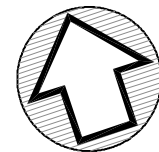


LOT SPLIT and CONSOLIDATON PLAT

FOR: NAUTICA ENTERTAINMENT, LLC

SITUATED IN THE CITY OF CLEVELAND, COUNTY OF CUYAHOGA AND STATE OF OHIO AND KNOWN AS BEING ALL OF SUBLOT Nos. 437 to 468 IN BLOCK "T" AND ALL OF SUBLOT Nos. 469 to 475, and 479 to 486 IN BLOCK "U" OF THE BUFFALO COMPANY'S ALLOTMENT OF PART OF ORIGINAL BROOKLYN TOWNSHIP LOT Nos. 51 and 70 AS SHOWN BY THE RECORDED PLAT IN VOLUME 3 OF MAPS, PAGE 51 OF CUYAHOGA COUNTY RECORDS AND PART OF SPRUCE AVENUE N.W. (formerly SPRUCE STREET), VACATED BY RESOLUTION No. 169-2019 PASSED BY THE COUNCIL OF THE CITY OF CLEVELAND MAY 1, 2019.



NORTH
GRAPHIC SCALE



(IN FEET)
1 INCH = 30 FT.

NOVEMBER 6, 2024

Acceptance

We, the undersigned owners of the land shown hereon, do hereby assent to and adopt this lot split and consolidation plat of the same.

Nautica Entertainment, LLC

Title _____ Print Name _____
State of Ohio)
County of Cuyahoga) S.S.

Before me, a notary public in and for said county and state, personally appeared the above named _____, member of Nautica Entertainment, LLC, the corporation which executed the foregoing instrument, who acknowledge that he did sign said instrument as such member in behalf of said Corporation and by the authority of its board of directors; and that said instrument is his free act and deed individually and as such member and the free and corporate act and deed of said Corporation.

In witness, whereof, I have hereunto set my hand and official seal at _____, Ohio, this _____ day of _____, 20____.

Notary Public

My commission expires _____.

Approvals

This lot split and consolidation and plat are accepted and approved by the Planning Director of the City of Cleveland, Ohio this _____ day of _____, 202____.

Joyce Pan Huang, Planning Director

This lot split and consolidation and plat are accepted and approved by the Platting Commissioner of the City of Cleveland, Ohio this _____ day of _____, 202____.

Richard Switalski, Platting Commissioner

Certification

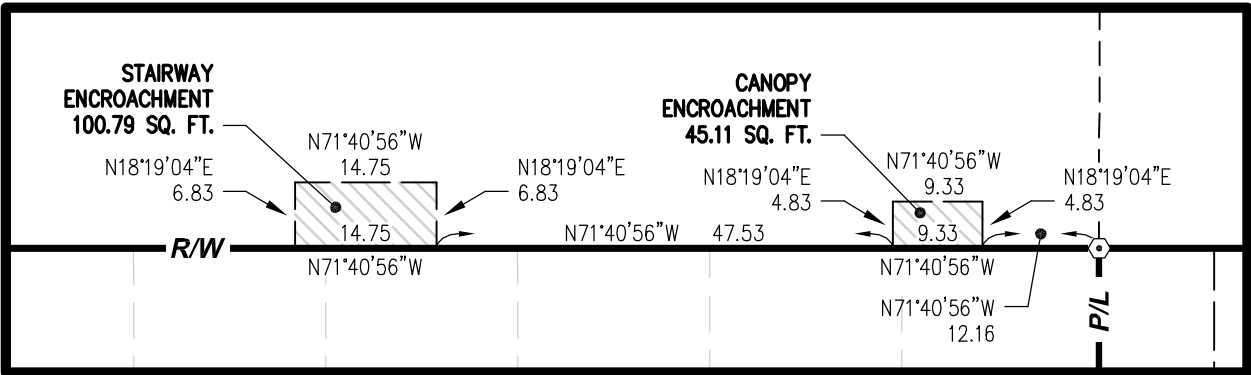
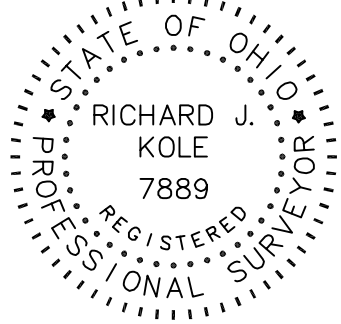
I do hereby certify that I have surveyed the premises and prepared this plat in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code. Dimensions shown are expressed in feet and decimal parts thereof, all of which I certify to be correct to the best of my knowledge and belief.

Richard J. Kole, Registered Surveyor #7889 11/6/24
Date

Basis of Bearings:

State Plane Grid North, NAD 83 (2011),
Ohio North Zone. Tied by GNSS to O.D.O.T. VRS.

LEGEND:	
○	IRON PIN FOUND & USED.
⊗	IRON PIPE FOUND & USED.
⊙	5/8" CAPPED "KOLE #7889" IRON PIN SET (30" LONG)
⊖	MAG NAIL SET
■	MON. FOUND & USED AS NOTED
C&U	CALCULATED & USED
D&U	DEED & USED
R&U	RECORD & USED



Encroachments Detail

(Scale: 1" = 20')

ELM STREET N.W. 66'

RIVER AVENUE 66'

HEMLOCK AVENUE N.W. 66'

MAIN AVENUE N.W. 80'

CENTER STREET N.W. 66'

