

RIVERFIELD RESERVE SUBDIVISION NO. 1

RESIDENTIAL PLANNED UNIT DEVELOPMENT
CITY OF ELYRIA, TOWNSHIP OF CARLISLE SECTION 6 AND 7,
LORAIN COUNTY, OHIO

MORTGAGEE'S CERTIFICATE:

THIS IS TO CERTIFY THAT First Federal Savings + Loan Association MORTGAGEE OF LANDS SHOWN HEREON, DO HEREBY ACCEPT THIS PLAT OF "RIVERFIELD RESERVE SUBDIVISION NO. 1" TO BE CORRECT AND DEDICATE TO PUBLIC USE FOR ROAD PURPOSES, THE ROADS AS SHOWN HEREON.

BY Robert J. Buecker Jr.
VICE PRESIDENT
TITLE

NOTARY:

STATE OF OHIO
COUNTY OF Cuyahoga

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 21 DAY OF Aug, 2025.

NANCIE CAROLE NIERADKO
NOTARY PUBLIC
MY COMMISSION EXPIRES: 10/27/27

MY COMMISSION EXPIRES: 10/27/27

MORTGAGEE'S CERTIFICATE:

THIS IS TO CERTIFY THAT K. Hovnanian At Riverfield Reserve, LLC MORTGAGEE OF LANDS SHOWN HEREON, DO HEREBY ACCEPT THIS PLAT OF "RIVERFIELD RESERVE SUBDIVISION NO. 1" TO BE CORRECT AND DEDICATE TO PUBLIC USE FOR ROAD PURPOSES, THE ROADS AS SHOWN HEREON.

BY Joe Wong
DIVISION PRESIDENT
TITLE

NOTARY:

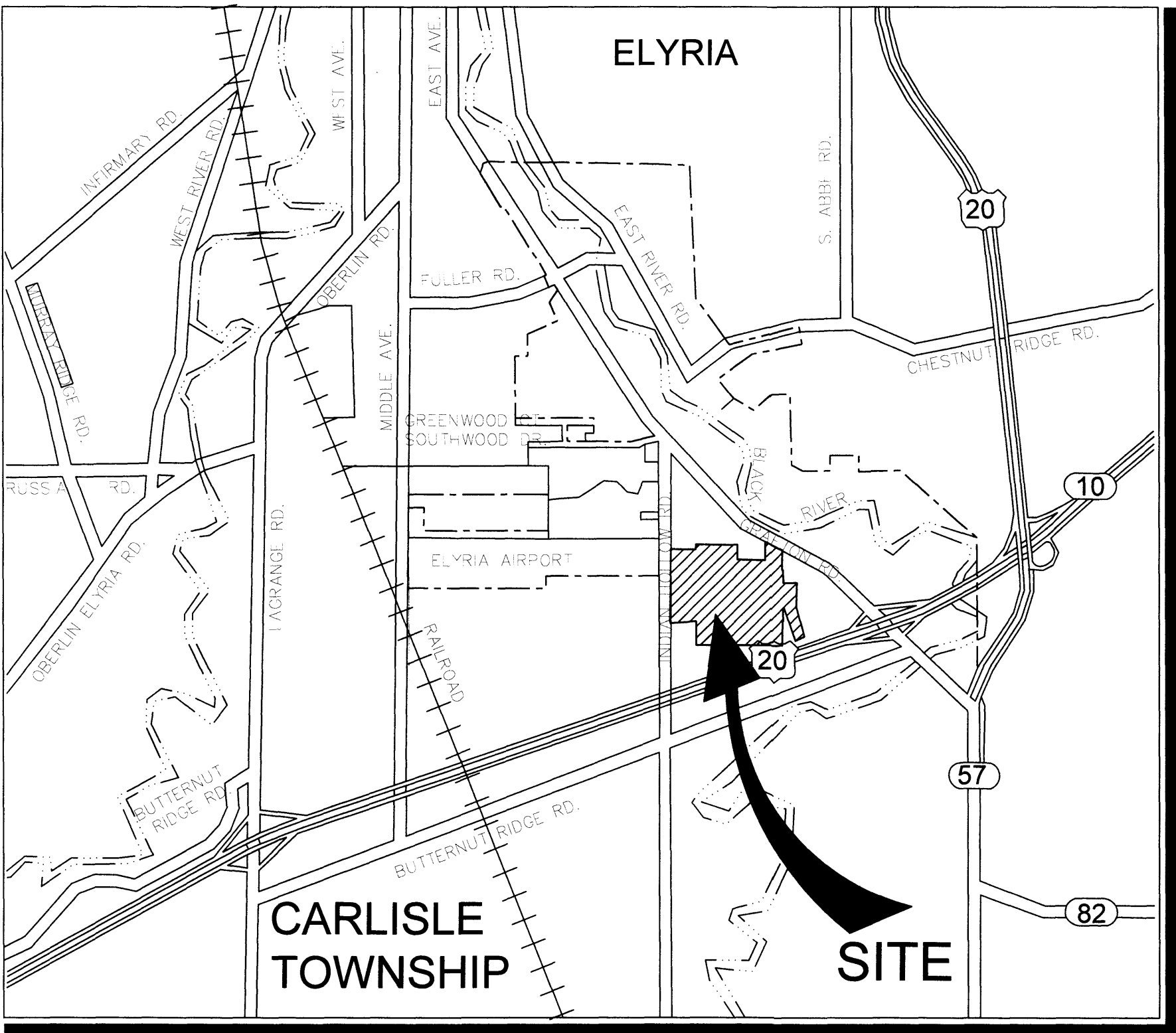
STATE OF OHIO
COUNTY OF Lorain

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.

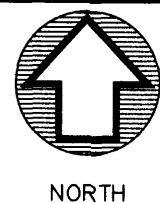
IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL

THIS 26TH DAY OF AUGUST, 2025.

SARAHIA M. WEINSTEIN
NOTARY PUBLIC
MY COMMISSION EXPIRES: 08-21-2028



VICINITY MAP
NOT TO SCALE



INDEX OF SHEETS:

- 1 TITLE SHEET
- 2 SIGNATURES
- 3 BOUNDARY SURVEY
- 4 PLAT
- 5 PLAT
- 6 PLAT
- 7 PLAT

LOT NUMBERS:

RIVERFIELD RESERVE SUBDIVISION NO. 1
CONTAINS 94 LOTS NUMBERED 1 TO 94
INCLUSIVE

ACREAGE SUMMARY:

RECORD AREA

PPN 10-00-006-101-030 (PT.) 104.6870 Ac.
10-00-007-103-014

SUBLOTS 1 TO 94 14.9891 Ac.
RIGHT-OF-WAY 6.6854 Ac.
BLOCKS 6.7488 Ac.

TOTAL 28.0233 Ac.

TOTAL

SUBDIVISION 28.0233 Ac.
REMAINDER #1 6.7212 Ac.
REMAINDER #2 1.4246 Ac.
REMAINDER #3 68.5179 Ac.

TOTAL 104.6870 Ac.

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. 6 & 7, CONTAINING 28.0233 ACRES.

THE UNDERSIGNED OWNER, RIVERFIELD DEVELOPMENT, LLC, HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS RIVERFIELD RESERVE SUBDIVISION NO. 1, A SUBDIVISION OF SUBLOTS 1 TO 94 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.

RIVERFIELD DEVELOPMENT LLC

BY MANAGER
TITLE

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, RIVERFIELD 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 26TH DAY OF AUGUST, 2026.

SARAHIA M. WEINSTEIN
NOTARY PUBLIC
MY COMMISSION EXPIRES: 08-21-2028

HOMEOWNERS ASSOCIATION NOTES:

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

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

2025-0070990

PLAT Fee: \$604.90 Page 1 of 8
Recorded: 10/9/2025 at 12:10 PM
Receipt: T202506023649
Lorain County Recorder Mike Doran



Plat Vol 118

69, 70, 71, 72,

73, 74, 75

RIVERFIELD DEVELOPMENT LLC

BY MANAGER
TITLE

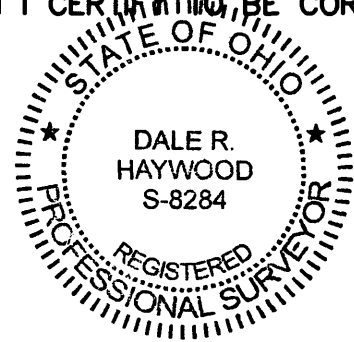
SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE OWNER, I HAVE SURVEYED AND PLATTED RIVERFIELD RESERVE SUBDIVISION NO. 1, AS SHOWN HEREON AND CONTAINING 28.0233 ACRES OF LAND IN ORIGINAL CARLISLE TOWNSHIP SECTION 6 & 7 IN THE CITY OF ELYRIA, LORAIN COUNTY, OHIO. AT ALL POINTS INDICATED AS "•" OR "X", 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.

HAYWOOD CIVIL ENGINEERING & LAND SURVEYING, LLC

BY DALE R. HAYWOOD 8/5/25

REGISTERED SURVEYOR NO. 8284



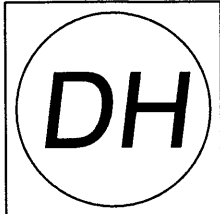
HAYWOOD
CIVIL ENGINEERING
& LAND SURVEYING
dh@dhsurveying.com
440.897.3655

8/5/2025

RIVERFIELD RESERVE
SUBDIVISION NO. 1
SITUATED IN THE CITY OF ELYRIA,
COUNTY OF LORAIN AND STATE OF OHIO

TITLE SHEET

SHEET
1/7



HAYWOOD
CIVIL ENGINEERING
& LAND SURVEYING
dh@dhsurveying.com
440.897.3655

8/5/2025

RIVERFIELD RESERVE
SUBDIVISION NO. 1
SITUATED IN THE CITY OF ELYRIA,
COUNTY OF LORAIN AND STATE OF OHIO

SIGNATURES

SHEET
2/7

APPROVALS:

CITY OF ELYRIA ENGINEER:

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY

THIS 27th DAY OF August, 2025.

CITY ENGINEER

PLANNING COMMISSION:

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

THIS 29th DAY OF August, 2025.

PLANNING COMMISSION PRESIDENT

PLANNING COMMISSION SECRETARY

MAYOR:

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

THIS 2nd DAY OF September, 2025.

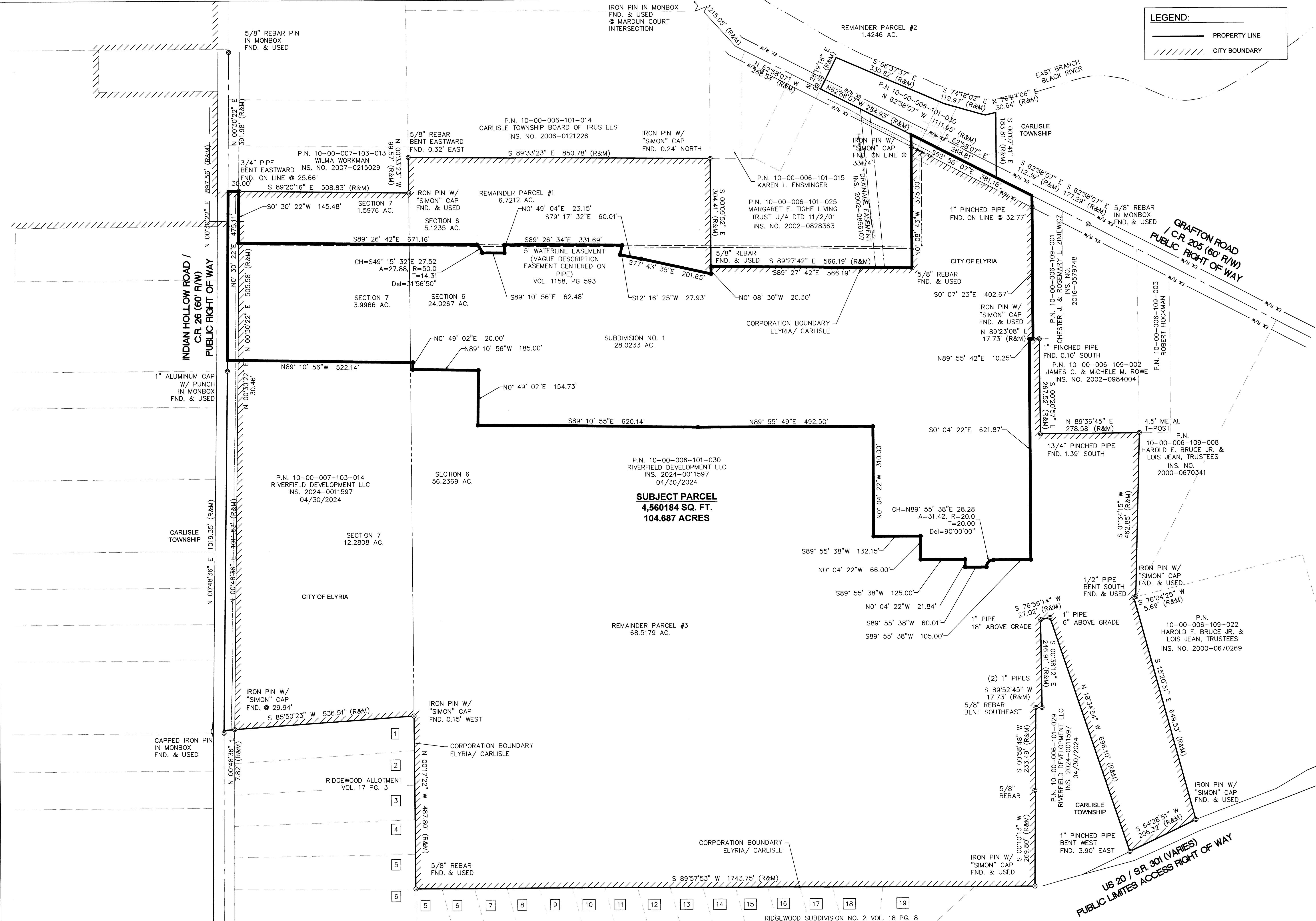
MAYOR

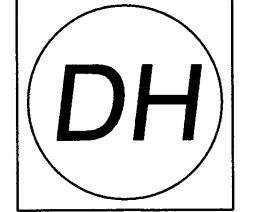
CITY COUNCIL:

THIS PLAT IS APPROVED BY THE COUNCIL OF THE CITY OF ELYRIA
BY ADOPTION OF ORDINANCE NO. 2025-77 5/19/25

THIS 2nd DAY OF September, 2025.

CLERK OF COUNCIL





HAYWOOD
CIVIL ENGINEERING
& LAND SURVEYING
dh@dhsurveying.com
440.897.3655

8/5/2025



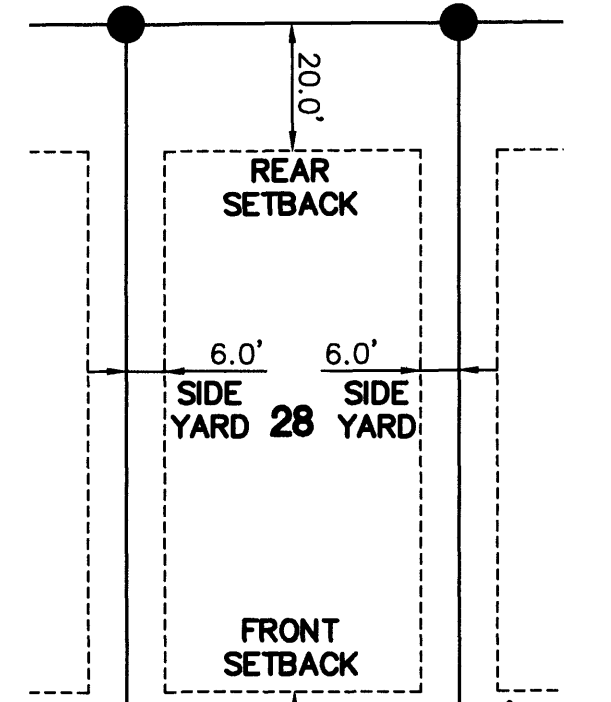
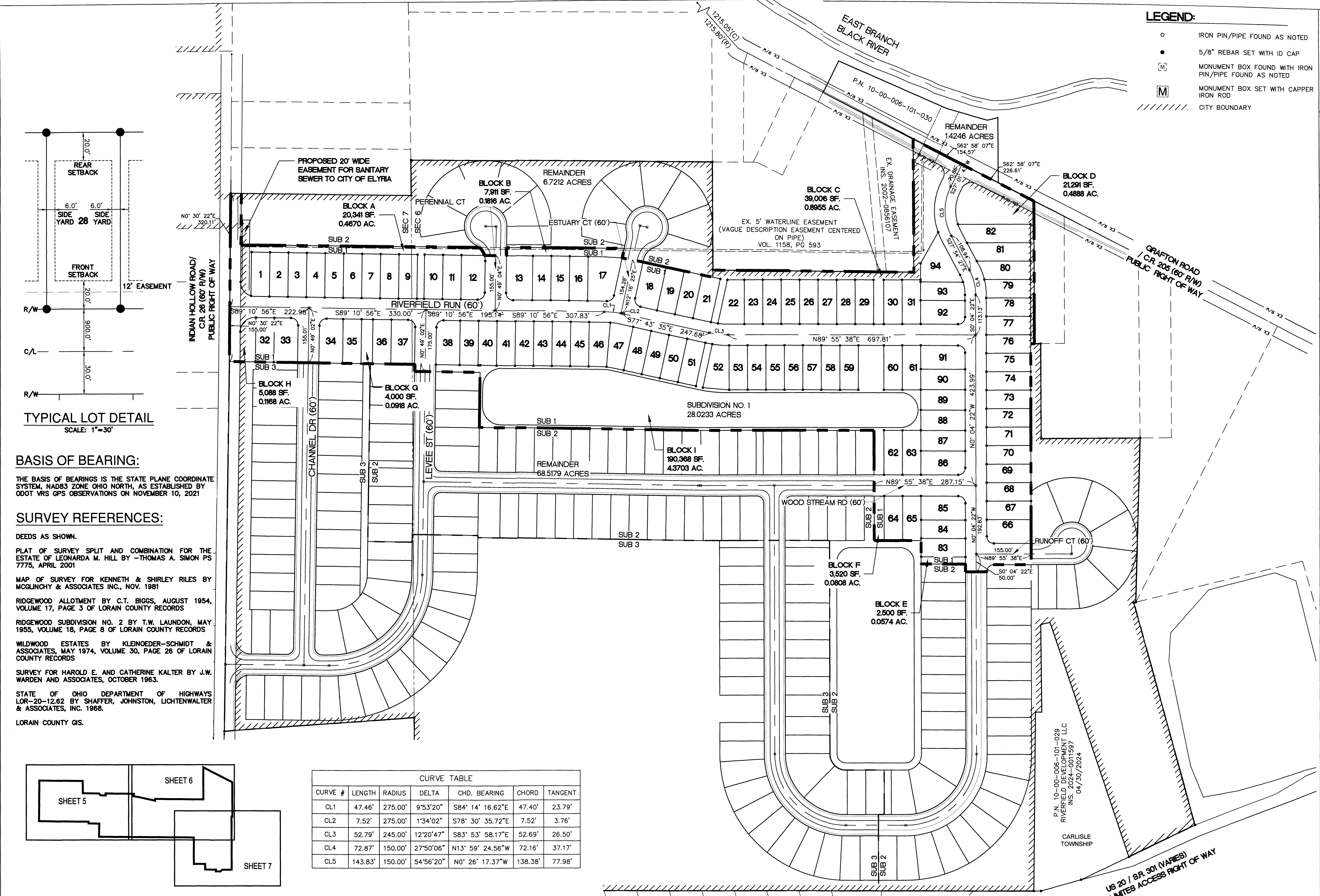
NORTH

GRAPHIC SCALE
(IN FEET)
1 INCH = 120 FT.

RIVERFIELD RESERVE
SUBDIVISION NO. 1
SITUATED IN THE CITY OF ELYRIA,
COUNTY OF LORAIN AND STATE OF OHIO

BOUNDARY SURVEY

SHEET
3/7

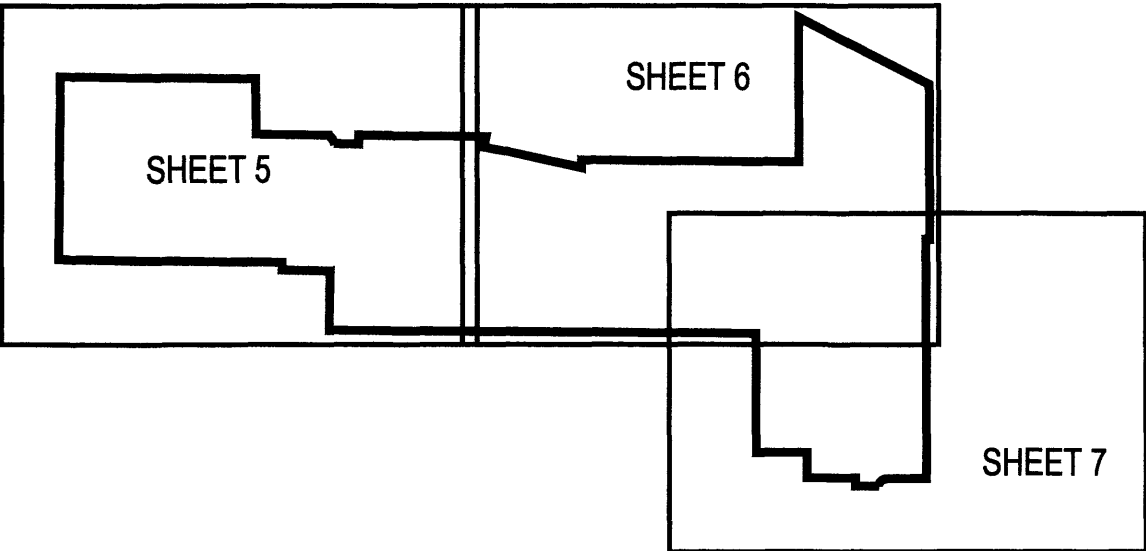


BASIS OF BEARING:

THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM, NAD83 ZONE OHIO NORTH, AS ESTABLISHED BY ODOT VRS GPS OBSERVATIONS ON NOVEMBER 10, 2021

SURVEY REFERENCES:

- DEEDS AS SHOWN.
- PLAT OF SURVEY SPLIT AND COMBINATION FOR THE ESTATE OF LEONARDA M. HILL BY -THOMAS A. SIMON PS 7775, APRIL 2001
- MAP OF SURVEY FOR KENNETH & SHIRLEY RILES BY MCGLINCHY & ASSOCIATES INC., NOV. 1981
- RIDGEWOOD ALLOTMENT BY C.T. BIGGS, AUGUST 1954, VOLUME 17, PAGE 3 OF LORAIN COUNTY RECORDS
- RIDGEWOOD SUBDIVISION NO. 2 BY T.W. LAUNDON, MAY 1955, VOLUME 18, PAGE 8 OF LORAIN COUNTY RECORDS
- WILDWOOD ESTATES BY KLEINODER-SCHMIDT & ASSOCIATES, MAY 1974, VOLUME 30, PAGE 26 OF LORAIN COUNTY RECORDS
- SURVEY FOR HAROLD E. AND CATHERINE KALTER BY J.W. WARDEN AND ASSOCIATES, OCTOBER 1963.
- STATE OF OHIO DEPARTMENT OF HIGHWAYS' LOR-20-12.62 BY SHAFFER, JOHNSTON, LICHTENWALTER & ASSOCIATES, INC. 1968.
- LORAIN COUNTY GIS.



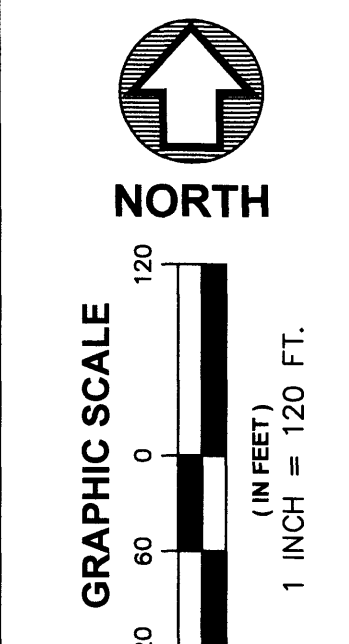
CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD	TANGENT
CL1	47.46'	275.00'	9°53'20"	S84° 14' 16.62"E	47.40'	23.79'
CL2	7.52'	275.00'	1°34'02"	S78° 30' 35.72"E	7.52'	3.76'
CL3	52.79'	245.00'	12°20'47"	S83° 53' 58.17"E	52.69'	26.50'
CL4	72.87'	150.00'	27°50'06"	N13° 59' 24.56"W	72.16'	37.17'
CL5	143.83'	150.00'	54°56'20"	N0° 26' 17.37"W	138.38'	77.98'

LEGEND:

- IRON PIN/PIPE FOUND AS NOTED
- 5/8" REBAR SET WITH ID CAP
- MONUMENT BOX FOUND WITH IRON PIN/PIPE FOUND AS NOTED
- MONUMENT BOX SET WITH CAPPER IRON ROD
- //// CITY BOUNDARY



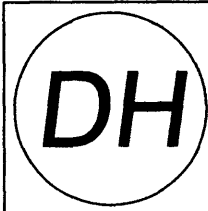
8/5/2025



RIVERFIELD RESERVE
SUBDIVISION NO. 1
SITUATED IN THE CITY OF ELYRIA,
COUNTY OF LORAIN AND STATE OF OHIO

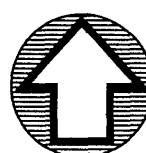
PLAT

SHEET
4/7



HAYWOOD
CIVIL ENGINEERING
& LAND SURVEYING
dh@dhsurveying.com
440.897.3655

8/5/2025



NORTH



RIVERFIELD RESERVE
SUBDIVISION NO. 1
SITUATED IN THE CITY OF ELYRIA,
COUNTY OF LORAIN AND STATE OF OHIO

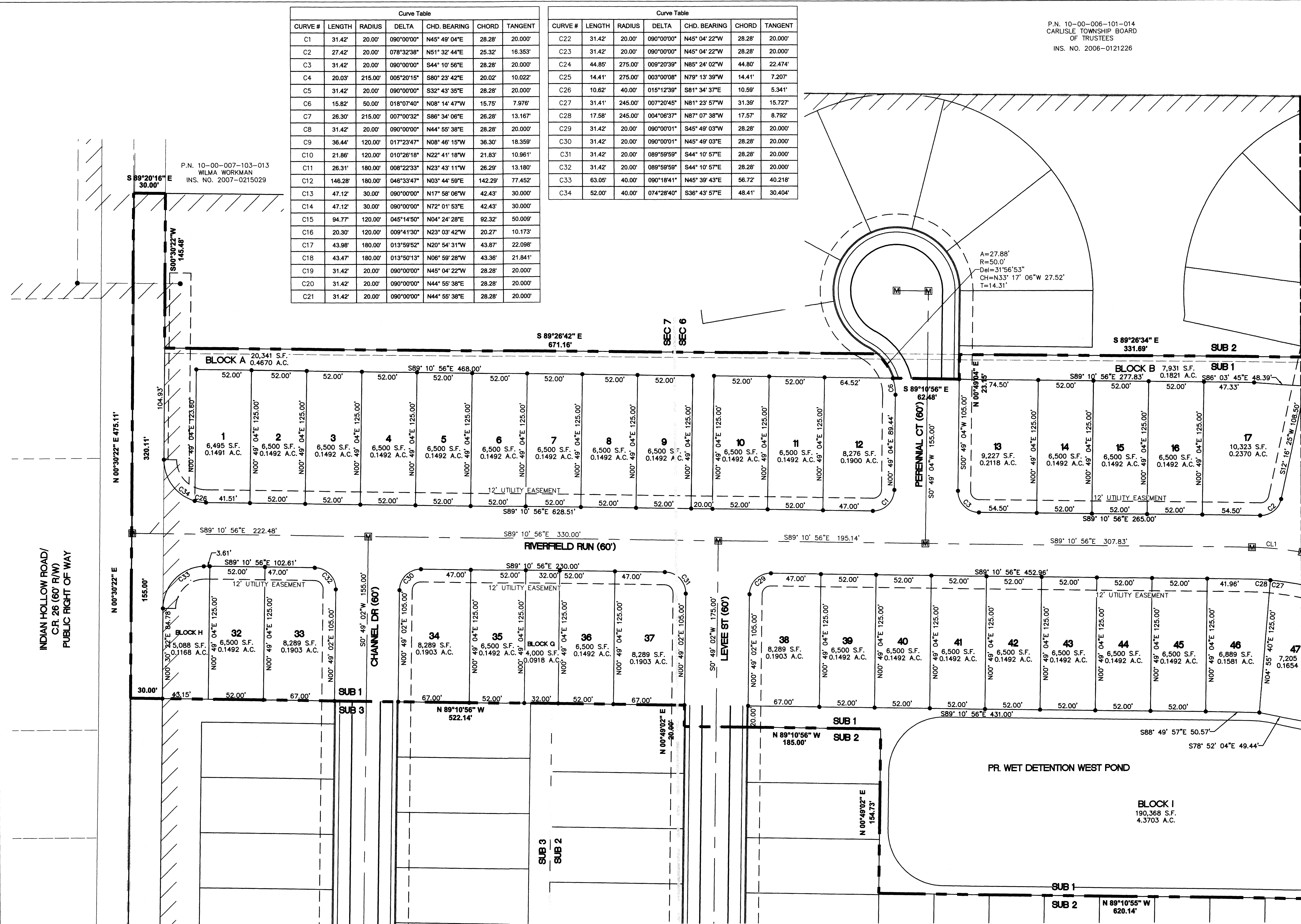
PLAT

SHEET
5/7

P.N. 10-00-006-101-014
CARLISLE TOWNSHIP BOARD
OF TRUSTEES
INS. NO. 2006-0121226

Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD	TANGENT
C1	31.42'	20.00'	090°00'00"	N45° 49' 04"E	28.28'	20.000'
C2	27.42'	20.00'	078°32'38"	N51° 32' 44"E	25.32'	16.353'
C3	31.42'	20.00'	090°00'00"	S44° 10' 56"E	28.28'	20.000'
C4	20.03'	215.00'	005°20'15"	S80° 23' 42"E	20.02'	10.022'
C5	31.42'	20.00'	090°00'00"	S32° 43' 35"E	28.28'	20.000'
C6	15.82'	50.00'	018°07'40"	N08° 14' 47"W	15.75'	7.976'
C7	26.30'	215.00'	007°00'32"	S86° 34' 06"E	26.28'	13.167'
C8	31.42'	20.00'	090°00'00"	N44° 55' 38"E	28.28'	20.000'
C9	36.44'	120.00'	017°23'47"	N08° 46' 15"W	36.30'	18.359'
C10	21.86'	120.00'	010°26'18"	N22° 41' 18"W	21.83'	10.961'
C11	26.31'	180.00'	008°22'33"	N23° 43' 11"W	26.29'	13.180'
C12	146.28'	180.00'	046°33'47"	N03° 44' 59"E	142.29'	77.452'
C13	47.12'	30.00'	090°00'00"	N17° 58' 06"W	42.43'	30.000'
C14	47.12'	30.00'	090°00'00"	N72° 01' 53"E	42.43'	30.000'
C15	94.77'	120.00'	045°14'50"	N04° 24' 28"E	92.32'	50.009'
C16	20.30'	120.00'	009°41'30"	N23° 03' 42"W	20.27'	10.173'
C17	43.98'	180.00'	013°59'52"	N20° 54' 31"W	43.87'	22.098'
C18	43.47'	180.00'	013°50'13"	N06° 59' 28"W	43.36'	21.841'
C19	31.42'	20.00'	090°00'00"	N45° 04' 22"W	28.28'	20.000'
C20	31.42'	20.00'	090°00'00"	N44° 55' 38"E	28.28'	20.000'
C21	31.42'	20.00'	090°00'00"	N44° 55' 38"E	28.28'	20.000'

Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD	TANGENT
C22	31.42'	20.00'	090°00'00"	N45° 04' 22"W	28.28'	20.000'
C23	31.42'	20.00'	090°00'00"	N45° 04' 22"W	28.28'	20.000'
C24	44.85'	275.00'	009°20'39"	N85° 24' 02"W	44.80'	22.474'
C25	14.41'	275.00'	003°00'08"	N79° 13' 39"W	14.41'	7.207'
C26	10.62'	40.00'	015°12'39"	S81° 34' 37"E	10.59'	5.341'
C27	31.41'	245.00'	007°20'45"	N81° 23' 57"W	31.39'	15.727'
C28	17.58'	245.00'	004°06'37"	N87° 07' 38"W	17.57'	8.792'
C29	31.42'	20.00'	090°00'01"	S45° 49' 03"W	28.28'	20.000'
C30	31.42'	20.00'	090°00'01"	N45° 49' 03"E	28.28'	20.000'
C31	31.42'	20.00'	089°59'59"	S44° 10' 57"E	28.28'	20.000'
C32	31.42'	20.00'	089°59'59"	S44° 10' 57"E	28.28'	20.000'
C33	63.05'	40.00'	090°18'41"	N45° 39' 43"E	56.72'	40.218'
C34	52.00'	40.00'	074°28'40"	S36° 43' 57"E	48.41'	30.404'



SEE SHEET 6 FOR CONTINUATION

P.N. 10-00-006-101-014
CARLISLE TOWNSHIP BOARD
OF TRUSTEES
INS. NO. 2006-0121226

Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD	TANGENT
C1	31.42'	20.00'	090°00'00"	N45° 49' 04"E	28.28'	20.000'
C2	27.42'	20.00'	078°32'38"	N51° 32' 44"E	25.32'	16.353'
C3	31.42'	20.00'	090°00'00"	S44° 10' 56"E	28.28'	20.000'
C4	20.03'	215.00'	005°20'15"	S80° 23' 42"E	20.02'	10.022'
C5	31.42'	20.00'	090°00'00"	S32° 43' 35"E	28.28'	20.000'
C6	15.82'	50.00'	018°07'40"	N08° 14' 47"W	15.75'	7.976'
C7	26.30'	215.00'	007°00'32"	S86° 34' 06"E	26.28'	13.167'
C8	31.42'	20.00'	090°00'00"	N44° 55' 38"E	28.28'	20.000'
C9	36.44'	120.00'	017°23'47"	N08° 46' 15"W	36.30'	18.359'
C10	21.86'	120.00'	010°28'18"	N22° 41' 18"W	21.83'	10.961'
C11	26.31'	180.00'	008°22'33"	N23° 43' 11"W	26.29'	13.180'
C12	146.28'	180.00'	046°33'47"	N03° 44' 59"E	142.29'	77.452'
C13	47.12'	30.00'	090°00'00"	N17° 58' 06"W	42.43'	30.000'
C14	47.12'	30.00'	090°00'00"	N72° 01' 53"E	42.43'	30.000'
C15	94.77'	120.00'	045°14'50"	N04° 24' 28"E	92.32'	50.009'
C16	20.30'	120.00'	009°41'30"	N23° 03' 42"W	20.27'	10.173'
C17	43.98'	180.00'	013°59'52"	N20° 54' 31"W	43.87'	22.098'
C18	43.47'	180.00'	013°50'13"	N06° 59' 28"W	43.36'	21.841'
C19	31.42'	20.00'	090°00'00"	N45° 04' 22"W	28.28'	20.000'
C20	31.42'	20.00'	090°00'00"	N44° 55' 38"E	28.28'	20.000'
C21	31.42'	20.00'	090°00'00"	N44° 55' 38"E	28.28'	20.000'

Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD	TANGENT
C22	31.42'	20.00'	090°00'00"	N45° 04' 22"W	28.28'	20.000'
C23	31.42'	20.00'	090°00'00"	N45° 04' 22"W	28.28'	20.000'
C24	44.85'	275.00'	009°20'39"	N85° 23' 02"W	44.80'	22.474'
C25	14.41'	275.00'	003°00'08"	N79° 13' 39"W	14.41'	7.207'
C26	10.62'	40.00'	015°12'39"	S81° 34' 37"E	10.59'	5.341'
C27	31.41'	245.00'	007°20'45"	N81° 23' 57"W	31.39'	15.727'
C28	17.58'	245.00'	004°06'37"	N87° 07' 38"W	17.57'	8.792'
C29	31.42'	20.00'	090°00'01"	S45° 49' 03"W	28.28'	20.000'
C30	31.42'	20.00'	090°00'01"	N45° 49' 03"E	28.28'	20.000'
C31	31.42'	20.00'	089°59'59"	S44° 10' 57"E	28.28'	20.000'
C32	31.42'	20.00'	089°59'59"	S44° 10' 57"E	28.28'	20.000'
C33	63.05'	40.00'	090°18'41"	N45° 39' 43"E	56.72'	40.218'
C34	52.00'	40.00'	074°28'40"	S36° 43' 57"E	48.41'	30.404'

P.N. 10-00-006-109-001
CARLISLE TOWNSHIP BOARD
OF TRUSTEES
INS. NO. 2016-0579748

8/5/2025



GRAPHIC SCALE

40
20 0

(IN FEET)

1 INCH = 40 FT.

PLAY

SHEET
7/7

