

Mayor's Office of Capital Projects

Date: January 11, 2021

To: Kerry McCormack, Councilmember
Ward 3

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

Re: Request for review and approval of the proposed Bailey Bridge
Subdivision

Location: South side of Bailey Avenue, in between West 38th Street and
Fulton Road

Ward: 3, Councilmember Kerry McCormack

Description:

This is a proposed subdivision that will create 13 new fee simple lots that will have townhomes on them in the Ohio City neighborhood. This is the review for the first phase.

The proposed 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.

MLS/sms

Cc: Eric Westfall
Kimberly Moss

OWNERS ACCEPTANCE

I, the undersigned owner(s) of the land shown hereon, do hereby accept this Subdivision Plat of the same.

TBAM Investment, LLC
By: R. Knez - Manager

NOTARY

I, _____, Notary Public in and for said County and State, personally appeared the above named Owner(s) who acknowledged that he did sign the foregoing instrument and that it was his own free act and deed.
In witness whereof, I have hereunto set my hand and official seal of _____, 2012.

Notary Public
My commission expires _____

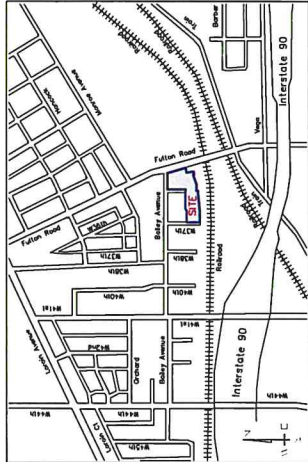
SUBDIVISION PLAT

OF
BAILEY BRIDGE SUBDIVISION
2300 FULTON ROAD
P.P.N. 007-07-037
P.P.N. 007-07-044
CITY OF CLEVELAND, OHIO

CREATING
SUBLOT NOS. 1 THROUGH 13
AND BLOCK "A"

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio and known as being part of Sublot Nos. 2 and 3 in the North and South Side Alignment, a portion of West 30th Place (formerly Ford Street) as recorded by City of Cleveland Ordinance No. 38449 and 1388-47 and of part of the Original Brooklyn Township Lot No. 33.

VICINITY MAP



NOT TO SCALE

EASEMENT NOTES

The following easements are shown hereon, 1-13 are granted to the right to have conditions such as, but not limited to, overheads, wiring, gutters, downspouts, traps, rats, etc. to extend onto Block "A". Any new renovations - additions of such will need approval.
Block "A" contains Area 230000 - Block "A" is to be a common area of ingress and egress for the use of the residents of the Bailey Bridge Subdivision.
Block "A" Utility Easement - A 10-foot easement for utilities such as, but not limited to, storm sewer, sanitary sewer, water, gas, electric, communication, etc. to benefit the Bailey Bridge Subdivision over Block "A".

All Sublot Easements, Easements / Rights / Interests shown hereon is for the use and benefit of the residents of the Bailey Bridge Subdivision.
Maintenance and/or any other easements, easements, restrictions will be set through the Maintenance Agreement recorded in 62N, 2012.

CERTIFICATION

This plat was prepared from field survey, analysis of recorded plats, recorded deeds, and city survey records. Bearings shown hereon are to an assumed meridian and are not necessarily true bearings. All of which I certify to be correct to the best of my knowledge. I hereby certify I have prepared this plat in accordance with the provisions of the laws of the State of Ohio.

Preliminary for Review
November 16, 2012

P.S. No. 8848

MONUMENTATION NOTE

Due to proposed construction and development same property corner monuments may be set on a later date.
● Denotes 3/8"x30" iron pipe set and capped "Riverstone Company-P58747-P58646"

APPROVALS

This Subdivision Plat is approved by the Planning Commissioner of the City of Cleveland, Ohio this _____ day of _____, 2012.

Planning Commissioner - Richard Switala

This Subdivision Plat is approved by the Planning Director of the City of Cleveland, Ohio this _____ day of _____, 2012.

Director of City Planning - Freddy Collier

This Subdivision Plat is in accordance with the rules of the Planning Commission and the City of Cleveland, Ohio this _____ day of _____, 2012.

Director of Capital Projects _____
Print Name _____

This Subdivision Plat is approved by the Council of the City of Cleveland, Ohio this _____ day of _____, 2012.

Clerk of Council _____
Print Name _____

APPROVED BY THE DEVELOPMENT, PLANNING AND SUSTAINABILITY COMMITTEE

APPROVED BY THE MUNICIPAL SERVICES AND PROPERTY COMMITTEE

PROPERTY AREAS

Sublot #1	0.0183 Acres	840 Sq.Ft.
Sublot #2	0.0183 Acres	840 Sq.Ft.
Sublot #3	0.0183 Acres	840 Sq.Ft.
Sublot #4	0.0183 Acres	840 Sq.Ft.
Sublot #5	0.0183 Acres	840 Sq.Ft.
Sublot #6	0.0183 Acres	840 Sq.Ft.
Sublot #7	0.0183 Acres	840 Sq.Ft.
Sublot #8	0.0183 Acres	840 Sq.Ft.
Sublot #9	0.0183 Acres	840 Sq.Ft.
Sublot #10	0.0183 Acres	840 Sq.Ft.
Sublot #11	0.0183 Acres	840 Sq.Ft.
Sublot #12	0.0183 Acres	840 Sq.Ft.
Block "A"	1.6587 Acres	72,250 Sq.Ft.
Driveway Easement	0.2397 Acres	13,054 Sq.Ft.

RIVERSTONE
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