

REVISED: FEB. 22, 1996  
AUG. 13, 1996

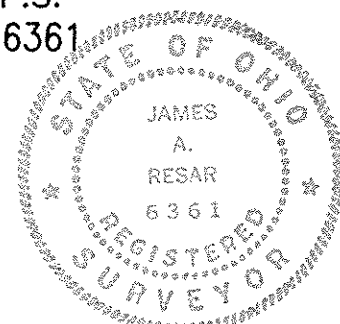
# CAMELOT SUBDIVISION NO. 2

BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NO. 1, CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO AND CONTAINING 17.43 ACRES OF LAND OF WHICH 3.67 ACRES ARE IN STREETS AND 13.76 ACRES ARE WITHIN THE SUBDIVISION OF LOTS 46 TO 73, INCLUSIVE, AND 1.46 ACRES ARE WITHIN BLOCK "C", 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. 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, ALL OF WHICH I CERTIFY TO BE CORRECT.

RESAR & ASSOCIATES, INC.  
CONSULTING ENGINEERS  
24629 DETROIT ROAD  
WESTLAKE, OH. 44145

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



- LEGEND
- IRON PIN SET
  - IRON PIN FOUND
  - ◆ MONUMENT BOX SET
  - ◇ MONUMENT BOX FOUND

## OWNERS CERTIFICATE FOR 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. 2, A SUBDIVISION OF LOTS 46 TO 73 INCLUSIVE AND BLOCK "C", 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, BELMONT COURT 60 FT. WIDE, STEEPLE CHASE 60 FT. WIDE, AND STALLION COURT 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 30<sup>th</sup> DAY OF MAY 1996.

*David D. Dibenedetto*  
HUNTINGTON WOODS BUILDING COMPANY  
DAVID DIBENEDETTO, PRESIDENT

COUNTY OF CUYAHOGA S.S.  
STATE OF OHIO

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30<sup>th</sup> DAY OF MAY 1996.

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

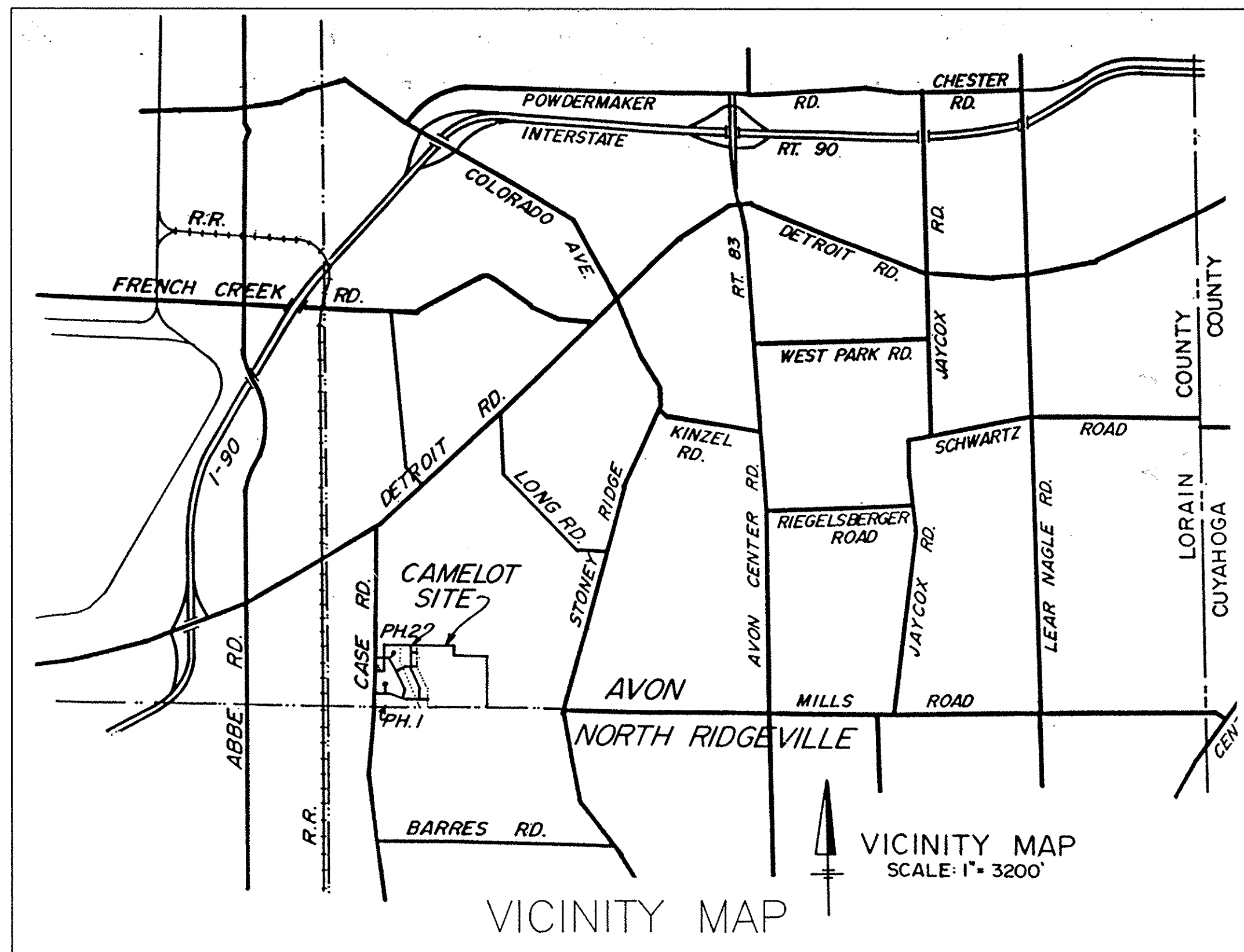
IN WITNESS WHEREOF, WE, ALAN F. SCOTT INC., BY ALAN F. SCOTT, PRESIDENT, HAVE HEREUNTO SET OUR HANDS THIS 30<sup>th</sup> DAY OF MAY 1996.

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

COUNTY OF CUYAHOGA S.S.  
STATE OF OHIO

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30<sup>th</sup> DAY OF MAY 1996.

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

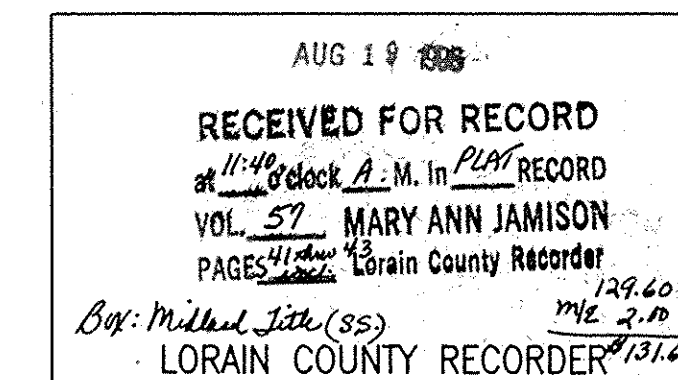
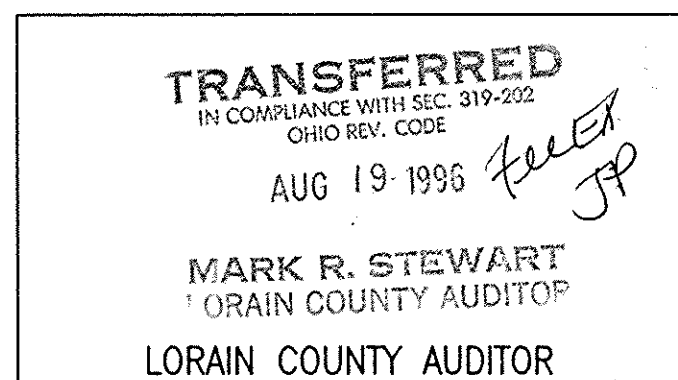


## UNDERGROUND EASEMENT

HUNTINGTON WOODS BUILDING COMPANY AND ALAN F. SCOTT INC., THE OWNERS OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO THE CLEVELAND ELECTRIC ILLUMINATING COMPANY, AMERITECH & CABLEVISION ALL THREE OHIO CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS, (HEREINAFTER REFERRED TO AS THE GRANTEE) A PERMANENT RIGHT OF WAY AND EASEMENT TEN (10) FEET IN WIDTH UNDER, OVER AND THROUGH ALL SUBLOTS AND ALL LANDS SHOWN HEREON AND PARALLEL WITH AND CONTIGUOUS TO ALL STREET LINES TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH UNDERGROUND ELECTRIC AND COMMUNICATIONS CABLES, DUCTS, CONDUITS, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEE FOR DISTRIBUTING AND TRANSMITTING ELECTRICITY AND COMMUNICATION SIGNALS, FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEE MAY DETERMINE, UPON, WITHIN AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFORE, TO REMOVE TREES AND LANDSCAPING INCLUDING LAWNS, WITHIN AND WITHOUT SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF SAID ELECTRIC AND COMMUNICATION FACILITIES, THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE CABLES OUTSIDE THE ABOVE DESCRIBED EASEMENT PREMISES, AND WITH THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF THIS RIGHT OF WAY AND EASEMENT GRANT. ALL SUBLOTS AND ALL LANDS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

*David D. Dibenedetto*  
HUNTINGTON WOODS BUILDING COMPANY  
*Alan F. Scott*  
ALAN F. SCOTT INC.

*William E. K. Kuntz*  
C.E.I.  
*Danny Z. Zebrowski*  
CENTURY TELEPHONE  
*Rip Ligu*  
CABLEVISION



LORAIN COUNTY TAX  
MAP DEPARTMENT COPY

## APPROVALS

THIS PLAT APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON FOR RECORDING PURPOSES ONLY THIS 8<sup>th</sup> DAY OF May 1996.

*Paul B. Bredt*  
PLANNING COMMISSION - CHAIRPERSON

THIS PLAT APPROVED BY THE CITY OF AVON FOR RECORDING PURPOSES BY ORDINANCE NO. 36-96 ON THIS 6<sup>th</sup> DAY OF MAY 1996.

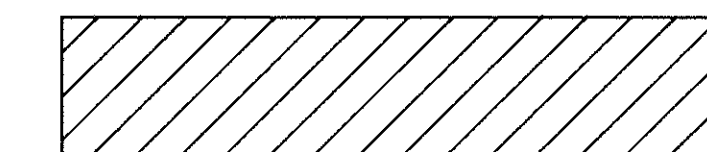
*Edward M. Heaton*  
COUNCIL PRESIDENT

THIS PLAT APPROVED BY THE DIRECTOR OF ENGINEERING OF THE CITY OF AVON FOR RECORDING PURPOSES ONLY THIS 9<sup>th</sup> DAY OF May 1996.

*Robert E. Robbins*  
CITY ENGINEER

## VACATED EASEMENT

THE EXISTING STORM SEWER AND DRAINAGE EASEMENTS SHOWN HEREON AS INDICATED BY CROSS-HATCHING IS HEREBY VACATED.



## 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, 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 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, 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 ANY OF THE WITHIN SHOWN EASEMENTS FOR EXERCISING ANY OF THE PURPOSES OF THIS EASEMENT GRANT.

## MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT STRONGSVILLE SAVINGS AS MORTGAGEE OF LANDS SHOWN HEREON, DOES HEREBY ACCEPT THIS PLAT OF "CAMELOT SUBDIVISION NO. 2" TO BE CORRECT AND DOES DEDICATE TO PUBLIC USE FOR ROAD PURPOSES, THE ROADS AS SHOWN HEREON.

*Mary Leifer*  
WITNESS  
*Lisa R. M... ..*  
WITNESS

*Thomas B. ... ..*  
*... ..*  
Vice President

NOTARIAL SEAL  
STATE OF OHIO  
COUNTY OF LORAIN S.S.

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 30<sup>th</sup> DAY OF May 1996.

*Theresa C. Brown*  
NOTARY PUBLIC  
MY COMM. EXPIRES ...

1/3

# CAMELOT SUBDIVISION NO. 2

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

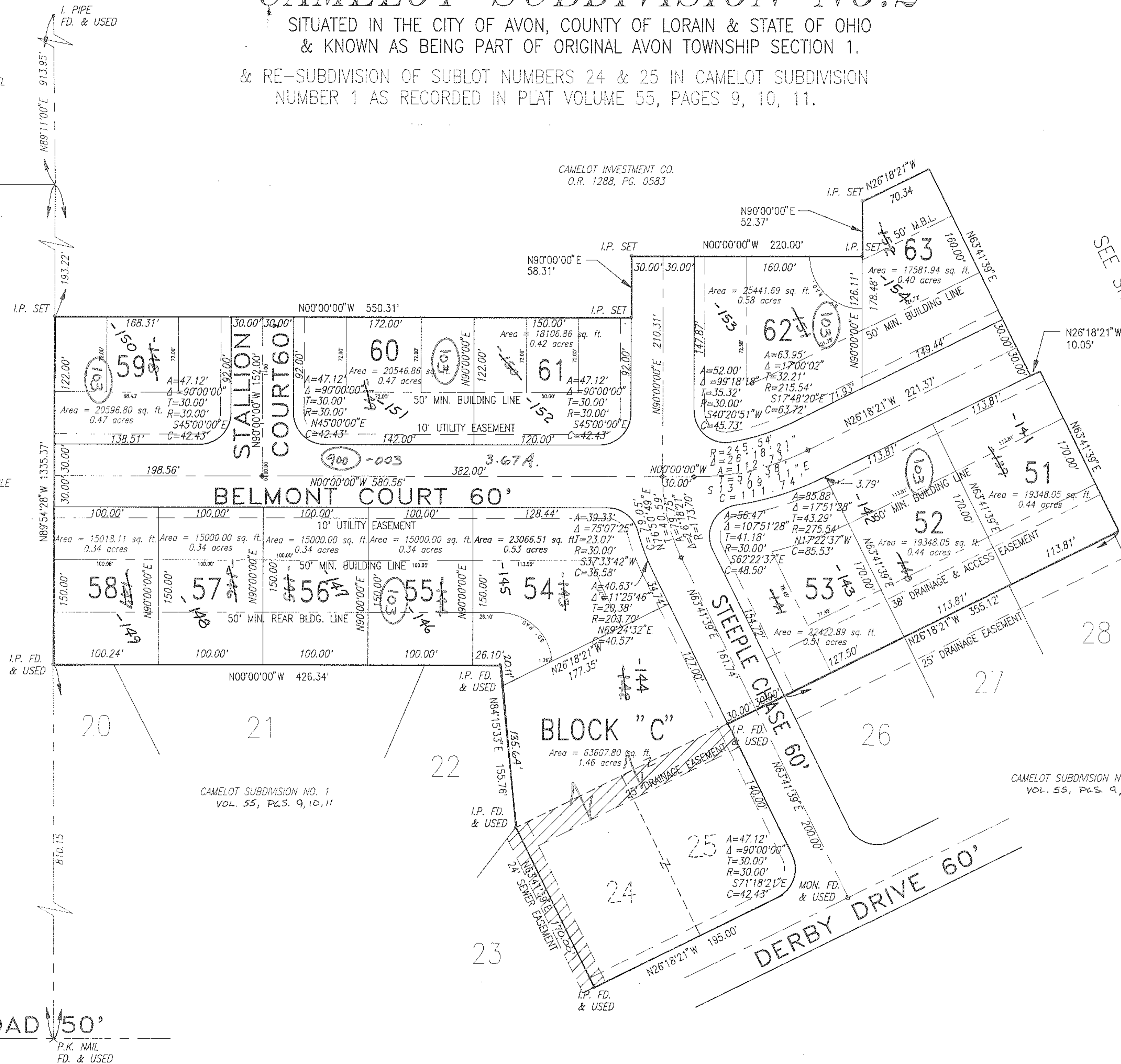
& RE-SUBDIVISION OF SUBLot NUMBERS 24 & 25 IN CAMELOT SUBDIVISION  
NUMBER 1 AS RECORDED IN PLAT VOLUME 55, PAGES 9, 10, 11.

ROBERT J. & KAREN E. BETZEL  
VOL. 1426, PG. 110

CAMELOT INVESTMENT CO.  
O.R. 1288, PG. 0583

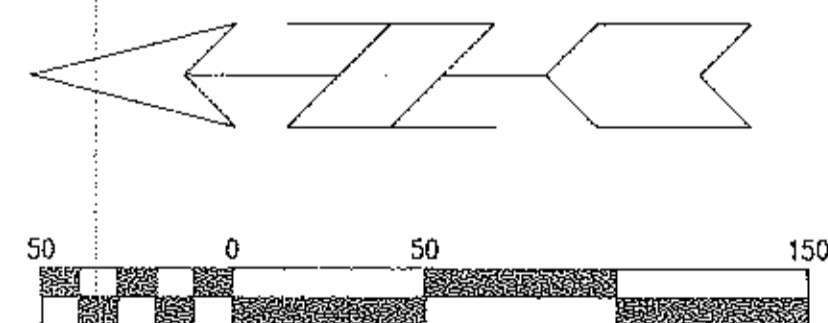
H.N. 4451 CASE ROAD  
04-00-001-103-035  
BERNARD C. & EILEEN A. KNOBLE  
VOL. 1406, PG. 680

SEE SHEET NO. 3



CAMELOT SUBDIVISION NO. 1  
VOL. 55, PLS. 9, 10, 11

CAMELOT SUBDIVISION NO. 1  
VOL. 55, PLS. 9, 10, 11



Scale 1" = 50 ft  
REVISED: FEB. 22, 1996  
REVISED: JULY 26, 1996  
REVISED: AUGUST 13, 1996

CASE ROAD 50'  
N01°28'00"E

P.K. NAIL  
FD. & USED

57/41-43

2/3

TAX MAP DEPT COPY

57/42



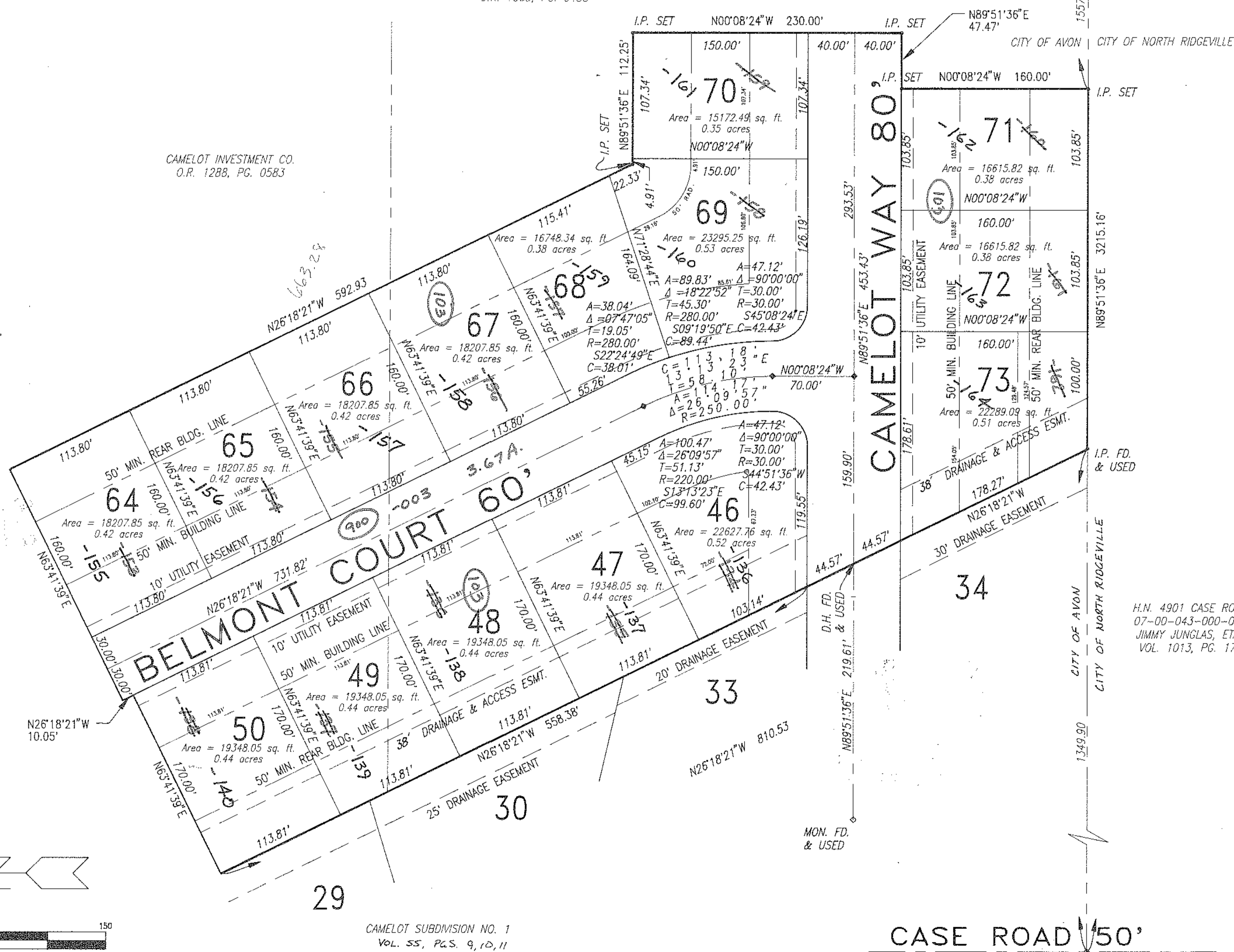
# CAMELOT SUBDIVISION NO. 2

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

& RE-SUBDIVISION OF SUBLOT NUMBERS 24 & 25 IN CAMELOT SUBDIVISION  
NUMBER 1 AS RECORDED IN PLAT VOLUME 55, PAGES 9, 10, 11, I.P. FD. 2.17' SOUTH

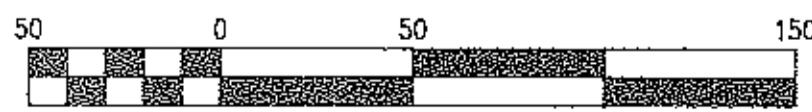
HUNTINGTON WOODS DEVELOPMENT CO.  
O.R. 1065, PG. 0438

CAMELOT INVESTMENT CO.  
O.R. 1288, PG. 0583



CAMELOT SUBDIVISION NO. 1  
VOL. 55, PGS. 9, 10, 11

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



Scale 1" = 50 ft  
REVISION: FEB. 22, 1996  
REVISION: AUG. 13, 1996

CASE ROAD 50'  
N01°28'00"E  
MON. FD. & USED

MON. FD. & USED

3/3

TAX MAP DEPT COPY

57/43

REMAINDER 04-00-001-103-130  
INTD Plat 28.41 A.  
17.43 A.  
12.98 A.

DUT DF 04-00-001-103-130  
S/L 24 27.54 A.  
S/L 25 107 D.44 A.  
-108 D.47 A.

#21819

