

**Mayor's Office of Capital Projects**

**Date:** July 21, 2023

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

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

**Re:** Request for review and approval of the dedication of a portion of  
West 22<sup>nd</sup> Street cul-de-sac

**Location:** West 22<sup>nd</sup> Street south of Bridge Avenue to its southerly terminus

**Ward:** 3, Councilmember Kerry McCormack

**Description:**

This is a proposed road dedication that will dedicate the cul-de-sac portion of West 22<sup>nd</sup> Street that was/is on City owned property. This will make the current location of the pavement public right of way.

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  
Kimberly Moss  
Lillian Patterson  
Ines Jimenez

# PLAT OF DEDICATION

SITUATED IN THE CITY OF CLEVELAND, COUNTY OF CUYAHOGA, STATE OF OHIO,  
AND KNOWN AS BEING ALL OF PARCEL B IN PLAT OF PARTITION & CONSOLIDATION  
OF PART OF ORIGINAL BROOKLYN TOWNSHIP LOT NO. 70  
AFN \_\_\_\_\_ C.C.P.R. AND  
PART OF PARCEL "A-1" IN PLAT OF VACATION & CONSOLIDATION OF PART OF  
ORIGINAL BROOKLYN TOWNSHIP LOT NO. 70  
VOLUME 385, PAGE 31 C.C.P.R.

## ACCEPTANCE

CITY OF CLEVELAND, THE UNDERSIGNED OWNER OF THE LAND SHOWN HEREON,  
DOES HEREBY ACCEPT THIS PLAT AND DEDICATES TO PUBLIC USE THE LAND  
EMBRACED IN WEST 22ND STREET AS SHOWN IN SHADE HEREON.

FRANK D. WILLIAMS, DIRECTOR  
DEPARTMENT OF PUBLIC WORKS

## NOTARY PUBLIC

STATE OF OHIO }  
COUNTY OF CUYAHOGA }

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE  
STATE OF OHIO, PERSONALLY APPEARED THE ABOVE NAMED OWNER, WHO  
ACKNOWLEDGES THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT IT  
WAS THEIR OWN FREE ACT AND DEED.

IN TESTIMONY WHEREOF I HAVE SET MY HAND AND OFFICIAL SEAL AT  
\_\_\_\_\_, OHIO, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

## APPROVALS

THIS DEDICATION AND PLAT ARE APPROVED BY THE PLANNING DIRECTOR OF THE  
CITY OF CLEVELAND, OHIO THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

JOYCE PAN HUANG - PLANNING DIRECTOR

THE STREET 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

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 CITY OF CLEVELAND, OHIO THIS \_\_\_\_ DAY OF  
\_\_\_\_\_, 20\_\_.

JAMES DEROSA - DIRECTOR OF CAPITAL PROJECTS

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

THE LAND EMBRACED IN WEST 22ND STREET AS SHOWN IN SHADE HEREON IS  
FREE FROM ALL ENCUMBRANCES EXCEPT TAXES, GENERAL OR SPECIAL AS  
SHOWN ON FIRST AMERICAN TITLE INSURANCE COMPANY ALTA/NSPS COMMITMENT,  
POLICY NO. NCS-1164724-BOSI DATED 3/1/2023.

MARK GRIFFIN - DIRECTOR OF LAW ASSISTANT DIRECTOR OF LAW

APPROVED BY THE DEVELOPMENT, PLANNING AND SUSTAINABILITY COMMITTEE.

ANTHONY HAIRSTON - CHAIR JASMIN SANTANA - VICE CHAIR

KRIS HARSH STEPHANIE HOWSE

JOSEPH JONES KERRY MCCORMACK

JENNY SPENCER

APPROVED BY THE MUNICIPAL SERVICES AND PROPERTIES COMMITTEE.

KEVIN BISHOP - CHAIR RICHARD STARR - VICE CHAIR

ANTHONY HAIRSTON DANNY KELLY

REBECCA MAURER JOSEPH JONES

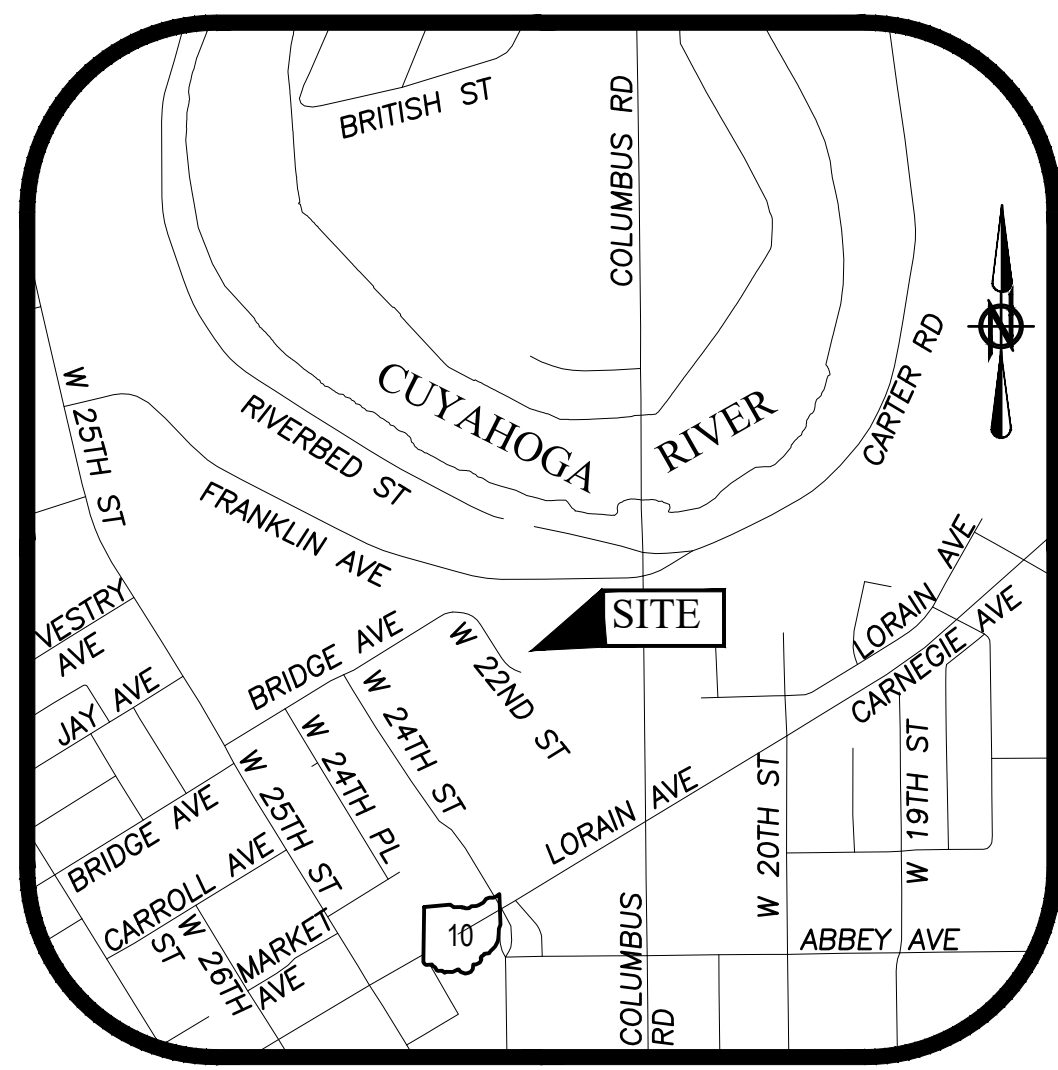
BRIAN KAZY

## NOTES:

- A PORTION OF THE CENTERLINE OF BRIDGE AVENUE N.W. WHICH WAS ASSUMED TO BE NORTH 58° 25' 26" EAST AS SURVEYED BY BRAMHALL ENGINEERING & SURVEYING COMPANY IN DECEMBER 2021.
- THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY POLICY NO. NCS-1164724-BOSI WITH AN EFFECTIVE DATE OF 3/1/2023. A SEARCH OF EASEMENTS WAS NOT CONDUCTED BY BRAMHALL ENGINEERING & SURVEYING COMPANY.

## LEGEND

- 5/8" x 30" IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" SET
- M.N.S. MAG NAIL SET
- IRON PIN/PIPE FOUND AS INDICATED
- M.N.F. MAG NAIL FOUND
- ⊕ CENTERLINE
- R/W RIGHT-OF-WAY LINE
- ⊔ PROPERTY LINE
- ▭ DEDICATION AREA
- AFN AUTOMATIC FILE NUMBER
- C.C.P.R. CUYAHOGA COUNTY PLAT RECORDS
- PG. PAGE
- P.O.C. POINT OF COMMENCEMENT
- S.F. SQUARE FEET
- T.P.O.B. TRUE PLACE OF BEGINNING
- VOL. VOLUME
- (R) RECORD INFORMATION
- (SV) SURVEYED INFORMATION
- (U) USED INFORMATION
- (N) NORTH
- (S) SOUTH
- (E) EAST
- (W) WEST



LOCATION MAP  
-NOT TO SCALE-

## REFERENCES

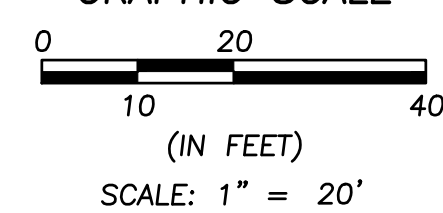
- CUYAHOGA COUNTY TAX MAP RECORDS.
- CUYAHOGA COUNTY DEED RECORDS FOR SUBJECT, ADJACENT, & ADJOINING PARCELS.
- VACATION PLAT OF PART OF GOULD CT. N.W. 16.5', RECORDED IN VOLUME 247, PAGE 38 OF CUYAHOGA COUNTY RECORDS (AUDITOR'S BOOK VOL. 122, PAGE 24)
- RELOCATION OF WEST 22ND ST. DATED MAY 7, 1926.
- MAP OF CENTERLINE SURVEY OF DETROIT AVENUE, DETROIT & SUPERIOR HIGH-LEVEL BRIDGE, WEST 25TH STREET, FRANKLIN AVENUE, COLUMBUS ROAD AND RIVERBED STREET PREPARED BY DONALD G. BOHNING & ASSOCIATES, INC.
- WILLEYVILLE ALLOTMENT DATED JUNE 20TH, 1836, P.V. 2, PAGE 16.
- LOT CONSOLIDATION PLAT MARKET AND HICKS LOTS PREPARED BY STEPHEN HOVANCSEK & ASSOCIATES, INC. AFN # 201504130195
- PLAT OF VACATION AND CONSOLIDATION OF PART OF WEST 24TH STREET CREATING PARCEL B-1 AND CONSOLIDATION CREATING PARCEL A-1 AFN # 2016-09280463
- MARKET WEST BUILDING, LTD. CONSOLIDATION PLAT PREPARED BY ZWICK ASSOCIATES, INC. P.V. 294 PG. 92.
- ALTA/NSPS SURVEYS PREPARED BY BRAMHALL ENGINEERING & SURVEYING COMPANY, DATED 1/7/2022 & 4/12/2023.
- PLAT OF PARTITION & CONSOLIDATION PREPARED BY BRAMHALL ENGINEERING & SURVEYING COMPANY, DATED 3/30/2023 (NOT YET RECORDED)

## SURVEYOR'S CERTIFICATE:

THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH SECTION 4733-37 OF THE OHIO ADMINISTRATIVE CODE "STANDARDS FOR BOUNDARY SURVEYS".

AMY M. KELLY, P.S.  
REGISTERED OHIO SURVEYOR NO. 8469

## GRAPHIC SCALE



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	79.75'	46.00'	99°20'20"	S60°33'47"E	70.13'
C2	57.52'	46.00'	71°38'34"	S24°55'40"W	53.84'
C3	137.27'	46.00'	170°58'54"	S24°44'30"E	91.72'

PPN 003-23-\_\_\_\_  
1869 W 22ND, LLC  
AFN \_\_\_\_\_  
PARCEL A  
PLAT OF PARTITION & CONSOLIDATION  
AFN \_\_\_\_\_ C.C.P.R.  
0.4261 ACRE (18,562 S.F.)

PPN 003-23-023  
THE GREATER CLEVELAND  
TRANSIT AUTHORITY  
VOL. 88-5651 PG. 70

003-23-\_\_\_\_  
CITY OF CLEVELAND  
AFN \_\_\_\_\_  
PARCEL B  
PLAT OF PARTITION & CONSOLIDATION  
AFN \_\_\_\_\_ C.C.P.R.  
DEDICATION AREA  
0.0420 ACRE (1,828 S.F.)

TOTAL DEDICATION AREA  
0.0596 ACRES (2,597 S.F.)

DATE	BY	DESCRIPTION
4/20/2023	APA	ISSUE TO CLIENT

DRAWN BY: MAM  
CHECKED BY: AMK

801 MOORE ROAD AVON, OHIO 44011  
(440) 934 - 7878 (440) 934 - 7879 FAX