

Mayor's Office of Capital Projects

Date: July 28, 2021

To: Councilmember Blain A. Griffin

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

Re: Request for review and approval of the proposed North Park
Place Subdivision

Location: Northwest corner of Fairhill Road and Martin Luther King,
Jr. Drive, Cleveland OH 44104

Ward: 6

This is a proposed subdivision located on the northwest corner of Fairhill Road and Martin Luther King Jr. Drive that will create 34 fee simple townhomes. The proposed subdivision includes an area to be maintained as a public park by North Park Place Partners LLC. The newly created park agreement is described in Ordinance No. 338-2021 passed June 7th, 2021.

MLS/sms

Cc: Kimberly Moss, City Council
Eric Westfall, Plats and Surveys Section Chief (acting)
File Copy

NORTH PARK PLACE SUBDIVISION

KNOWN AS BEING A PART OF ORIGINAL ONE HUNDRED ACRE
LOT NO. 412 IN THE CITY OF CLEVELAND, COUNTY OF
CUYAHOGA AND STATE OF OHIO.

SURVEYORS 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 DENOTE
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
AND THAT I HAVE SURVEYED THE SUBJECT PREMISES AND PREPARED THIS
DRAWING IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE
OHIO ADMINISTRATIVE CODE.

JOHN E. JANSKY
Registered Ohio Professional Surveyor No. 6440

DATE

CITY APPROVALS

THIS SUBDIVISION PLAT IS ACCEPTED & APPROVED BY THE PLANNING DIRECTOR
OF THE CITY OF CLEVELAND, OHIO THIS _____ DAY OF _____, 2021.

FREDDY COLLIER - PLANNING DIRECTOR

THIS SUBDIVISION PLAT IS ACCEPTED & APPROVED BY THE PLATTING
COMMISSIONER OF THE CITY OF CLEVELAND, OHIO THIS _____ DAY OF _____, 2021.

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, OHIO THIS _____ DAY
OF _____, 2021.

MATTHEW SPRONZ - DIRECTOR OF CAPITAL PROJECTS

THIS SUBDIVISION PLAT IS ACCEPTED & APPROVED BY THE COUNCIL OF THE
CITY OF CLEVELAND, OHIO THIS _____ DAY OF _____, 2021.

PATRICIA BRITT - CLERK OF COUNCIL

APPROVED BY THE DEVELOPMENT, PLANNING AND SUSTAINABILITY COMMITTEE:

APPROVED BY THE MUNICIPAL SERVICES AND PROPERTY COMMITTEE:

ACCEPTANCE

I, THE UNDERSIGNED OWNER OF THE LANDS EMBRACED WITHIN THIS
SUBDIVISION, ACKNOWLEDGE THIS PLAT TO BE MY FREE ACT AND DEED, AND
DO HEREBY ACCEPT AND APPROVE THIS SUBDIVISION AS SHOWN HEREON.

BRIAN SMITH - MANAGING PARTNER
NORTH PARK PLACE PARTNERS, LLC

DATE

STATE OF OHIO
CUYAHOGA COUNTY

BEFORE ME, A NOTARY PUBLIC IN SAID COUNTY AND STATE, PERSONALLY
APPEARED _____ WHO ACKNOWLEDGED THAT HE DID SIGN
THE FOREGOING INSTRUMENT AND THAT THE SAME WAS THEIR FREE ACT AND
DEED. IN WITNESS I HAVE SENT MY HAND AND OFFICIAL SEAL AT
OHIO, THIS _____ DAY OF _____, 2021.

NOTARY PUBLIC _____

COMMISSION EXPIRES _____

LEGEND

ABBREVIATION SYMBOLS

- MON Monument
- FD Found
- OBS Observed
- ACT Actual
- REC Record
- MSD Measured
- CALC Calculated
- IPIN Iron Pin
- IPIPE Iron Pipe
- PP Permanent Parcel
- DH Drill Hole

NOTE:
ALL IRON PINS SET ARE 3/8" REBAR
WITH PLASTIC CAP.
I.D. (GARRETT & ASSOC 6440/7702)

BASIS OF BEARING
BEARING ARE REFERENCED TO THOSE
STATED IN DEED CONVEYING SUBJECT
PARCEL TO NORTH PLACE PARTNERS, LLC
RECORDED IN AFN 201908200466.

ACREAGE BREAKDOWN

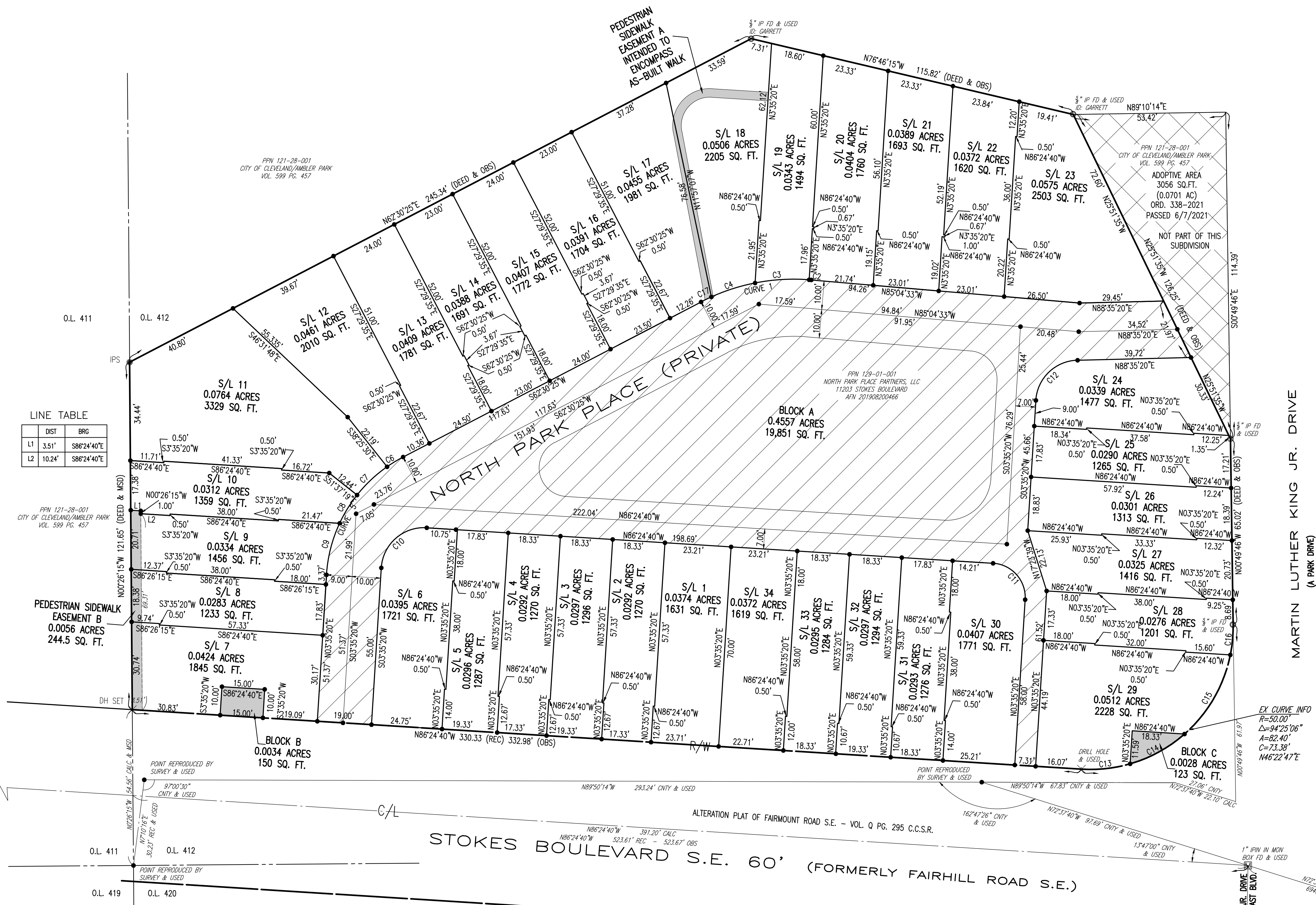
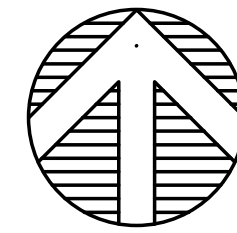
LOTS	1.2870 ACRES
BLOCK A (OPEN SPACE)	0.4557 ACRES
BLOCK B (ELECTRICAL)	0.0034 ACRES
BLOCK C (ELECTRICAL)	0.0028 ACRES
TOTAL	1.7489 ACRES

REFERENCES:

- 1) ALTERATION PLAT OF FAIRMOUNT ROAD (VOL. Q PAGE 295)
- 2) OLD FAIRMOUNT ROAD 60' (VOL. A PAGE 107 C.C.R.R.)
- 3) FAIRHILL ROAD VACATION (VOL. 209 PG. 61)
- 4) VACATION PLAT OF PART OF FAIRHILL ROAD S.E. (VOL. 223 PG. 69)
- 5) CUYAHOGA COUNTY TAX MAPS.
- 6) CUYAHOGA COUNTY DEED RECORDS.
- 7) MAP OF FAIRHILL ROAD VACATION (VOL. 130 PAGE 261-264).
- 8) T.M. 01-028-S-001

CURVE DATA

- (C1) R=70.50' Δ=32°25'02" L=39.89' C=39.36' N78°42'56"E
- (C2) R=70.50' Δ=0°37'19" L=0.76' C=0.76' N85°23'12"W
- (C3) R=70.50' Δ=15°28'14" L=19.04' C=18.98' N86°34'01"E
- (C4) R=70.50' Δ=13°04'27" L=16.09' C=16.05' N72°17'39"E
- (C5) R=50.00' Δ=58°55'05" L=51.42' C=49.18' N33°02'53"E
- (C6) R=50.00' Δ=07°31'35" L=6.57' C=6.56' N58°44'38"E
- (C7) R=50.00' Δ=16°36'05" L=14.49' C=14.44' N46°40'48"E
- (C8) R=50.00' Δ=13°20'05" L=11.64' C=11.61' N31°42'42"E
- (C9) R=50.00' Δ=21°27'20" L=18.72' C=18.62' N14°19'12"E
- (C10) R=15.00' Δ=90°00'00" L=23.56' C=21.21' N48°35'20"E
- (C11) R=12.00' Δ=90°00'00" L=18.85' C=16.97' N41°24'40"W
- (C12) R=15.00' Δ=85°00'00" L=22.25' C=20.27' N46°05'20"E
- (C13) R=50.00' Δ=19°46'15" L=17.25' C=17.17' N83°42'12"E
- (C14) R=50.00' Δ=25°03'18" L=21.86' C=21.69' N61°17'26"E
- (C15) R=50.00' Δ=37°20'30" L=32.59' C=32.01' N30°05'32"E
- (C16) R=50.00' Δ=12°15'03" L=10.69' C=10.67' N05°17'45"E
- (C17) R=70.50' Δ=03°15'02" L=4.00' C=4.00' N64°07'56"E



LINE TABLE

DIST	BRG
L1 3.51'	S86°24'40"E
L2 10.24'	S86°24'40"E

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