



City of Cleveland

Justin M. Bibb, Mayor

FILE NO. 240-2022

Mayor's Office of Capital Projects
James DeRosa, Interim Director
601 Lakeside Avenue, Room 113
Cleveland, Ohio 44114-1015
216-664-2231 Fax: 216-664-2198
www.clevelandohio.gov

Date: May 5th, 2021

To: Kerry McCormack, Councilmember
Ward 3

From: James DeRosa, Interim Director
Mayor's Office of Capital Projects

Re: Request for review and approval of the proposed re-subdivision of
Ashbury Towers Phase One

Location: Northeasterly side of Walworth Ave., in between W. 53rd St. &
Junction Rd.

Ward: 3, Councilmember Kerry McCormack

Description:

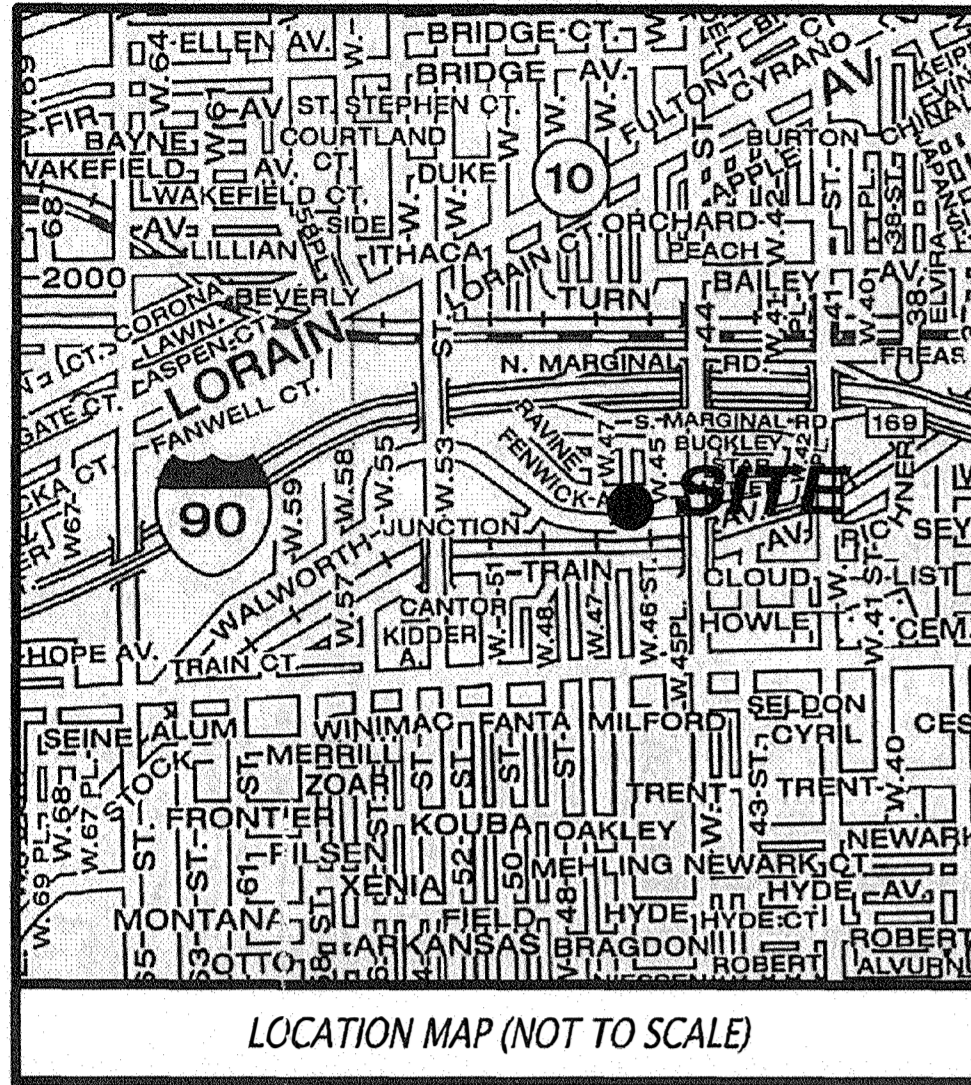
This is a proposed re-subdivision of Ashbury Towers Phase One, eliminating the common area and consolidating it with the existing 14 parcels fronting on Walworth Avenue

If you have any questions please contact Shane Shuba, Survey Department at 216-664-2475.

Thank you.

JD/sms

Cc: Eric Westfall
Kimberly Moss



RESUBDIVISION (SECOND) OF ASHBURY TOWERS PHASE ONE PLANNED UNIT DEVELOPMENT

SITUATED IN THE CITY OF CLEVELAND, COUNTY OF CUYAHOGA AND STATE OF OHIO AND KNOWN AS BEING ALL OF SUBLOT NUMBERS 13-R THROUGH 26-R AND COMMON AREA "B" IN THE RESUBDIVISION OF ASHBURY TOWERS PHASE 1 AS SHOWN BY THE RECORDED PLAT IN VOLUME 337 OF MAPS, PAGE 99 OF CUYAHOGA COUNTY RECORDS AND BEING PART OF ORIGINAL BROOKLYN TOWNSHIP LOT NO. 48.

Approved by the Development Planning and Sustainability Committee

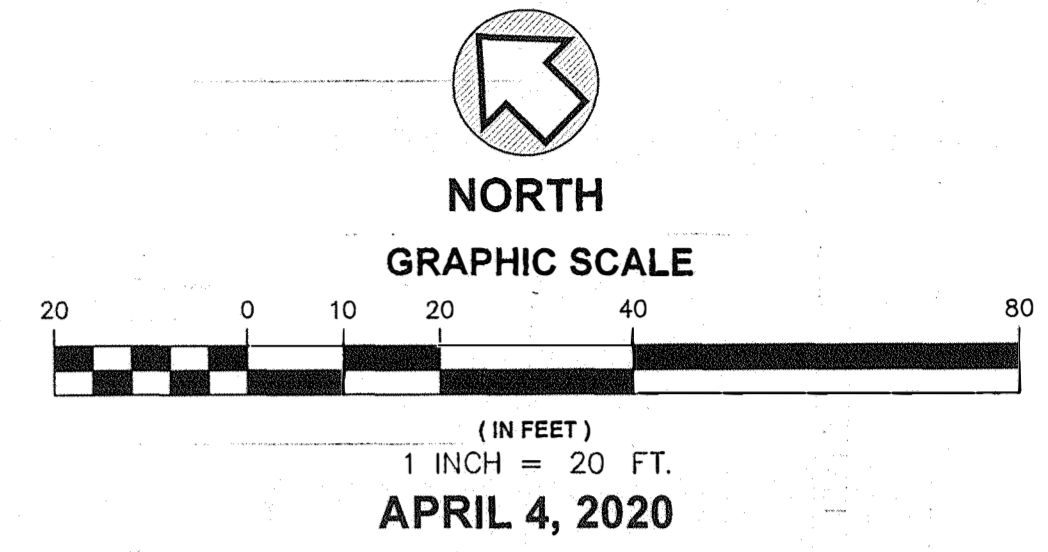
Approved by the Municipal Services and Property Committee

Acreeage Summary

Area in Sublots 0.6606 Acres
Number of Sublots 14

Survey Data:

- 1.) Resubdivision of Ashbury Towers Phase One Vol. 337, Pg. 99 C.C.M.R. and 006-21-105 through 006-21-120
- 2.) State of Ohio Limited Access Right of Way Plans CUY-90-1184 Vol. 212, Pg. 16 C.C.M.R.



| LEGEND: | |
|---------|--|
| ○ | IRON PIN FOUND & USED. |
| ⊙ | 5/8" CAPPED "KOLE #7889" IRON PIN SET (30" LONG) |

Deed Reference:

P.P.Nos. 006-21-017, 006-21-023 through 006-21-029, 006-21-100, 006-21-103, and 006-21-105 through 006-21-120
Hubo One LLC, an Ohio limited liability company
AFN 200911020651

| | | | |
|--|--|--|--|
| ① R = 12.50 Δ = 90°00'00" A = 19.63 T = 12.50 C = 17.68 N00°21'10"E | ② R = 22.50 Δ = 90°00'00" A = 35.34 T = 22.50 C = 35.34 N00°21'10"E | ③ R = 12.50 Δ = 90°00'00" A = 19.63 T = 12.50 C = 17.68 N89°38'50"W | ④ R = 22.50 Δ = 90°00'00" A = 35.34 T = 22.50 C = 31.82 N89°38'50"W |
|--|--|--|--|

Owner's Certificate

Hubo One, LLC, a Ohio Corporation, owner of the land shown herein, does hereby acknowledge and accept the making of the subdivision plat as shown hereon.

Marc I. Strauss, Manager
Hubo One, LLC, an Ohio Corporation

State of Ohio)
County of Lake) S.S.

Before me, a notary public in and for said county and state, personally appeared the above named Marc I. Strauss, Manager of Hubo One LLC, the corporation which executed the foregoing instrument, who acknowledges that he did sign said instrument as such member in behalf of said Corporation and by the authority of its board of directors; and that said instrument is his free act and deed individually and as such member and the free and corporate act and deed of said Corporation.

In witness whereof, I have hereunto set my hand and official seal at CLEVELAND, Ohio, this 2 day of FEBRUARY, 2020.

Christie Purpura
Notary Public
My commission expires 1-8-2023



Approvals

This plat and subdivision is approved by the Platting Commissioner of the City of Cleveland, Ohio this _____ day of _____, 2020.

Richard Switalski, Platting Commissioner

This plat and subdivision is approved by the Platting Director of the City of Cleveland, Ohio this _____ day of _____, 2020.

Freddy Collier, Planning Director

This plat and subdivision is in accordance with the rules of the Planning Commissioner and is hereby approved by the Director of Capital Projects of the City of Cleveland, Ohio this _____ day of _____, 2020.

Matthew Spronz, Director of Capital Projects

This plat and subdivision is approved by the Council of the City of Cleveland, Ohio this _____ day of _____, 2020.

Patricia Britt, Clerk of Council

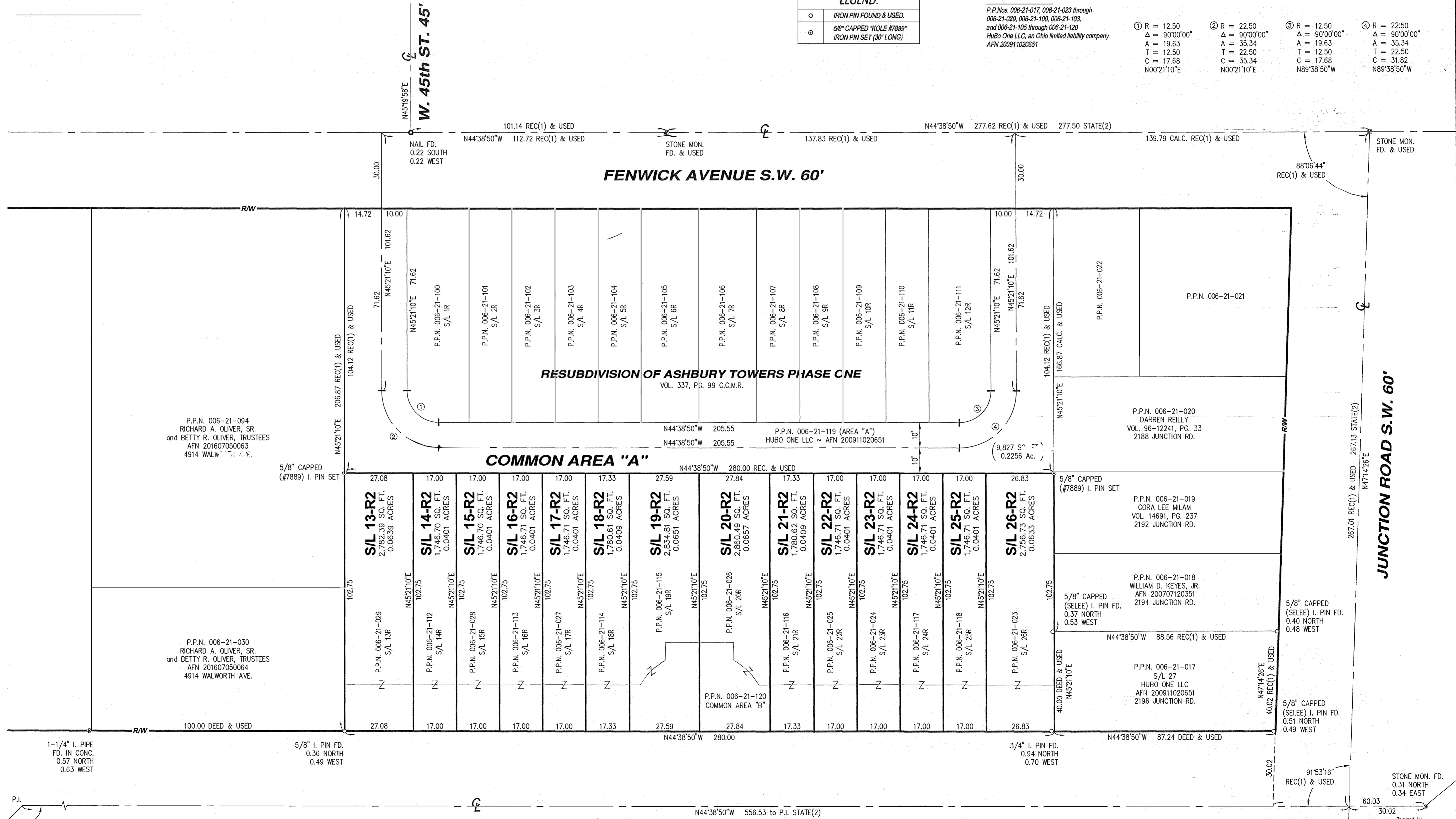
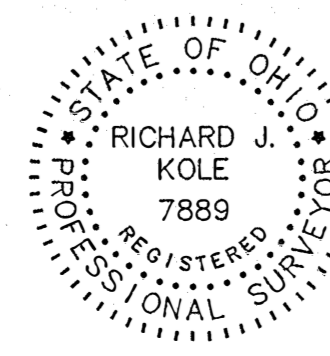
Certification

I do hereby certify that I have surveyed the premises and prepared this plat in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code. Dimensions shown hereon are expressed in feet and decimal parts thereof. Monuments were found or set as indicated hereon. Bearings shown are to an assumed meridian and are for the sole purpose of describing the relative angular value between lines, all of which I certify to be correct to the best of my knowledge and belief.

Richard J. Kole, Registered Surveyor #7889
Date 4/7/2020

Basis of Bearings

The bearing for the centerline of Walworth Avenue S.W. (North 44° 38' 50" West) as shown by the Resubdivision of Ashbury Towers Phase One recorded in Volume 337 of Maps, Page 99 of Cuyahoga County Records, is the reference meridian for this survey.



JUNCTION ROAD S.W. 60'

WALWORTH AVENUE S.W. 60'

Prepared by
RM KOLE & ASSOC. CORP.
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www.kolesurvey.com
File No. 19189 REC