

Mayor's Office of Capital Projects

Date: September 19, 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 Monroe Townhomes
South Subdivision Plat

Location: South side of Monroe Avenue, in-between West 30th Street & Monroe St.
Cemetery

Ward: 3, Councilmember Kerry McCormack

Description:

This is a proposed re-subdivision of 4 existing sublots. The new subdivision configuration will create 5 fee simple lots with one proposed townhome on each lot, and one fee simple lot with an existing single family residence. An ingress/egress easement provides access to the rear of said townhomes. A shared greenspace easement is also provided.
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.

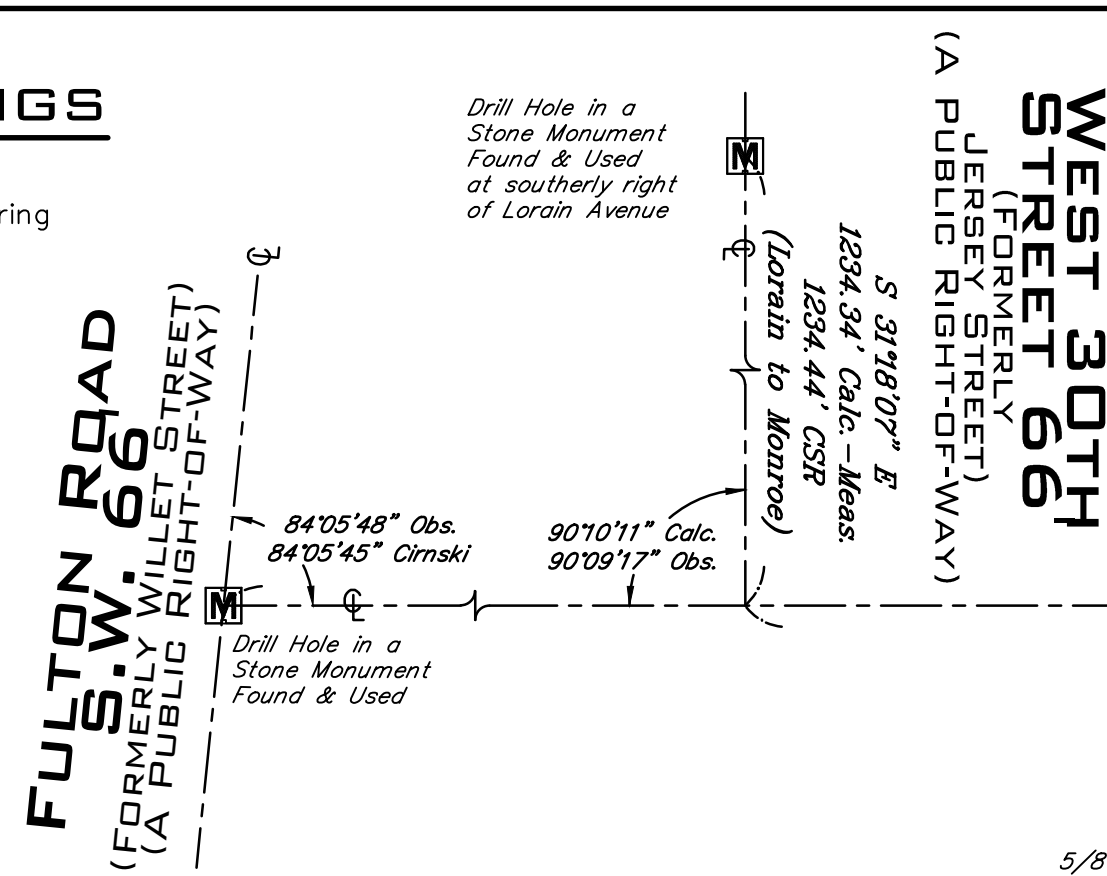
Thank you.

JDD/rcm

Cc: Eric Westfall
Shane Shuba
Ines Jimenez
Katie Hough

BASIS OF BEARINGS

The centerline of Monroe Avenue S.W. as North 58°31'43" East is an assumed bearing and is used to indicate angles only.



EASEMENT NOTES

This Subdivision Plat creates a 20' Ingress/Egress and Utility Easement and a Green Space Easement, shown hereon. These easements are for the use of residents and guests of the new Monroe Townhome Units A, B, C, D, and E. Block "A" is not parcel of the easement or maintenance agreement pertaining to these easements.

REFERENCE SURVEYS

- Selden & Sargent Re-Subdivision, Volume 2, Page 29 of Cuyahoga County Map Records. (Rec.)
Barber and Lord's Subdivision, Volume 11, Page 26 of Cuyahoga County Map Records. (Rec.)
Map of Lot Consolidation for Brunila Vega, Volume 328, Page 39 of Cuyahoga County Map Records. (Cirnski)
Boundary Survey by Riverstone Company, Dated July 31, 2018.
City of Cleveland Survey Records. (CSR)
- Stefan Volumes
- Hecker Volumes

SUBDIVISION PLAT

OF
MONROE TOWNHOMES SOUTH
P.P.N. 007-12-002,
-003, -004, -068 AND -074
CREATING
PARCELS "A", "B", "C", "D", "E"
& 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. 2, 3, 4 and part of Sublot No. 5 in the Selden and Sargent's Subdivision of part of the Original Brooklyn Township Lot Nos. 51, 52, 69 and 70 as shown by the plat recorded in Volume 2, Page 29 of Cuyahoga County Map Records.

OWNERS ACCEPTANCE

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

David Allen Anderson - 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 ... 2023.

Notary Public

My commission expires

OWNERS ACCEPTANCE

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

Monroe Properties CLE LLC
Matt Berges - Owner

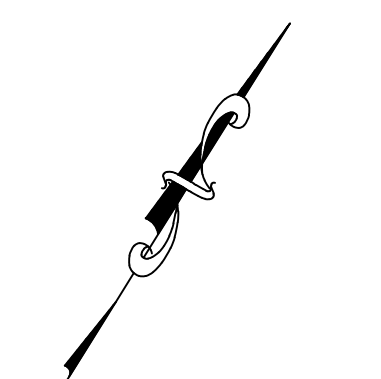
NOTARY

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 ... 2023.

Notary Public

My commission expires

P.P.N. 007-17-001
City of Cleveland
11-17-1841
Volume 30, Page 563

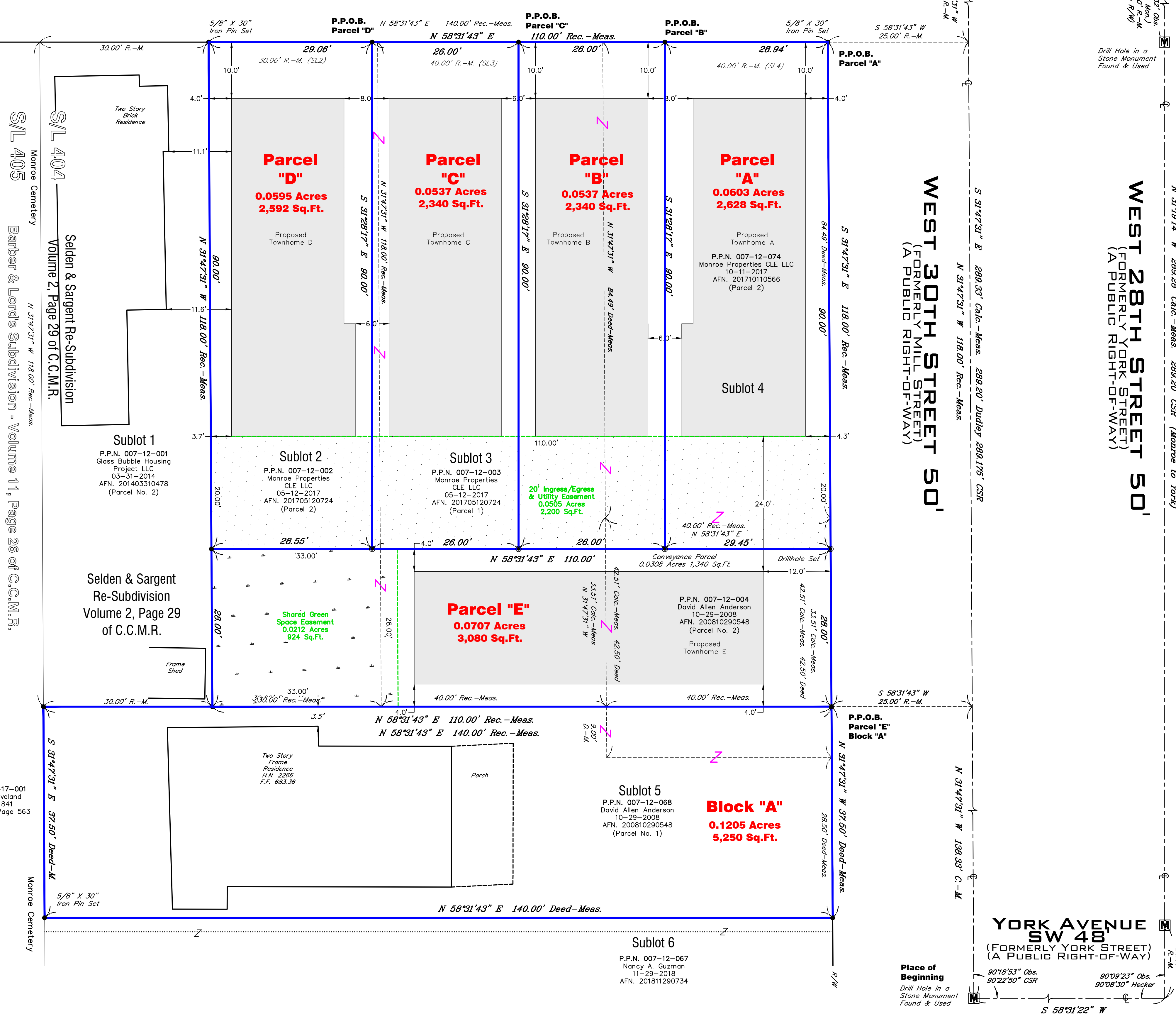


LEGEND

- M = Monument Box Found
I = Iron Pin Found
O = Iron Pipe Found
S = 5/8"x30" Iron Pin Set
D = Drill Hole Set / Found
P.K. = P.K. Nail Set / Found
C = Centerline

MONROE AVENUE S.W. 66'

N 58°31'43" E (Basis of Bearing) 2406.18' Calc.-Meas. (Monument to Fulton)
297.56' CSR-Meas. (West 29th to West 30th)



APPROVALS

This subdivision and plat are accepted & approved by the Planning Director of the City of Cleveland, Ohio this ... day of ... 2023.

Joyce Pan Huang - Planning Director

This subdivision and plat are accepted & approved by the Platting Commissioner of the City of Cleveland, Ohio this ... day of ... 2023.

Richard Switalski - Platting Commissioner

This subdivision and plat are in accordance with the rules of the Planning Commission and is hereby accepted & approved by the Director of Capital Projects of the City of Cleveland, Ohio this ... day of ... 2023.

James DeRosa - Director of Capital Projects

This subdivision and plat are accepted & approved by the Council of the City of Cleveland, Ohio this ... day of ... 2023.

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

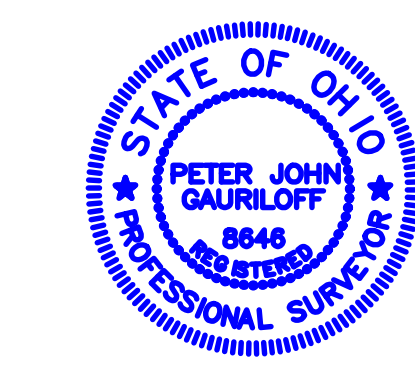
APPROVED BY THE MUNICIPAL SERVICES AND PROPERTY COMMITTEE

- Kevin Bishop - Chair
Richard Starr - Vice Chair
Anthony Hairston
Joseph Jones
Brian Kazy
Rebecca Maurer
Danny Kelly

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.

Peter J. Gauriloff June 15, 2023
P.S. No. 8646 Date
Note: • Denotes 5/8"x30" iron pins set and capped "Riverstone Company-PS6747-PS8646"



DRAWN BY BDK

APPROVED

PUG PS 8646



LAND SURVEYING - ENGINEERING - DESIGN
3800 LAKESIDE AVENUE - SUITE 100
CLEVELAND - OHIO - 44114
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