

ENVIRONMENTAL DESIGN GROUP CONSTRUCTION 05-005144020 CLEVELAND PUBLIC THEATRE SIGN EASEMENTS SURVEY 25-005144020.DWG - 6/22/2026 12:18:09 PM

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 19°20'09" W	6.00'
L2	N 70°15'23" E	3.00'
L3	S 19°20'09" E	6.00'
L4	S 70°15'23" W	3.00'

DH IN STONE IN MON. BOX
FD. & USED FOR LINE
(1.79' PERPENDICULAR TO R/W)

DH IN STONE IN MON. BOX
FD. & USED FOR LINE
(1.32' PERPENDICULAR TO R/W)

DH IN STONE
IN MON. BOX
FD. & USED

N 70°15'23" E
267.30' CALC. & USED (267.25' GAURILOFF)
(267.21' C.S.R. BK 118, PG. 26-27 & WARNER)

N 70°15'23" E 1148.93' REC. (WARNER) & CALC.
(1148.89' C.S.R. BK. 118. PG. 26-27)(1148.81' GAURILOFF)

DH IN STONE
IN MON. BOX
FD. & USED

31.06'
CALC. & USED

S 19°44'37" E
33.00'
REC. & USED

DETROIT AVENUE (66')

ENCROACHMENT AREA
0.0004 ACRE
18 SQ. FT.

LEGEND

- MONUMENT BOX FOUND (AS NOTED)
- IRON PIN/REBAR FOUND (AS NOTED)

3/4" IRON PIN
IN MON. BOX
FD. & USED

W 65TH STREET (80')
(FORMERLY GORDON AVENUE)

W 58TH STREET (60')
(FORMERLY WAVERLY STREET)

5/8" REBAR W/
ILLEGIBLE I.D. CAP
FD. & USED

- EX R/W
EXISTING RIGHT-OF-WAY
- EXISTING CENTERLINE
- R
EXISTING PROPERTY LINE

- CALC. CALCULATED DISTANCE OR ANGLE
- REC. RECORD DISTANCE OR ANGLE
- OBS. OBSERVED DISTANCE OR ANGLE
- FD. FOUND

P.O.C.
S/L 194

227.98' CALC. & USED
270.55' CALC. & USED
(270.58' REC.)
P.O.B.

PPN 002-16-019
6415 DETROIT AVENUE CORPORATION
AFN 202602120408
"PARCEL 1"
LOT CONSOLIDATION
VOLUME 360, PAGE 58

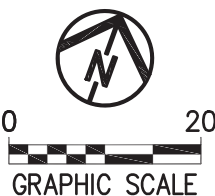
PART OF S/L 190
PPN 002-16-018
CARLOS PEREZ
VOL. 94-09751, PG. 15
GORDON AVENUE
ALLOTMENT
VOLUME 21, PAGE 2

CONSOLIDATED
LOT SPLIT &
PARCEL "3"
VOLUME 360, PAGE 89



ENCROACHMENT PERMIT AREA EXHIBIT
FOR
CLEVELAND PUBLIC THEATRE
CITY OF CLEVELAND
COUNTY OF CUYAHOGA
STATE OF OHIO

BASIS OF BEARINGS
BEARINGS ARE BASED ON GRID NORTH
PER 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).



DRAWN BY: CJP
CHECKED BY: MAH
SCALE: 1"=20'
DATE: 06/22/2026