

OWNERS ACCEPTANCE

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

Frank Camardo, Principal
Stanford Townhomes, LLC

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 _____, 2026.

Notary Public

My commission expires

STANFORD AVENUE TOWNHOMES
SUBDIVISION PLAT

OF

P.P.N. 014-10-032, -033 AND -034

CREATING
LOT 1, 2, 3, 4, 5, 6 AND BLOCK "A"

CITY OF CLEVELAND, OHIO

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio and known as being all of Sublot Nos. 7, 8, 9 and 10 in the Chas. and John Henritze's Subdivision of part of the Original Brooklyn Township Lot Nos. 58 and 63, as shown by the plat recorded in Volume 19, Page 14 of Cuyahoga County Map Records.

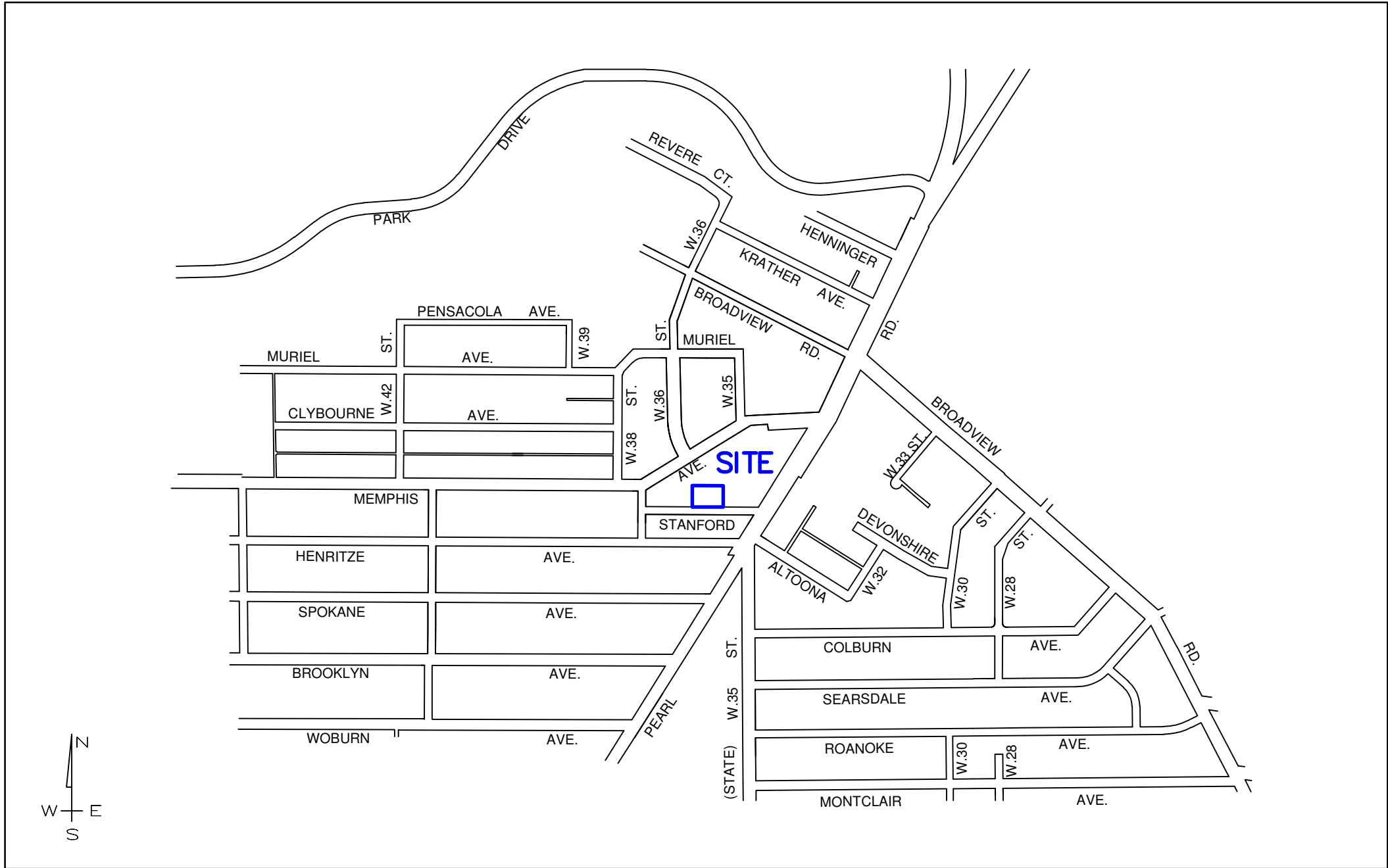
DEEDS OF RECORD

Land conveyed to Cleveland Land Reutilization Program by deed dated July 07, 2020 and recorded in AFN 202007070442 of Cuyahoga County Deed Records.
P.P.N. 014-10-032

Land conveyed to Cleveland Land Reutilization Program by deed dated January 31, 2012 and recorded in AFN 201207310217 of Cuyahoga County Deed Records.
P.P.N. 014-10-033

Land conveyed to Cleveland Land Reutilization Program by deed dated July 31, 2017 and recorded in AFN 201707310511 of Cuyahoga County Deed Records.
P.P.N. 014-10-034

VICINITY MAP



NOT TO SCALE

APPROVALS

This subdivision and plat are approved by the Planning Director of the City of Cleveland, Ohio this _____ day of _____, 2026.

Calley Mersmann – Planning Director

This subdivision and plat are approved by the Platting Commissioner of the City of Cleveland, Ohio this _____ day of _____, 2026.

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 _____, 2026.

James DeRosa – Director of Capital Projects

This subdivision and plat are approved by the Council of the City of Cleveland, Ohio this _____ day of _____, 2026.
Cleveland City Council file no. _____

Patricia Britt – Clerk of Council

Approved by the Development, Planning and Sustainability Committee

Jasmin Santana – Chair
Kris Harsh – Vice Chair

Kevin L. Bishop
Austin N. Davis

Richard A. Starr
Charles J. Slife

Deborah Gray

Approved by the Municipal Services and Properties Committee

Kevin L. Bishop – Chair
Kris Harsh – Vice Chair

Deborah Gray
Stephanie D. Howse– Jones

Nikki Hudson
Tanmay Shah

Richard A. Starr

EASEMENT NOTE

Due to proposed utilities on the subject property(s) a blanket easement for utilities needed to service the proposed buildings on the property(s) is being created as part of this Subdivision Plat.

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.

August 22, 2025

REV: September 26, 2025
REV: October 2, 2025
REV: January 23, 2026



FIELD DATE

January 2024

DRAWN BY

BDK, BS

APPROVED

BS PS NO. 8740



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

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WEST 37TH STREET 40'
(FORMERLY STAPE STREET)
(A PUBLIC RIGHT-OF-WAY)

Stone Monument
Found
(No Drill Hole)

Drill Hole in a
Stone Monument
Found & Used
on northerly right
of way of
Memphis Avenue

MONUMENTATION NOTE

Due to proposed construction and development some property corner monuments may be set at a later date.

- Denotes 5/8"x30" iron pins set and capped "Riverstone Company PS8740"

REFERENCE SURVEYS

- Lot Split & Consolidation Survey
AFN 201803150443 C.C.R. (McSteen)
- Karl & John Henritze's Subdivision
Volume 19, Page 14 of Cuyahoga County Map Records
- Cleveland City Survey Records (CSR)

BASIS OF BEARINGS

The centerline of Stanford Avenue as North 89°53'03" East is an assumed bearing and is used to indicate angles only.

LEGEND

- = Monument Box Found
- = Iron Pin Found
- = Iron Pipe Found
- = 5/8"x30" Iron Pin Set
- = Spike Set on P/L
- ⊙ = Drill Hole Set / Found
- ⊕ = Mag Nail Set / Found
- ⊙ = Centerline

DEED OF REFERENCE

Land conveyed to Stanford Townhomes LLC by the deed dated August 13, 2025 and recorded in AFN 202508130443 of Cuyahoga County Records.

Land formerly conveyed to Greenlight Building Company, LLC by the deed dated April 17, 2025 and recorded in AFN 202504170128 of Cuyahoga County Records.

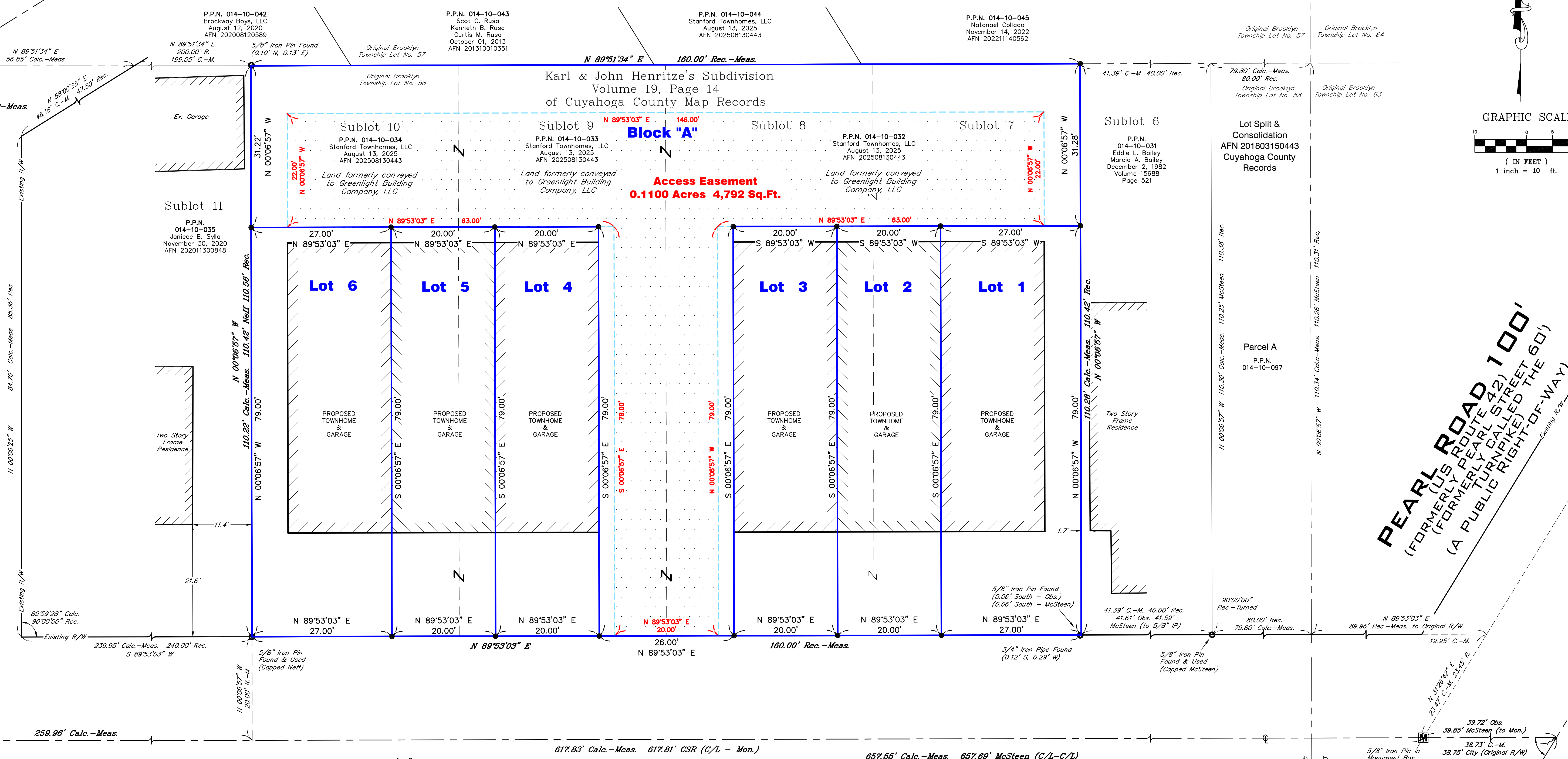
HENRITZE AVENUE
S.W. 45
(A PUBLIC RIGHT-OF-WAY)

RIVERSTONE

LAND SURVEYING - ENGINEERING - DESIGN
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STANFORD AVENUE TOWNHOMES SUBDIVISION PLAT



PEARL ROAD 100'
(FORMERLY PEARL STREET 42)
(FORMERLY CALLED THE 60')
(A PUBLIC RIGHT-OF-WAY)

STANFORD AVENUE 40'
(FORMERLY WILLIE STREET)
(A PUBLIC RIGHT-OF-WAY)

GRAPHIC SCALE
10 0 5 10
(IN FEET)
1 inch = 10 ft.

