWNSHIP SEC. 7  
CITY OF ELYRIA  
COUNTY OF LORAIN  
STATE OF OHIO

CLIENT: BDC BUILDERS AND DEVELOPERS  
RIVER RUN LANDING  
SUBDIVISION NO. 1 PLAT  
SUBLOTS 1 - 10  
SUBLOTS 28 - 41

DATE: 5/29/2020

DATE	REVISIONS
2020.06.24	LOT REVISION
2020.06.28	ADDITION OF ROAD NAMES
2020.07.20	COUNTY COMMENTS
2021.02.15	COUNTY COMMENTS

SCALE: 0 20 30  
1" = 30 FEET

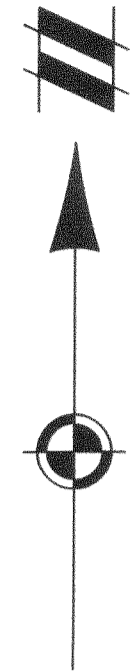
DR. LAR CH. MS  
P.M. P. ERAK  
BOOK  
JOB: 19003172  
SHEET NO. 3 of 4



Know what's below.  
Call before you dig.  
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

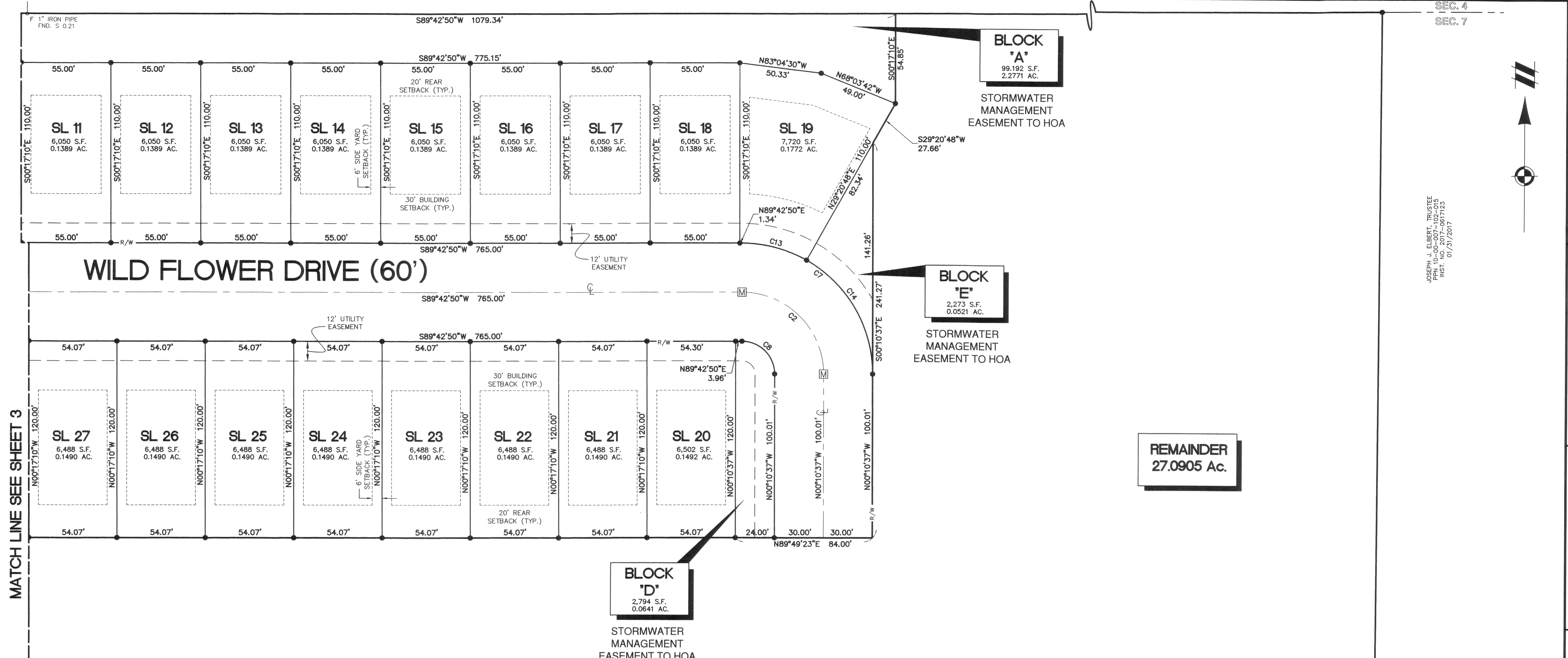
NOTICE:  
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2021 ATWELL, LLC. NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL, LLC.  
ATWELL  
866.850.4200 www.atwell-group.com  
7100 E. INDEPENDENCE RD., SUITE 220  
PLEASANT VALLEY, OHIO 44131  
IND. REG. NO. 0403492000



JOSEPH J. ELBERT, TRUSTEE  
PPN 10-00-007-102-015  
INST. NO. 2017-0017123  
01/31/2017

LORENE A. ELBERT, TRUSTEE  
PPN 10-00-007-102-014  
INST. NO. 2017-0237106  
01/07/2008



REMAINDER  
27.0905 Ac.

BLOCK "D"  
2,794 S.F.  
0.0641 AC.

STORMWATER  
MANAGEMENT  
EASEMENT TO HOA

BLOCK "E"  
2,273 S.F.  
0.0521 AC.

STORMWATER  
MANAGEMENT  
EASEMENT TO HOA

# RIVER RUN LANDING SUBDIVISION NO. 1

SITUATED IN THE CITY OF ELYRIA,  
COUNTY OF LORAIN AND STATE OF OHIO  
PART OF ORIGINAL CARLISLE TOWNSHIP SECTION 7

SEE SHEET 2 FOR LEGEND

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD	TANGENT
C1	78.44'	50.00'	89°53'27"	S44°46'07"W	70.64'	49.90'
C2	78.64'	50.00'	90°06'33"	N45°13'53"W	70.78'	50.10'
C3	31.42'	20.00'	90°00'00"	S44°49'23"W	28.28'	20.00'
C4	31.42'	20.00'	90°00'00"	S45°10'37"E	28.28'	20.00'
C5	125.51'	80.00'	89°53'27"	S44°46'07"W	113.03'	79.85'
C6	31.38'	20.00'	89°53'27"	S44°46'07"W	28.26'	19.96'
C7	125.82'	80.00'	90°06'33"	N45°13'53"W	113.24'	80.15'
C8	31.45'	20.00'	90°06'33"	N45°13'53"W	28.31'	20.04'
C9	35.88'	80.00'	25°41'48"	S12°40'17"W	35.58'	18.25'
C10	42.40'	80.00'	30°21'58"	S40°42'10"W	41.90'	21.71'
C11	42.40'	80.00'	30°21'58"	S71°04'08"W	41.90'	21.71'
C12	4.83'	80.00'	3°27'43"	S87°58'59"W	4.83'	2.42'
C13	41.37'	80.00'	29°37'58"	N75°28'11"W	40.92'	21.16'
C14	84.44'	80.00'	60°28'35"	N30°24'55"W	80.58'	46.63'

CLIENT	BDC BUILDERS AND DEVELOPERS RIVER RUN LANDING SUBDIVISION NO. 1 PLAT
ORIGINAL	CARLISLE TOWNSHIP SEC. 7
CITY	ELYRIA
COUNTY	LORAIN
STATE	OHIO
SUBLOTS	11 - 27

DATE	5/29/2020
2020.06.24	LOT REVISION
2020.06.28	ADDITION OF ROAD NAMES
2021.01.15	COUNTY COMMENTS
2021.02.15	COUNTY COMMENTS
REVISIONS	
SCALE	0 15 30
1" = 30 FEET	
DR.	LAR CH. MS
P.M. P. ERAK	
BOOK	
JOB	19003172
SHEET NO.	4 of 4

MATCH LINE SEE SHEET 3

Plat Sheet

Instrument # 2021-0817733 Film # -

Name of Plat: River Run Landing Subdivision No. 1

Owner: RBR Development LLC

Description: SITUATED IN CITY OF ELYRIA, COUNTY OF LORAIN  
STATE OF OHIO BEING PART OF ORIGINAL CARLISLE TOWNSHIP  
SECTION 7 11.5760 ACRES / EASEMENTS ALSO  
CREATING SUBLOTS 1 THRU 41; BLOCKS A, B, C, D, E

Floor Plans: \_\_\_\_\_

Related/Margin: \_\_\_\_\_

Comments: DECLARATION FOLLOWING - 2021-0817734

Vol. 109

Pg. 95, 96, 97, 98

Amount: 345.60

Initials: ST

Receiving Stamp

JLD REPUBLIC NATIONAL TITLE  
INSURANCE CO  
160 CLEVELAND STREET  
ELYRIA, OH 44035