

AN ORDINANCE APPROVING A LOT SPLIT FOR PORTIONS OF ALAMEDA AVENUE, NORTH DRIVE, AND ELECTRIC BOULEVARD, REPEALING ORDINANCE NO. 23-161, AND DECLARING AN EMERGENCY.

WHEREAS, Avon Lake Regional Water has petitioned the City for a lot split of unimproved portions of Alameda Avenue, North Drive, and Electric Boulevard within an P-I Public and Institutional Zoning District; and

WHEREAS, the Planning Commission did consider said petition aforementioned at its regular meeting of November 1, 2022 and recommended that said lot split should be granted; and

WHEREAS, this Council is satisfied that there is good cause for the lot split as prayed for and that such will not be detrimental to the general interest, safety and welfare of the public, and that said lot split should be granted.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF
THE CITY OF AVON LAKE, STATE OF OHIO:

Section No. 1: That the lot split of unimproved portions of Alameda Avenue, North Drive, and Electric Boulevard in the Avon Lake Harbor Estate Subdivision are hereby approved. (Exhibit A)

Section No. 2: That the Public Works Department of the City of Avon Lake is hereby directed to record the lot split with the Lorain County Recorder.

Section No. 3: That Ordinance No. 23-161 is hereby repealed.

Section No. 4: That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council and that all deliberations of this Council and any of its committees which resulted in such formal actions, were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section No. 5: That this Ordinance is hereby declared to be an emergency measure, the emergency being the necessity of allowing the City to finalize a contract for the sale of the property. Therefore, this Ordinance shall go into immediate force and effect from and after its passage and approval by the Mayor.

PASSED: 10/10/2023

/s/ Martin E. O'Donnell

President of Council

POSTED: 10/13/2023

APPROVED: 10/11/2023

ATTEST: /s/ Valerie E. Rosmarin

Clerk of Council

/s/ Gregory J. Zilka

Mayor

EXHIBIT A

Split Parcel "A"
February 2023

1.6630 Acres

Situated in the City of Avon Lake, County of Lorain, State of Ohio, and known as being part of Original Avon Township Section Number 6 and further described as part of Sublot 1 in Avon Lake Regional Water Administration Subdivision as recorded in Volume 108, Page 5 of the Lorain County Plat Records and further described as follows:

Commencing at the intersection of the easterly right-of-way line of Miller Road (60 feet wide) with the northerly right-of-way line of Durrell Avenue (50 feet wide) and being the southwesterly corner of Sublot 3 in Paws by the Lake Subdivision Number 2 as recorded in Volume 104, Page 12 of the Lorain County Plat Records;

Thence South 87° 05' 00" East, along the southerly line of said Sublot 3 and the northerly right-of-way line of said Durrell Avenue and its Easterly prolongation thereof, a distance of 335.05 feet to point in the easterly right-of-way line of Alameda Avenue (50 feet); Said point being 0.81 feet northerly and 0.46 feet easterly from a 3/4-inch pipe found and the **True Place of Beginning** of land herein described;

Course 1: Thence **North 02° 20' 00" East**, along the easterly right-of-way line of said Alameda Avenue, a distance of **366.42 feet** to a point at the intersection of the easterly right-of-way line of said Alameda Avenue with the southerly right-of-way line of Electric Boulevard (20 feet) as vacated (Ordinance Number 58-2018) per Avon Lake Regional Water Administration Subdivision recorded in Volume 108, Page 5 of the Lorain County Plat Records; Said point being 0.24 feet southerly and 0.19 feet westerly from a 1-1/4-inch pipe found;

Course 2: Thence **North 75° 35' 02" East**, along the southerly right-of-way line of said Electric Boulevard, a distance of **193.79 feet** to a rebar set;

Course 3: Thence **South 02° 55' 00" West**, a distance of **424.14 feet** to a rebar set;

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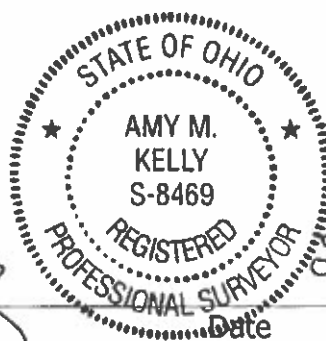
Course 4: Thence **North 87° 05' 00" West**, a distance of **181.26 feet** to a point in the easterly right-of-way line of said Alameda Avenue and the **True Place of Beginning**.

Containing within said bounds **1.6630 acres** of land, be the same more or less, but subject to all legal highways and easements of record as surveyed in December 2021 by Amy M. Kelly, P.S. 8469 for Bramhall Engineering & Surveying Company. All bearings are intended to describe angles only. The basis of bearings used was a portion of the centerline of Miller Road which was assumed to be North 02° 20' 00" East.

The above intends to describe a portion of Sublot 1 in Avon Lake Regional Water Administration Subdivision as recorded in Volume 108, Page 5 of the Lorain County Plat Records.

All rebar to be set are 5/8-inch in diameter by 30 inches in length with yellow cap stamped "BRAMHALL 8073".


Amy M. Kelly, P.S.
Registered Ohio Surveyor No. 8469



Date

2/10/2023