

Mayor's Office of Capital Projects

Date: June 21, 2023

To: Blaine A. Griffin, Council President
Ward 6

From: James DeRosa, Director
Mayor's Office of Capital Projects

Re: Request for review and approval of 2 proposed re-subdivisions

Location: North block of Martin Luther King Jr. Drive in between East
110th Street & East 116th Street

Ward: Ward 6, Council President Blaine A. Griffin

Description:

This is a set of re-subdivisions that will re-configure the existing block parcels to facilitate the development & construction of townhome style units that are across the street from Saint Luke's Manor.

The proposed subdivision plats have 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

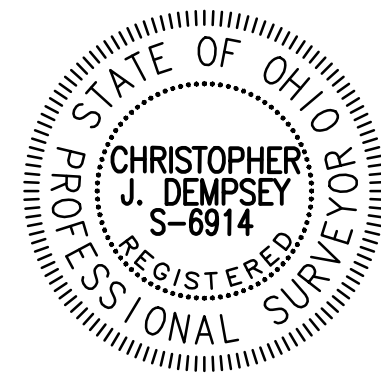
Cc: Eric Westfall
Kimberly Moss
Lillian Patterson

RESUBDIVISION OF PARCEL D IN ST. LUKE'S REDEVELOPMENT SUBDIVISION No. 2

SITUATED IN THE CITY OF CLEVELAND, COUNTY OF CUYAHOGA AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL 100 ACRE LOT Nos. 419 AND 427, FURTHER KNOWN AS BEING PARCEL D IN ST. LUKE'S REDEVELOPMENT SUBDIVISION No. 2 AS RECORDED IN VOLUME 346, PAGES 25 THROUGH 28 OF THE CUYAHOGA COUNTY MAP RECORDS

SURVEYOR CERTIFICATION

THIS PLAT WAS PREPARED FROM A FIELD SURVEY DONE UNDER MY DIRECTION AND CONFORMS TO THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO (OAC 4733-37). BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE SHOWN TO INDICATE ANGLES ONLY. DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. ALL OF WHICH I ACKNOWLEDGE TO BE CORRECT.



Christopher J. Dempsey
CHRISTOPHER J. DEMPSEY
PROFESSIONAL SURVEYOR NO. 6914
DATE OF SURVEY: DECEMBER 7, 2021

www.dempseysurvey.com

DEMPSEY / SURVEYING / COMPANY
P 216/226-1130 12815 DETROIT AVENUE
F 216/226-1131 CLEVELAND, OH 44107-2835

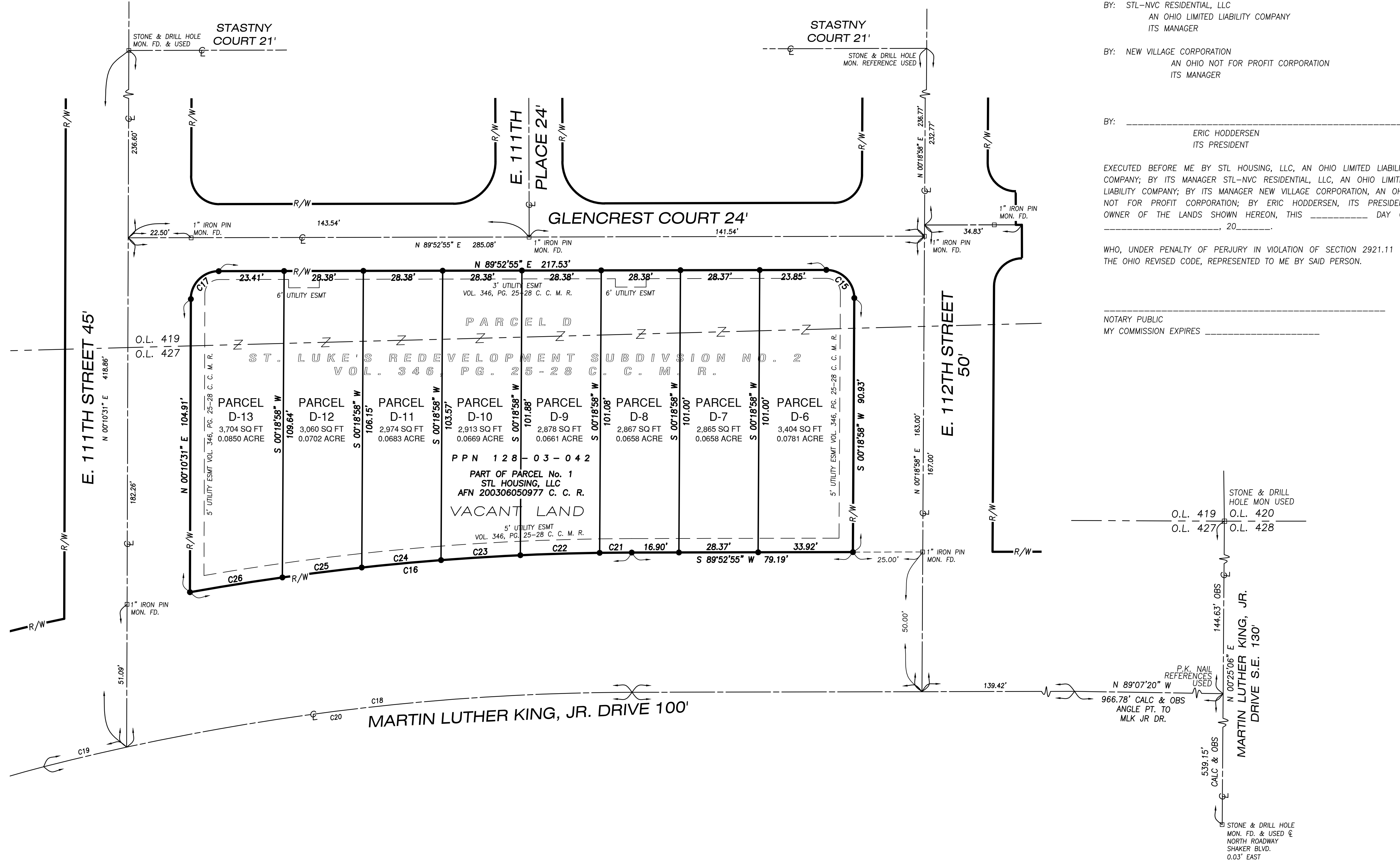
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C15	10.00'	15.78'	14.20'	S 44°54'04" E	90°26'03"
C16	910.00'	158.99'	158.79'	S 84°52'36" W	10°00'37"
C17	10.00'	15.66'	14.11'	N 45°01'43" E	89°42'24"
C18	860.00'	182.33'	181.99'	S 83°48'30" W	12°08'51"
C19	860.00'	30.56'	30.56'	S 76°43'00" W	2°02'09"
C20	860.00'	212.89'	212.35'	S 82°47'25" W	1°41'10"00"
C21	910.00'	11.48'	11.48'	S 89°31'14" W	0°43'23"
C22	910.00'	28.40'	28.40'	S 88°15'54" W	1°47'18"
C23	910.00'	28.45'	28.45'	S 86°28'31" W	1°47'28"
C24	910.00'	28.52'	28.52'	S 84°40'55" W	1°47'44"
C25	910.00'	28.62'	28.62'	S 82°52'59" W	1°48'07"
C26	910.00'	33.52'	33.52'	S 80°55'36" W	2°06'37"

PERTINENT DOCUMENTS

ST. LUKE'S REDEVELOPMENT SUBDIVISION NO. 2
VOL. 346, PG. 25-28 C. C. M. R.



SCALE: 1" = 20'
• DENOTES 5/8" DIAMETER, 30 INCH LONG IRON PIN SET WITH "DEMPSEY P.S. 6914" ID CAP (UNLESS OTHERWISE NOTED)



OWNER'S ACCEPTANCE

I, THE UNDERSIGNED, ERIC HODDERSEN, PRESIDENT OF NEW VILLAGE CORPORATION, AN OHIO NOT FOR PROFIT CORPORATION; MANAGER OF STL-NVC RESIDENTIAL LLC, AN OHIO LIMITED LIABILITY COMPANY; MANAGER OF STL HOUSING, LLC, AN OHIO LIMITED LIABILITY COMPANY; OWNER OF THE LANDS SHOWN HEREON DO HEREBY ACCEPT THIS RESUBDIVISION OF THE SAME, AND ACKNOWLEDGE THAT THE SAME WAS MADE AT MY REQUEST INDIVIDUALLY AND AS PRESIDENT OF SAID CORPORATION.

BY: STL HOUSING, LLC.
AN OHIO LIMITED LIABILITY COMPANY

BY: STL-NVC RESIDENTIAL, LLC
AN OHIO LIMITED LIABILITY COMPANY
ITS MANAGER

BY: NEW VILLAGE CORPORATION
AN OHIO NOT FOR PROFIT CORPORATION
ITS MANAGER

BY: _____
ERIC HODDERSEN
ITS PRESIDENT

EXECUTED BEFORE ME BY STL HOUSING, LLC, AN OHIO LIMITED LIABILITY COMPANY; BY ITS MANAGER STL-NVC RESIDENTIAL, LLC, AN OHIO LIMITED LIABILITY COMPANY; BY ITS MANAGER NEW VILLAGE CORPORATION, AN OHIO NOT FOR PROFIT CORPORATION; BY ERIC HODDERSEN, ITS PRESIDENT, OWNER OF THE LANDS SHOWN HEREON, THIS _____ DAY OF _____, 20____.

WHO, UNDER PENALTY OF PERJURY IN VIOLATION OF SECTION 2921.11 OF THE OHIO REVISED CODE, REPRESENTED TO ME BY SAID PERSON.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

APPROVALS

This subdivision and plat are approved by the Planning Director of the City of Cleveland, Ohio this _____ day of _____, 20____.

Joyce Pan Huang - Planning Director

This subdivision and plat are approved by the Platting Commissioner of the City of Cleveland, Ohio this _____ day of _____, 20____.

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 _____, 20____.

James DeRosa - Director of Capital Projects

This subdivision and plat are approved by the Council of the City of Cleveland, Ohio this _____ day of _____, 20____.

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

UNDERGROUND UTILITY EASEMENT

I THE UNDERSIGNED, BRIANA PERRY, PRESIDENT OF NEW VILLAGE CORPORATION, AN OHIO NOT FOR PROFIT CORPORATION; MANAGER OF STL-NVC RESIDENTIAL, LLC, AN OHIO LIMITED LIABILITY COMPANY; MANAGER OF STL HOUSING, LLC, AN OHIO LIMITED LIABILITY COMPANY; OWNER OF THE HEREON PLATTED LAND DO HEREBY GRANT UNTO AT&T, CLEVELAND PUBLIC POWER, DOMINION EAST OHIO, TIME WARNER CABLE AND ANY OTHER COMMUNICATION ENTITIES FRANCHISED TO SERVE THE COMMUNITY, THEIR SUCCESSORS AND ASSIGNS, (HEREINAFTER REFERRED TO AS THE GRANTEEES) A PERMANENT RIGHT OF WAY AND EASEMENT PARALLEL AND CONTIGUOUS TO THE PUBLIC AND PRIVATE RIGHT OF WAYS, AS SHOWN HEREON, TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH UNDERGROUND ELECTRIC AND COMMUNICATIONS CABLES, DUCTS, CONDUITS, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS, GAS LINES AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEEES FOR DISTRIBUTING AND TRANSMITTING ELECTRICITY, COMMUNICATIONS SIGNALS AND NATURAL GAS, FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEEES MAY DETERMINE, UPON, WITHIN AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFORE, TO REMOVE TREES AND LANDSCAPING INCLUDING LAWNS, WITHIN AND WITHOUT SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF SAID ELECTRIC, COMMUNICATION AND NATURAL GAS FACILITIES. THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE CABLES OUTSIDE THE ABOVE DESCRIBED EASEMENT PREMISES, AND WITH THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF THIS RIGHT OF WAY AND EASEMENT GRANT. ALL SUBLOTS AND ALL LANDS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

BY: STL HOUSING, LLC, AN OHIO LIMITED LIABILITY COMPANY

BY: STL-NVC RESIDENTIAL, LLC AN OHIO LIMITED LIABILITY COMPANY ITS MANAGER

BY: NEW VILLAGE CORPORATION AN OHIO NOT FOR PROFIT CORPORATION ITS MANAGER

BY: BRIANA PERRY ITS PRESIDENT

EXECUTED BEFORE ME BY STL HOUSING, LLC, AN OHIO LIMITED LIABILITY COMPANY; BY ITS MANAGER STL-NVC RESIDENTIAL, LLC, AN OHIO LIMITED LIABILITY COMPANY; BY ITS MANAGER NEW VILLAGE CORPORATION, AN OHIO NOT FOR PROFIT CORPORATION; BY BRIANA PERRY, ITS PRESIDENT, OWNER OF THE LANDS SHOWN HEREON, THIS DAY OF _____, 20_____.

WHO, UNDER PENALTY OF PERJURY IN VIOLATION OF SECTION 2921.11 OF THE OHIO REVISED CODE, REPRESENTED TO ME BY SAID PERSON.

NOTARY PUBLIC MY COMMISSION EXPIRES _____

AT&T DATE

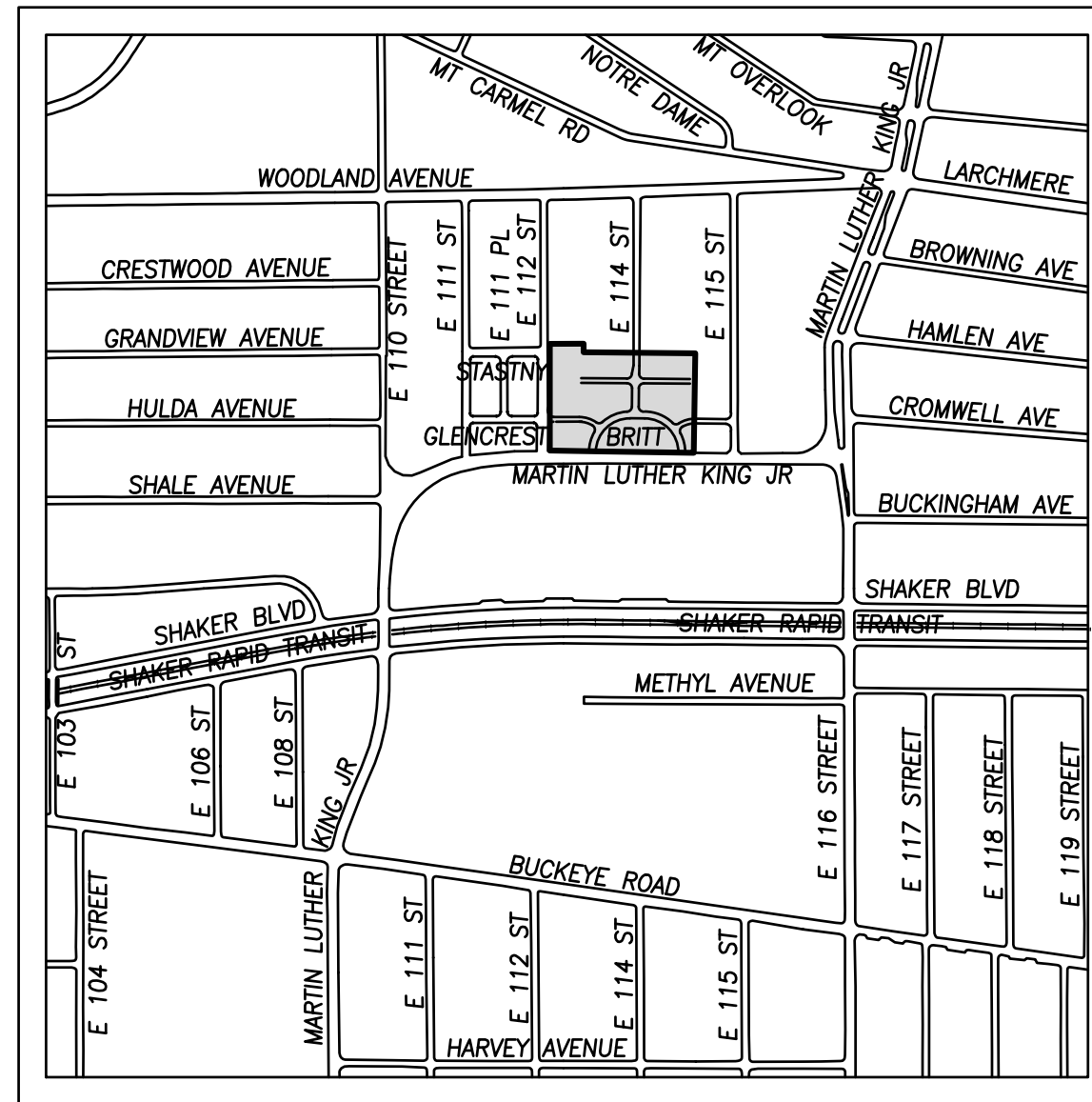
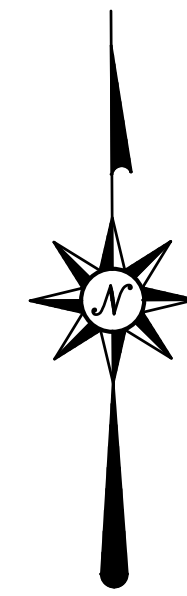
CLEVELAND PUBLIC POWER DATE

DOMINION EAST OHIO DATE

TIME WARNER CABLE DATE

ST. LUKE'S REDEVELOPMENT SUBDIVISION No. 3

SITUATED IN THE CITY OF CLEVELAND, COUNTY OF CUYAHOGA AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL 100 ACRE LOT Nos. 419 AND 427, ALSO BEING PART OF THE J. H. BEHM'S AND H. A. STAHL'S WOODLAND HEIGHTS SUBDIVISION AS RECORDED IN VOLUME 34, PAGE 4 OF THE CUYAHOGA COUNTY MAP RECORDS, PART OF THE FRANK KYSELA'S ALLOTMENT AS RECORDED IN VOLUME 25, PAGE 24 OF THE CUYAHOGA COUNTY MAP RECORDS.

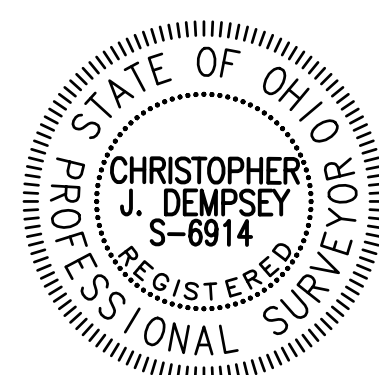


VICINITY MAP SCALE: NONE

SURVEYOR CERTIFICATION

THE INTERIOR PLATTED INFORMATION SHOWN HEREON IS BASED ON THE PERIMETER BOUNDARY SURVEY PREPARED BY GARRETT & ASSOCIATES, INC. DATED OCTOBER 16, 2002.

THIS PLAT WAS PREPARED FROM A FIELD SURVEY DONE UNDER MY DIRECTION AND CONFORMS TO THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO (OAC 4733-37). BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE SHOWN TO INDICATE ANGLES ONLY. DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. ALL OF WHICH I ACKNOWLEDGE TO BE CORRECT.



CHRISTOPHER J. DEMPSEY
PROFESSIONAL SURVEYOR #6914
DECEMBER 20, 2021

APPROVALS

This subdivision and plat are approved by the Planning Director of the City of Cleveland, Ohio this _____ day of _____, 20_____.

Joyce Pan Huang - Planning Director

This subdivision and plat are approved by the Platting Commissioner of the City of Cleveland, Ohio this _____ day of _____, 20_____.

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 _____, 20_____.

James DeRosa - Director of Capital Projects

This subdivision and plat are approved by the Council of the City of Cleveland, Ohio this _____ day of _____, 20_____.

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 AND STREET DEDICATION FOR ST. LUKE'S REDEVELOPMENT SUB. No. 3

DEMPSEY SURVEYING / COMPANY
12815 DETROIT AVENUE
CLEVELAND, OH 44107-2835
P 216/226-1130 F 216/226-1131
www.dempseysurveying.com

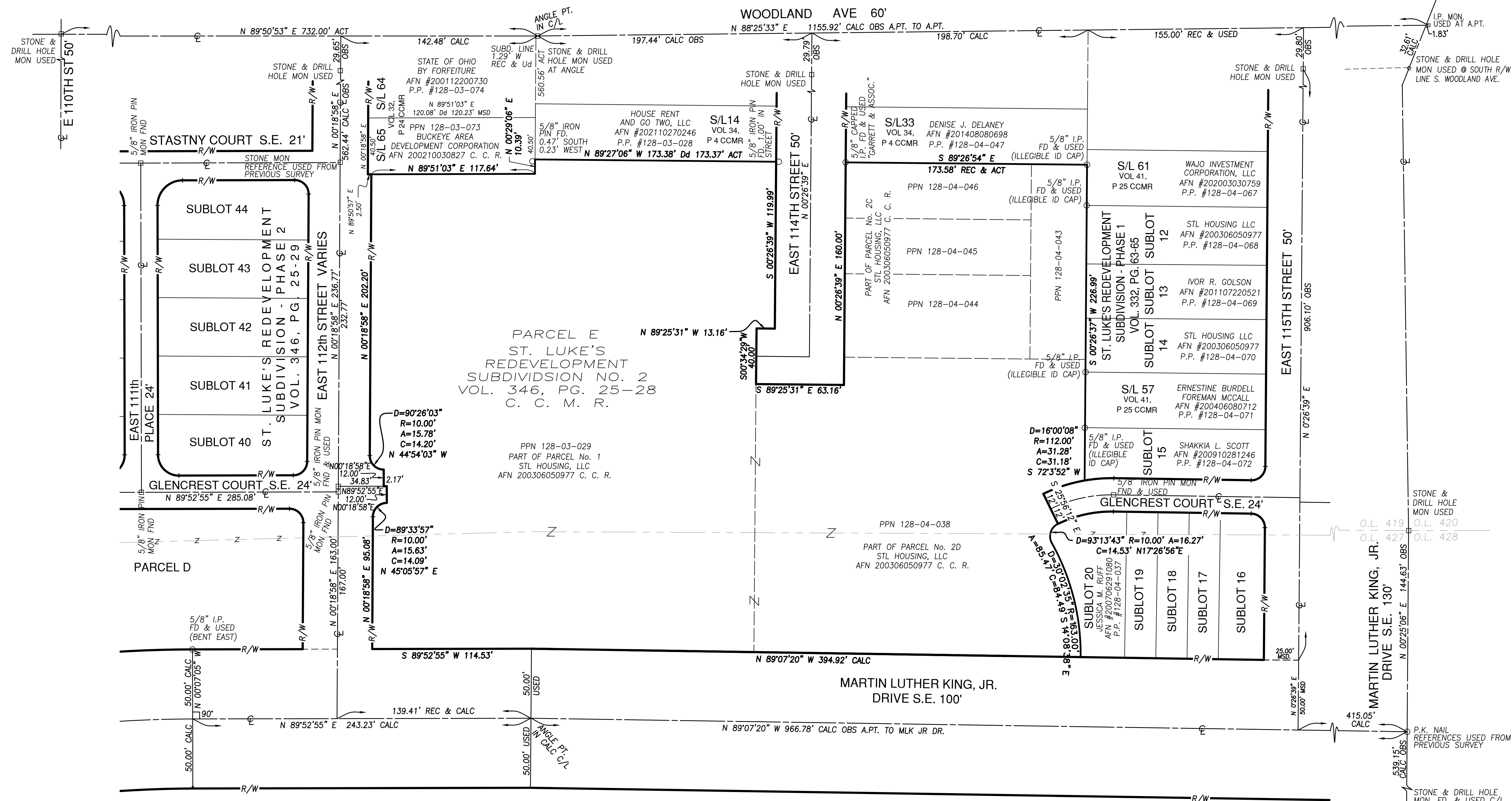
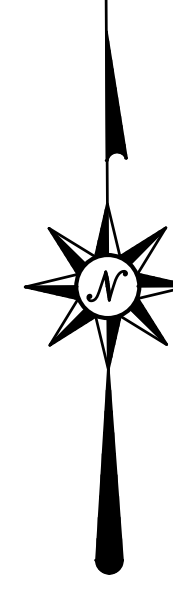
Table with columns for DATE, REVISIONS, HORZ. SCALE (1" = 40'), VERT. SCALE (NONE), DRAWN BY (DLN/STP), CHECKED BY (MCN), DATE OF MAP (Jan. 19, 2023), DATE OF FIELD SURVEY (OCT. 4, 2021), JOB NO. (9986), SHEET (1 of 4).

ABBREVIATIONS

- Od. - DEED
- MSD. - MEASURED
- ACT. - ACTUAL
- CALC. - CALCULATED
- OBS. - OBSERVED
- TD. - TURNED
- FD. - FOUND
- ENCR. - ENCROACHES
- CLRS. - CLEARS
- ASPH. - ASPHALT
- CONC. - CONCRETE
- SUBJ. - SUBJECT
- CONT. - CONTIGUOUS
- I.P. - IRON PIN



SCALE: 1" = 40'



BOUNDARY SURVEY FOR
ST. LUKE'S REDEVELOPMENT SUB. No. 3
 SITUATED IN THE CITY OF CLEVELAND, COUNTY OF CUYAHOGA AND STATE OF OHIO AND KNOWN AS BEING PART OF
 THE REDEVELOPMENT SUBDIVISION OF ST. LUKE'S REDEVELOPMENT SUBDIVISION, PHASE 4 OF THE CUYAHOGA COUNTY MAP RECORDS, PART OF THE
 HEIGHTS SUBDIVISION AS RECORDED IN VOLUME 25, PAGE 4 OF THE CUYAHOGA COUNTY MAP RECORDS, PART OF THE
 FRANK KYSELA'S ALLOTMENT AS RECORDED IN VOLUME 25, PAGE 24 OF THE CUYAHOGA COUNTY MAP RECORDS.

DATE	REVISIONS
	HORIZ. SCALE 1" = 40'
	VERT. SCALE NONE
	DRAWN BY DLN/STP
	CHECKED BY MCN
Jan. 19, 2023	DATE OF MAP
OCT. 4, 2021	DATE OF FIELD SURVEY
9986	JOB NO.

Drawing File: W:\9900-9999\9986 Prot Phase 3 R1.dwg, Jan 18, 2023 - 5:12pm

LEGEND

EASEMENT TO BE GRANTED TO THE HOMEOWNERS ASSOCIATION

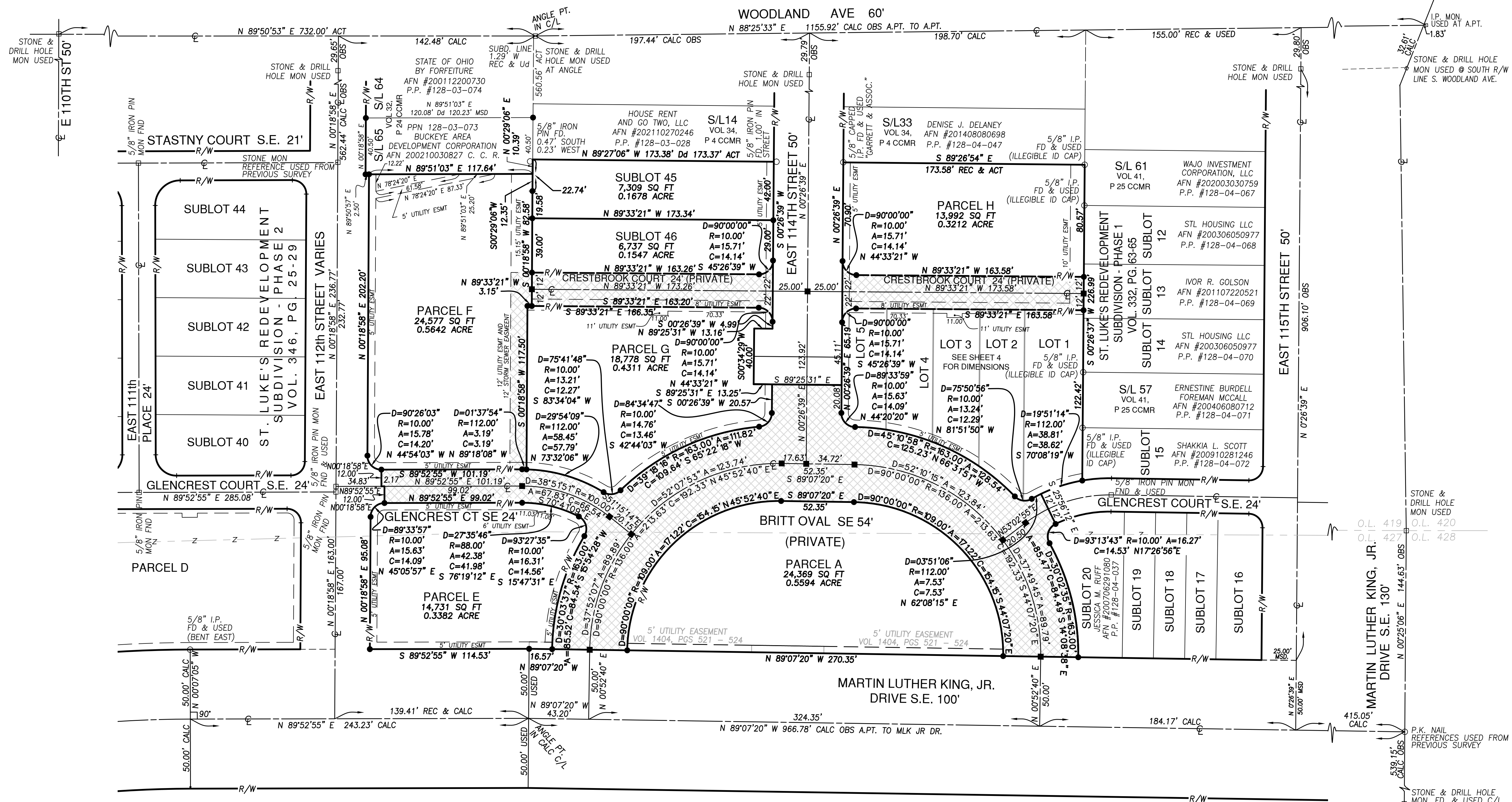
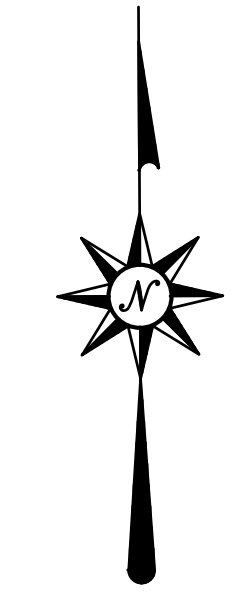
ABBREVIATIONS

- Dd - DEED
MSD - MEASURED
ACT - ACTUAL
CALC - CALCULATED
OBS - OBSERVED
TD - TURNED
FD - FOUND
ENCR - ENCROACHES
CLRS - CLEARS
ASPH - ASPHALT
CONC - CONCRETE
SUBJ - SUBJECT
CONT - CONTIGUOUS
I.P. - IRON PIN



SCALE: 1" = 40'

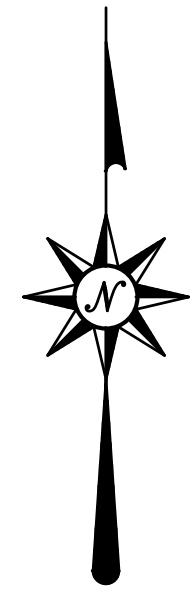
- DENOTES 1" DIAMETER IRON PIN FOUND INSIDE MONUMENT BOX ASSEMBLY
● DENOTES 5/8" DIAMETER, 30 INCH LONG IRON PIN SET WITH 'DEMPSEY P.S. 6914" ID CAP (UNLESS OTHERWISE NOTED)
⊗ MAG NAIL SET



SUBDIVISION AND STREET DEDICATION FOR ST. LUKE'S REDEVELOPMENT SUB. NO. 3

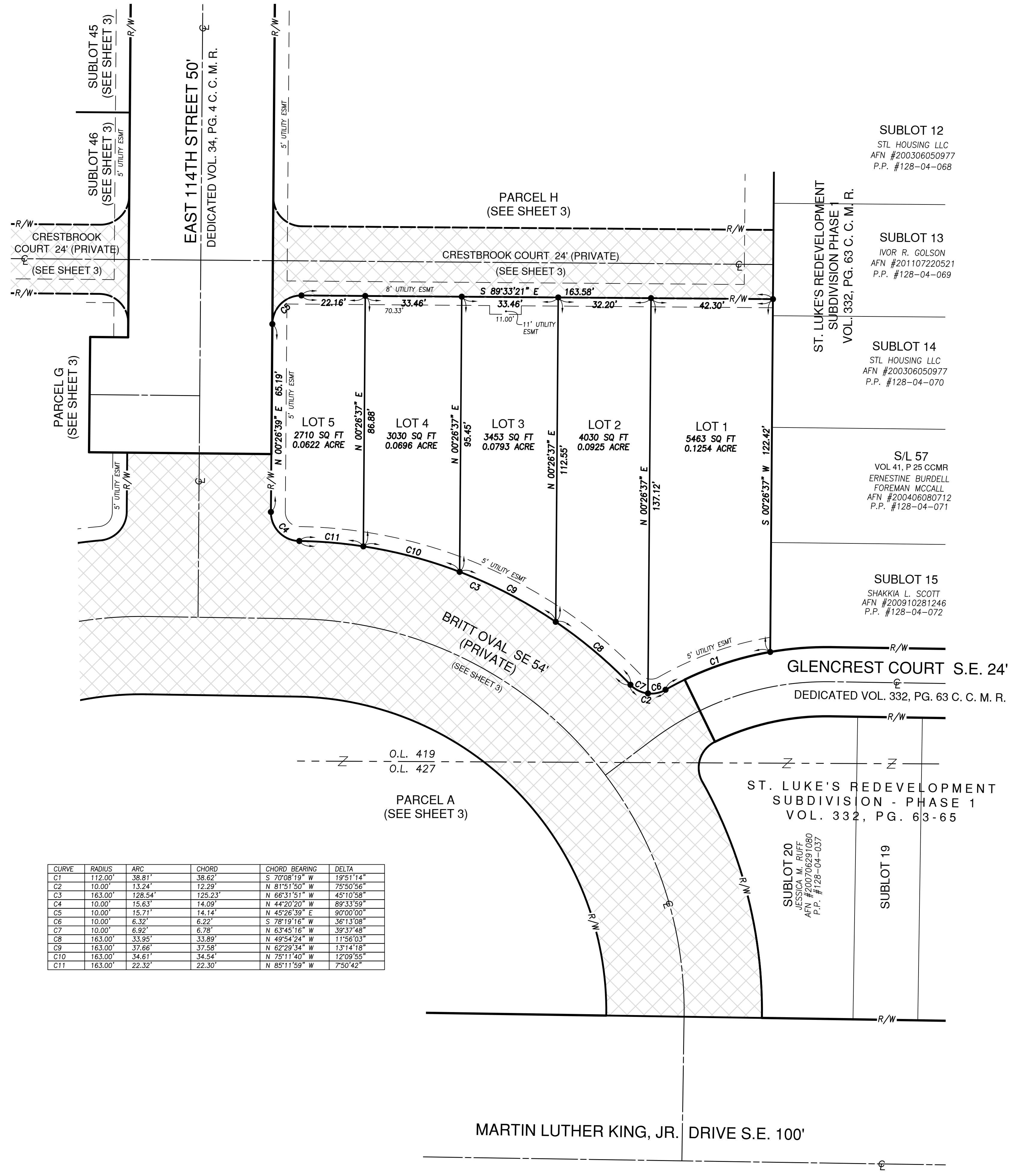
DEMPSEY SURVEYING COMPANY
P 216/226-1130
F 216/226-1131
CLEVELAND, OH 44107-2835

Table with columns for DATE, REVISIONS, HORIZ. SCALE, VERT. SCALE, DRAWN BY, CHECKED BY, DATE OF MAP, DATE OF FIELD SURVEY, JOB NO., and SHEET. Includes entries for DLN/STP, MCN, Jan. 19, 2023, Oct. 4, 2021, 9986, and sheet number 34.



20 0 10 20
SCALE: 1" = 20'

● DENOTES 5/8" DIAMETER, 30 INCH LONG IRON PIN SET WITH "DEMPSEY P.S. 6914" ID CAP (UNLESS OTHERWISE NOTED)
X MAG NAIL SET



CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C1	112.00'	38.81'	38.62'	S 70°08'19" W	19°51'14"
C2	10.00'	13.24'	12.29'	N 81°51'50" W	75°50'56"
C3	163.00'	128.54'	125.23'	N 66°31'51" W	45°10'58"
C4	10.00'	15.63'	14.09'	N 44°20'20" W	89°33'59"
C5	10.00'	15.71'	14.14'	N 43°26'39" E	90°00'00"
C6	10.00'	6.32'	6.22'	S 78°19'16" W	36°13'08"
C7	10.00'	6.92'	6.78'	N 63°45'16" W	39°37'48"
C8	163.00'	33.95'	33.89'	N 49°54'24" W	11°56'03"
C9	163.00'	37.66'	37.58'	N 62°29'34" W	13°14'18"
C10	163.00'	34.61'	34.54'	N 75°11'40" W	12°09'55"
C11	163.00'	22.32'	22.30'	N 65°11'59" W	7°50'42"

SUBLOT 12
STL HOUSING LLC
AFN #200306050977
P.P. #128-04-068

SUBLOT 13
IVOR R. GOLSON
AFN #201107220521
P.P. #128-04-069

SUBLOT 14
STL HOUSING LLC
AFN #200306050977
P.P. #128-04-070

S/L 57
VOL. 41, P. 25 CCMR
ERNESTINE BURDELL
FOREMAN MCCALL
AFN #200406080712
P.P. #128-04-071

SUBLOT 15
SHAKKIA L. SCOTT
AFN #200910281246
P.P. #128-04-072

**ST. LUKE'S REDEVELOPMENT
SUBDIVISION - PHASE 1**
VOL. 332, PG. 63-65

SUBLOT 20
JESSICA M. RUFF
AFN #200706291080
P.P. #128-04-037

SUBLOT 19

DATE	REVISIONS
	HORIZ. SCALE 1" = 40'
	VERT. SCALE NONE
	DRAWN BY DLN/STP
	CHECKED BY MCN
Jan. 19, 2023	DATE OF MAP
OCT. 4, 2021	DATE OF FIELD SURVEY
9986	JOB NO.