

RESOLUTIONS:

No. 956-2025

No. 957-2025

No. 958-2025

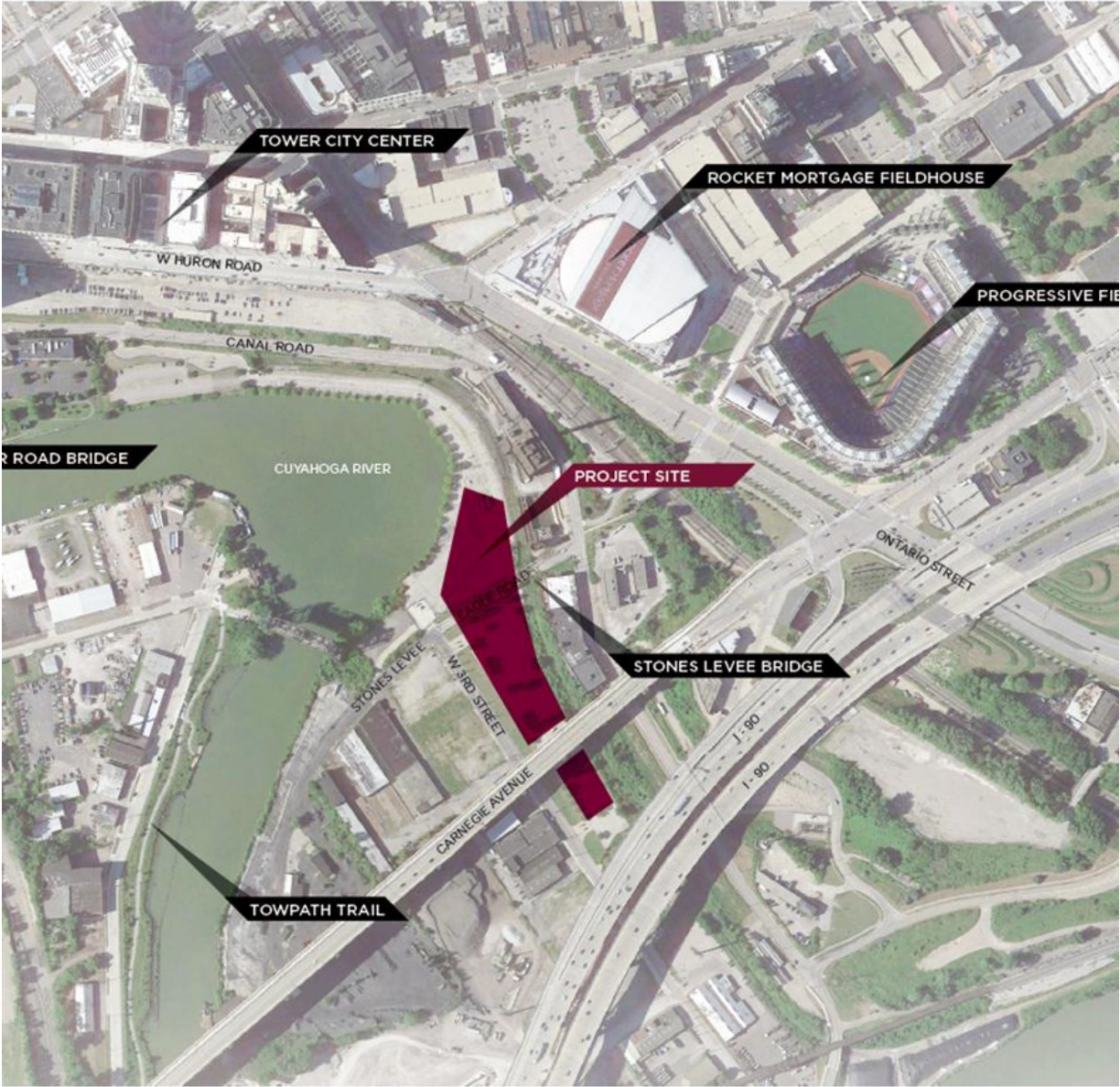
Multi-phase Cuyahoga Riverfront Master Plan Includes:

- Public Improvements: Infrastructure changes, 12 acres of public space, riverfront boardwalk
- Private Development: 3.5 million sq ft of mixed-use development (1.4M sq ft retail, hospitality, office, etc.)
- Shore to Core to Shore

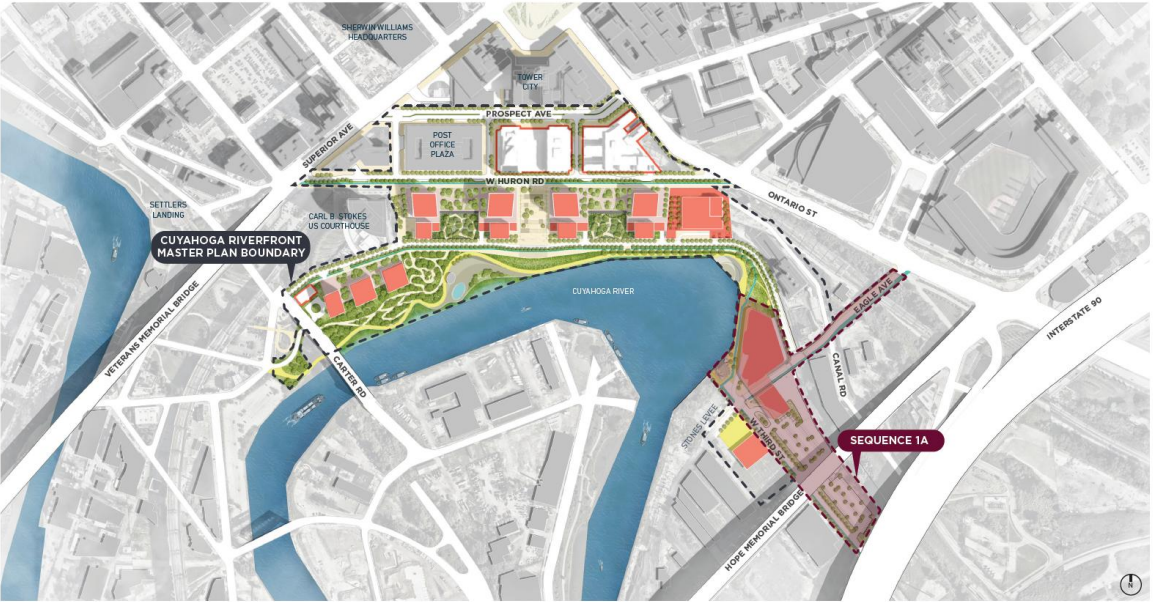
Main Features:

- Aligns with Vision for the Valley Plan emphasizing equity and inclusion
- Creates mixed-use riverfront neighborhood
- Focuses on connecting adjacent assets, including Gateway District, Public Square, and other riverfront investments
- Includes multi-modal transportation analysis
- Involves Community Benefits Agreement
- The project aims to transform the riverfront area while balancing commercial, residential, and public space needs, with a focus on improving infrastructure and accessibility.

Bedrock is pursuing right-of-way vacations across three areas on West 3rd to assume responsibility for private maintenance such as snow removal, roadway repairs, and other improvements, while also enhancing overall connectivity in line with the master plan. This effort will create greater uniformity in proposed infrastructure that would otherwise be divided by existing right-of-way boundaries. The original right-of-way lines were drawn to encompass infrastructure (such as the former Eagle Bridge foundations) that is no longer in use, and in some cases has already been demolished. Stakeholders with existing rights in the vacated areas are expected to retain those rights through the issuance of various easements.



CUYAHOGA RIVERFRONT MASTER PLAN | Vision

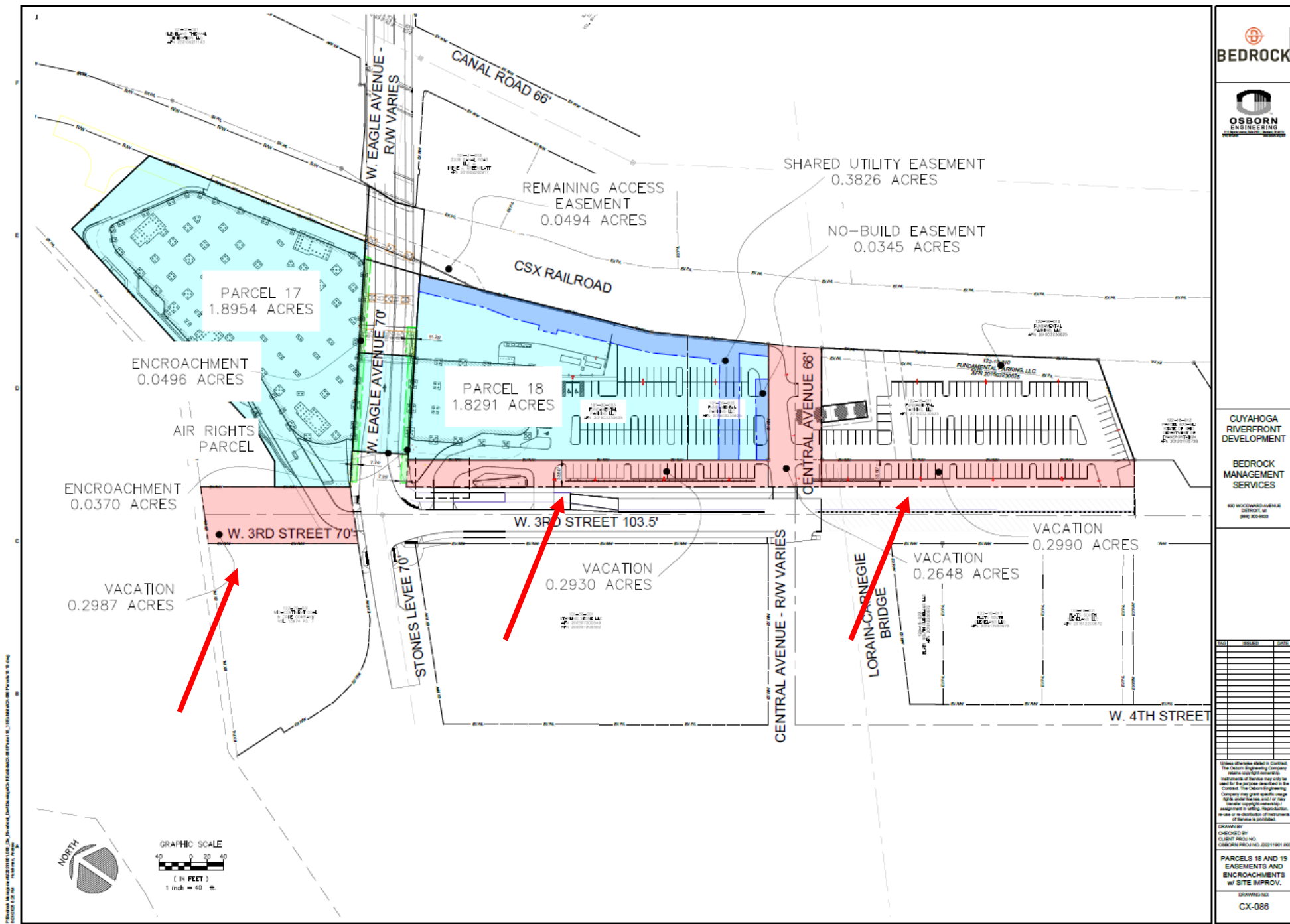


Cleveland Clinic & Cleveland Cavaliers Global Peak Performance Center - DRC / CPC Final Approval

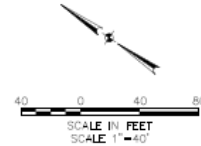


Cleveland Clinic Global Peak Performance Center - CPC Schematic Approval





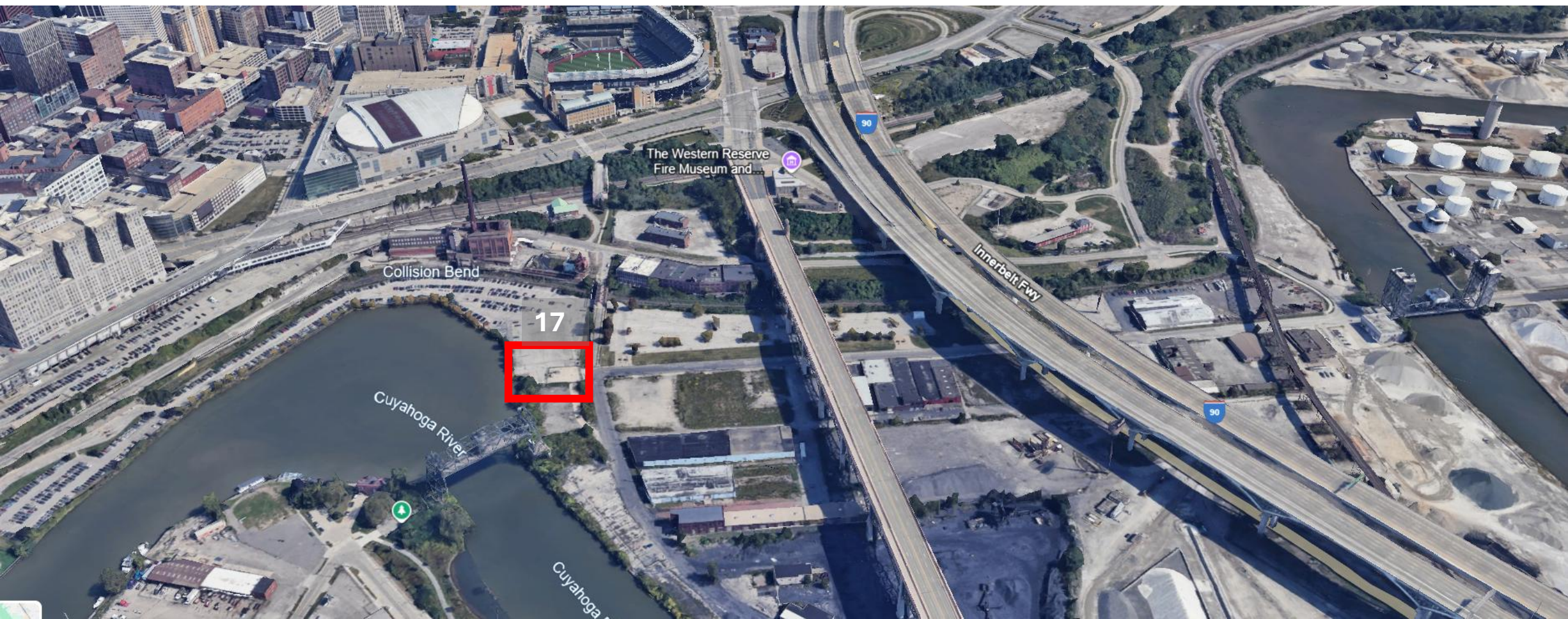
A map of the study area showing the location of the site. The Ottawa River is shown flowing from the top left towards the bottom right. Several roads are depicted: W. Huron Rd. at the top, Canal Rd. below it, Carter Rd. on the left, and Ontario St. on the right. A road labeled '190' runs diagonally from the bottom left towards the center. The 'SITE' is marked with a black rectangle on a road labeled '190'. Other labels include 'CARTER RD.', 'CANAL RD.', 'OTTAWA RIVER', '190', 'W. 380 ST.', 'W. 420 ST.', and 'LOVELL PARKWAY BRIDGE'.

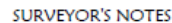


_____ PROPERTY LINE
 _____ CENTER LINE
 _____ RIGHT OF WAY

**VACATION OF A PORTION
OF W. 3RD STREET**
PART OF ORIGINAL TWO ACRE LOT NOS. 215, 216 & 217
CITY OF CLEVELAND

JOB NO.
21262





7. THE BASES OF RECORDS FOR THIS SURVEY IS OHIO STATE PLANE, NORTH ZONE
NAD83(2011) GRID NORTH
8. FIELD RECORDS USED ARE AS SHOWN HEREON AND INCLUDE CUYAHOGA COUNTY TAX
MAPS.
- R1= MAP OF LOT SPLIT AND CONSECUTION VOL 310 PG. 64 COMB
R2= LOT SPLIT AND CONSECUTION VOL 364 PG. 76 COMB
R3= APN 201603230625
R4= CSR BOOK 26 PG. 14
R5= MAP OF LOTS AND CONSECUTION OF ENGINEERING & CONSTRUCTION CUYAHOGA HIRE
BOOK VOL 4 MAP DATED FEB. 1941
- R6= ALTA/ACSM SURVEY GARRETT & ASSOC. TNS 05-041-S-001
R7= LOT PARTIAL APN 202410170028
R8= ALTA/ACSM 0015556

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT, THE SURVEY SHOWN HEREON IS THE RESULT OF AN ON-THE-GROUND SURVEY THAT HAS BEEN PERFORMED BY ME OR UNDER MY SUPERVISION, THAT THE SURVEY WAS PREPARED IN ACCORDANCE WITH CHAPTER 4733-37 (MINIMUM STANDARDS FOR BOUNDARY SURVEYS) OF THE OHIO ADMINISTRATIVE CODE.

T. A. Brin 1-6-25

TREVOR A. BIXLER, P.S. DATE
PROFESSIONAL SURVEYOR CHS REG. NO. 7730

DATE OF SURVEY: JULY-SEPTEMBER, 2023



APPROVALS

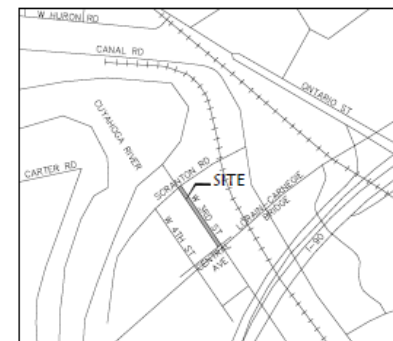
THIS VACATION PLAT IS MADE IN ACCORDANCE WITH THE PROVISIONS OF ORDINANCE NO. _____, PASSED BY THE COUNCIL OF THE CITY OF CLEVELAND ON _____, 2025.

RICHARD SMITALSKI – PLATTING COMMISSIONER

THE HATCHED/SHADED AREA SHOWN HEREON IS VACATED BY ORDINANCE NO. _____, PASSED BY THE COUNCIL OF THE CITY OF CLEVELAND ON _____, 2025.

PATRICIA J. BRITT – CLERK OF COUNCIL

THIS VACATION PLAT IS SUBJECT TO SECTION 5553.043 OF THE OHIO REVISED CODE WHEREIN ANY AFFECTED RAILROAD OR PUBLIC UTILITY SHALL BE DEEMED TO HAVE A PERMANENT EASEMENT IN THE VACATED PORTION OF THE ROAD.



VICINITY MAP
NOT TO SCALE

LINE TABLE		
LINE	BEARING	LENGTH
L3	N03°20'28"W	12.81'(3)
L4	N60°23'34"E	88.75'(3) 88.59'(R14)
L5	N53°09'13"E	50.84'(R14&5)
L6	N34°00'43"W	6.00'(R14&5)
L7	N03°09'13"E	35.00'(R14&5)
L8	N69°56'18"E	35.07'(3)
L9	N34°31'03"W	35.07'(3)


M1 - DRILL HOLE FD. & USED
M2 - "3974/5714 GARRETT" CAPPE
5/8" IRON PIN FD. 0.24" S 0.26" W
M3 - DRILL HOLE FD. & USED

ABBREVIATIONS

AFN	AUTOMATIC FILE NUMBER
C	CALCULATED
CCMR	CUYAHOGA COUNTY MAP RECORDS
CSR	CITY SURVEY RECORDS
FO	FOUND
PG	PAGE
ORD	ORDINANCE
R	RECORD
S	SURVEYED
VOL	VOLUME
W/	WITH

LEGEND

- MONUMENT BOX FOUND
 ⊗ RGN PIN/PIPE FOUND
 ● DRILL HOLE
 ■ RAILROAD SPIKE
 ⊗ PIV/MAG NAIL FOUND
 ✕ CROSS CUT
 ⊗ MAG NAIL SET
 ○ 5/8"x 30" CAPPED REBAR SET LABELED
 "IIS ASSOCS INC PROP MARKER"
- _____ PROPERTY LINE
 _____ CENTER LINE
 _____ 5/8" RIGHT OF WAY

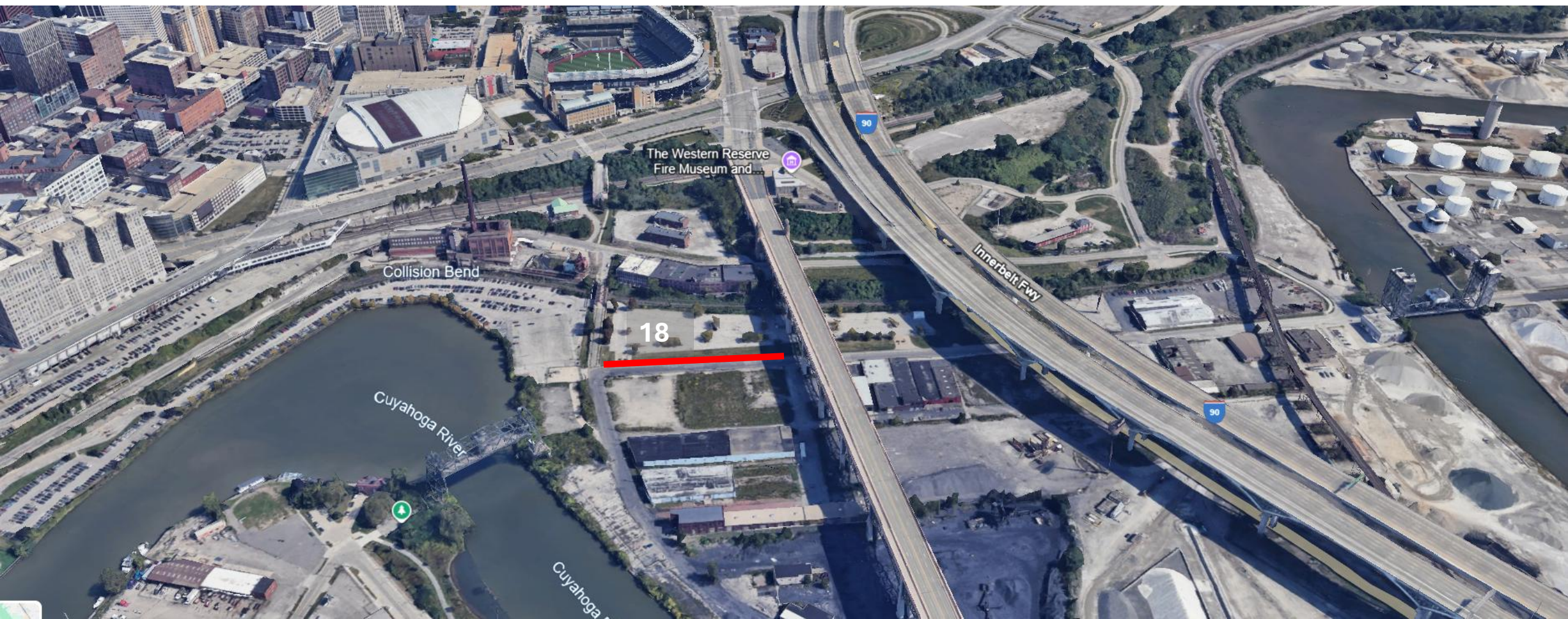
 PORTION OF WEST 3RD STREET AS
VACATED BY ORDINANCE NO. _____
PASSED _____ 2025:

Associates, Inc.
100 Burns Road, Suite 100
Cincinnati, OH 45235
440.365.4730
440.365.4790
www.kassassociates.com



**VACATION OF A PORTION
OF W. 3RD STREET**
PART OF ORIGINAL TWO-ACRE LOT NOS. 217, 218, 219 & 220
CITY OF CLEVELAND
COUNTY OF CUYAHOGA

SHEET
1
OF
1
JOB NO.
21262



PARCEL 19

SHEET 1	OF 1
JOB NO. 21262	

