

Mayor's Office of Capital Projects

Date: June 3, 2025

To: Blaine A. Griffin, Council President
Ward 6

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

Re: Request for review and approval of the dedication Morris Black
Dedication

Location: In-between Woodland Avenue & Mount Carmel Road

Ward: 6, Council President Blaine A. Griffin

Description:

This is a proposed road dedication that will dedicate the proposed Morris Black Road as public right of way. This is part of the Woodhill Homes development project.

The proposed dedication 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
Lillian Patterson
Ines Jimenez

OWNERS ACCEPTANCE

I, _____, representative of **Cuyahoga Metropolitan Housing Authority**, Being the undersigned owners of the land shown hereon, do hereby accept this plat and dedicate to public to the public use the land embraced in Morris Black Road as shown in shade hereon.

By: _____
Representative Title

Print Name

NOTARY

County of _____
State of _____ SS

Before me, a Notary Public in and for said County and State, personally appeared

_____ of **Cuyahoga Metropolitan Housing Authority**, Owner of the lands shown hereon, who acknowledged the signing of the foregoing instrument to be their free act and deed personally and as said Officer, the free act and deed of said company.

In witness whereof, I have hereunto set my hand and official seal at _____, Ohio this _____ day of _____, 20____.

Notary Public _____ Commission expiration _____

APPROVALS

PLANNING DIRECTOR:

This Dedication and Plat are approved by the Planning Director of
The City of Cleveland, Ohio, this _____ day of _____, 20____.

Calley Mersmann, Planning Director

PLATTING COMMISSIONER:

The streets herein proposed to be dedicated is sufficiently defined by monuments and is hereby approved by the Platting Commissioner of The City of Cleveland, Ohio, this _____ day of _____, 20____.

Richard Switalski, Platting Commissioner

DIRECTOR OF CAPITAL PROJECTS:

This Dedication and Plat are in accordance with the rules of the Planning Commission and are hereby approved by the Director of Capital Projects of the Cleveland, Ohio, this _____ day of _____, 20____.

James DeRosa, Director of Capital Projects

CITY COUNCIL:

This Dedication and Plat are approved by the Council of The
City of Cleveland, Ohio, this _____ day of _____, 20____.
Cleveland City Council file no. _____.

Patricia Britt, Clerk of Council

DIRECTOR OF LAW:

The lands embraced in Morris Black Road as shown in shade hereon is free from all encumbrances expect taxes, general or special as shown on Old Republic National Title Insurance Company ALTA/ACSM commitment, policy no. 117534 dated January 22, 2025.

Mark Griffin, Director of Law

Assistance Director of Law

Approved by the Development, Planning, and Sustainability Committee

Anthony Hairston, Chair

Jasmin Santana, Vice Chair

Kris Harsh

Stephanie Howse-Jones

Charles Slife

Kerry McCormack

Jenny Spencer

Approved by the Municipal Services and Properties Committee

Kevin Bishop, Chair

Anthony Hairston

Brian Kazy

Richard Starr, Vice Chair

Deborah Gray

Danny Kelly

Rebecca Maurer

THE INTENT OF THIS PLAT IS TO DEDICATE ALL OF PARCEL "4D-1" FROM THE LOT SPLIT & CONSOLIDATION PLAT FOR WOODHILL HOMES - PHASE 4 AS SHOWN IN RECORDED PLAT AFN 202407030427 OF CUYAHOGA COUNTY RECORDS.

Situated in the City of Cleveland, County of Cuyahoga, State of Ohio and known as being all of Parcel "4D-1" in the Lot Split & Consolidation Plat for Woodhill Homes, Phase 4, being part of Original One Hundred Acre Lot No. 418., as shown in AFN 202407030427 of Cuyahoga County Records.

SURVEY CERTIFICATION

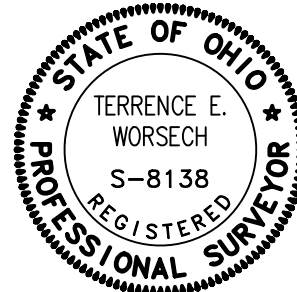
This plat and the survey on which it is based was prepared in accordance with and satisfy the minimum standards for boundary surveys in the State of Ohio, as codified in Chapter 4733-37 of the Ohio Administrative Code in effect at the time.

Distances shown hereon are given in feet and decimal parts thereof. The basis of bearings for this survey is Grid North of NAD83 (2011) Ohio State Plane Coordinate System, North Zone (3401) and the bearings shown hereon are used to denote angles only.

I hereby state to the best of my professional knowledge, information and belief, all to be correct. Date of field work June 21, 2022.

Terrence E. Worsch
Registered Surveyor No. 8138-Ohio

Date _____



CURVE DATA:

C-1 R=400.00' L=280.97' C=275.23' N54°07'05"E deed	C-2 R=200.00' L=181.10' C=174.98' N48°08'03"E deed	C-3 R=480.00' L=337.17' C=330.29' N54°07'05"E deed	C-4 R=230.00' L=107.28' C=106.31' S12°21'54"W D=26°43'25"	C-5 R=170.00' L=72.71' C=72.16' N11°15'24"E D=24°30'26"	C-6 R=170.00' L=99.26' C=97.86' S15°43'54"W D=33°27'17"	C-7 R=230.00' L=134.30' C=132.40' S15°39'23"W D=33°27'17"	C-8 R=230.00' L=134.89' C=132.96' S15°43'54"W D=33°27'17"	C-9 R=170.00' L=99.70' C=98.28' N15°39'23"E D=33°36'08"	C-10 R=200.00' L=115.07' C=113.48' S15°29'06"W D=32°57'50"	C-11 R=200.00' L=116.78' C=115.31' S15°43'54"W D=33°27'17"	C-12 R=200.00' L=117.29' C=115.62' S15°39'23"W D=33°36'08"	C-13 R=200.00' L=25.07' C=25.05' S28°22'35"W D=25°46'59"	C-14 R=200.00' L=90.00' C=89.24' S11°53'40"W D=25°46'59"
---	---	---	--	--	--	--	--	--	---	---	---	---	---

ABBREVIATIONS

r. rec. record
fd. found
d. deed
u. used
calc. calculated
obs. observed
mon. monument
Vol. Volume
Pg. Page
A.F.N. Automatic Filing No.
C.C.M.R. Cuyahoga Co. Map
C.C.D.R. Cuyahoga Co. Deed
P.P.N. Permanent Parcel No.
O.L. Original Lot

SYMBOLS

○	Iron Pin found as described
■	Monument found as described
○	Drill Hole / P.K. or Magnetic Nail found
●	5/8"x30" Iron Pin (Neff&Assoc.) SET
○	Drill Hole / P.K. or Magnetic Nail SET
■	New Monument Box w/1" Iron Pin SET

	04/03/25	Revised per City comments	
	09/13/23	Submit to City/ County for Pre-review	
REV NO	DATE	DESCRIPTION	
DWG NAME	DRAWN BY	CHKD BY	JOB NO
1445D-DP1	TEW	JMP	14445-D

CITATION OF PERTINENT DOCUMENTS:

INGERSOLL HEIGHTS SUBDIVISION, VOL. 32, PG. 11 C.C.M.R.
LUNA HEIGHTS SUBDIVISION, VOL. 42, PG. 19 C.C.M.R.
BALDWIN ROAD S.E. EXTENSION DEDICATION, VOL. 124, PG. 39 C.C.M.R.
DEDICATION OF MT. CARMEL EAST 110TH STREET WIDENING, VOL. 134, PG. 35 C.C.M.R.
LOT SPLIT FOR MURRAY BERLIN & A.C. EISENBERG, VOL. 265, PG. 25 C.C.M.R.
LOT CONSOLIDATION FOR BUCKEYE HOMES II LIMITED PARTNERSHIP, VOL. 284, PG. 73 C.C.M.R.
PLAT OF CONSOLIDATION 11077 MT. CARMEL RD., VOL. 372, PG. 40 C.C.M.R.
YEAKEL AND ORWIG SUBDIVISION, VOL. 5, PG. 17 C.C.M.R.
EDMUND WALTON MT. PLEASANT ALLOTMENT, VOL. 14, PG. 39 C.C.M.R.
J. W. SIMPSON'S SUBDIVISION, VOL. 5, PG. 28 C.C.M.R.
LOT SPLIT & CONSOLIDATION PLAT FOR WOODHILL HOMES PHASE 4, AFN 202407030427 C.C.M.R.

WOODHILL HOMES - PHASE 4
DEDICATION PLAT OF MORRIS BLACK ROAD
CITY OF CLEVELAND, COUNTY OF CUYAHOGA AND STATE OF OHIO

NEFF
& ASSOCIATES
Civil Engineers & Land Surveyors
6405 W. 140th Street, Suite 100
Cleveland, OH 44120
Tel: 440.884.5100 Fax: 440.884.3104
www.neff-assoc.com

SHEET NO.

1 OF 1