

ORDINANCE NO. 25-136

INTRODUCED BY: Mr. Smith

AN ORDINANCE APPROVING A VACATION FOR A PORTION OF THE SHIELDS AVENUE AND ELECTRIC BOULEVARD RIGHTS-OF-WAY AND DECLARING AN EMERGENCY.

WHEREAS, Avon Lake Regional Water has petitioned the City for a vacation of portions of the Shields Avenue and Electric Boulevard rights-of-way for operational purposes; 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 Shields Avenue and Electric Boulevard rights-of-way 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.

1st reading: 7/14/2025

2nd reading: 8/25/2025

3rd reading:

PASSED: 9/08/2025

/s/Jennifer G. Fenderbosch
Council President

POSTED: 9/12/2025

APPROVED: 9/10/2025

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

/s/Mark A. Spatzel
Mayor



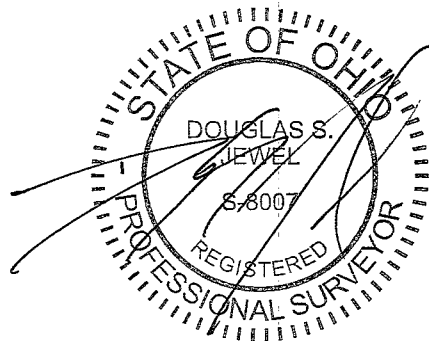
Cunningham & Associates, Inc.

Civil Engineering & Surveying
203 W. Liberty St., Medina, Oh 44256
Phone: (330) 725-5980 * Fax (330) 725-8019

Legal Description for Sublot 3
Project No. 25-104
May 15, 2025

Situated in the City of Avon Lake, County of Lorain, State of Ohio and being known the whole of Sublot 3, as shown by plat for Avon Lake Regional Water Administration Subdivision No. 3 as recorded in Instrument Number 2025-_____ (Plat Volume ____, Page ____)
of the Lorain County Recorder's Records, containing 4.5176 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 May 2025.





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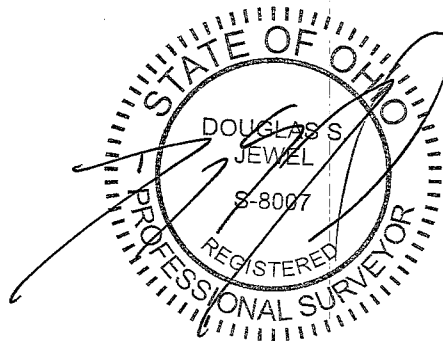
Legal Description for Sublot 4

Project No. 25-104

May 15, 2025

Situated in the City of Avon Lake, County of Lorain, State of Ohio and being known the whole of Sublot 4, as shown by plat for Avon Lake Regional Water Administration Subdivision No. 3 as recorded in Instrument Number 2025-_____ (Plat Volume ____, Page ____)
of the Lorain County Recorder's Records, containing 31.9928 Acres of land, more or less but subject to all legal highways and all covenants and agreements of record.

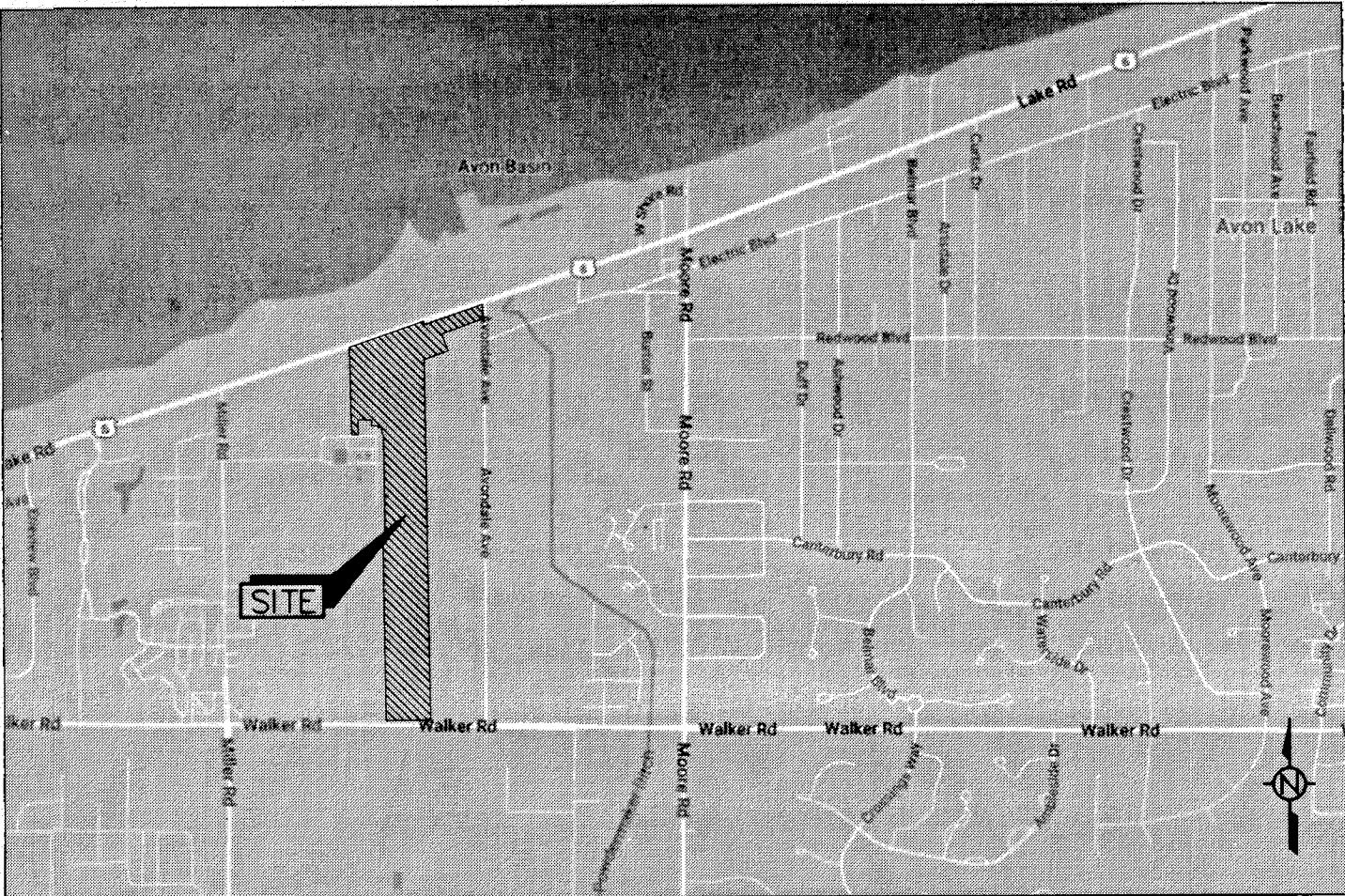
This legal description was prepared based on a survey by and/or under the supervision of Douglas S. Jewel P.S. # S-8007 by Cunningham & Associates, Inc. in May 2025.



AVON LAKE REGIONAL WATER
ADMINISTRATION SUBDIVISION NO. 3

BEING A RE-SUBDIVISION OF VACATED PORTION PER ORDINANCE _____ OF PARTS OF ELECTRIC BOULEVARD AND PARTS OF SHIELDS ROAD,
SITUATED IN THE CITY OF AVON LAKE, COUNTY OF LORAIN AND THE STATE OF OHIO, BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NUMBER 6

PLANS PREPARED BY:
CUNNINGHAM & ASSOCIATES, INC.
CIVIL ENGINEERING and SURVEYING
203 W. LIBERTY ST. MEDINA, OHIO 44256 (330) 725-5980



LOCATION MAP

ACCEPTANCE:

KNOW ALL MEN BY THESE PRESENTS, THAT WE THE UNDERSIGNED, OWNER OF THE LANDS AND LANDS ADJACENT TO THE VACATED RIGHTS-OF-WAYS DESCRIBED HEREIN, DO HEREBY ASSENT TO AND ADOPT THE VACATION AND CONSOLIDATION OF THE SAME, ACKNOWLEDGE THAT THE SAME WAS MADE AT OUR REQUEST AND AUTHORIZE ITS RECORDING.

CITY OF AVON LAKE

MARK SPAETZEL, MAYOR _____ DATE _____

VALERIE ROSMARIN, CLERK OF COUNCIL _____ DATE _____

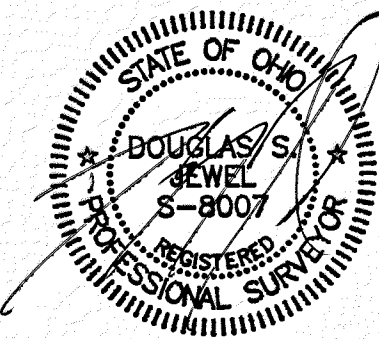
COUNTY _____)
STATE OF OHIO) S.S.

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED MARK SPAETZEL, MAYOR AND VALERIE ROSMARIN, CLERK OF COUNCIL WHO ACKNOWLEDGED THE MAKING OF THE FOREGOING INSTRUMENT AND THE SIGNING OF THIS PLAT TO BE OUR OWN FREE ACT AND DEED. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT _____, OHIO THIS _____ DAY OF _____, 2025.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____

ACREAGE

SUBLOT 3	4.5176 Ac.
SUBLOT 4	31.9928 Ac.
TOTAL	36.5104 Ac.



CERTIFICATION:

I HEREBY CERTIFY THIS DRAWING TO BE OF A SURVEY MADE BY ME AND/OR UNDER MY DIRECT SUPERVISION AND TO BE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS ARE REFERENCED TO AN ASSUMED MERIDIAN AND ARE USED TO INDICATE ANGLES ONLY.

DOUGLAS S. JEWEL, OHIO PROFESSIONAL SURVEYOR S-8007
PS. #8007 15 MAY 2025
DATE

ENGINEER'S CERTIFICATION:

THIS IS TO CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS VACATION AND CONSOLIDATION PLAT.

CITY ENGINEER _____

DATE _____

APPROVALS:

THIS IS TO CERTIFY THAT THIS VACATION AND CONSOLIDATION PLAT IN AVON LAKE HARBOR ESTATES HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE ON THIS _____ DAY OF _____, 2025.

PLANNING COMMISSION SECRETARY _____

DATE _____

LAW DIRECTOR:

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS VACATION AND CONSOLIDATION PLAT AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES ON THE CITY OF AVON LAKE, OHIO.

CITY OF AVON LAKE LAW DIRECTOR _____

DATE _____

CITY COUNCIL:

THIS IS TO CERTIFY THAT THIS VACATION AND CONSOLIDATION PLAT HAS BEEN APPROVED AND THAT PARTS OF ELECTRIC BOULEVARD AND PARTS OF SHIELDS ROAD AS SHOWN HEREON HAS BEEN ACCEPTED FOR VACATION BY THE COUNCIL OF AVON LAKE, OHIO BY

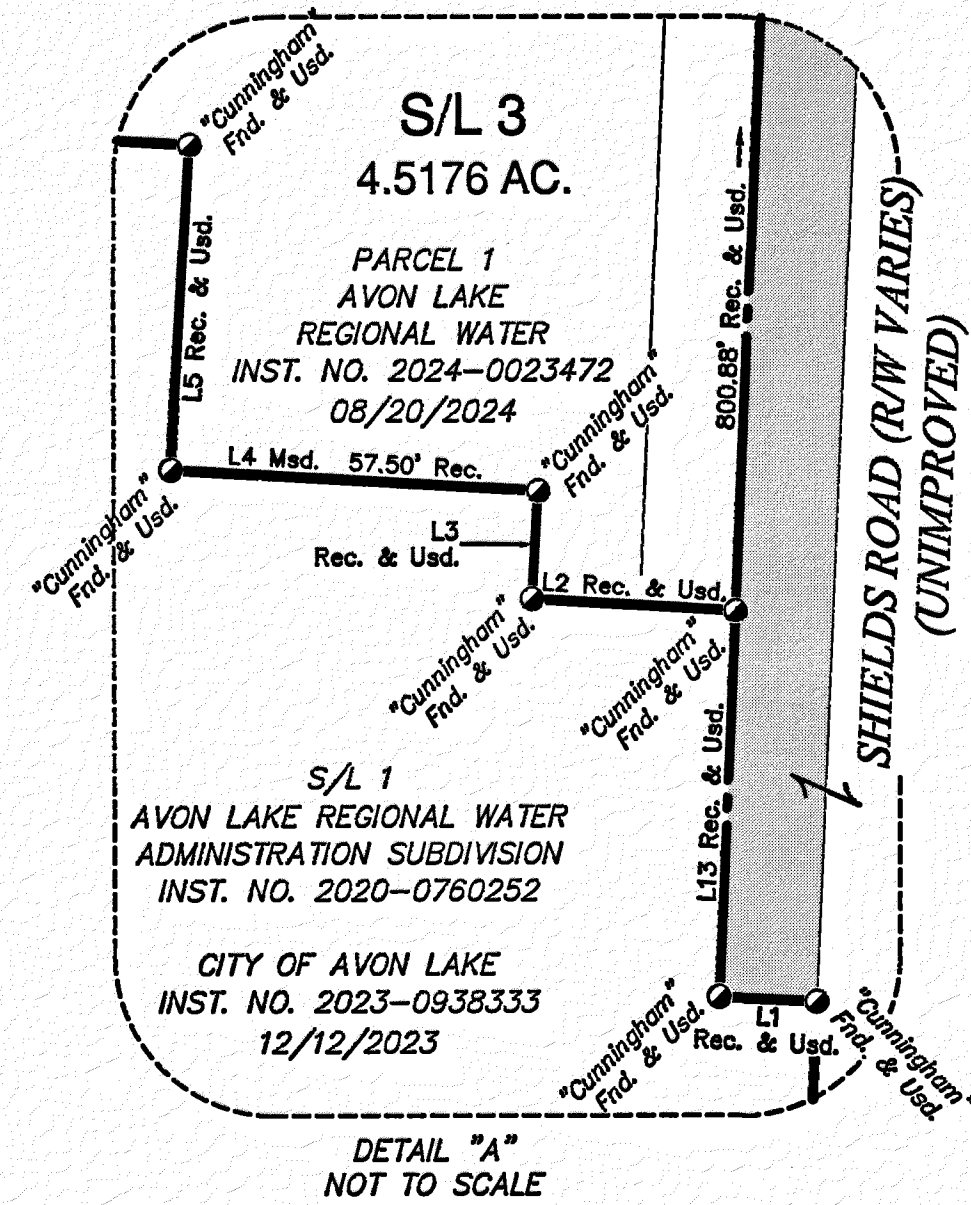
ORDINANCE NO. _____ PASSED THIS _____ DAY OF _____, 2025.

CLERK OF COUNCIL _____

DATE _____

AVON LAKE REGIONAL WATER ADMINISTRATION SUBDIVISION NO. 3

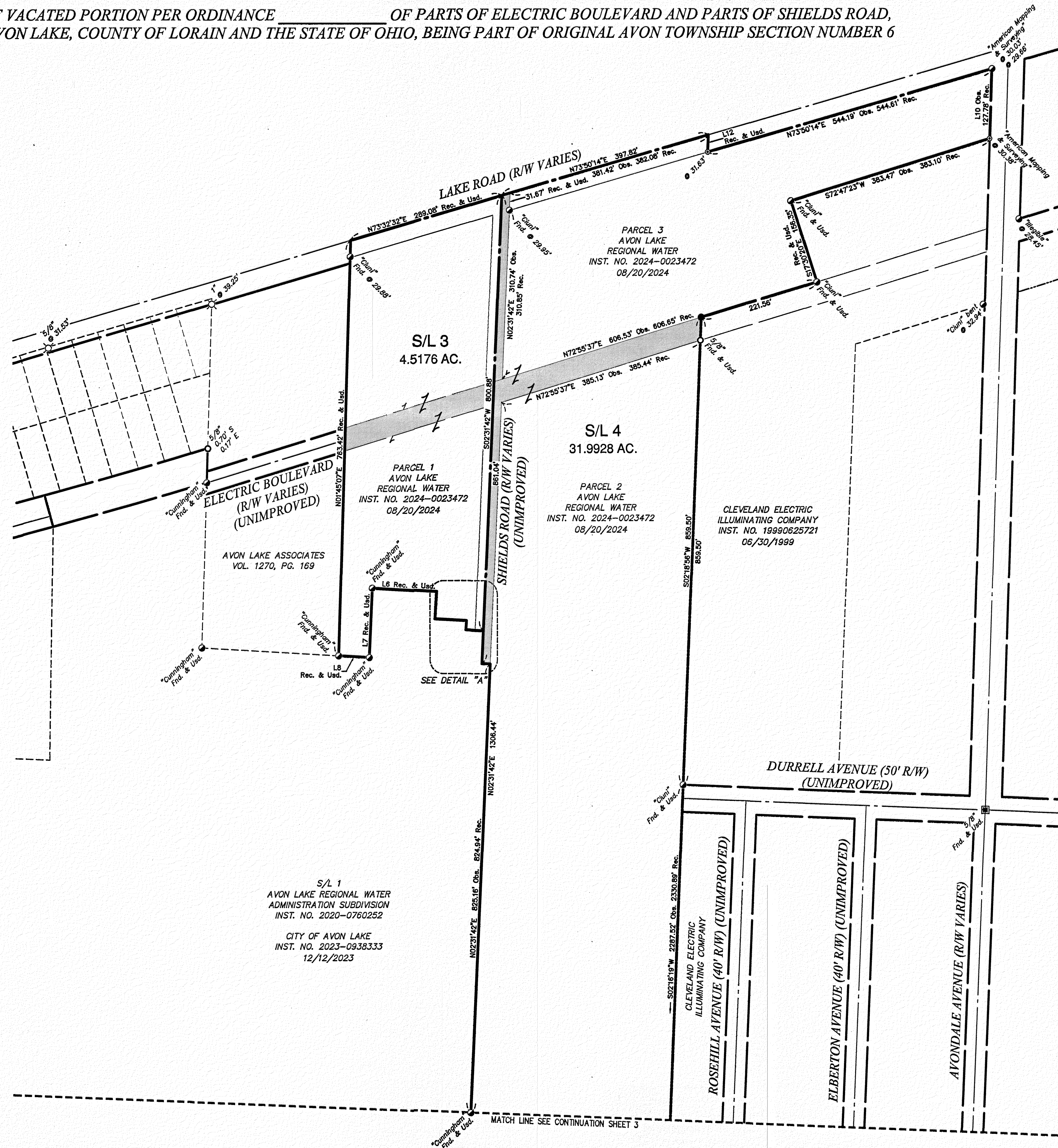
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Line Table		
Line #	Direction	Length
L1	N87°28'18"W	15.15
L2	N86°40'45"W	32.00
L3	N03°33'25"E	16.83
L4	N86°40'29"W	57.57
L5	N03°19'15"E	50.61
L6	N86°40'43"W	117.52
L7	S02°31'39"W	127.61
L8	N86°40'45"W	56.95
L9	S87°34'27"E	15.00
L10	S01°52'15"W	127.68
L11	N02°25'33"E	124.27
L12	S02°20'04"W	31.63
L13	N02°31'42"E	60.16



Scale: 1" = 100'
BEARINGS ARE TO AN ASSUMED MERIDIAN
AND ARE USED TO DENOTE ANGLES ONLY.



REFERENCE:
LORAIN COUNTY ENGINEER'S SURVEY RECORDS
43391 36040
40029 21143
39195

LORAIN COUNTY RECORDER'S RECORDS
AVON LAKE REGIONAL WATER ADMINISTRATION
SUBDIVISION 2020-0760252 (PLAT VOL. 108, PG. 05)
AUDITOR'S REVISED PLAT OF SUBLOTS 196-201, 255-260
IN AVON LAKE HARBOR ESTATES SUBDIVISION
PLAT VOL. 80, PG. 31
AVON LAKE HARBOR ESTATE
PLAT VOLUME 12, PAGE 24
AVON LAKE REGIONAL WATER ADMINISTRATION NO. 2
2025-

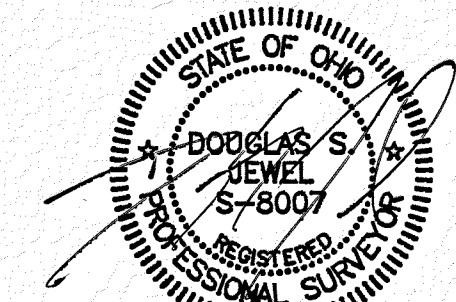
DEEDS AS LISTED HEREON

LEGEND:

Fnd. - FOUND
Msd. - MEASURED
Obs. - OBSERVED
Rec. - RECORD
Utd. - USED
Calc. - CALCULATED

● - 5/8" IRON PIN FND. W/CAP
● - 5/8" IRON PIN SET W/CAP STAMPED CUNNINGHAM
○ - IRON PIN FND. (NO CAP)
■ - MONUMENT BOX W/ IRON PIN FND.
X - IRON PIPE FND.
⊙ - MAG NAIL FND.

— RIGHT-OF-WAY TO BE VACATED



AVON LAKE REGIONAL WATER ADMINISTRATION SUBDIVISION NO. 3

LOCATED IN
COUNTY OF LORAIN
STATE OF OHIO

CUNNINGHAM & ASSOCIATES, INC.
CIVIL ENGINEERING AND SURVEYING
203 W. LIBERTY ST. MEDINA, OHIO 44256 330-725-5980

DRAWN BY: SG
DATE: 05/15/2025
CHECKED BY: DSJ
DATE: 05/15/2025
PROJECT No.
25-104
ACAD FILE No.
25-104_PLAT_01
SCALE: 1"=100'

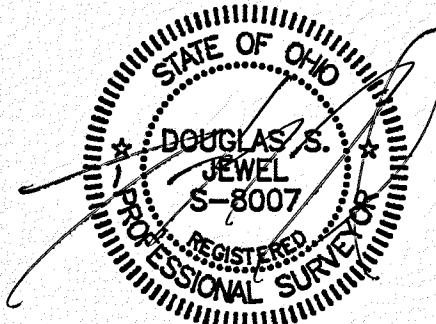
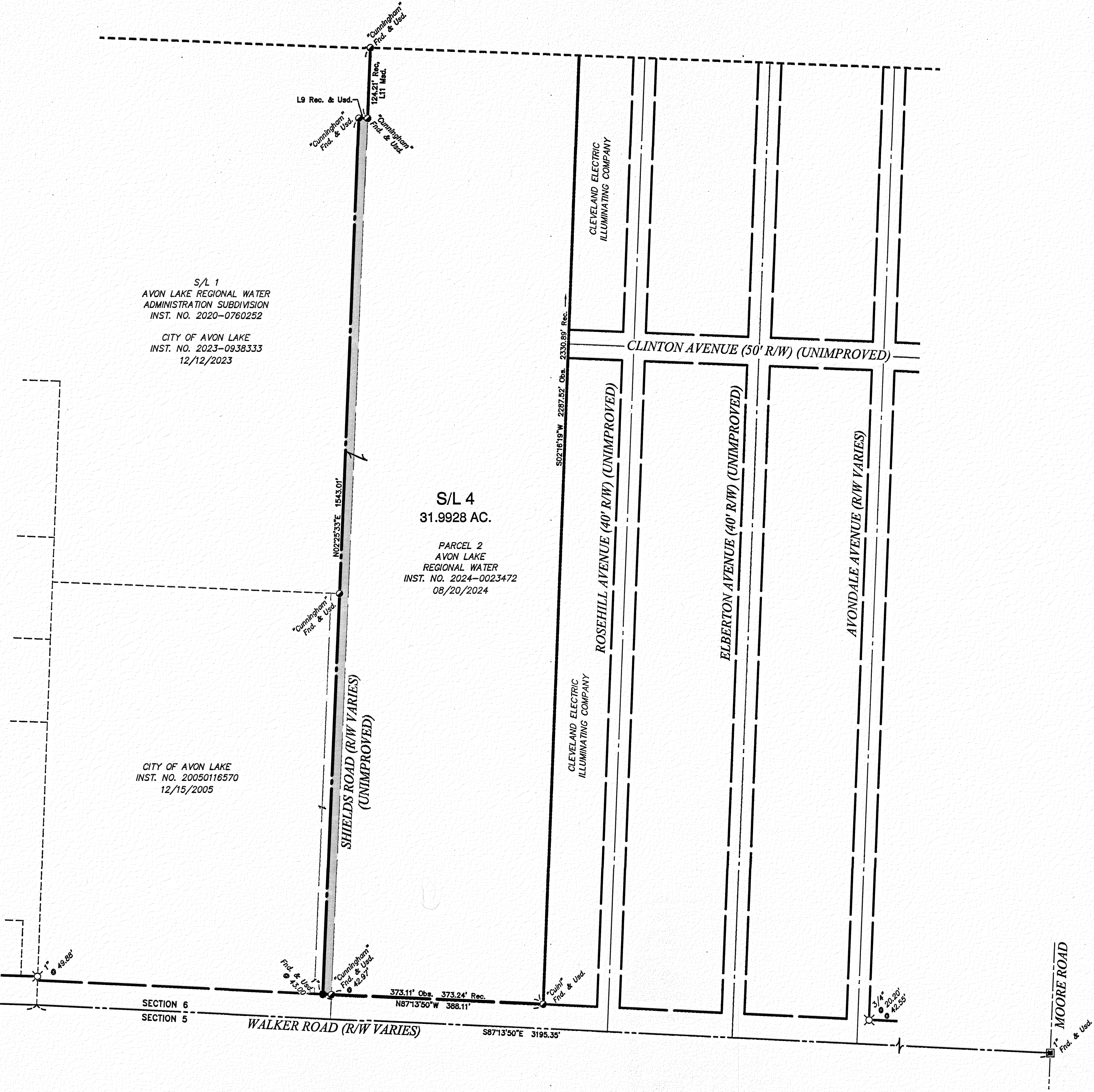
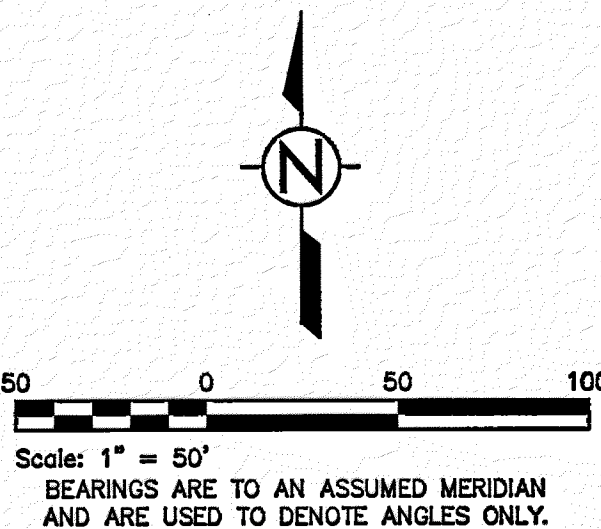
SHEET NO.

2
3

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 - RIGHT-OF-WAY TO BE VACATED



AVON LAKE REGIONAL WATER ADMINISTRATION SUBDIVISION NO. 3

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SHEET NO.
3 / 3