RESOLUTIONS:

No. 956-2025
No. 957-2025
No. 958-2025

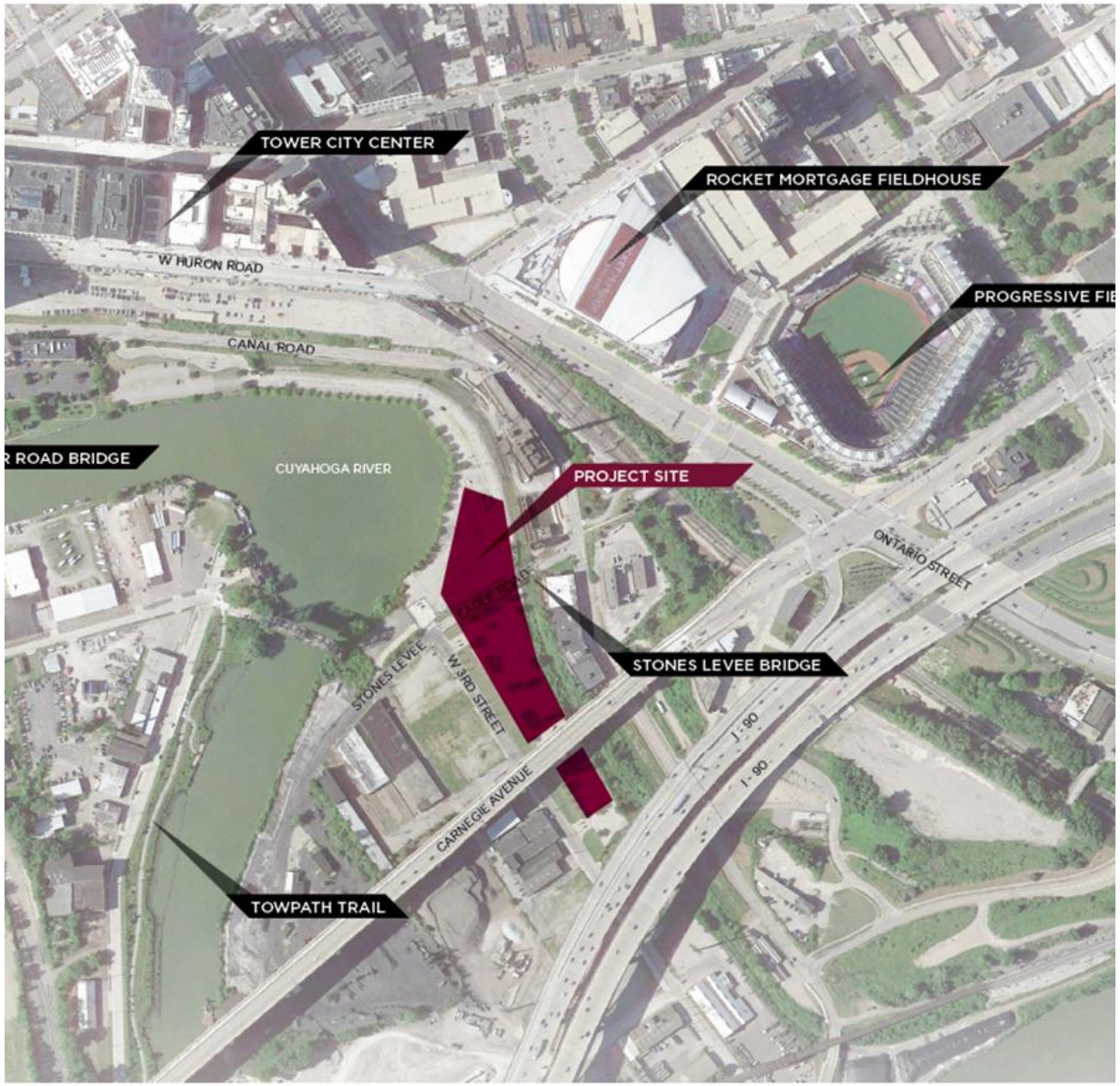
Multi-phase Cuyahoga Riverfront Master Plan Includes:

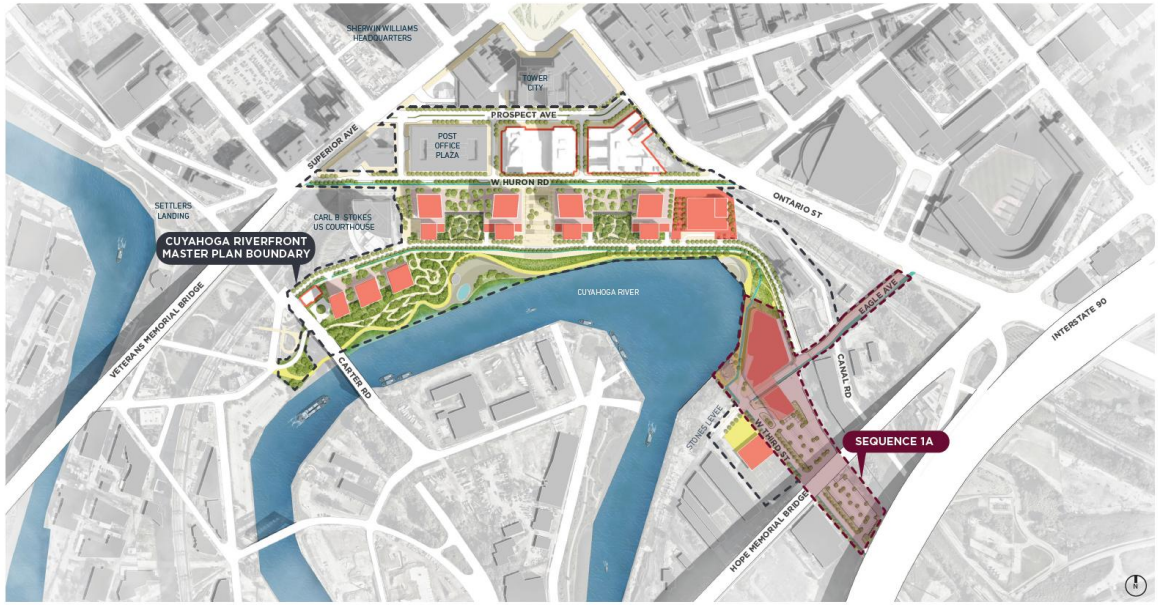
- Public Improvements: Infrastructure changes, 12 acres of public space, riverfront boardwalk
- Private Development: 3.5 million sq ft of mixed-use development (1.4M sq ft retail, hospitality, office, etc.)
- Shore to Core to Shore

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.

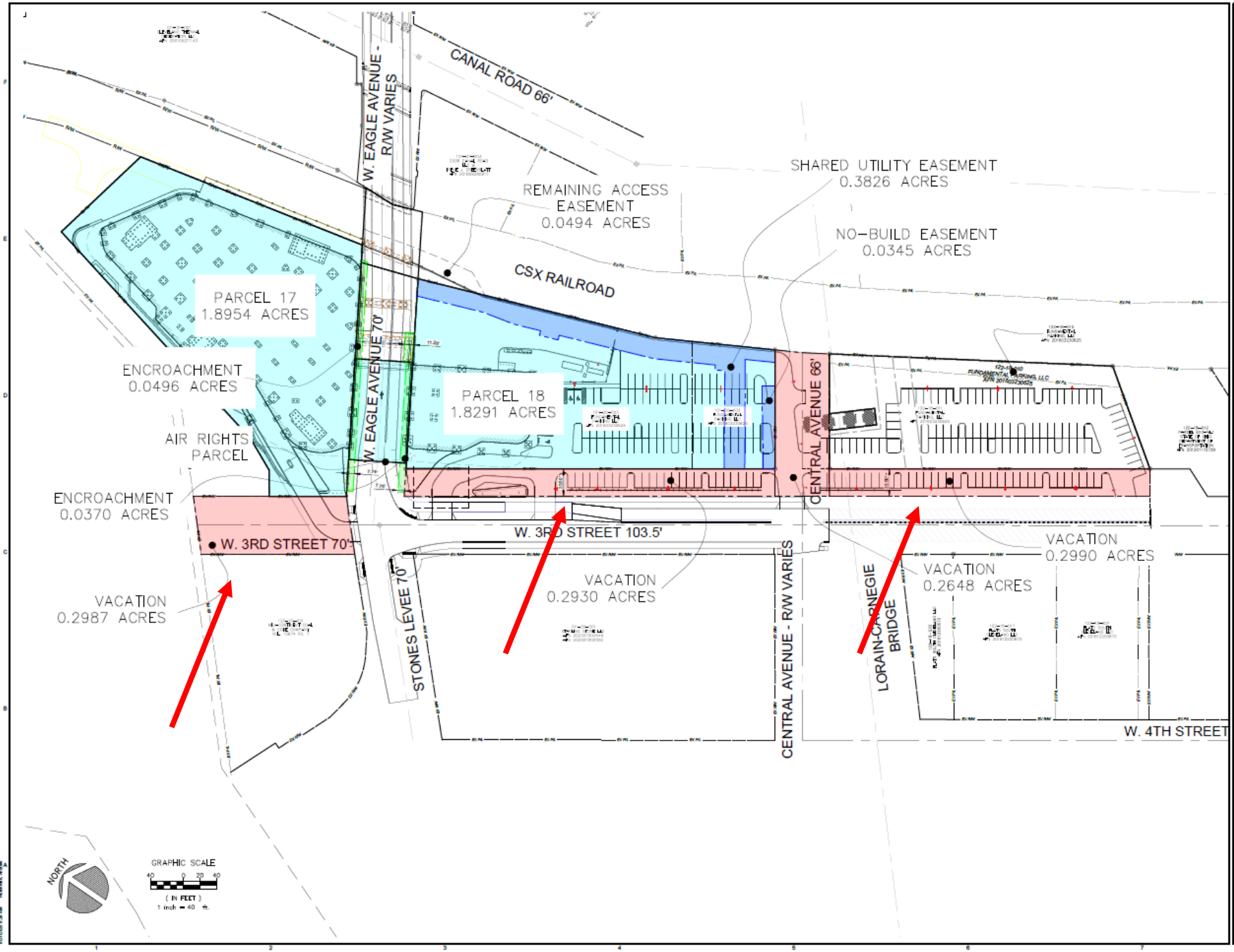




Cleveland Clinic & Cleveland Cavaliers Global Peak Performance Center - DRC / CPC Final Approval

Cleveland Clinic Global Peak Performance Center - CPC Schematic Approval

POPULOUS



BEDROCK

OSBORN ENGINEERING

CUYAHOGA RIVERFRONT DEVELOPMENT

BEDROCK MANAGEMENT SERVICES

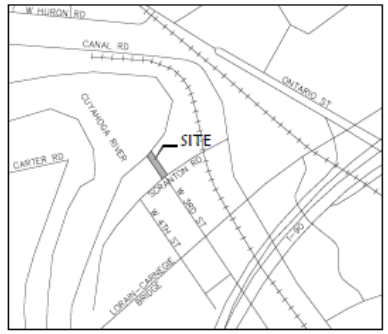
TAG	ISSUED	DATE

PARCELS 18 AND 19 EASEMENTS AND ENCROACHMENTS w/ SITE IMPROV.

DRAWING NO.
CX-086

PARCEL
17

THE INTENT OF THIS PLAT IS TO VACATE A PORTION OF W. 3RD STREET FROM THE CUYAHOGA RIVER TO STONES LEVEE/SCRANTON ROAD.



VICINITY MAP
NOT TO SCALE

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 SWITALSKI – PLATTING COMMISSIONER

THE HATCHED 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.

SURVEYOR'S NOTES

1. THE BASIS OF BEARINGS FOR THIS SURVEY IS OHIO STATE PLANE, NORTH ZONE NAD83(2011) GRID NORTH.
2. PERTINENT RECORDS USED ARE AS SHOWN HEREON AND INCLUDE CUYAHOGA COUNTY TAX MAPS,
   - R1 = MAP OF LOT SPLIT AND CONSOLIDATION VOL. 310 PG. 64 COMR
   - R2 = LOT SPLIT AND CONSOLIDATION VOL. 364 PG. 76 COMR
   - R3 = AFN 201603230525
   - R5 = CSR BOOK 38 PG. 14
   - R9 = CITY OF CLEVELAND DIVISION OF ENGINEERING & CONSTRUCTION CUYAHOGA RIVER DOCK LINE MAP DATED DEC 1941
   - R14 = ALTA/ACSM SURVEY GARRETT & ASSOC TM 08-041-S-001
   - R17 = PLAT OF PARTITION AFN 202410170028 COMR
   - R18 = AFN 202409160166

SURVEYOR'S CERTIFICATION

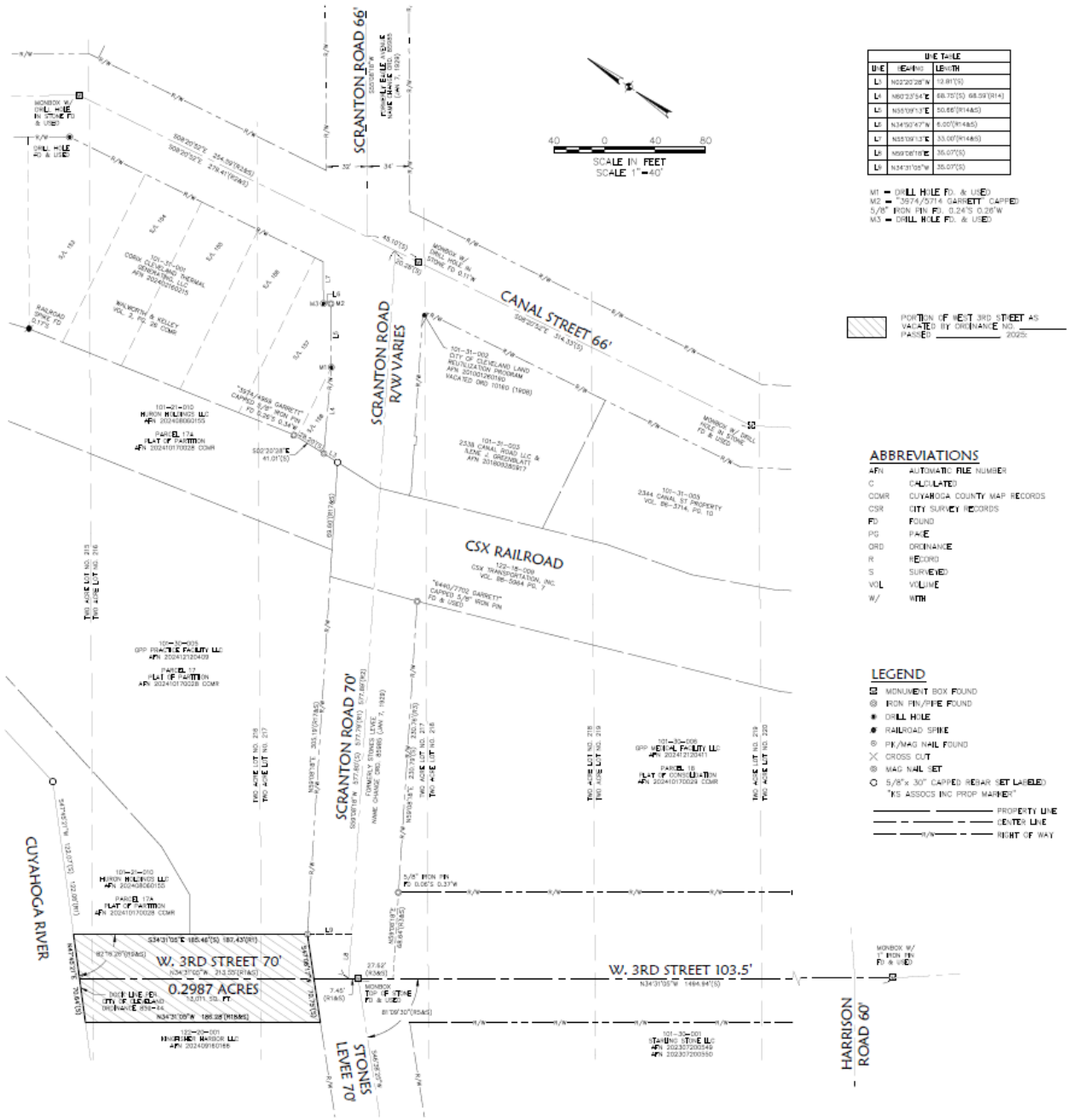
I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS THE RESULT OF AN ON-THE-GROUND SURVEY THAT HAS BEEN PERFORMED BY ME OR UNDER MY SUPERVISION; THAT THE SURVEY WAS PREPARED IN ACCORDANCE WITH CHAPTER 4733-37 (MINIMUM STANDARDS FOR BOUNDARY SURVEYS) OF THE OHIO ADMINISTRATIVE CODE.

T. A. Bixler 1-6-25

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

DATE OF SURVEY: JULY-SEPTEMBER, 2023

STATE OF OHIO · TREVOR A. BIXLER · 7730 · REGISTERED PROFESSIONAL SURVEYOR



LINE TABLE		
LINE	BEARING	LENGTH
L1	N22°20'28"W	12.91'(S)
L2	N80°23'54"E	68.75'(S) 68.59'(R14)
L3	N55°09'13"E	50.85'(R14&S)
L4	N34°50'47"W	6.00'(R14&S)
L5	N55°09'13"E	33.00'(R14&S)
L6	N59°08'18"E	35.07'(S)
L7	N34°31'05"W	35.07'(S)

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

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

ABBREVIATIONS

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

LEGEND

- MONUMENT BOX FOUND
- IRON PIN/PIPE FOUND
- DRILL HOLE
- RAILROAD SPIKE
- PK/MAG NAIL FOUND
- CROSS CUT
- MAG NAIL SET
- 5/8"x 30" CAPPED REBAR SET LABELED "KS ASSOCS INC PROP MARKER"
- PROPERTY LINE
- CENTER LINE
- RIGHT OF WAY

DESCRIPTION | DATE

REVISIONS

DATE: 12/2/25 | DRAWN BY: JMH | CHK'D BY: | DWG. NAME: 21262 VACATION PLAT | JOB NO.: 21262 | FB:

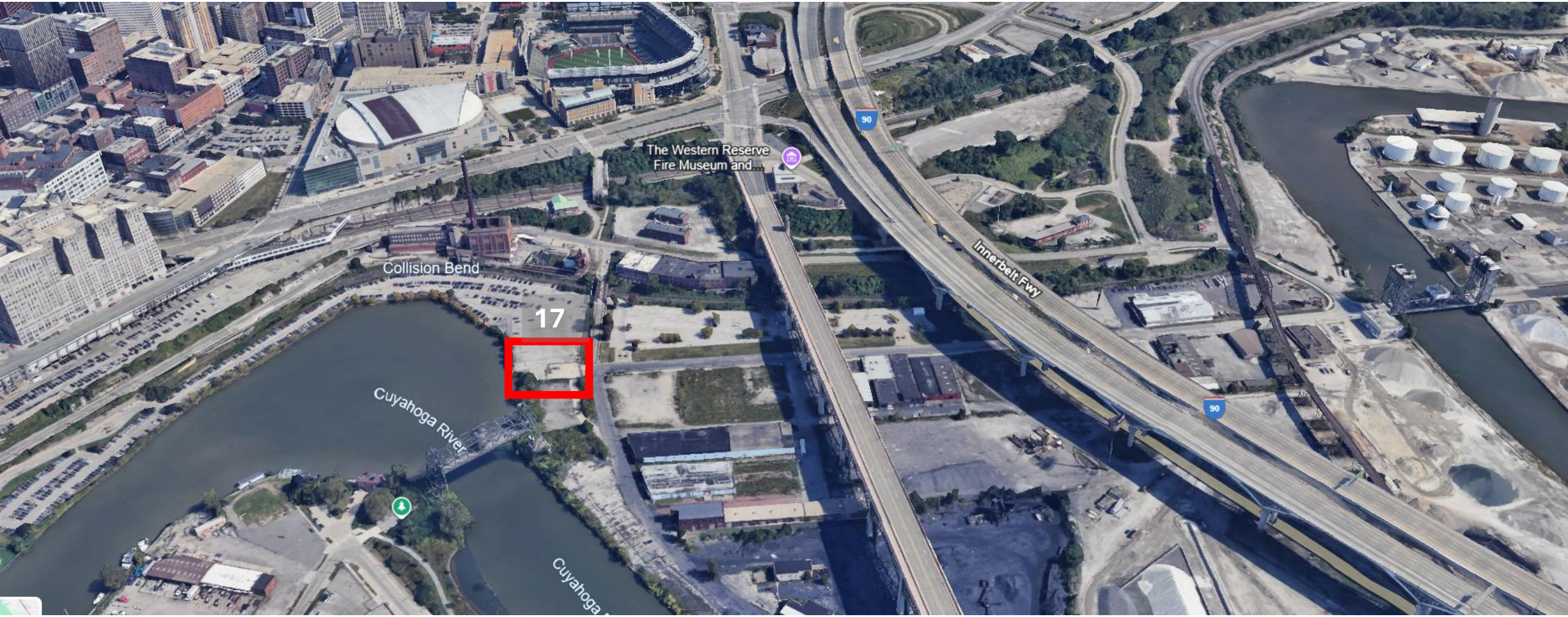
KS Associates, Inc.
250 Burns Road, Suite 100
Elyria, OH 44035
P 440 365 4730
F 440 365 4790
www.ksassociates.com
KS ASSOCIATES

VACATION OF A PORTION OF W. 3RD STREET

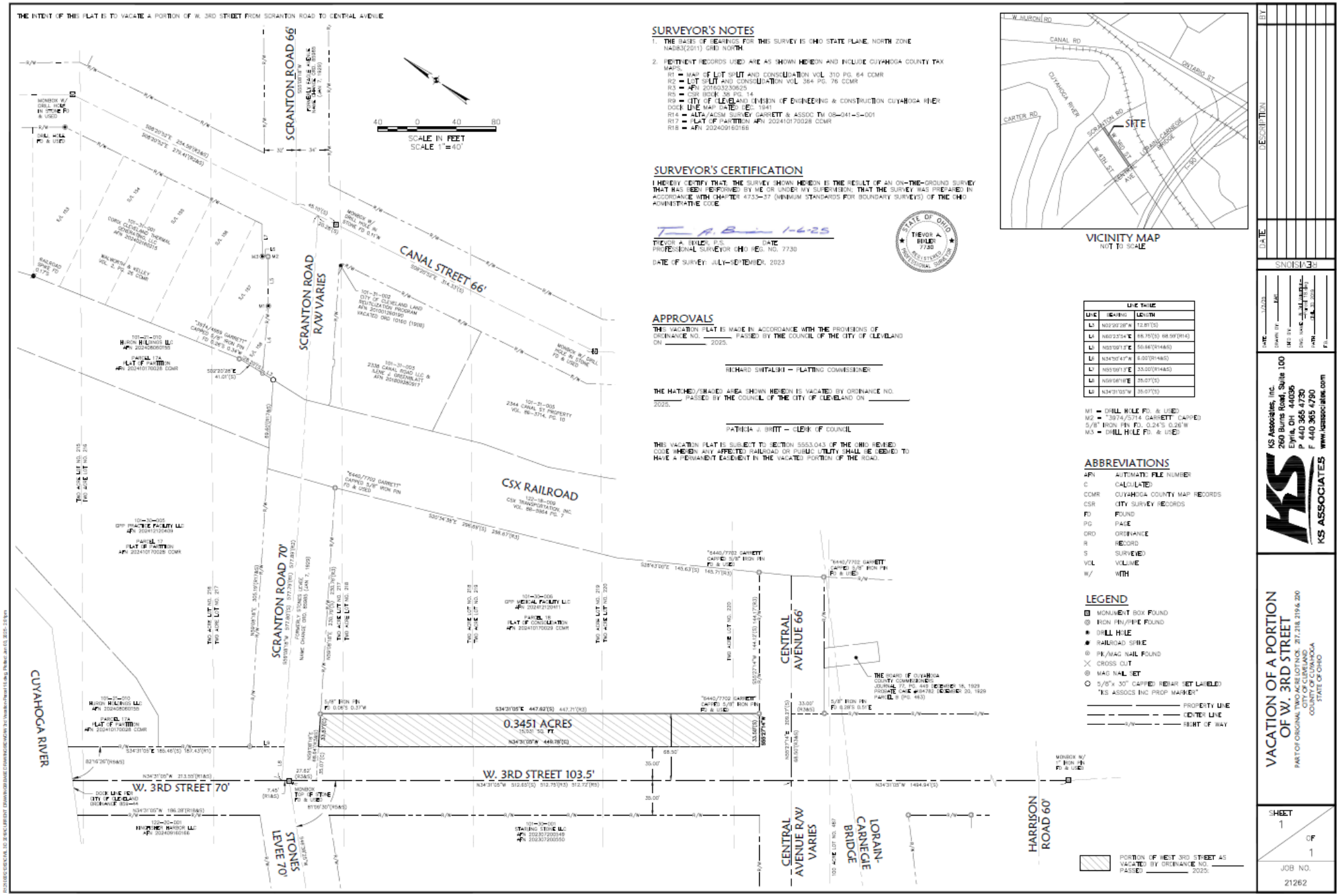
PART OF ORIGINAL TWO ACRE LOT NOS. 215, 216 & 217
CITY OF CLEVELAND
COUNTY OF CUYAHOGA
STATE OF OHIO

SHEET 1 OF 1

JOB NO. 21262


The Western Reserve
Fire Museum and...
Collision Bend
17
Cuyahoga River
Innerbelt Fwy
90
90

PARCEL
18


THE INTENT OF THIS PLAT IS TO VACATE A PORTION OF W. 3RD STREET FROM SCRANTON ROAD TO CENTRAL AVENUE.
SCRANTON ROAD 66'
CANAL STREET 66'
SCRANTON ROAD R/W VARIES
SCRANTON ROAD 70'
CSX RAILROAD
CENTRAL AVENUE 66'
CUYAHOGA RIVER
W. 3RD STREET 70'
W. 3RD STREET 103.5'
0.3451 ACRES
15,032 SQ. FT.
CENTRAL AVENUE R/W VARIES
LORAIN-CARNEGIE BRIDGE
HARRISON ROAD 60'
STONES LEVEE 70'
SCALE IN FEET
SCALE 1"=40'
SURVEYOR'S NOTES
1. THE BASIS OF BEARINGS FOR THIS SURVEY IS OHIO STATE PLANE, NORTH ZONE NAD83(2011) GRID NORTH.
2. PERTINENT RECORDS USED ARE AS SHOWN HEREON AND INCLUDE CUYAHOGA COUNTY TAX MAPS.
R1 = MAP OF LOT SPLIT AND CONSOLIDATION VOL 310 PG. 64 CCMR
R2 = LOT SPLIT AND CONSOLIDATION VOL 384 PG. 76 CCMR
R3 = APN 201603230625
R5 = CSR BOOK 36 PG. 14
R9 = CITY OF CLEVELAND DIVISION OF ENGINEERING & CONSTRUCTION CUYAHOGA RIVER DOCK LINE MAP DATED DEC. 1941
R14 = ALTA/ACSM SURVEY GARRETT & ASSOC TM 08-041-8-001
R17 = PLAT OF PARTITION APN 202410170028 CCMR
R18 = APN 202409160166
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TREVOR A. BIXLER, P.S. DATE
PROFESSIONAL SURVEYOR OHIO REG. NO. 7730
DATE OF SURVEY: JULY-SEPTEMBER, 2023
STATE OF OHIO TREVOR A. BIXLER 7730 REGISTERED PROFESSIONAL SURVEYOR
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
W. HURON RD
CANAL RD
ONTARIO ST
CUYAHOGA RIVER
CARTER RD
SCRANTON RD
W. 3RD ST
W. 4TH ST
SITE
LORAIN-CARNEGIE BRIDGE
I-90
LINE TABLE
L1 N03°20'28"W 12.81'(S)
L4 N60°23'54"E 68.75'(S) 68.59'(R14&S)
L5 N33°09'13"E 50.66'(R14&S)
L6 N34°50'47"W 8.00'(R14&S)
L7 N55°09'13"E 33.00'(R14&S)
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M1 = DRILL HOLE FD. & USED
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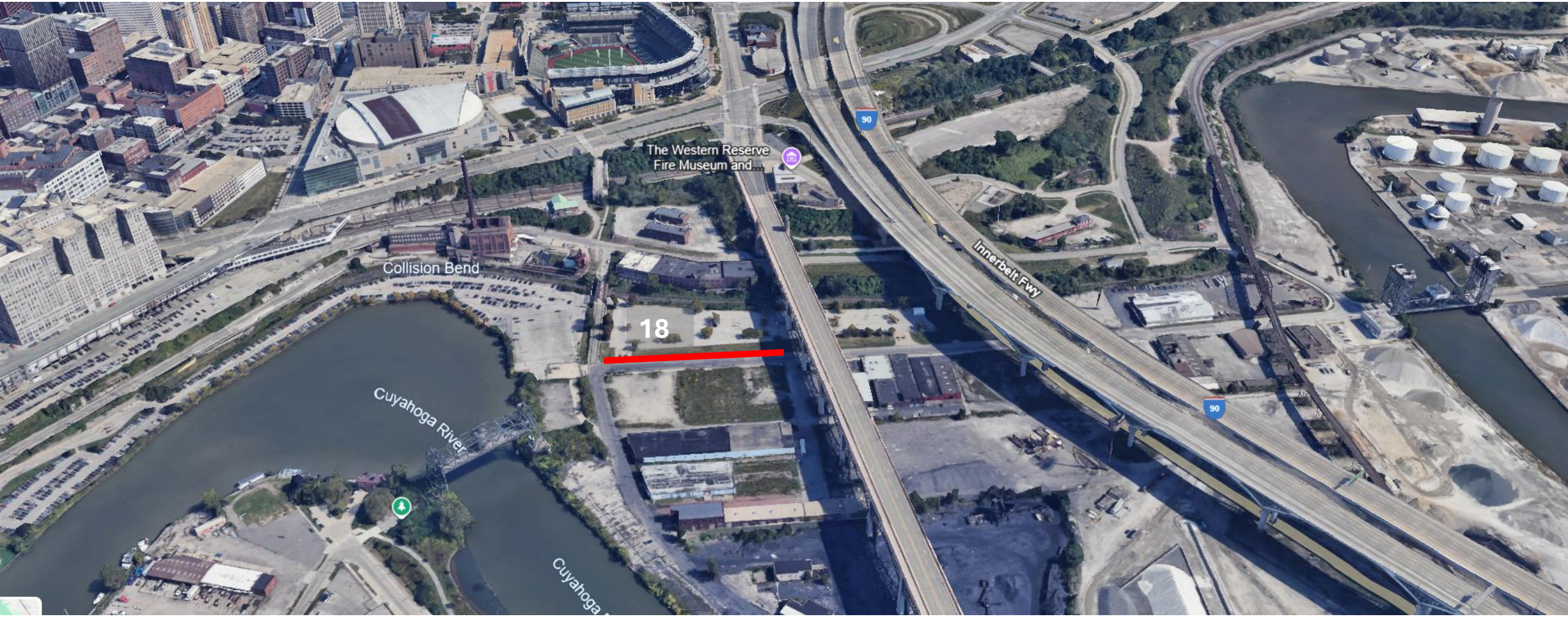
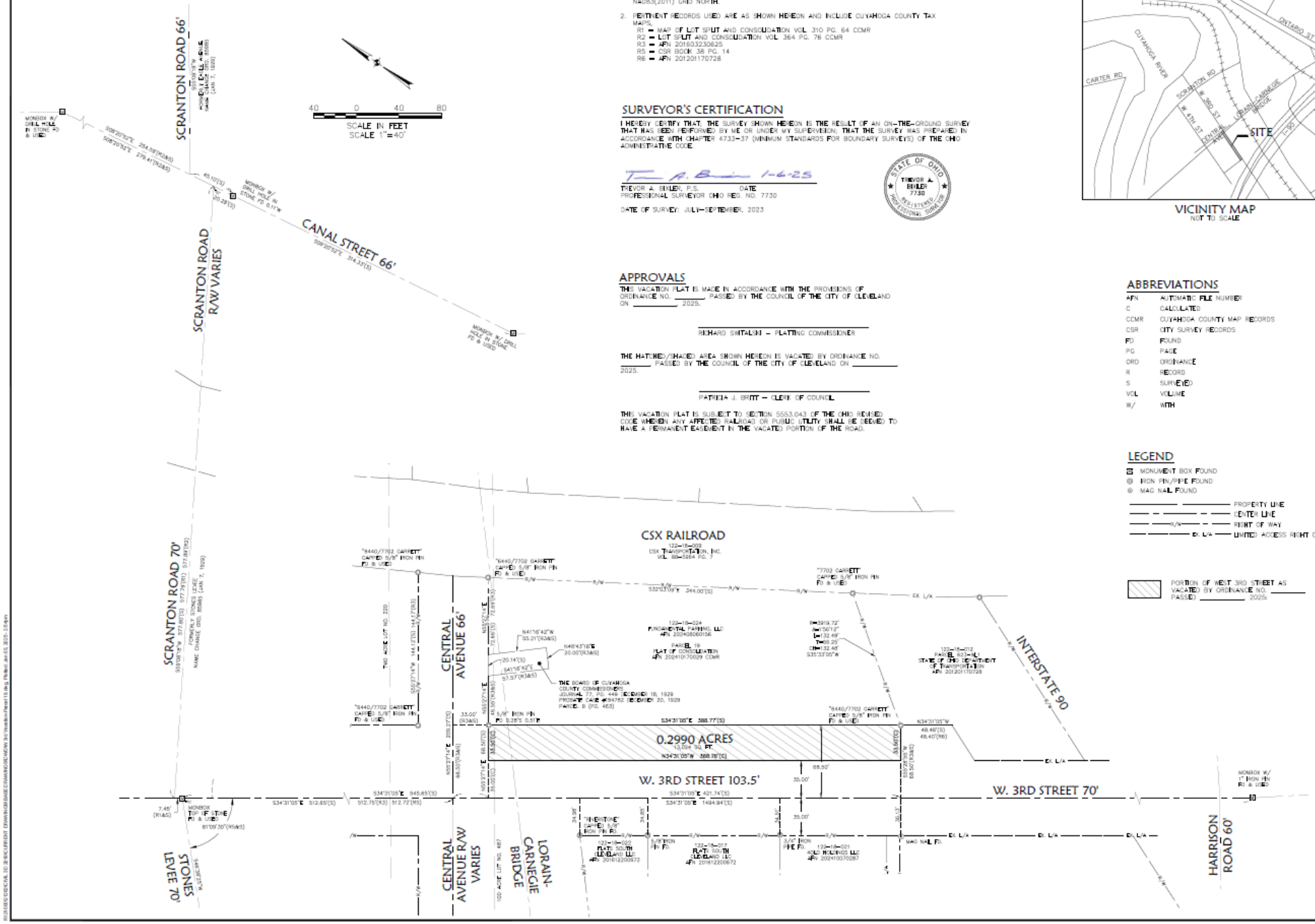
ABBREVIATIONS
APN AUTOMATIC FILE NUMBER
C CALCULATED
CCMR CUYAHOGA COUNTY MAP RECORDS
CSR CITY SURVEY RECORDS
FD FOUND
PG PAGE
ORD ORDINANCE
R RECORD
S SURVEYED
VOL VOLUME
W/ WITH
LEGEND
MONUMENT BOX FOUND
IRON PIN/PIPE FOUND
DRILL HOLE
RAILROAD SPIKE
PK/MAG NAIL FOUND
CROSS CUT
MAG NAIL SET
5/8"x 30" CAPPED REBAR SET LABELED "KS ASSOCS INC PROP MARKER"
PROPERTY LINE
CENTER LINE
RIGHT OF WAY
PORTION OF WEST 3RD STREET AS VACATED BY ORDINANCE NO. ____ PASSED ____ 2025.
BY
DESCRIPTION
DATE
REVISIONS
KS ASSOCIATES
KS Associates, Inc.
2660 Burns Road, Suite 100
Elyria, OH 44035
P 440 365 4730
F 440 365 4790
www.ksassociates.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
STATE OF OHIO
SHEET 1 OF 1
JOB NO. 21262


The Western Reserve
Fire Museum and...
Collision Bend
18
Cuyahoga River
Innerbelt Fwy
90
90

THE INTENT OF THIS PLAT IS TO VACATE A PORTION OF W. 3RD STREET FROM CENTRAL AVENUE TO THE SOUTHEASTERLY LINE OF PARCEL 122-18-024.



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   - R3 = AFN 201603230625
   - R5 = CSR BOOK 38 PG. 14
   - R6 = AFN 201201170728

SURVEYOR'S CERTIFICATION

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T. A. Bixler 1-6-25

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

DATE OF SURVEY: JULY-SEPTEMBER, 2023

STATE OF OHIO TREVOR A. BIXLER 7730 REGISTERED PROFESSIONAL SURVEYOR

APPROVALS

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RICHARD SWITALSKI – PLATTING COMMISSIONER

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

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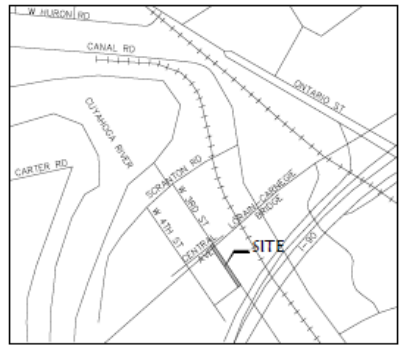

VICINITY MAP
NOT TO SCALE

ABBREVIATIONS

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S	SURVEYED
VOL	VOLUME
W/	WITH

LEGEND

- MONUMENT BOX FOUND
- IRON PIN/PIPE FOUND
- MAG NAIL FOUND
- PROPERTY LINE
- CENTER LINE
- R/W — RIGHT OF WAY
- EX. L/A — LIMITED ACCESS RIGHT OF WAY
- PORTION OF WEST 3RD STREET AS VACATED BY ORDINANCE NO. _____ PASSED _____ 2025.

DATE	DESCRIPTION	BY

REVISIONS

DATE: 1/3/25
DRAWN BY: FAR
CHK'D BY:
DWG. NAME: [illegible]
PATH: [illegible]
FB:

KS ASSOCIATES
KS Associates, Inc.
260 Burns Road, Suite 100
Elyria, OH 44035
P 440 365 4730
F 440 365 4790
www.ksassociates.com

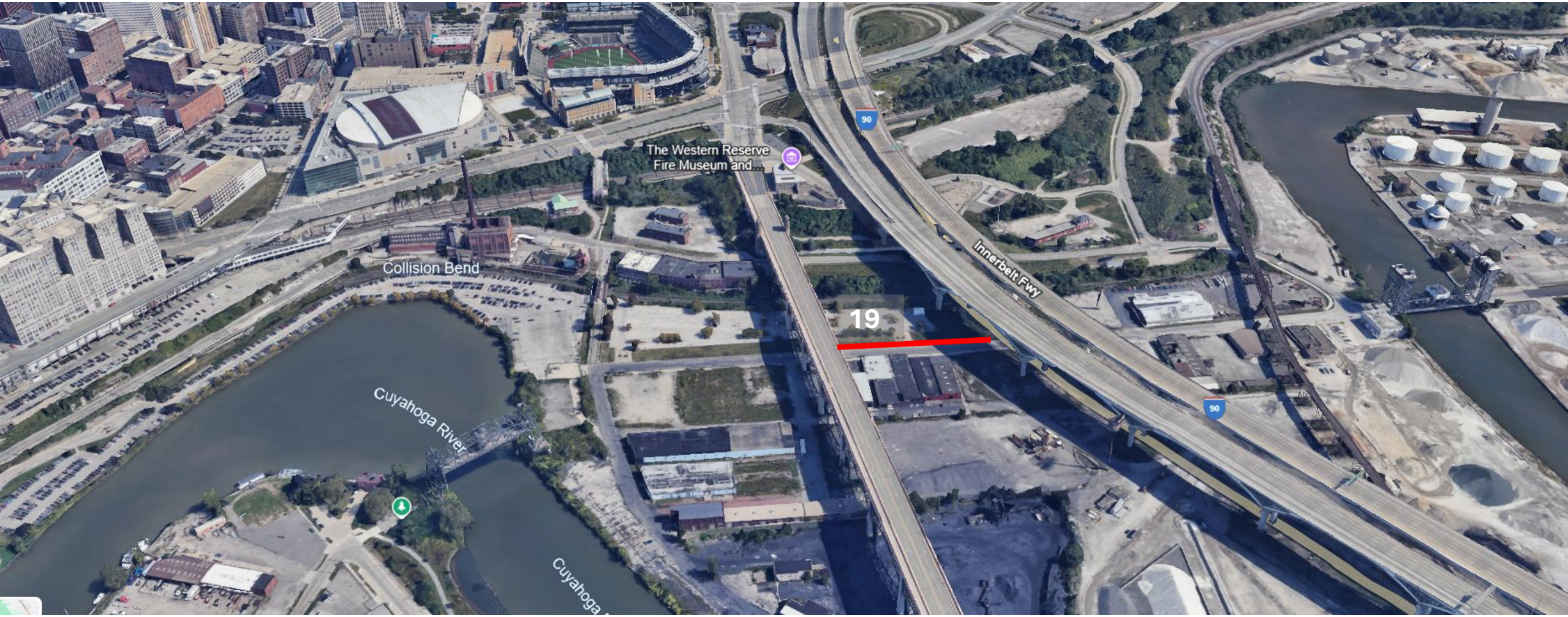
VACATION OF A PORTION OF W. 3RD STREET

PART OF ORIGINAL ONE HUNDRED ACRE LOT NO. 487
CITY OF CLEVELAND
COUNTY OF CUYAHOGA
STATE OF OHIO

SHEET 1 OF 1

JOB NO. 21262

PARCEL
19


The Western Reserve
Fire Museum and...
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Cuyahoga River
Innerbelt Fwy
19
90
90