

ORDINANCE NO. 69-26

**AN ORDINANCE AUTHORIZING AND DIRECTING THE MAYOR TO
CONVEY STONE RIVER DRIVE TO THE BOARD OF PARK
COMMISSIONERS, LORAIN COUNTY METROPOLITAN PARK DISTRICT
AND DECLARING AN EMERGENCY**

WHEREAS, the City of Avon holds fee simple title to a parcel of land known as Stone River Drive that was dedicated as a public street (the "Parcel"); and

WHEREAS, Avon City Council has determined that the Parcel is not needed by the City of Avon as a public street or for any purpose; and

WHEREAS, the Board of Park Commissioners, Lorain County Metropolitan Park District (the "Park District"), a park district created pursuant to Chapter 1545 of the Ohio Revised Code, owns land adjacent to the Parcel that the Park District intends to use as a public park and for recreational trails; and

WHEREAS, eliminating the Parcel as a public street and conveying the Parcel to the Park District will help protect the health, safety and welfare of members of the public when accessing the park and recreational trails of the Park District; and

WHEREAS, eliminating the Parcel as a public street will not result in the denial of access to any property; and

WHEREAS, Section 723.121 of the Ohio Revised Code authorizes the City of Avon to convey the Parcel to the Park District without competitive bidding.

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

Section 1 – That the Mayor is hereby authorized and directed to execute and deliver to the Board of Park Commissioners, Lorain County Metropolitan Park District for recording a deed conveying the Parcel of land identified therein to the Park District in substantially the form as set forth in Exhibit A, attached hereto and incorporated herein by this reference.

Section 2 – That, pursuant to Section 723.121 of the Ohio Revised Code, the Park District shall be required to obtain the approval of the City of Avon of plans and specifications for all buildings or structures and the contemplated use thereof to be constructed on the Parcel, which approval the City shall not unreasonably withhold, condition or delay.

Section 3 – 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 and in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 4 – 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

Ordinance No. 69-26 (Con't.)

Avon, the immediate emergency being the need to provide safe and convenient access for members of the public to access the Park District's park and recreational trails; therefore this ordinance shall be in full force and effect immediately upon its passage and approval by the Mayor.

PASSED: June 22, 2026

DATE SIGNED: June 22, 2026

By: Brian Fischer
Brian Fischer, Council President

DATE APPROVED BY THE MAYOR: June 23, 2026

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: June 25, 2026
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. 69-26, passed by the Council of said City on June 22, 2026.

IN WITNESS WHEREOF, I have on this 23rd day of June 2026, 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 ORD. NO. 69-26

Limited Warranty Deed

KNOW ALL BY THESE PRESENTS that the CITY OF AVON, OHIO, an Ohio municipal corporation, also known as CITY OF AVON, and CITY OF AVON, LORAIN COUNTY, OHIO, Grantor, for valuable consideration paid, grants, with limited warranty covenants, to the BOARD OF PARK COMMISSIONERS, LORAIN COUNTY METROPOLITAN PARK DISTRICT, Grantee, whose tax mailing address is 12882 Diagonal Road, LaGrange, Ohio 44050, the real property described in Exhibit "A" attached hereto and made a part hereof (the "Premises").

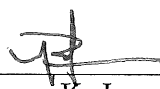
Parcel Number: _____

Prior Instrument References: Instrument No. _____ of Lorain County
Records

This conveyance is subject to easements of record.

EXECUTED this 23rd day of June, 2026.

CITY OF AVON, OHIO

By: 
Bryan K. Jensen, Mayor

STATE OF OHIO)
) SS:
COUNTY OF LORAIN)

The foregoing instrument was acknowledged before me this 23rd day of June, 2026, by Bryan K. Jensen, the Mayor of the City of Avon, Ohio, a municipal corporation, on behalf of the municipal corporation.

Barbara J. Brooks
Notary Public

My commission expires 4-22-2027

Approved as to form:

John A. Gasior
John A. Gasior, Law Director
City of Avon, Ohio



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

This instrument prepared by:
Abraham Lieberman, Esq.
Gembala, McLaughlin & Pecora Co., LPA
5455 Detroit Road
Sheffield Village, Ohio 44054-2904
Phone: (440) 930-4001

EXHIBIT "A"

LEGAL DESCRIPTION
OF
STONE RIVER DRIVE RIGHT OF WAY – 0.2106 ACRE PARCEL
CITY OF AVON
LORAIN COUNTY, OHIO

Situated in the City of Avon, County of Lorain and State of Ohio and known as being part of Original Avon Township, Township No. 13, and part of the Stone River Estates Subdivision as recorded in Volume 36, Page 76 of Lorain County Records and being a **0.2106 acre (9,172 sq.ft.)** area located within the Right of Way of Stone River Drive (60' width), and further bounded and described as follows:

Beginning at a point at the intersection of the centerline of Mills Road (60' width) and the centerline of Stone River Drive (60' width), being the **Place of Beginning** of the premises herein intended to be described,

Thence **North 00 degrees 00 minutes 00 seconds East** along the centerline of Stone River Drive, a distance of **30.00' feet** to a point, said point being the **Principal Place of Beginning** of the premises herein described;

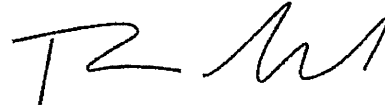
- Course 1** Thence **North 90 degrees 00 minutes 00 seconds West**, a distance of **50.00' feet**, to a point on the northerly Right of Way of said Mills Road;
- Course 2** Thence along a curve to the left having an arc length of **31.42 feet**, a delta angle of **90 degrees 00 minutes 00 seconds**, a radius of **20.00 feet**, and whose long chord bears **North 45 degrees 00 minutes 00 seconds East**, a chord distance of **28.28 feet** to a point of tangency on the easterly line of subplot 3 of said Stone River Estates Subdivision, and being the westerly Right of Way line of said Stone River Drive;
- Course 3** Thence **North 00 degrees 00 minutes 00 seconds East**, along the easterly line of said subplot 3 and the westerly Right of Way line of said Stone River Drive a distance of **130.00' feet**, to a point on the southerly line of land as conveyed to the Board of Park Commissioners by deed of record in Document #20260085889;
- Course 4** Thence **North 90 degrees 00 minutes 00 seconds East**, along the southerly line of said Board of Park Commissioners' land, a distance of **60.00 feet** to a point at the northwesterly corner of subplot 2 of said Stone River Estates Subdivision, also being the easterly Right of Way line of said Stone River Drive;
- Course 5** Thence **South 00 degrees 00 minutes 00 seconds West**, along the westerly line of said subplot 2, and the easterly Right of Way line of said Stone River Drive, a distance of **130.00 feet** to a point of curvature;

- Course 6** Thence along a curve to the left having an arc length of **31.42 feet**, a delta angle of **90 degrees 00 minutes 00 seconds**, a radius of 20.00 feet, and whose long chord bears **South 45 degrees 00 minutes 00 seconds East**, a chord distance of **28.28 feet** to a point of tangency on the northerly Right of Way of said Mills Road;
- Course 7** Thence **North 90 degrees 00 minutes 00 seconds West**, a distance of **50.00' feet**, to a point on the centerline of said Stone River Drive, said point also being the **Point of Beginning** and containing **0.2106 acres (9,172 sq. ft.)** of land, more or less which is part of Lorain County Records plat of said Stone River Estates Subdivision

Basis of bearing for this legal description is **North 00°00'00" East** as the centerline of Mills Road (60' width) from plat Volume 36, Page 76.

6/10/2026

Date:



Ryan A. Snezek, P.S. #8495

File #26042

Stone River Drive Right of Way

Legal Description

EXHIBIT-A

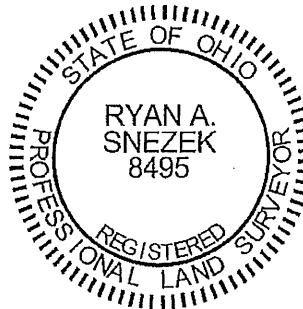
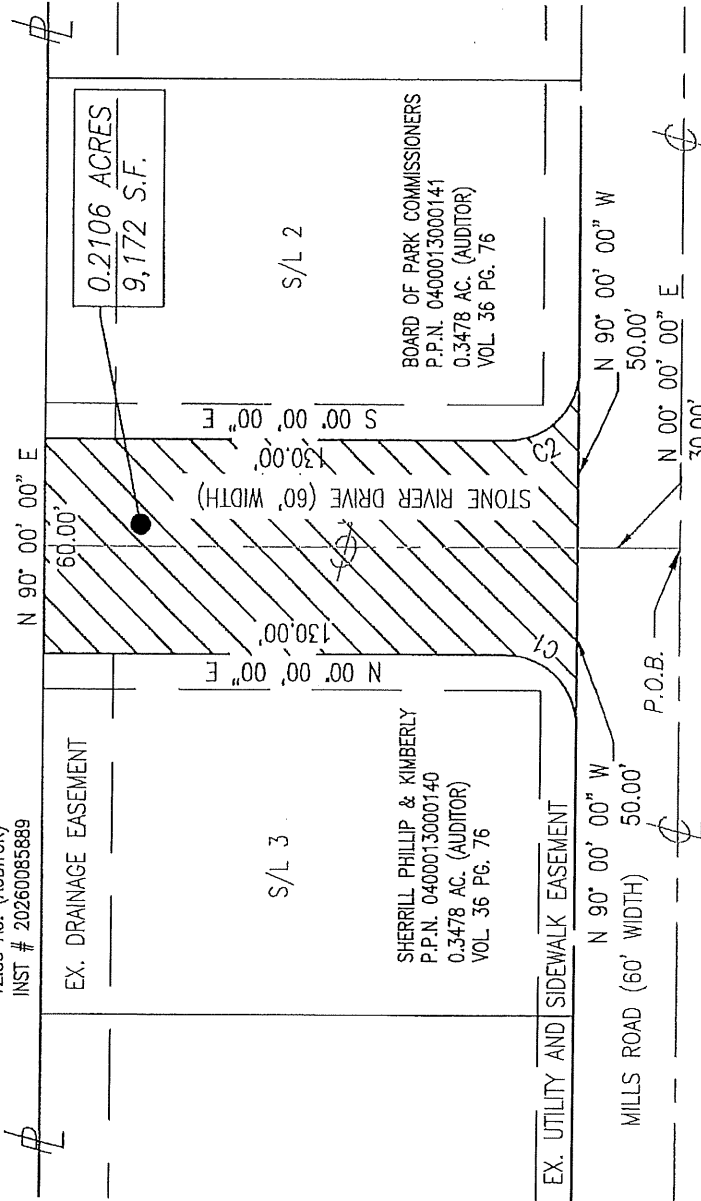


Exhibit 'A'

Stone River Drive
City of Avon County of Lorain, Ohio

0 25 50
1" = 50'

BOARD OF PARK COMMISSIONERS
P.P.N. 0400013000143
12.85 AC. (AUDITOR)
INST # 20260085889



Basis of Bearing:
N 00°00'00" as the centerline of
Mills Road (60' width) from plat
Volume 37 Page 76.

From: City of Avon
To: Board of Park Commissioners

CURVE TABLE

NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C2	31.42'	20.00'	090°00'00"	S 45°00'00" E	28.28'
C1	31.42'	20.00'	090°00'00"	N 45°00'00" E	28.28'

PROJECT #26042

PREPARED BY:

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