



SHAKER HEIGHTS

Memorandum

To: Members of the City Planning Commission
From: Joyce Braverman, Director, Planning
cc: Chief Administrative Officer Jeri E. Chaikin
Date: October 31, 2019
Re: Van Aken District: Encroachment Easement Agreement

This is a request to grant an easement to RMS over right-of-way in order to retain encroachments for The Van Aken District development.

The current development has small encroachments into the city right-of-way along Farnsleigh and Walker Roads. The attached encroachment easement plat depicts the proposed easement. The encroachment into the Farnsleigh Road right-of-way provides for easements for: A-1 Apartment upper floor overhangs; B-1 restaurant building steps; and B-1 underground shoring. The encroachment into Walker Road provides for the A-1 apartment upper floor overhangs.

These encroachments were planned as part of the development and were known to the developer and team. It is customary to provide the encroachment easement document after construction is complete.

The City Planning Commission will review the plat and make a recommendation to Council.

EASEMENTS FOR BUILDINGS A & B

IN

VAN AKEN A1, LLC & VAN AKEN BC, LLC

PORTIONS OF RIGHT-OF-WAY:
 FARNSLEIGH ROAD AND WALKER ROAD
 PART OF ORIGINAL WARRENSVILLE TOWNSHIP LOT 56
 CITY OF SHAKER HEIGHTS, CUYAHOGA COUNTY, OHIO
 JUNE 7, 2019



OWNER'S ACCEPTANCE

ACCEPT THIS EASEMENT PLAT OF THE SAME AS SHOWN HEREON.

REPRESENTATIVE, VAN AKEN A1, LLC _____

WITNESS _____
 COUNTY OF CUYAHOGA, S.S.
 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED REPRESENTATIVE OF THE CORPORATION OF VAN AKEN A1, LLC, WHO HAS ACKNOWLEDGED THE SIGNED OF THE FOREGOING INSTRUMENT TO BE HIS FREE, VOLUNTARY AND SOLE ACT AND DEED, IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY OFFICIAL SEAL THIS _____ DAY OF _____, 20____, AT _____, OHIO.

OWNER'S ACCEPTANCE

ACCEPT THIS EASEMENT PLAT OF THE SAME AS SHOWN HEREON.

REPRESENTATIVE, VAN AKEN BC, LLC _____

WITNESS _____
 COUNTY OF CUYAHOGA, S.S.
 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED REPRESENTATIVE OF THE CORPORATION OF VAN AKEN BC, LLC, WHO HAS ACKNOWLEDGED THE SIGNED OF THE FOREGOING INSTRUMENT TO BE HIS FREE, VOLUNTARY AND SOLE ACT AND DEED, IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY OFFICIAL SEAL THIS _____ DAY OF _____, 20____, AT _____, OHIO.

APPROVALS

THIS PLAT APPROVED BY THE PLANNING COMMISSION OF THE CITY OF SHAKER HEIGHTS THIS _____ DAY OF _____, 20____.

SECRETARY, CITY PLANNING COMMISSION, CITY OF SHAKER HEIGHTS, OHIO

CERTIFICATION

This plat and the survey on which it is based was prepared in accordance with the provisions of the Surveying Act, Chapter 4733-37 of the Ohio Administrative Code in effect at the time.

Records show no encumbrances are shown to affect or detract from the hereof. The basis of bearings shown are to an assumed meridian, and are to be corrected to the true meridian. Basis of bearing for this survey is N00°42'26"W along the centerline of Warrensville Center Road as established by a survey prepared by KS Associates, Inc. for the City of Shaker Heights, Warrensville Center Road / Van Aken Blvd Interconnection (Project 14-2010) in accordance with the Department of Transportation and Public Safety, Ohio Department of Transportation. The monumentation shown on this plat was set on or about the date indicated hereon. Elevation are above sea level (NAVD 88) based on National Geodetic Survey Datum.

I hereby state to the best of my professional knowledge, information and belief, all to be correct.
 Date of field work May 30, 2019



Steven J. Metcalf
 Registered Surveyor No. 8622-Ohio

DATE _____

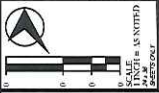
PRELIMINARY

REV. NO.	DATE	ISSUED BY	DESCRIPTION

SHEET NO. 1 OF 3

NEFF ASSOCIATES

EASEMENTS FOR BUILDINGS A & B
 CITY OF SHAKER HEIGHTS - COUNTY OF CUYAHOGA - STATE OF OHIO
 VAN AKEN DISTRICT



SYMBOL LEGEND

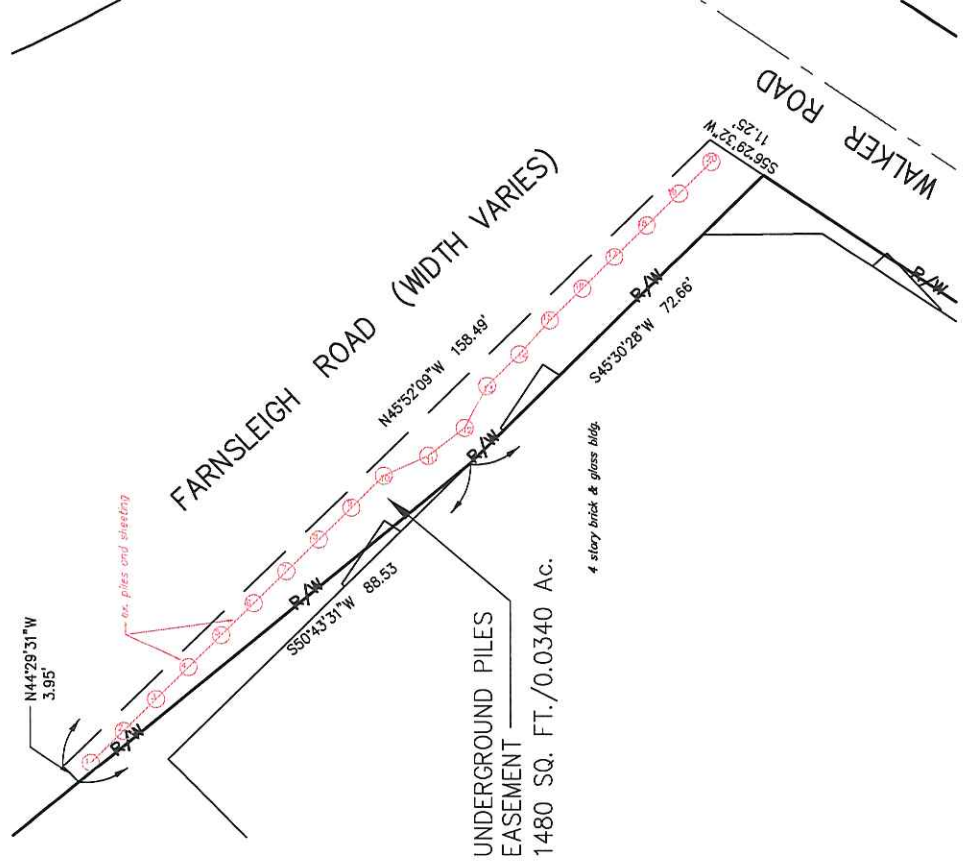
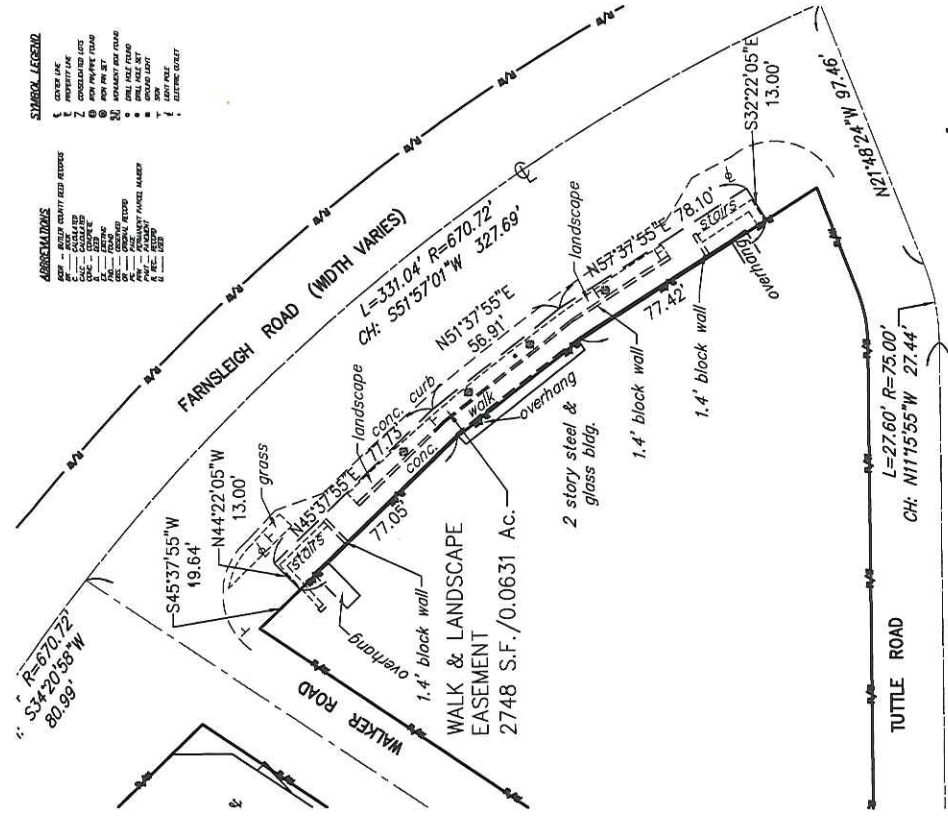
1. 20 FT. WALK
2. 6" CONC. CURB
3. 6" CONC. WALK
4. 6" CONC. WALK
5. 6" CONC. WALK
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19. 6" CONC. WALK
20. 6" CONC. WALK

ABBREVIATIONS

APP - ASBESTOS PAPER
C - CONC.
L - LANDSCAPE
G - GRASS
O - OVERHANG
P - PAVEMENT
S - SURFACE
T - TERRACE
V - VENTILATOR
W - WALL
D - DRIVE

NOTES

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. DIMENSIONS ARE TO CENTER UNLESS NOTED OTHERWISE.
3. DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.
4. DIMENSIONS TO CENTER UNLESS NOTED OTHERWISE.
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20. DIMENSIONS TO CENTER UNLESS NOTED OTHERWISE.



PRELIMINARY

REV. NO.	DATE	DESCRIPTION