

Mayor's Office of Capital Projects

Date: July 6, 2022

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 subdivision
West 20th & Smith Townhomes

Location: Northeasterly quadrant of West 20th Street & Smith Court

Ward: 3, Councilmember Kerry McCormack

Description:

This is a proposed subdivision that will create 14 new fee simple townhomes with shared driveways and a blanket easement for utilities to benefit the West 20th & Smith Development.

The proposed re-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.

JDD/sms

Cc: Eric Westfall
Kimberly Moss

DEEDS OF RECORD

P.P.N. 004-01-119, -120, -121, -122
formerly P.P.N. 004-01-037
Land conveyed to DI Development, LLC by deed dated May 6, 2021 and recorded in AFN. 20210506762 of Cuyahoga County Deed Records.

BASIS OF BEARINGS

The centerline of West 19th Street as North 00°02'36" East in the Plat of Consolidation as shown on the plat recorded in Volume 378, Pages 54 of Cuyahoga County Map Records.

New Parcel Area Table
Sublot 1 0.0314 Acres 1,367 Sq. Ft.
Sublot 2 0.0289 Acres 1,258 Sq. Ft.
Sublot 3 0.0289 Acres 1,258 Sq. Ft.
Sublot 4 0.0289 Acres 1,258 Sq. Ft.
Sublot 5 0.0289 Acres 1,258 Sq. Ft.
Sublot 6 0.0289 Acres 1,258 Sq. Ft.
Sublot 7 0.0289 Acres 1,258 Sq. Ft.
Sublot 8 0.0289 Acres 1,304 Sq. Ft.
Sublot 9 0.0388 Acres 1,691 Sq. Ft.
Sublot 10 0.0350 Acres 1,553 Sq. Ft.
Sublot 11 0.0356 Acres 1,553 Sq. Ft.
Sublot 12 0.0579 Acres 2,521 Sq. Ft.
Sublot 13 0.0550 Acres 2,395 Sq. Ft.
Sublot 14 0.0706 Acres 3,075 Sq. Ft.

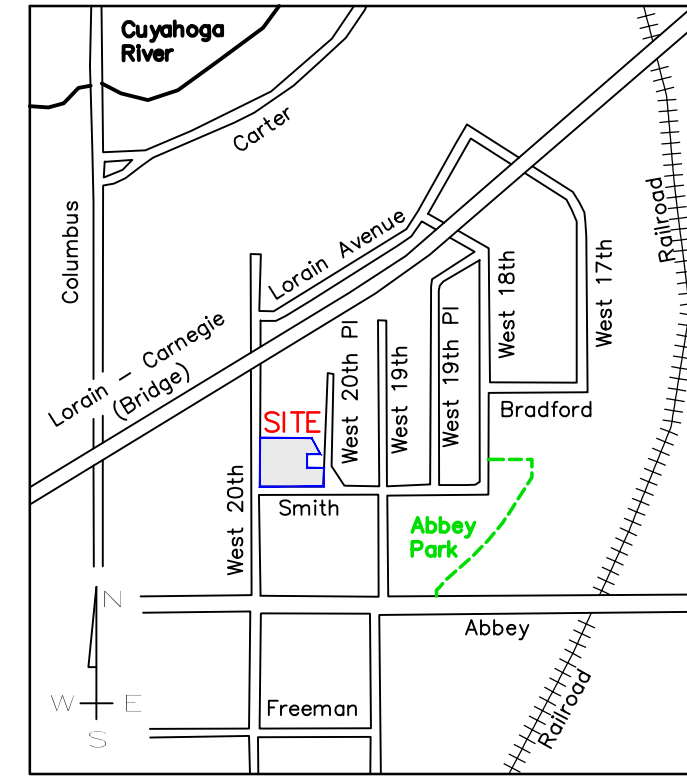
LEGEND

Legend symbols for Monument Box Found, Iron Pin Found, 5/8"x30" Iron Pin Set, etc. Includes symbols for Centerline, Property Line, and various survey lines.

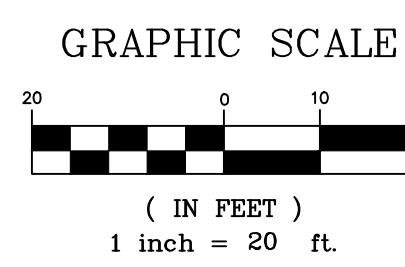
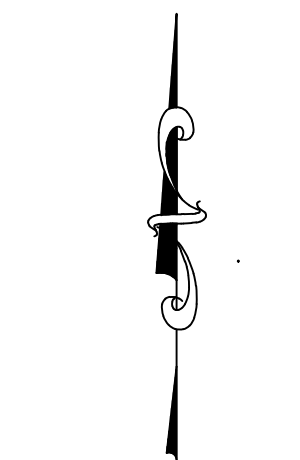
WEST 20TH & SMITH SUBDIVISION PLAT
OF
P.P.N. 004-01-035, -036, -039, -040
P.P.N. 004-01-119, -120, -121, -122
CREATING
SUBLOTS 1 THROUGH 14
CITY OF CLEVELAND, OHIO

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio and known as being part of Sublot Nos. 250, 251 and 254 in the Willeyville Allotment as shown by the plat recorded in Volume 2, Page 16 of Cuyahoga County Map Records, all of Parcels "G", "G1", "G2", and "G3" in the Plat of Lot Split and Consolidation as shown by the plat recorded in AFN. 202106210597 of Cuyahoga County Records, and being part of the Original Brooklyn Township Lot No. 70.

VICINITY MAP



NOT TO SCALE



REFERENCE SURVEYS

Dedication Map of Smith Courth S.W. Opening, Volume 190, Page 61 of Cuyahoga County Map Records. (Rec.)
Averell and Bradford's Grove Allotment, Volume 6, Page 4 of Cuyahoga County Map Records. Dated March 1869. (REC)
Willeyville Allotment, Volume 2, Page 16 of Cuyahoga County Map Records. Dated June 1837. (REC)
Bradford & Carter Subdivision, Volume 29, Page 13 of Cuyahoga County Map Records. Dated June 1903. (B&C)
Plat of Lot Split and Consolidation, AFN. 202106210597 of Cuyahoga County Records. Dated (Plat)
Consolidation Plat, Volume 277, Page 54 of Cuyahoga County Map Records. Dated February 1996. (Northcoast)
Lot Split for City of Cleveland by Frank M. Cirnski dated April 1992. City of Cleveland Map A-1174. (Cirnski)
Plat of Survey for Flats Industrial Railroad Company by Garrett & Associates, Inc., Dated December 1998. (Garrett)
Plat of Consolidation, AFN. 201909040416 of Cuyahoga County Records. (Plat)
City of Cleveland Survey Records (CSR)

OWNERS ACCEPTANCE

I, (We) the undersigned owner(s) of the land shown hereon, do hereby accept this subdivision plat shown.

DI Development, LLC
Matt Berges - owner

NOTARY

State of _____
County of _____
Before me a 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 at _____ this _____ day of _____, 2022.

APPROVALS

This Subdivision Plat is accepted and approved by the Planning Director of the City of Cleveland, Ohio this _____ Day of _____, 2022.
Joyce Pan Huang - Planning Director
This Subdivision Plat is accepted and approved by the Planning Commissioner of the City of Cleveland, Ohio this _____ Day of _____, 2022.
Richard Switalski - Planning Commissioner
This Subdivision Plat is in accordance with the rules of the Planning Commission and is hereby approved by the Director of Capital Projects of the City of Cleveland, Ohio this _____ Day of _____, 2022.
Matthew Spronz - Director of Capital Projects
This Subdivision Plat is approved by the Council of the City of Cleveland, Ohio this _____ Day of _____, 2022.
Patricia Britt - Clerk of Council

APPROVED BY THE DEVELOPMENT, PLANNING AND SUSTAINABILITY COMMITTEE
APPROVED BY THE MUNICIPAL SERVICES AND PROPERTY COMMITTEE

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 indicate 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. I hereby certify I have surveyed the subject premises and prepared this drawing in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code.

Preliminary for Review
Peter J. Gauriloff P.S. No. 8646 Date March 3, 2022

Note: ● Denotes 5/8"x30" iron pins set and capped "Riverstone Company-PS6747-PS8646"
● Denotes Drill Hole Set in Concrete
Due to proposed construction some interior property corner may not be set until construction is complete.

Line Table
Line # Length Bearing
L1 9.25' S 26° 46' 45" E
L2 6.73' S 89° 54' 16" E
L3 8.25' S 00° 00' 16" E
L4 6.25' S 30° 48' 04" E
L5 11.70' N 89° 54' 16" W
L6 2.55' S 00° 02' 36" W
L7 11.63' N 89° 54' 16" W
L8 7.29' S 00° 02' 36" W

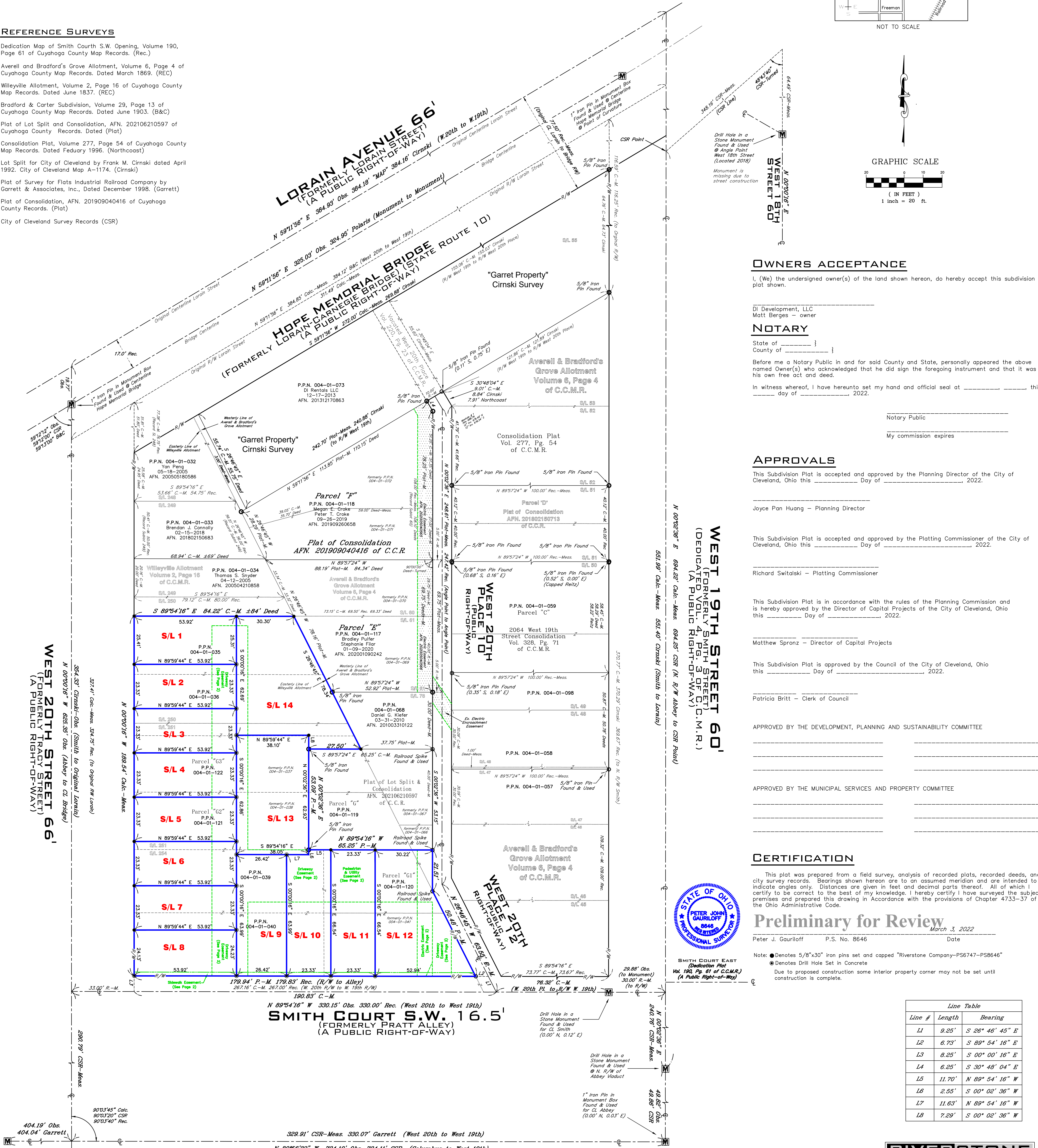
RIVERSTONE LAND SURVEYING - ENGINEERING - DESIGN
3800 LAKEVIEW AVENUE - SUITE 100
CLEVELAND - OHIO - 44114
PHONE: (216) 491-2000 FAX: (216) 491-9640
WWW.RIVERSTONE.SURVEY.COM

WEST 20TH STREET 66' (FORMERLY LORAIN STREET) (A PUBLIC RIGHT-OF-WAY)

SMITH COURT S.W. 16.5' (FORMERLY PRATT ALLEY) (A PUBLIC RIGHT-OF-WAY)

ABBEY AVENUE S.W. 66' (A PUBLIC RIGHT-OF-WAY)

WEST 19TH STREET 60' (FORMERLY SMITH STREET) (A PUBLIC RIGHT-OF-WAY)



EASEMENT NOTES

- Common Area Easement** - (0.2942 Acres - 12,810 Sq.Ft.) Shaded areas shown hereon are to be a common area of pedestrian ingress / egress for residents and guests of the West 20th and Smith Development. Area is also a blanket easement for utilities such as, but not limited to storm sewer, sanitary sewer, water, gas, electric, communication, etc. to benefit the West 20th and Smith Development.
- Driveway Easement** - (0.1502 Acres - 6,541 Sq.Ft.) Ingress / egress easement over area shown hereon is for vehicular access to residents of the West 20th and Smith Development.
- 2' Sidewalk Easement** - (359 Sq.Ft.) Easement to allow City of Cleveland sidewalk to extend over the northerly right of way of Smith Court.
- Electric Easement** - (532 Sq.Ft.) For installation, maintenance, and use of underground electric lines.

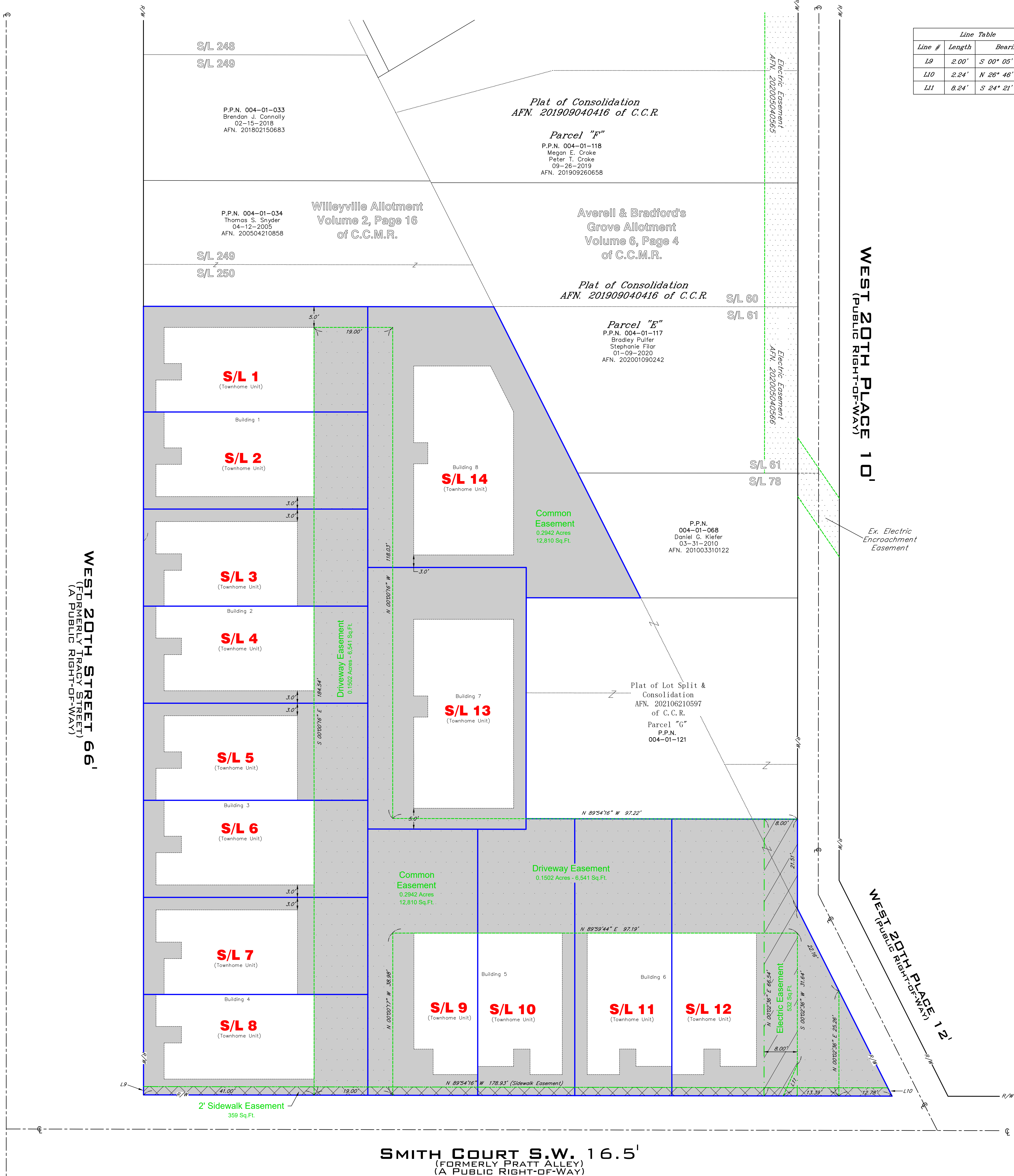
**WEST 20TH & SMITH
SUBDIVISION PLAT**
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EASEMENTS

Maintenance and/or any other easements, covenants, restrictions will be set through in the HOA Agreement recorded in AFN. 202-_____ of Cuyahoga County Deed Records.

Line Table		
Line #	Length	Bearing
L9	2.00'	S 00° 05' 44" W
L10	2.24'	N 26° 46' 45" W
L11	8.24'	S 24° 21' 53" W

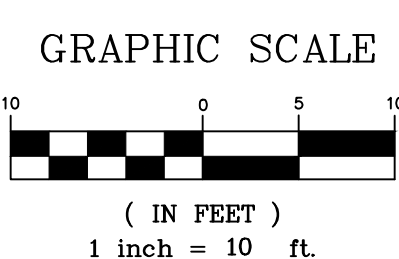


SMITH COURT S.W. 16.5'
(FORMERLY PRATT ALLEY)
(A PUBLIC RIGHT-OF-WAY)



**Preliminary
for Review**

Peter J. Gaurloff
P.S. No. 8646



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