

RIVER RUN LANDING SUBDIVISION NO. 2

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 10.1984 ACRES.

THE UNDERSIGNED OWNER, RBR DEVELOPMENT, LLC, HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS RIVER RUN LANDING SUBDIVISION NO. 2, A SUBDIVISION OF SUBLOTS 42 TO 83 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 MEMBER

NOTARY:

STATE OF OHIO
COUNTY OF LORAIN

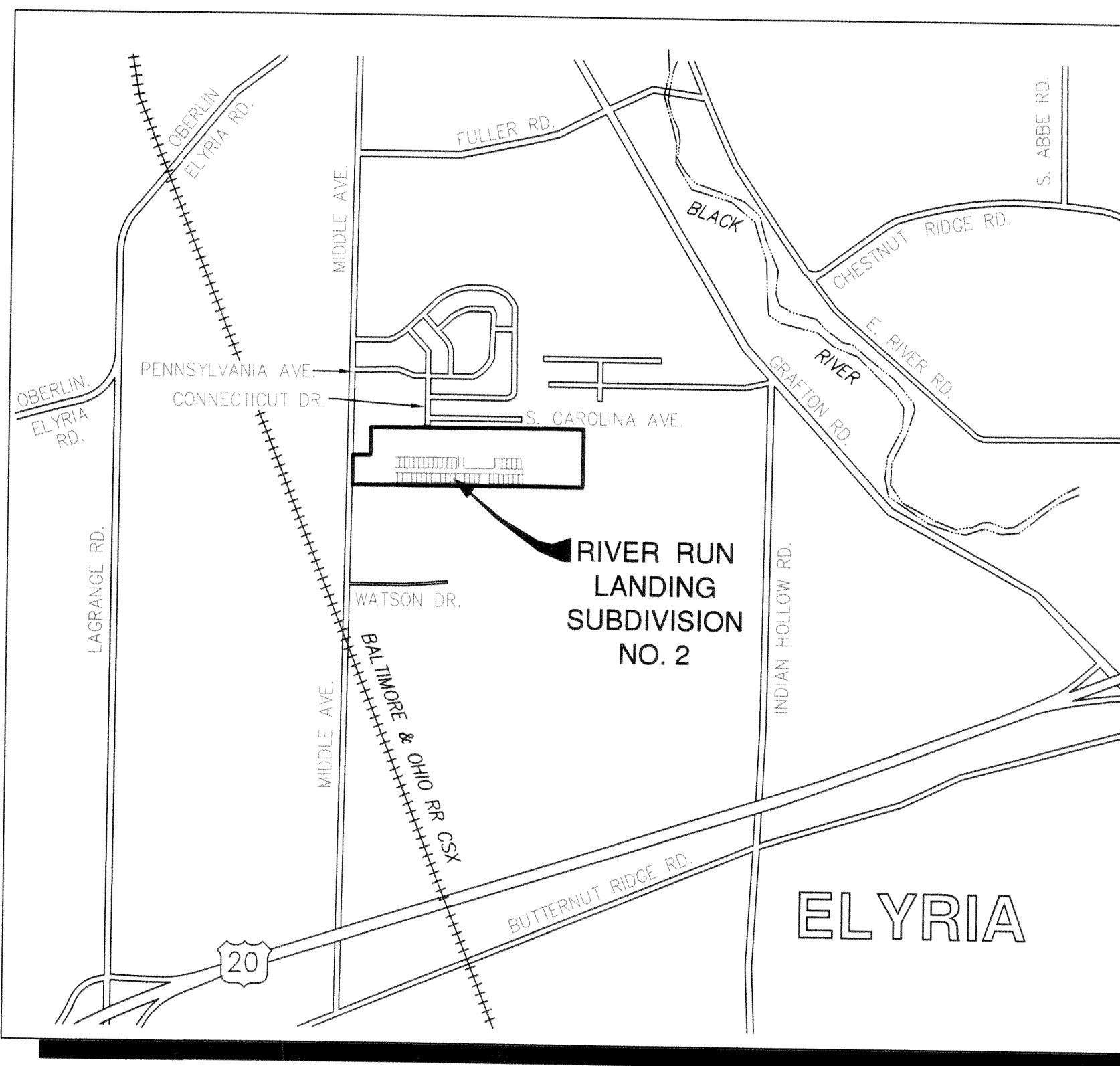
BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THE ABOVE SIGNED OFFICER OF, RBR DEVELOPMENT, LLC, WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THEIR FREE ACT AND DEED BOTH INDIVIDUALLY AND AS SAID OFFICER.

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

THIS 3rd DAY OF May, 2022.

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES: April 23, 2026



VICINITY MAP
NOT TO SCALE

LOT NUMBERS:

RIVER RUN LANDING SUBDIVISION NO. 2
CONTAINS 42 LOTS NUMBERED 42 TO 83 INCLUSIVE

INDEX OF SHEETS:

- 1 COVER SHEET
- 2 OVERALL
- 3 SUBLOTS 42 THROUGH 55 AND 60 THROUGH 72
- 4 SUBLOTS 56 THROUGH 59 AND 73 THROUGH 83

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 CONVEYED 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

APPROVALS:

CITY OF ELYRIA ENGINEER:

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY

THIS 22 DAY OF June, 2022.

[Signature]
CITY ENGINEER

PLANNING COMMISSION:

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

THIS 22 DAY OF June, 2022.

[Signature]
PLANNING COMMISSION PRESIDENT

[Signature]
PLANNING COMMISSION SECRETARY

MAYOR:

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

THIS 22 DAY OF June, 2022.

[Signature]
MAYOR

CITY COUNCIL:

THIS PLAT IS APPROVED BY THE COUNCIL OF THE CITY OF ELYRIA
BY ADOPTION OF ORDINANCE NO. _____

THIS 22 DAY OF June, 2022.

[Signature]
CLERK OF COUNCIL

ACREAGE SUMMARY:

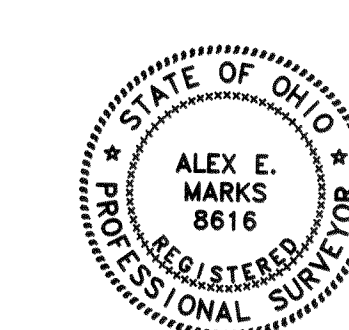
RECORD AREA	PPN 10-00-007-101-075	27.0905 Ac.
RIVER RUN LANDING SUBDIVISION NO. 2		
SUBLOTS 42 TO 83		6.0037 Ac.
RIGHT-OF-WAY		2.3886 Ac.
BLOCKS		1.8061 Ac.
TOTAL		10.1984 Ac.
TOTAL		
SUBDIVISION		10.1984 Ac.
REMAINDER		16.8921 Ac.
TOTAL		27.0905 Ac.

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE OWNER, I HAVE SURVEYED AND PLATTED RIVER RUN SUBDIVISION NO. 2, AS SHOWN HEREON AND CONTAINING 10.1984 ACRES OF LAND IN ORIGINAL CARLISLE TOWNSHIP SECTION 7 IN THE CITY OF ELYRIA, LORAIN COUNTY, OHIO. AT ALL POINTS INDICATED AS "•" OR "■", IRON PIN MONUMENTS HAVE OR WILL BE SET UPON COMPLETION OF CONSTRUCTION ACTIVITIES. BEARINGS ARE BASED ON STATE PLANE, OHIO NORTH, AND ARE SHOWN TO DENOTE ANGLES ONLY. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. THE PLAN REPRESENTS A SURVEY PERFORMED IN SUCH A MANNER THAT THE LINEAR ERROR IN THE DISTANCE BETWEEN ANY TWO (2) POINTS DOES NOT EXCEED THE LIMITS OF ONE (1) FOOT TO TEN THOUSAND (10,000) FEET (ALLOWABLE LINEAR ERROR = REPORTED DISTANCE DIVIDED BY TEN THOUSAND) AS PER SECTION 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND ADJACENT PROPERTY DESCRIPTIONS HAVE BEEN CONSIDERED IN PERFORMING THIS SURVEY. ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE.

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

DATE 04/07/2022



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

MORTGAGEE'S CERTIFICATE:

THIS IS TO CERTIFY THAT WESTFIELD BANK FSB MORTGAGEE OF LANDS SHOWN HEREON, DO HEREBY ACCEPT THIS PLAT OF "RIVER RUN LANDING SUBDIVISION NO. 2" TO BE CORRECT AND DEDICATE TO PUBLIC USE FOR ROAD PURPOSES, THE ROADS AS SHOWN HEREON.

BY [Signature]
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 THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL

THIS 13th DAY OF May, 2022.

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES: Nov 19 2024



Doc ID: 023548250003 Type: OFF
Kind: PLAT
Recorded: 06/23/2022 at 01:38:31 PM
Fee Amt: \$345.60 Page 1 of 5
Lorain County, Ohio
Mike Doran, County Recorder
File: 2022-0880618

NETWORK LAND TITLE AGENCY LLC
105 CLEVELAND ST
STE 200
ELYRIA, OH 44035-6137

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE
JUN 23 2022
J. CRAIG SHODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

HOMEOWNERS ASSOCIATION NOTES:

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

BLOCKS F, G, AND H ARE COMMON AREAS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

THE HOMEOWNERS ASSOCIATION SHALL MAINTAIN ALL OF THE PUBLIC SIDEWALKS.

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 PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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INDEPENDENCE, OHIO 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. 2 PLAT	COVER SHEET

CLIENT: RBR DEVELOPMENT, LLC
DATE: JANUARY 2022

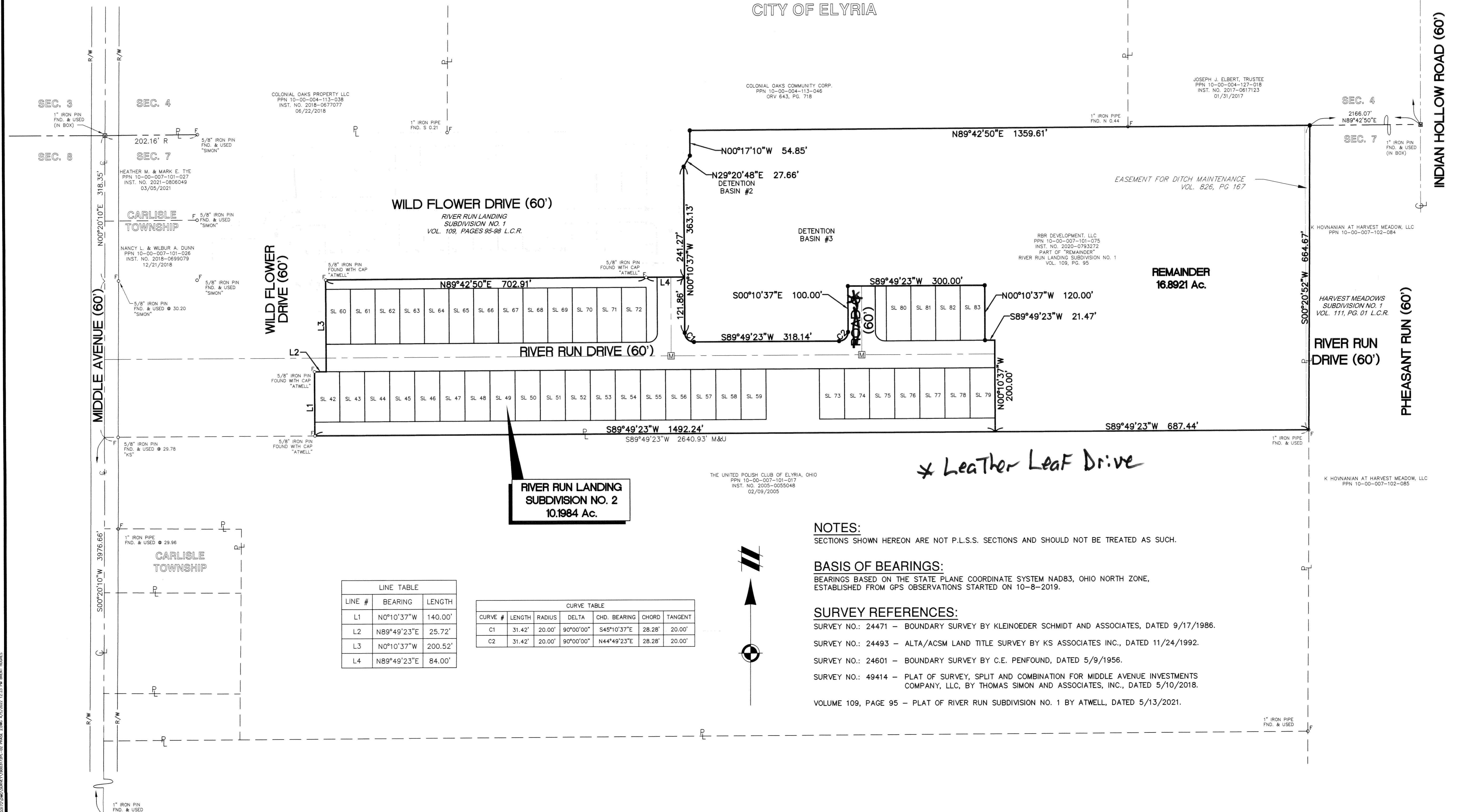
DR. BH	CH. MS
P.M. D. HAYWOOD	
BOOK	
JOB 19003172.02	
SHEET NO.	1 of 4

CAD FILE: 19003172P-02 PHASE 2.DWG

RIVER RUN LANDING SUBDIVISION NO. 2

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

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



RIVER RUN LANDING SUBDIVISION NO. 2
10.1984 Ac.

REMAINDER
16.8921 Ac.

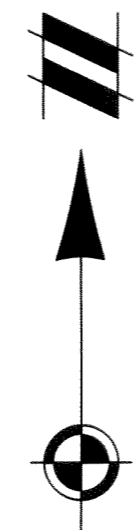
LINE TABLE		
LINE #	BEARING	LENGTH
L1	N0°10'37"W	140.00'
L2	N89°49'23"E	25.72'
L3	N0°10'37"W	200.52'
L4	N89°49'23"E	84.00'

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD	TANGENT
C1	31.42'	20.00'	90°00'00"	S45°10'37"E	28.28'	20.00'
C2	31.42'	20.00'	90°00'00"	N44°49'23"E	28.28'	20.00'

NOTES:
SECTIONS SHOWN HEREON ARE NOT P.L.S.S. SECTIONS AND SHOULD NOT BE TREATED AS SUCH.

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.
VOLUME 109, PAGE 95 - PLAT OF RIVER RUN SUBDIVISION NO. 1 BY ATWELL, DATED 5/13/2021.



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 OF 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.

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

RBR DEVELOPMENT, LLC
RIVER RUN LANDING
SUBDIVISION NO. 2 PLAT
OVERALL

CLIENT
DATE
JANUARY 2022

REVISIONS	
SCALE	0 50 100
1" = 100 FEET	
DR.	BH CH. MS
P.M. D. HAYWOOD	
BOOK	
JOB 19003172.02	
SHEET NO.	
2 of 4	



Know what's below.

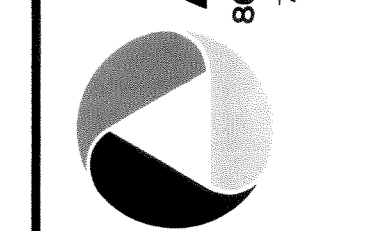
Call before you dig.

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

RBR DEVELOPMENT, LLC
RIVER RUN LANDING
SUBDIVISION NO. 2 PLAT
SUBLOTS 42 - 55
SUBLOTS 60 - 72

CLIENT

DATE

JANUARY 2022

Table with 2 columns: REVISIONS, and empty rows for revision details.

SCALE 0 20 30
1" = 30 FEET

DR. BH CH. MS

P.M. D. HAYWOOD

BOOK

JOB 19003172.02
SHEET NO. 3 of 4

RIVER RUN LANDING SUBDIVISION NO. 2

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

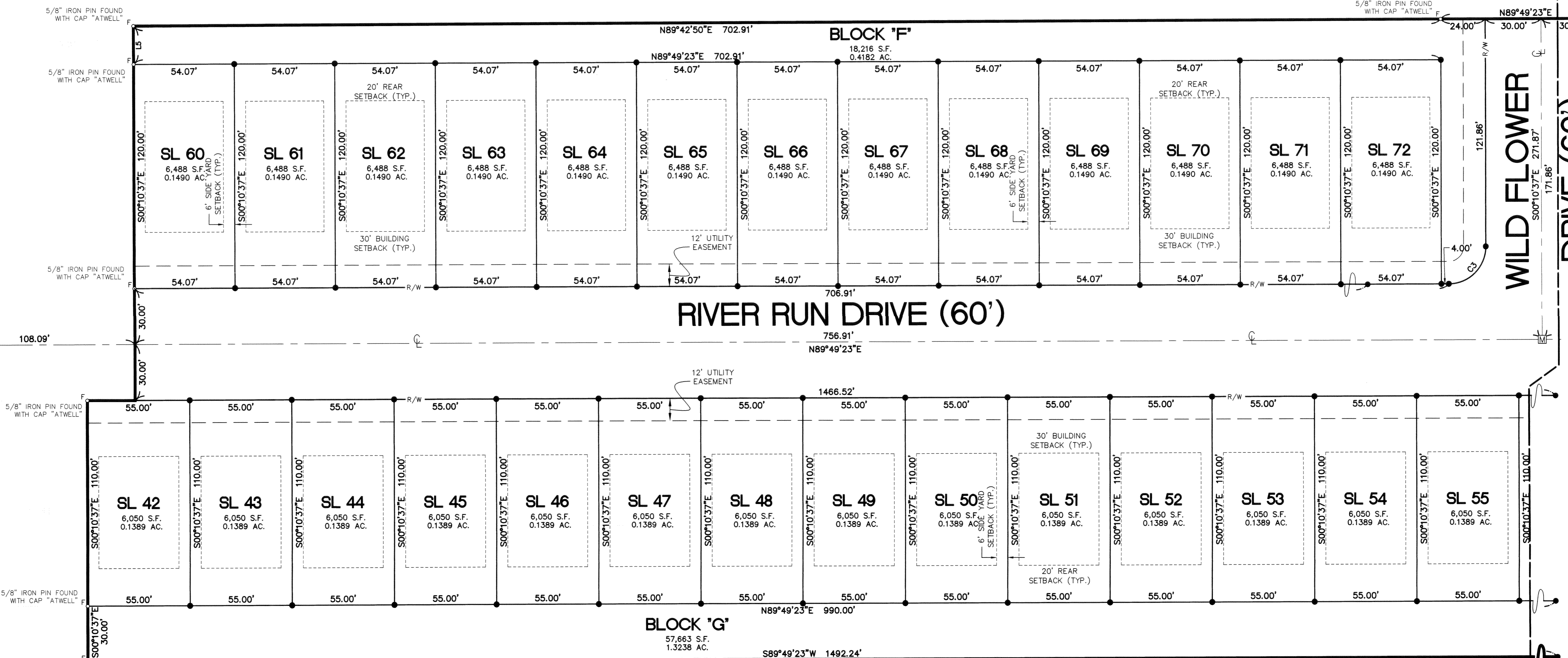
SEE SHEET 2 FOR LEGEND

WILD FLOWER DRIVE (60')

WILD FLOWER DRIVE (60')

MATCH LINE SEE SHEET 4

RIVER RUN LANDING
SUBDIVISION NO. 1
VOL. 109, PAGES 95-98
L.C.R.



LINE TABLE		
LINE #	BEARING	LENGTH
L5	S0°10'37"E	20.52'

THE UNITED POLISH CLUB OF ELYRIA, OHIO
PPN 10-00-007-101-017
INST. NO. 2005-0055048
02/09/2005

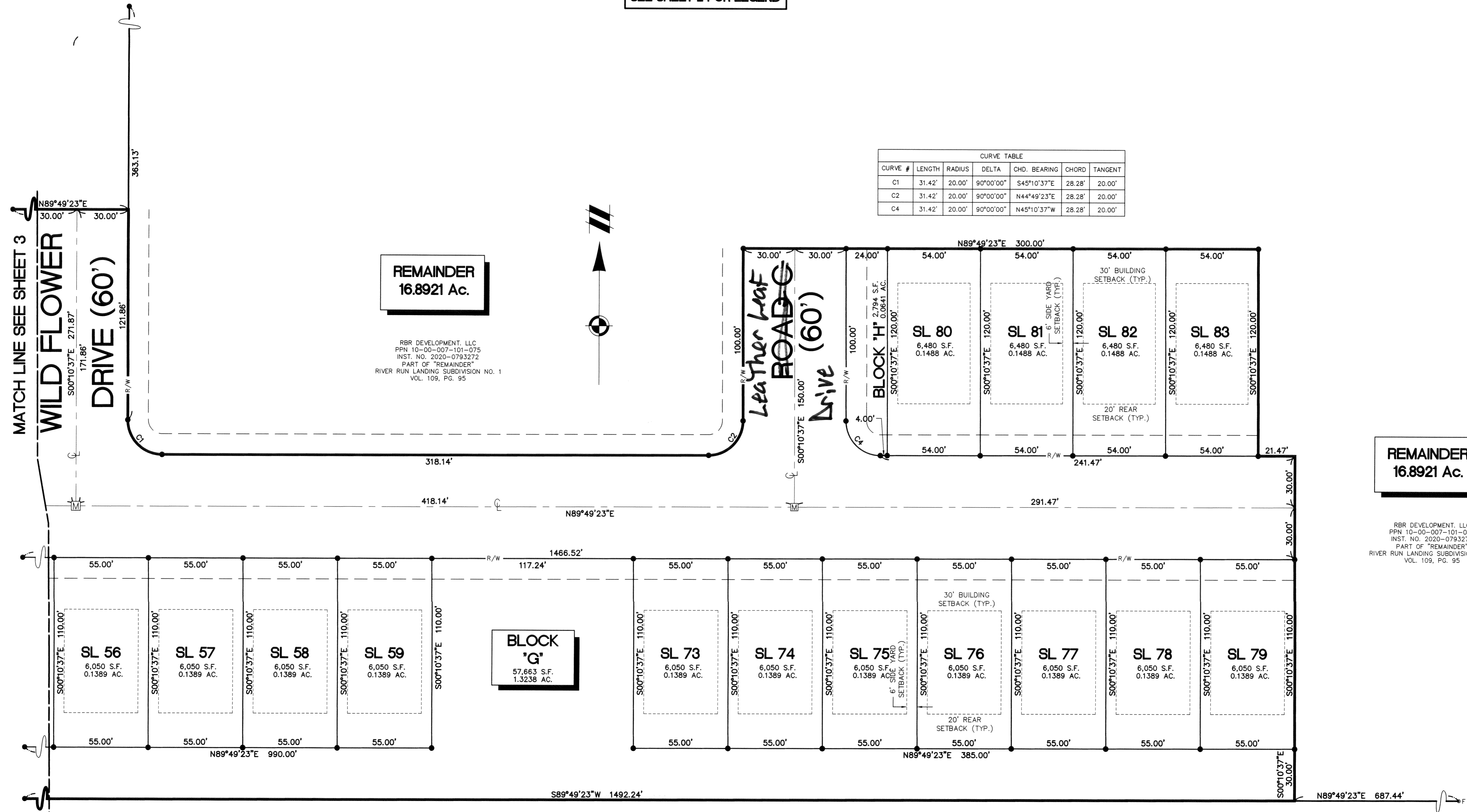
CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD	TANGENT
C3	31.42'	20.00'	90°00'00"	N44°49'23"E	28.28'	20.00'



RIVER RUN LANDING SUBDIVISION NO. 2

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	31.42'	20.00'	90°00'00"	S45°10'37"E	28.28'	20.00'
C2	31.42'	20.00'	90°00'00"	N44°49'23"E	28.28'	20.00'
C4	31.42'	20.00'	90°00'00"	N45°10'37"W	28.28'	20.00'



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

CLIENT: RBR DEVELOPMENT, LLC
RIVER RUN LANDING
SUBDIVISION NO. 2 PLAT
SUBLOTS 56 - 59
SUBLOTS 73 - 83

DATE: JANUARY 2022

REVISIONS
SCALE 0 15 30
1" = 30 FEET
DR. BH CH. MS
P.M. D. HAYWOOD
BOOK
JOB 19003172.02
SHEET NO.
4 of 4
CAD FILE: 19003172PL-02 PHASE 2.DWG

REMAINDER
16.8921 Ac.

RBR DEVELOPMENT, LLC
PPN 10-00-007-101-075
INST. NO. 2020-0793272
PART OF "REMAINDER"
RIVER RUN LANDING SUBDIVISION NO. 1
VOL. 109, PG. 95

BLOCK 'G'
57,663 S.F.
1.3238 AC.

REMAINDER
16.8921 Ac.

RBR DEVELOPMENT, LLC
PPN 10-00-007-101-075
INST. NO. 2020-0793272
PART OF "REMAINDER"
RIVER RUN LANDING SUBDIVISION NO. 1
VOL. 109, PG. 95

THE UNITED POLISH CLUB OF ELYRIA, OHIO
PPN 10-00-007-101-017
INST. NO. 2005-0055048
02/09/2005