

**Mayor's Office of Capital Projects**

**Date:** June 26, 2023

**To:** Kerry McCormack, Councilmember  
Ward 3

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

**Re:** Request for review and approval Lorain Avenue & West 47<sup>th</sup>  
Street Townhome development

**Location:** Northeast corner of Lorain Avenue & West 47<sup>th</sup> Street

**Ward:** 3, Councilmember Kerry McCormack

**Description:**

This is a proposed subdivision that will create 8 new fee simple townhomes on the northeast corner of Lorain Avenue & West 47<sup>th</sup> Street. The townhomes are varied in size and have options between 1,700 and 3,100 square feet.

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

Thank you.

JDD/sms

Cc: Eric Westfall  
Kimberly Moss  
Jesse Boyd

# Plat of Subdivision

of land owned by  
**Teddy Rider LLC**

City of Cleveland, Ohio

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio and known as being part of Original Brooklyn Township Lot Nos. 48 and 49 and further known as being all of Parcel 'A' as shown on "Plat of Consolidation" recorded in A.F.N. \_\_\_\_\_ of the Cuyahoga County Recorder's Records.

### ACCEPTANCE

This subdivision and plat are approved by the Planning Director of the City of Cleveland, Ohio this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
Joyce Pan Huang - Planning Director

This subdivision and plat are approved by the Platting Commissioner of the City of Cleveland, Ohio this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
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 \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
James DeRosa - Director of Capital Projects

This subdivision and plat are approved by the Council of the City of Cleveland, Ohio this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
Patricia Britt - Clerk of Council

Cleveland City Council File No. \_\_\_\_\_

### APPROVED BY THE DEVELOPMENT, PLANNING AND SUSTAINABILITY COMMITTEE

\_\_\_\_\_  
Anthony Hairston - Chair

\_\_\_\_\_  
Jasmine Santana - Vice Chair

\_\_\_\_\_  
Kris Harsh

\_\_\_\_\_  
Stephanie Howse

\_\_\_\_\_  
Joseph Jones

\_\_\_\_\_  
Kerry McCormock

\_\_\_\_\_  
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

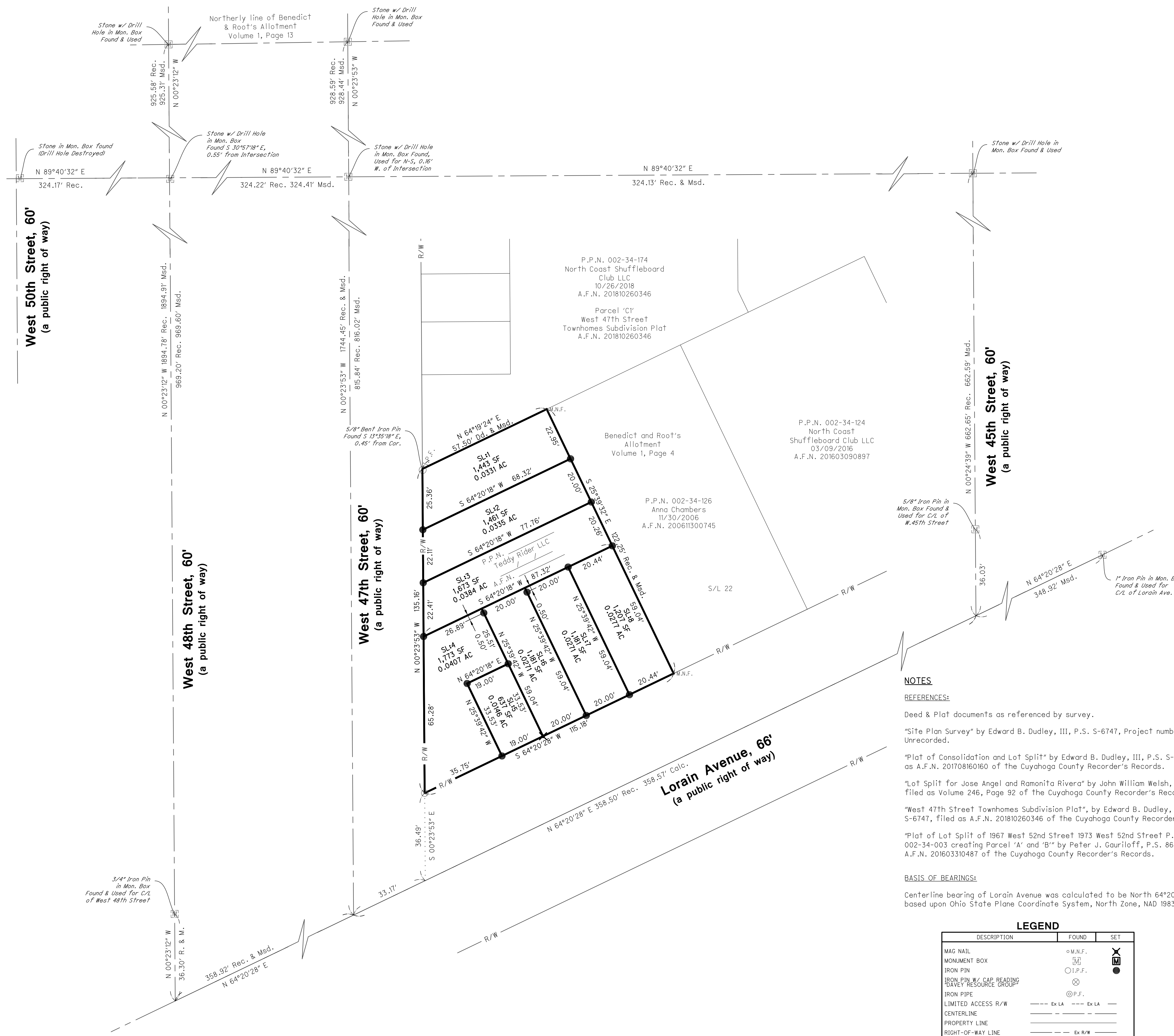
### SURVEYOR CERTIFICATION

I hereby certify that this survey was prepared from a field survey and analysis of recorded plats, recorded deeds, and survey records, as applicable. This survey was prepared in accordance with the provisions of chapter 4733-37 of the Ohio Administrative Code. All distances are given in feet and decimal parts thereof and all dimensions and geodetic details are correct and close to the best of my knowledge.

\_\_\_\_\_  
Daniel P. Engle, P.S. S-8452

\_\_\_\_\_  
Date

All 5/8 inch by 30 inch iron pins set with cap reading "DAVEY RESOURCE GROUP"



### NOTES

#### REFERENCES:

Deed & Plat documents as referenced by survey.

"Site Plan Survey" by Edward B. Dudley, III, P.S. S-6747, Project number 16-358, Unrecorded.

"Plat of Consolidation and Lot Split" by Edward B. Dudley, III, P.S. S-6747, filed as A.F.N. 201708160160 of the Cuyahoga County Recorder's Records.

"Lot Split for Jose Angel and Ramonita Rivera" by John William Welsh, P.S. S-6370, filed as Volume 246, Page 92 of the Cuyahoga County Recorder's Records.

"West 47th Street Townhomes Subdivision Plat", by Edward B. Dudley, III, P.S. S-6747, filed as A.F.N. 201810260346 of the Cuyahoga County Recorder's Records.

"Plat of Lot Split of 1967 West 52nd Street 1973 West 52nd Street P.P.N. 002-34-003 creating Parcel 'A' and 'B' by Peter J. Gauriloff, P.S. 8646, filed as A.F.N. 201603310487 of the Cuyahoga County Recorder's Records.

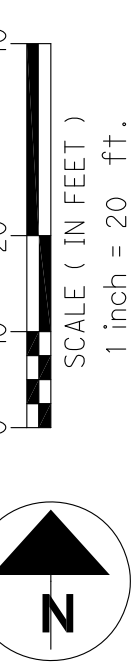
#### BASIS OF BEARINGS:

Centerline bearing of Lorain Avenue was calculated to be North 64°20'28" East, based upon Ohio State Plane Coordinate System, North Zone, NAD 1983, Ground.

### LEGEND

DESCRIPTION	FOUND	SET
MAG NAIL	○ M.N.F.	⊗
MONUMENT BOX	□ M.B.	⊗
IRON PIN	○ I.P.F.	⊗
IRON PIN W/ CAP READING "DAVEY RESOURCE GROUP"	⊗	⊗
IRON PIPE	⊗ I.P.F.	⊗
LIMITED ACCESS R/W	--- Ex LA	--- Ex LA
CENTERLINE	---	---
PROPERTY LINE	---	---
RIGHT-OF-WAY LINE	---	Ex R/W
EASEMENT LINE	---	---
ORIGINAL PROP. LINE	---	---
ORIGINAL LOT LINE	---	---

Davey Resource Group  
1310 SHARON COPLEY ROAD, P.O. BOX 37  
SHARON-CENTER, OHIO 44124  
(PHONE) 330.590.8004 (FAX) 868.800.8423



TEDDY RIDER LLC  
LOT SPLIT

PROJECT NUMBER  
2467  
DATE  
2023-04-10  
1  
1