

**Mayor's Office of Capital Projects**

**Date:** March 20, 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 widening & dedication of West 20<sup>th</sup> Place (10')

**Location:** In between West 19<sup>th</sup> Street & West 20<sup>th</sup> Street, south of Lorain Avenue and off of Smith Court

**Ward:** 3, Councilmember Kerry McCormack

**Description:**

This is a proposed widening & dedication to existing West 20<sup>th</sup> Place (10') that will improve ingress & egress to adjacent residences and new residences under construction.

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  
Kimberly Moss  
Lillian Patterson

**REFERENCE SURVEYS**

- Dedication Map of Smith Courth S.W. Opening, Volume 190, Page 61 of Cuyahoga County Map Records. (Rec.)
- Averell and Bradford's Grove Allotment, Volume 6, Page 4 of Cuyahoga County Map Records. Dated March 1869. (REC)
- Wileyville Allotment, Volume 2, Page 16 of Cuyahoga County Map Records. Dated June 1837. (REC)
- West 20th & Smith Subdivision, AFN. 202207210758 of Cuyahoga County Map Records. (Sub.-S)
- Plat of Lot Split and Consolidation, AFN. 202106210597 of Cuyahoga County Records. Dated (Plat)
- Lot Split for City of Cleveland by Frank M. Cirnski dated April 1992. City of Cleveland Map A-1174. (Cirnski)
- Plat of Survey for Flats Industrial Railroad Company by Garrett & Associates, Inc., Dated December 1998. (Garrett)
- Plat of Consolidation, AFN. 201909040416 of Cuyahoga County Records. (Plat)
- City of Cleveland Survey Records (CSR)

**OWNERS ACCEPTANCE**

I, (We) the undersigned owners of the land shown hereon, do hereby accept this plat and dedicate to the public use the land embraced in (street name(s)) as shown in shade hereon

DI Development, 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 \_\_\_\_\_, 2022.

Notary Public  
My commission expires \_\_\_\_\_

**PLAT OF WEST 20TH PLACE  
WIDENING & DEDICATION PLAT**  
OF  
**PORTION OF P.P.N. 004-01-134**  
**CITY OF CLEVELAND, OHIO**

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio and known as being part of Sublot No. 12 in the West 20th & Smith Subdivision Plat of part of the Original Brooklyn Township Lot No. 70, as shown by the plat recorded in AFN. 202207210758 of Cuyahoga County Map Records. and further bounded and described as follows:  
Beginning at a drill hole in a stone found in a monument box (0.00 feet north, 0.12 feet east) at the intersection of the centerline of Smith Court S.W. (formerly Pratt Alley) (16.5 feet wide) and the westerly right of way of West 19th Street (formerly Smith Street) (Dedicated Volume 4, Page 3 of Cuyahoga County Map Records) (60 feet wide);

Beginning at a drill hole in a stone found in a monument box (0.00 feet north, 0.12 feet east) at the intersection of the centerline of Smith Court S.W. (formerly Pratt Alley) (16.5 feet wide) and the westerly right of way of West 19th Street (formerly Smith Street) (Dedicated Volume 4, Page 3 of Cuyahoga County Map Records) (60 feet wide);

Thence North 89°54'16" West along the centerline of Smith Court S.W., 76.32 feet to the northerly right of way of West 20th Place (width varies);

Thence North 26°46'45" West along the centerline of West 20th Place, 9.25 feet to the northerly right of way of Smith Court S.W.;

Thence North 89°54'16" West along the northerly right of way of Smith Court S.W., 6.73 feet to a railroad spike found at the original westerly right of way of West 20th Place and being the Principal Place of Beginning of the premises herein described;

Thence North 89°54'16" West continuing along the northerly right of way of Smith Court S.W., 22.78 feet to a 5/8" iron pin set;

Thence North 00°02'36" West, 45.03 feet to a railroad spike found at and along point in said original westerly right of way of West 20th Place;

South 26°46'45" East along said original westerly right of way of West 20th Place, 50.48 feet to the northerly right of way of Smith Court and the Principal Place of Beginning, containing 0.0118 Acres (213 Square Feet) of land as surveyed and described by Peter John Gaurloff, P.S. No. 8646 of The Riverstone Company in October 2022, subject to all legal highways, restrictions, reservations and easements of record.

**APPROVALS**

This dedication plat is accepted & approved by the Planning Director of the City of Cleveland, Ohio this \_\_\_\_\_ day of \_\_\_\_\_, 20XX.

Joyce Pan Huang - Planning Director

The street herein proposed to be dedicated is sufficiently defined by monuments and is hereby accepted & approved by the platting commissioner of the City of Cleveland, Ohio this \_\_\_\_\_ day of \_\_\_\_\_, 20XX.

Richard Switalski - Platting Commissioner

This dedication plat is 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 \_\_\_\_\_, 20XX.

Matthew Spronz - Director of Capital Projects

This dedication plat is accepted & approved by the council of the City of Cleveland, Ohio this \_\_\_\_\_ day of \_\_\_\_\_, 20XX.

Patricia Britt - Clerk of Council

The land embraced in (street name) as shown in shade hereon is free from all encumbrances except taxes, general or special as shown on (title company) insurance company ALTA/ACSM commitment, policy no. \_\_\_\_\_ dated \_\_\_\_\_, 20XX.

Barbara Langhenry - Director of Law Assistant Director of Law

APPROVED BY THE DEVELOPMENT, PLANNING, AND SUSTAINABILITY COMMITTEE

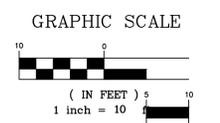
APPROVED BY THE MUNICIPAL SERVICES AND PROPERTY COMMITTEE

**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.

**Preliminary for Review**

Peter J. Gaurloff P.S. No. 8646 Date \_\_\_\_\_



**LEGEND**

- Monument Box Found
- Iron Pin Found
- Iron Pipe Found
- 5/8"x30" Iron Pin Set
- Drill Hole Set / Found
- P.K. Nail Set / Found
- Centerline
- Property Line
- Parcel / Sublot line
- Original Parcel / Sublot Line
- Original Lot / Section Line
- Centerline
- Subject Property Line
- Right-of-way Line
- Easement Line
- A Arc Length
- B.N. Building Number
- Bldg. Building
- C.C.M.R. Cuyahoga County Map Records
- Calc./C. Calculated
- Ch. Chord
- D.H. Drill Hole
- D.V. Deed Volume
- Doc. Document
- E. East
- Ex. Existing
- H.N. House Number
- Inst. Instrument
- Meas./M. Measured
- N. North
- N/A Not Available
- O.L. Original Lot
- Obs. Observed
- Ord. Ordinance
- P.C. Point of Curvature
- P.O.B. Place of Beginning
- P.P.N. Permanent Parcel Number
- P.P.O.B. Principal Place of Beginning
- R/W Right-of-way
- Rec./R. Record
- Res. Residence
- S. South
- S/L Sublot
- Sq.Ft. Square Feet
- Sta. Station
- Sty. Story
- V./Vol. Volume
- W. West

**LORAIN AVENUE 66'**  
(FORMERLY LORAIN STREET)  
(A PUBLIC RIGHT-OF-WAY)  
N 59°11'56" E 384.93' Obs. 384.18' "MAP"  
384.16' Cirnski (W.20th to W.19th)

**HOPE MEMORIAL BRIDGE**  
(FORMERLY STATE ROUTE 10)  
(A PUBLIC RIGHT-OF-WAY)  
N 59°11'56" E 325.03' Obs.  
324.95' Polaris (Monument to Monument)  
Original Centerline Lorain Street  
Bridge Centerline

Parcel "F"  
Plat of Consolidation  
AFN. 201909040416  
of C.C.R.

Parcel "E"  
S/L 61  
S/L 78

Averell & Bradford's  
Grove Allotment  
Volume 6, Page 4  
of C.C.M.R.

S/L 13  
P.P.N. 004-01-135  
DI Development, LLC

West 20th & Smith  
Subdivision Plat  
AFN. 202207210758  
of C.C.M.R.

S/L 12  
P.P.N. 004-01-133  
DI Development, LLC

S/L 12  
P.P.N. 004-01-134  
DI Development, LLC

West 20th & Smith  
Subdivision Plat  
AFN. 202207210758  
of C.C.M.R.

**SMITH COURT S.W. 16.5'**  
(FORMERLY PRATT ALLEY)  
(A PUBLIC RIGHT-OF-WAY)

**ABBAY AVENUE S.W. 66'**  
(A PUBLIC RIGHT-OF-WAY)

**WEST 20TH PLACE 10'**  
(PUBLIC RIGHT-OF-WAY)

**WEST 20TH PLACE 12'**  
(PUBLIC RIGHT-OF-WAY)

**WEST 19TH STREET 60'**  
(FORMERLY SMITH STREET)  
(DEDICATED VOL. 4, PG. 3 OF C.C.M.R.)  
(A PUBLIC RIGHT-OF-WAY)

**WEST 18TH STREET 60'**

0.0118 Acres  
213 Sq.Ft.

**Principal Place of Beginning**

**Principal Place of Beginning**

**Principal Place of Beginning**

WEST 20TH PLACE DEDICATION PLAT