

**Mayor's Office of Capital Projects**

**Date:** August 16, 2022

**To:** Stephanie D. Howse, Councilmember  
Ward 7

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

**Re:** Request for review and approval of the proposed re-subdivision of  
Allen Estates

**Location:** East side of East 65<sup>th</sup> Street, between Wade Park Avenue &  
Linwood Avenue

**Ward:** 7, Councilmember Stephanie D. Howse

**Description:**

This is a proposed re-subdivision of the Allen Estates Subdivision for Frontline Development Group. This proposed re-subdivision will take the existing 6 sublots and reconfigure them into 5, increasing the frontages on East 65<sup>th</sup> Street.

The proposed re-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  
Kimberly Moss

**RE-SUBDIVISION  
OF  
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 ALL OF PARCELS "A", "B", "C", "D", "E", AND "F" IN THE ALLEN ESTATES SUBDIVISION PLAT FOR FRONTLINE DEVELOPMENT GROUP OF PART OF ORIGINAL ONE HUNDRED ACRE LOT NO. 341, AS SHOWN BY THE RECORDED PLAT IN AUDITOR'S FILE NUMBER 202011030467 OF CUYAHOGA COUNTY MAP RECORDS.

**OWNERS ACCEPTANCE:**

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

SHEILA WRIGHT, PRESIDENT  
FRONTLINE DEVELOPMENT GROUP, LLC

**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 SHE DID SIGN THE FOREGOING INSTRUMENT AND THAT IT WAS HER OWN FREE ACT AND DEED. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND OFFICIAL SEAL AT \_\_\_\_\_ OHIO, THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2022.

**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 \_\_\_\_\_ 2022.

JOYCE PAN HUANG, PLANNING DIRECTOR

THIS SUBDIVISION PLAT IS ACCEPTED AND APPROVED BY THE PLATTING COMMISSIONER OF THE CITY OF CLEVELAND, STATE OF OHIO, THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2022.

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 \_\_\_\_\_ 2022.

JAMES DEROSA - DIRECTOR OF CAPITAL PROJECTS

THIS SUBDIVISION PLAT IS ACCEPTED & APPROVED BY THE COUNCIL OF THE CITY OF CLEVELAND, STATE OF OHIO, THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2022.

CLEVELAND CITY COUNCIL FILE NO. \_\_\_\_\_

PATRICIA BRITT - CLERK OF COUNCIL

**CERTIFICATION:**

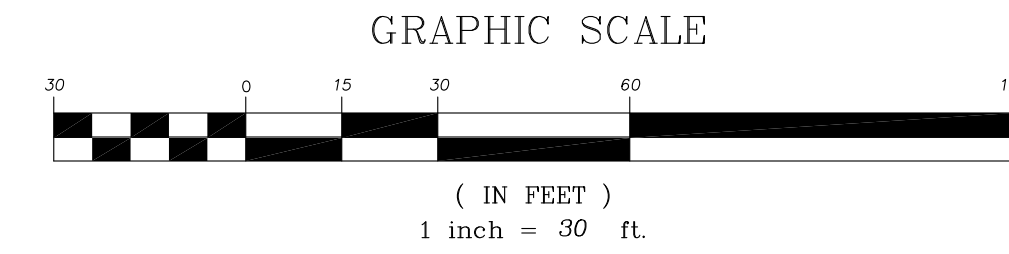
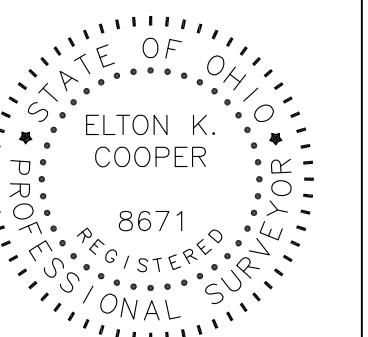
THIS SURVEY CONFORMS TO OAC 4733-37, MINIMUM STANDARDS FOR A BOUNDARY SURVEY. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. ALL TO THE BEST OF MY KNOWLEDGE, INFORMATION AND PERSONAL BELIEF, WHICH I HEREBY STATE TO BE CORRECT.

ELTON K. COOPER, SR. PS 8671  
DATE 06/07/2022

**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.



**ENCROACHMENT NOTE:**

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

**OWNERSHIPS**

P.P.N. 106-08-136  
FRONTLINE DEVELOPMENT GROUP, LLC

AFN 2022 \_\_\_\_\_

P.P.N. 106-08-137  
FRONTLINE DEVELOPMENT GROUP, LLC

AFN 2022 \_\_\_\_\_

P.P.N. 106-08-138  
FRONTLINE DEVELOPMENT GROUP, LLC

AFN 2022 \_\_\_\_\_

P.P.N. 106-08-139  
FRONTLINE DEVELOPMENT GROUP, LLC

AFN 2022 \_\_\_\_\_

P.P.N. 106-08-139  
FRONTLINE DEVELOPMENT GROUP, LLC

AFN 2022 \_\_\_\_\_

P.P.N. 106-08-139  
FRONTLINE DEVELOPMENT GROUP, LLC

AFN 2022 \_\_\_\_\_

**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 FAMILCOS 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

ANTHONY T. HAIRSTON, CHAIR JASMIN SANTANA, VICE CHAIR

STEPHANIE HOWSE KRIS HARSH

JOSEPH T. JONES KERRY MCCORMACK

JENNY SPENCER

APPROVED BY THE MUNICIPAL SERVICES AND PROPERTY COMMITTEE

KEVIN L. BISHOP, CHAIR BRIAN MOONEY, VICE CHAIR

ANTHONY T. HAIRSTON BRIAN KAZY

JOSEPH T. JONES REBECCA MAURER

RICHARD T. STARR

**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.U.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. 22-046	PAGE 1 OF 1

