

A-2002

LOT CONSOLIDATION PLAT

OF
ROCK & ROLL HALL OF FAME
751 ERIESIDE AVENUE
P.P.N. 101-03-006
P.P.N. 101-03-024
P.P.N. 101-03-029
CLEVELAND, OHIO

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, being part of the Lake Erie Submerged Lands adjacent to Township 7 North, Range 13 West of the Connecticut Western Reserve, and known as being Site 'A' and Site 'A' Water Portion in Lot Split and Consolidation for the City of Cleveland of part of Original Two Acre Lot Nos. 22 through 24, inclusive, as shown by the recorded plat in Volume 263 of Maps, Page 15 of Cuyahoga County Records and Parcel '1-C' in Lot Split for North Coast Harbor Development - Phase 1 of part of Original Two Acre Lot Nos. 20 through 22, inclusive, as shown by the recorded plat in Volume 380 of Maps, Page 96 of Cuyahoga County Records.

Curve	Radius	Arc	Delta	Tangent	Chord	Bearing
C1	665.00'	64.14'	5.31° 59'	32.49'	64.11'	N89°17'43"E
C2	665.00'	28.49'	6°02'14"	12.45'	28.45'	N89°21'58"E
C3	40.00'	62.00'	90°00'00"	40.00'	56.57'	S10°00'00"W

Line	Length	Bearing
L1	37.89' Rec.-Meas.	S89°16'52"W
L2	12.00' Rec.-Meas.	S89°16'52"W
L3	28.89' Circum-M	S89°16'52"W
L4	28.89' Circum-M	N89°16'52"E
L5	42.00' Rec.-Meas.	N1°00'00"E
L6	32.00' Rec.-Meas.	N1°00'00"E
L7	23.36' Circum-M	S89°16'52"W
L8	28.76' Rec.-Meas.	N89°16'52"E
L9	28.24' Rec.-Meas.	N78°53'06"W

EASEMENT NOTE

This Consolidation was prepared without the benefit of a current title commitment. Therefore, the Riverstone Company cannot determine if all easements, restrictions and reservations affect or are shown on the subject property. The easements shown hereon are from previous North Coast Harbor Surveys. A title company should be consulted to confirm affecting easements. If the Riverstone Company is provided with the title commitment, a revised survey map will be provided at Riverstone's hourly fee schedule.

PARCEL AREAS

Parcel "1-C"	1.0003 Acres	43,573 Sq.Ft.
Site "A"	2.9725 Acres	129,463 Sq.Ft.
Site "A" - Water	0.8963 Acres	39,041 Sq.Ft.
Total	4.8691 Acres	212,097 Sq.Ft.

BASE OF BEARINGS

The centerline of East 9th Street as North 33°53'08" West as shown on the Plat of Survey by Frank M. Cirsaki P.S. No. 5714, dated August 1888 and revised January 1991, on the Map No. SUR-126, Page 2 of City of Cleveland Survey Records, and as shown on the plat of Lot Split and Consolidation for the City of Cleveland as recorded in Volume 263, Page 15 of Cuyahoga County Map Records.

SURVEYS OF REFERENCE

Plat of Survey by Frank M. Cirsaki P.S. No. 5714, Dated December 1986 and Revised February 1987, Map No. SUR-126, Page 1 of City of Cleveland Survey Records. (CIRNSKI)

Plat of Survey by Frank M. Cirsaki P.S. No. 5714, Dated August 1888 and Revised January 1991, Map No. SUR-126, Page 2 of City of Cleveland Survey Records. (CIRNSKI)

Plat of Survey by Frank M. Cirsaki P.S. No. 5714, Dated December 1973 and Revised September 1988, Map No. SUR-161 of City of Cleveland Survey Records. (CIRNSKI)

Lot Split and Consolidation for the City of Cleveland, Volume 263, Page 15 of Cuyahoga County Map Records. (BRUCKNER)

Port of Cleveland Access Road Centerline Plat, Volume 311, Page 35 of Cuyahoga County Map Records.

Plat of Easements, Volume 263, Page 16 of Cuyahoga County Map Records.

Dedication Plat of Erieside Avenue N.E. & N.W. and West 3rd Street, Volume 204, Page 69 of Cuyahoga County Map Records.

North Coast Harbor Boundary and Topographic Survey, by R.E. Warner Surveyors, Dated 2010. (RE)

Cleveland-Cuyahoga County Port Authority ALTA/ACSM Land Title Survey, by K.S. Associates, Trevor A. Bider P.S. No. 7730, Dated 2008. (KS)

Cleveland Harbor - U.S. Harbor Line 1939, U.S. Army Corps of Engineers, Dated September 1939.

City of Cleveland Survey Records. (CSR)

Lot Split Plat of North Coast Harbor Develop - Phase 1, Volume 380, Page 96 of Cuyahoga County Map Records.

North Coast Harbor Development Submerged Land Lease Map, by Riverstone Company, dated October 2015.

Site "D"

P.P.N. 101-03-022
City of Cleveland
Vol. 1556, Pg. 474
Vol. 1574, Pg. 552

Leased by
The Great Lakes Museum of Science,
Environment and Technology
Vol. 95-09114, Pg. 56

Lot Split and Consolidation for City of Cleveland

Volume 263, Page 15 of C.C.M.R.
(Bruckner P.S. 6939 - 1993)

Lot Split Plat

Vol. 380, Pg. 96
of C.C.M.R.

Parcel "1-C"
P.P.N. 101-03-029
City of Cleveland

Site "B"

(Formerly P.P.N. 101-03-007)
City of Cleveland
Vol. 1556, Pg. 474
Vol. 1574, Pg. 552

Leased by
The Rock and Roll Hall of
Fame and Museum
Vol. 93-04912, Pg. 47

Parcel RR

4.8691 Acres
212,097 Sq.Ft.

Site "A"

P.P.N. 101-03-006
City of Cleveland
Vol. 1556, Pg. 474
Vol. 1574, Pg. 552

Lot Split and Consolidation for City of Cleveland

Volume 263, Page 15
of C.C.M.R.
(Bruckner P.S. 6939 - 1993)

Lot Split Plat

Vol. 380, Pg. 96
of C.C.M.R.

Parcel "1-B"
P.P.N. 101-03-028
City of Cleveland
Vol. 1556, Pg. 474
Vol. 1574, Pg. 552

Leased by
Cumberland 1001, LLC
08-28-2015
AFN: 201508280937

3 Story Brick-Frame Building
Harbor Mercedes
1050 East 9th

LEGEND

- M = Monument Box Found
- O = Iron Pin 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	Obs.	Original Lot	O.R.	Official Record
Bldg.	Building	C.C.M.R.	Cuyahoga County Map	Ord.	Ordinance		
Calc./C.	Calculated	P.O.B.	Point of Beginning	P.C.	Point of Curvature		
Chord	Chord	P.P.N.	Permanent Parcel Number				
D.H.	Drill Hole	P.P.O.B.	Principal Place of Beginning				
D.V.	Deed Volume						
Doc.	Document						
Ex.	Existing	R/W	Right-of-Way				
H.N.	House Number	Res./R.	Residence				
Inst.	Instrument	S.	South				
Meas./M.	Measured	Sq.Ft.	Square Feet				
N/A	Not Available	Sta.	Station				
O.D.O.T.	Ohio Department of Transportation	V/Vol.	Volume				
		W.	West				

OWNERS ACCEPTANCE

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

Raymond J. Francis
Director
Department of Port Control

NOTARY

State of Ohio
County of Cuyahoga

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 CLEVELAND, OHIO this 20th day of DECEMBER, 2023.

NEVER
My commission expires

APPROVALS

This Lot Consolidation Plat is accepted and approved by the Planning Director of the City of Cleveland, Ohio this 10th day of JANUARY, 2024.

Marka Stole
Joyce Fan Huang - Planning Director

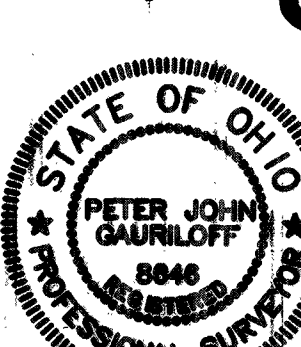
This Lot Consolidation Plat is accepted and approved by the Platting Commissioner of the City of Cleveland, Ohio this 20th day of DECEMBER, 2023.

R. Switalski
Richard Switalski - Platting Commissioner

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.

Peter J. Garloff
P.S. No. 8646
October 10, 2022
Date

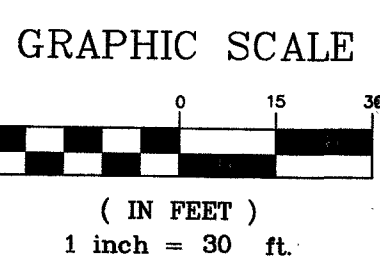


30"x42"

This Survey Plat complies with the Ohio Surveying Laws and Regulations and is hereby approved.

Plat Vol. _____ Pg. _____

MAILED
MAY 31, 2024



RIVERSTONE

LAND SURVEYING - ENGINEERING - DESIGN
3800 LAKESIDE AVENUE - SUITE 100
CLEVELAND, OHIO 44114
PHONE: (216) 491-2000 FAX: (216) 491-9640
WWW.RIVERSTONE-SURVEY.COM

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A-555605



PLAT DATA SHEET

Plat Title: Lot Consolidation Plat for
The Rock & Roll Hall of Fame

Plat Type: Consolidation

Municipality: Cleveland

Township: Original Two Acre Lot No.s 20, 21, 22

Parent Parcel Numbers: 101-03-006 , 101-03-024 , 101-03-029 , _____ ,

_____ , _____ , _____ , _____ , _____ ,

_____ , _____ , _____ , _____ , _____ ,

Number of New parcels created: 1

Number of deeds filed with plat: 0

Plat Size: 24x36"

Date Filed: 5/31/2024

Recorder's Fee: _____

New Parcels
New Parcel Numbers are subject to change

Parcel Name/Sublot:

Proposed Permanent Parcel Number:

Parcel RR (City of Cleveland)

101-03-035

PPN: 101-03-006, 101-03-024 PLAT - 202406040043 PGS: 0
06/04/2024 09:34 AM
AMT: \$0.00 RCPT#: 20240604000072
CONV: \$0.00 PAID BY: CITY OF CLEVELAND
Patricia Chambers
CUYAHOGA COUNTY FISCAL OFFICE