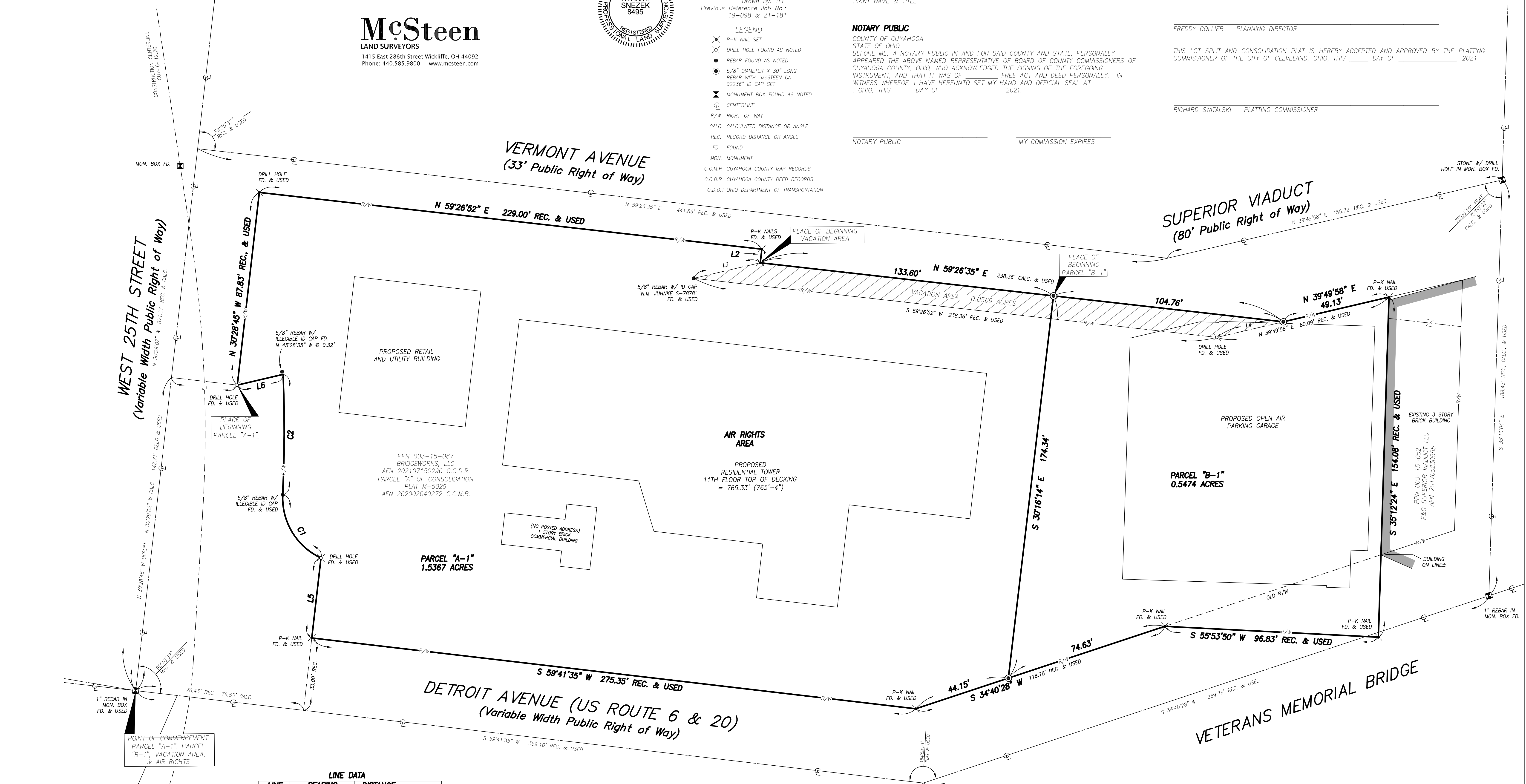


**BASIS OF BEARING**  
BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATES SYSTEM, NORTH ZONE (3401), NAD83 (2011), 2010.0 EPOCH, AS DERIVED FROM GNSS OBSERVATIONS PER THE O.D.O.T. RTN (REAL-TIME-NETWORK).



**LOT SPLIT**  
FOR  
**BRIDGEWORKS**  
KNOWN AS BEING PART OF ORIGINAL BROOKLYN TOWNSHIP LOT NO. 70,  
NOW SITUATED IN THE  
**CITY OF CLEVELAND**  
**COUNTY OF CUYAHOGA - STATE OF OHIO**

**McSteen**  
LAND SURVEYORS  
1415 East 286th Street Wickliffe, OH 44092  
Phone: 440.585.9800 www.mcsteen.com



RYAN A. SNEZEK  
REG. PROF. SURV. No. 8495  
Job No.: 21-271  
Field Date: JUNE 24, 2021  
Survey Date: November 23, 2021  
Revised: April 7, 2022  
September 1, 2022  
Drawn By: TEE  
Previous Reference Job No.:  
19-098 & 21-181

- LEGEND**
- ⊗ P-K NAIL SET
  - ⊗ DRILL HOLE FOUND AS NOTED
  - REBAR FOUND AS NOTED
  - ⊙ 5/8" DIAMETER X 30" LONG REBAR WITH "MCSTEEN CA 02236" ID CAP SET
  - ⊠ MONUMENT BOX FOUND AS NOTED
  - CENTERLINE
  - R/W RIGHT-OF-WAY
  - CALC. CALCULATED DISTANCE OR ANGLE
  - REC. RECORD DISTANCE OR ANGLE
  - FD. FOUND
  - MON. MONUMENT
  - C.C.M.R. CUYAHOGA COUNTY MAP RECORDS
  - C.C.D.R. CUYAHOGA COUNTY DEED RECORDS
  - O.D.O.T. OHIO DEPARTMENT OF TRANSPORTATION

**ACCEPTANCE**

I, REPRESENTATIVE OF BRIDGEWORKS, LLC, OWNER OF THE LAND SHOWN HEREON, DO HEREBY ACCEPT THIS LOT SPLIT AS SHOWN HEREON.

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

PRINT NAME & TITLE \_\_\_\_\_

**NOTARY PUBLIC**

COUNTY OF CUYAHOGA  
STATE OF OHIO  
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED REPRESENTATIVE OF BOARD OF COUNTY COMMISSIONERS OF CUYAHOGA COUNTY, OHIO, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT, AND THAT IT WAS OF \_\_\_\_\_ FREE ACT AND DEED PERSONALLY. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT \_\_\_\_\_ OHIO, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

**APPROVALS**

THIS LOT SPLIT AND CONSOLIDATION PLAT IS HEREBY ACCEPTED AND APPROVED BY THE PLANNING DIRECTOR OF THE CITY OF CLEVELAND, OHIO, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

FREDDY COLLIER - PLANNING DIRECTOR

THIS LOT SPLIT AND CONSOLIDATION PLAT IS HEREBY ACCEPTED AND APPROVED BY THE PLATTING COMMISSIONER OF THE CITY OF CLEVELAND, OHIO, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

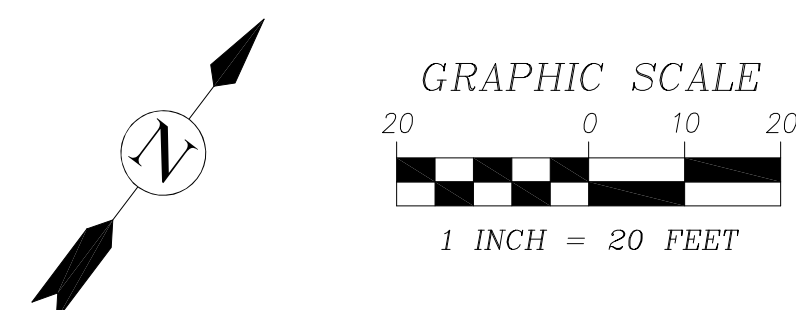
RICHARD SWITALSKI - PLATTING COMMISSIONER

**LINE DATA**

LINE	BEARING	DISTANCE
L1	N 59°30'58" E	30.00' REC. & USED
L2	S 30°29'02" E	6.20' REC. & USED
L3	S 39°50'01" W	30.96' REC. & USED
L4	N 39°49'58" E	30.96'
L5	N 30°29'02" W	36.45' REC. & USED
L6	S 39°49'58" W	21.32' REC. & USED

**CURVE DATA**

CURVE	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING
C1	67°48'13" CALC. & USED (67°43'19" REC.)	30.00' REC. & USED	35.46' REC. & USED	20.13' CALC. & USED	33.43' REC. & USED	N 68°12'18" W
C2	4°55'03" REC. & USED	636.00' REC. & USED	54.59' CALC. & USED (54.58' REC.)	27.31' CALC. & USED	54.57' REC. & USED	N 36°48'10" W



**BASIS OF BEARING**  
 BEARING ARE BASED ON THE OHIO STATE PLANE COORDINATES SYSTEM, NORTH ZONE (3401), NAD83 (2011), 2010.0 EPOCH, AS DERIVED FROM GNSS OBSERVATIONS PER THE O.D.O.T. RTN (REAL-TIME-NETWORK).

**AIR RIGHTS EASEMENT FOR BRIDGEWORKS**  
 KNOWN AS BEING PART OF ORIGINAL BROOKLYN TOWNSHIP LOT NO. 70, NOW SITUATED IN THE  
**CITY OF CLEVELAND**  
**COUNTY OF CUYAHOGA - STATE OF OHIO**

**McSteen**  
 LAND SURVEYORS  
 1415 East 286th Street Wickliffe, OH 44092  
 Phone: 440.585.9800 www.mcsteen.com

**AIR RIGHTS EASEMENT DESCRIPTION**

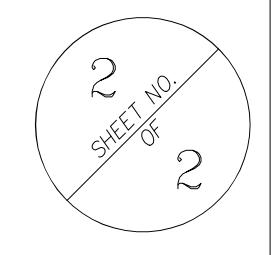
Situated in the City of Cleveland, County of Cuyahoga, State of Ohio, being part of Original Brooklyn Township Lot No. 70, being a part of a 2.0273 deed acre parcel of land known as Cuyahoga County Auditor's Parcel No. 003-15-087 now or formerly owned by Bridgeworks, LLC as recorded in AFN 202107150290 of Cuyahoga County Deed Records, and being more completely described as follows:

Commencing at a 1-inch rebar in a monument box found at the intersection of West 25th Street (Variable width right-of-way) and Detroit Avenue (U.S. Route 6 & 20) (Variable width Right-of-way); thence North 59° 41' 35" East along the centerline of Detroit Avenue, 76.53 feet to a point; thence North 59° 30' 58" East, 33.00 feet to a Drill Hole found on the northwest right-of-way line of Detroit Avenue; thence North 59° 41' 35" East along the northwest right-of-way line of Detroit Avenue, 142.24 feet to a point; thence North 30° 18' 25" West, 23.11 feet to a south corner of a proposed building and being the PLACE OF BEGINNING for the parcel herein described;

The following fourteen courses are within said building limits and are restricted between elevations 765.33 (765'-4") feet and 832.17' (832'-2") feet, the intent is to go between the proposed Eleventh Floor's Top of Decking elevation upwards to 10 feet above the proposed Roof Elevation;

- Course No. 1: thence North 30° 25' 15" West, along a southwest face of said building, 80.01 feet to a point;
- Course No. 2: thence South 59° 34' 45" West, along a southeast face of said building, 65.32 feet to a point;
- Course No. 3: thence North 30° 25' 15" West, along a southwest face of said building, 45.06 feet to a point;
- Course No. 4: thence North 59° 34' 45" East, along a northwest face of said building, 33.09 feet to a point;
- Course No. 5: thence South 30° 25' 15" East, along a northeast face of said building, 3.08 feet to a point;
- Course No. 6: thence North 59° 34' 45" East, along a northwest face of said building, 99.07 feet to a point;
- Course No. 7: thence North 30° 25' 15" West, along a southwest face of said building, 3.08 feet to a point;
- Course No. 8: thence North 59° 34' 45" East, along a northwest face of said building, 22.75 feet to a point;
- Course No. 9: thence South 30° 25' 15" East, along a northeast face of said building, 9.48 feet to a point;
- Course No. 10: thence North 59° 34' 45" East, along a northwest face of said building, 57.08 feet to a point;
- Course No. 11: thence South 30° 25' 15" East, along a northeast face of said building, 54.72 feet to a point;
- Course No. 12: thence South 59° 34' 45" West, along a southeast face of said building, 64.20 feet to a point;
- Course No. 13: thence South 30° 25' 15" East, along a northeast face of said building, 60.88 feet to a point;
- Course No. 14: thence South 59° 34' 45" West, along a southeast face of said building, 82.48 feet to the PLACE OF BEGINNING, containing 0.3796 acres, more or less, but subject to all highways, covenants, and easements of legal record as prepared by McSteen Land Surveyors under Project No. 21-271.

**INDEX OF SHEETS**  
 SHEET 1: LOT SPLIT  
 SHEET 2: AIR RIGHTS



- LEGEND**
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**PROJECT BENCH MARK**  
 P-K (Masonry) NAIL SET  
 N: 666348.15  
 E: 2185964.90  
 ELEVATION: 651.04

