

Mayor's Office of Capital Projects

Date: January 17, 2024

To: Kerry McCormack, Councilmember
Ward 3

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

Re: Request for review and approval of the proposed HC Columbus
Townhomes Subdivision Plat

Location: East side of Columbus Road, in-between Freeman Avenue & Willey
Avenue

Ward: 3, Councilmember Kerry McCormack

Description:

This is a proposed subdivision that will create 7 fee simple lots, 6 of which will have proposed townhomes constructed on them. The 7th lot is to be used primarily as a private ingress/egress mechanism to access the proposed townhomes. No new public streets are being dedicated by this plat.

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.

JDD/sms

Cc: Eric Westfall
Ines Jimenez
Katie Hough

OWNERS ACCEPTANCE

I, (We) the undersigned owner(s) of the land shown hereon, do hereby accept this subdivision plat shown.

HC Columbus LLC
PRINT NAME TITLE

NOTARY

State of _____
County of _____
Before me a Notary Public in and for said County and State, personally appeared the above named Owner(s) who acknowledged that he did sign the foregoing instrument and that it was his own free act and deed.

Notary Public
My commission expires

APPROVALS

This subdivision and plat are approved by the Planning Director of the City of Cleveland, Ohio this _____ day of _____, 2024.

Joyce Pan Huang - Planning Director

This subdivision and plat are approved by the Platting Commissioner of the City of Cleveland, Ohio this _____ day of _____, 2024.

Richard Switalski - Platting Commissioner

This subdivision and plat are in accordance with the rules of the Planning Commission and is hereby approved by the Director of Capital Projects of the City of Cleveland, Ohio this _____ day of _____, 2024.

James DeRosa - Director of Capital Projects

This subdivision and plat are approved by the Council of the City of Cleveland, Ohio this _____ day of _____, 2024.

City of Cleveland Council File No. _____

Patricia Britt - Clerk of Council

APPROVED BY THE DEVELOPMENT, PLANNING AND SUSTAINABILITY COMMITTEE

Anthony Hairston - Chair Jasmin Santana - Vice Chair

Kris Harsh Stephanie Howse-Jones

Joseph Jones Kerry McCormack

Jenny Spencer

APPROVED BY THE MUNICIPAL SERVICES AND PROPERTY COMMITTEE

Kevin Bishop - Chair Richard Starr - Vice Chair

Anthony Hairston Joseph Jones

Brian Kazy Rebecca Maurer

Danny Kelly

REFERENCE SURVEYS

Wileyville Allotment, Volume 2, Page 16 of Cuyahoga County Map Records. (Rec.)

Susan K. and Samuel Follett's ReSubdivision, Volume 7, Page 10 of Cuyahoga County Map Records. (Rec.)

Samuel and Charlotte Mintz ReSubdivision, Volume 32, Page 26 of Cuyahoga County Map Records. (Rec.)

Plat of Partition, Volume 384, Page 16 of Cuyahoga County Map Records. (Bruckner)

Plat of Consolidation & Partition, Volume 301, Page 90 of Cuyahoga County Map Records. (Bruckner)

Dedication Map of Smith Court S.W. Opening, Volume 190, Page 61 of Cuyahoga County Map Records.

Plat of Lot Split, Volume 379, Page 21 of Cuyahoga County Map Records. (Polaris)

Plat of Survey for Flats Industrial Railroad Company by Garrett & Associates, Inc., Dated December 1999. (Garrett)

G.E. Hartnell's 1885 Survey of the Bradford and Carter Estate, City of Cleveland Record UN-228. (Survey)

Follett Homes Subdivision, AFN. 201708230275 of Cuyahoga County Records. (PLAT - P)

DEED OF RECORD

P.P.N. 004-03-007 & 004-03-008
Land described to HC Columbus LLC by deed dated May 23, 2022 and recorded in AFN. 202205230445 of Cuyahoga County Deed Records.

ABBEE AVENUE S.W. 66'
(A PUBLIC RIGHT-OF-WAY)

N 89°56'32" W 734.10' Obs. 734.11' CSR (Columbus to West 19th - North)

404.14' Obs. 404.04' Garrett (Columbus to West 20th)

FREEMAN AVENUE 66'
(FORMERLY FREEMAN STREET)
(A PUBLIC RIGHT-OF-WAY)

S 89°59'51" E 404.08' Obs. 404.07' CSR

BASIS OF BEARINGS

The centerline of West 20th Street as North 00°00'03" East as shown in the Plat of Consolidation as recorded in AFN. 201808020117 of Cuyahoga County Records.

EASEMENT NOTE

21' Ingress/Egress Easement shown hereon is for vehicular and pedestrian access to the Sublots and Block A only, and is only for the common use and enjoyment of each of the owners, and their successors, of the Sublots and Block A, and not for the use by the general public.

Blanket Utilities Easement is defined as all area outside the 6 Townhome Units including within the Ingress/Egress Easement, and is for the installation, maintenance, and use of utilities deemed necessary for the Townhomes Development, and approved by the owner, or its successors or assigns.

10' Electric Easement and 10'x10' Sewer Connection Easement shown hereon are for the benefit of the adjacent parcel P.P.N. 004-03-027 and subject to the terms and conditions as set forth in a separate recorded easement agreement.

See Bridge Detail

1" Iron Pin in Monument Box Found & Used for CL Abbey (0.00' N, 0.03' E) @ West 19th St.

90°3'25" Obs. 90°3'00" Rec.
329.97' Obs. 330.00' Polaris
329.91' CSR 330.07' Garrett

90°00'41" Obs. 90°00'30" CSR
40.00' R-M
330.80' C-M 330.57' CSR

90°00'41" Obs. 90°00'30" CSR
40.00' R-M
33.00' R-M

90°00'41" Obs. 90°00'30" CSR
40.00' R-M
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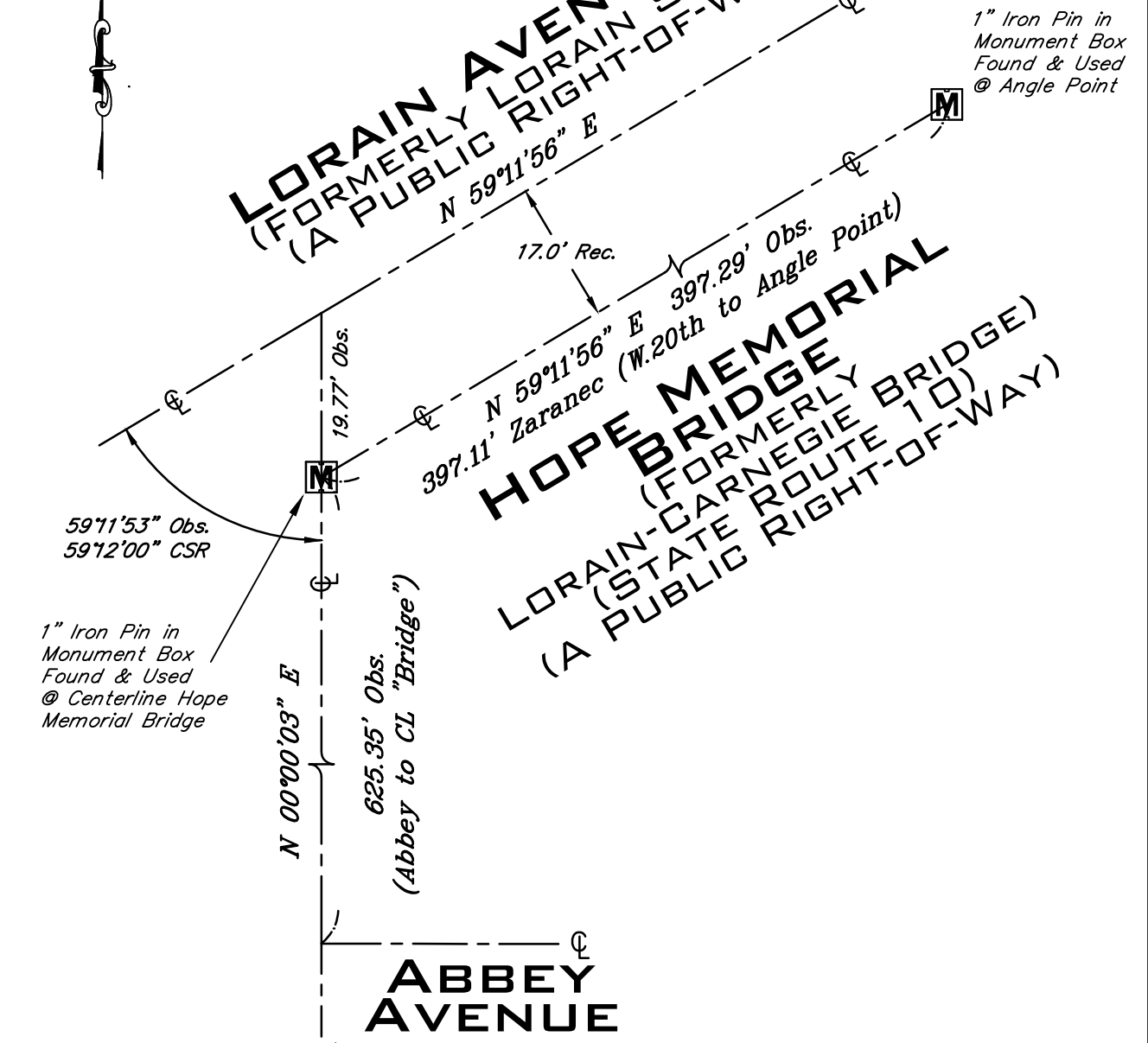
HC COLUMBUS TOWNHOMES SUBDIVISION PLAT

OF P.P.N. 004-03-007 P.P.N. 004-03-008 CREATING SUBLOTS 1 THROUGH 6 AND BLOCK "A" CITY OF CLEVELAND, OHIO

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio and known as being part of Sublot Nos. 310 and 314 in the Wileyville Allotment of part of Original Brooklyn Township Lot 69 as shown by the recorded plat in Volume 2 of Page 16 of Cuyahoga County Map Records.

BRIDGE DETAIL

1 inch = 20 ft.

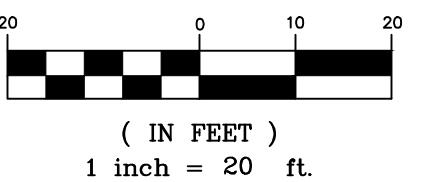


CERTIFICATION

This plat was prepared from a field survey, analysis of recorded plats, recorded deeds, and city survey records. Bearings shown hereon are to an assumed meridian and are intended to indicate angles only. Distances are given in feet and decimal parts thereof. All of which I certify to be correct to the best of my knowledge. I hereby certify I have surveyed the subject premises and prepared this drawing in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code.

Revised - February 5, 2024
July 15, 2023
Peter J. Gaurloff P.S. No. 8646 Date

GRAPHIC SCALE



LEGEND

- M = Monument Box Found
O = Iron Pin Found
P = Iron Pipe Found
● = 5/8"x30" Iron Pin Set
⊙ = Drill Hole Set / Found
+ = P.K. Nail Set / Found
C = Centerline



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