

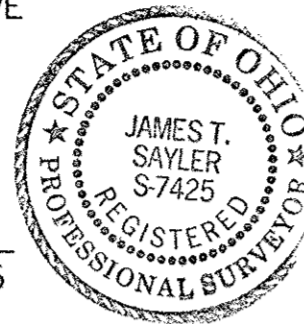
SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE UNDERSIGNED OWNERS, I HAVE SURVEYED AND PLATTED THE GRAMERCY RIPARIAN MODIFICATION SUBDIVISION AS SHOWN HEREON AND CONTAINING 1.4960 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 IN MONUMENT BOX WAS FOUND.
 AT ALL POINTS INDICATED \bullet 5/8" CAPPED (REITZ ENG.) IRON PIN MONUMENT WAS FOUND.

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.

AUGUST, 2009 ACREAGE IN 4 LOTS 1.4960 AC.
 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.

Edward R. Perry, Becky A. Perry

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, PERSONALLY APPEARED EDWARD R. PERRY AND BECKY A. PERRY, HUSBAND AND WIFE, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT AND THAT THE SAME WAS THEIR FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 6th DAY OF June, 2011

MY COMMISSION EXPIRES Feb 20, 2012

Maria Southwood, Notary Public



GRAMMERCY LLC,
 AN OHIO LIMITED LIABILITY COMPANY
 32745 WALKER ROAD
 AVON LAKE, OH 44014

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, AN OHIO LIMITED LIABILITY COMPANY BY JAMES A. GAMELLIA, MANAGER, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING PLAT OF GRAMERCY RIPARIAN MODIFICATION SUBDIVISION AND THAT THE SAME WAS HIS 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 30th DAY OF June, 2011

MY COMMISSION EXPIRES 9/9/2011

S. Renee Ebner, Notary Public



DOUGLAS WEED

LISA WEED

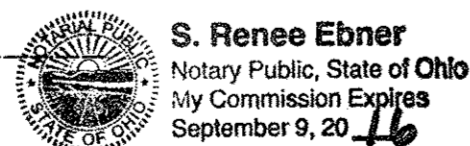
NOTARY PUBLIC
 COUNTY OF LORAIN
 STATE OF OHIO) SS

THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED DOUGLAS WEED AND LISA WEED, HUSBAND AND WIFE, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT AND THAT THE SAME WAS THEIR FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 23rd DAY OF March, 2012

MY COMMISSION EXPIRES 9/9/16

S. Renee Ebner, Notary Public



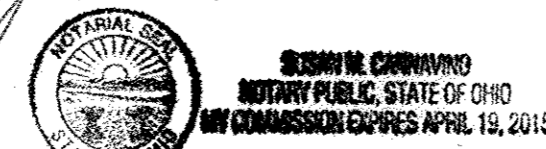
NOTARY PUBLIC
 COUNTY OF LORAIN
 STATE OF OHIO) SS

THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED STEPHEN M. FAZIO AND JENNIFER M. FAZIO, HUSBAND AND WIFE, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT AND THAT THE SAME WAS THEIR FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 18th DAY OF July, 2011

MY COMMISSION EXPIRES April 19, 2015

JENNIFER M. FAZIO, Notary Public

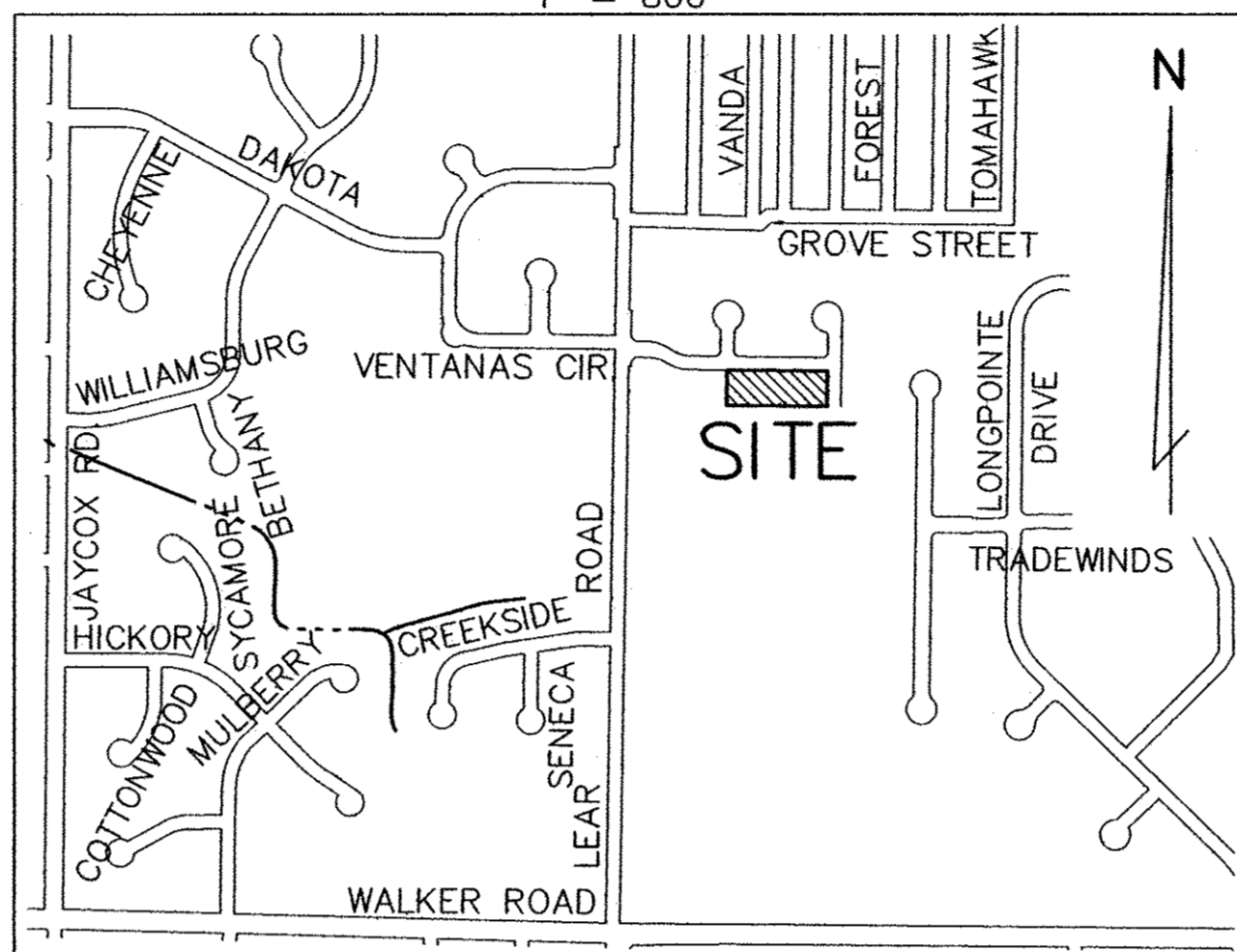


GRAMERCY RIPARIAN MODIFICATION SUBDIVISION PLAT

BEING A RE-SUBDIVISION OF SUBLOTS NUMBERS 10 & 11 IN THE GRAMERCY PLACE SUBDIVISION NO. 1 AS SHOWN BY THE RECORDED PLAT IN VOLUME 94 OF PLATS, PAGES 1 AND 2 OF LORAIN COUNTY PLAT RECORDS AND SUBLOTS NUMBERS 12 & 13 IN THE GRAMERCY PLACE SUBDIVISION NO. 2 AS SHOWN BY THE RECORDED PLAT IN VOLUME 94 OF PLATS, PAGES 79 AND 80 OF LORAIN COUNTY PLAT RECORDS OF PART OF ORIGINAL AVON TOWNSHIP SECTION NO. 30, NOW IN THE CITY OF AVON LAKE, COUNTY OF LORAIN AND STATE OF OHIO.

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



ENGINEER'S CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF THE GRAMERCY RIPARIAN MODIFICATION SUBDIVISION 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.

Michael C. Bramhall, P.E., P.S.
 3/23/2012
 AVON LAKE CONSULTING ENGINEER

PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT OF THE GRAMERCY RIPARIAN MODIFICATION SUBDIVISION HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE, ON THE 10th DAY OF October, 2009. Case No. 031-09

Joseph R. Reitz
 AVON LAKE PLANNING COMMISSION SECRETARY

CITY COUNCIL

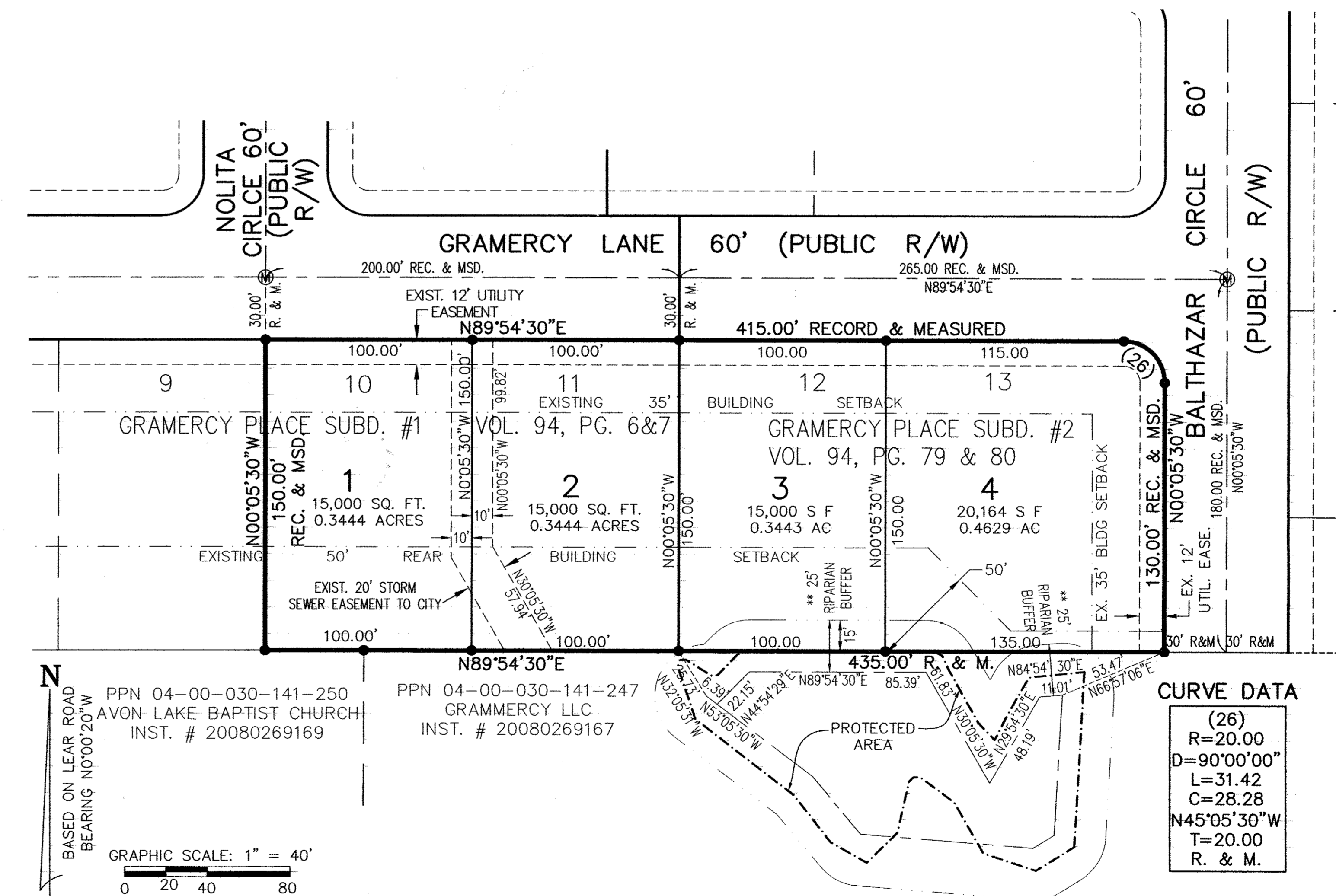
THIS IS TO CERTIFY THAT THIS PLAT OF THE GRAMERCY RIPARIAN MODIFICATION SUBDIVISION HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO BY ORDINANCE NO. 2-2011 PASSED THE 24th DAY OF January, 2012

Gregory J. Zilka, Mayor
 Barbara L. Dopp, Clerk of Council

LAW DIRECTOR

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF THE GRAMERCY RIPARIAN MODIFICATION SUBDIVISION AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE.

Abraham Lieberman
 AVON LAKE LAW DIRECTOR



NOTES:
 MODIFICATIONS TO STANDARD BUILDING SETBACKS APPROVED WITH PRELIMINARY PLAN AND GRAMERCY PLACE SUBD. NO. 1 & 2 PLATS.
 RIPARIAN BUFFER PREVIOUSLY SHOWN ON GRAMERCY PLACE SUBD. NO. 1 LOTS 10 & 11 WAS REMOVED PER FILLS AUTHORIZED BY JURISDICTIONAL DETERMINATION FOR DEPT. OF THE ARMY APPLICATION NO. 2008-01699.
 ** 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.

TRANSFERRED
 IN COMPLIANCE WITH REC. 319-202
 OHIO REV. CODE
 MAR 30 2012
 Mark R. Stewart, Lorain County Auditor

LORAIN COUNTY RECORDER
 2012-0407426
 1ST NATIONWIDE TITLE BY GAYLE CLARK
 Plat Vol 97-PG 58

REVISIONS	DATE	DESCRIPTION
1	11/4/10	PROVIDED ADDITIONAL SIGNATURE LINES & REVISED LOT #S
2	11/17/10	PROVIDED ADDITIONAL SIGNATURE LINES & REVISED LOT #S
3	1/27/11	PROVIDED ADDITIONAL SIGNATURE LINE
4	4/25/11	REVISED SIGNATURE LINES

GRAMERCY RIPARIAN MODIFICATION SUBD. PLAT

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

1
 1
 AUGUST 2009

L:\dags\K\Gramercy\gr12-rp-plat1010423.dwg, 11:40