

WEST 47th STREET/TAYLOR COURT SUBDIVISION

SITUATED IN THE CITY OF CLEVELAND, COUNTY OF CUYAHOGA AND STATE OF OHIO AND KNOWN AS BEING SUBLOT NO. 253 IN BENEDICT & ROOTS' ALLOTMENT AS SHOWN BY THE RECORDED PLAT IN VOLUME 1 OF MAPS, PAGE 13 OF CUYAHOGA COUNTY RECORDS AND SUBLOT NO. 49 IN DUDLEY BALDWIN'S SUBDIVISION AS SHOWN BY THE RECORDED PLAT IN VOLUME 2 OF MAPS, PAGE 51 OF CUYAHOGA COUNTY RECORDS OF PART OF ORIGINAL BROOKLYN TOWNSHIP LOT 49.

Approvals

This plat and subdivision is approved by the Platting Commissioner of the City of Cleveland, Ohio this _____ day of _____, 2024.

Richard Switalski, Platting Commissioner

This plat and subdivision is approved by the Platting Director of the City of Cleveland, Ohio this _____ day of _____, 2024.

Joyce Pan Huang, Planning Director

This plat and subdivision is 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 _____, 2024.

James DeRosa, Director of Capital Projects

This plat and subdivision is approved by the Council of the City of Cleveland, Ohio this _____ day of _____, 2024.

Patricia Britt, Clerk of Council

Owners Certificate

The undersigned, Donald M. DiGeronimo, member of DFDIG, LLC, hereby certifies the attached plat accurately represents West 47th Street / Taylor Court Subdivision, a plat of five lots (sublot numbers 1 through 5 inclusive) and the same was prepared at their insistence.

Donald M. DiGeronimo, hereby grant unto the West 47th Street / Taylor Court Homeowners Association, Inc. as "Access, Utility and Maintenance Easement" as shown hereon.

Said "Access, Utility and Maintenance Easement" is not granted for use by the general public, but is granted for the common use and enjoyment of the owners of the sublots in West 47th Street / Taylor Court Subdivision, and is to be maintained by the West 47th Street / Taylor Court Homeowners Association, Inc. as part of common areas of West 47th Street / Taylor Court Subdivision.

The undersigned further agrees that any use of improvements made on this land shall be in conformity with all existing valid zoning, platting, health or other lawful rules and regulations including the applicable off-street parking and loading requirements of the City of Cleveland, Ohio for the benefit of themselves and all other subsequent owners or assigns taking title from or under or through the undersigned.

Donald M. DiGeronimo, Member

State of Ohio)
County of Cuyahoga) S.S.

Before me, a notary public in and for said County and State, personally appeared Donald M. DiGeronimo, who acknowledge that he did sign the foregoing instrument and that the same is his free act and deed.

In witness, whereof, I have hereunto set my hand and official seal at _____, Ohio, this _____ day of _____, 2024.

Notary Public

My commission expires _____.

Approved by the Development Planning and Sustainability Committee

Anthony T. Hairston, Chair

Jasmin Santana, Vice Chair

Stephanie Howse-Jones, Member

Kris Harsh, Member

Joseph T. Jones, Member

Jenny Spencer, Member

Kerry McCormack, Member

Approved by the Municipal Services and Property Committee

Kevin L. Bishop, Chair

Richard A. Starr, Vice Chair

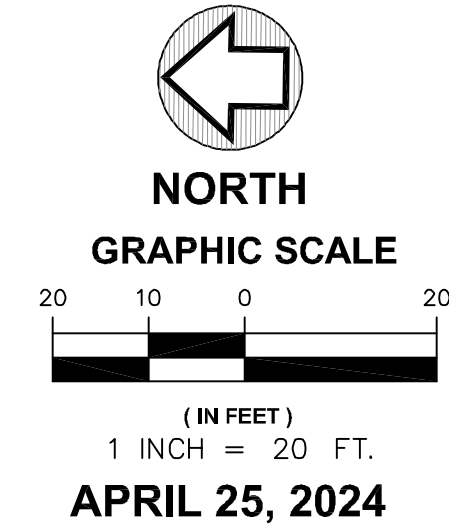
Anthony T. Hairston, Member

Brian Kazy, Member

Joseph T. Jones, Member

Rebecca Maurer, Member

Danny Kelly, Member



LEGEND:	
○	IRON PIN FOUND & USED.
⊙	5/8" CAPPED "KOLE #7889" IRON PIN SET (30" LONG)
■	MONUMENT FOUND & USED
C&U	CALCULATED & USED
R&U	RECORD & USED

Basis of Bearings:

State Plane Grid North, NAD 83 (2011), Ohio North Zone. Tied by GNSS to O.D.O.T. VRS.

Survey References:

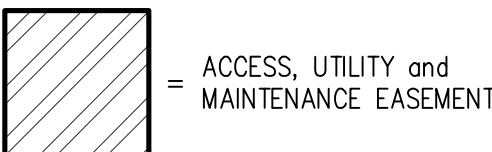
- 1.) Lot Split and Consolidation Plat by Riverstone Land Surveying Vol. 343, Pg. 38 C.C.M.R.
- 2.) Benedict & Roots' Allotment Vol. 1, Pg. 13 C.C.M.R.
- 3.) Dudley Baldwin's Subdivision Vol. 2, Pg. 51 C.C.M.R.

AREA SUMMARY			
SUBLOT	ACRES	SQ. FT.	
1	0.0495	2,154	
2	0.0446	1,944	
3	0.0494	2,151	
4	0.0577	2,515	
5	0.0575	2,505	

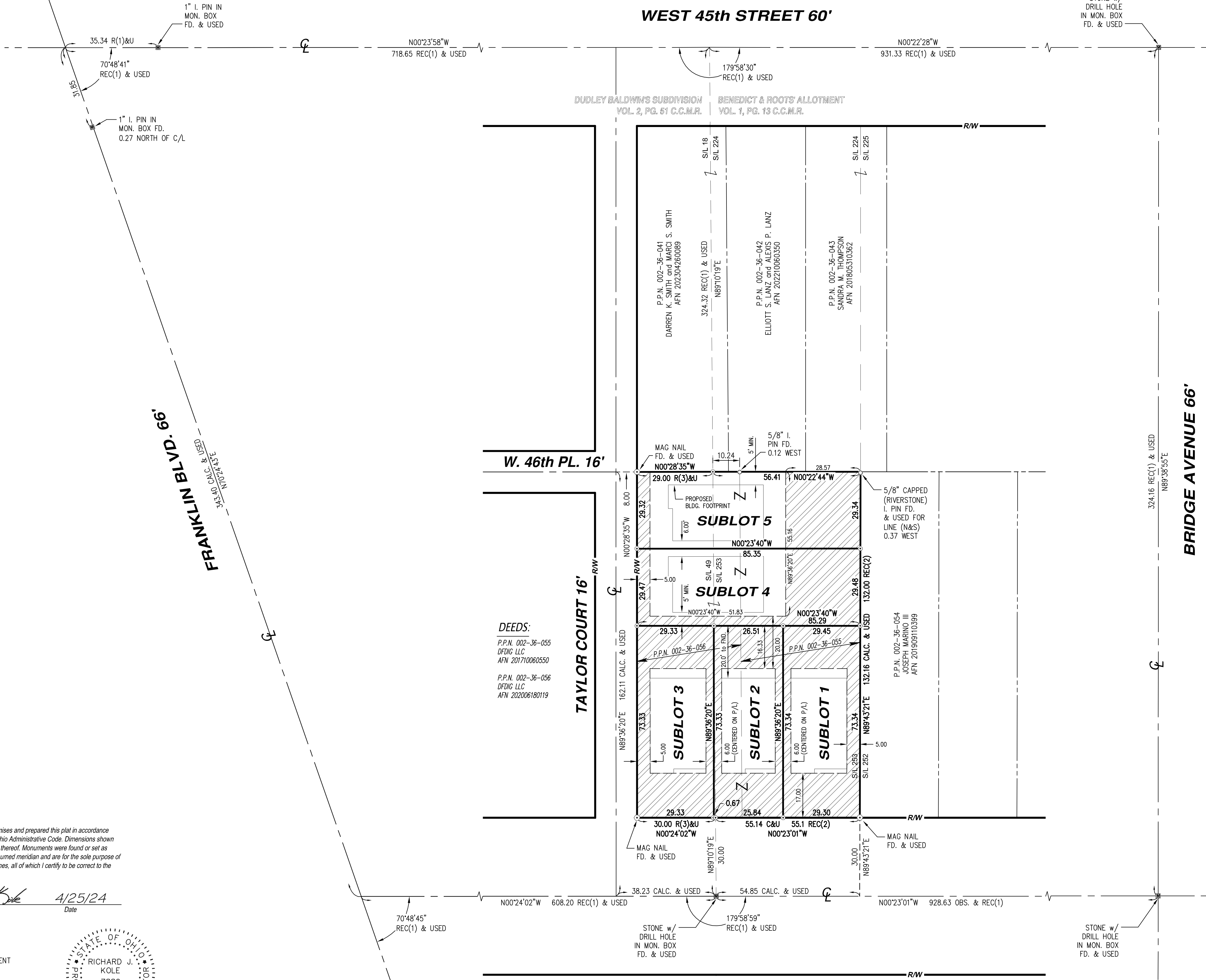
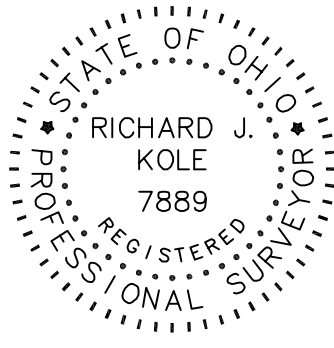
Certification

I do hereby certify that I have surveyed the premises and prepared this plat in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code. Dimensions shown hereon are expressed in feet and decimal parts thereof. Monuments were found or set as indicated hereon. Bearings shown are to an assumed meridian and are for the sole purpose of describing the relative angular value between lines, all of which I certify to be correct to the best of my knowledge and belief.

 4/25/24
Richard J. Kole, Registered Surveyor #7889 Date



NOTE: EASEMENT COVERS A PRIVATE DRIVE FOR WHICH THE CITY OF CLEVELAND SHALL HAVE NO MAINTENANCE RESPONSIBILITIES.



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