

Camelot Subdivision No. 1

APPROVALS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 25th DAY OF May, 1995.

Steve C. Zivail
CITY ENGINEER

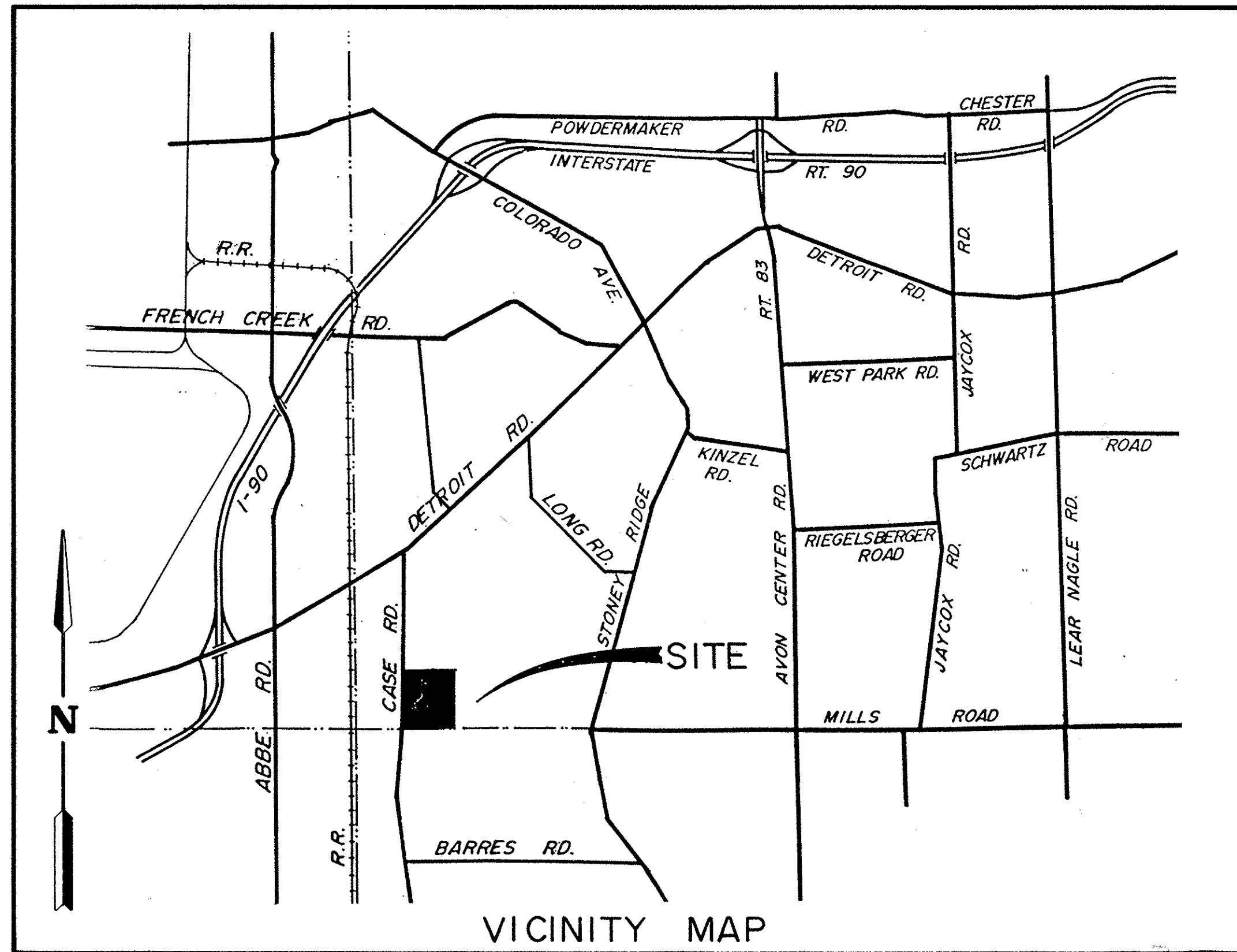
THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 24 DAY OF May, 1995.

Paul Zivail
PLANNING COMMISSION - CHAIRPERSON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 22 DAY OF May, 1995 THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.

Thomas D. Zaffer
COUNCIL PRESIDENT PRO TEM

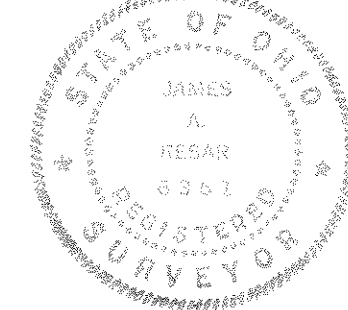
BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NO. 1, CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO AND CONTAINING 32.68 ACRES OF LAND OF WHICH 6.52 ACRES ARE IN STREETS AND 26.16 ACRES ARE WITHIN THE SUBDIVISION OF LOTS 1 TO 45, INCLUSIVE, AND ACRES ARE WITHIN BLOCK "A" & "B", AND BEING THE SAME TRACT AS CONVEYED TO JUDITH A. MUZZY, DESCRIBED IN O.R. VOLUME 854, PAGE 098, LORAIN COUNTY DEED RECORDS; CAMELOT INVESTMENTS CO., A LIMITED PARTNERSHIP, DESCRIBED IN VOLUME 1288, PAGE 576, LORAIN COUNTY DEED RECORDS; AND THOMAS D. ZAFFER, DESCRIBED IN VOLUME 1180, PAGE 302, LORAIN COUNTY DEED RECORDS.



DIMENSIONS SHOWN ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF AND ALL BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE USED TO INDICATE ANGLES ONLY. PERMANENT MONUMENTS WERE FOUND OR SET AT ALL POINTS INDICATED HEREON. I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THIS PLAT AND THAT SAID PLAT IS CORRECT.

RESAR & ASSOCIATES, INC.
Consulting Engineers
24629 Detroit Road
Westlake, Oh. 44145

James A. Resar P.E., P.S.
JAMES A. RESAR, P.E., P.S.
REG. OHIO SURVEYOR #6361



- IRON PIN SET
- IRON PIN FOUND
- MONUMENT BOX SET

UTILITY EASEMENT

DRAINAGE, SEWER AND UTILITY EASEMENTS AS SHOWN HEREON THIS PLAT ARE GRANTED BY THE UNDERSIGNED OWNERS OF THE WITHIN PLATTED LAND AND DO HEREBY GRANT UNTO THE CITY OF AVON, OHIO, AN OHIO MUNICIPAL CORPORATION (HEREINAFTER REFERRED TO AS THE GRANTEE) A PERMANENT RIGHT-OF-WAY AND EASEMENT OF SUCH WIDTH 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 OR 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. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFOR, 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, DEEPEN, WIDEN, REPAIR, AUGMENT AND MAINTAIN PUBLIC DRAINAGE AND SERVICE WITHIN THE ABOVE DESCRIBED EASEMENT PREMISES AND WITH THE RIGHT OF ACCESS AND EGRESS TO TO ANY OF THE WITHIN SHOWN EASEMENTS FOR EXERCISING ANY OF THE PURPOSES OF THIS EASEMENT GRANT.

OWNERS CERTIFICATE & ACCEPTANCE & DEDICATION

WE, THE UNDERSIGNED OWNERS, HUNTINGTON WOODS BUILDING COMPANY, AND ALAN F. SCOTT INC., HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS CAMELOT SUBDIVISION NO. 1, A SUBDIVISION OF LOTS 1 TO 45 INCLUSIVE AND BLOCK "A" AND BLOCK "B", AND DO HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE ALL STREETS SHOWN HEREON AND DESIGNATED AS CAMELOT WAY 80 FT. WIDE, ARABIAN COURT 60 FT. WIDE, DERBY DRIVE 60 FT. WIDE, NORTHFIELD CIRCLE 60 FT. WIDE, AND STEEPLE CHASE 60 FT. WIDE. WE GRANT ALL EASEMENTS FOR SEWERS AND DRAINAGE SHOWN HEREON TO PUBLIC USE. THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING ZONING, PLATTING, HEALTH OR OTHER LAWFUL RULES AND REGULATIONS OF THE CITY OF AVON, OHIO, FOR THE BENEFIT OF THEMSELVES AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM, UNDER OR THROUGH THE UNDERSIGNED.

IN WITNESS WHEREOF, WE, HUNTINGTON WOODS BUILDING COMPANY, BY DAVID DIBENEDETTO, PRESIDENT, HAVE HEREUNTO SET OUR HANDS THIS 24th DAY OF May, 1995.

David Dibenedetto President
HUNTINGTON WOODS BUILDING COMPANY
by DAVID DIBENEDETTO, PRESIDENT

STATE OF OHIO S.S.
COUNTY OF CUYAHOGA
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24th DAY OF May, 1995.

NOTARY PUBLIC Grace Lawson
GRACE LAWSON
My Commission Expires October 16, 1996
Recorded in Cuyahoga County

IN WITNESS WHEREOF, WE, ALAN F. SCOTT INC., BY ALAN F. SCOTT, PRESIDENT, HAVE HEREUNTO SET OUR HANDS THIS 24th DAY OF May, 1995.

Alan F. Scott, Pres.
ALAN F. SCOTT INC.
ALAN F. SCOTT, PRESIDENT

STATE OF OHIO S.S.
COUNTY OF LORAIN
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 31st DAY OF May, 1995.

Grace Lawson
NOTARY PUBLIC
MY COMM. EXPIRES 10/16/96

TRANSFERRED IN COMPLIANCE WITH SEC. 519-202 OHIO REV. CODE
JUN 21 1995
MARK R. STEWART
LORAIN COUNTY AUDITOR

UNDERGROUND EASEMENT

THE OWNER OF THE WITHIN PLATTED LAND DOES HEREBY GRANT UNTO THE

THEIR SUCCESSORS AND ASSIGNEES (HEREINAFTER REFERRED TO AS THE GRANTEES) A PERMANENT RIGHT OF WAY EASEMENT TEN FEET (10') IN WIDTH OVER, UNDER, AND THROUGH ALL SUBLOTS AND ALL LANDS SHOWN HEREON AND PARALLEL WITH ALL STREET LINES TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH UNDERGROUND ELECTRIC AND COMMUNICATION CABLES, DUCTS, CONDUITS, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS, PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT FOR THE GRANTEES TO DISTRIBUTE AND TRANSMIT ELECTRICITY 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 AND COMMUNICATIONS 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 EASEMENT 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 GRANTEE 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 GRANTEE. THE SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

David Dibenedetto President
HUNTINGTON WOODS BUILDING COMPANY
Alan F. Scott, Pres.
ALAN F. SCOTT INC.

Donna Johnson CENTURY TELEPHONE
William E. Kuebel ILLUMINATING COMPANY
Donna Johnson Cablevision

LORAIN COUNTY MAP DEPARTMENT

Received for Record JUN 21 1995
at 2:28 clock P.M. in PLAT RECORD
Vol. 55 MARY ANN JAMISON
PAGE 2, 104 LORAIN COUNTY RECORDER
Box: LCTC/SALLY 129 60 P.H.
LORAIN COUNTY RECORDER

MORTGAGEE'S CERTIFICATE

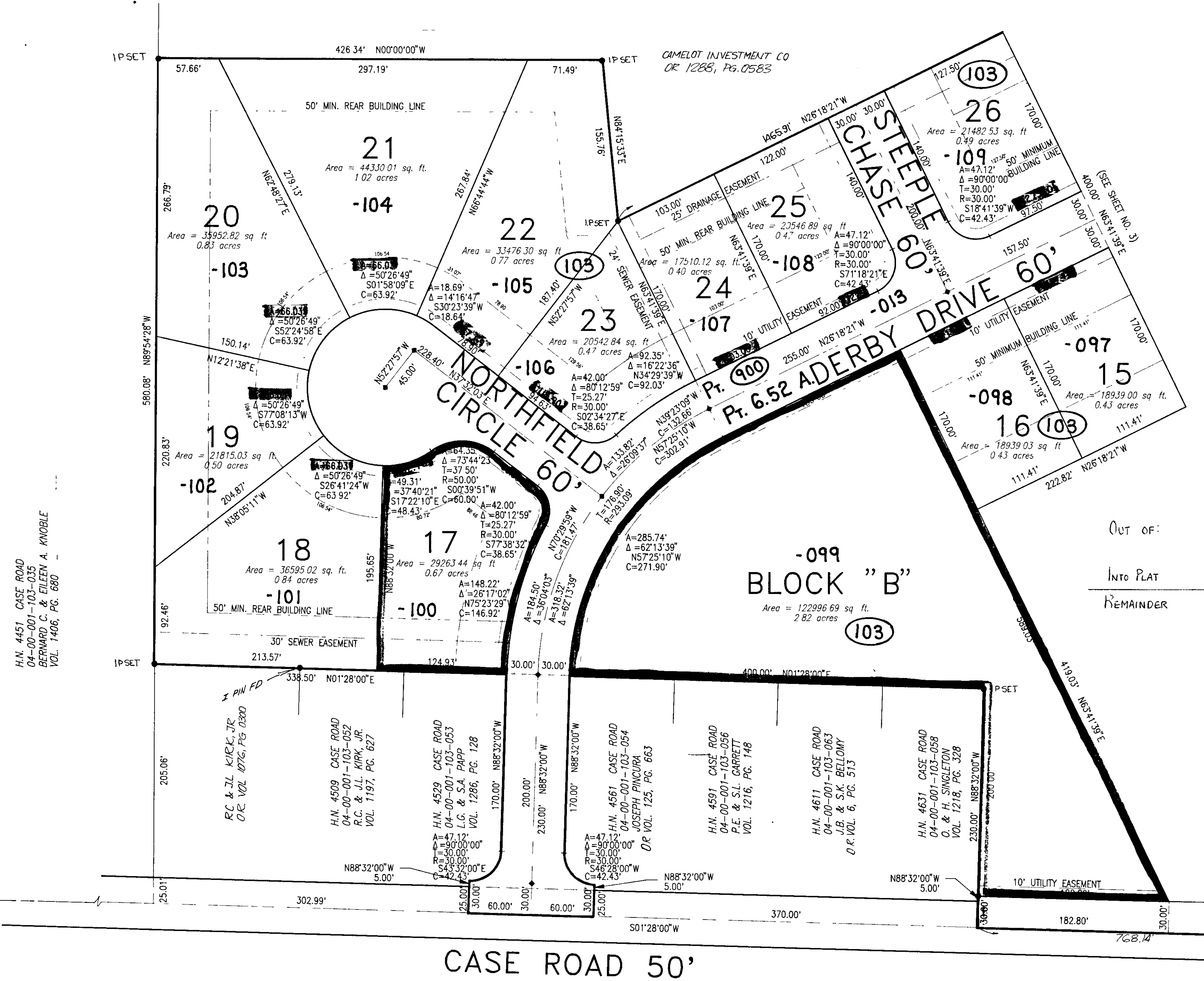
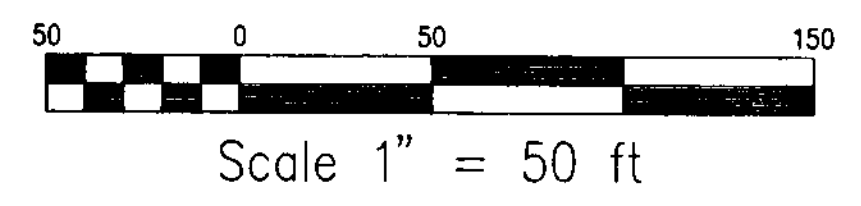
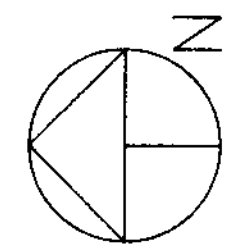
THIS IS TO CERTIFY THAT OHIO SAVINGS BANK AS MORTGAGEE OF LANDS SHOWN HEREON, DOES HEREBY ACCEPT THIS PLAT OF "CAMELOT SUBDIVISION NO. 1" TO BE CORRECT AND DOES DEDICATE TO PUBLIC USE FOR ROAD PURPOSES, THE ROADS AS SHOWN HEREON.

Patricia A. Haopt WITNESS
Patricia A. Haopt
Frank J. Holobnia SR. VICE PRESIDENT

NOTARIAL SEAL
STATE OF OHIO S.S.
COUNTY OF CUYAHOGA
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THE ABOVE SIGNED MORTGAGEE WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THEIR OWN FREE ACT AND DEED.
IN TESTIMONY THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 17th DAY OF JUNE, 1995.
Paul Nichols
NOTARY PUBLIC
MY COMM. EXPIRES 3-28-96

CAMELOT SUBDIVISION NO. 1

SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN & STATE OF OHIO
& KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP SECTION 1.



H.N. 4451 CASE ROAD
04-00-001-103-035
BERNARD C. & EILEEN A. KNOBLE
VOL. 1406, PG. 680

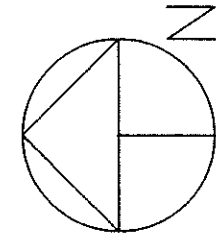
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	" " " 081	41.78 A.
INTO PLAT		60.22 A.
REMAINDER	04-00-001-103-130	27.54 A.

EVERGREEN DRIVE
25.00'
MON FD

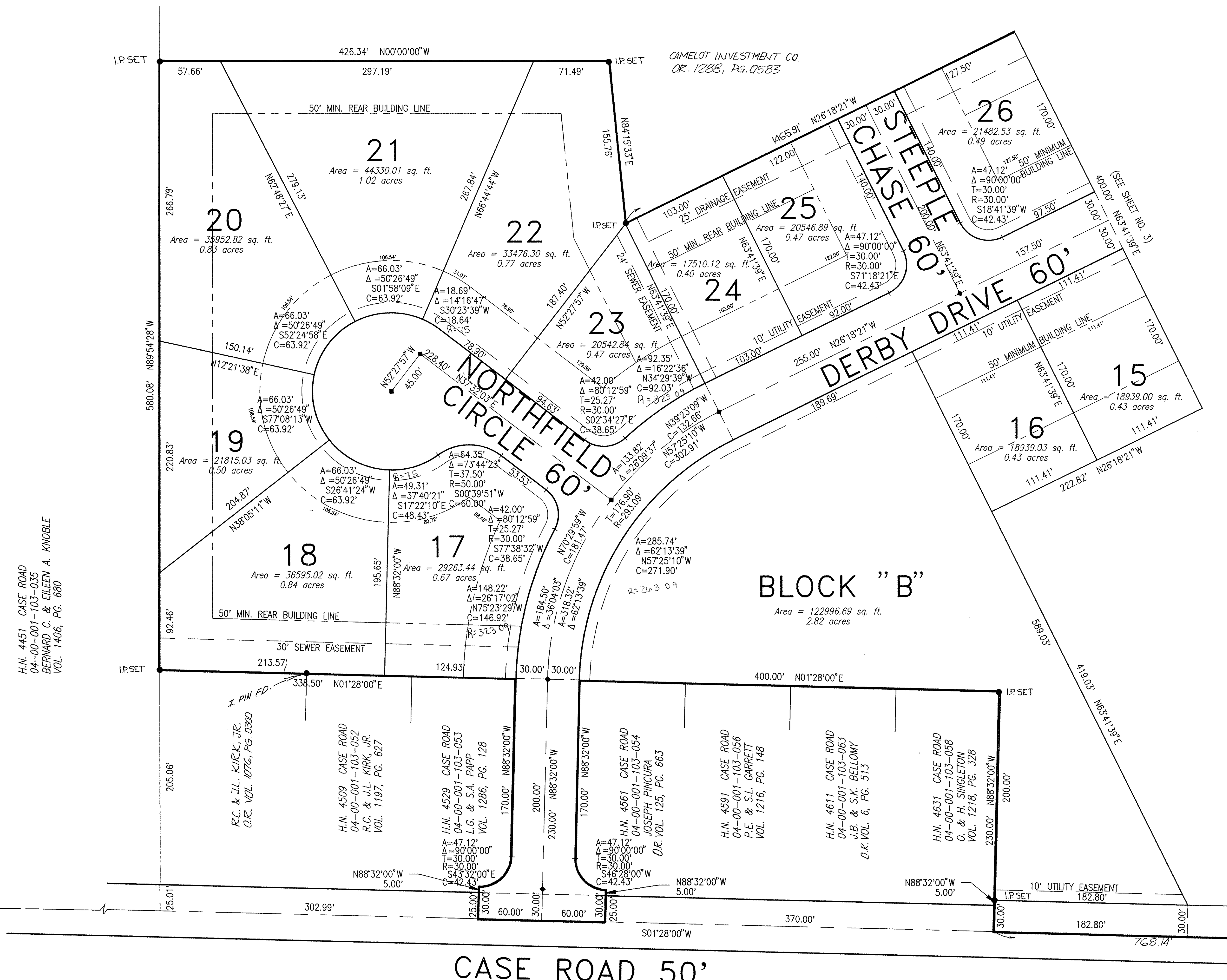
#21320
APPROVED
LORAIN CO.
MAP DEPT.
DATE 6-21-95
PAGE 4-1
BY T. HOLLIS
200 121320

CAMELOT SUBDIVISION NO. 1

SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN & STATE OF OHIO
& KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP SECTION 1.



Scale 1" = 50 ft



H.N. 4451 CASE ROAD
04-00-001-103-035
BERNARD C. & EILEEN A. KNOBLE
VOL. 1406, PG. 680

R.C. & J.L. KIRK, JR.
O.R. VOL. 1076, PG. 0300

H.N. 4509 CASE ROAD
04-00-001-103-052
R.C. & J.L. KIRK, JR.
VOL. 1197, PG. 627

H.N. 4529 CASE ROAD
04-00-001-103-053
L.G. & S.A. PAPP
VOL. 1286, PG. 128

H.N. 4561 CASE ROAD
04-00-001-103-054
JOSEPH PINCURA
O.R. VOL. 125, PG. 663

H.N. 4591 CASE ROAD
04-00-001-103-056
P.E. & S.L. GARRETT
VOL. 1216, PG. 148

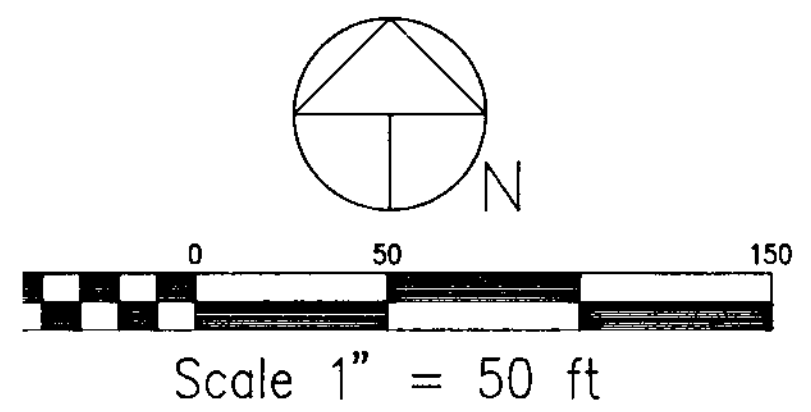
H.N. 4611 CASE ROAD
04-00-001-103-063
J.B. & S.K. BELLOWITZ
O.R. VOL. 6, PG. 513

H.N. 4631 CASE ROAD
04-00-001-103-058
O. & H. SINGLETON
VOL. 1218, PG. 328

EVERGREEN DRIVE
MON. FD.

CASE ROAD 50'

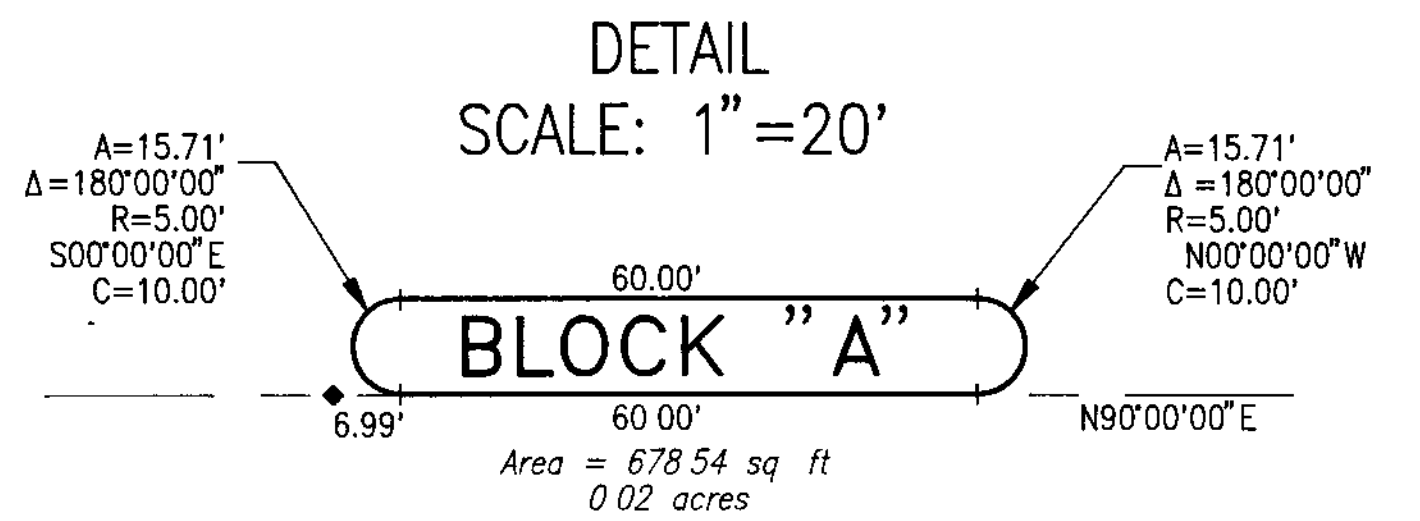
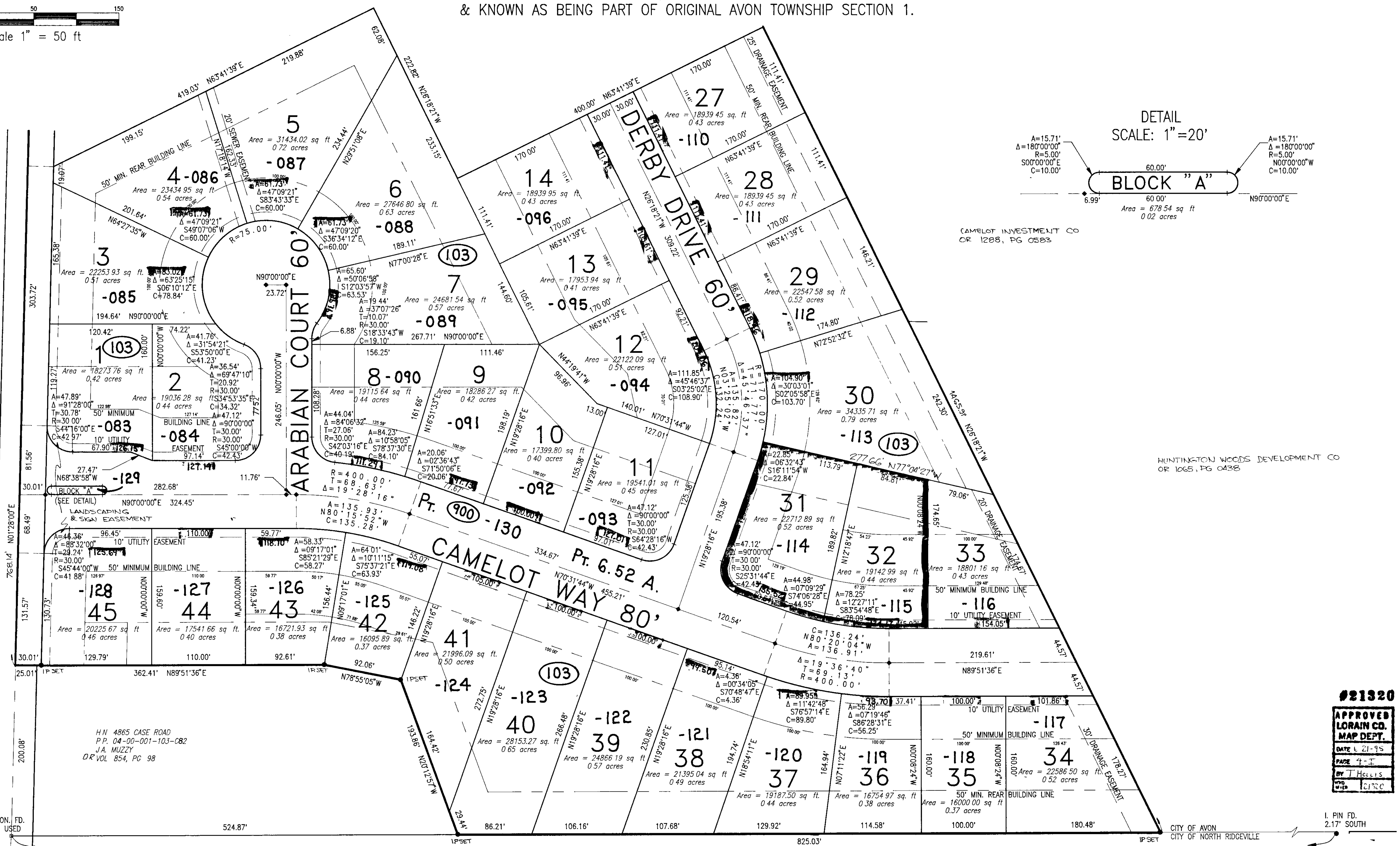
LORAIN COUNTY TAX
MAP DEPARTMENT COPY



CAMELOT SUBDIVISION NO. 1

SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN & STATE OF OHIO
& KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP SECTION 1.

CASE ROAD 50'



CAMELOT INVESTMENT CO
OR 1288, PG 0583

HUNTINGTON WOODS DEVELOPMENT CO
OR 1065, PG 0438

H.N 4865 CASE ROAD
P.P. 04-00-001-103-C82
J.A. MUZZY
DR VOL 854, PG 98

H.N 4901 CASE ROAD
P.P. 07-00-043-000-012
JIMMY JUNGLAS, ETAL
VOL. 1013, PG. 170

#21320

APPROVED
LORAIN CO.
MAP DEPT.
DATE 6-21-95
PAGE 4-1
BY T. HELLIS
CITY OF AVON

CITY OF AVON
CITY OF NORTH RIDGEVILLE

I. PIN FD.
2.17" SOUTH