

Mayor's Office of Capital Projects

Date: January 9, 2024

To: Kevin Conwell, Councilmember
Ward 9

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

Re: Request for review and approval of the proposed dedication of a
portion of Reserve Court

Location: In between East 105th Street & Stokes Boulevard

Ward: 9, Councilmember Kevin Conwell

Description:

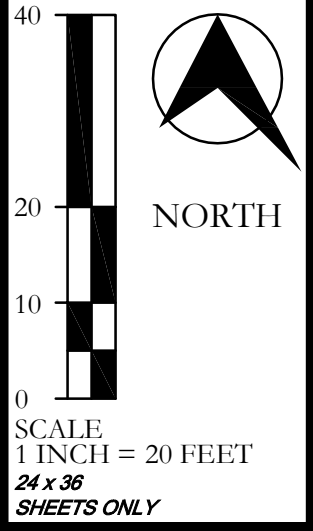
This is a proposed road dedication that will widen portions of existing Reserve Court. This road widening is tied to the new Cleveland Public Library's MLK Jr. Branch and Library Lofts projects.

The proposed dedication 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
Lillian Patterson



RESERVE COURT WIDENING AND DEDICATION PLAT
CITY OF CLEVELAND COUNTY OF CUYAHOGA STATE OF OHIO



P.P.N. 119-20-008 (DEDICATION)

I, Martin Keane, Director of THE CITY OF CLEVELAND, DEPARTMENT OF PUBLIC UTILITIES, Being owner of the lands shown hereon, do hereby accept this Plat and Dedicate to public use the land embraced in Reserve Court as shown in hatched hereon.
THE CITY OF CLEVELAND, DEPARTMENT OF PUBLIC UTILITIES

By: Martin Keane, Director
City of Cleveland
Department of Public Utilities

NOTARY

County of _____
State of _____ SS

Before me, a Notary Public in and for said County and State, personally appeared Martin Keane, Director of THE CITY OF CLEVELAND, DEPARTMENT OF PUBLIC UTILITIES, Owner of the lands shown hereon, who acknowledged the signing of the foregoing instrument to be their free act and deed personally and as said Officer, the free act and deed of said company.

In witness whereof, I have hereunto set my hand and official seal at _____, Ohio this _____ day of _____ 20____

Notary Public Commission expiration

PPN 119-20-051
UC CITY CENTER LLC
AFN 202204040326 C.C.D.R.

LOT SPLIT PLAT FOR THE BOARD OF TRUSTEES OF THE CLEVELAND PUBLIC LIBRARY A.F.N. 202203030151

DEDICATED ROADWAY AREA 3091 S.F./0.0710 ACRES

N87°07'57"E 154.24'

S87°07'57"W 154.46'

5/8" i. pin fnd. on R/W North 0.20' of R/W

AERIAL RIGHTS PLAT LIBRARY LOFTS, LLC A.F.N. 202107160587

P.P.N. 119-20-051 (DEDICATION)

I, _____ representative of UC CITY CENTER LLC, Being owner of the lands shown hereon, do hereby accept this Plat and Dedicate to public use the land embraced in Reserve Court as shown in hatched hereon.
UC CITY CENTER LLC

By: _____ Representative Title

NOTARY

County of _____
State of _____ SS

Before me, a Notary Public in and for said County and State, personally appeared _____ of UC CITY CENTER LLC, Owner of the lands shown hereon, who acknowledged the signing of the foregoing instrument to be their free act and deed personally and as said Officer, the free act and deed of said company.

In witness whereof, I have hereunto set my hand and official seal at _____, Ohio this _____ day of _____ 20____

Notary Public Commission expiration

SURVEY CERTIFICATION

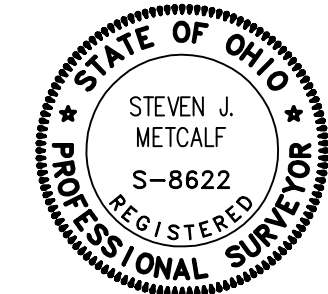
This survey on which it is based was prepared in accordance with and satisfy the minimum standards for boundary surveys in the State of Ohio, as codified in Chapter 4733-37 of the Ohio Administrative Code in effect at the time.

Distances shown hereon are given in feet and decimal parts thereof. The basis of bearings for this survey is NAD83 (CORS96) Ohio State Plane Coordinate System, North Zone (3401) and is used to denote angles only.

I hereby state to the best of my professional knowledge, information and belief, all to be correct.

Field work performed on August 31, 2018 thru July 2022.

Steven J. Metcalf Date Registered Surveyor No. 8622-Ohio



ABBREVIATIONS

- r. rec. record f. found d. deed u. used calc. calculated obs. observed mon. monument Vol. Volume Pg. Page A.F.N. Automatic Filing No. C.C.M.R. Cuyahoga Co. Map C.C.D.R. Cuyahoga Co. Deed P.P.N. Permanent Parcel No. O.L. Original Lot

LEGEND:

- Drill Hole or Nail found as described
- ⊙ Iron Pin or Pipe found as described
- ⊞ Monument box and pin found as described
- ⊞ New Monument box and 1" iron pin (Set to be set)
- ⊙ 5/8" X 30" Iron Pin w/Cap marked Neff & Assoc.-8622 (Set to be set)

APPROVALS:

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

Joyce Pan Huang - Planning Director

The street herein proposed to be dedicated is sufficiently defined by monuments and is hereby approved by the Planning Commissioner of the City of Cleveland, Ohio this _____ day of _____, 20____

Richard Switalski - Planning Commissioner

This dedication 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 _____, 20____

James DeRosa - Director of Capital Projects

This dedication 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

The land embraced in Reserve Court as shown in hatched hereon is free from all encumbrances except taxes, general or special as shown on _____ insurance company ALTA/NSPS commitment, policy no. _____ dated _____ 20____

Mark Griffin Director of Law Assistance Director of Law

APPROVED BY THE DEVELOPMENT, PLANNING, AND SUSTAINABILITY COMMITTEE

Anthony Hairston-Chair Jasmin Santana-Vice Chair

Kris Harsh Stephanie Howse-Jones

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 Danny Kelly

Rebecca Maurer

THE INTENT OF THIS PLAT IS TO DEDICATE FOR PUBLIC USE AREAS ALONG RESERVE COURT.

Situated in the City of Cleveland, County of Cuyahoga, State of Ohio and as being part of Original One Hundred Acre Lot No. 402.

REV NO	DATE	DESCRIPTION	
1	11/28/23	Area to be Dedicated Revised	
DWG NAME	DRAWN BY	CHECKED BY	JOB NO
13880A-DP4	TEW	SJM	13880A

P.P.N. 119-20-035 (DEDICATION)

I, _____ representative of THE CLEVELAND CLINIC FOUNDATION, Being owner of the lands shown hereon, do hereby accept this Plat and Dedicate to public use the land embraced in Reserve Court as shown in hatched hereon.
THE CLEVELAND CLINIC FOUNDATION

By: _____ Representative Title

NOTARY

County of _____
State of _____ SS

Before me, a Notary Public in and for said County and State, personally appeared _____ of THE CLEVELAND CLINIC FOUNDATION, Owner of the lands shown hereon, who acknowledged the signing of the foregoing instrument to be their free act and deed personally and as said Officer, the free act and deed of said company.

In witness whereof, I have hereunto set my hand and official seal at _____, Ohio this _____ day of _____ 20____

Notary Public Commission expiration

PARCEL "A"
LOT SPLIT AND CONSOLIDATION PLAT FOR PARCEL "A" THE CLEVELAND CLINIC FOUNDATION
PLAT VOL. 386 PG. 4 CCMR

PPN 119-20-035
THE CLEVELAND CLINIC FOUNDATION
BOOK 68222, PG 2

TOTAL DEDICATED ROADWAY AREA 4091 S.F./0.0940 ACRES

DEDICATED ROADWAY AREA 200 S.F./0.0046 ACRES

DEDICATED ROADWAY AREA 800 S.F./0.0184 ACRES

N87°07'57"E 93.13'

N87°07'57"E 21.35'

S62°21'55"W 23.86'

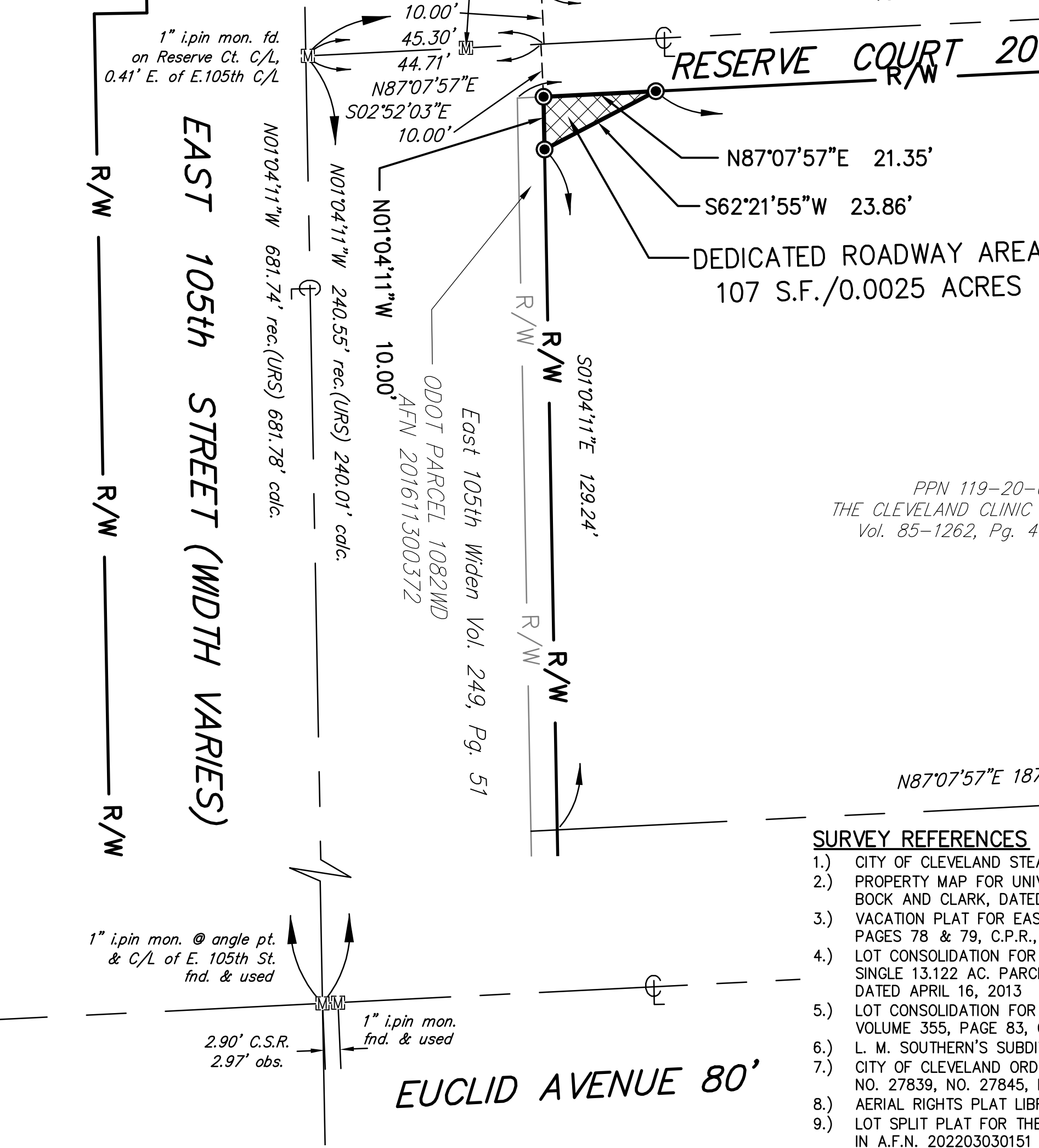
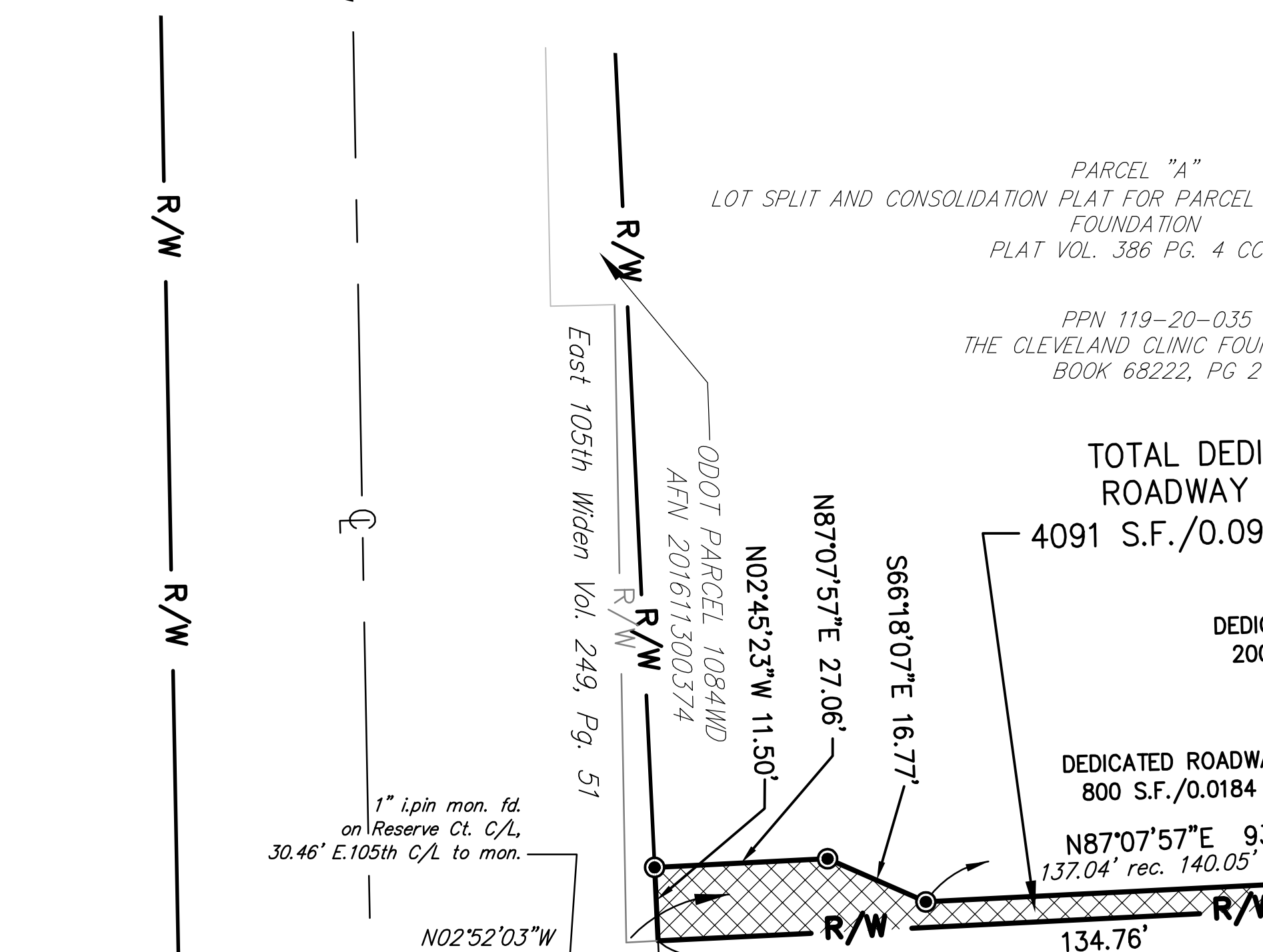
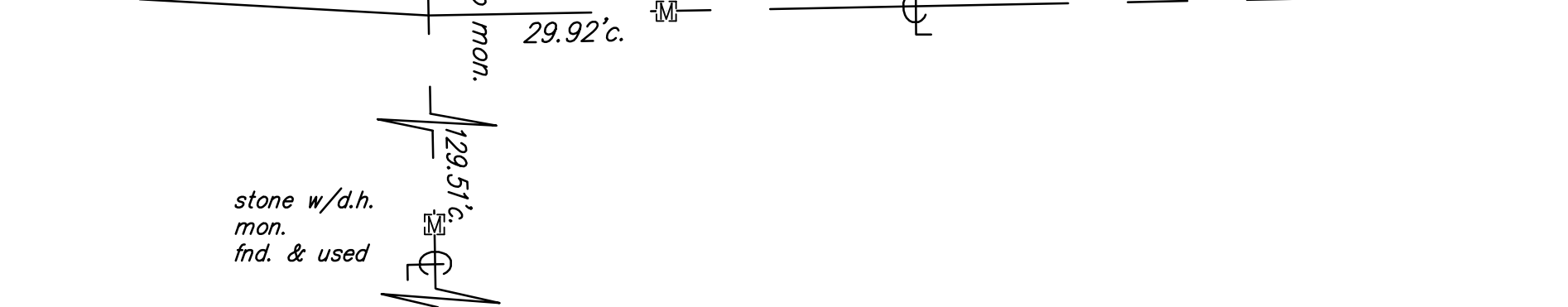
DEDICATED ROADWAY AREA 107 S.F./0.0025 ACRES

PPN 119-20-034
THE CLEVELAND CLINIC FOUNDATION
Vol. 85-1262, Pg. 44 C.C.D.R.

SURVEY REFERENCES

- 1.) CITY OF CLEVELAND STEARNS ROAD CENTERLINE SURVEY, DATED OCT. 24, 2012.
- 2.) PROPERTY MAP FOR UNIVERSITY CIRCLE INCORPORATION AND DOAN CENTER BY BOCK AND CLARK, DATED NOVEMBER 15, 1985.
- 3.) VACATION PLAT FOR EAST 109TH STREET, RECORDED IN PLAT VOLUME 351, PAGES 78 & 79, C.P.R., DATED APRIL 16, 2007
- 4.) LOT CONSOLIDATION FOR THE BOARD OF EDUCATION, PARCELS A, B, C & D INTO A SINGLE 13.122 AC. PARCEL, RECORDED IN PLAT VOLUME 373, PAGE 38, C.P.R., DATED APRIL 16, 2013
- 5.) LOT CONSOLIDATION FOR THE BOARD OF EDUCATION, RECORDED IN PLAT VOLUME 355, PAGE 83, C.P.R., DATED MAY 16, 2007.
- 6.) L. M. SOUTHERN'S SUBDIVISION, RECORDED IN PLAT VOLUME 8, PAGE 31, C.P.R.
- 7.) CITY OF CLEVELAND ORDINANCES NO. 27839, NO. 27845, NO. 1674-49, NO. 27843
- 8.) AERIAL RIGHTS PLAT LIBRARY LOFTS, LLC IN A.F.N. 202107160587 C.P.R.
- 9.) LOT SPLIT PLAT FOR THE BOARD OF TRUSTEES OF THE CLEVELAND PUBLIC LIBRARY IN A.F.N. 202203030151 C.P.R.

CHESTER AVE. 86'
Ded. Vol. 127, Pg. 13 C.C.M.R.
Formerly Fairmont Ave. N.E. 24'
(Ded. Vol. 14, Pg. 23 C.C.M.R.)



1" i. pin mon. @ angle pt. & C/L of E. 105th St. fnd. & used

EUCLID AVENUE 80'