



LEGEND

- IPF IRON PIN FOUND
- RBF REBAR FOUND
- ◆ PKNF P.K. NAIL FOUND
- RBS REBAR SET

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83 DATUM (2011), TAKEN FROM GPS OBSERVATION.

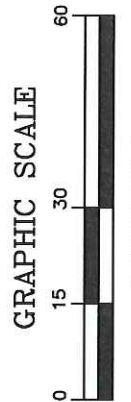
ENCROACHMENT NOTE:

THE EAVES ON THE NORTH ADJOINER'S BUILDING ENCROACH OVER THE NORTHERLY PROPERTY LINE AS SHOWN HEREON.
 THE SUBJECT RESIDENCE ENCROACHES INTO THE RIGHT-OF-WAY OF SOUTH HIGH STREET AS SHOWN HEREON.

NOTE:

THIS SURVEY DOES NOT REPRESENT ANY EASEMENTS THAT MAY AFFECT THIS TRACT AND DOES NOT REPRESENT ANY UNDERGROUND UTILITIES THAT MAY AFFECT THIS TRACT. ALL REBAR SET ARE 5/8" DIA. 30" LONG, W/ RED PLASTIC CAP STAMPED "LANDMARK SURVEY"

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY IN AUGUST OF 2017 MADE UNDER MY SUPERVISION AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES AS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE.



1 inch = 30 ft.

SURVEY OF
0.253 ACRES
 LYING IN
 LOTS 2 AND 3
 DANIEL WRIGHT'S ADDITION
 DEED BOOK 20, PAGE 519
 COUNTY OF DUBLIN,
 STATE OF OHIO

OFFICE BUILDING
 UCrew Holdings
 113 SOUTH HIGH STREET
 OLD DUBLIN, OHIO

10.13.2017



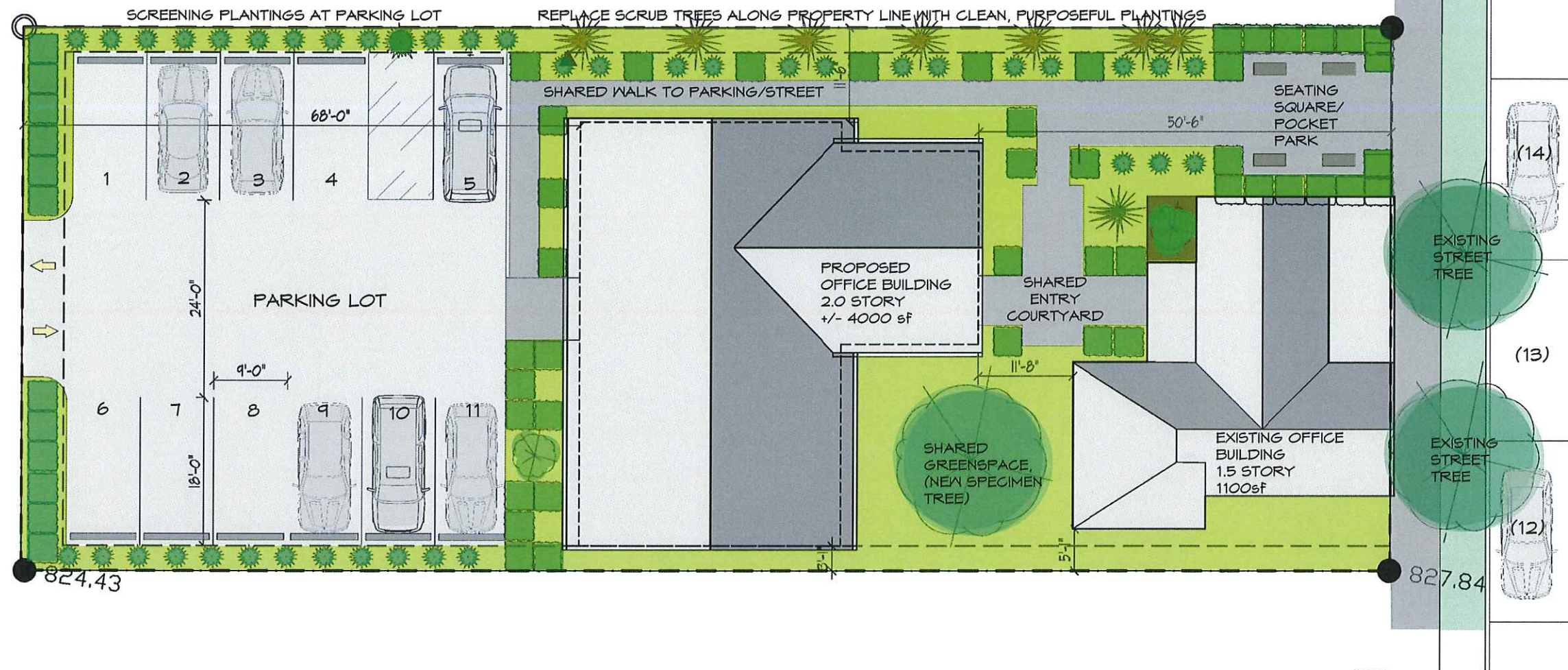
BEHAL SAMPSON DIETZ
 990 WEST THIRD AVE.
 COLUMBUS, OHIO 43212

HISTORIC COTTAGE COMMERCIAL
LOT COVERAGE
 LOT AREA : 11,022sf
 ALLOWABLE: (75%) 8,266.5sf

EXISTING BUILDING: 1,286sf
 PROPOSED BUILDING: 2,000sf
 PARKING: 3,300sf
 WALKS: 1,030sf
 TOTAL: 7,616sf



BUILDING PRECEDENT STUDY



MILL LANE 22'

SOUTH HIGH STREET 66'

CONCEPTUAL SITE PLAN

SCALE: 1/16" = 1'-0"



CONCEPTUAL DRAWINGS FOR THE

OFFICE BUILDING
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