Mayor's Office of Capital Projects

Date: June 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 proposed Equinox

Subdivision

Location: Westerly side of West 48th Street in between Detroit Avenue &

Franklin Boulevard

Ward: 3, Councilmember Kerry McCormack

Description:

This is a proposed subdivision that will reconfigure 3 existing lots into 11 new fee simple lots designed for townhomes with an access easement benefitting the owners of said townhomes.

The proposed subdivision 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

CITY APPROVALS: SUBDIVISION PLAT THIS SUBDIVISION AND PLAT ARE APPROVED BY THE PLANNING DIRECTOR OF THE CITY OF CLEVELAND, OHIO THIS OF EQUINOX SUBDIVISION DETROIT AVE DAY OF SITE 3/4" Iron Rod JOYCE PAN HUANG - PLANNING DIRECTOR SITUATED IN THE CITY OF CLEVELAND, COUNTY OF CUYAHOGA AND STATE OF OHIO, AND Found & Used (Angle Point KNOWN AS BEING A PART OF LOTS 66 & 67 IN THE JACOB PERKINS ALLOTMENT OF PART OF THIS SUBDIVISION AND PLAT ARE APPROVED BY THE PLATTING COMMISSIONER OF THE CITY OF CLEVELAND, OHIO THE ORIGINAL BROOKLYN TOWNSHIP LOT No. 50, AS SHOWN BY THE RECORDED PLAT IN DAY OF VOLUME I OF MAPS. PAGE 19 OF CUYAHOGA COUNTY RECORDS. **VICINITY MAP** RICHARD SWITALSKI - PLATTING COMMISSIONER (NOT TO SCALE) Latitude: 41°29'09" N, Longitude: 81°43'14" W Drill Hole in Stone 1" Iron Rod THIS SUBDIVISION AND PLAT ARE IN ACCORDANCE WITH THE in a Monument Box in Monument Box / RULES OF THE PLANNING COMMISSION AND ARE HEREBY Found & Used Found & Used APPROVED BY THE DIRECTOR OF CAPITAL PROJECTS OF THE CITY OF CLEVELAND, OHIO THIS _ MU , 202 . Found & Used **EASEMENT AGREEMENT:** 18 28 45 TOPSON, LLC, HEREBY GRANTS UNTO WATCHTOWER SUBDIVISION HOMEOWNERS ASSOCIATION, INC. AN "ACCESS, UTILITY AND JAMES DEROSA - DIRECTOR OF CAPITAL PROJECTS **5/L 68** MAINTENANCE EASEMENT" AS SHOWN AS BLOCK "A" HEREON Now or Formerly: Now or Formerly: THIS SUBDIVISION AND PLAT ARE APPROVED BY THE COUNCIL Laird Technologies, Inc. Tyler Day & Julie Widmai SAID "ACCESS, UTILITY AND MAINTENANCE EASEMENT" IS NOT (211.6' R) 5/8" Iron Rod A.F.N. 201711160420 A.F.N. 202006040426 OF THE CITY OF CLEVELAND, OHIO THIS GRANTED FOR USE BY THE GENERAL PUBLIC, BUT IS GRANTED FOR N 89°25'55" E 211.24' M Now or Formerly Found On-Line, P.P.N. 002-14-004 P.P.N. 002-14-062 , 202_. THE COMMON USE AND ENJOYMENT OF THE OWNERS OF UNITS IN Laird Technologies, Inc. - 0.78' North of corner 51.29' A.F.N. 201711160420 WATCHTOWER SUBDIVISION, AND IS TO BE MAINTAINED BY 30.00' 23.48' 23.48' 30.00' M CLEVELAND CITY COUNCIL FILE No. P.P.N. 002-14-004 WATCHTOWER SUBDIVISION HOMEOWNERS ASSOCIATION, INC. AS S/L I PART OF THE COMMON AREAS OF WATCHTOWER SUBDIVISION. **5/L 29** 1/2" Iron Rod PATRICIA BRITT - CLERK OF COUNCIL **S/L 107 S/L 105 S/L 106** S/L IOI **5/L 103 5/L 104** THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF Found N 07°31'00" W IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY 0.73' From Corne WITH ALL EXISTING VALID ZONING. PLATTING, HEALTH OR OTHER APPROVED BY THE DEVELOPMENT, PLANNING AND Now or Formerly 55.98 ∞ છે LAWFUL RULES AND REGULATIONS INCLUDING THE APPLICABLE Edna Cosme Mendez SUSTAINABILITY COMMITTEE OFF-STREET PARKING AND LOADING REQUIREMENTS OF THE CITY A.F.N. 201505040583 P.P.N. 002-14-064 OF CLEVELAND, OHIO FOR THE BENEFIT OF THEMSELVES AND ALL S 00°34′05″ E¬ ANTHONY HAIRSTON OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM TOP JASMIN SANTANA 29.02' S 89°25'55" W 108.25' - VICE CHAIR UNDER THROUGH THE UNDERSIGNED. S/L 102 BLOCK "A" Common Area & Ingress/Egress Easement **€** 67 Parcel No. 002 14-061 [Cross Hatched] KRIS HARSH STEPHANIE HOWSE N 89°25'55" E (52.76' R) 52.43' M Now or Formerly: 0 N 89°25'55 EM (68.50' R&M) Edna Cosme Mendez N 89°25'55" E 90.25' M **S/L 66** A.F.N. 201505040583 55.98' 73 48' KERRY MCCORMACK JOSEPH JONES TOPSON, LLC (PROPERTY OWNER) PRINT NAME P.P.N. 002-14-065 N 89°25'55" E 66.87 Parcel No. 002-14-123 33.58' JACOB PERKINS SUBDIVISION TITLE **S/L 29** 48th · N 89°25'55" I JENNY SPENCER VOL. I OF MAPS. PAGE 19 **5/L 28** 20.48' **5/L 108** N 89°25'55" E 33.56 Leslie Fagher APPROVED BY THE MUNICIPAL SERVICES AND PROPERTIES A.F.N. 201607130240 S/L III P.P.N. 002-14-122 **S 00°25'29" E M** COMMITTEE N 89°25'55" E 66.87' S Now or Formerly: (12.00' R&M) Theodore F. Kortan TRE A.F.N. 201506190243 **S/L 109** N 89°25'55" E 90.25' M **KEVIN BISHOP BRIAN MOONEY** P.P.N. 002-14-066 S 89°25′55″ W M ≥ (68.50′ R&M) - CHAIR - VICE CHAIR N 89°25'55" E (158.50' R) 158.76' M 5/8" Iron Rod w/Cap 5/8" Iron Rod w/Cap M "RIVERSTONE CO S6747-P" "RIVERSTONE CO S6747-P' N 89°25'55" E **ANTHONY HAIRSTON** JOSEPH JONES Found & Used Found & Used 66.87' 24.63' **S/L 28** N 89°25'55" E 87.12' 5/8" Iron Rod w/Cap S 89°25'55" W 211.12' M **S/L 27** "RIVERSTONE CO S6747-P **BRIAN KAZY** REBECCA MAURER Found & Used Now or Formerly Now or Formerly: Now or Formerly: Now or Formerly: **OWNER'S ACCEPTANCE:** Rocco T. & Mark T. LaRose FAIRFIELD REDEVELOPMENT WEST 48TH LLC Robert & Elizabeth Calabrese Timmy Meadows Drill Hole in Stone A.F.N. 201712270457 A.F.N. 202108300675 A.F.N. 201808210757 A.F.N. 201606280166 RICHARD STARR in a Monument Box P.P.N. 002-14-137 P.P.N. 002-14-135 P.P.N. 002-14-134 I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN HEREON PLAT OF LOT SPLIT OF P.P.N. 002-14-067 ≥ Found S 89°35'49" W DO HEREBY ACCEPT THIS RE- SUBDIVISION PLAT AS SHOWN. PARCEL "A" PARCEL "D" WEST 48th STREET HOMES AFN 20171122016 TOPSON, LLC (PROPERTY OWNER) PRINT NAME TITLE **NOTARY:** BASIS OF BEARING FRANKLIN BOULEVARD BEFT. BEFT. BEFT. BEFT. STATE OF OHIO 3/4" Iron Rod REFERENCE DOCUMENTS COUNTY OF CUYAHOGA } The Basis of Bearing for this survey is Grid North of the Ohio State Plane Coordinate System, - Cuvahoga County Auditor's Office Geographic Information System and Tax Maps BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY North Zone (FIPS Zone 3401), on the North American Datum of 1983(2011) (Epoch - A.F.N. 201811190550 AND STATE PERSONALLY APPEARED THE ABOVE NAMED 2010.000) using geoid model GEOID12B, with a combined scale factor of - Plat Vol. 1 of Maps, Page 19 OWNER WHO ACKNOWLEDGED THAT SAID OWNER DID 1.00006119360789. A GNSS Real Time Kinematic Network survey was used to establish a - Plat A.F.N. 201711220161 SIGN THE FOREGOING INSTRUMENT AND THAT IT WAS SAID bearing of South 00°25'29" East for the centerline of West 48th Street, and a Northing of - City Survey Records Field Book 52, Pages 124-125 OWNER'S OWN FREE ACT AND DEED. 663,683.67 and Easting of 2,182,190.38 (U.S. Survey Feet) for the Drill Hole in a Stone in a - City Survey Records Field Book 79, Pages 112-126 Monument Box found at the intersection of the centerline of West 48th Street and Clinton - City Survey Records Field Book 84, Pages 104-105 IN WITNESS WHEREOF I HAVE HEREONTO SET MY HAND - City Survey Records Field Book 86, Pages 48-51 AND OFFICIAL SEAL AT , OHIO, THIS DAY OF , 202 . **CERTIFICATION** MISCELLANEOUS NOTES **NOTARY PUBLIC** I hereby certify that this map or plat and the field survey on which it is based were made in 1) A 5/8" Iron Rod w/Cap "NCG PS 8460 8668" or MAG Nail to be set at all Sub-Lot Corners accordance with the Minimum Standards for Boundary Surveys in the State of Ohio, unless otherwise noted. Chapter 4733-37 of the Ohio Administrative Code. SYMBOL LEGEND MY COMMISSION EXPIRES SUBLOT | SQUARE FEET | ACRES The field work was completed on October 28, 2019. - Right-of-Way S/L 101 1,426 0.0327 10 50 - Adjoiner Property Line NORTH COAST GEOMATICS S/L 102 1,625 0.0373 Date of Plat or Map: March 19, 2020 **OWNERSHIP** S/L 103 1,280 0.0294 - Centerline Mapping & Surveying - northcoastgeo.com S/L 104 1,280 0.0294 - Measured IINCH = 20 FT.DOCUMENTS OF RECORD (R) - Record S/L 105 1,431 0.0329 173 Owosso Ave - PK or MAG Nail Found SHEET S/L 106 1,500 0.0344 Fairlawn, OH 44333 1424 West 48th Street - Monument Found Eric S. Jackson, PS Signature Date: S/L 107 2,563 0.0588 OF P.P.N.: 002-14-061, 002-14-123, & 002-14-060 ejackson@northcoastgeo.com Cleveland, OH 44102 - Monument Box Found S/L 108 1,337 0.0307 Ohio Professional Surveyor No. 8668 TOPSON LLC S/L 109 1,705 - 5/8" Iron Rod w/Cap ejackson@northcoastgeo.com 0.0391 A.F.N.: 201811190550 SUBDIVISION PLAT OF Date: 2020-03-19 **NORTH** "NCG PS 8460 8668" Set S/L 110 932 0.0214 **EQUINOX SUBDIVISION** - MAG Nail Set S/L 111 2,609 0.0599 2023-01-19 Revised: CITY OF CLEVELAND,

COUNTY OF CUYAHOGA

NCG Project No.

1967

TOTAL 17,688

0.4060