

Mayor's Office of Capital Projects

Date: November 2, 2023

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 revised Bailey Bridge Subdivision Phase II

Location: South side of Bailey Avenue, in between West 38th Street and Fulton Road

Ward: 3, Councilmember Kerry McCormack

Description:

This is a revised proposal of the continuation of said project that will create 5 new fee simple lots. These lots are proposed to have townhomes built and are in the Ohio City neighborhood.

This is the review for the second phase.

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
Ines Jimenez
Katie Hough

REFERENCE SURVEYS

Averill & Bradford's Allotment, Volume 4, Page 9 of Cuyahoga County Map Records. (dated July 1869) (Rec.)
 Fulton Road Bridge - Section "A" & "B", Map made at direction of Hiland B. Wright - City Auditor, Dated 1911. City of Cleveland Record J4. (J4)
 City of Cleveland Hopkins Books. (Hopkins)
 Plat of Lot Split and Consolidation, Volume 386, Page 98 of Cuyahoga County Map Records. (Plat)
 Centerline Schematic Plan - Fulton Road. (Plan)
 Parcel "A" Lot Split from Flats Industrial Railroad Company, Volume 315, Page 71 of Cuyahoga County Map Records. (CT)
 Site Plan Survey of 2300 Fulton Road by the Riverstone Company, Dated February 2020.
 The Bailey Bridge Subdivision, AFN. 202105260299 of Cuyahoga County Records.

BOUNDARY NOTE

At the time of Survey there were a number of Norfolk & Western Railway (formerly NYC&St. L R.R.) documents were unavailable. A portion of the northerly Railroad Right of Way was established from Cuyahoga County Tax Map Records.

Missing Documents

- NYC&St. L Railroad Val Map(s) - Railroad Map
- Deed/Description of Parcel No. 2 conveyed to NYC&St. L Railroad September 4, 1912
- Exhibit No. 2 in Petition of NYC&St. L Railway Cuyahoga Court Appropriation Vol. B, Pg. 377.

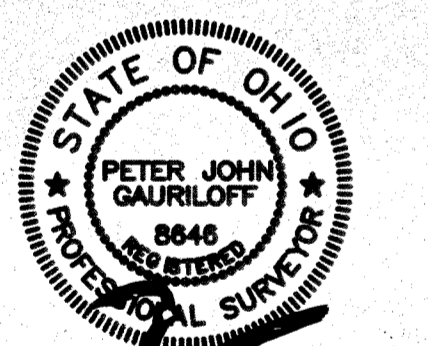
Phase I Sublots 7 through 13 have known encroachments due to design changes after platting was completed and are to be replatted.

INTENT STATEMENT

Sublot Nos. 1 through 13 are part of Phase I and were established on The Bailey Bridge Subdivision recorded in AFN. 202105260299 of Cuyahoga County Records.

Sublot Nos. 52 through 56 are Phase II and based on the 1st floor building / unit footprint of the Bailey Bridge Townhomes, per Sixmo Architects and BR Kenz Construction Plans dated June 2021.

Block "B" is to be part of future phased development.



Peter Gauriloff
 8646
 Date: October 27, 2023

LEGEND

MB = Monument Box Found	CL = Centerline
IP = Iron Pin Found	R = Property Line
IP = Iron Pipe Found	
5/8"x30" Iron Pin Set	
Drill Hole Set / Found	
P.K. Nail Set / Found	
Parcel / Sublot Line	
Original Parcel / Sublot Line	
Original Lot / Section Line	
Centerline	
Subject Property Line	
Right-of-way Line	
Easement Line	
A = Acre Length	O.L. = Original Lot
B.N. = Building Number	O.R. = Official Record
Bldg. = Building	O.S. = Observed
C.C.M.R. = Cuyahoga County Map Records	O. = Ordinance
Calc./C. = Calculated	P.C. = Point of Curvature
Ch. = Chord	P.O.B. = Piece of Beginning
D.I. = Drill Hole	P.P.N. = Permanent Parcel Number
D.V. = Deed Volume	P.P.O.B. = Principal Place of Beginning
Doc. = Document	Rec./R. = Record / Residence
East. = East	Rec./R. = Record / Residence
Ex. = Existing	Rec./R. = Record / Residence
Ext. = House Number	Rec./R. = Record / Residence
Instr. = Instrument	Rec./R. = Record / Residence
Meas./M. = Measured	Rec./R. = Record / Residence
N. = North	S. = South
N/A = Not Available	S/L = Sublot
O.D.T. = Ohio Department of Transportation	Sta. = Station
	Sty. = Story
	V. = Volume
	W. = West

EASEMENT NOTES

Sublot Encroachment Easement - Sublot Nos. 52 through 56 are granted to the right to have conditions such as, but not limited to, overhangs, siding, gutters, downspouts, steps, rails, etc. to extend onto Block "B". Any new renovations - additions of such will need approval.

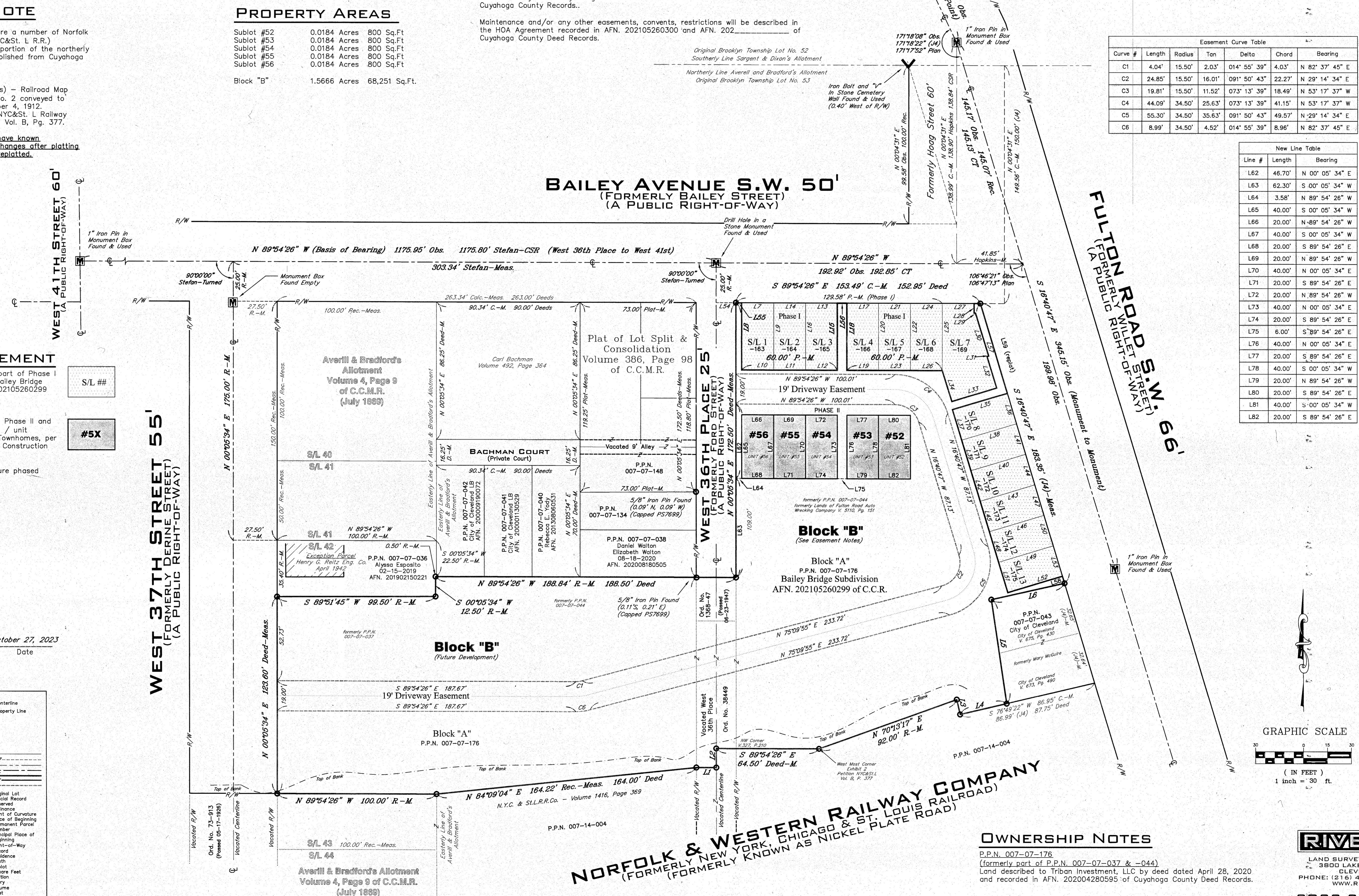
Block "B" Common Area Easement - Block "B" is to be a common area of ingress / egress for residents and guests of the Bailey Bridge Subdivision Development.

Block "B" Utility Easement - A blanket easement for utilities such as, but not limited to storm sewer, sanitary sewer, water, gas, electric, communication, etc. to benefit the Bailey Bridge Subdivision Development over Block "B".

19' Driveway Easement - Ingress / egress easement over area shown hereon is for vehicular access for residents of the Bailey Bridge Subdivision Development as established by the Bailey Bridge Subdivision recorded in AFN. 202105260299 of Cuyahoga County Records.

Maintenance and/or any other easements, covenants, restrictions will be described in the HOA Agreement recorded in AFN. 202105260300 and AFN. 202105260301 of Cuyahoga County Deed Records.

BAILEY BRIDGE SUBDIVISION PHASE OF BLOCK "A" P.P.N. 007-07-176 CITY OF CLEVELAND, OHIO CREATING SUBLOT NOS. 52 THROUGH 56 AND BLOCK "B"

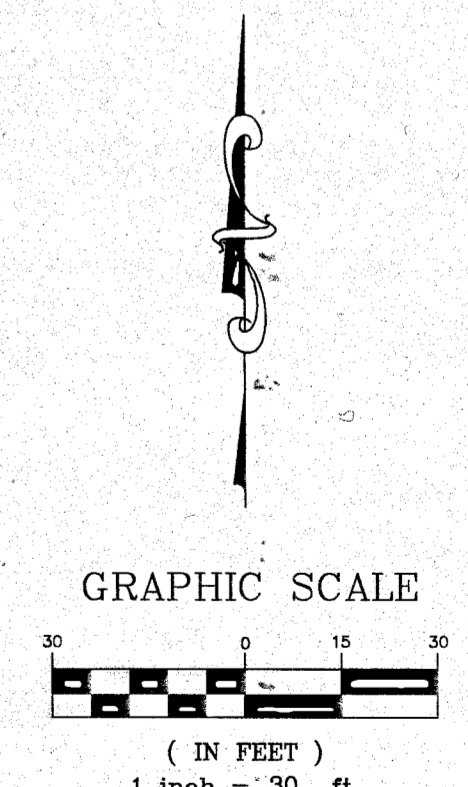


Easement Curve Table

Curve #	Length	Radius	Tan	Delta	Chord	Bearing
C1	4.04'	15.50'	2.03'	014° 55' 39"	4.03'	N 82° 37' 45" E
C2	24.85'	15.50'	16.01'	091° 50' 43"	22.27'	N 29° 14' 34" E
C3	19.81'	15.50'	11.52'	073° 13' 39"	18.49'	N 53° 17' 37" W
C4	44.09'	34.50'	25.63'	073° 13' 39"	41.15'	N 53° 17' 37" W
C5	55.30'	34.50'	35.63'	091° 50' 43"	49.57'	N 29° 14' 34" E
C6	8.99'	34.50'	4.52'	014° 55' 39"	8.96'	N 82° 37' 45" E

New Line Table

Line #	Length	Bearing
L1	12.50'	S 89° 54' 26"
L2	12.00'	N 00° 05' 34"
L3	9.53'	S 12° 36' 01"
L4	30.00'	S 76° 49' 22"
L5	65.89'	N 08° 14' 49"
L6	47.30'	N 77° 23' 59"
L7	20.00'	N 89° 54' 26"
L8	42.00'	S 00° 05' 34"
L9	42.00'	N 00° 05' 34"
L10	20.00'	S 89° 54' 26"
L11	20.00'	N 89° 54' 26"
L12	20.00'	S 89° 54' 26"
L13	20.00'	N 89° 54' 26"
L14	20.00'	S 89° 54' 26"
L15	42.00'	N 00° 05' 34"
L16	42.00'	S 00° 05' 34"
L17	20.00'	S 89° 54' 26"
L18	42.00'	N 00° 05' 34"
L19	20.00'	N 89° 54' 26"
L20	42.00'	S 00° 05' 34"
L21	20.00'	S 89° 54' 26"
L22	42.00'	S 00° 05' 34"
L23	20.00'	N 89° 54' 26"
L24	20.00'	S 89° 54' 26"
L25	42.00'	S 00° 05' 34"
L26	20.00'	S 89° 54' 26"
L27	20.00'	N 89° 54' 26"
L28	6.00'	S 00° 05' 34"
L29	0.79'	S 89° 54' 26"
L30	28.17'	S 17° 06' 20"
L31	1.08'	S 72° 53' 40"
L32	20.49'	N 17° 06' 20"
L33	29.42'	N 72° 53' 40"
L34	20.42'	S 17° 06' 20"
L35	36.00'	S 73° 19' 13"
L36	20.00'	N 16° 40' 47"
L37	20.00'	S 16° 40' 47"
L38	36.00'	N 73° 19' 13"
L39	20.00'	S 16° 40' 47"
L40	36.00'	N 73° 19' 13"
L41	20.00'	N 16° 40' 47"
L42	20.00'	S 16° 40' 47"
L43	36.00'	N 73° 19' 13"
L44	20.00'	N 16° 40' 47"
L45	20.00'	S 16° 40' 47"
L46	36.00'	N 73° 19' 13"
L47	20.00'	N 16° 40' 47"
L48	20.00'	S 16° 40' 47"
L49	36.00'	N 73° 19' 13"
L50	20.00'	S 16° 40' 47"
L51	20.00'	S 16° 40' 47"
L52	36.00'	N 73° 19' 13"
L53	20.00'	N 16° 40' 47"
L54	12.50'	N 89° 54' 26"
L55	3.58'	S 89° 54' 26"
L56	6.00'	S 89° 54' 26"
L57	58.69'	S 16° 40' 47"
L58	4.12'	S 16° 40' 47"
L59	59.23'	N 16° 40' 47"



NORFOLK & WESTERN RAILWAY COMPANY
 (FORMERLY NEW YORK, CHICAGO & ST. LOUIS RAILROAD)
 (FORMERLY KNOWN AS NICKEL PLATE ROAD)

OWNERSHIP NOTES

P.P.N. 007-07-176
 (formerly part of P.P.N. 007-07-037 & -044)
 Land described to Triban Investment, LLC by deed dated April 28, 2020 and recorded in AFN. 202004280595 of Cuyahoga County Deed Records.



OWNERS ACCEPTANCE

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

[Signature]
 Tribon Investment, LLC
 Bojan R. Knez - Manager
 PPN 007-07-176

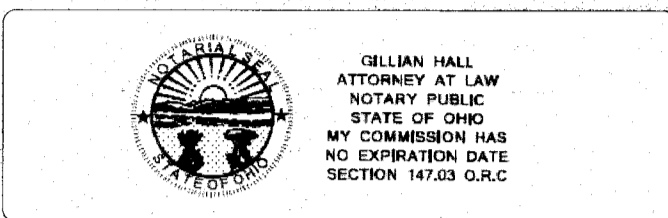
NOTARY

State of Ohio
 County of Cuyahoga

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 Cared OH, this 31 day of October, 2023.

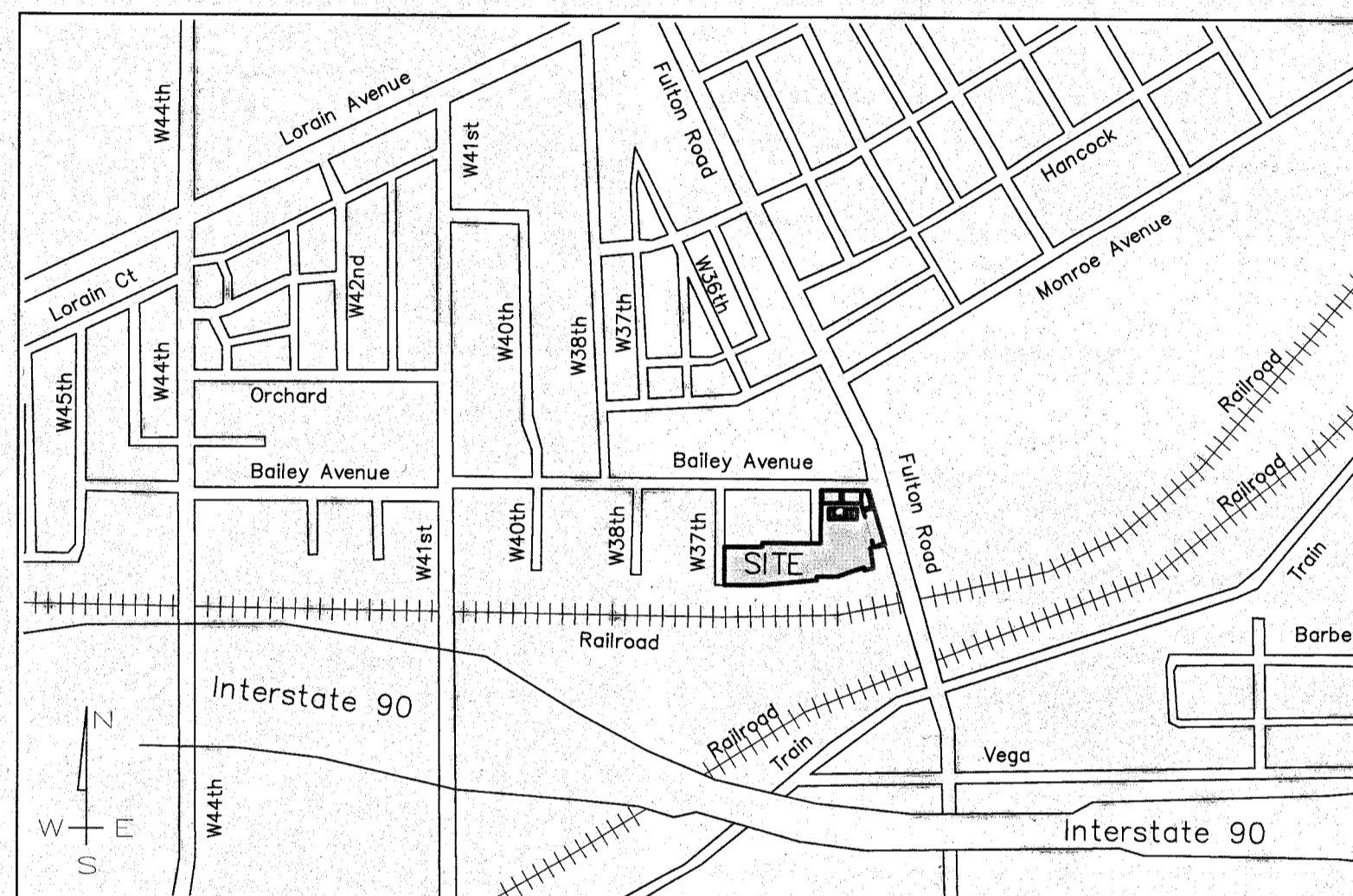
[Signature]
 Notary Public



BAILEY BRIDGE SUBDIVISION PHASE II
 OF
Block "A"
 P.P.N. 007-07-176
 CITY OF CLEVELAND, OHIO
 CREATING
SUBLOT NOS. 52 THROUGH 56
AND BLOCK "B"

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio and known as being Block "A" in the Bailey Bridge Subdivision, as shown by the plat recorded in AFN. 202105260299 of Cuyahoga County Records, and of part of the Original Brooklyn Township Lot No. 53.

VICINITY MAP



NOT TO SCALE

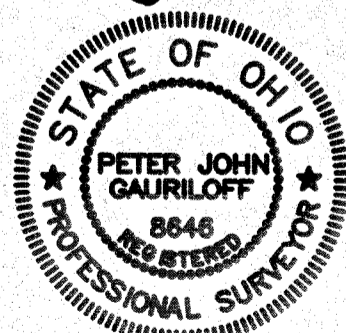
CERTIFICATION

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 Chapters 733-37 of the Ohio Administrative Code.

[Signature]
 Peter J. Gauriloff, No. 8646

October 27, 2023

Date



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CITY APPROVALS

This subdivision and plat are approved by the Planning Director of the City of Cleveland, Ohio this 31 day of OCTOBER, 2023.

[Signature]
 Joyce P. Wang - Planning Director

This subdivision and plat are approved by the Platting Commissioner of the City of Cleveland, Ohio this 15 day of NOVEMBER, 2023.

[Signature]
 Richard Switalski - Platting Commissioner

This subdivision and plat are 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 _____, 2023.

James DeRosa - Director of Capital Projects

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

Patricia Britt - Clerk of Council

Cleveland City Council File No. _____

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

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-PS6747-PS8646"

