

RIVER RUN LANDING SUBDIVISION NO. 4

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 12.3927 ACRES.

THE UNDERSIGNED OWNER, RBR DEVELOPMENT, LLC, HEREBY CERTIFIES THAT THE PLAT REPRESENTS RIVER RUN LANDING SUBDIVISION NO. 4, A SUBDIVISION OF LOTS 103 TO 130, 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

MANAGERIAL MEMBER
TITLE

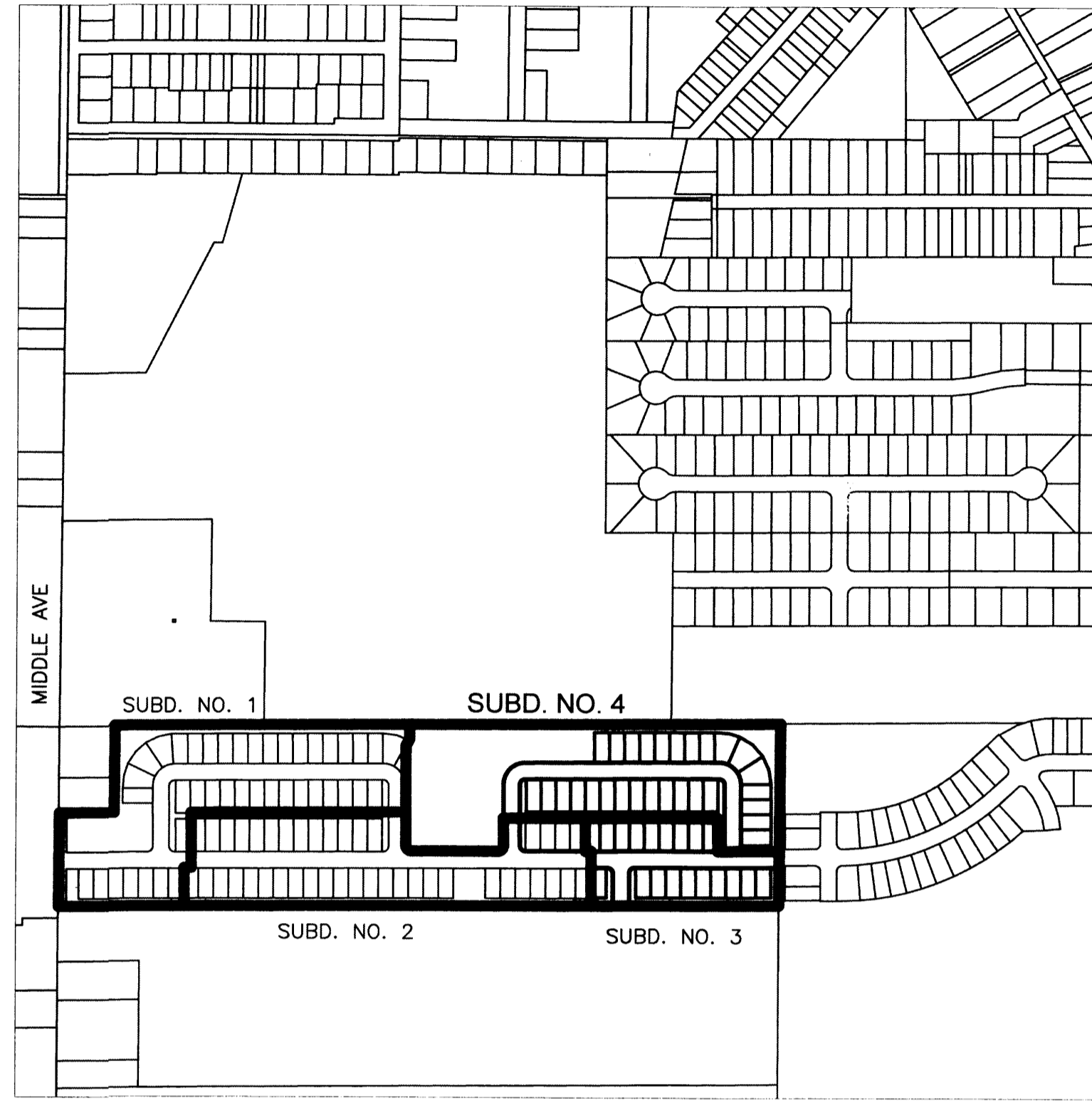
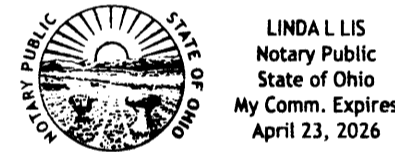
NOTARIAL SEAL

STATE OF OHIO OHIO
COUNTY OF LORAIN

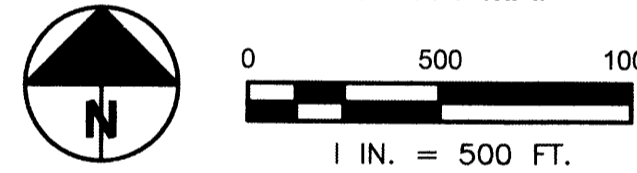
BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THE ABOVE SIGNED OFFICER OF RBR DEVELOPMENT, LLC, WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THEIR FREE ACT AND DEED BOTH INDIVIDUALLY AND AS SAID OFFICER.

IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL
THIS 23rd DAY OF JANUARY, 2024

NOTARY PUBLIC Linda L. Lis
MY COMMISSION EXPIRES: APRIL 23, 2026



VICINITY MAP



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

BY [Signature]

SR VICE PRESIDENT
TITLE

NOTARIAL SEAL

STATE OF OHIO OHIO
COUNTY OF Summit

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 24 DAY OF JANUARY, 2024

NOTARY PUBLIC Flannery Lamb
MY COMMISSION EXPIRES: May 18, 2026



TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE
FEB 01 2024
[Signature]
J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

2024-0002742
PLAT Fee: \$259.20 Page 1 of 4
Recorded: 2/1/2024 at 01:49 PM
Receipt: T20240001954
Lorain County Recorder Mike Doran

Plat Vol 115
Pgs. 8, 9, 10

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 [Signature]

TITLE MANAGERIAL MEMBER

HOMEOWNER'S ASSOCIATION

THE HOMEOWNERS ASSOCIATION SHALL MAINTAIN ALL STORMWATER CONTROL MEASURES AND THE STORMWATER MANAGEMENT BASINS.
BLOCKS L & M ARE COMMON AREAS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

CITY OF ELYRIA APPROVALS

APPROVED THIS 25th DAY OF JANUARY, 2024 [Signature]
CITY ENGINEER

APPROVED THIS 25th DAY OF JANUARY, 2024 [Signature]
PLANNING COMMISSION PRESIDENT

APPROVED THIS 25th DAY OF JANUARY, 2024 [Signature]
PLANNING COMMISSION SECRETARY

APPROVED THIS 25th DAY OF JANUARY, 2024 [Signature]
MAYOR

APPROVED THIS 29th DAY OF JANUARY, 2024 2023-173
ORDINANCE NO.
[Signature]
CLERK OF COUNCIL

ACREAGE SUMMARY

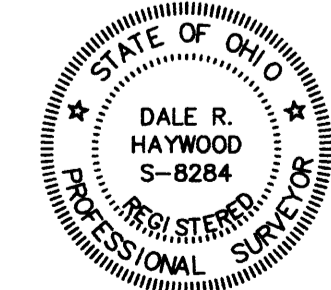
INTO PLAT	
PARCEL NO. 10-00-007-101- <u>143</u>	12.3927 AC.
SUBLOTS 103 THROUGH 130	4.1793 AC.
BLOCKS L THROUGH M	6.5102 AC.
STREETS	1.7032 AC.
TOTAL	12.3927 AC.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "RIVER RUN LANDING SUBDIVISION NO. 4" AS SHOWN HEREON AND CONTAINING 12.3927 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 1/23/24
DALE R. HAYWOOD, REGISTERED SURVEYOR NO. 8284



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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. 10-00-007-101-143
12.3927 AC. REMAINDER SUBDIVISION NO. 3

RIVER RUN LANDING SUBDIVISION NO. 4

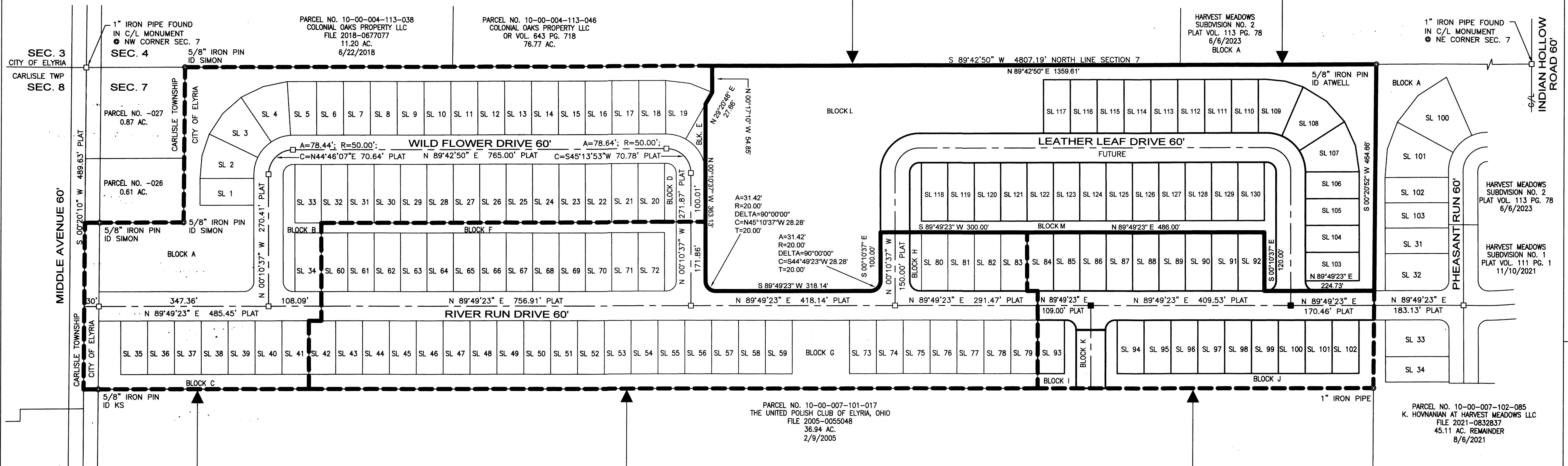
SUBLOTS 103 THROUGH 130	4.1793 AC.
BLOCKS L THROUGH M	6.5102 AC.
STREETS	1.7032 AC.
TOTAL	12.3927 AC.

10/27/2023

RIVER RUN LANDING SUBDIVISION NO. 4
PART OF ORIGINAL CARLISLE TOWNSHIP SECTION 7
CITY OF ELYRIA, LORAIN COUNTY, STATE OF OHIO

OVERALL MAP

SHEET 2 OF 3

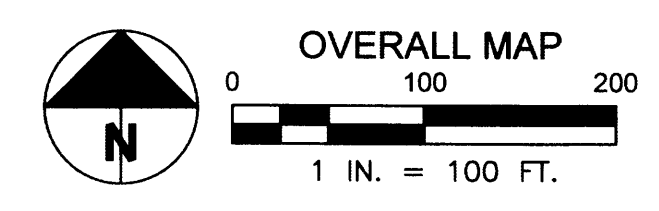


RIVER RUN LANDING SUBDIVISION NO. 1
PLAT VOLUME 109, PAGE 95
5/13/2021

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

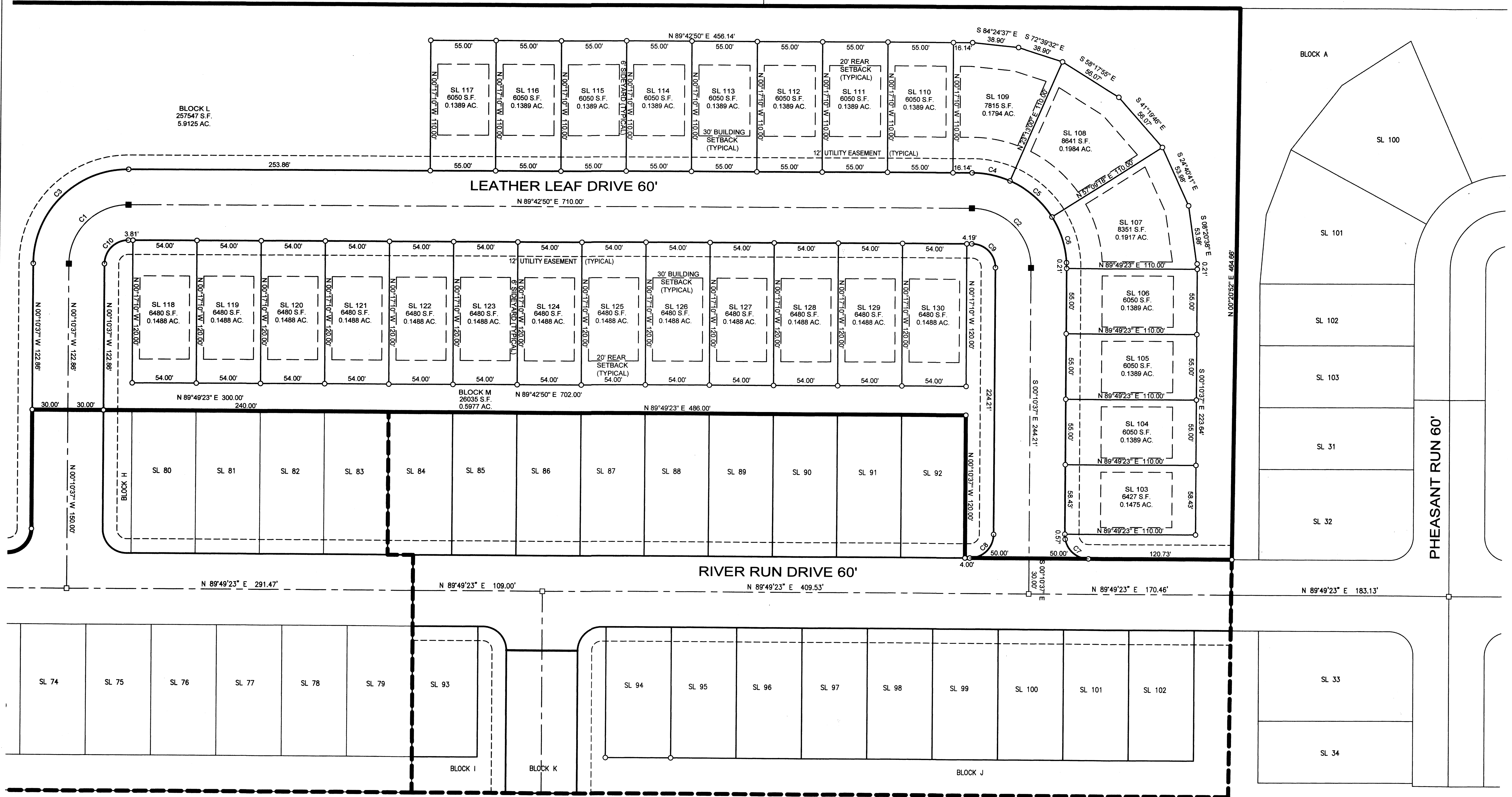
RIVER RUN LANDING SUBDIVISION NO. 3
PLAT VOLUME 114, PAGE 52, 53, 54
11/13/23

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



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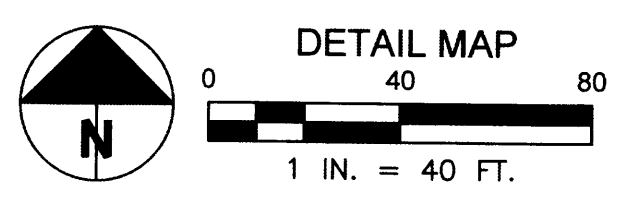
BLOCK L
257547 S.F.
5.9125 AC.

LEATHER LEAF DRIVE 60'

RIVER RUN DRIVE 60'

PHEASANT RUN 60'

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



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	50.00'	78.44'	70.64'	S 44°46'07" W	89°53'27"	49.90'
C2	50.00'	78.64'	70.78'	N 45°13'53" W	90°06'33"	50.10'
C3	80.00'	125.51'	113.03'	S 44°46'07" W	89°53'27"	79.85'
C4	80.00'	32.82'	32.59'	N 78°32'05" W	23°30'10"	16.64'
C5	80.00'	47.39'	46.70'	N 49°48'51" W	33°56'17"	24.41'
C6	80.00'	45.61'	45.00'	N 16°30'39" W	32°40'05"	23.45'
C7	20.00'	31.42'	28.28'	N 45°10'37" W	90°00'00"	20.00'
C8	20.00'	31.42'	28.28'	N 44°49'23" E	90°00'00"	20.00'
C9	20.00'	31.45'	28.51'	N 45°13'53" W	90°06'33"	20.04'
C10	20.00'	31.38'	28.26'	S 44°46'07" W	89°53'27"	19.96'

10/27/2023

RIVER RUN LANDING SUBDIVISION NO. 4
PART OF ORIGINAL CARLISLE TOWNSHIP SECTION 7
CITY OF ELYRIA, LORAIN COUNTY, STATE OF OHIO

DETAIL MAP

SHEET
3 OF 3