

VICINITY MAP
N.T.S.

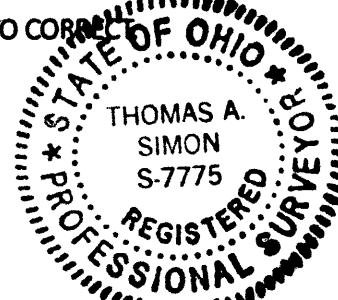
LEGEND

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

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 ONLY. PERMANENT MONUMENTS WERE FOUND OR SET AS INDICATED HEREON, ALL OF WHICH I CERTIFY TO CORRECT.

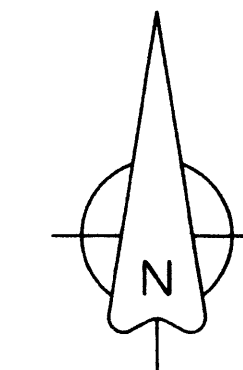
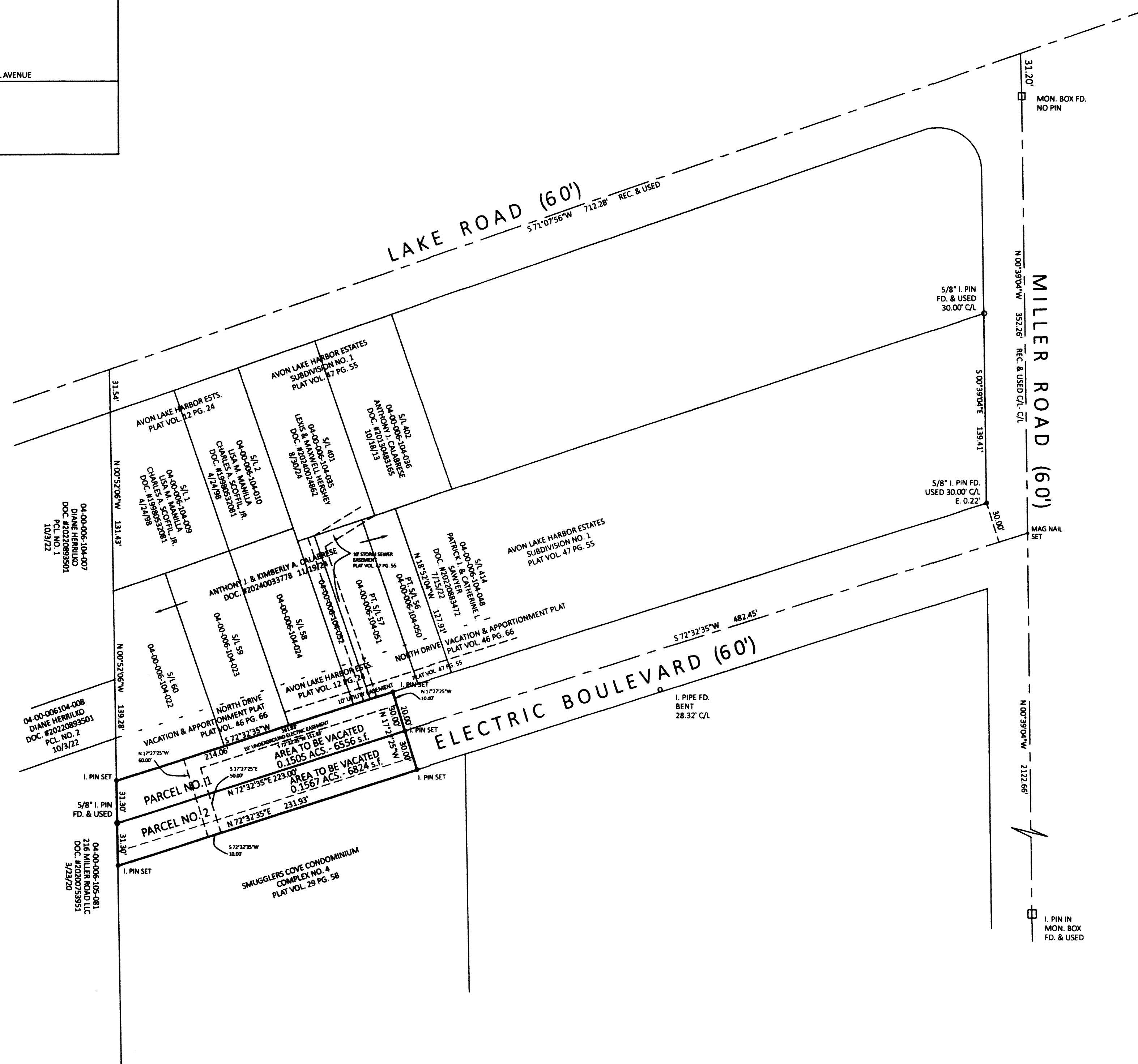
Thomas A. Simon
THOMAS A. SIMON, REGISTERED
PROFESSIONAL SURVEYOR NO. S-7775



BASIS OF BEARINGS IS THE CENTERLINE OF ELECTRIC BOULEVARD (SOUTH 72°32'35" WEST). IRON PINS SET ARE 3/8" 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



ENGINEER'S CERTIFICATE

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

DATE: 9/3/2025
Eric J. Papp
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 13th DAY OF July, 2025.

DATE: 8-27-2025
Kira J. Papp
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 ORDINANCE NO. 25-135, PASSED THE 14th DAY OF July, 2025.

DATE: 8/27/2025
Valerie Rosmarin
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.

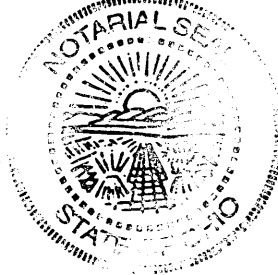
DATE: 8-27-25
Gary Ebert
GARY EBERT, LAW DIRECTOR
CITY OF AVON LAKE

TRANSFERRED
IN COMPLIANCE WITH
SEP 30 2025
J. CRAIG SNOODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

Coleen M. Spring
Notary Public
my Commission Expires
October 29, 2026



COLEEN M. SPRING
Notary Public
State of Ohio
My Comm. Expires
October 29, 2026



NO TRANSFER NECESSARY
J. CRAIG SNOODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

10-3-2025
DEPUTY

2025-0070240
PLAT Fee: \$86.40 Page 1 of 2
Recorded: 10/3/2025 at 02:38 PM
Receipt: T20250023992
Lorain County Recorder Mike Doran

Plat Vol 118
Pg 68

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'

Plat SheetInstrument # 2025-0070240Name of Plat: Vacation Plat of a Portion of Electric BoulevardOwner: Anthony J. ³ Kimberly Calabrese Smugglers Cove.
Condominium Complex No 4 Homeowners AssociationDescription: Situated in the City of Avon Lake, County of
Lorain, State of Ohio and being known as part
of Original Avon Township Section No 6.
0.1505 acres.Situated in the City of Avon Lake, County of Lorain
State of Ohio and being known as part of Original
Avon Township Section 6 0.1567 acresEasement alsoFloor Plans: /

Related/Margin: _____

Comments: See Ordinance # 2025-0070239Volume 118
Page 68Receiving StampAmount 86.40/100Initials: JH