

AN ORDINANCE APPROVING A VACATION FOR PORTIONS OF THE ELECTRIC BOULEVARD RIGHT-OF-WAY AND DECLARING AN EMERGENCY.

WHEREAS, Anthony Calabrese and Kimberly Calabrese have petitioned the City for a vacation of portions of the Electric Boulevard right-of-way adjacent to properties owned by Anthony Calabrese and Kimberly Calabrese and Smugglers Cove Condominium Complex No. 4; and

WHEREAS, the Planning Commission did consider said petition at its meeting of July 2, 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 portions of the Electric Boulevard right-of-way adjacent to properties owned by Anthony Calabrese and Kimberly Calabrese and Smugglers Cove Condominium Complex No. 4 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 taken 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.

PASSED: 7/14/2025

/s/ Jennifer G. Fenderbosch
Council President

POSTED: 7/18/2025

APPROVED: 7/15/2025

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

/s/ Mark A. Spaetzel
Mayor

THOMAS SIMON & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

150 SOUTH OLIVE STREET
ELYRIA, OHIO 44035
(440) 327-2925
Tasimon@windstream.net

April 28, 2025
Job No. 2025-012

10' Underground
Easement Description

Situated in the City of Avon Lake, County of Lorain, in the State of Ohio and being known as part of Original Avon Township Section No. 6, and being further bounded and described as follows:

Beginning at a mag nail set at the intersection of the centerlines of Miller Road (60 feet wide) and Electric Boulevard (60 feet wide);

Thence, South 72 degrees 32'35" West a distance of 482.45 feet along the centerline of said Electric Boulevard, to an iron pin set thereon;

Thence, North 17 degrees 27'25" West a distance of 20.00 feet to a point being the Principal Place of Beginning;

Thence, South 72 degrees 32'35" West a distance of 151.93 feet to a point;

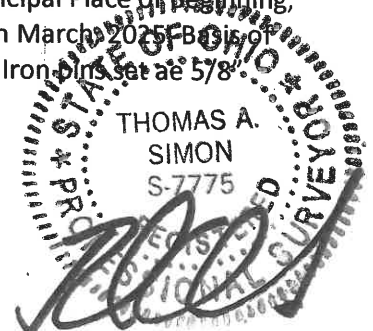
Thence, South 17 degrees 27'25" East a distance of 50.00 feet to a point on the Northerly line of Smugglers Cove Condominium Complex No. 4 as recorded in Plat Volume 29 Page 58 of Lorain County Map Records;

Thence, South 72 degrees 32'35" West a distance of 10.00 feet along said Northerly line of Smugglers Cove Condominium Complex No. 4, to a point thereon;

Thence, North 17 degrees 27'25" West a distance of 60.00 feet to a point on the Westerly prolongation of the Northerly line of said Electric Boulevard;

Thence, North 72 degrees 32'35" East a distance of 161.93 feet along said Westerly prolongation of the Northerly line of said Electric Boulevard, to an iron pin set;

Thence South 17 degrees 27'25" East a distance of 10.00 feet to the Principal Place of Beginning, as surveyed by Thomas A. Simon, Registered Professional Surveyor No. S-7775 in March, 2025. Basis of bearings is the centerline of Electric Boulevard (South 72 degrees 32'35" West). Iron pins set at 5/8" diameter, 30" long with plastic caps "T. Simon, S-7775".



THOMAS SIMON & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

150 SOUTH OLIVE STREET
ELYRIA, OHIO 44035
(440) 327-2925
Tasimon@windstream.net

April 28, 2025
Job No. 2025-012

Boundary Description
Parcel No. 1
Area to be Vacated
0.1505 Acres

Situated in the City of Avon Lake, County of Lorain, in the State of Ohio and being known as part of Original Avon Township Section No. 6, and being further bounded and described as follows:

Beginning at a mag nail set at the intersection of the centerlines of Miller Road (60 fee wide) and Electric Boulevard (60 feet wide);

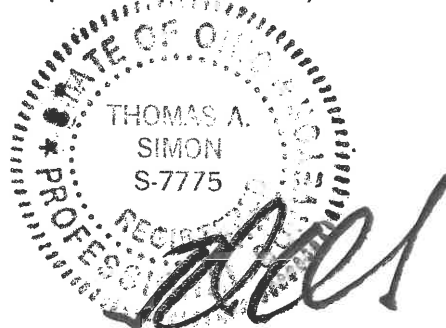
Thence, South 72 degrees 32'35" West a distance of 482.45 feet along the centerline of said Electric Boulevard, to an iron pin set thereon, being the Principal Place of Beginning;

Thence continuing South 72 degrees 32'35" West a distance of 223.00 feet along the centerline of Electric Boulevard, to a 5/8" iron pin found set thereon, being a point on the Easterly line of 216 Miller Road, LLC by deed recorded in document no. 20200753951 of Lorain County Recorder's Records on March 23, 2020;

Thence, North 00 degrees 52'06" West a distance of 31.30 feet along the Easterly line of said land conveyed to 216 Miller Road, LLC, to an iron pin set thereon, being a point on the Northerly line of said Electric Boulevard;

Thence, North 72 degrees 32'35" East a distance of 214.06 feet along the Northerly line of Electric Boulevard, to an iron pin set thereon;

Thence, South 17 degrees 27'25" East a distance of 30.00 feet to the Principal Place of Beginning, containing 0.1505 Acres as surveyed by Thomas A. Simon, Registered Professional Surveyor No. S-7775 in March, 2025. Basis of bearings is the centerline of Electric Boulevard (South 72 degrees 32'35" West), Iron pins set are 5/8" diameter, 30" long with plastic caps "T. Simon, S-7775".



THOMAS SIMON & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

150 SOUTH OLIVE STREET
ELYRIA, OHIO 44035
(440) 327-2925
Tasimon@windstream.net

April 28, 2025
Job No. 2025-012

Boundary Description
Parcel No. 2
Area to be Vacated
0.1567 Acres

Situated in the City of Avon Lake, County of Lorain, in the State of Ohio and being known as part of Original Avon Township Section No. 6, and being further bounded and described as follows:

Beginning at a mag nail set at the intersection of the centerlines of Miller Road (60 fee wide) and Electric Boulevard (60 feet wide);

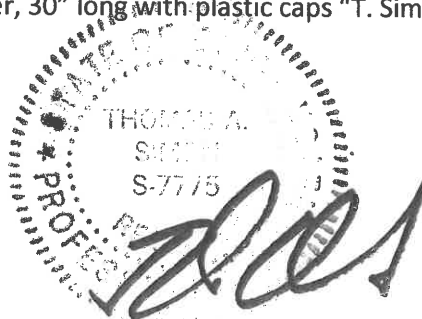
Thence, South 72 degrees 32'35" West a distance of 482.45 feet along the centerline of said Electric Boulevard, to an iron pin set thereon, being the Principal Place of Beginning;

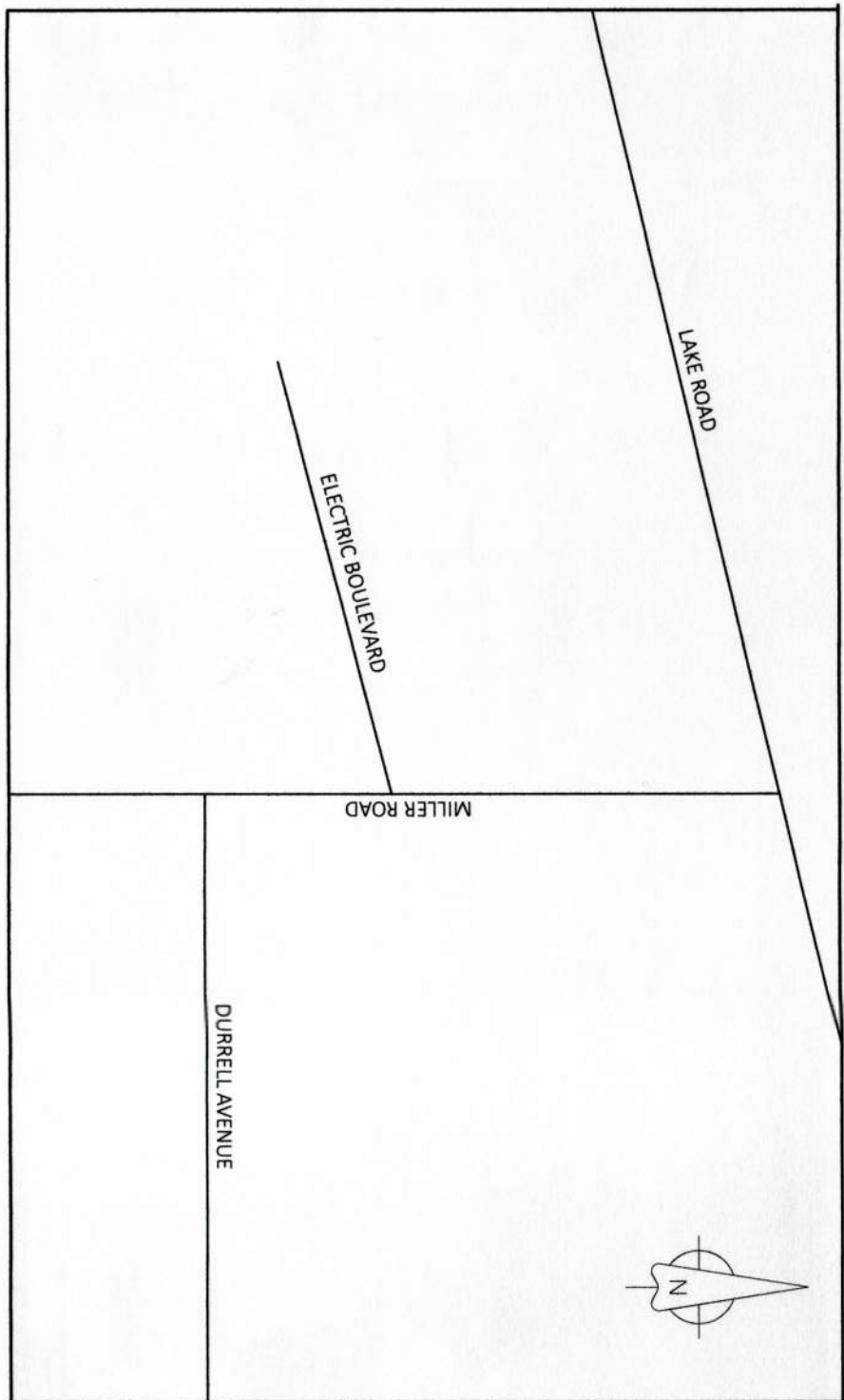
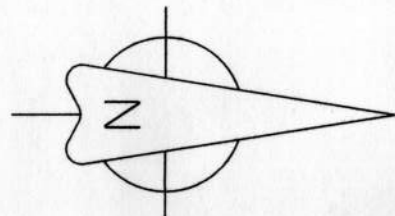
Thence continuing South 72 degrees 32'35" West a distance of 223.00 feet along the centerline of Electric Boulevard, to a 5/8" iron pin found set thereon, being a point on the Easterly line of 216 Miller Road, LLC by deed recorded in document no. 20200753951 of Lorain County Recorder's Records on March 23, 2020;

Thence, South 00 degrees 52'06" East a distance of 31.30 feet along the Easterly line of said land conveyed to 216 Miller Road, LLC, to an iron pin set thereon, being a point on the Southerly line of said Electric Boulevard also the Northerly line of land conveyed to Smugglers Cove Condominium Complex No. 4 as recorded in Plat Volume 29 Page 58 of Lorain County Map Records;

Thence, North 72 degrees 32'35" East a distance of 231.93 feet along said Electric Boulevard and the Northerly line of land conveyed to Smugglers Cove Condominium Complex No. 4, to an iron pin set thereon;

Thence, North 17 degrees 27'25" West a distance of 30.00 feet to the Principal Place of Beginning, containing 0.1567 Acres as surveyed by Thomas A. Simon, Registered Professional Surveyor No. S-7775 in March, 2025. Basis of bearings is the centerline of Electric Boulevard (South 72 degrees 32'35" West), Iron pins set are 5/8" diameter, 30" long with plastic caps "T. Simon, S-7775".





VICINITY MAP
N.T.S.

LEGEND

- MONUMENT BOX
- IRON PIPE/PIPE FOUND
- IRON PIN SET
- REC. RECORD
- C/L. CENTRELINE

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT I HAVE SURVEYED THE LANDS SHOWN ON THIS PLAT THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND THE VACATION THEREOF. DIMENSIONS SHOWN ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. ALL BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DESCRIBE ANGLES AND DISTANCES. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE OHIO SURVEYING ACT, R.S. 6301-6312, AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING ENGINEERS, R.C. 6301-6312.

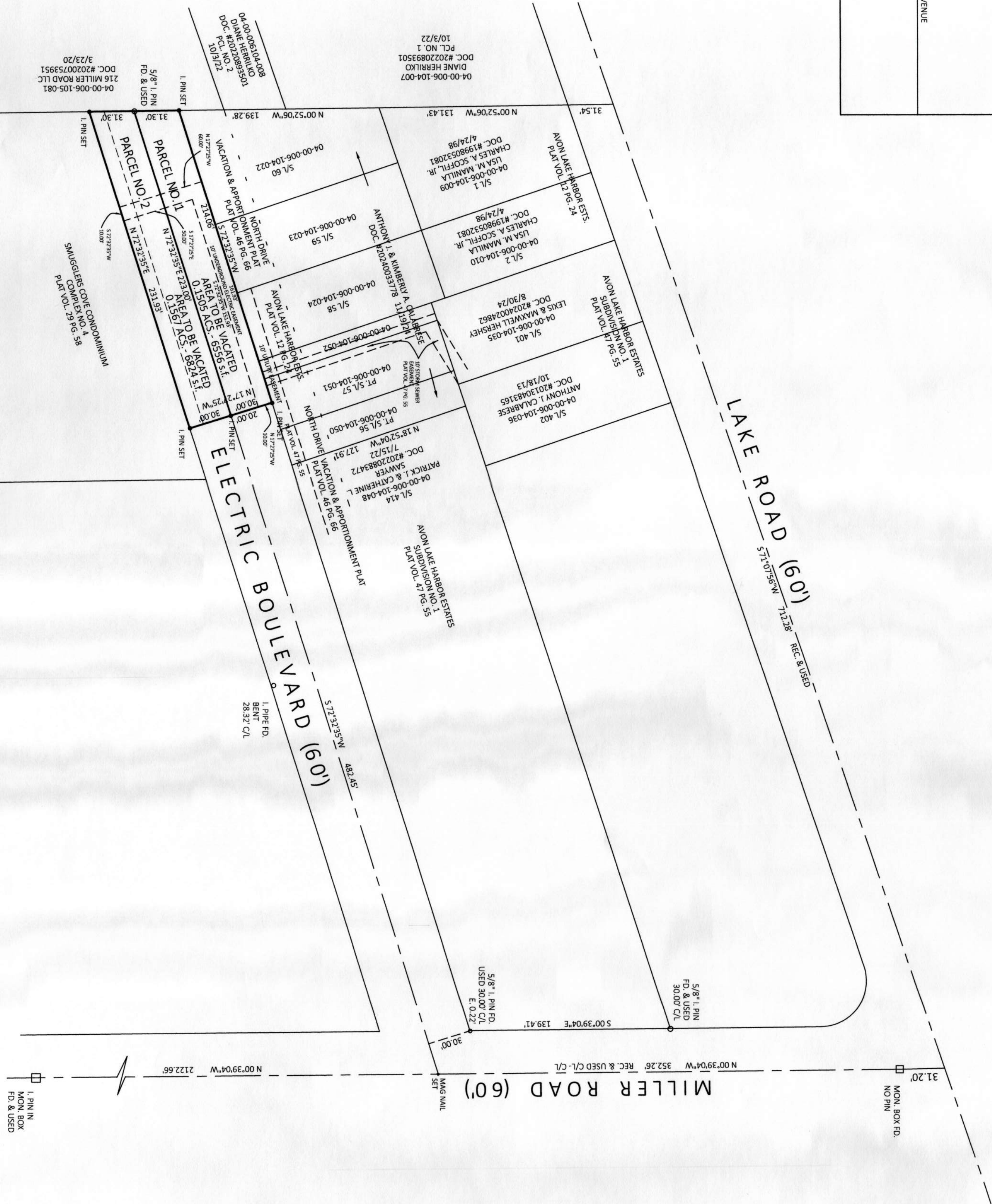
THOMAS A. SIMON, REGISTERED
PROFESSIONAL SURVEYOR NO. S-7775

THOMAS A. SIMON, REGISTERED
PROFESSIONAL SURVEYOR NO. S-7775

BASIS OF BEARINGS IS THE CENTRELINE OF ELECTRIC BOULEVARD
(SOUTH 72°32'35" WEST). IRON PINS SET ARE 3/4" DIAMETER,
30" LONG WITH PLASTIC CAPS "T. SIMON, S-7775".

THOMAS SIMON & ASSOCIATES, INC.

150 SOUTH OLIVE STREET
EVAN, OHIO 44935
(419) 522-3232
TASIMON@WINDSTREAM.NET



ENGINEER'S CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THE VACATION PLAT OF ELECTRIC BOULEVARD AND FIND THE BOUNDARIES OF THE VACATED LANDS TO BE SUFFICIENTLY DEFINED.

DATE: _____ CITY OF AVON LAKE, ENGINEER

PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS VACATION PLAT OF A PORTION OF ELECTRIC BOULEVARD HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE ON THE _____ DAY OF _____, 2025.

DATE: _____ PLANNING COMMISSION SECRETARY

CITY COUNCIL

THIS IS TO CERTIFY THAT THIS VACATION PLAT OF A PORTION OF ELECTRIC BOULEVARD HAS BEEN ACCEPTED FOR VACATION BY THE COUNCIL OF THE CITY OF AVON LAKE BY _____ PASSED THE _____ DAY OF _____, 2025.

DATE: _____ VALERIE ROSMARIN, MMC
CLERK OF COUNCIL

LAW DIRECTOR

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS VACATION PLAT OF A PORTION OF ELECTRIC BOULEVARD AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE.

DATE: _____ GARY EBERT, LAW DIRECTOR
CITY OF AVON LAKE

VACATION PLAT
OF A PORTION OF
ELECTRIC BOULEVARD

BEING KNOWN AS PART OF
ORIGINAL AVON TOWNSHIP
SECTION NO. 6

CITY OF AVON LAKE COUNTY OF LORAIN
STATE OF OHIO

MARCH, 2025 SCALE: 1" = 50'