FILE NO. 1220-2024

Mayor's Office of Capital Projects

Date: November 4, 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 Harbor Row Subdivision Plat

Location: East side of West 44th Street, in-between Orchard Avenue & Apple Avenue

Ward: 3, Councilmember Kerry McCormack

Description:

This is a proposed re-subdivision of 5 existing sublots. The new subdivision configuration will create 11 fee simple lots with one proposed townhome on each lot. An easement provides access to the rear of said townhomes, as well as utilities and maintenance.
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

HARBOR ROW SUBDIVISION

SITUATED IN THE CITY OF CLEVELAND, COUNTY OF CUYAHOGA AND STATE OF OHIO AND KNOWN AS BEING ALL OF SUBLOT NOS. 109, 110, 111 and PART OF SUBLOT NOS. 112 AND 113 IN THE PEACH ORCHARD ALLOTMENT OF PART OF ORIGINAL BROOKLYN TOWNSHIP LOT NO. 52, AS SHOWN BY THE RECORDED PLAT IN VOLUME 3 OF MAPS, PAGE 7 OF CUYAHOGA COUNTY RECORDS.

Approvals

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

Joyce Pan Huang, Planning Director

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

Richard Switalski, Platting Commissioner

This subdivision and plat are in accordance with the rules of the Planning Commissioner and are 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 subdivision and plat is approved by the Council of the City of Cleveland, Ohio this _____ day of _____, 2024.

Patricia Britt, Clerk of Council

Approved by the Development Planning and Sustainability Committee

Anthony T. Hairston, Chair

Jasmin Santana, Vice Chair

Stephanie D. Howse-Jones, Member

Kris Harsh, Member

Joseph T. Jones, Member

Jenny Spencer, Member

Kerry McCormack, Member

Approved by the Municipal Services and Properties 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

Owners Certificate

The undersigned, AHA Development OHC, LLC, hereby certifies the attached plat accurately represents Harbor Row Subdivision, a plat of eleven lots (sublot numbers 1 through 11 inclusive) and Block "A" and the same was prepared at his insistence.

AHA Development OHC, LLC, hereby grants unto the Harbor Row Homeowners Association, Inc. as "Access, Utility and Maintenance Easement" (a.k.a. Block "A") as shown hereon.

Said "Access, Utility and Maintenance Easement" (a.k.a. Block "A") 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 Harbor Row Subdivision, and is to be maintained by the Harbor Row Homeowners Association, Inc. as part of common areas of Harbor Row 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.

Thomas W. Hasson, Incorporator (Officer)
AHA Development OHC, LLC

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

Before me, a notary public in and for said county and state, personally appeared the above named Thomas W. Hasson, member of AHA Development OHC, LLC, the corporation which executed the foregoing instrument, who acknowledge that he did sign said instrument as such member in behalf of said Corporation and by the authority of its board of directors; and that said instrument is his free act and deed individually and as such member and the free and corporate act and deed of said Corporation.

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

Notary Public

My commission expires _____.

NORTH

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)

1 INCH = 10 FT.

OCTOBER 9, 2024

LEGEND:	
○	IRON PIN FOUND & USED
⊙	MAG NAIL FOUND
⊙	5/8" CAPPED "KOLE #7889" IRON PIN SET (30" LONG)
■	MON. FOUND & USED AS NOTED

= ACCESS, UTILITY and MAINTENANCE EASEMENT

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

Survey References:

1.) *MUELLER and MEYER'S PEACH ORCHARD ALLOTMENT VOL. 3, PG. 7 C.C.M.R. AFN 202102050085 C.C.M.R.*
2.) *PLAT OF CONSOLIDATION PLAT FOR AHA DEVELOPMENT OHC, LLC JOHN R. HOY and ASSOCS., INC. AFN 202103260171 C.C.M.R.*
3.) *PLAT OF PARTITION FOR EUGENE PALLAS DAVID J. BRUCKNER (P.S. 6939) AFN 200705170426*

Certification

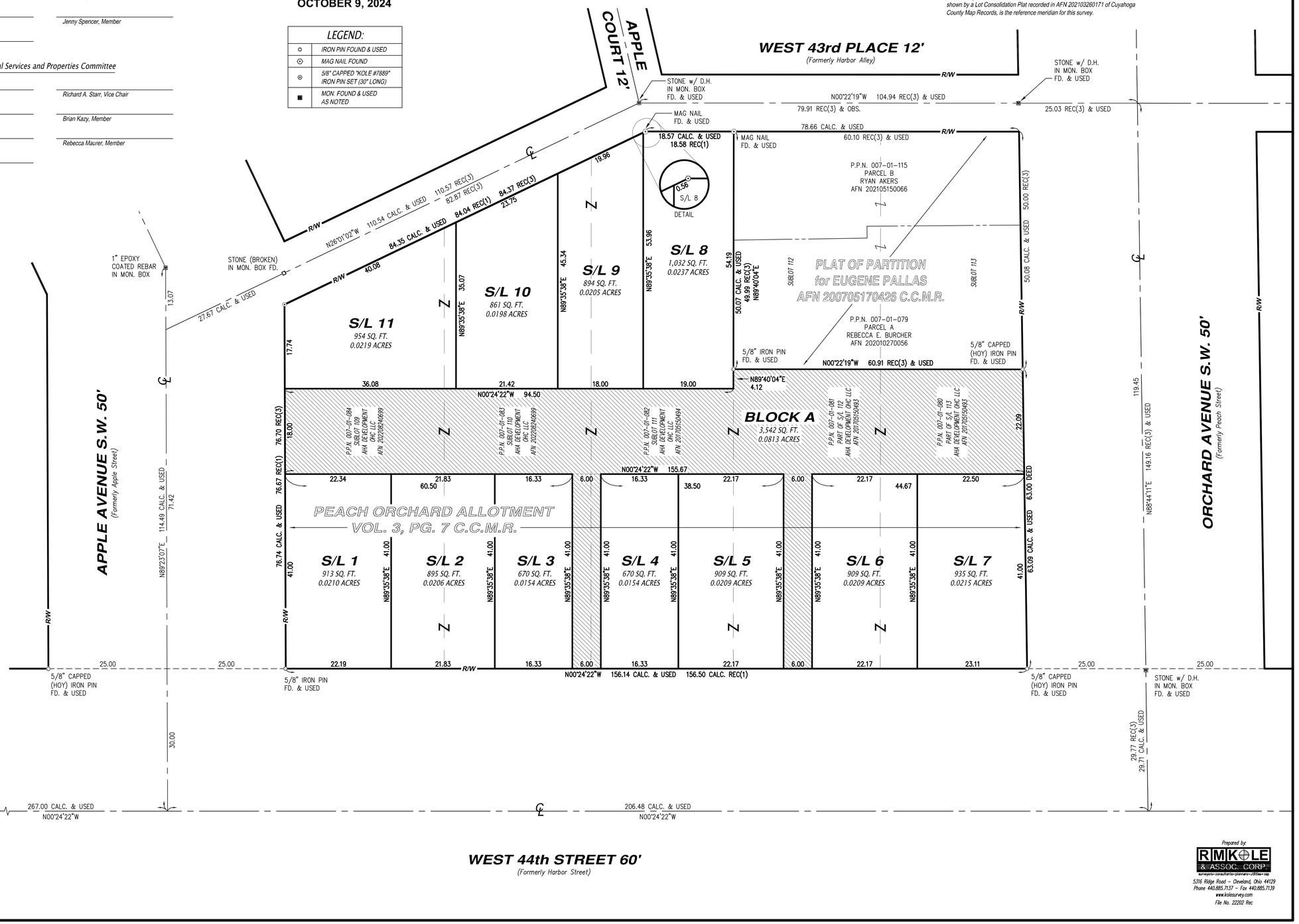
I do hereby certify that I have surveyed the premises and prepared this plat in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code. Dimensions shown hereon are expressed in feet and decimal parts thereof. Monuments were found or set as indicated hereon. Bearings shown are 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.

Richard J. Kole, Registered Surveyor #7889 *Date*

STATE OF OHIO · RICHARD J. KOLE · 7889 · REGISTERED PROFESSIONAL SURVEYOR

Basis of Bearings

The bearing for the centerline of West 44th Street (North 00° 24' 22" West) as shown by a Lot Consolidation Plat recorded in AFN 202103260171 of Cuyahoga County Map Records, is the reference meridian for this survey.



Prepared by:

R M KOLE & ASSOC. CORP.
surveyors consultants planners utilities gis

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