

# RIVER RUN LANDING SUBDIVISION NO. 3

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

**OWNER'S CERTIFICATE**

SITUATED IN THE CITY OF ELYRIA, COUNTY OF LORAIN, STATE OF OHIO, AND BEING PART OF ORIGINAL CARLISLE TOWNSHIP SECTION 7 CONTAINING 4.4994 ACRES.

THE UNDERSIGNED OWNER, RBR DEVELOPMENT, LLC, HEREBY CERTIFIES THAT THE PLAT REPRESENTS RIVER RUN LANDING SUBDIVISION NO. 3, A SUBDIVISION OF LOTS 84 TO 102, INCLUSIVE, AND DOES HEREBY ACKNOWLEDGE THIS PLAT OF SAME AND DEDICATES TO PUBLIC USE AS SUCH, ALL OR PART 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, ZONING, HEALTH, OR OTHER LAWFUL RULES OR REGULATIONS INCLUDING THE APPLICABLE OFF-STREET LOADING AND PARKING REQUIREMENTS OF THE CITY OF ELYRIA, OHIO FOR THE BENEFIT OF HIMSELF (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 HEREBY GRANTED WHERE INDICATED ON THE PLAT FOR PUBLIC UTILITY PURPOSES ABOVE AND BENEATH THE SURFACE OF THE GROUND.

RBR DEVELOPMENT, LLC

*Richard Beran*  
BY RICHARD BERAN

*Manager of RBR*  
TITLE

**NOTARIAL SEAL**

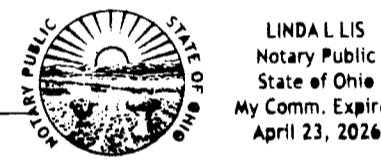
STATE OF OHIO Lorain  
COUNTY OF Lorain

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 3<sup>rd</sup> DAY OF October, 2023

NOTARY PUBLIC *Linda L. Lis*  
MY COMMISSION EXPIRES: April 23, 2024



**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. 3" TO BE CORRECT AND DEDICATE TO PUBLIC USE FOR ROAD PURPOSES AS SHOWN HEREON.

*[Signature]*

Sr. VICE PRESIDENT  
TITLE

**NOTARIAL SEAL**

STATE OF OHIO Lorain  
COUNTY OF Lorain

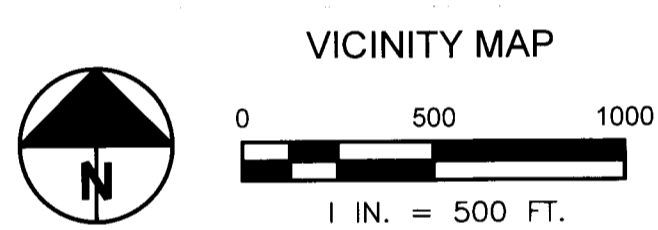
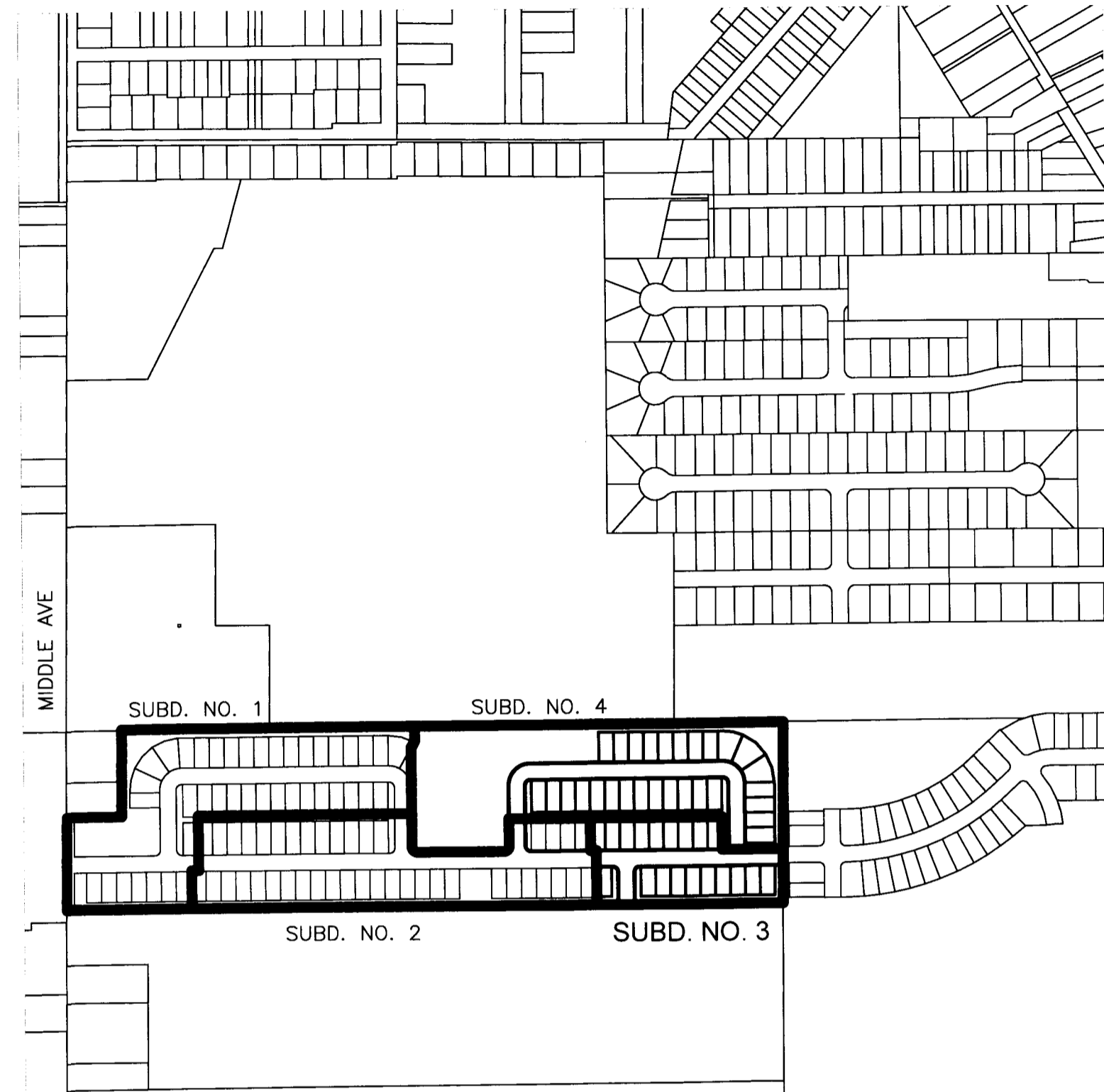
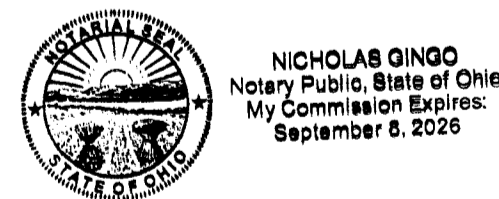
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE AFOREMENTIONED INDIVIDUAL(S) WHO EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF SAID AFOREMENTIONED, AND BY AUTHORITY OF SUCH ENTITY, AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED INDIVIDUALLY, AND/OR AS SUCH OFFICER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

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

THIS 5<sup>th</sup> DAY OF October, 2023

NOTARY PUBLIC *Nicholas Gingo*

MY COMMISSION EXPIRES: September 8, 2026



**UTILITY EASEMENTS GRANT**

WE, THE OWNERS OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO THE UTILITY COMPANIES, (HEREINAFTER REFERRED TO AS THE GRANTEEES) 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 AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEEES FOR DISTRIBUTING AND TRANSMITTING ELECTRICITY AND COMMUNICATION SIGNALS, AND DISTRIBUTING NATURAL GAS INCLUDING OTHER UTILITIES, 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 THEREFOR, TO REMOVE ANY AND ALL FACILITIES NOT CONTEMPLATED IN THE RIGHTS CONVEYED TO GRANTEEES 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.

RBR DEVELOPMENT, LLC  
BY *Richard Beran*

TITLE Manager of RBR

**HOMEOWNER'S ASSOCIATION**

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

BLOCKS I & J ARE COMMON AREAS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

**CITY OF ELYRIA APPROVALS**

APPROVED THIS 3<sup>rd</sup> DAY OF November, 2023  
*Kern*  
CITY ENGINEER

APPROVED THIS 3 DAY OF November, 2023  
*[Signature]*  
PLANNING COMMISSION PRESIDENT

APPROVED THIS 3<sup>rd</sup> DAY OF November, 2023  
*[Signature]*  
PLANNING COMMISSION SECRETARY

APPROVED THIS 3 DAY OF November, 2023  
*[Signature]*  
MAYOR

APPROVED THIS 3 DAY OF November, 2023  
2023-132  
ORDINANCE NO.  
*[Signature]*  
CLERK OF COUNCIL

**ACREAGE SUMMARY**

PARCEL NO. 10-00-007-101-121 16.8921 AC.  
INTO PLAT 4.4994 AC.  
REMAINDER 12.3927 AC.

SUBLOTS 84 THROUGH 102 2.7277 AC.  
BLOCKS I THROUGH K 0.7912 AC.  
STREETS 0.9805 AC.  
TOTAL 4.4994 AC.



PLAT 001-114  
Pg 52, 53, 54

**TRANSFERRED**

IN COMPLIANCE WITH SEC. 319-20, OHIO REV. CODE

NOV 13 2023

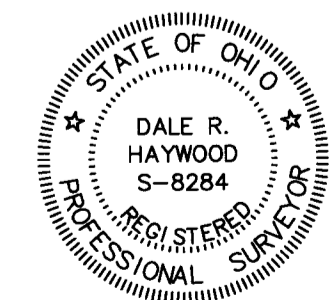
J. CRAIG SNOODGRASS, CPA, CGFM  
LORAIN COUNTY AUDITOR

**SURVEYOR'S CERTIFICATE**

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "RIVER RUN LANDING SUBDIVISION NO. 3" AS SHOWN HEREON AND CONTAINING 4.4994 ACRES OF LAND IN ORIGINAL CARLISLE TOWNSHIP SECTION 7, LORAIN COUNTY, OHIO. AT ALL POINTS INDICATED ©, IRON PIN MONUMENTS WERE FOUND AND AT ALL POINTS INDICATED ○, IRON PIN MONUMENTS WERE SET. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN REFERENCE STATE PLANE, OHIO NORTH ZONE AND ARE SHOWN TO DENOTE ANGLES ONLY. ALL OF WHICH I CERTIFY TO BE CORRECT.

HAYWOOD CIVIL ENGINEERING & LAND SURVEYING, LLC

BY *Dale Haywood* 9/29/23  
DALE R. HAYWOOD, REGISTERED SURVEYOR NO. 8284



9/29/2023  
6/27/2023

RIVER RUN LANDING SUBDIVISION NO. 3  
PART OF ORIGINAL CARLISLE TOWNSHIP SECTION 7  
CITY OF ELYRIA, LORAIN COUNTY, STATE OF OHIO

COVER SHEET

# RIVER RUN LANDING SUBDIVISION NO. 3

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

## RIVER RUN LANDING SUBDIVISION

RBR DEVELOPMENT, LLC  
FILE 2020-0793272  
38.6665 AC.  
12/11/2020

PARCEL NO. 10-00-007-101-121  
16.8921 AC. REMAINDER SUBDIVISION NO. 2

12.3927 AC. REMAINDER SUBDIVISION NO. 3

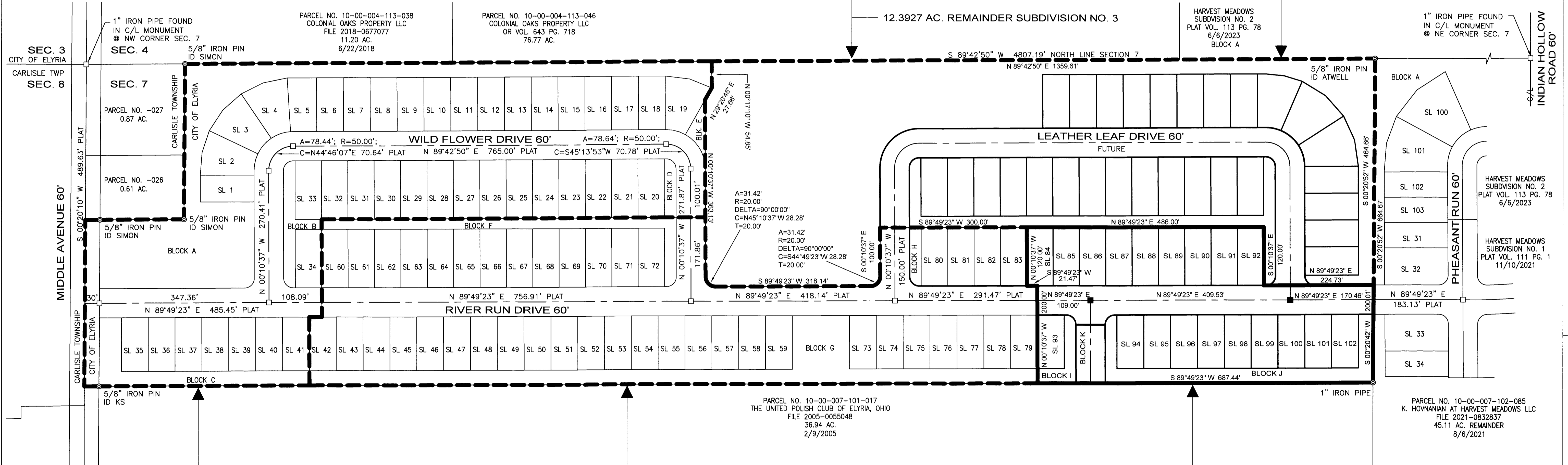
## RIVER RUN LANDING SUBDIVISION NO. 4

FUTURE

HARVEST MEADOWS  
SUBDIVISION NO. 2  
PLAT VOL. 113 PG. 78  
6/6/2023  
BLOCK A

1" IRON PIPE FOUND  
IN C/L MONUMENT  
NE CORNER SEC. 7

9/29/2023  
6/27/2023

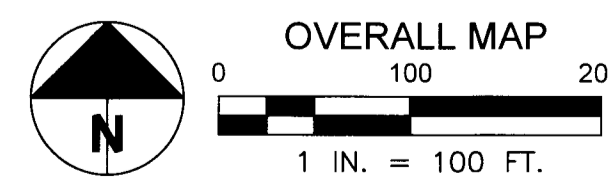


**RIVER RUN LANDING SUBDIVISION NO. 1**  
PLAT VOLUME 109, PAGE 95  
5/13/2021

**RIVER RUN LANDING SUBDIVISION NO. 2**  
PLAT VOLUME 112, PAGE 16  
6/23/2022

**RIVER RUN LANDING SUBDIVISION NO. 3**  
SUBLOTS 84 THROUGH 102 2.7277 AC.  
BLOCKS I THROUGH K 0.7912 AC.  
STREETS 0.9805 AC.  
TOTAL 4.4994 AC.

- LEGEND OF SYMBOLS**
- FOUND CENTERLINE MONUMENT
  - ⊙ FOUND IRON PIPE/ROD AS NOTED
  - SET 5/8" CAPPED IRON ROD
  - SET CENTERLINE MONUMENT

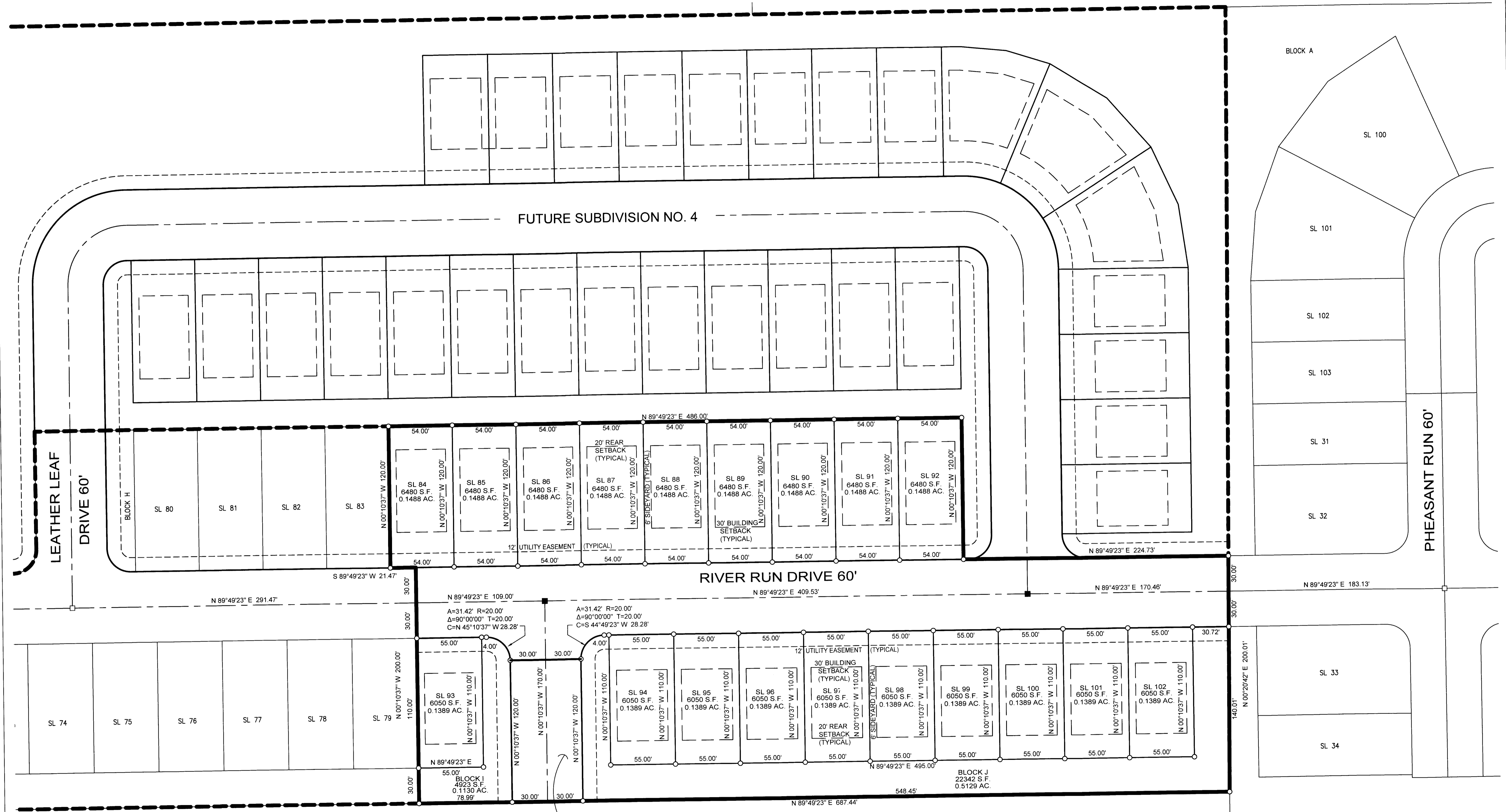


RIVER RUN LANDING SUBDIVISION NO. 3  
PART OF ORIGINAL CARLISLE TOWNSHIP SECTION 7  
CITY OF ELYRIA, LORAIN COUNTY, STATE OF OHIO

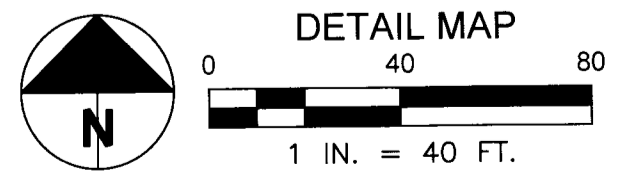
OVERALL MAP

# RIVER RUN LANDING SUBDIVISION NO. 3

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- LEGEND OF SYMBOLS**
- FOUND CENTERLINE MONUMENT
  - FOUND IRON PIPE/ROD AS NOTED
  - SET 5/8" CAPPED IRON ROD
  - SET CENTERLINE MONUMENT



9/29/2023  
6/27/2023

RIVER RUN LANDING SUBDIVISION NO. 3  
PART OF ORIGINAL CARLISLE TOWNSHIP SECTION 7  
CITY OF ELYRIA, LORAIN COUNTY, STATE OF OHIO

DETAIL MAP

SHEET  
3 OF 3