

ORDINANCE NO. 25-84

INTRODUCED BY: Mr. Smith

AN ORDINANCE APPROVING A VACATION OF A PORTION OF ALAMEDA AVENUE
AND DECLARING AN EMERGENCY.

WHEREAS, Avon Lake Regional Water has petitioned the City for a vacation of unimproved portions of Alameda Avenue within a P-I Public and Institutional Zoning District; and

WHEREAS, the Planning Commission did consider said petition at its regular meeting of April 1, 2025, and recommended that said vacation should be granted; and

WHEREAS, this Council is satisfied that there is good cause for the vacation as prayed for and that such will not be detrimental to the general interest, safety, and welfare of the public, and that said vacation 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 vacation of unimproved portions of Alameda Avenue in the Avon Lake Harbor Estate Subdivision is hereby vacated. (Exhibit A)

Section No. 2: 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. 3: 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.

1st reading: 4/14/2025

2nd reading:

3rd reading:

PASSED: 4/28/2025

/s/ Jennifer J. Fenderbosch
Council President

POSTED: 5/2/2025

APPROVED: 4/29/2025

ATTEST: */s/ Valerie E. Rosmarin*
Clerk of Council

/s/ Mark A. Spaatzel
Mayor



Cunningham & Associates, Inc.

Civil Engineering & Surveying

203 W. Liberty St., Medina, Oh 44256

Phone: (330) 725-5980 * Fax (330) 725-8019

Legal Description for Sublot 2

Project No. 25-120

April 8, 2025

Situated in the City of Avon Lake, County of Lorain, State of Ohio and being known the whole of Sublot 2, as shown by plat for Avon Lake Regional Water Administration Subdivision No. 2 as recorded in Instrument Number 2025-_____ (Plat Volume ____, Page ____)
of the Lorain County Recorder's Records, containing 9.2327 Acres of land, more or less but subject to all legal highways and all covenants and agreements of record.

This legal description was prepared based on a survey by and/or under the supervision of Douglas S. Jewel P.S. # S-8007 by Cunningham & Associates, Inc. in April 2025.

Parcel Map Check Report

Client:
Avon Lake

Prepared by:
S. Galiczynski
Cunningham & Associates, Inc.
203 W. Liberty Street

Parcel Name: Sublot 2

Segment# 1: Line

Course: S88°08'21"E	Length: 468.68'
North: 2,840.4867'	East: 7,684.1517'

Segment# 2: Line

Course: S2°15'17"W	Length: 454.92'
North: 2,385.9189'	East: 7,666.2542'

Segment# 3: Line

Course: N87°40'16"W	Length: 829.44'
North: 2,419.6236'	East: 6,837.4993'

Segment# 4: Line

Course: N1°43'27"E	Length: 448.13'
North: 2,867.5508'	East: 6,850.9825'

Segment# 5: Line

Course: S88°08'21"E	Length: 30.00'
North: 2,866.5766'	East: 6,880.9667'

Segment# 6: Line

Course: N1°43'27"E	Length: 81.08'
North: 2,947.6199'	East: 6,883.4063'

Segment# 7: Line

Course: S87°42'01"E	Length: 334.94'
North: 2,934.1798'	East: 7,218.0765'

Segment# 8: Line

Course: S1°43'16"W	Length: 78.52'
North: 2,855.6952'	East: 7,215.7182'

Perimeter: 2,725.72'

Error Closure: 0.0105

Error North : -0.01043

Area: 402,174.61 Sq.Ft.

Course: S3°56'45"W

East: -0.00072

Precision 1: 259,591.43

BEING A RE-SUBDIVISION OF LACATED PORTION PER ORDINANCE OF ALAMEDA AVENUE (50' R.W.) & SUBLOTS 194, 195, 261, & 262 OF AVON LAKE HARBOR ESTATES AS SHOWN BY PLAT VOLUME 12, PAGE 24 OF THE LORAIN COUNTY RECORDS SITUATED IN THE CITY OF AVON LAKE, COUNTY OF LORAIN AND THE STATE OF OHIO BEING PART OF ORIGINAL A TOWNSHIP SECTION 6



REFERENCE
 (LOCALITY) (COUNTY) (CENSUS) (SURVEY) (RECORDS)
 43136 36040
 40079 21142
 30195

LOWAN COUNTY RECORDS
 AICH LAKE REGIONAL WATER ADMINISTRATION
 SUPERDITCH 2020-0700232 (PLAT VOL. 106, PG. 60)
 SUPERDITCH 2020-0700232 (PLAT VOL. 106, PG. 60)
 SUPERDITCH 2020-0700232 (PLAT VOL. 106, PG. 60)
 PLAT VOL. 60, PG. 31
 AICH LAKE HARBOR CREST
 PLAT VOLUME 12, PAGE 24
 OCTOBS. 43 LISTED -HAYTON

[illegible]

CITY OF AVON LAKE
INST. NO. 20050116570
12/15/2005

LOUISE GANIM, TRUSTEE
INST. NO. 2024-0014548
05/29/2024

AVON LAKE PROFESSIONAL
BUILDING CONDOMINIUM
PLAT BOOK 38, PG 54

WALKER ROAD (RW VARIES)

CITIL ENGINEERING AND SORFELTING
203 W. LIBERTY ST. MEDINA, OHIO 44256 330.725.5980

DATE: 11/21/81	BY: SCG
1347B - 02/19/82	70.25
CHECKED BY: DLSJ	
1347B - 02/19/82	70.25
PROJECT No	
135,140	
ACID FUEL No	
25,170 PLAT 01	
SCALE: 1" = 100'	
CROSS SECTION	