

# WILDBERRY SUBDIVISION NO. 1 PLAT

BEING PART OF  
AVON TOWNSHIP SECTION NO. 17  
CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO

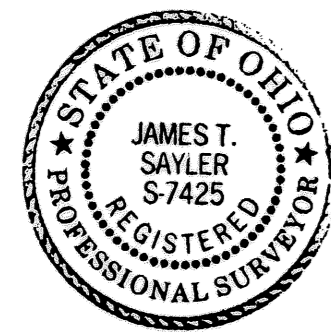
### SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS, WILDBERRY L.L.C., I HAVE SURVEYED AND PLATTED WILDBERRY SUBDIVISION NO. 1 AS SHOWN HEREON AND CONTAINING 9.5347 ACRES IN AVON TOWNSHIP SECTION NO. 17, NOW IN THE CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO.

AT ALL POINTS INDICATED ● 5/8" CAPPED IRON PIN MONUMENTS WERE FOUND OR WERE SET.  
AT ALL POINTS INDICATED ○ 5/8" CAPPED (REITZ ENG.) IRON PINS WERE SET.  
AT ALL POINTS INDICATED ✕ 1/4" DRILL HOLES WITH CROSS IN CONCRETE WERE SET.

MEASUREMENTS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE ASSUMED AND FOR THE PURPOSE OF DESCRIBING ANGLES ONLY. THE PLAN REPRESENTS A SURVEY IN WHICH THE TRAVERSE OF THE EXTERIOR BOUNDARIES OF THE TRACT AND OF EACH BLOCK WHEN COMPUTED FROM FIELD MEASUREMENTS OF THE GROUND CLOSED WITHIN A LIMIT OF ERROR OF ONE (1) FOOT TO TEN THOUSAND (10,000) FEET OF THE PERIMETER BEFORE BALANCING THE SURVEY. THE SURVEY MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS, IN 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.

SEPTEMBER, 2000



ACREAGE IN 37 LOTS 1.4270 AC.  
ACREAGE IN 2 BLOCKS 7.3233 AC.  
ACREAGE IN PUBLIC RIGHT-OF-WAY 0.7844 AC.

TOTAL 9.5347 AC.

THE HENRY G. REITZ ENGINEERING CO.

BY: [Signature]  
JAMES T. SAYLER, V.P., REGISTERED SURVEYOR NO. 5-7425

### OWNERS CERTIFICATE

WE, THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT AND SURVEY, DO HEREBY ASSENT TO AND ADOPT THIS SUBDIVISION OF THE SAME, ACKNOWLEDGE THAT THE SAME WAS AT OUR REQUEST AND AUTHORIZE ITS RECORDING. WE DO HEREBY DEDICATE TO PUBLIC USE THE STREET SHOWN HEREON AND DESIGNATED AS AVON BELDEN ROAD AND RYEBERRY LANE.

WILDBERRY L.L.C.  
36368 DETROIT ROAD  
AVON, OH 44011

BY: [Signature]  
GREG ROMES, PRESIDENT

### RETENTION EASEMENT

RETENTION EASEMENT AS SHOWN ON THIS PLAT IS GRANTED BY THE UNDERSIGNED OWNERS OF THE WITHIN PLATTED LAND WHO DO HEREBY GRANT UNTO THE CITY OF AVON LAKE, (HEREINAFTER REFERRED TO AS THE "GRANTEE"), A PERMANENT RIGHT-OF-WAY AND EASEMENT OF SUCH WIDTHS AND LENGTHS AS DEFINED AND SHOWN ON THIS PLAT OVER AND THROUGH SUCH BLOCKS AND SUBLOTS AS SHOWN HEREON TO CLEAN, DEEPEN, WIDEN, IMPROVE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH IMPROVEMENTS ABOVE AND BELOW GROUND, TO MAINTAIN AND/OR IMPROVE SUCH FACILITIES AS DEEMED NECESSARY OR CONVENIENT BY THE GRANTEE FOR MAINTAINING PUBLIC SERVICES, DRAINAGE AND UTILITIES AS GRANTEE MAY DETERMINE UPON, WITHIN AND ACROSS THE EASEMENT PREMISES, SUBJECT TO THE TERMS INCLUDED HEREIN. NO STRUCTURES SHALL BE PLACED WITHIN SAID EASEMENT. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT WITHOUT LIABILITY THEREFORE, TO REMOVE TREES AND LANDSCAPING INCLUDING LAWNS, WITHIN SAID EASEMENT PREMISES, WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF SUCH DRAINAGE, PUBLIC UTILITIES AND FACILITIES, THE RIGHT TO CLEAN, WIDEN, DEEPEN, REPAIR, AUGMENT AND MAINTAIN PUBLIC DRAINAGE AND SERVICE WITHIN THE ABOVE DESCRIBED EASEMENT PREMISES, WITH THE RIGHT OF ACCESS AND EGRESS TO ANY OF THE WITHIN SHOWN EASEMENT FOR EXERCISING ANY OF THE PURPOSES OF THIS EASEMENT GRANT. THE GRANTEE SHALL NOT BE REQUIRED TO REPLACE OR REPAIR ANY CURBS, FENCES, SIDEWALKS, DRIVEWAYS, ROADWAYS, PARKING AREAS, SIGNAGE AND LANDSCAPING, INCLUDING ORNAMENTAL TREES, BUSHES AND SPECIAL PLANTINGS AND THAT THE SAME ARE CONSTRUCTED ON THE EASEMENT AREA AT THE GRANTEE'S RISK; THE GRANTEE'S ONLY OBLIGATION BEING TO RESTORE THE DENSITY OF SUBSURFACE MATERIAL AND TO REPAIR OR REPLACE ANY GRASS DAMAGED IN SUCH MAINTENANCE, REPAIR OR RECONSTRUCTION.

WILDBERRY L.L.C.

BY: [Signature]  
GREG ROMES, PRESIDENT

### NOTARY PUBLIC

COUNTY OF LORAIN )  
STATE OF OHIO ) SS  
THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR WILDBERRY L.L.C., BY GREG ROMES, PRESIDENT, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING PLAT OF WILDBERRY SUBDIVISION NO. 1 AND THAT THE SAME WAS THEIR FREE ACT AND DEED AND THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 11th DAY OF JUNE 2001

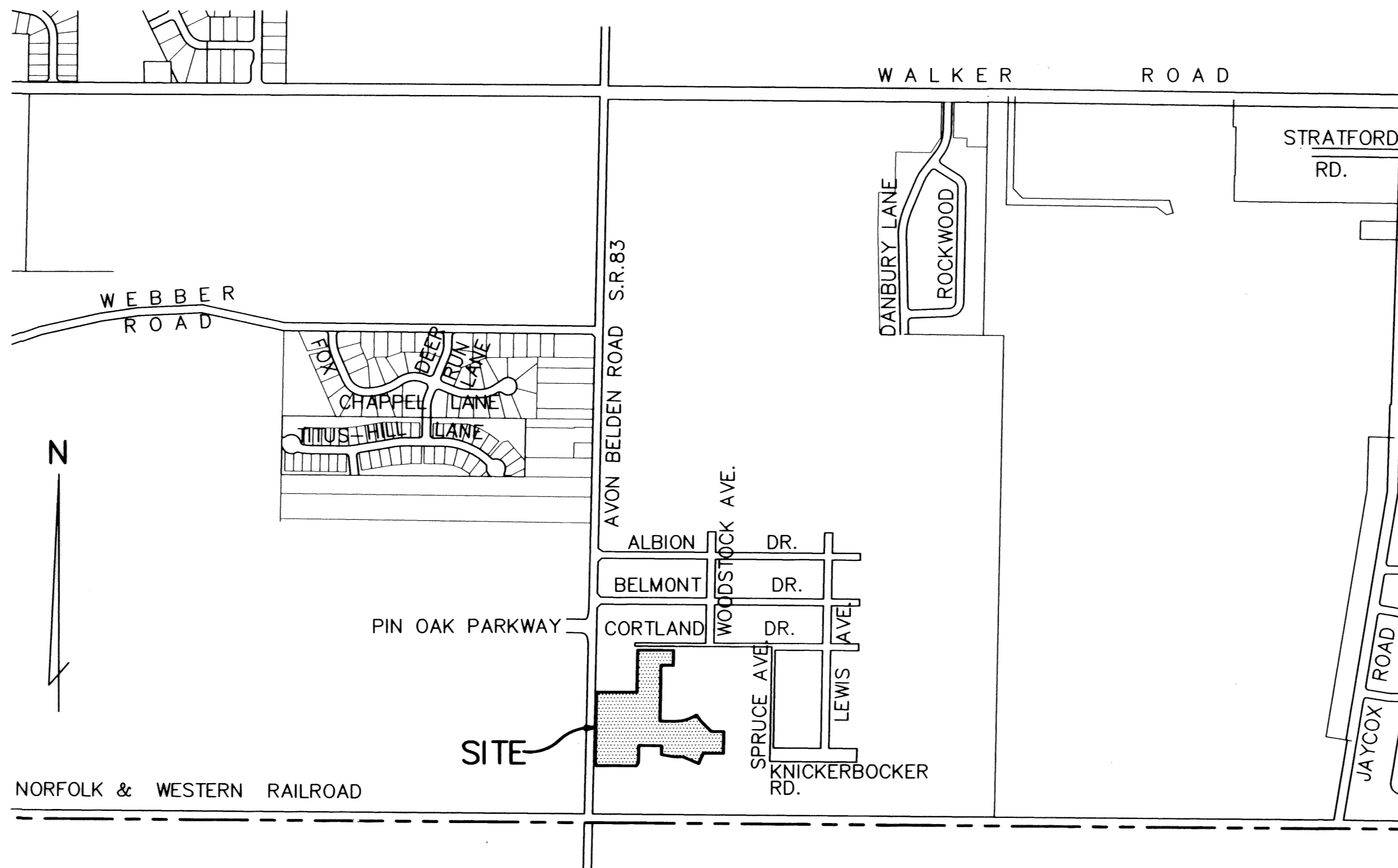
[Signature]  
NOTARY PUBLIC

MY COMMISSION EXPIRES 4-6-04

LOTS ARE SUBJECT TO HOMEOWNER'S ASSOCIATION.  
MAINTENANCE OF BLOCKS "A" AND "B" ARE TO BE PROVIDED FOR BY THE ASSOCIATION.  
(DOCUMENTS ON FILE AT CITY AND TO BE RECORDED SIMULTANEOUSLY AT COUNTY.)

### SITE MAP

1" = 800'



### 12' UTILITY EASEMENT

WILDBERRY L.L.C., THE OWNERS OF THE WITHIN PLATTED LAND DO HEREBY GRANT UNTO THE ILLUMINATING COMPANY, COLUMBIA GAS OF OHIO, CENTURYTEL COMPANY OF OHIO, AND CATV FACILITIES, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS THE "GRANTEES"), A PERMANENT RIGHT OF WAY EASEMENT TWELVE FEET (12') IN WIDTH OVER, UNDER AND THROUGH ALL SUBLOTS AND ALL LANDS SHOWN HEREON AND PARALLEL WITH ALL PUBLIC STREET LINES TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH UNDERGROUND ELECTRIC, AND COMMUNICATIONS CABLES, DUCTS, CONDUITS, SURFACE OR BELOW GROUND, MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE NECESSARY AND CONVENIENT FOR THE GRANTEES TO DISTRIBUTE AND TRANSMIT ELECTRICITY, AND COMMUNICATIONS SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEES MAY DETERMINE UPON, WITHIN AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT SHALL INCLUDE THE RIGHT TO INSTALL, MAINTAIN, REPAIR AND AUGMENT ELECTRIC AND COMMUNICATION FACILITIES OUTSIDE THE ABOVE DESCRIBED PREMISES AND SHALL ALSO INCLUDE THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR THE PURPOSE OF EXERCISING ANY OF THE EASEMENTS RIGHTS INDICATED HEREIN. GRANTEES SHALL AT THEIR EXPENSE RESTORE THE LAND TO ITS CONDITION AS IT EXISTED IMMEDIATELY PRIOR TO THE WORK PERFORMED BY GRANTEES, EXCEPT GRANTEES SHALL NOT BE RESPONSIBLE FOR REPLACING OR REPAIRING ANY PERMANENT STRUCTURES, TREES OR SHRUBS WHICH ARE LOCATED WITHIN THE EASEMENT BOUNDARIES AND ARE DAMAGED OR REMOVED AS A RESULT OF WORK PERFORMED AS PROVIDED FOR HEREIN BY GRANTEES. THE SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

WILDBERRY L.L.C.

BY: [Signature]  
GREG ROMES, PRESIDENT

### ENGINEER'S CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF WILDBERRY SUBDIVISION NO. 1 AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE, AND FIND THE MONUMENTS SET ARE SUFFICIENT TO DEFINE THE STREETS AS SHOWN HEREON.

[Signature]  
AVON LAKE MUNICIPAL ENGINEER  
WADE M. MERTZ, P.E.

### PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT OF WILDBERRY SUBDIVISION NO. 1 HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE, ON THE seventh DAY OF August, 2001.

[Signature]  
AVON LAKE PLANNING COMMISSION SECRETARY

### CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF WILDBERRY SUBDIVISION NO. 1 HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO BY ORDINANCE NO. 170-2001 PASSED THE Aug. 27 DAY OF 2001.

[Signature]  
MAYOR  
ROBERT J. BERNER

[Signature]  
CLERK OF COUNCIL  
KATHLEEN LYNCH

### LAW DIRECTOR

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF WILDBERRY SUBDIVISION NO. 1 AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE.

[Signature]  
AVON LAKE LAW DIRECTOR  
GEOFFREY R. SMITH

### MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT Metropolitan Bank and Trust Company MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF WILDBERRY SUBDIVISION NO. 1 DEVELOPMENT AS SHOWN HEREON AND REPRESENTED BY THE UNDERSIGNED, DOES HEREBY CONSENT TO THE RECORDING OF SAID PLAT AND HEREBY RELEASES THE LAND COMPRISING AVON BELDEN ROAD AND RYEBERRY LANE, AS SHOWN HEREON, FROM THE LIEN AND OPERATION OF ITS MORTGAGE.

BY: [Signature]  
James J. MacFarland, V.P.



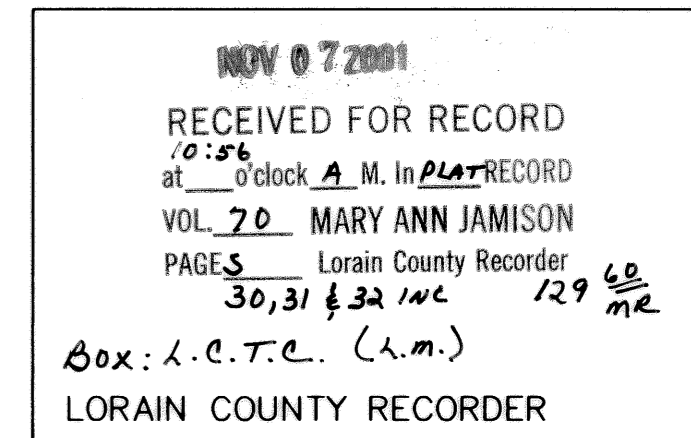
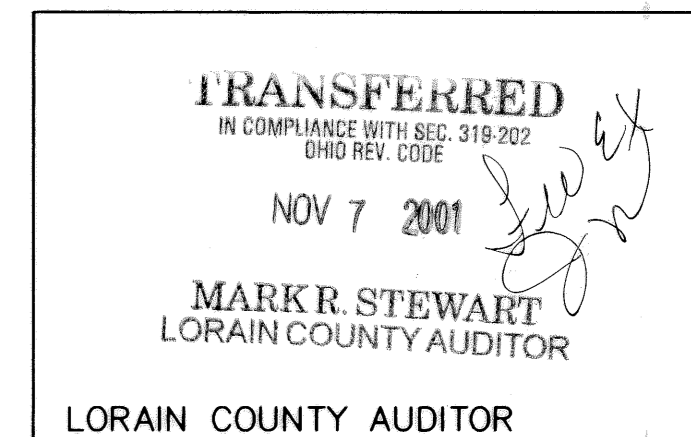
### NOTARY PUBLIC

COUNTY OF LORAIN )  
STATE OF OHIO ) SS  
THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR Metropolitan Bank and Trust Company BY: James J. MacFarland WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING PLAT OF WILDBERRY SUBDIVISION NO. 1 AND THAT THE SAME WAS THEIR FREE ACT AND DEED AND THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 11th DAY OF June 2001

[Signature]  
NOTARY PUBLIC

MY COMMISSION EXPIRES

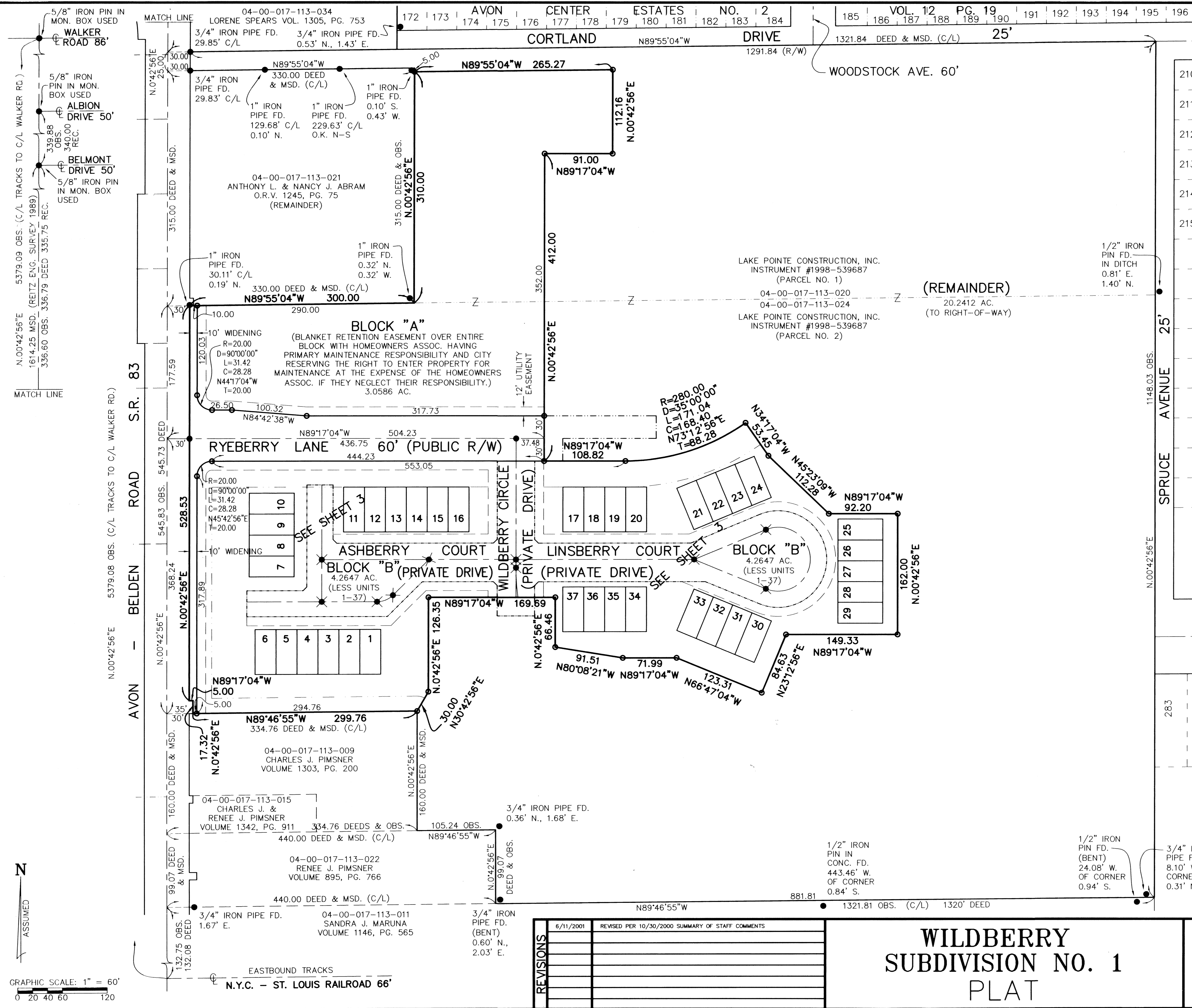


6/11/2001	REVISED PER 10/30/2000 SUMMARY OF STAFF COMMENTS

# WILDBERRY SUBDIVISION NO. 1 PLAT

**THE HENRY G. REITZ  
ENGINEERING COMPANY**  
4214 ROCKY RIVER DRIVE  
CLEVELAND, OHIO 44135  
PHONE: (216) 251-3033

1  
3  
SEPTEMBER  
2000



# WILDBERRY SUBD. NO. 1 PLAT

210	216	241
211	217	240
212	218	239
213	219	238
214	220	237
215	221	236
	222	235
	223	234
	224	233
	225	232
	226	
	227	
	228	
	229	
	230	
	231	

283	282	281	280	279	278	277	276	275	274	273
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BLOCK "A" 4.062 AC.

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 4214 ROCKY RIVER DRIVE  
 CLEVELAND, OHIO 44135  
 PHONE: (216) 251-3033

2  
3  
SEPTEMBER 2000

GRAPHIC SCALE: 1" = 60'  
 0 20 40 60 120

# WILDBERRY SUBDIVISION NO. 1 PLAT

BEING PART OF AVON TWP. SECTION NO. 17, CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO

- DENOTES 5/8" CAPPED IRON PIN MONUMENTS WERE FOUND OR WERE SET.
- DENOTES 5/8" CAPPED (REITZ ENG.) IRON PINS WERE SET.
- ⊗ DENOTES 1/4" DRILL HOLE WITH CROSS IN CONCRETE SET.

ACREAGE IN 37 LOTS 1.4270 AC.  
 ACREAGE IN 2 BLOCKS 7.3233 AC.  
 ACREAGE IN PUBLIC R/W 0.7844 AC.  
 TOTAL 9.5347 AC.

SEE SHEET 2

RYEBERRY LANE 60' (PUBLIC R/W)

AVON - BELDEN ROAD S.R. 83

ASSUMED

EASTBOUND TRACKS  
N.Y.C. - ST. LOUIS RAILROAD 66'

GRAPHIC SCALE: 1" = 30'  
0 10 20 30 60

CURVE DATA:

(CL1)	(CL2)
R=300.00	R=30.00
D=07°39'43"	D=45°00'00"
L=40.12	L=23.56
C=40.09	C=22.96
N.03°06'56"W	N68°12'56"E
T=20.09	T=12.43

REVISIONS	DATE	DESCRIPTION
	6/11/2001	REVISED PER 10/30/2000 SUMMARY OF STAFF COMMENTS

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3  
3  
SEPTEMBER 2000

