

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:

THIS SUBDIVISION AND PLAT ARE APPROVED BY THE PLANNING DIRECTOR OF THE CITY OF CLEVELAND, OHIO THIS _____ DAY OF _____, 202_.

JOYCE PAN HUANG - PLANNING DIRECTOR

THIS SUBDIVISION AND PLAT ARE APPROVED BY THE PLATTING COMMISSIONER OF THE CITY OF CLEVELAND, OHIO THIS _____ DAY OF _____, 202_.

RICHARD SWITALSKI - PLATTING COMMISSIONER

THIS SUBDIVISION 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 _____, 202_.

JAMES DEROSA - DIRECTOR OF CAPITAL PROJECTS

THIS SUBDIVISION AND PLAT ARE APPROVED BY THE COUNCIL OF THE CITY OF CLEVELAND, OHIO THIS _____ DAY OF _____, 202_.

CLEVELAND CITY COUNCIL FILE No. _____

PATRICIA BRITT - CLERK OF COUNCIL

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
BRIAN MOONEY - VICE CHAIR

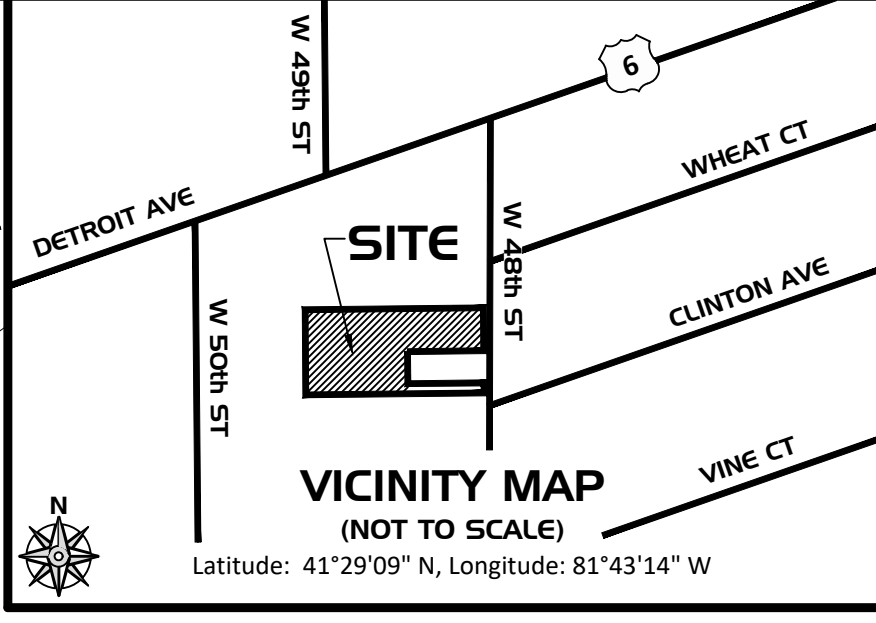
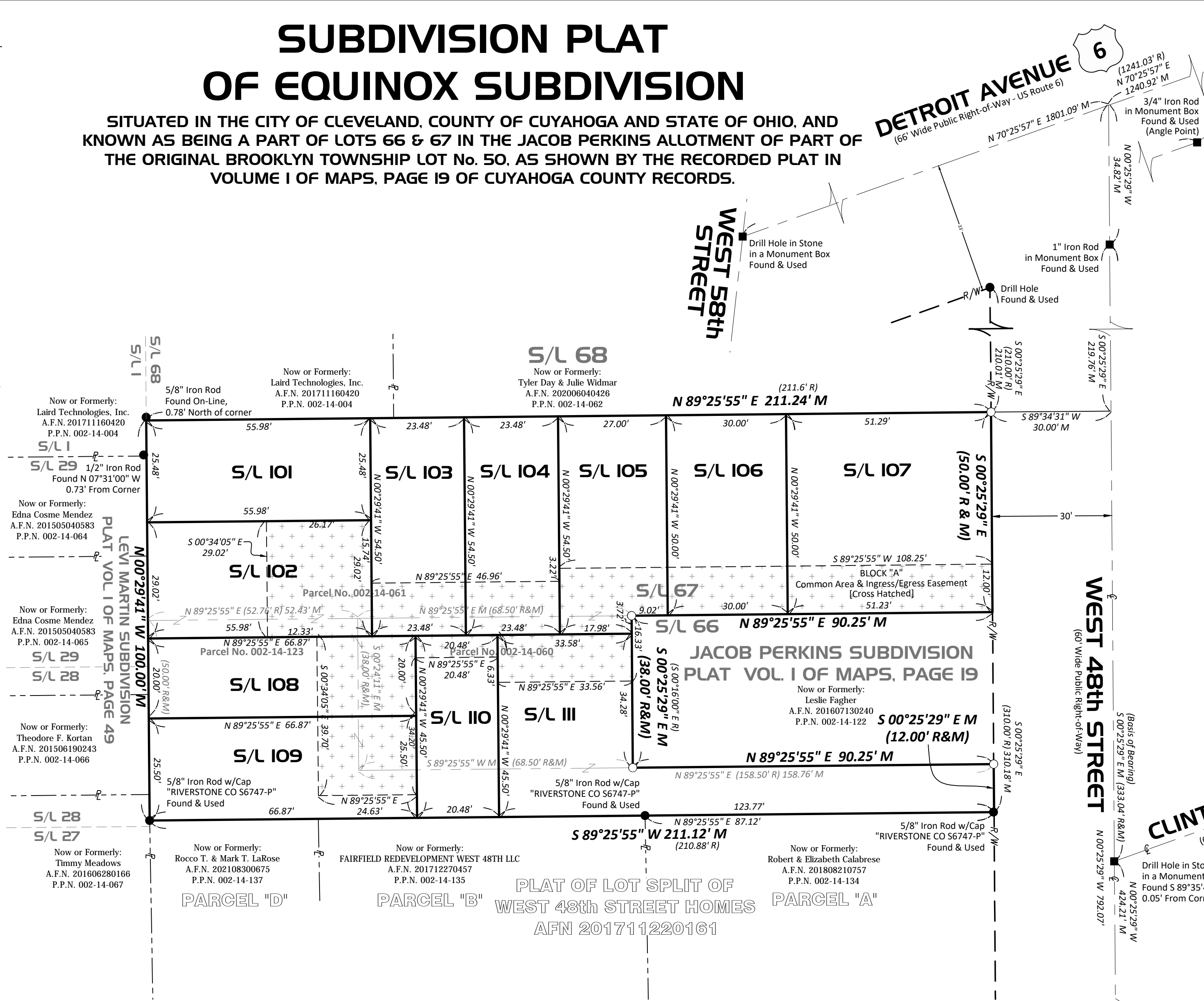
ANTHONY HAIRSTON - JOSEPH JONES

BRIAN KAZY - REBECCA MAURER

RICHARD STARR

SUBDIVISION PLAT OF EQUINOX SUBDIVISION

SITUATED IN THE CITY OF CLEVELAND, COUNTY OF CUYAHOGA AND STATE OF OHIO, AND KNOWN AS BEING A PART OF LOTS 66 & 67 IN THE JACOB PERKINS ALLOTMENT OF PART OF THE ORIGINAL BROOKLYN TOWNSHIP LOT No. 50, AS SHOWN BY THE RECORDED PLAT IN VOLUME I OF MAPS, PAGE 19 OF CUYAHOGA COUNTY RECORDS.



EASEMENT AGREEMENT:

TOPSON, LLC, HEREBY GRANTS UNTO WATCHTOWER SUBDIVISION HOMEOWNERS ASSOCIATION, INC. AN "ACCESS, UTILITY AND MAINTENANCE EASEMENT" AS SHOWN AS BLOCK "A" HEREON.

SAID "ACCESS, UTILITY AND MAINTENANCE EASEMENT" IS NOT GRANTED FOR USE BY THE GENERAL PUBLIC, BUT IS GRANTED FOR THE COMMON USE AND ENJOYMENT OF THE OWNERS OF UNITS IN WATCHTOWER SUBDIVISION, AND IS TO BE MAINTAINED BY WATCHTOWER SUBDIVISION HOMEOWNERS ASSOCIATION, INC. AS PART OF THE COMMON AREAS OF WATCHTOWER SUBDIVISION.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING VALID ZONING, PLATTING, HEALTH OR OTHER LAWFUL RULES AND REGULATIONS INCLUDING THE APPLICABLE OFF-STREET PARKING AND LOADING REQUIREMENTS OF THE CITY OF CLEVELAND, OHIO FOR THE BENEFIT OF THEMSELVES AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM TOR UNDER THROUGH THE UNDERSIGNED.

TOPSON, LLC (PROPERTY OWNER) _____ PRINT NAME
TITLE _____

OWNER'S ACCEPTANCE:

I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN HEREON DO HEREBY ACCEPT THIS RE- SUBDIVISION PLAT AS SHOWN.

TOPSON, LLC (PROPERTY OWNER) _____ PRINT NAME
TITLE _____

NOTARY:

STATE OF OHIO }
COUNTY OF CUYAHOGA }

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED OWNER WHO ACKNOWLEDGED THAT SAID OWNER DID SIGN THE FOREGOING INSTRUMENT AND THAT IT WAS SAID OWNER'S OWN FREE ACT AND DEED.

IN WITNESS WHEREOF I HAVE HEREONTO SET MY HAND AND OFFICIAL SEAL AT _____, OHIO, THIS _____ DAY OF _____, 202_.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____

BASIS OF BEARING

The Basis of Bearing for this survey is Grid North of the Ohio State Plane Coordinate System, North Zone (FIPS Zone 3401), on the North American Datum of 1983(2011) (Epoch 2010.000) using geoid model GEOID12B, with a combined scale factor of 1.00006119360789. A GNSS Real Time Kinematic Network survey was used to establish a bearing of South 00°25'29" East for the centerline of West 48th Street, and a Northing of 663,683.67 and Easting of 2,182,190.38 (U.S. Survey Feet) for the Drill Hole in a Stone in a Monument Box found at the intersection of the centerline of West 48th Street and Clinton Avenue.

CERTIFICATION

I hereby certify that this map or plat and the field survey on which it is based were made in accordance with the Minimum Standards for Boundary Surveys in the State of Ohio, Chapter 4733-37 of the Ohio Administrative Code.

The field work was completed on October 28, 2019.

Date of Plat or Map: March 19, 2020

Eric S. Jackson, PS Signature Date:
Ohio Professional Surveyor No. 8668
ejackson@northcoastgeo.com

REFERENCE DOCUMENTS

- Cuyahoga County Auditor's Office Geographic Information System and Tax Maps
- A.F.N. 201811190550
- Plat Vol. 1 of Maps, Page 19
- Plat A.F.N. 201711220161
- City Survey Records Field Book 52, Pages 124-125
- City Survey Records Field Book 79, Pages 112-126
- City Survey Records Field Book 84, Pages 104-105
- City Survey Records Field Book 86, Pages 48-51

MISCELLANEOUS NOTES

1) A 5/8" Iron Rod w/Cap "NCG PS 8460 8668" or MAG Nail to be set at all Sub-Lot Corners unless otherwise noted.

SUBLOT	SQUARE FEET	ACRES
S/L 101	1,426	0.0327
S/L 102	1,625	0.0373
S/L 103	1,280	0.0294
S/L 104	1,280	0.0294
S/L 105	1,431	0.0329
S/L 106	1,500	0.0344
S/L 107	2,563	0.0588
S/L 108	1,337	0.0307
S/L 109	1,705	0.0391
S/L 110	932	0.0214
S/L 111	2,609	0.0599
TOTAL	17,688	0.4060

OWNERSHIP DOCUMENTS OF RECORD

P.P.N.: 002-14-061, 002-14-123, & 002-14-060
TOPSON LLC
A.F.N.: 201811190550

SYMBOL LEGEND

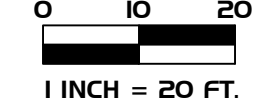
- R/W - Right-of-Way
- P - Adjoiner Property Line
- ℄ - Centerline
- M - Measured
- (R) - Record
- ▲ - PK or MAG Nail Found
- - Monument Found
- - Monument Box Found
- - 5/8" Iron Rod w/Cap "NCG PS 8460 8668" Set
- △ - MAG Nail Set

NORTH COAST GEOMATICS
Mapping & Surveying - northcoastgeo.com

173 Owasso Ave
Fairlawn, OH 44333
ejackson@northcoastgeo.com

Date: 2020-03-19
Revised: 2023-01-19
NCG Project No. 1967

SHEET
OF



1424 West 48th Street
Cleveland, OH 44102

SUBDIVISION PLAT OF EQUINOX SUBDIVISION CITY OF CLEVELAND, COUNTY OF CUYAHOGA