

Mayor's Office of Capital Projects

Date: October 12, 2020

To: Basheer S. Jones, Councilmember
Ward 7

From: Matthew L. Spronz, Director
Mayor's Office of Capital Projects

Re: Request for review and approval of the proposed Allen Estates
Subdivision

Location: East 65th Street, between Wade Park Avenue and Linwood
Avenue in the Hough neighborhood

Ward: 7, Councilmember Basheer S. Jones

Description:

This is a proposed re-subdivision of various lots in the Samuel B. Strang Subdivision recorded in Volume 3, Page 46 of Cuyahoga County Map Records. This will create 6 new parcels that are roughly 5060 ft² in area.

The proposed subdivision plat has been forwarded to you for review. If you have any questions please contact Shane Shuba, Survey Department at 216-664-2475.

Thank you.

MLS/sms

Cc: Eric Westfall
Kimberly Moss

ALLEN ESTATES SUBDIVISION PLAT
FOR
FRONTLINE DEVELOPMENT GROUP

SITUATED IN THE CITY OF CLEVELAND, COUNTY OF CUYAHOGA, AND STATE OF OHIO; AND KNOWN AS BEING A RE-SUBDIVISION OF PART OF SUBLOT NO. 6, AND ALL OF SUBLOT NOS. 8, 10, 12, 14, 16, 18, 20, 22, AND 24 IN SAMUEL B. STRANG SUBDIVISION OF PART OF ORIGINAL ONE HUNDRED ACRE LOT NO. 341, AS SHOWN BY THE RECORDED PLAT IN VOLUME 3, PAGE 46 OF CUYAHOGA COUNTY MAP RECORDS.

OWNERS ACCEPTANCE:
(WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN HEREON DO HEREBY ACCEPT THIS SUBDIVISION PLAT OF THE SAME.

NAME, TITLE
FRONTLINE DEVELOPMENT GROUP
NOTARY:
STATE OF OHIO
COUNTY OF _____

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED OWNERS WHO ACKNOWLEDGE (HE, SHE, THEY) DID SIGN THE FOREGOING INSTRUMENT AND THAT IT WAS (HIS, HER, THEIR) OWN FREE ACT AND DEED. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND OFFICIAL SEAL AT _____ OHIO, THIS ____ DAY OF _____ 2020.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

APPROVALS:
THIS SUBDIVISION PLAT IS ACCEPTED AND APPROVED BY THE PLANNING DIRECTOR OF THE CITY OF CLEVELAND, STATE OF OHIO, THIS ____ DAY OF _____ 2020.

FREDDY COLLIER, PLANNING DIRECTOR

THIS SUBDIVISION PLAT IS ACCEPTED AND APPROVED BY THE PLATTING COMMISSIONER OF THE CITY OF CLEVELAND, STATE OF OHIO, THIS ____ DAY OF _____ 2020.

RICHARD SWITALSKI, PLATTING COMMISSIONER

THIS SUBDIVISION PLAT IS IN ACCORDANCE WITH THE RULES OF THE PLANNING COMMISSION AND IS HEREBY ACCEPTED & APPROVED BY THE DIRECTOR OF CAPITAL PROJECTS OF THE CITY OF CLEVELAND, STATE OF OHIO, THIS ____ DAY OF _____ 2020.

MATTHEW SPRONZ - DIRECTOR OF CAPITAL PROJECTS

THIS SUBDIVISION PLAT IS ACCEPTED & APPROVED BY THE COUNCIL OF THE CITY OF CLEVELAND, STATE OF OHIO, THIS ____ DAY OF _____ 2020.

PATRICIA BRITT - CLERK OF COUNCIL

CERTIFICATION:
THIS SURVEY CONFORMS TO OAC 4733-37, MINIMUM STANDARDS FOR A BOUNDARY SURVEY. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. ALL TO THE BEST OF MY KNOWLEDGE, INFORMATION AND PERSONAL BELIEF, WHICH I HEREBY STATE TO BE CORRECT.

ELTON K. COOPER, SR. PS 8671
DATE 02/21/2020

NOTE:
BEARINGS SHOWN HEREON ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

● = 5/8"x30" IRON PIN SET AND CAPPED P.S. NO. 8671

NOTE:
PROPERTY CORNERS FOR THE INDIVIDUAL PARCELS WILL BE SET AT THE TIME SITE PLAN AND DEVELOPMENT OF THE PARCEL.



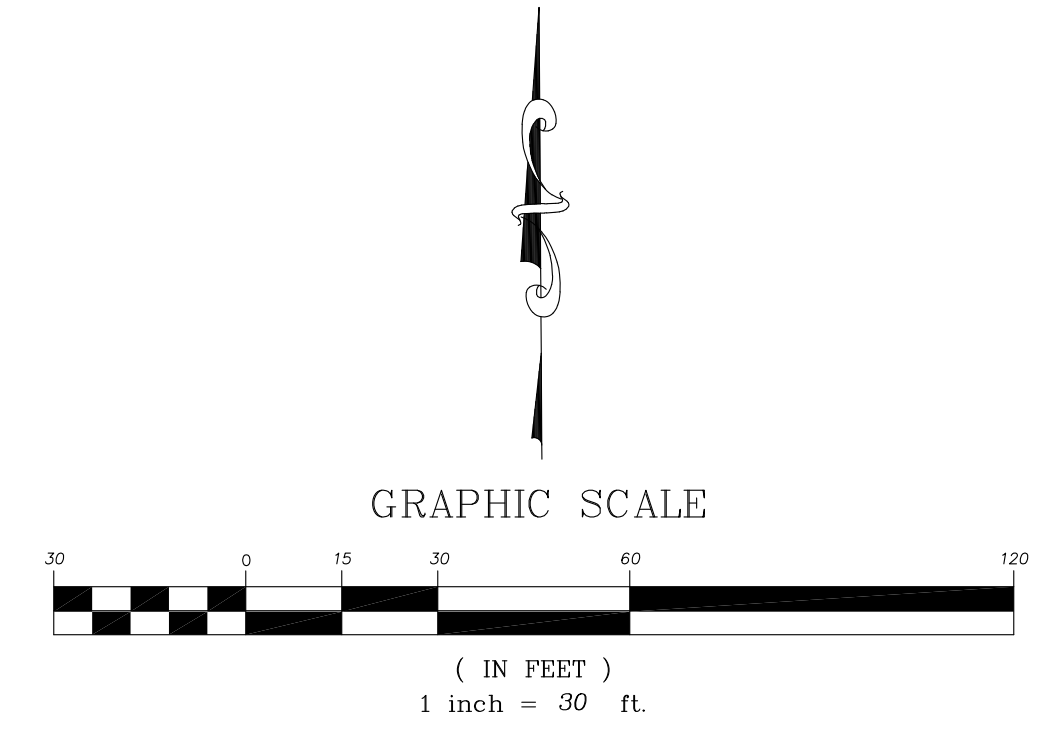
LEGEND

- IRON PIN SET
- IRON PIN/PIPE FOUND
- Ⓜ MONUMENT BOX FOUND
- ⊕ PK NAIL/DRILL HOLE SET
- ⊕ PK NAIL/DRILL HOLE FOUND
- REC./R. RECORD
- MEAS./M. MEASURED
- CALC./C. CALCULATED
- OBS. OBSERVED
- VOL. VOLUME
- PG. PAGE
- AC. ACRES
- SQ. FT. SQUARE FEET
- C.C.M.R. CUYAHOGA COUNTY MAP RECORDS
- CSR. CLEVELAND SURVEY RECORDS
- E.C.T.P. EUCLID CORRIDOR CENTERLINE PLAT
- P.P.N. PERMANENT PARCEL NUMBER
- CENTER LINE _____
- PROPERTY LINE _____
- ADJACENT PROPERTY LINE _____
- ORIGINAL LOT LINE _____



CARDINAL SURVEYING AND MAPPING, INC.
3368 EAST 113th STREET
CLEVELAND, OHIO 44104
(216) 751-4669 OFFICE
(877) 752-4849 FAX

DRAWN BY E.K.C.	SCALE 1"=30'	DATE 01/17/2020
CHECK BY E.K.C.	JOB NO. 19-058	PAGE 1 OF 1



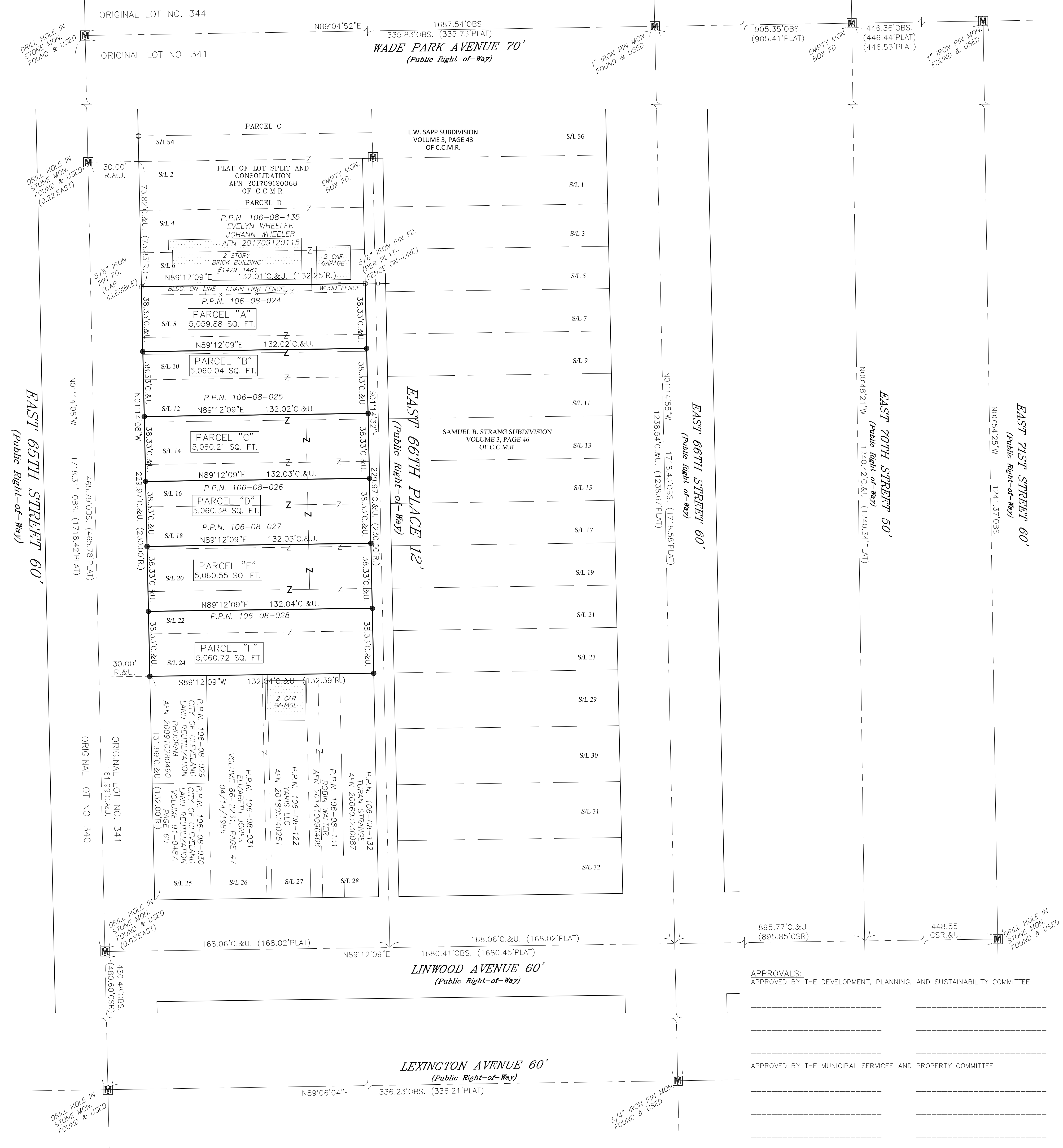
ENCROACHMENT NOTE:
1. ADJACENT CHAIN-LINK FENCE ENCLOSES THE NORTHERLY PROPERTY LINE BY A MAXIMUM DISTANCE OF 5.5 FEET.
2. ADJACENT WOOD ENCLOSES THE NORTHERLY PROPERTY LINE BY A MAXIMUM DISTANCE OF 0.2 FEET.

ACREAGE	OWNERSHIPS
PARCEL "A" 5,059.88 SQ. FT. (0.1162 ACRES)	P.P.N. 106-08-024 CITY OF CLEVELAND LAND REUTILIZATION PROGRAM VOLUME 15239, PAGE 973
PARCEL "B" 5,060.04 SQ. FT. (0.1162 ACRES)	P.P.N. 106-08-025 CITY OF CLEVELAND LAND REUTILIZATION PROGRAM VOLUME 90-4691, PAGE 1
PARCEL "C" 5,060.21 SQ. FT. (0.1162 ACRES)	P.P.N. 106-08-026 CITY OF CLEVELAND LAND REUTILIZATION PROGRAM VOLUME 92-0453, PAGE 2
PARCEL "D" 5,060.38 SQ. FT. (0.1162 ACRES)	P.P.N. 106-08-027 CITY OF CLEVELAND LAND REUTILIZATION PROGRAM AFN 200404300115
PARCEL "E" 5,060.55 SQ. FT. (0.1162 ACRES)	P.P.N. 106-08-028 CITY OF CLEVELAND LAND REUTILIZATION PROGRAM AFN 200404300115
PARCEL "F" 5,060.72 SQ. FT. (0.1162 ACRES)	

- REFERENCE SURVEYS**
- SAMUEL B. STRANG SUBDIVISION RECORDED IN VOLUME 3, PAGE 46 OF C.C.M.R.
 - L.W. SAPP SUBDIVISION RECORDED IN VOLUME 3, PAGE 43 OF C.C.M.R.
 - PLAT OF LOT SPLIT AND CONSOLIDATION RECORDED IN AFN 201709120068 OF C.C.M.R.
 - LOT CONSOLIDATION FOR FAMICOS FOUNDATION RECORDED IN VOLUME 332, PAGE 81 OF C.C.M.R.
 - PLAT OF CONSOLIDATION PREPARED FOR CITY OF CLEVELAND RECORDED IN VOLUME 332, PAGE 81 OF C.C.M.R.
 - LOT CONSOLIDATION RECORDED IN VOLUME 299, PAGE 034 OF C.C.M.R.
 - MAP OF SURVEY AND CONSOLIDATION PLAT RECORDED IN VOLUME 268, PAGE 091 OF C.C.M.R.
 - CSR BOOK 29, PAGE 80.
 - CSR BOOK 44, PAGE 52.

APPROVALS:
APPROVED BY THE DEVELOPMENT, PLANNING, AND SUSTAINABILITY COMMITTEE

APPROVED BY THE MUNICIPAL SERVICES AND PROPERTY COMMITTEE



ORIGINAL LOT NO. 344
ORIGINAL LOT NO. 341
ORIGINAL LOT NO. 340
ORIGINAL LOT NO. 341
ORIGINAL LOT NO. 340

WADE PARK AVENUE 70'
(Public Right-of-Way)

EAST 66TH PLACE 12'
(Public Right-of-Way)

EAST 60TH STREET 60'
(Public Right-of-Way)

EAST 70TH STREET 50'
(Public Right-of-Way)

EAST 71ST STREET 60'
(Public Right-of-Way)

EAST 65TH STREET 60'
(Public Right-of-Way)

LINWOOD AVENUE 60'
(Public Right-of-Way)

LEXINGTON AVENUE 60'
(Public Right-of-Way)

PARCEL C
S/L 54
S/L 2
S/L 4
S/L 6
S/L 8
S/L 10
S/L 12
S/L 14
S/L 16
S/L 18
S/L 20
S/L 22
S/L 24
S/L 25
S/L 26
S/L 27
S/L 28

PARCEL D
P.P.N. 106-08-135
EVELYN WHEELER
JOHANN WHEELER
AFN 201709120115
2 STORY BRICK BUILDING #1479-1481
132.01'C.&U. (132.25'R.)
2 CAR GARAGE
5/8" IRON PIN FD. (PER PLAT - FENCE ON-LINE)

PARCEL "A"
S/L 8
5,059.88 SQ. FT.

PARCEL "B"
S/L 10
5,060.04 SQ. FT.

PARCEL "C"
S/L 14
5,060.21 SQ. FT.

PARCEL "D"
S/L 16
5,060.38 SQ. FT.

PARCEL "E"
S/L 20
5,060.55 SQ. FT.

PARCEL "F"
S/L 24
5,060.72 SQ. FT.

2 CAR GARAGE

P.P.N. 106-08-029
CITY OF CLEVELAND
LAND REUTILIZATION PROGRAM
AFN 200910280490
VOLUME 91-0487,
PAGE 60
131.99'C.&U. (132.00'R.)

P.P.N. 106-08-030
CITY OF CLEVELAND
LAND REUTILIZATION PROGRAM
PAGE 60
132.00'R.)

P.P.N. 106-08-031
ELIZABETH JONES
VOLUME 86-2231, PAGE 47
04/14/1986

P.P.N. 106-08-122
YARIS LLC
AFN 201805240251

P.P.N. 106-08-132
TUPHAIN STANFORD
AFN 200603230087

P.P.N. 106-08-131
ROBIN WALTER
AFN 201470909768