Mayor's Office of Capital Projects

Date: November 4, 2024

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 Harbor Row Subdivision

Plat

Location: East side of West 44th Street, in-between Orchard Avenue & Apple Avenue

Ward: 3, Councilmember Kerry McCormack

Description:

This is a proposed re-subdivision of 5 existing sublots. The new subdivision configuration will create 11 fee simple lots with one proposed townhome on each lot. An easement provides access to the rear of said townhomes, as well as utilities and maintenance. No new public streets are being dedicated by this plat.

The proposed subdivision plat has been forwarded to you for review. If you have any questions please contact Ryan Mackin, Survey Department at 216-664-2461.

Thank you.

JDD/rcm

Cc: Eric Westfall Shane Shuba Ines Jimenez Katie Hough

SITUATED IN THE CITY OF CLEVELAND, COUNTY OF CUYAH 109, 110, 111 and PART OF SUBLOT NOS. 112 AND 113 IN THE TOWNSHIP LOT NO. 52, AS SHOWN BY THE RECORDED PLA Approvals	E PEACH ORCHARD ALLOTMENT OF PART OF	F ORIGINAL BROOKLYN OGA COUNTY RECORDS.	NORTH GRAPHIC SCALE 10 0 5 10 20	= and MAINTENANCE FOR	: MENT COVERS A PRIVATE DRIVE WHICH THE CITY OF CLEVELAND SHALL NO MAINTENANCE RESPONSIBILITIES.	Survey References: 1.) MUELLER and MEYER'S PEACH ORCHARD ALLOTMENT VOL. 3, PG. 7 C.C.M.R. AFN 202102050085 C.C.M.R. 2.) PLAT OF CONSOLIDATION PLAT FOR AHA DEVELOPMENT OHC, LLC JOHN R. HOY and ASSOCS., INC. AFN 202103260171 C.C.M.R. 3.) PLAT OF PARTITION FOR EUGENE PALLAS	with the provisions of Chapter 4 hereon are expressed in feet an indicated hereon. Bearings sho		e of
This subdivision and plat are approved by the Planning Director of the City of Cleveland, Ohio this day of, 2024.	Anthony T. Hairston, Chair	Jasmin Santana, Vice Chair	(IN FEET)			DAVID J. BRUCKNER (P.S. 6939) AFN 200705170426	Dacis of Doarings		", ONAL
Joyce Pan Huang, Planning Director	Stephanie D. Howse-Jones, Member	Kris Harsh, Member	1 INCH = 10 FT. OCTOBER 9, 2024				shown by a Lot Consolidation P	f West 44th Street (North 00° 24' 22" West) as lat recorded in AFN 202103260171 of Cuyahoga	
This subdivision and plat are approved by the Platting Commissioner of the City of Cleveland, Ohio this day of, 2024.	Joseph T. Jones, Member	Jenny Spencer, Member	LEGEND:				County Map Records, is the refe	erence meridian for this survey.	
Richard Switalski, Platting Commissioner	Kerry McCormack, Member		○ IRON PIN FOUND & USED ③ MAG NAIL FOUND	\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \	WES	T 43rd PLACE 12' (Formerly Harbor Alley)		STONE / D.H.	
This subdivision and plat are in accordance with the rules of the Planning Commissioner and are hereby approved by the Director of Capital Projects of the	Approved by the Municipal Services an	d Properties Committee	● 5/8" CAPPED "KOLE #7889" IRON PIN SET (30" LONG)		STONE w/ D.H.	(Formary Harber Filey)	— R/W ——————————————————————————————————	STONE w/ D.H. IN MON. BOX — FD. & USED	
City of Cleveland, Ohio this day of, 2024.	Kevin L. Bishop, Chair	Richard A. Starr, Vice Chair	MON. FOUND & USED AS NOTED		IN MON. BOX FD. & USED	N00°22'19"W 104.94 REC(3) & 79.91 REC(3) & OBS.	JSED ——M	25.03 REC(3) & USED	
James DeRosa, Director of Capital Projects	Anthony T. Hairston, Member	Brian Kazy, Member			MAG NAIL FD. & USED 18.57 CALC. & USED	78.66 CALC & USED	— R/W —	· · 	
This subdivision and plat is approved by the Council of the City of Cleveland, Ohio this day of, 2024.	Joseph T. Jones, Member	Rebecca Maurer, Member	•	19.96	18.57 CALC. & USED 18.58 REC(1) MAG NAIL FD. & USED				
Patricia Britt, Clerk of Council	Danny Kelly, Member		110.54 CALC. & USED 111	0.57 REC(3) 82.87 REC(3) 0.67 REC(3)	0.56 S/L 8	P.P.N. 007-01-115 PARCEL B RYAN AKERS AFN 202105150066		50.00 REC(3)	
Owners Certificate The undersigned, AHA Development OHC, LLC, hereby certifies the attached plat accurately represents Harbor Row Subdivision, a plat of eleven lots (sublot numbers 1 through 11 inclusive) and Block "A" and the same was prepared at his insistence.		1" EPOXY	STONE (BROKEN) IN MON. BOX FD.	5.34 -5.34	DETAIL S/L 8 1.032 SO FT 4.		13	CALC. & USED	
AHA Development OHC, LLC, hereby grants unto the Harbor Row Homeowners Association, Inc. as "Access, Utility and Maintenance Easement" (a.k.a. Block "A") as shown hereon.		COATED REBAR IN MON. BOX	RIW	S/L 10 S/L 10 S/L 9 894 SQ. FT. 90.0205 ACRES	54.1 7 CALC. & USI 19.99 REC(3) N89*40'04"E	PLAT OF PARTITION for EUGENE PALLAS AFN 200705170426 C.C.M	SUBLOT 11	50.08	
Said "Access, Utility and Maintenance Easement" (a.k.a. Block "A") is not granted for use by the general public, but is granted for the common use and enjoyment of the owners of the sublots in Harbor Row Subdivision, and is to be maintained by the Harbor Row Homeowners Association, Inc. as part of common areas of Harbor Row Subdivision.			S/L 11 954 SQ. FT. 0.0219 ACRES	2 861 SQ. FT. 0.0198 ACRES	50.07	P.P.N. 007-01-079 PARCEL A REBECCA E. BURCHER AFN 202010270056	5/8" CAPPED		. 50'
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		6	₹ 36.08	21.42	5/8" IRON PIN FD. & USED N89'40'04"E 4.12	N00°22'19"W 60.91 REC(3) & USE	(HOY) IRON PIN	7	S.W
themselves and all other subsequent owners or assigns taking title from or under or through the undersigned.		50,	(5)	N00°24'22"W 94.50		11-081 11-081 11-081 12-0493 12-0493	11–080 11–080 11 113 120493	119 SED	N Street)
Thomas W. Hasson, Incorporator (Officer) AHA Development OHC, LLC		%. ₹.	76.70 REC(76.70 REC(18.00 P.N. 007-01-0 SUBLOT 109 HA DEVELOPMEN OHC LLC FN 2022082406	SUBLOT 110 DEVELOPMEN OHC LLC 2022082406	3,542 SQ. 0.0813 AC	T	P.P.N. 007–0 PART OF S.I. DEVELOPMEN AFN 2017051,	EC(3) & U	AVE
State of Ohio)) S.S. County of Cuyahoga)		Street)	EC(1)	N00°24'22'	A A A A A A A A A A A A A A A A A A A	AH IN THE TOTAL	AHA	149.16 RI	(Form
Before me, a notary public in and for said county and state, personally appeared the above named Thomas W. Hasson, member of AHA Development OHC, LLC, the corporation which executed the foregoing instrument, who acknowledge that he did sign said instrument as such member in behalf of said Corporation and by the authority of its board of directors; and that said instrument is his free act and deed individually and		AVEN(Formerly Apple 71.42	22.34 21 60.50 PEACH ORCHAR		38.50	22.17 44.67	22.50	SED 63.00 DEE N88*44*11"E	ВСНА
as such member and the free and corporate act and deed of said Corporation. In witness, whereof, I have hereunto set my hand and official seal at		7 1 1 1 1 1 1 1 1 1 1	*	7 C.C.M.R.	9			' - ' - ' - ' - ' - ' - ' - ' - ' - ' -	0
Notary Public		APP	5. 913 SQ. FT. ∰ 895 .	SQ. FT. [8] 670 SQ. FT. [8] 67	r. 👷 909 SQ. FT. 🕱	S/L 6 909 SQ. FT. 92,38 g. E 0.0209 ACRES	S/L 7 935 SQ. FT. 0.0215 ACRES	63.09 CA	
My commission expires		<u> </u>	.88N	.68N N88N	.68N N88N	.68N N899			
			<u>25.00</u> 22.19 21	.83 P/W 16.33 6.00 16.33	22.17	6.00 22.17	23.11		25.00
5		5/8" CAPPED (HOY) IRON PIN FD. & USED	5/8" IRON PIN FD. & USED	N00°24'22"W 156.14 CALC.	& USED 156.50 CALC. REC(1)		-	5/8" CAPPED ST (HOY) IRON PIN IN	
N. P.		15. & 6625						OSED CONTRACTOR OF THE PROPERTY OF THE PROPERT	J. W USED
S. B. W.		30.00						29.71 REC(3)	
36.78 CITY 36.85 REC(2)		00 CALC. & USED			ALC. & USED				
	STONE w/ D.H. IN MON. BOX FD. & USED	INOU 24 22 W			24'22"W				Prepared by:
4				WEST 44th STREET 60' (Formerly Harbor Street)					RIMIK LE & ASSOC. CORP surveyora • consultants • planners • utilities • cap 5316 Ridge Road — Cleveland, Ohio 44129 Phone 440.885.7137 — Fax 440.885.7139 www.kolesurvey.com

File No. 22202 Rec