

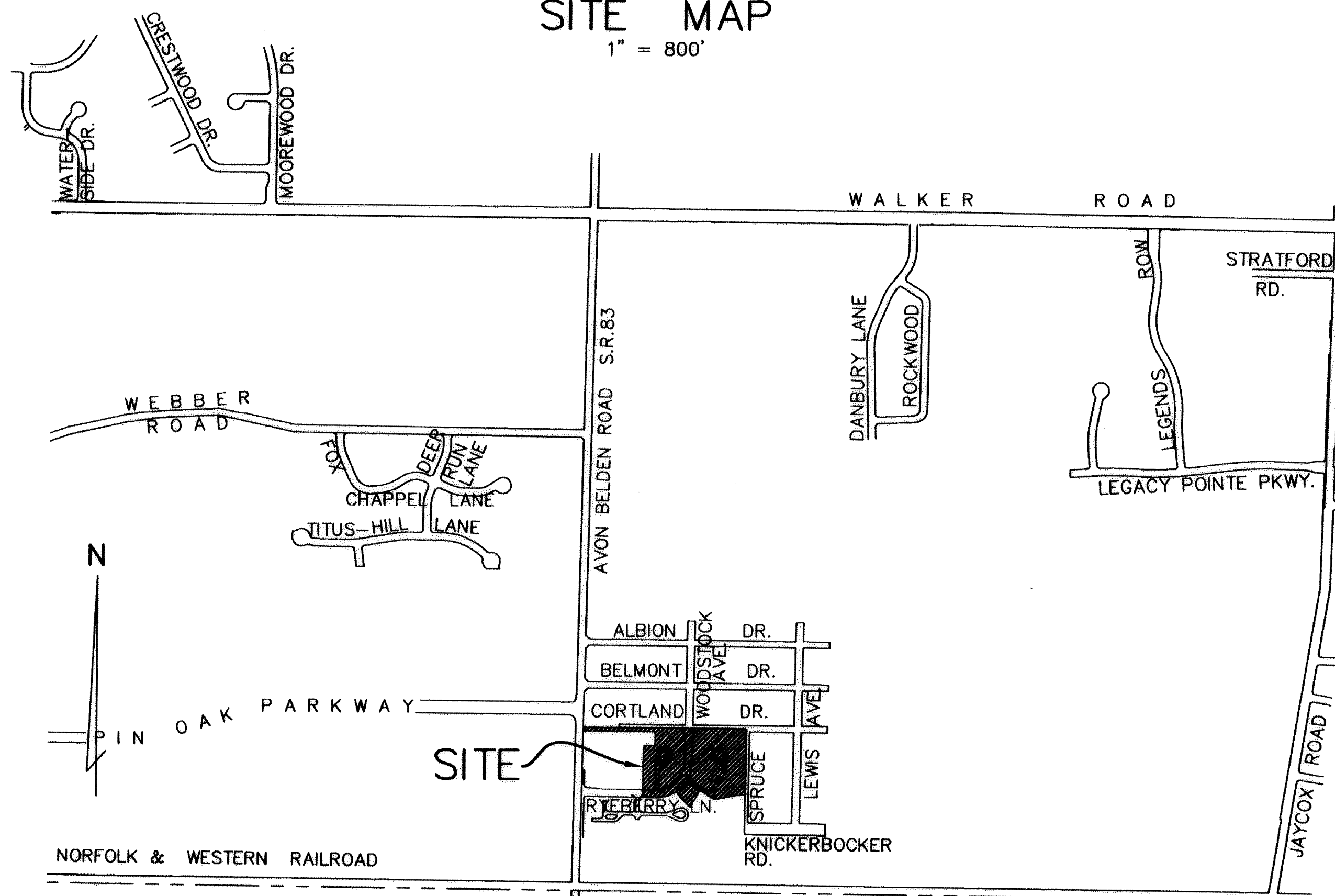
WILDBERRY SUBDIVISION NO. 2 PLAT

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

LOTS ARE SUBJECT TO HOMEOWNER'S ASSOCIATION.
MAINTENANCE OF BLOCKS "C", "D", "E", "F" AND "G" IS TO BE PROVIDED FOR BY THE OVERALL ASSOCIATION.
(DOCUMENTS ON FILE AT CITY AND RECORDED WITH SUBDIVISION NO. 1 PLAT IN INSTRUMENT NO. 20020813546.)

SITE MAP

1" = 800'



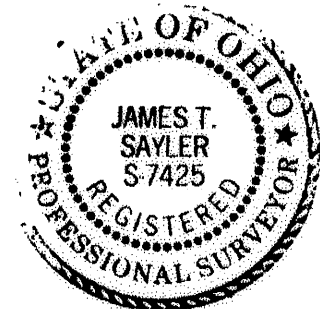
SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS, WILDBERRY LIMITED, I HAVE SURVEYED AND PLATTED THE WILDBERRY SUBDIVISION NO. 2 AS SHOWN HEREON AND CONTAINING 10.2438 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 (REITZ ENG.) IRON PIN MONUMENTS WERE SET.
AT ALL POINTS INDICATED O 5/8" CAPPED (REITZ ENG.) IRON PINS 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, 2002



ACREAGE IN 46 LOTS 1.7741 AC.
ACREAGE IN 5 BLOCKS 7.3657 AC.
ACREAGE IN PUBLIC RIGHT-OF-WAYS 1.140 AC.
TOTAL 10.2438 AC.

J.T.S.
JAMES T. SAYLER, REGISTERED SURVEYOR NO. S-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 RYBERRY LANE.

WILDBERRY LIMITED
36368 DETROIT ROAD
AVON, OH 44011

BY: *Greg Romes*
GREG ROMES, PRESIDENT

SANITARY SEWER AND WATERLINE EASEMENTS

SANITARY SEWER AND WATERLINE EASEMENTS AS SHOWN ON THIS PLAT ARE 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 EASEMENTS. WITHIN SAID EASEMENT, NO FENCES, SIGNAGE, MOUNDING OR ROCKS GREATER THAN TWO FEET IN DIAMETER SHALL BE PLACED WITHIN FIVE FEET OF THE WATERLINE OR SANITARY SEWER WITHOUT PRIOR APPROVAL OF THE GRANTEE. 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 EASEMENTS 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 GRANTOR'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 LIMITED
BY: *Greg Romes*
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 LIMITED, BY GREG ROMES, PRESIDENT, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING PLAT OF WILDBERRY SUBDIVISION NO. 2 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 10th DAY OF JANUARY, 2003

Emmilia Petelin
NOTARY PUBLIC

MY COMMISSION EXPIRES 4-06-04

ENGINEER'S CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF WILDBERRY SUBDIVISION NO. 2 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.

Waide M. Mertz
AVON LAKE MUNICIPAL ENGINEER
WAIDE M. MERTZ, P.E.

PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT OF WILDBERRY SUBDIVISION NO. 2 HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE, ON THE sixth DAY OF May, 2003.

Joseph R. Reitz
AVON LAKE PLANNING COMMISSION SECRETARY
JOSEPH R. REITZ

CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF WILDBERRY SUBDIVISION NO. 2 HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO BY ORDINANCE NO. 146-2003 PASSED THE 9th DAY OF June, 2003.

Robert J. Berner
MAYOR
ROBERT J. BERNER

Barbara L. Dopp
CLERK OF COUNCIL
BARBARA L. DOPP

LAW DIRECTOR

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF WILDBERRY SUBDIVISION NO. 2 AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE.

Geoffrey R. Smith
AVON LAKE LAW DIRECTOR
GEOFFREY R. SMITH

12' UTILITY EASEMENT

WE, THE UNDERSIGNED 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 AS SHOWN HEREON AND PARALLEL WITH ALL STREETS LINES TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH UNDERGROUND ELECTRIC LINES, GAS MAINS 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, GAS 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, GAS 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 LIMITED
BY: *Greg Romes*
GREG ROMES, PRESIDENT

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT METROPOLITAN BANK & TRUST, MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF THE WILDBERRY SUBDIVISION NO. 2 AS SHOWN HEREON AND REPRESENTED BY THE UNDERSIGNED, DOES HEREBY CONSENT TO THE RECORDING OF SAID PLAT AND HEREBY RELEASES THE LAND COMPRISING RYBERRY LANE, AS SHOWN HEREON, FROM THE LIEN AND OPERATION OF ITS MORTGAGE.

BY: *James J. Macleason*
James J. Macleason - Vice President

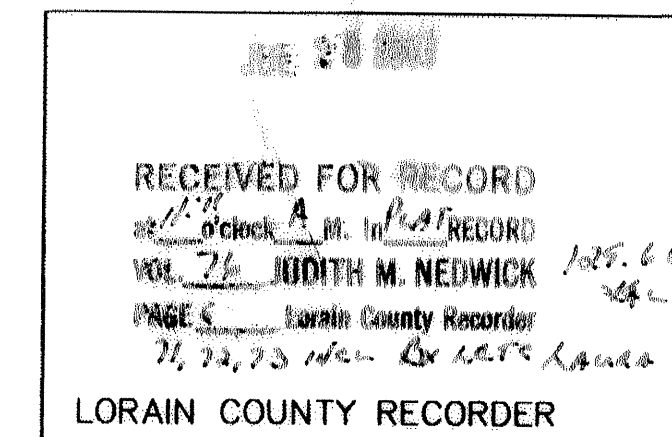
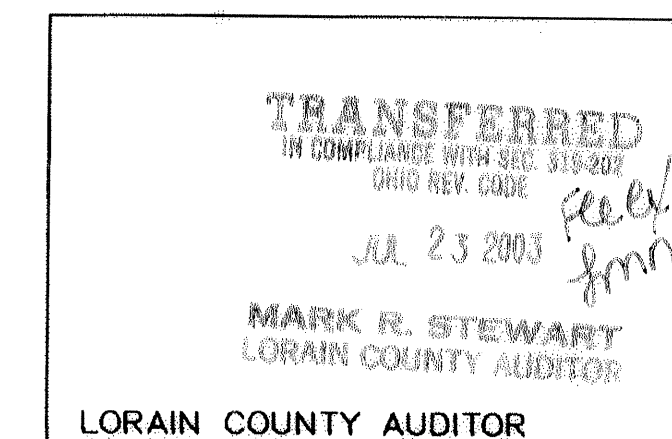
NOTARY PUBLIC

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 METROPOLITAN BANK & TRUST, BY: *James J. Macleason V.P.* WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING PLAT OF WILDBERRY SUBDIVISION NO. 2 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 10th DAY OF JANUARY, 2003

Emmilia Petelin
NOTARY PUBLIC

MY COMMISSION EXPIRES 4-06-04



1/3/2003	REVISED PER SUMMARY OF STAFF COMMENTS DATED 10/04/2002

WILDBERRY SUBDIVISION NO. 2 PLAT

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

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SEPTEMBER
2002

933364

WILDBERRY SUBD. NO. 2 PLAT

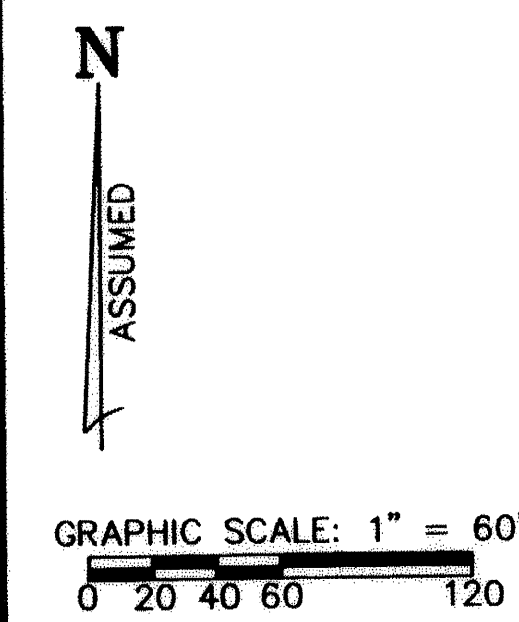
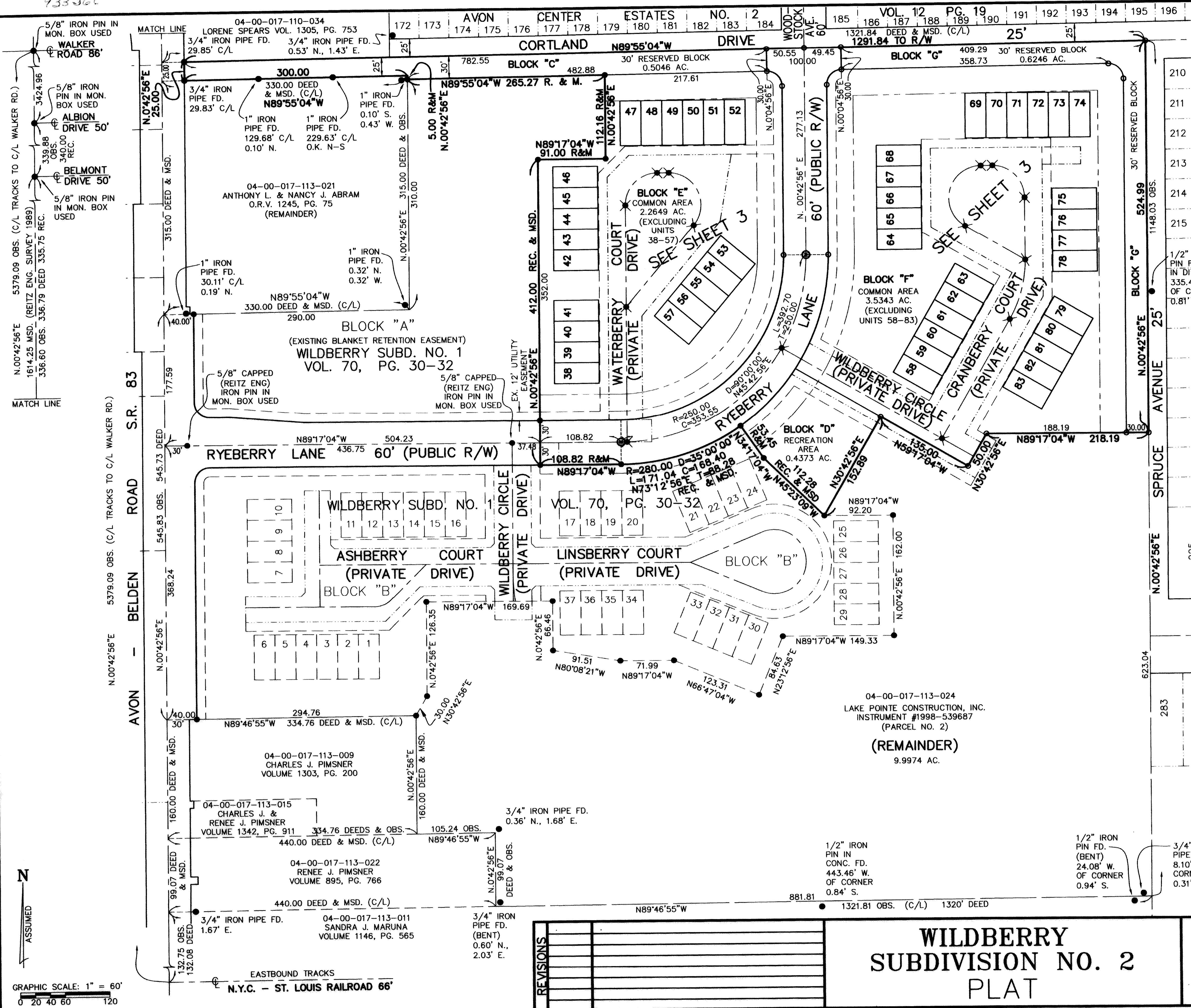
BEING PART OF AVON TWP. SECTION NO. 17, CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO

- DENOTES 5/8" CAPPED (REITZ ENG.) IRON PIN FOUND.
- DENOTES 5/8" CAPPED (REITZ ENG.) IRON PINS WERE SET.
- ✱ DENOTES 1/4" DRILL HOLE WITH CROSS IN CONCRETE FOUND OR SET AS SHOWN.
- ⊙ DENOTES 5/8" CAPPED (REITZ ENG.) IRON PIN IN MONUMENT BOX SET.

ACREAGE IN 46 LOTS (LOTS 38 THRU 83)	1.7741 AC.
ACREAGE IN 2 COMMON AREA BLOCKS "E" & "F"	5.7992 AC.
ACREAGE IN 2 RESERVED BLOCKS "C" & "G"	1.1292 AC.
ACREAGE IN 1 RECREATION AREA BLOCK "D"	0.4373 AC.
ACREAGE IN PUBLIC R/W (RYEBERRY LANE)	1.1040 AC.
TOTAL	10.2438 AC.

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	226	232
227	228	231
229	230	
231	232	
233	234	
235	236	
237	238	
239	240	
241	242	

283	282	281	280	279	278	277	276	275	274	273
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NO.	DESCRIPTION	DATE

WILDBERRY SUBDIVISION NO. 2 PLAT

THE HENRY G. REITZ ENGINEERING COMPANY
 4214 ROCKY RIVER DRIVE
 CLEVELAND, OHIO 44135
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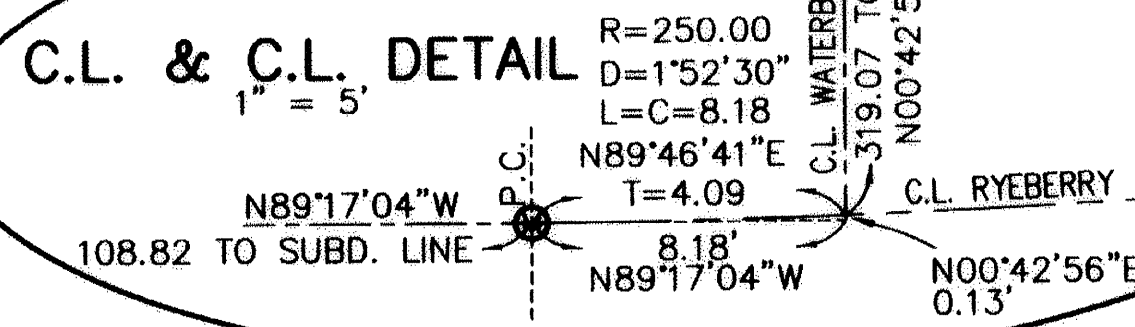
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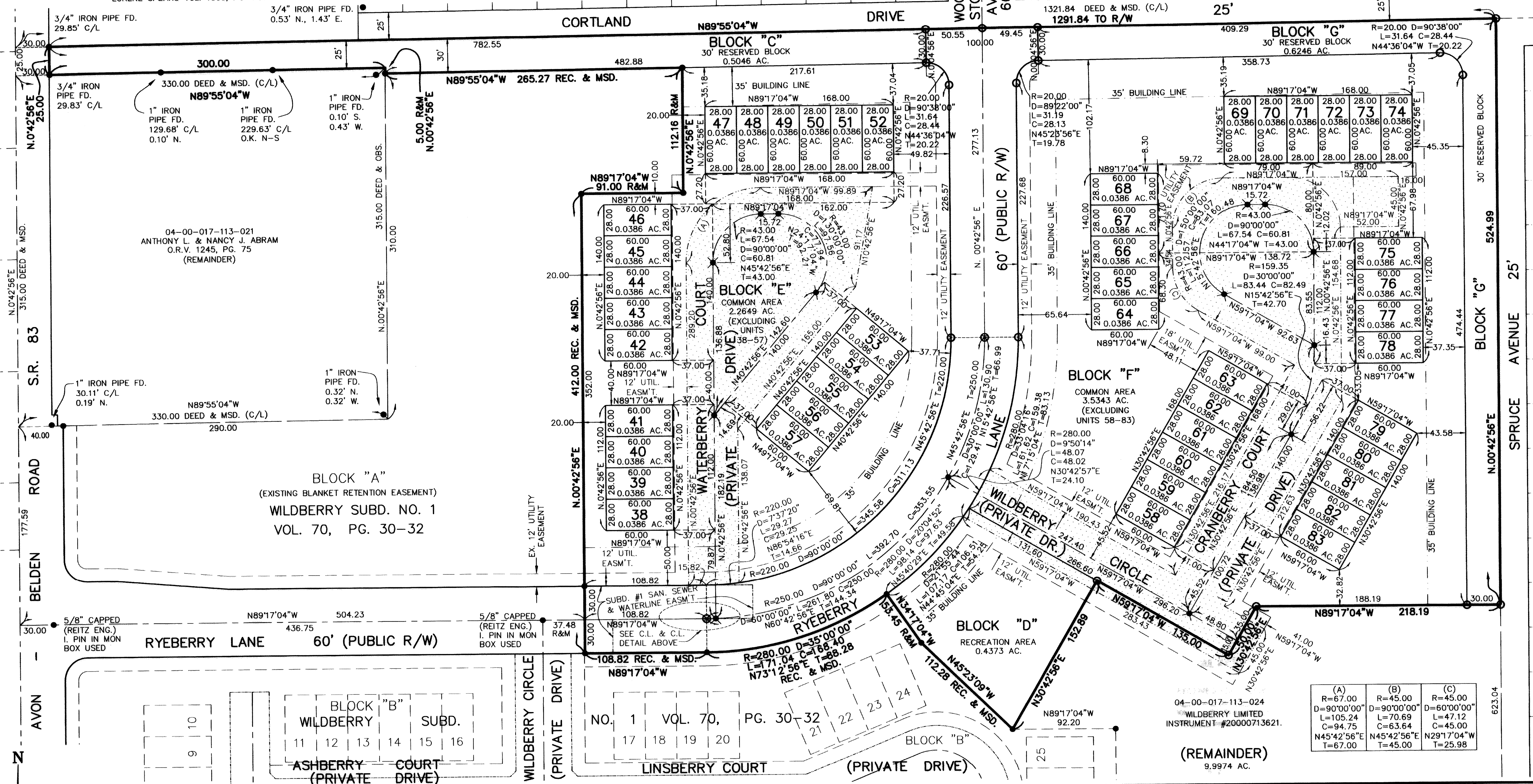
ACREAGE IN 46 LOTS (LOTS 38 THRU 83)	1.7741 AC.
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ACREAGE IN 1 RECREATION AREA BLOCK "D"	0.4373 AC.
ACREAGE IN PUBLIC R/W (RYEBERRY LANE)	1.1040 AC.
TOTAL	10.2438 AC.

C.L. & C.L. DETAIL

1" = 5'



04-00-017-110-034
LORENE SPEARS VOL. 1305, PG. 753



04-00-017-113-021
ANTHONY L. & NANCY J. ABRAM
O.R.V. 1245, PG. 75
(REMAINDER)

BLOCK "A"
(EXISTING BLANKET RETENTION EASEMENT)
WILDBERRY SUBD. NO. 1
VOL. 70, PG. 30-32

BLOCK "F"
COMMON AREA
3.5343 AC.
(EXCLUDING
UNITS 58-83)

04-00-017-113-024
WILDBERRY LIMITED
INSTRUMENT #20000713621.

(REMAINDER)
9.9974 AC.

(A)	(B)	(C)
R=67.00	R=45.00	R=45.00
D=90°00'00"	D=90°00'00"	D=60°00'00"
L=105.24	L=70.69	L=47.12
C=94.75	C=63.64	C=45.00
N45°42'56"E	N45°42'56"E	N29°17'04"W
T=67.00	T=45.00	T=25.98

- DENOTES 5/8" CAPPED (REITZ ENG) IRON PIN FOUND.
- DENOTES 5/8" CAPPED (REITZ ENG) IRON PINS WERE SET.
- ✕ DENOTES 1/4" DRILL HOLE WITH CROSS IN CONCRETE FOUND OR SET AS SHOWN.
- ⊙ DENOTES 5/8" CAPPED (REITZ ENG) IRON PIN IN MONUMENT BOX SET.
- ▭ DENOTES SANITARY SEWER & WATER LINE EASEMENTS



REVISIONS	DATE	DESCRIPTION
	4/18/2003	REVISED LIMITS OF EASEMENTS PER AS BUILT UTILITY LOCATIONS

WILDBERRY SUBDIVISION NO. 2 PLAT

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

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SEPTEMBER 2002