

# WILDBERRY SUBDIVISION NO. 3 PLAT

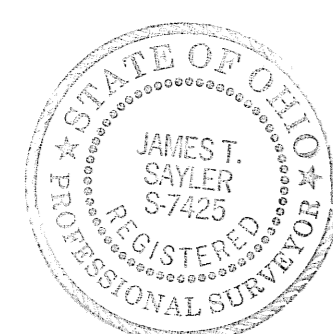
## SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS, WILDBERRY LIMITED, I HAVE SURVEYED AND PLATTED THE WILDBERRY SUBDIVISION NO. 3 AS SHOWN HEREON AND CONTAINING 5.0692 ACRES IN AVON TOWNSHIP SECTION NO. 17, NOW IN THE CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO.

AT ALL POINTS INDICATED  $\times$  1/4" DRILL HOLES WITH CROSS IN CONCRETE WERE SET.  
AT ALL POINTS INDICATED  $\circ$  5/8" CAPPED (REITZ ENG.) IRON PINS WERE SET.

MEASUREMENTS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE BASED ON AVON-BELDEN ROAD HAVING A BEARING OF N00°42'56"E AND ARE USED 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.

AUGUST, 2004



ACREAGE IN 33 LOTS	1.2727 AC.
ACREAGE IN COMMON AREA BLOCK	3.7965 AC.
<b>TOTAL</b>	<b>5.0692 AC.</b>

*[Signature]*  
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.

WILDBERRY LIMITED  
36368 DETROIT ROAD  
AVON, OH 44011

BY: \_\_\_\_\_  
GREG ROMES, PRESIDENT

## SANITARY SEWER AND WATERLINE EASEMENTS

WATERLINE, SANITARY SEWER AND STORM SEWER EASEMENTS AS SHOWN HEREON THIS PLAT ARE GRANTED BY THE UNDERSIGNED OWNER OF THE WITHIN PLATTED LAND WHO DOES 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 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 WITH 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. REGULAR MAINTENANCE OF THE EASEMENT AREA LANDSCAPE IS THE RESPONSIBILITY OF THE LANDOWNER. THE GRANTEE RESERVES THE RIGHT TO ENTER AND PERFORM ANY NECESSARY LANDSCAPE MAINTENANCE IF THE LANDOWNER FAILS TO DO SO AND CHARGE THE LANDOWNER FOR SAID LANDSCAPE MAINTENANCE.

WILDBERRY LIMITED

BY: \_\_\_\_\_  
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. 3 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 \_\_\_\_\_ DAY OF \_\_\_\_\_

NOTARY PUBLIC

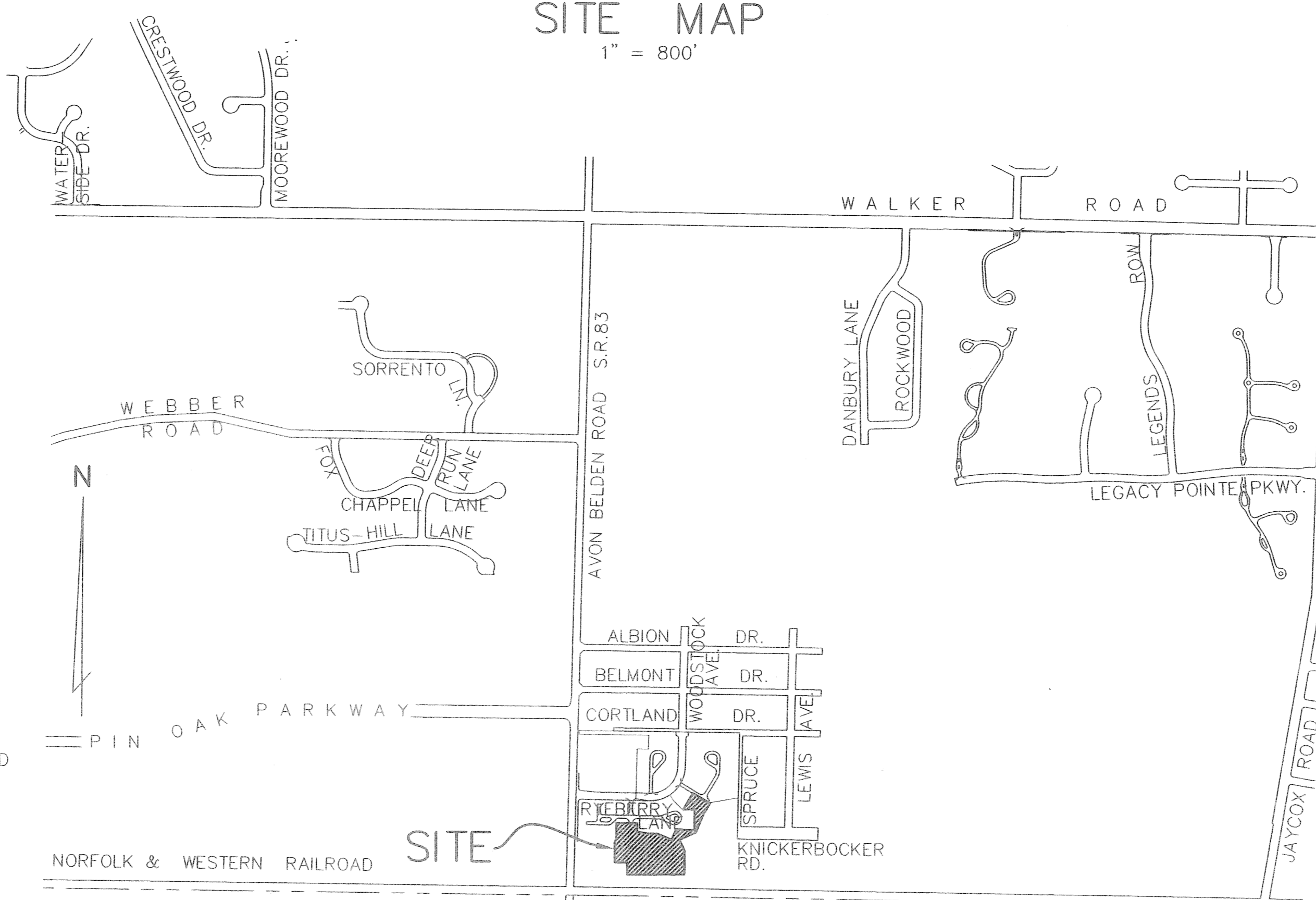
MY COMMISSION EXPIRES \_\_\_\_\_

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 BLOCK "H" IS TO BE PROVIDED FOR BY THE HOMEOWNER'S ASSOCIATION.  
(DOCUMENTS ON FILE AT CITY AND RECORDED WITH SUBDIVISION NO. 1 PLAT IN INSTRUMENT NO. 20020813546.)

## SITE MAP

1" = 800'



## 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, PRESIDENT

## ENGINEER'S CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF WILDBERRY SUBDIVISION NO. 3 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.

AVON LAKE MUNICIPAL ENGINEER  
WADE M. MERTZ, P.E.

## PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT OF WILDBERRY SUBDIVISION NO. 3 HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

AVON LAKE PLANNING COMMISSION SECRETARY  
JOSEPH R. REITZ

## CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF WILDBERRY SUBDIVISION NO. 3 HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO BY ORDINANCE NO. \_\_\_\_\_ PASSED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

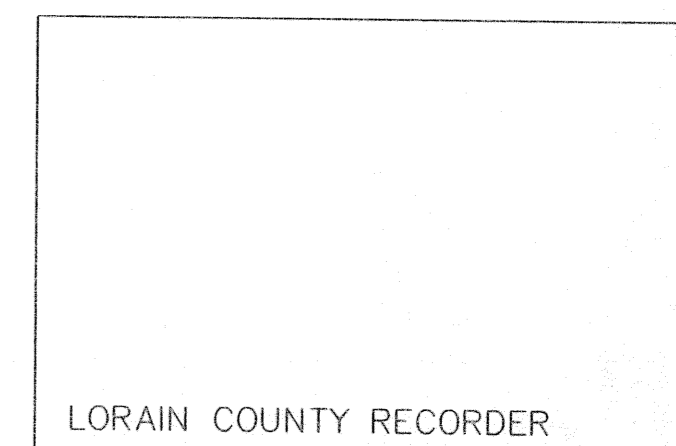
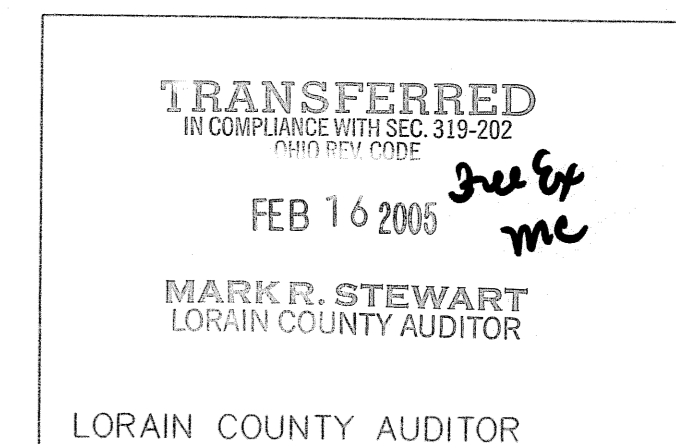
MAYOR  
ROBERT J. BERNER

CLERK OF COUNCIL  
BARBARA L. DOPP

## LAW DIRECTOR

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF WILDBERRY SUBDIVISION NO. 3 AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE.

AVON LAKE LAW DIRECTOR  
GEOFFREY R. SMITH



REVISIONS		

## WILDBERRY SUBDIVISION NO. 3 PLAT

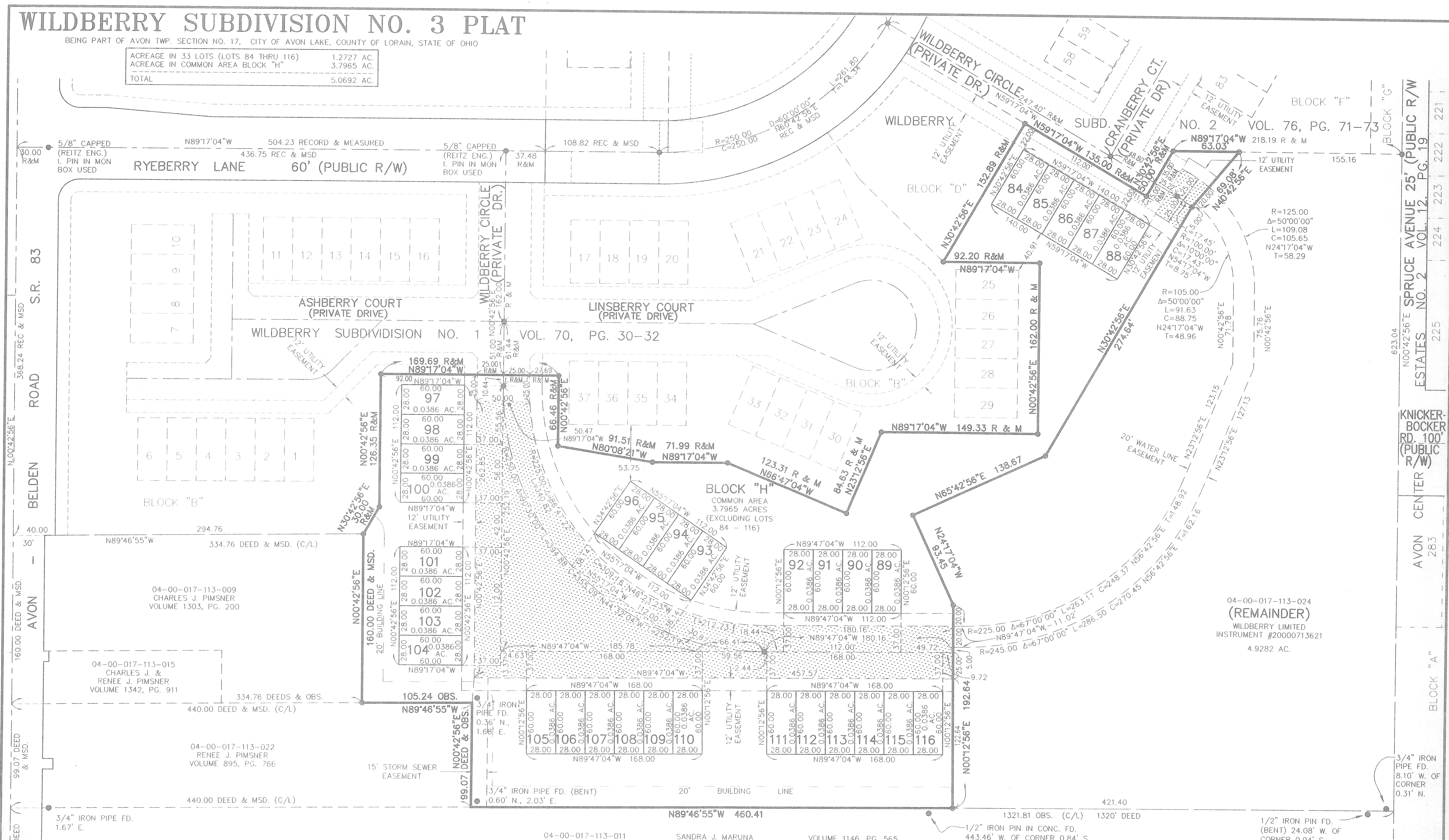
**THE HENRY G. REITZ  
ENGINEERING COMPANY**  
4214 ROCKY RIVER DRIVE  
CLEVELAND, OHIO 44135  
PHONE: (216) 251-3033

1  
2  
AUGUST  
2004

# WILDBERRY SUBDIVISION NO. 3 PLAT

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

ACREAGE IN 33 LOTS (LOTS 84 THRU 116)	1.2727 AC.
ACREAGE IN COMMON AREA BLOCK "H"	3.7965 AC.
TOTAL	5.0692 AC.



RYEBERRY LANE 60' (PUBLIC R/W)

ASHBERRY COURT (PRIVATE DRIVE)

LINSBERRY COURT (PRIVATE DRIVE)

WILDBERRY SUBDIVISION NO. 1 VOL. 70, PG. 30-32

WILDBERRY SUBDIVISION NO. 2 VOL. 76, PG. 71-73

WILDBERRY SUBDIVISION NO. 3 PLAT

SPRUCE AVENUE 25' (PUBLIC R/W) VOL. 12, PG. 19

KNICKERBOCKER RD. 100' (PUBLIC R/W)

AVON CENTER 283

AVON ROAD 283

BELDEN ROAD 283

ROAD 283

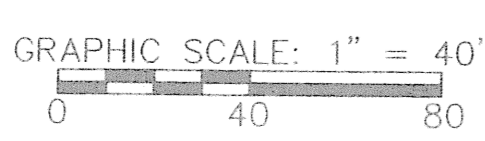
ROAD 283

ROAD 283

ROAD 283

ROAD 283

- 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 LIMITS OF EXISTING SANITARY SEWER & WATER LINE EASEMENTS
- ▨ DENOTES LIMITS OF PROPOSED SANITARY SEWER & WATER LINE EASEMENTS



NO.	DATE	DESCRIPTION

## WILDBERRY SUBDIVISION NO. 3 PLAT

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

2  
2  
AUGUST 2004

04-00-017-113-009 CHARLES J. PIMSNER VOLUME 1303, PG. 200

04-00-017-113-015 CHARLES J. & RENEE J. PIMSNER VOLUME 1342, PG. 911

04-00-017-113-022 RENEE J. PIMSNER VOLUME 895, PG. 766

04-00-017-113-011 SANDRA J. MARUNA VOLUME 1146, PG. 565

04-00-017-113-024 (REMAINDER) WILDBERRY LIMITED INSTRUMENT #20000713621 4.9282 AC.