C OF C 125-174

Ordinance No. 978-2025

AN EMERGENCY ORDINANCE

To vacate the remaining portion of Sherman Court.

By Council Members Starr, Bishop, Hairston (by departmental request)

WHEREAS, under Resolution No. 958-2024, adopted November 4, 2024, this Council declared its intention to vacate the remaining portion of Sherman Court, as described; and

WHEREAS, notice of the adoption of the above vacation was served on the abutting property owners affected by the resolution, which stated a time and place when objections would be heard before the Board of Revision of Assessments; and

WHEREAS, on April 3, 2025, the Board of Revision of Assessments approved the above vacation under the provisions of Section 176 of the Charter of the City of Cleveland; and

WHEREAS, this Council is satisfied that there is good cause for vacating all of the above and that it will not be detrimental to the general interest and that it should be made; and

WHEREAS, this ordinance constitutes an emergency measure providing for the usual daily operation of a municipal department; now, therefore,

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CLEVELAND:

Section 1. That this Council declares that the following described real property is vacated:

Situated in the City of Cleveland, County of Cuyahoga, and State of Ohio and known as being a portion of Sherman Court (12 feet wide) of part of Original One Hundred Acre Lot No. 333, as shown by the recorded plat in Volume 4, Page 5 of Cuyahoga County Map Records, and is bound and described as follows:

Beginning at a drill hole in stone monument found 0.19 feet north of the intersection of the centerline of Quincy Avenue (60 feet wide) and the centerline on East 74th Street (40 feet wide);

Thence North 89°55'00" West along the centerline of said Quincy Avenue, 163.78 feet to the intersection of the centerline of East 75th Street (50 feet wide);

Thence South 00°18'10" East along said centerline of East 75th Street, passing through a stone monument found at 30.00 feet at the intersection of the southerly line of Quincy Avenue, a total distance of 192.21 feet to the intersection of the extension of the southerly right of way of Sherman Court (12 feet wide);

Thence South 89°55'23" East along said extension of the southerly right of way of Sherman Court, 25.00 feet to the intersection of the easterly right of way of the East 75th Street, and the northwesterly corner of land conveyed to Verenell Rives by deed dated May 05, 2005 and recorded in Auditor's File Number 200505051363 of Cuyahoga County Deed Records, and the PRINCIPAL PLACE OF BEGINNING of the parcel herein described;

Course 1: Thence North 00°18'10" West along the easterly right of way of East 75th Street, 12.00 feet to the intersection of the northerly right of way of Sherman Court and southerly of a parcel of land conveyed to Mema Partners, LLC by deed dated January 17, 2023 and recorded in Auditor's File Number 202301170403 of Cuyahoga County Deed Records;

Course 2: Thence South 89°55'23" West along the northerly right of way of Sherman Court and the southerly line of a number of parcels conveyed to Mema Partners, LLC by said deed recorded in Auditor's File Number 202301170403 of Cuyahoga County Deed Records, 160.00 feet to the easterly end of right of way of Sherman Court;

Course 3: Thence South 00°18'10" East along the easterly end of Sherman Court, 12.00 feet to the intersection of the southerly right of way of Sherman Court and the northeasterly corner of land conveyed to Mema Partners, LLC by said deed recorded in Auditor's File Number 202301170403 of Cuyahoga County Deed Records;

Course 4: Thence North 89°55'23" East along the southerly right of way of Sherman Court and the northerly line of a number of parcels conveyed to Mema Partners, LLC by said deed recorded in Auditor's File Number 202301170403 of Cuyahoga County Deed Records, the northerly line of a parcel of land conveyed to Mema Partners, LLC by deed dated September 08, 2023 and recorded in Auditor's File Number 202309080611 of Cuyahoga County Deed Records, and along the northerly line of the aforementioned Verenell Rives, 160.00 feet to the PRINCIPAL PLACE OF BEGINNING and containing 0.0441 acres (1,920 square feet) of land, be the same more or less, but subject to all legal highways and easements of record.

Legal Description approved by Eric B. Westfall, P.S., Section Chief,
Plats, Surveys and House Numbering Section.

Section 2. That there is reserved to the City of Cleveland an easement of full width as described above for Enbridge Gas Ohio.

That no structures shall be erected on the premises described in this easement except those constructed under the approval of, and in compliance with, plans approved by the City of Cleveland and Enbridge Gas Ohio.

Section 3. That provided all required approvals have been obtained, the Manager of Engineering and Construction is directed to record the vacation plat in the office of the Recorder of Cuyahoga County.

Section 4. That the Clerk of Council is directed to transmit a copy of this ordinance to the Fiscal Officer of Cuyahoga County.

Section 5. That this ordinance is declared to be an emergency measure and, provided it receives the affirmative vote of two-thirds of all the members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise, it shall take effect and be in force from and after the earliest period allowed by law.

VG:uo
8-13-2025
FOR: Director Barrett

Ord. No. 978-2025

By Council Members Starr, Bishop, Hairston
(by departmental request)

AN EMERGENCY ORDINANCE

To vacate the remaining portion of Sherman Court.

READ FIRST TIME on AUGUST 13, 2025 **REPORTS**
and referred to DIRECTORS of Capital Projects,
City Planning Commission, Finance, Law;
COMMITTEES on Municipal Services and Properties,
Development Planning and Sustainability

CITY CLERK

READ SECOND TIME

CITY CLERK

READ THIRD TIME

PRESIDENT

CITY CLERK

APPROVED

MAYOR

Recorded Vol. **112** Page_____

Published in the City Record _____

REPORT
after second Reading

PASSAGE RECOMMENDED BY COMMITTEE ON
MUNICIPAL SERVICES AND PROPERTIES

FILED WITH COMMITTEE

PASSAGE RECOMMENDED BY COMMITTEE ON
DEVELOPMENT, PLANNING AND SUSTAINABILITY

FILED WITH COMMITTEE