

April 16, 2015

City Planning Commission
City of Cleveland Heights
Cleveland Heights City Hall
40 Severance Circle
Cleveland Heights, Ohio 44118

Dear City Planning Commission Members:

I am writing with regard to this request to the City Planning Commission to grant a lot split on property that my wife and I recently purchased at 2583 Fairmount Blvd., PPN 685-30-018.

It is our desire to construct a new residence for us to occupy on the new Parcel B as shown on the site plan which we have submitted in association with this application.

The buildable area shown on the site plan takes into consideration the requirements of the applicable AA zoning. Please note that our proposed home is intended to be in full code conformance.

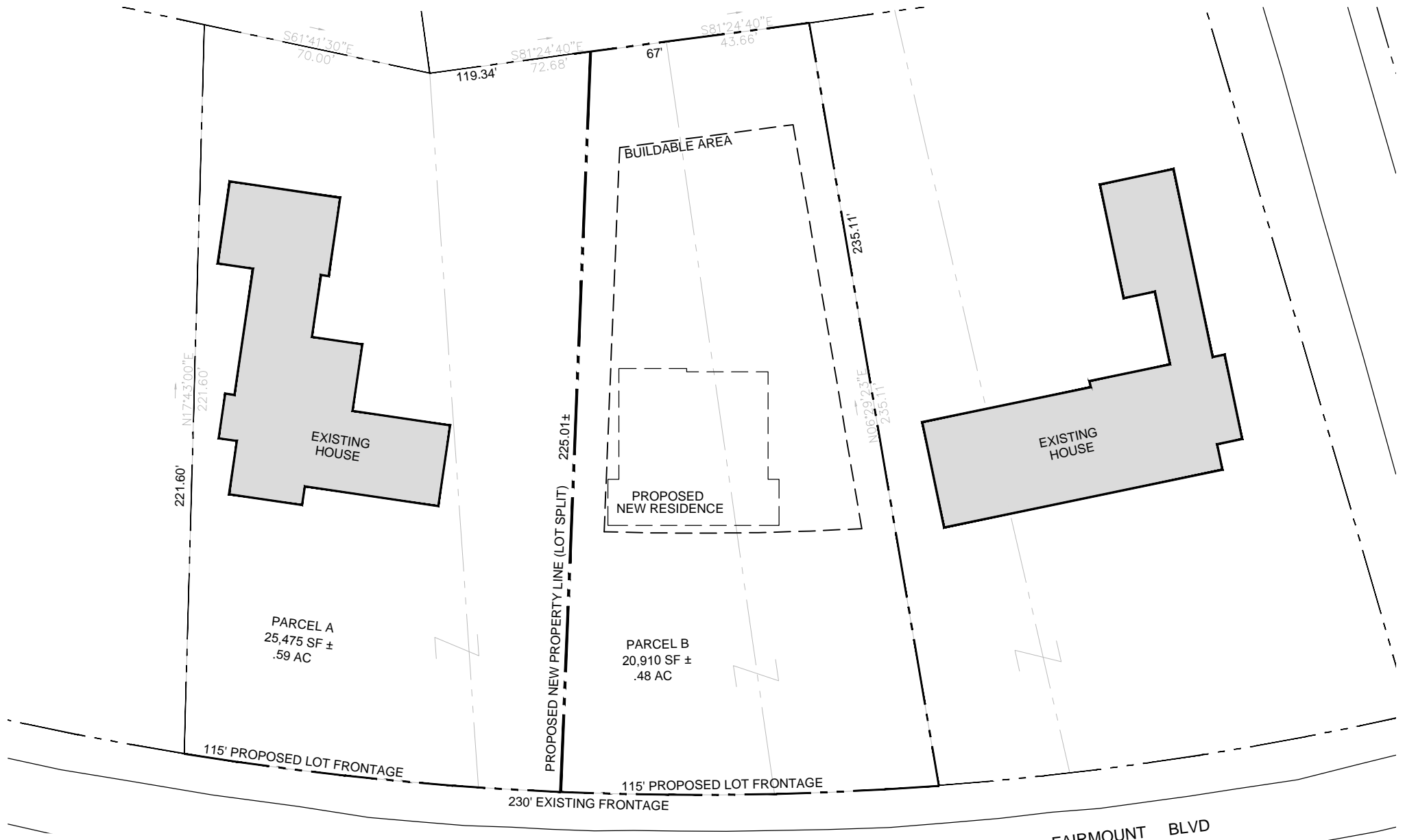
We greatly appreciate your consideration of this application.

Sincerely



Paul J. Volpe
Nancy L. Volpe

cc. Kara O'Donnell
Richard Wong



PLOT MAP / PROPOSED LOT SPLIT

SCALE: 1" = 40'

2583 FAIRMOUNT BLVD
 PPN 685-30-018
 CLEVELAND HEIGHTS, OHIO

PAUL & NAN VOLPE
 2301 EDGEHILL RD.
 CLEVELAND, OH 44106
 APRIL 20, 2015

LEGEND

	= Monument Box Found		= Centerline
	= Iron Pin or Pipe Found		= Property Line
	= 5/8" Iron Pin Set		= Easement No.
	= Drill Hole Set / Found		= Encroachments
	= P.K. Nail Set / Found		= Violations
Parcel Line			
	= Original Sublot Line		= Original Lot / Section Line
	= Centerline		= Property Line
	= Right-of-Way Line		= Easement Line
Abbreviations			
A	Arc Length	Obs.	Observed
A.F.N.	Auditor's File Number	O.R.	Official Record
Adj.	Adjacent	Ord.	Ordinance
Asph.	Asphalt Pavement	P.P.N.	Permanent Parcel
Bldg.	Building	Number	Number
Calc./C.	Calculated	P.O.B.	Place of Beginning
C.C.M.R.	Cuyahoga County Map Records	P.P.O.B.	Principal Place of Beginning
Clr.	Clears	Pd.	Parcel
Conc.	Concrete	Prop.	Proposed
C.L.F.	Chain Link Fence	Por.	Porch
Doc.	Document	Pg.	Page
D.V.	Deed Volume	Res.	Residence
Enchr.	Encroachment	R/W	Right-of-Way
E.	East	Rec./R.	Record
Frm.	Frame	S/L	Sublot
Gar.	Garage	Sq.Ft.	Square Feet
H.N.	House Number	Sty.	Story
Inst.	Instrument	S	South
L.C.A.	Limited Common Area	Sta.	Station
Meas./M.	Measured	Typ.	Typical
N	North	Vol.	Volume
N/A	Not Available	W.	West
O.L.	Original Lot		

BASIS OF BEARINGS

The centerline of Tudor Drive as North 00°00'00" East as shown in the Euclid Golf Allotment as recorded in Volume 48, Pages 4 of Cuyahoga County Map Records.

NOTTINGHILL LANE 30'
(A PUBLIC RIGHT-OF-WAY)

PLAT OF LOT SPLIT
OF
2583 FAIRMOUNT BOULEVARD
P.P.N. 685-30-018
CREATING
PARCELS "C" AND "D"
CITY OF CLEVELAND HEIGHTS, OHIO

Situated in the City of Cleveland Heights, County of Cuyahoga and State of Ohio and known as being all of Sublot Nos. 150 and 151 and part of Sublot No. 149 in the Euclid Golf Allotment of part of the Original One Hundred Acre Lot No. 414, as shown by the plat recorded in Volume 48, Page 4 of Cuyahoga County Map Records.

OWNERS ACCEPTANCE

I, (We) the undersigned owner(s) of the land shown hereon, do hereby accept this Plat of Lot Split of the same.

Owner's Name _____ Owner's Name _____

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 _____ Ohio, this _____ day of _____, 2015.

Notary Public _____
My commission expires _____

APPROVALS

This Plat of Consolidation is accepted and approved by the Planning Director of the City of Cleveland Heights, Ohio this _____ day of _____, 2015.

Planning Director
This Plat of Consolidation is accepted and approved by the Director of Law of the City of Cleveland Heights, Ohio this _____ day of _____, 2015.

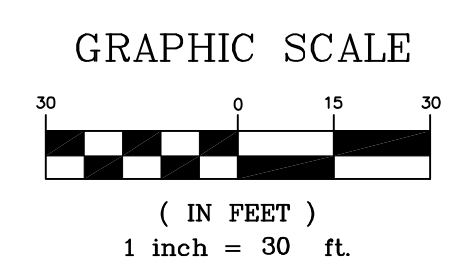
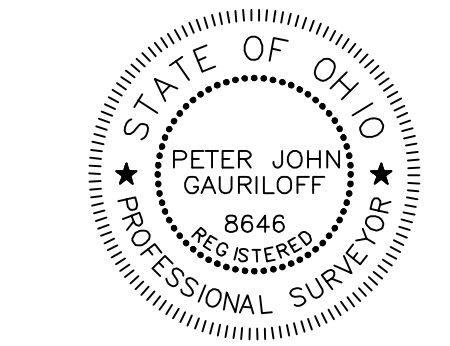
Director of Law
This Plat of Consolidation is accepted and approved by the Planning Commissioner of the City of Cleveland Heights, Ohio this _____ day of _____, 2015.

Secretary of Planning Commission

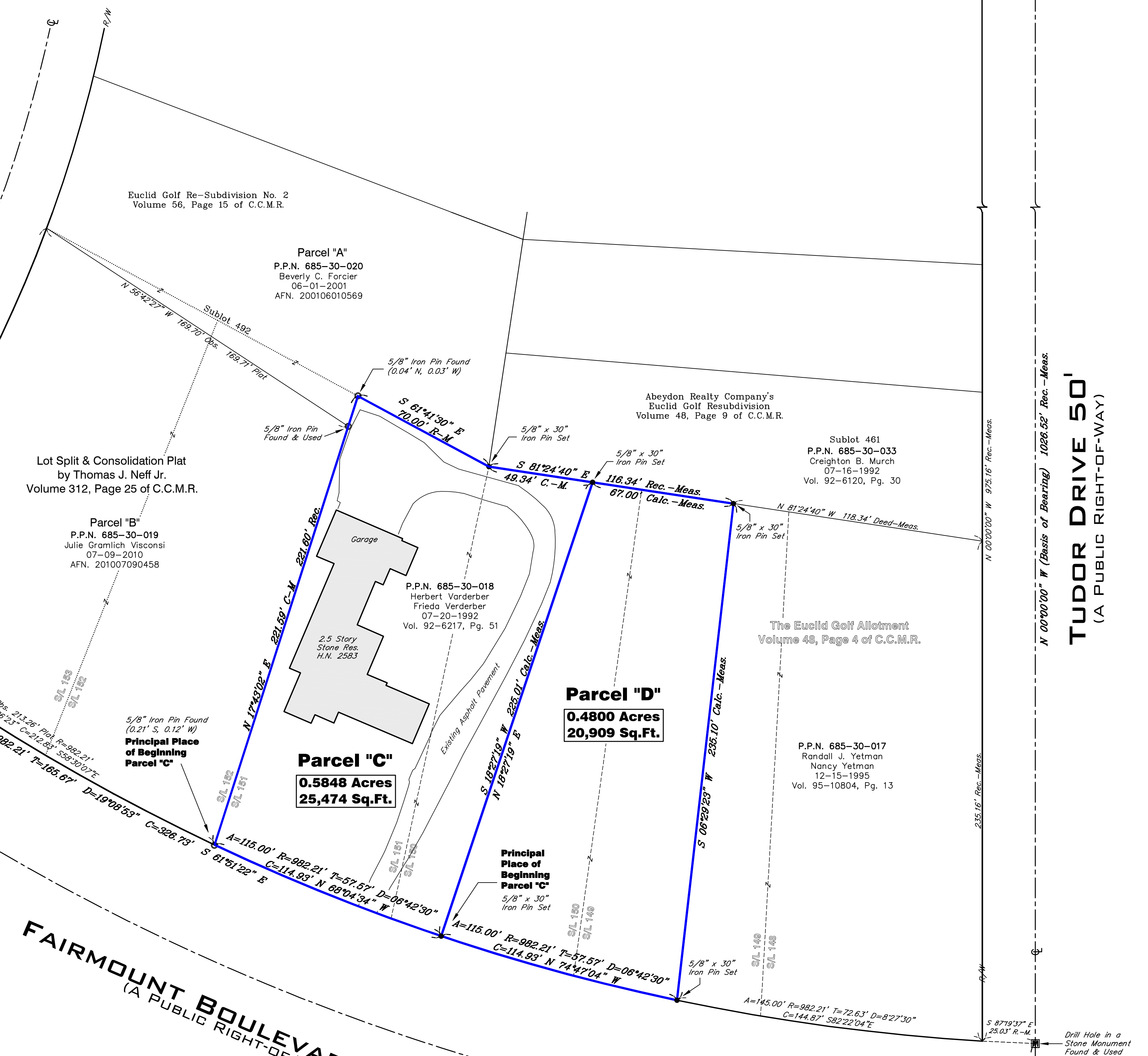
CERTIFICATION

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.

April 27, 2015
Peter J. Gauriloff P.S. No. 8646 Date
Note: ● Denotes 5/8"x30" iron pins set and capped "Riverstone Company-P56747-P58646"



RIVERSTONE
LAND SURVEYING - ENGINEERING - DESIGN
2310 SUPERIOR AVENUE - SUITE 110
CLEVELAND - OHIO - 44114
PHONE: (216) 491-2000 FAX: (216) 491-9640
WWW.RIVERSTONESURVEY.COM



DELAMERE DRIVE 50'
(A PUBLIC RIGHT-OF-WAY)

TUDOR DRIVE 50'
(A PUBLIC RIGHT-OF-WAY)

FAIRMOUNT BOULEVARD 100'
(A PUBLIC RIGHT-OF-WAY)