

GRAMERCY PLACE SUBDIVISION NO. 3 PLAT

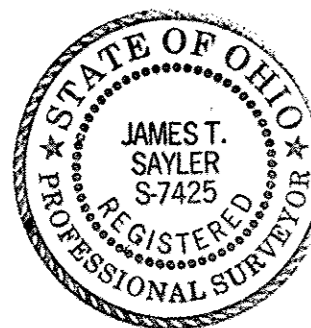
SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS, GARLAND GRIFFIN HOMES INC., I HAVE SURVEYED AND PLATTED THE GRAMERCY PLACE SUBDIVISION NO. 3 AS SHOWN HEREON AND CONTAINING 5.7399 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 \bullet 5/8" CAPPED (REITZ ENG.) IRON PINS WERE SET.
AT ALL POINTS INDICATED \bullet 5/8" CAPPED (REITZ ENG.) IRON PINS WERE FOUND UNLESS NOTED OTHERWISE

MEASUREMENTS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE BASED ON LEAR ROAD BEARING N0°01'30"E 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.

MAY, 2013



ACREAGE IN 9 LOTS 3.7105 AC.
ACREAGE IN 2 BLOCKS 1.2283 AC.
ACREAGE IN STREETS 0.8011 AC.
TOTAL 5.7399 AC.

THE HENRY G. REITZ ENGINEERING COMPANY

BY: [Signature] 7-5-13, VICE PRES.
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 BALTHAZAR CIRCLE.

GARLAND GRIFFIN HOMES INC.
905-C CANTERBURY ROAD
WESTLAKE, OH 44145

BY: [Signature]
MATTHEW GARLAND, PRESIDENT

NOTARY PUBLIC

COUNTY OF CUYAHOGA)
STATE OF OHIO) SS
THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR GARLAND GRIFFIN HOMES INC., BY MATTHEW GARLAND, PRESIDENT, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING PLAT OF GRAMERCY PLACE 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 5 DAY OF July 2013

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES 7-28-17



DIANE PLUMLEY
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
July 28, 2017

CITY STORM SEWER AND RETENTION EASEMENTS

CITY STORM SEWER AND RETENTION 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 WATERLINES OR SANITARY SEWERS 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.

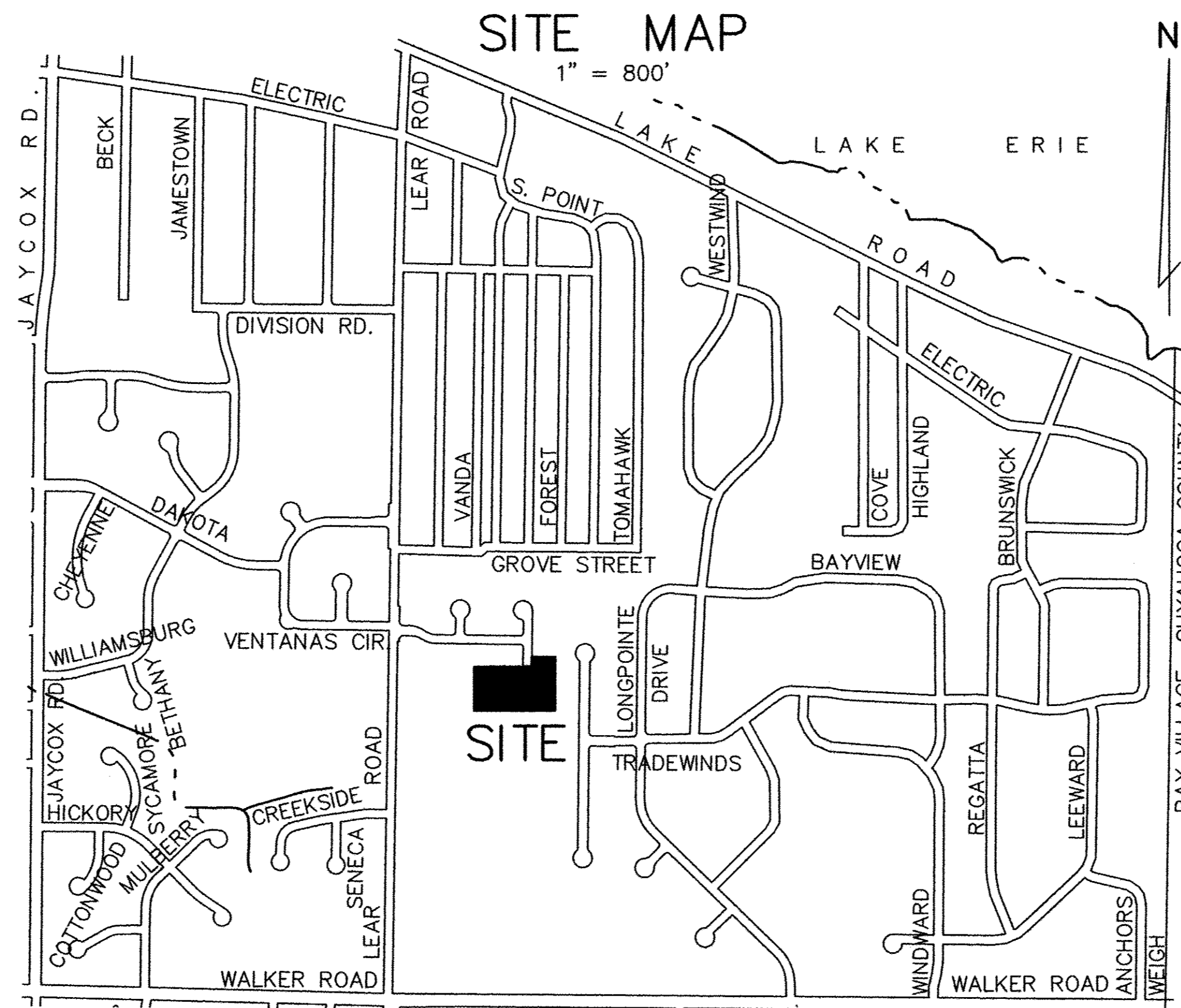
GARLAND GRIFFIN HOMES INC.

BY: [Signature]
MATTHEW GARLAND, PRESIDENT

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 ON LOTS 23-25 & BLOCK "D" TO BE 35' AND REAR YARD SETBACKS ON LOTS 23-26 TO BE 50'

LOTS ARE SUBJECT TO HOMEOWNER'S ASSOCIATION.
(DOCUMENTS RECORDED AT COUNTY SIMULTANEOUSLY WITH PHASE 1 PLAT)



ENGINEER'S CERTIFICATE

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

[Signature] 7/9/13
AVON LAKE CITY ENGINEER
MICHAEL C. BRAMHALL, P.E., P.S.

PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT OF GRAMERCY PLACE SUBDIVISION NO. 3 HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE, ON THE 2nd DAY OF July 2013.

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

CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF GRAMERCY PLACE SUBDIVISION NO. 3 HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO BY ORDINANCE NO. 104-2013 PASSED THE 8th DAY OF July 2013.

[Signature]
MAYOR
GREGORY J. ZILKA

[Signature]
CLERK OF COUNCIL
BARBARA L. DOPP

LAW DIRECTOR

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

[Signature]
AVON LAKE LAW DIRECTOR
ABRAHAM LIEBERMAN

12' UTILITY EASEMENT

WE, THE UNDERSIGNED OWNERS OF THE WITHIN PLATTED LAND DO HEREBY GRANT UNTO THE ILLUMINATING COMPANY, COLUMBIA GAS OF OHIO, CENTURYLINK 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 GRANTEE 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.

GARLAND GRIFFIN HOMES INC.

BY: [Signature]
MATTHEW GARLAND, PRESIDENT

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT PARKVIEW FEDERAL SAVINGS BANK, MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF GRAMERCY PLACE SUBDIVISION NO. 3 AS SHOWN HEREON AND REPRESENTED BY THE UNDERSIGNED, DOES HEREBY CONSENT TO THE RECORDING OF SAID PLAT AND HEREBY RELEASES THE LAND COMPRISING BALTHAZAR CIRCLE, AS SHOWN HEREON, FROM THE LIEN AND OPERATION OF ITS MORTGAGE.

BY: [Signature]

NOTARY PUBLIC

COUNTY OF CUYAHOGA)
STATE OF OHIO) SS
THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR PARKVIEW FEDERAL SAVINGS BANK, BY: William J. Hall, Jr., SVC WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING PLAT OF GRAMERCY PLACE 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 8 DAY OF July 2013

[Signature]
NOTARY PUBLIC

MARY KAY THINSCHMIDT
Notary Public, State of Ohio
Cuyahoga County
My Commission Expires Aug. 25, 2014

MY COMMISSION EXPIRES

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE
JUL 19 2013
[Signature]
J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR
LORAIN COUNTY AUDITOR

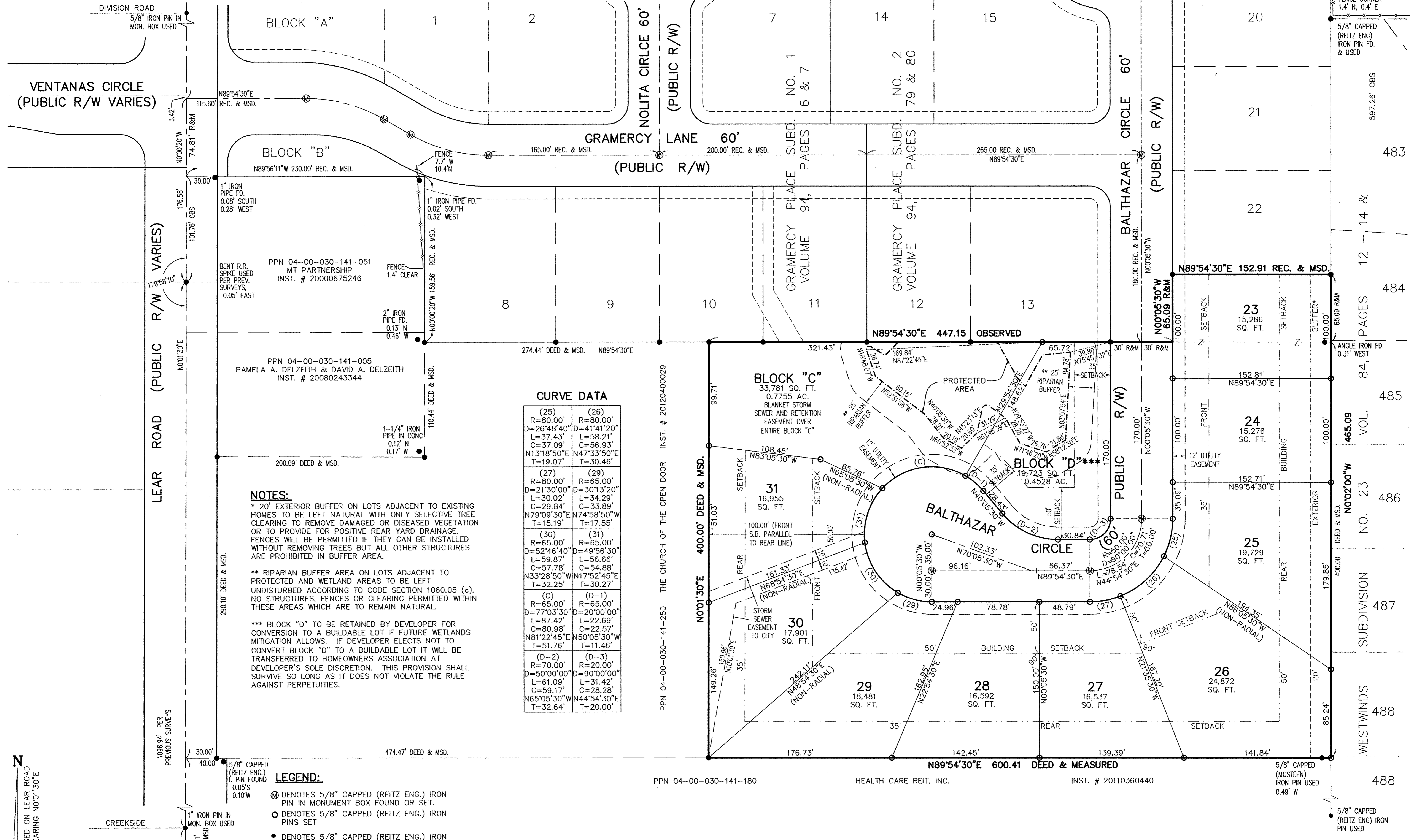
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Kind: PLAT
Recorded: 07/19/2013 at 02:28:09 PM
Fee Amt: \$172.80 Page 1 of 2
Lorain County, Ohio
Judith H Medwick County Recorder
File #2013-0470870
P Vol 98 Pgs 96,97
LORAIN COUNTY RECORDER

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| REVISIONS | |
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**GRAMERCY PLACE
SUBDIVISION NO. 3
PLAT**

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

1 / 2
MAY 2013



CURVE DATA

| | |
|---|---|
| (25) R=80.00' D=26°48'40" L=37.43' C=37.09' N13°18'50"E T=19.07' | (26) R=80.00' D=41°41'20" L=58.21' C=56.93' N47°33'50"E T=30.46' |
| (27) R=80.00' D=21°30'00" L=30.02' C=29.84' N79°09'30"E T=15.19' | (29) R=65.00' D=30°13'20" L=34.29' C=33.89' N74°58'50"W T=17.55' |
| (30) R=65.00' D=52°46'40" L=59.87' C=57.78' N33°28'50"W T=32.25' | (31) R=65.00' D=49°56'30" L=56.66' C=54.88' N17°52'45"E T=30.27' |
| (C) R=65.00' D=77°03'30" L=87.42' C=80.98' N81°22'45"E T=51.76' | (D-1) R=65.00' D=20°00'00" L=22.69' C=22.57' N50°05'30"W T=11.46' |
| (D-2) R=70.00' D=50°00'00" L=61.09' C=59.17' N65°05'30"W T=32.64' | (D-3) R=20.00' D=90°00'00" L=31.42' C=28.28' N44°54'30"E T=20.00' |

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.

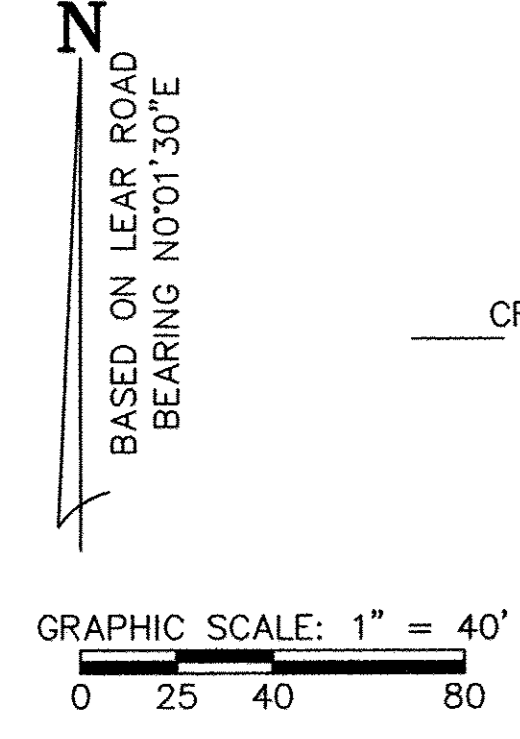
** RIPARIAN BUFFER AREA ON LOTS ADJACENT TO PROTECTED AND WETLAND AREAS TO BE LEFT UNDISTURBED ACCORDING TO CODE SECTION 1060.05 (c). NO STRUCTURES, FENCES OR CLEARING PERMITTED WITHIN THESE AREAS WHICH ARE TO REMAIN NATURAL.

*** BLOCK "D" TO BE RETAINED BY DEVELOPER FOR CONVERSION TO A BUILDABLE LOT IF FUTURE WETLANDS MITIGATION ALLOWS. IF DEVELOPER ELECTS NOT TO CONVERT BLOCK "D" TO A BUILDABLE LOT IT WILL BE TRANSFERRED TO HOMEOWNERS ASSOCIATION AT DEVELOPER'S SOLE DISCRETION. THIS PROVISION SHALL SURVIVE SO LONG AS IT DOES NOT VIOLATE THE RULE AGAINST PERPETUITIES.

LEGEND:

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

ACREAGE IN 9 LOTS 3.7105 AC.
 ACREAGE IN 2 BLOCKS 1.2283 AC.
 ACREAGE IN PUBLIC STREET 0.8011 AC.
 TOTAL 5.7399 AC.



REVISIONS

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**GRAMERCY PLACE
SUBDIVISION NO. 3
PLAT**

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

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MAY
2013

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