

GRAMERCY PLACE SUBDIVISION NO. 1 PLAT

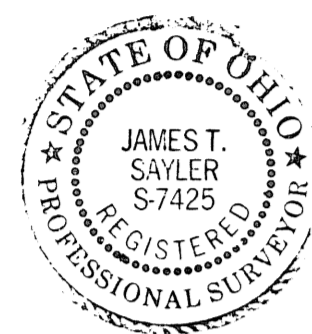
SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS, GRAMMERCY LLC, I HAVE SURVEYED AND PLATTED THE GRAMERCY PLACE SUBDIVISION NO. 1 AS SHOWN HEREON AND CONTAINING 6.9364 ACRES IN AVON TOWNSHIP SECTION NO. 30, NOW IN THE CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO.

AT ALL POINTS INDICATED \odot 5/8" CAPPED (REITZ ENG.) IRON PIN MONUMENTS WERE SET.
AT ALL POINTS INDICATED \circ 5/8" CAPPED (REITZ ENG.) IRON PINS WERE SET.
AT ALL POINTS INDICATED \bullet MONUMENTS FOUND (AS NOTED).

MEASUREMENTS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE BASED ON LEAR ROAD BEARING N0°00'20"W AND ARE 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.

MAY, 2008



ACREAGE IN 11 LOTS	4.9143 AC.
ACREAGE IN 2 BLOCKS	0.6046 AC.
ACREAGE IN STREETS	1.4175 AC.
TOTAL	6.9364 AC.

JAMES T. SAYLER, 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 GRAMERCY LANE, NOLITA CIRCLE & LEAR ROAD.

GRAMMERCY LLC
32745 WALKER ROAD
AVON LAKE, OH 44012

BY: [Signature]
JAMES A. GAMELLIA, MANAGER

STORM SEWER & DRAINAGE EASEMENTS

STORM SEWER & DRAINAGE 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 OR LANDSCAPING OTHER THAN GRASS MAY BE CONSTRUCTED WITHIN THE WIDTHS AND LENGTHS OF 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 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.

GRAMMERCY LLC

BY: [Signature]
JAMES A. GAMELLIA, MANAGER

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 GRAMMERCY LLC, BY JAMES A. GAMELLIA, MANAGER, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING PLAT OF GRAMERCY PLACE 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 13th DAY OF June, 2008.

S. Renee Ebnor
Notary Public - State of Ohio
My commission expires 09/09/2011



S. Renee Ebnor
NOTARY PUBLIC

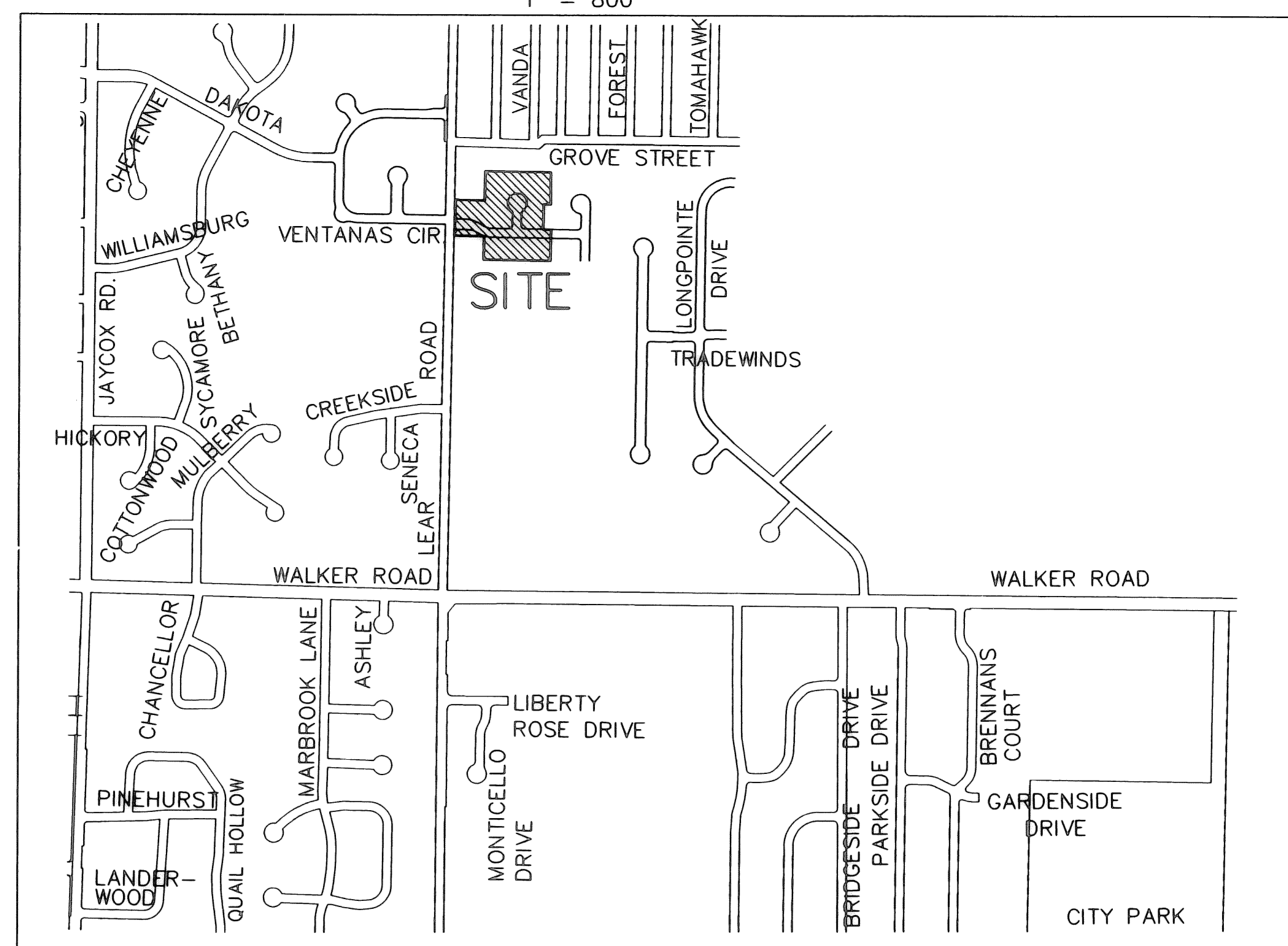
BEING PART OF AVON TOWNSHIP SECTION NO. 30, CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO

MODIFICATIONS APPROVED AT PLANNING COMMISSION FOR FRONT YARD SETBACKS TO BE 35', REAR YARD SETBACKS ON LOTS 1-5 AND 8-11 TO BE 50' AND LOT WIDTH AT 35' BUILDING LINE TO BE < 100' FOR LOTS 4 & 5

LOTS ARE SUBJECT TO HOMEOWNER'S ASSOCIATION. MAINTENANCE OF BLOCKS "A" AND "B" (INCLUDING THE RETENTION BASIN) IS TO BE PROVIDED FOR BY THE HOMEOWNER'S ASSOCIATION. (DOCUMENTS TO BE RECORDED SIMULTANEOUSLY WITH PLAT AT COUNTY)

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.

GRAMMERCY LLC

BY: [Signature]
JAMES A. GAMELLIA, MANAGER

ENGINEER'S CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF GRAMERCY PLACE 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 CONSULTING ENGINEER
MICHAEL C. BRAMHALL, P.E., P.S.

PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT OF GRAMERCY PLACE SUBDIVISION NO. 1 HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE, ON THE 13th DAY OF July, 2008.

[Signature]
AVON LAKE PLANNING COMMISSION SECRETARY
JOSEPH R. REITZ

CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF GRAMERCY PLACE SUBDIVISION NO. 1 HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO BY ORDINANCE NO. 114-2008 PASSED THE 14th DAY OF July, 2008.

[Signature]
MAYOR
KARL C. ZUBER

[Signature]
CLERK OF COUNCIL
BARBARA L. DOPP

LAW DIRECTOR

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF GRAMERCY PLACE 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
WILLIAM KERNER

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT FAIRVIEW FEDERAL SAVINGS BANK MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF GRAMERCY PLACE SUBDIVISION NO. 1 AS SHOWN HEREON AND REPRESENTED BY THE UNDERSIGNED, DOES HEREBY CONSENT TO THE RECORDING OF SAID PLAT AND HEREBY RELEASES THE LAND COMPRISING GRAMERCY LANE, NOLITA CIRCLE & LEAR ROAD, AS SHOWN HEREON, FROM THE LIEN AND OPERATION OF ITS MORTGAGE.

BY: [Signature]

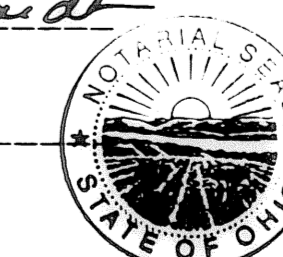
NOTARY PUBLIC

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 Fairview Federal Savings Bank BY: Michael J. Hanna, Sr., Senior Vice President WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING PLAT OF GRAMERCY PLACE SUBDIVISION NO. 1 AND THAT THE SAME WAS THEIR FREE ACT AND DEED AND THE FREE ACT AND DEED OF SAID CORPORATION.

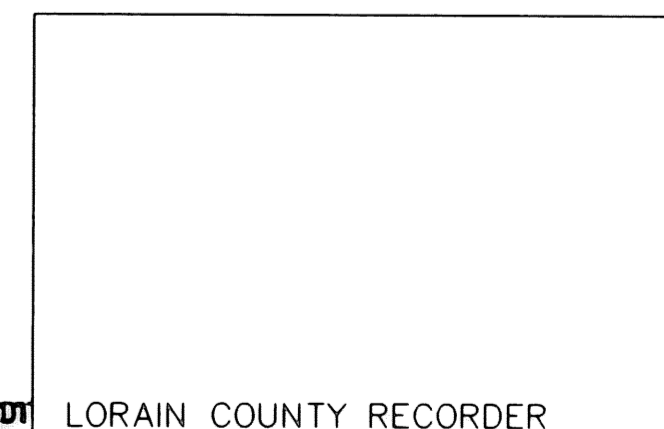
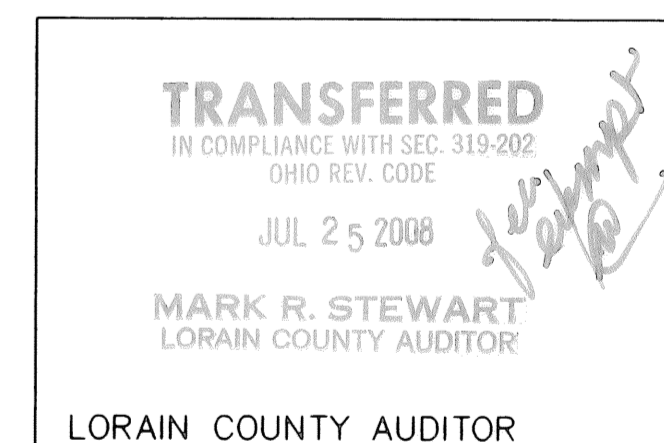
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 18th DAY OF June, 2008.

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES August 25, 2009



MARY KAY THINSCHMIDT
Notary Public, State of Ohio
Lorain County
My Commission Expires August 25, 2009

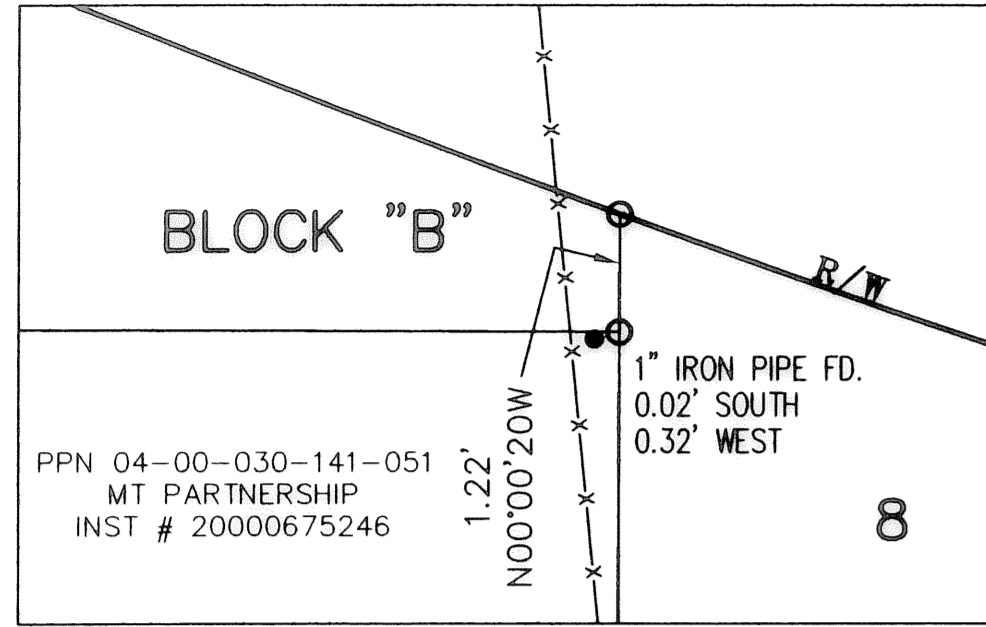


REVISIONS	6-25-08	REVISED SPELLING OF OWNERS NAME TO GRAMMERCY
	6-11-08	REVISED STORM SEWER & DRAINAGE EASEMENT

GRAMERCY PLACE
SUBDIVISION NO. 1
PLAT

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

1
2
MAY
2008



DETAIL A
SCALE: 1"=2'

CURVE DATA

(A1)	(A2)	(1A)	(1B)
R=25.00 D=90°05'10" L=39.31 C=35.38 N45°02'55"W T=25.04	R=180.00 D=27°55'30" L=87.73 C=86.87 N76°07'45"W T=44.76	R=180.00 D=2°04'30" L=6.52 C=6.52 N61°07'45"W T=3.26	R=120.00 D=30°00'00" L=62.83 C=62.12 N75°05'30"W T=32.15
(2A)	(2B)	(2C)	(3)
R=20.00 D=90°00'00" L=31.42 C=28.28 N44°54'30"E T=20.00	R=20.00 D=53°58'00" L=18.84 C=18.15 N27°04'30"W T=10.18	R=65.00 D=30°59'40" L=35.16 C=34.74 N38°33'40"W T=18.02	R=65.00 D=62°58'20" L=71.44 C=67.90 N8°25'20"E T=39.81
(4)	(5)	(6)	(7A)
R=65.00 D=50°00'00" L=56.72 C=54.94 N64°54'30"E T=30.31	R=65.00 D=50°00'00" L=56.72 C=54.94 N65°05'30"W T=30.31	R=65.00 D=62°58'20" L=71.44 C=67.90 N8°36'20"W T=39.81	R=65.00 D=30°59'40" L=35.16 C=34.74 N38°22'40"E T=18.02
(7B)	(7C)	(8)	(B1)
R=20.00 D=53°58'00" L=18.84 C=18.15 N26°53'30"E T=20.00	R=20.00 D=90°00'00" L=31.42 C=28.28 N45°05'30"W T=20.00	R=180.00 D=19°55'40" L=62.61 C=62.29 N80°07'40"W T=31.62	R=180.00 D=10°04'20" L=31.64 C=31.60 N65°07'40"W T=15.86
(B2)	(B3)	(CL1)	(CL2)
R=130.00 D=30°00'00" L=68.07 C=67.29 N75°05'30"W T=34.83	R=25.00 D=89°54'50" L=39.23 C=35.33 N44°57'05"E T=24.96	R=150.00 D=30°00'00" L=78.54 C=77.65 N75°05'30"W T=40.19	R=150.00 D=30°00'00" L=78.54 C=77.65 N75°05'30"W T=40.19

NOTES:

* 20' EXTERIOR BUFFER ON LOTS ADJACENT TO EXISTING HOMES TO BE LEFT NATURAL WITH ONLY SELECTIVE TREE CLEARING TO REMOVE DAMAGED OR DISEASED VEGETATION OR TO PROVIDE FOR POSITIVE REAR YARD DRAINAGE. FENCES WILL BE PERMITTED IF THEY CAN BE INSTALLED WITHOUT REMOVING TREES BUT ALL OTHER STRUCTURES ARE PROHIBITED IN BUFFER AREA.

** 25' RIPARIAN BUFFER AREA ON LOTS ADJACENT TO PROTECTED AND WETLAND AREAS TO BE LEFT UNDISTURBED ACCORDING TO CODE SECTION 1060.05 (c). NO STRUCTURES, FENCES OR CLEARING ARE PERMITTED WITHIN THESE AREAS.

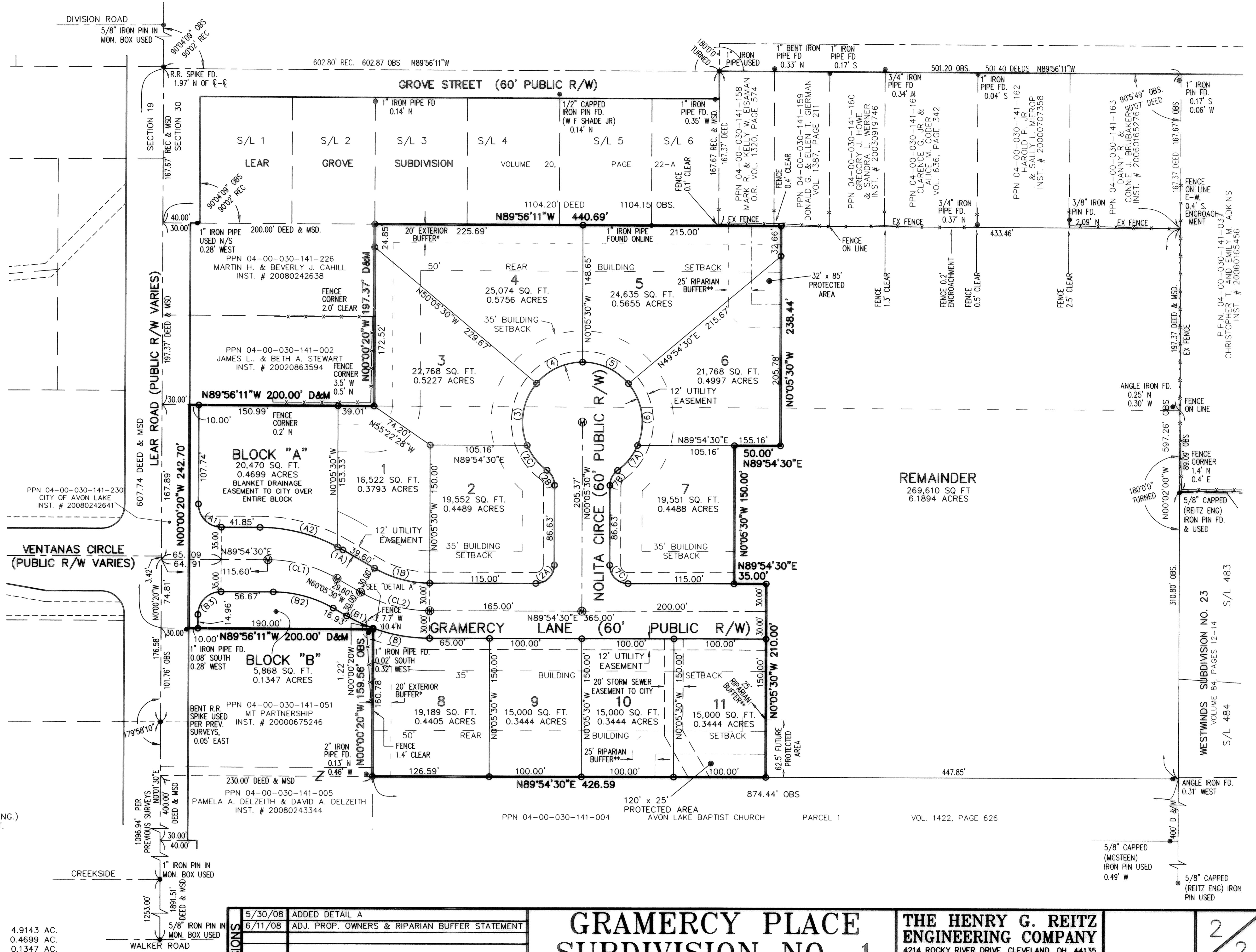
LEGEND:

- ⊙ DENOTES 5/8" CAPPED (REITZ ENG.) IRON PIN IN MONUMENT BOX SET.
- DENOTES 5/8" CAPPED (REITZ ENG.) IRON PINS SET.
- DENOTES MONUMENTS FOUND AS NOTED



GRAPHIC SCALE: 1" = 50'
0 25 50 100

ACREAGE IN 11 LOTS	4.9143 AC.
ACREAGE IN BLOCK A	0.4699 AC.
ACREAGE IN BLOCK B	0.1347 AC.
ACREAGE IN PUBLIC STREETS	1.4175 AC.
TOTAL	6.9364 AC.



REVISIONS	DATE	DESCRIPTION
5/30/08		ADDED DETAIL A
6/11/08		ADJ. PROP. OWNERS & RIPARIAN BUFFER STATEMENT

GRAMERCY PLACE SUBDIVISION NO. 1 PLAT

**THE HENRY G. REITZ
ENGINEERING COMPANY**
4214 ROCKY RIVER DRIVE, CLEVELAND, OH, 44135
PHONE: (216) 251-3033, FAX: (216) 251-5149
BY: JAMES T. SAYLER, V. PRES. DATE: P. E. #52385

2
2
MAY
2008