

# CAMELOT SUBDIVISION NO. 3

BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NO. 1, CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO AND CONTAINING 19.0229 ACRES OF LAND OF WHICH 2.9841 ACRES ARE IN STREETS AND 15.3501 ACRES ARE WITHIN THE SUBDIVISION OF LOTS 74 TO 109, INCLUSIVE, AND 0.6887 ACRES ARE WITHIN BLOCK 'D', 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.

EHTESHAM M. SUHAIL, P.E., P.S.

### 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. 3, A SUBDIVISION OF LOTS 74 TO 109 INCLUSIVE, AND BLOCK 'D' AND DO HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE ALL STREETS SHOWN HEREON AND DESIGNATED AS STALLION COURT 60 FT. WIDE, STEEPLE CHASE 60 FT. WIDE AND SECRETARIAT 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 S. DIBENEDETTO, PRESIDENT, HAVE HEREUNTO SET OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 1997.

HUNTINGTON WOODS BUILDING COMPANY  
BY DAVID S. DIBENEDETTO, PRESIDENT

STATE OF OHIO  
COUNTY OF CUYAHOGA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 1997.

NOTARY PUBLIC \_\_\_\_\_

MY COMM. EXPIRES \_\_\_\_\_

IN WITNESS WHEREOF, WE, ALAN F. SCOTT INC., BY ALAN F. SCOTT, PRESIDENT, HAVE HEREUNTO SET OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 1997.

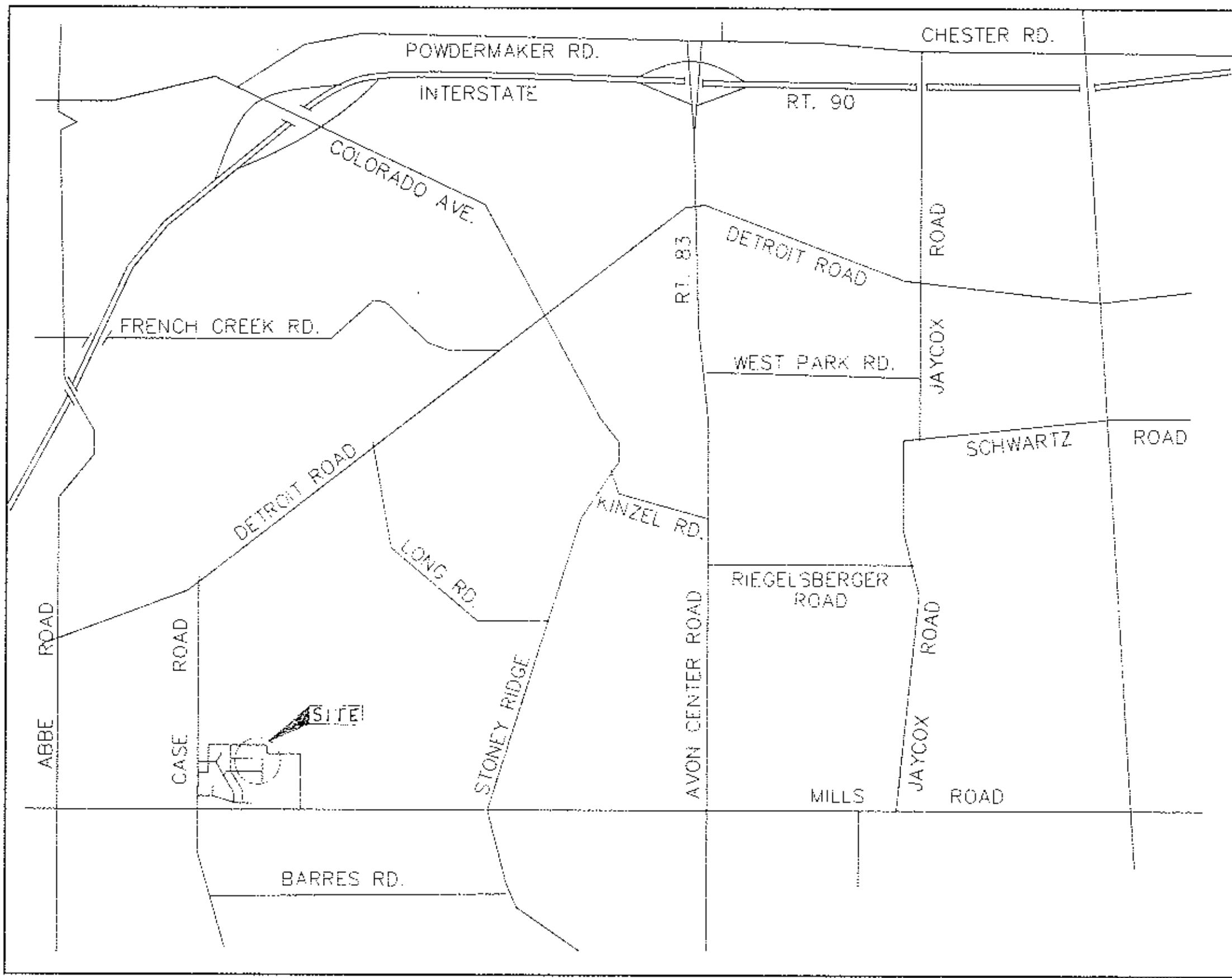
ALAN F. SCOTT INC.  
BY ALAN F. SCOTT, PRESIDENT

STATE OF OHIO  
COUNTY OF CUYAHOGA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 1997.

NOTARY PUBLIC \_\_\_\_\_

MY COMM. EXPIRES \_\_\_\_\_



### VICINITY MAP

#### APPROVALS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 13 DAY OF JANUARY, 1997.

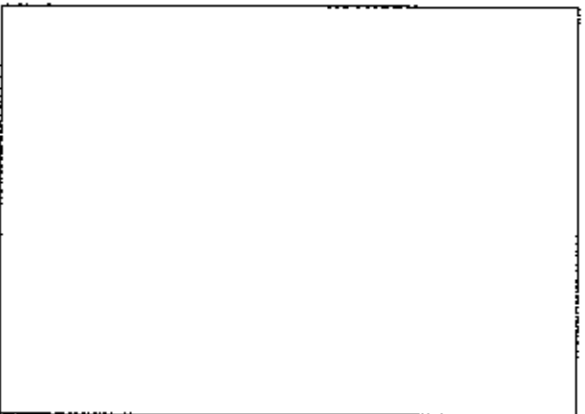
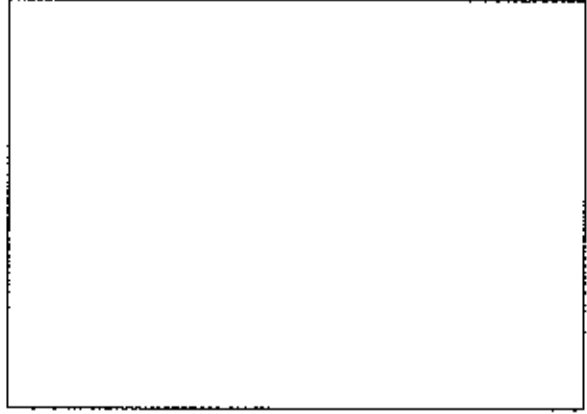
*Gen. E. Downing*  
CITY ENGINEER

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1997.

PLANNING COMMISSION-CHAIRPERSON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1997. THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.

*Frank W. Kaufman*  
COUNCIL PRESIDENT



### UNDERGROUND EASEMENT

THE OWNERS OF THE WITHIN PLATTED LAND DO HEREBY GRANT UNTO THE CLEVELAND ELECTRIC ILLUMINATING CO. CENTURY TELEPHONE, CABLEVISION, THEIR SUCCESSORS AND ASSIGNEES (HERE IN AFTER REFERRED TO AS THE GRANTEEES) A PERMANENT RIGHT-OF-WAY EASEMENT TEN FEET (10') IN WIDTH OVER, UNDER, AND THROUGH ALL SUBLOTS AND ALL LANDS SHOWN HEREON AND PARELLEL WUTH 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 GRANTEEES TO DISTRIBUTE AND TRANSMIT ELECTRICITY AND COMMUNICATIONS SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEEES 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. GRANTEEES SHALL AT THEIR EXPENSE RESTORE THE LAND TO ITS CONDITION AS IT EXISTED IMMEDIATELY PRIOR TO THE WORK PERFORMED BY GRANTEEES, EXCEPT GRANTEE SHALL NOT BE RESPONSIBLE FOR REPLACING OR REPAIRING ANY PERMANENT STRUCTURE, 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.

HUNTINGTON WOODS BUILDING COMPANY

CLEVELAND ELECTRIC ILLUMINATING CO.

ALAN F. SCOTT INC.

CENTURY TELEPHONE

CABLEVISION

### 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 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. 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 CERTIFICATION

THIS IS TO CERTIFY THAT Franklin Savings Bank AS MORTGAGEE OF LANDS SHOWN HEREON, DOES HEREBY ACCEPT THIS PLAT OF "CAMELOT SUBDIVISION NO. 3" TO BE CORRECT AND DOES DEDICATE TO PUBLIC USE FOR ROAD PURPOSES, THE ROADS AS SHOWN HEREON.

*Carol A. ...*  
WITNESS

*Thomas B. ...*  
WITNESS

*...*  
WITNESS

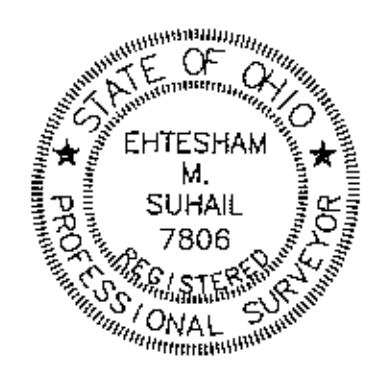
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR THE ABOVE SIGNED MORTGAGEE WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THEIR OWN FREE ACT AND DEED.

IN TESTIMONY THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 13 DAY OF January 1997.

NOTARY PUBLIC  
MY COMM. EXPIRES \_\_\_\_\_

**SUHAIL & SUHAIL, INCORPORATED**  
CONSULTING ENGINEERS

25151 BROOKPARK ROAD, SUITE 1116  
NORTH OLMSTED, OHIO 44070-3418  
(216) 734-1986 FAX: (216) 734-2928



DR. BY HS  
CHK. BY EMS  
DATE AUG. 21, 1996  
SCALE \_\_\_\_\_

**CAMELOT SUBDIVISION NO. 3**

BEING PART OF ORIGINAL AVON TOWNSHIP SECTION 1  
CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO

**COVER SHEET  
FINAL PLAT**

**HUNTINGTON WOODS BLDG. CO. & ALAN F. SCOTT, INC.**  
28897 Brookpark Road Ext.  
North Olmsted, Ohio 44070

S&S JOB NO. **96113**  
SHEET NO. **1 OF 2**

NO.	DATE	REVISIONS	BY	REFERENCE DRAWINGS

