

ORDINANCE NO. 19-25

**AN ORDINANCE TO AUTHORIZE THE MAYOR TO ACCEPT THE
MODIFIED STORM SEWER EASEMENT ACROSS SUBLLOT
NO. 17 (3198 STONE WHEEL RUN) LOCATED IN
SCHWARTZ ROAD SUBDIVISION NO. 1
AND DECLARING AN EMERGENCY**

WHEREAS, Alex, Jr. and Karen Michalczyk are the owners of Sublot No. 17 located at 3198 Stone Wheel Run in the Schwartz Road Subdivision No. 1; and

WHEREAS, the Michalczyk's filed an application with the Avon Planning Commission on January 17, 2025 requesting a minor modification of the storm sewer easement (a.k.a. drainage easement) across the rear of their property to facilitate the construction of an in-ground swimming pool; and

WHEREAS, the storm water easement is owned by the Stone Wheel Run Homeowners Association (HOA) and, in the event of a default by that entity, the City of Avon; and

WHEREAS, the HOA has reviewed the plans and specifications for the installation of the in-ground pool and for the relocation of the storm water easement at the rear of the Michalczyk's property and has approved of same; and

WHEREAS, Planning Commission, on behalf the City of Avon, reviewed the application for this minor modification of the storm sewer easement on February 19, 2025 and by a vote of four (4) in favor and zero (0) opposed approved the proposed modification; and

WHEREAS, Council, having reviewed the application, plans and specifications and the recommendation of Planning Commission, hereby accepts the modification/relocation of the storm sewer easement in the rear of the Michalczyk's property and find that authorizing the Mayor to accept said easement to be in the best interests of the health, safety, and welfare of the community thus enabling the owners to begin installation of their pool as soon as possible.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF AVON, LORAIN COUNTY, OHIO:

Section 1 - That Council hereby accepts the recommendation of the Planning Commission and hereby authorizes the Mayor to accept the modified storm water easement (drainage easement) for Sublot No. 17 in the Schwartz Road Subdivision No. 1, a parcel located at 3198 Stone Wheel Run and owned by Alex Jr. and Karen Michalczyk, Permanent Parcel No. 04-00-026-108-134. Council authorizes the Mayor to execute the necessary document to evidence the City's acceptance as set forth in the attached Exhibit A which is incorporated herein by this reference.

Section 2 - That it is found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that 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 3 - That this Ordinance is hereby declared to be an emergency measure necessary for the preservation of the public peace, health, safety and welfare of the citizens of the City of Avon, the immediate emergency being the necessity to accept the amended storm water easement for Sublot No. 17 in the Schwartz Road Subdivision No. 1 to give the owners the opportunity to immediately begin construction of their in-ground pool; therefore, this Ordinance shall be in full force and effect immediately upon its passage and approval by the Mayor.

PASSED: March 10, 2025 DATE SIGNED: March 10, 2025

By: Brian Fischer
Brian Fischer, Council President

DATE APPROVED BY THE MAYOR March 11, 2025

By: Bryan K. Jensen
Bryan K. Jensen, Mayor

APPROVED AS TO FORM:

John A. Gasior
John A. Gasior, Law Director

ATTEST:

Barbara J. Brooks
Barbara J. Brooks, Clerk of Council

POSTED: March 13, 2025
Electronically and at City Hall as
Provided by Council

Prepared by:
John A. Gasior, Esq.
Law Director

I, Barbara J. Brooks, Clerk of the Council of the City of Avon, Ohio, hereby certify this document to be a true and exact copy of Ordinance No. 19-25, passed by the Council of said City on March 10, 2025.

IN WITNESS WHEREOF, I have on this 11th day of March 2025, affixed my signature and official seal.

Barbara J. Brooks
Barbara J. Brooks, Clerk of the Council
of the City of Avon, Ohio

EXHIBIT A

TO ORDINANCE NO. 19-25



ORDINANCE NO. 19-25

**AN ORDINANCE TO AUTHORIZE THE MAYOR TO ACCEPT THE
MODIFIED STORM SEWER EASEMENT ACROSS SUBLOT
NO. 17 (3198 STONE WHEEL RUN) LOCATED IN
SCHWARTZ ROAD SUBDIVISION NO. 1
AND DECLARING AN EMERGENCY**

WHEREAS, Alex, Jr. and Karen Michalczyk are the owners of Sublot No. 17 located at 3198 Stone Wheel Run in the Schwartz Road Subdivision No. 1; and

WHEREAS, the Michalczyk's filed an application with the Avon Planning Commission on January 17, 2025 requesting a minor modification of the storm sewer easement (a.k.a. drainage easement) across the rear of their property to facilitate the construction of an in-ground swimming pool; and

WHEREAS, the storm water easement is owned by the Stone Wheel Run Homeowners Association (HOA) and, in the event of a default by that entity, the City of Avon; and

WHEREAS, the HOA has reviewed the plans and specifications for the installation of the in-ground pool and for the relocation of the storm water easement at the rear of the Michalczyk's property and has approved of same; and

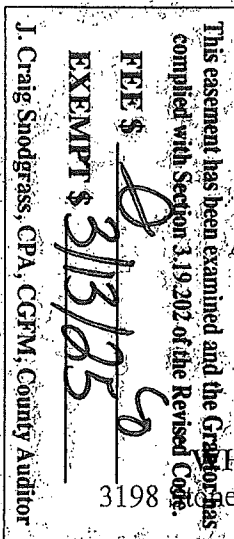
WHEREAS, Planning Commission, on behalf the City of Avon, reviewed the application for this minor modification of the storm sewer easement on February 19, 2025 and by a vote of four (4) in favor and zero (0) opposed approved the proposed modification; and

WHEREAS, Council, having reviewed the application, plans and specifications and the recommendation of Planning Commission, hereby accepts the modification/relocation of the storm sewer easement in the rear of the Michalczyk's property and find that authorizing the Mayor to accept said easement to be in the best interests of the health, safety, and welfare of the community thus enabling the owners to begin installation of their pool as soon as possible.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF AVON, LORAIN COUNTY, OHIO:

Section 1 - That Council hereby accepts the recommendation of the Planning Commission and hereby authorizes the Mayor to accept the modified storm water easement (drainage easement) for Sublot No. 17 in the Schwartz Road Subdivision No. 1, a parcel located at 3198 Stone Wheel Run and owned by Alex Jr. and Karen Michalczyk, Permanent Parcel No. 04-00-026-108-134. Council authorizes the Mayor to execute the necessary document to evidence the City's acceptance as set forth in the attached Exhibit A which is incorporated herein by this reference.

Section 2 - That it is found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in



PARTIAL RELEASE OF A
DRAINAGE EASEMENT
PPN 04-00-026-108-134

KNOW ALL MEN BY THESE PRESENTS, that the Stonewheel Run Homeowners Association, Inc. and the City of Avon, a municipal corporation (the "Grantors"), for the consideration of One Dollars and Zero Cents (\$1.00) and other valuable consideration received to its full satisfaction of the Alex Michalczyk Jr. & Karen Michalczyk, (the "Grantees"), does hereby release and discharge all of the Grantors' right, title and interest in and to the rights and privileges conveyed by the Drainage Easement as granted in the Schwartz Road Subdivision No.1 plat as re-recorded in Volume 93, Page 53 of the Lorain County Map across the premises described as follows (the "Easement Release Area"), to wit:

See Exhibit "A" as depicted in Exhibit "B"

It is expressly understood and agreed that the Grantors shall not be required in any way to remove or to share in the cost of the removal of the existing drainage easement improvements. All remaining items and provisions of the aforementioned easement not inconsistent with the terms of the partial release shall remain in full force and effect.

TO HAVE AND TO HOLD the above granted easement release in, over and subjacent to the Easement Release Area for the purpose above mentioned unto the said Grantees, its successors and assigns forever.

And the Grantor does for itself, its successors and assigns, covenant with the said Grantees, its successors and assigns, that as and until the unsealing of these presents it is well seized of the above described premises as a good and indefeasible estate in fee simple, subject to all prior easements and other encumbrances of record, and has good right to bargain and grant the same in the manner and form as above written, and that it will warrant and defend said premises with the appurtenances thereunto belonging to the Grantees, its successors and assigns, against all lawful claims and demands whatsoever for the purpose herein described by any parties claiming rights by, through or under Grantor, except as aforesaid.

13th IN WITNESS WHEREOF, the Grantor has caused this easement to be executed this day of March, 2025

In the Presence of:

Barbara Brooks
Witness

Matthew Nobles
Matthew Nobles
President – Stone Wheel Run
Homeowners Association, Inc.

STATE OF OHIO)
 LORAIN) ss
COUNTY OF CUYAHOGA)

BEFORE ME, a Notary Public in and for said County and State, personally appeared Matthew Nobles, President of the Stone Wheel Run Homeowners Association, Inc., to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that he executed same as his free and voluntary act and deed for the use and purpose therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 13th day of March, 2025

Barbara J. Brooks
Notary Public



BARBARA J BROOKS
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
04-22-2027

IN WITNESS WHEREOF, the Grantor has caused this easement to be executed this 11th day of March, 2025

In the Presence of:

Barbara Brooks
Witness

[Signature]
Bryan Jensen
Mayor -- City of Avon

Accepted by the Council of Avon by Ordinance No. 19-25

Passed March 10, 2025.

STATE OF OHIO)
 LORAIN) ss
COUNTY OF CUYAHOGA)

BEFORE ME, a Notary Public in and for said County and State, personally appeared Bryan Jensen, Mayor of the City of Avon, to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that he executed same as his free and voluntary act and deed for the use and purpose therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 11th day of March, 2025

Barbara J. Brooks
Notary Public



BARBARA J. BROOKS
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
04-22-2027

IN WITNESS WHEREOF, the Grantee has caused this easement to be executed this 11th day of March, 2025.

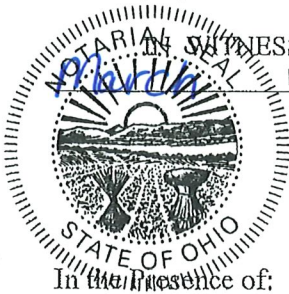
In the Presence of:

Barbara Brooks
Witness

Alex Michalczyk Jr.
Alex Michalczyk Jr.

STATE OF OHIO)
 LORAIN) ss
COUNTY OF CUYAHOGA)

BEFORE ME, a Notary Public in and for said County and State, personally appeared **Alex Michalczyk Jr.**, to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that he executed same as his free and voluntary act and deed for the use and purpose therein set forth.



IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 11th day of March, 2025
BARBARA J BROOKS
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
04-22-2027

Barbara J. Brooks
Notary Public

In the presence of:

Barbara Brooks
Witness

Karen Michalczyk
Karen Michalczyk

STATE OF OHIO)
 LORAIN)ss
COUNTY OF CUYAHOGA)

BEFORE ME, a Notary Public in and for said County and State, personally appeared **Karen Michalczyk**, to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that she executed same as her free and voluntary act and deed for the use and purpose therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 11th day of March, 2025

Barbara J. Brooks
Notary Public



BARBARA J BROOKS
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
04-22-2027

This instrument was prepared by:
Kevin Hoffman, P.E.
Polaris Engineering & Surveying, Inc.
34600 Chardon Road, Suite D
Willoughby Hills, OH 44094

EXHIBIT 'A'

POLARIS ENGINEERING & SURVEYING INC. - 34600 CHARON ROAD - WILLOUGHBY HILLS - OHIO

LEGAL DESCRIPTION
DRAINAGE EASEMENT RELEASE AREA
PPN 04-00-026-108-134

SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN, AND STATE OF OHIO, AND FURTHER KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NO. 26;

BEGINNING AT THE SOUTHWEST CORNER OF LAND CONVEYED TO ALEXANDER & REBECCA M. OBBEY BY INSTRUMENT RECORDED IN #20240028342 OF THE LORAIN COUNTY RECORDS, FURTHER KNOWN AS BEING SUBLOT 18 OF THE SCHWARTZ ROAD SUBDIVISION NO.1 AS RECORDED IN VOLUME 93, PAGE 53 OF THE LORAIN COUNTY MAP RECORDS;

THENCE **SOUTH 89°44'11" EAST** ALONG THE SOUTHERLY LINE OF SAID SUBLOT 18, **20.02 FEET** TO THE PRINCIPAL PLACE OF BEGINNING;

COURSE 1: THENCE CONTINUING **SOUTH 89°44'11" EAST**, **20.00 FEET** ALONG THE SOUTHERLY LINE OF SAID SUBLOT 18 TO A POINT;

COURSE 2: THENCE **SOUTH 0°07'24" WEST**, **3.94 FEET** TO A POINT;

COURSE 3: THENCE **SOUTH 28°42'08" EAST**, **109.79 FEET** TO THE NORTHERLY LINE OF LAND CONVEYED TO ROBERT & JACQUELINE SIVIK THRU INSTRUMENT #2020005057 OF THE LORAIN COUNTY RECORDS, FURTHER KNOWN AS SUBLOT 16 OF SAID SCHWARTZ ROAD SUBDIVISION NO.1;

COURSE 4: THENCE **NORTH 89°44'11" WEST** ALONG SAID NORTHERLY LINE, **17.79 FEET** TO THE NORTHWESTERLY CORNER THEREOF;

COURSE 5: THENCE **SOUTH 0°08'14" WEST** ALONG THE WESTERLY LINE OF SAID SIVIK, **9.19 FEET** TO THE NORTHEASTERLY CORNER OF LAND CONVEYED TO DANIEL NICOLANTI THRU INSTRUMENT #2024001092 OF THE LORAIN COUNTY RECORDS;

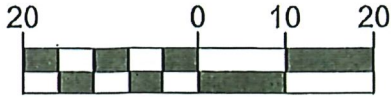
COURSE 6: THENCE **NORTH 28°42'08" WEST**, **114.36 FEET** TO A POINT;

COURSE 7: THENCE **NORTH 0°07'24" EAST**, **9.13 FEET** TO THE PRINCIPAL PLACE OF BEGINNING, SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD AND CONTAINING 2291 SF (0.052 AC.). CALCULATED AND DESCRIBED IN DECEMBER 2024 BY POLARIS ENGINEERING AND SURVEYING INC. BEARINGS REFER TO THE OHIO STATE COORDINATE SYSTEM OF 1983 (NORTH ZONE) BASED ON THE ODOT CORS/VRS SYSTEM NAD83 (2011) DATUM.

JOB#24172



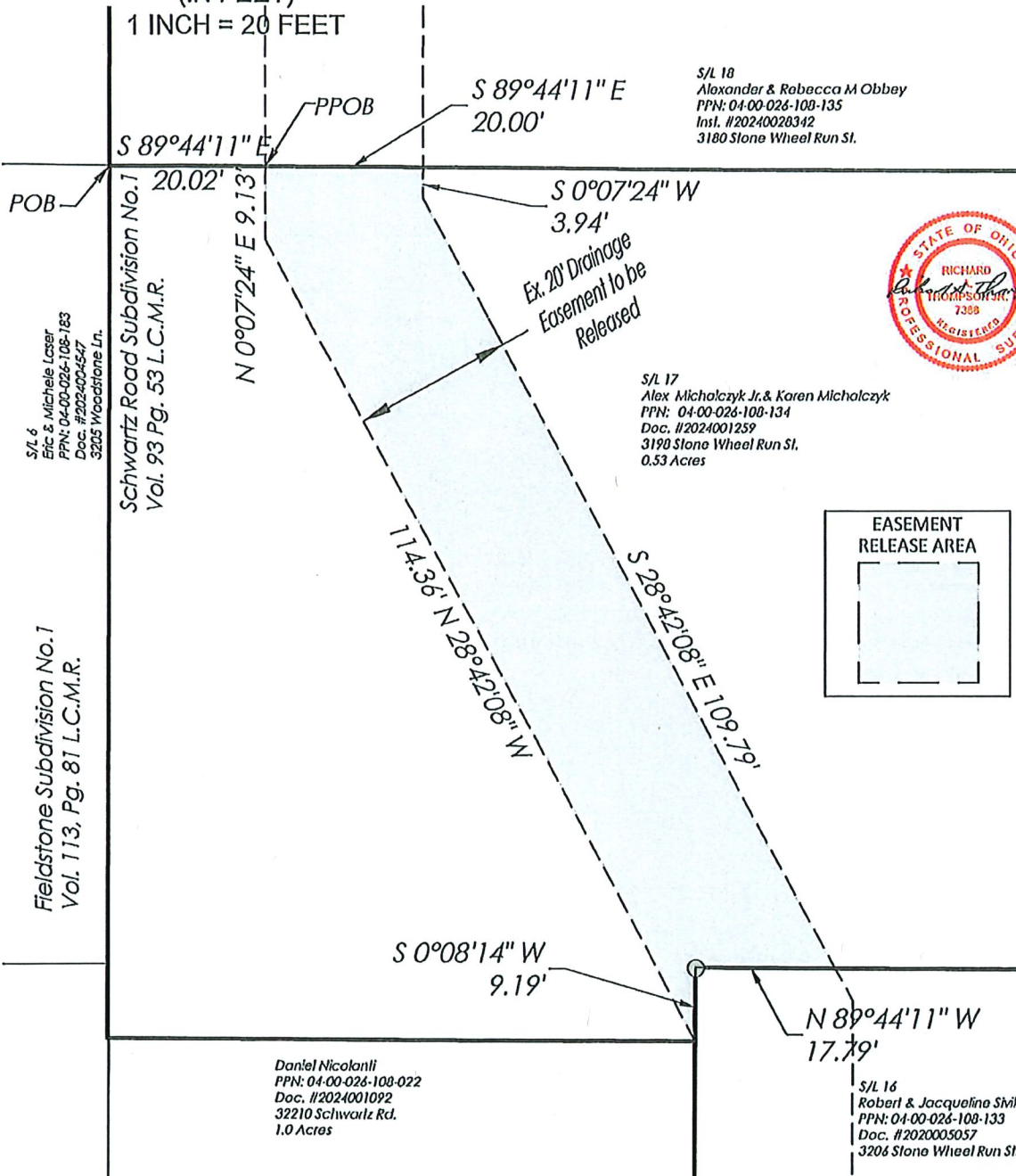
GRAPHIC
SCALE



(IN FEET)

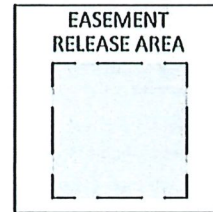
1 INCH = 20 FEET

EXHIBIT 'B'
DRAINAGE EASEMENT RELEASE AREA
SKETCH TO ACCOMPANY LEGAL DESCRIPTION
P.P.N. : 04-00-026-108-134
City of Avon- County of Lorain - State of Ohio
October, 2024 Scale 1"=20'



S/L 18
Alexander & Rebecca M Obbey
PPN: 04-00-026-108-135
Inst. #20240028342
3180 Stone Wheel Run St.

S/L 17
Alex Michalczyk Jr. & Karen Michalczyk
PPN: 04-00-026-108-134
Doc. #2024001259
3190 Stone Wheel Run St.
0.53 Acres



Daniel Nicolanti
PPN: 04-00-026-108-022
Doc. #2024001092
32210 Schwartz Rd.
1.0 Acres

S/L 16
Robert & Jacqueline Shik
PPN: 04-00-026-108-133
Doc. #2020005057
3206 Stone Wheel Run St.

DATE: 12/19/24
SCALE: HORIZ. 1"=20'
VERT. 1"=100'
FOLDER: Survey
FILENAME: Site Plan
TAB: Legal Description



**POLARIS ENGINEERING
and SURVEYING, INC.**
34600 CHARDON ROAD - SUITE D
WILLOUGHBY HILLS, OHIO 44094
(440) 944-4433 (440) 944-3722 (Fax)
www.polaris-es.com

CONTRACT No.	
24172	
SHEET	OF
01	01

**PERMANENT
DRAINAGE EASEMENT**
PPN 04-00-026-108-134

KNOW ALL MEN BY THESE PRESENTS, that Alex Michalczyk Jr. & Karen Michalczyk (the "Grantor"), for the consideration of One Dollars and Zero Cents (\$1.00) and other valuable consideration received to its full satisfaction of the Stone Wheel Run Homeowners Association, Inc. and the City of Avon, a municipal corporation, (the "Grantees"), does hereby grant and convey unto the said Grantees, its successors and assigns, for its use and benefit, a non-exclusive permanent drainage easement in common with the Grantees to operate, inspect, maintain and repair surface drainage channels or pipes on, under and through the "Easement Area" (as defined below) which is part of real estate owned by the Grantor; said drainage easement shall be in, upon, over, through and across the premises described as follows (the "Easement Area"), to wit:

See Exhibit "A" as depicted in Exhibit "B"

It is expressly understood and agreed that the Grantees shall not be required in any way to construct or to share in the cost of initial construction of drainage easement improvements. The Grantor, by acceptance of the easement, agrees to the easement conditions and restrictions as set forth in the Declarations of Covenants, Conditions and Restrictions of Stone Wheel Run Subdivision which were recorded in March 21, 2008, as Lorain County Recorder's Instrument No. 2008-0245782 and all subsequent amendments.

TO HAVE AND TO HOLD the above granted easement in, over and subjacent to the Easement Area for the purpose above mentioned unto the said Grantees, its successors and assigns forever.

It is the intent of this conveyance that neither the filing of this easement, its acceptance by the Grantees nor any other circumstance shall be construed as a dedication of or as an agreement by the Grantees to accept for dedication the premises herein described for public use as a street.

And the Grantor does for itself, its successors and assigns, covenant with the said Grantees, its successors and assigns, that as and until the unscaling of these presents it is well seized of the above described premises as a good and indefeasible estate in fee simple, subject to all prior easements and other encumbrances of record, and has good right to bargain and grant the same in the manner and form as above written, and that it will warrant and defend said premises with the appurtenances thereunto belonging to the Grantees, its successors and assigns, against all lawful claims and demands whatsoever for the purpose herein described by any parties claiming rights by, through or under Grantor, except as aforesaid.

11th IN WITNESS WHEREOF, the Grantor has caused this easement to be executed this day of March, 2025

In the Presence of:

Barbara J. Brooks
Witness

Alex Michalczyk Jr.
Alex Michalczyk Jr.

STATE OF OHIO)
 LOKAIN) ss
COUNTY OF CUYAHOGA)

BEFORE ME, a Notary Public in and for said County and State, personally appeared Alex Michalczyk Jr., to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that he executed same as his free and voluntary act and deed for the use and purpose therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 11th day of March, 2025

Barbara J. Brooks
Notary Public



BARBARA J BROOKS
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
04-22-2027

In the Presence of:

Barbara Brooks
Witness

Karen Michalczyk
Karen Michalczyk

STATE OF OHIO)
 LORAIN) ss
COUNTY OF CUYAHOGA)

BEFORE ME, a Notary Public in and for said County and State, personally appeared **Karen Michalczyk**, to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that she executed same as her free and voluntary act and deed for the use and purpose therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 11th day of March, 2025
 Barbara J. Brooks
Notary Public
IN WITNESS WHEREOF, the Grantee has caused this easement to be executed this 13th day of March, 2025

In the Presence of:

Barbara Brooks
Witness

Matthew Nobles
Matthew Nobles
President – Stone Wheel Run
Homeowners Association, Inc.

STATE OF OHIO)
 LORAIN) ss
COUNTY OF CUYAHOGA)

BEFORE ME, a Notary Public in and for said County and State, personally appeared **Matthew Nobles**, President of the Stone Wheel Run Homeowners Association, Inc., to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that he executed same as his free and voluntary act and deed for the use and purpose therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 13th day of March, 2025

Barbara J. Brooks
Notary Public

 Barbara J Brooks
Notary Public
STATE OF OHIO
Comm. Expires
04-22-2027

11th IN WITNESS WHEREOF, the Grantee has caused this easement to be executed this
day of March, 2025.

In the Presence of:

Barbara Brooks
Witness

[Signature]
Bryan Jensen
Mayor -- City of Avon

Accepted by the Council of Avon by Ordinance No. 19-25

Passed March 19, 2025.

STATE OF OHIO)
 LORAIN) ss
COUNTY OF CUYAHOGA)

BEFORE ME, a Notary Public in and for said County and State, personally appeared **Bryan Jensen**, Mayor of the City of Avon, to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that he executed same as his free and voluntary act and deed for the use and purpose therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 11th day of
March, 2025

Barbara J. Brooks
Notary Public



This instrument was prepared by:
Kevin Hoffman, P.E.
Polaris Engineering & Surveying, Inc.
34600 Chardon Road, Suite D
Willoughby Hills, OH 44094

EXHIBIT 'A'

POLARIS ENGINEERING & SURVEYING INC. - 34600 CHARON ROAD - WILLOUGHBY HILLS - OHIO

LEGAL DESCRIPTION
20' DRAINAGE EASEMENT
PPN 04-00-026-108-134

SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN, AND STATE OF OHIO, AND FURTHER KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NO. 26;

BEGINNING AT THE SOUTHWEST CORNER OF LAND CONVEYED TO ALEXANDER & REBECCA M. OBBEY BY INSTRUMENT RECORDED IN #20240028342 OF THE LORAIN COUNTY RECORDS, FURTHER KNOWN AS BEING SUBLLOT 18 OF THE SCHWARTZ ROAD SUBDIVISION NO.1 AS RECORDED IN VOLUME 93, PAGE 53 OF THE LORAIN COUNTY MAP RECORDS;

THENCE SOUTH 89°44'11" EAST ALONG THE SOUTHERLY LINE OF SAID SUBLLOT 18, 20.02 FEET TO THE PRINCIPAL PLACE OF BEGINNING;

COURSE 1: THENCE CONTINUING SOUTH 89°44'11" EAST, 20.00 FEET ALONG THE SOUTHERLY LINE OF SAID SUBLLOT 18 TO A POINT;

COURSE 2: THENCE SOUTH 0°07'24" WEST, 7.30 FEET TO A POINT;

COURSE 3: THENCE SOUTH 10°02'19" EAST, 63.98 FEET TO A POINT;

COURSE 4: THENCE SOUTH 89°59'14" EAST, 25.19 FEET TO A POINT;

COURSE 5: THENCE SOUTH 28°42'08" EAST, 34.13 FEET TO THE NORTHERLY LINE OF LAND CONVEYED TO ROBERT & JACQUELINE SIVIK THRU INSTRUMENT #2020005057 OF THE LORAIN COUNTY RECORDS, FURTHER KNOWN AS SUBLLOT 16 OF SAID SCHWARTZ ROAD SUBDIVISION NO.1;

COURSE 6: THENCE NORTH 89°44'11" WEST ALONG SAID NORTHERLY LINE, 17.79 FEET TO THE THE NORTHWESTERLY CORNER THEREOF;

COURSE 7: THENCE SOUTH 0°08'14" WEST ALONG THE WESTERLY LINE OF SAID SIVIK, 9.19 FEET TO THE THE NORHESTERLY CORNER OF LAND CONVEYED TO DANIEL NICOLANTI THRU INSTRUMENT #2024001092 OF THE LORAIN COUNTY RECORDS;

COURSE 8: THENCE NORTH 28°42'08" WEST, 23.49 FEET TO A POINT;

COURSE 9: THENCE NORTH 89°38'32" WEST, 29.57 FEET TO A POINT;

COURSE 10: THENCE NORTH 10°02'19" WEST, 80.76 FEET TO A POINT;

COURSE 11: THENCE NORTH 0°07'24" EAST, 9.13 FEET TO THE PRINCIPAL PLACE OF BEGINNING, SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD AND CONTAINING 2610 SF (0.0599 AC.). CALCULATED AND DESCRIBED IN OCTOBER, 2024 BY POLARIS ENGINEERING AND SURVEYING INC. BEARINGS REFER TO THE OHIO STATE COORDINATE SYSTEM OF 1983 (NORTH ZONE) BASED ON THE ODOT CORS/VRS SYSTEM NAD83 (2011) DATUM.



5/16
Eric & Michele Luger
PPN: 04-00-026-103-183
Doc. #2024004517
3205 Woodstone Ln

Schwartz Road Subdivision No. 1
Vol. 93 Pg. 53 L.C.M.R.

Doniel Nicolson
P/N: 04-00-026-100-02
Doc. # 2024001072
3210 Schwoitz Rd.
1.0 Acres

Robert S. Jacqueline Swartz
PPN: 04-00-026-101-133
Doc. # 220005057
3206 Stone Wheel Run SE

Alex Michalczyk Jr. & Karen
Michalczyk
PPN: 04-00-026-103-134
Doc. # 2024001259
3193 Stone Wheel Run SE,
0-53 Acres

Sgt. 10
Alexander & Rebecca M O'bry
PHY: 04-00-026-105-135
MIL: #20240023042
3100 Stone Wheel Run St.

S 05944611°E 221.42°

Stone Wheel Run St. 60'

EASEMENT RELOCATION EXHIBIT:

3198 STONE WHEEL RUN STREET
SUBLOT No. 17

CITY OF AVON - LORAIN COUNTY - OHIO

PREPARED FOR:
AMERICAN EARTH POOLS
900 ROOT RD.
N. RIDGEVILLE, OH 40439
PHONE: (440) 748-3447
CONTACT: TYLER HRUSCH

CONTRACT NO. _____

24172	
SHEET	OF
01	01

**POLARIS ENGINEERING
& SURVEYING, INC.**
3400 CHARDON ROAD
SUITE D
WILLOUGHBY HILLS, OH 44094
(440) 944-4433
www.polaris-es.com

