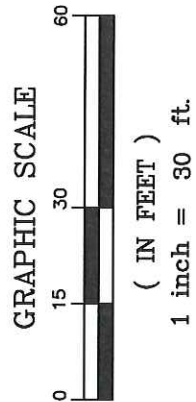


SURVEY OF
0.253 ACRES
 LYING IN
LOTS 2 AND 3
DANIEL WRIGHT'S ADDITION
DEED BOOK 20, PAGE 519
CITY OF DUBLIN,
COUNTY OF FRANKLIN
STATE OF OHIO



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.

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

10.13.2017

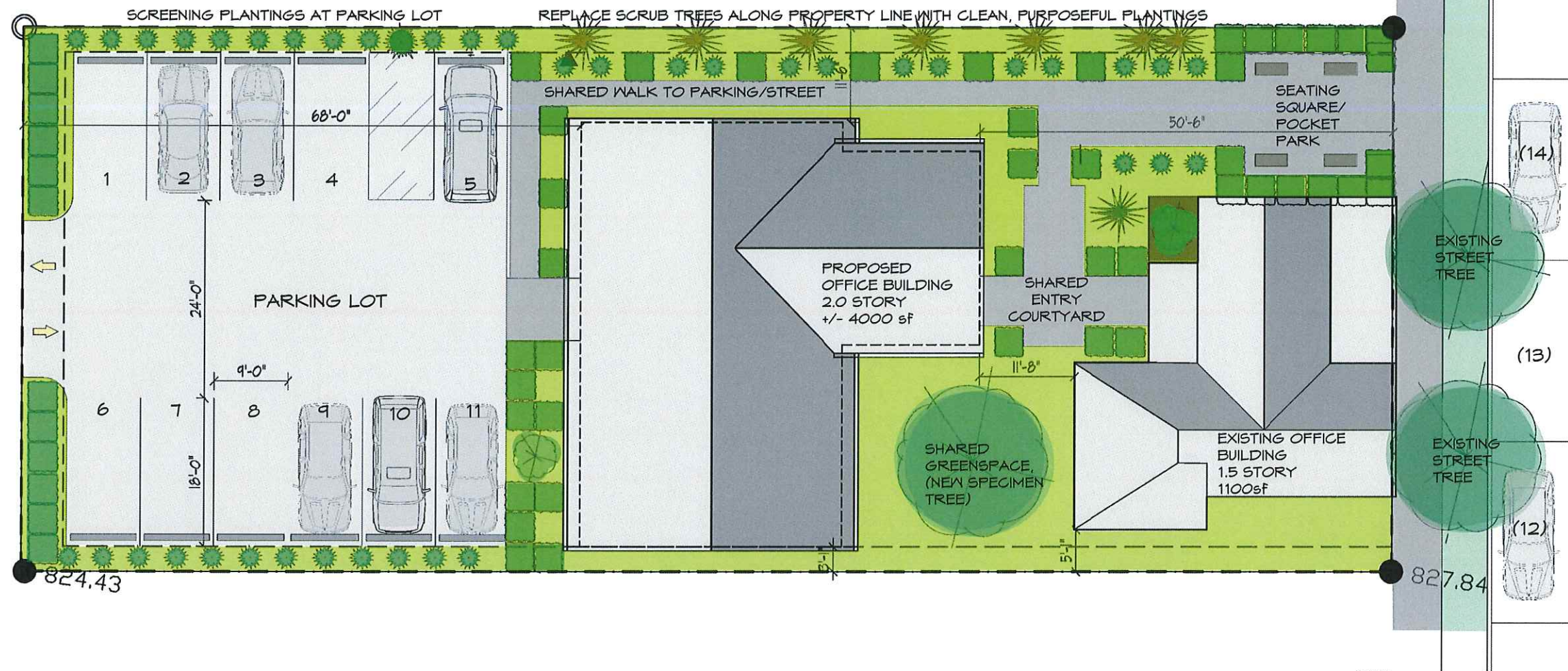


BEHAL SAMPSON DIETZ
 990 WEST THIRD AVE.
 COLUMBUS, OHIO 43212

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



CONCEPTUAL SITE PLAN

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

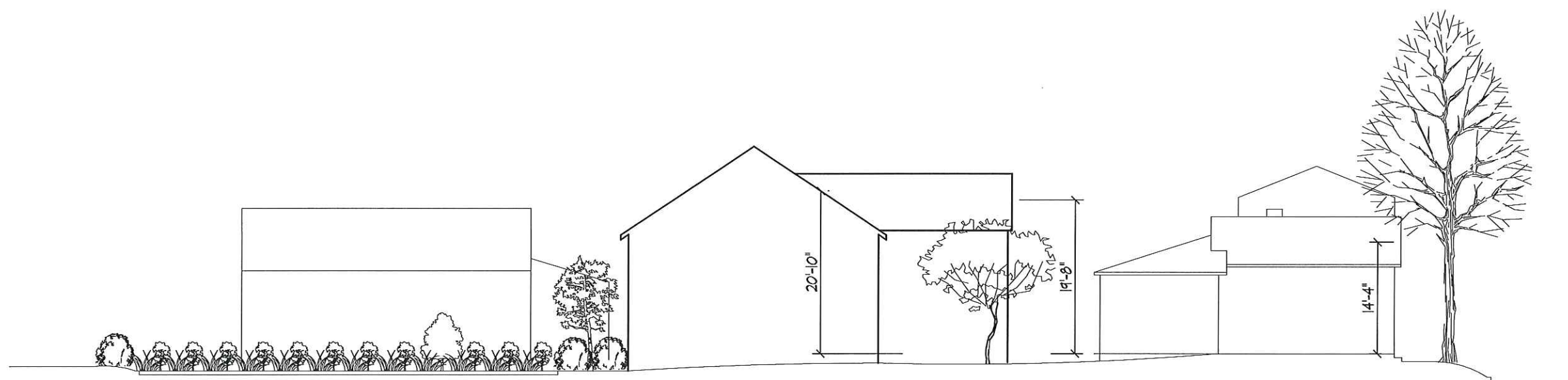


CONCEPTUAL DRAWINGS FOR THE

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

10.13.2017

BEHAL SAMPSON DIETZ
990 WEST THIRD AVE.
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CONCEPTUAL SITE SECTION LOOKING NORTH

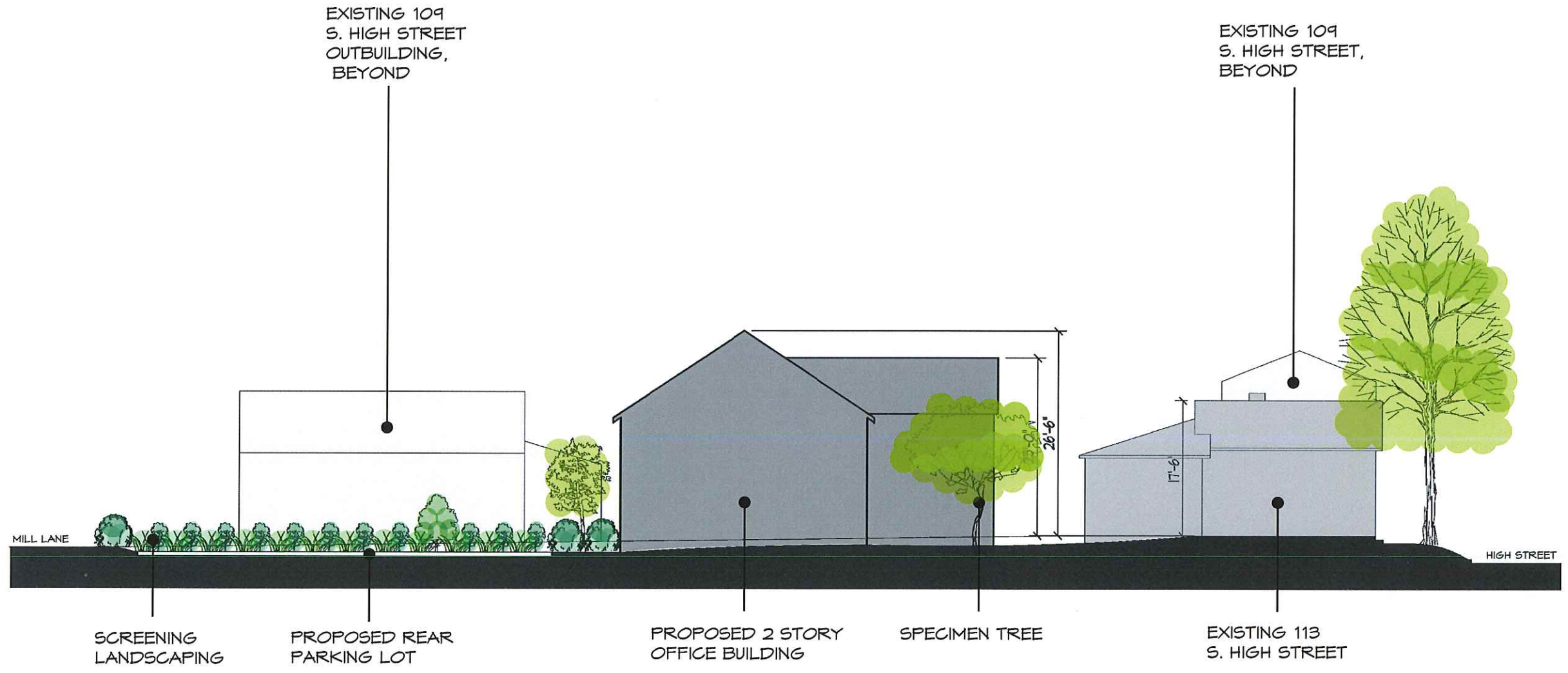
SCALE: 1/16" = 1'-0"

CONCEPTUAL DRAWINGS FOR THE
OFFICE BUILDING

113 SOUTH HIGH STREET
OLD DUBLIN, OHIO

10.13.2017

BEHAL SAMPSON DIETZ
990 WEST THIRD AVE.
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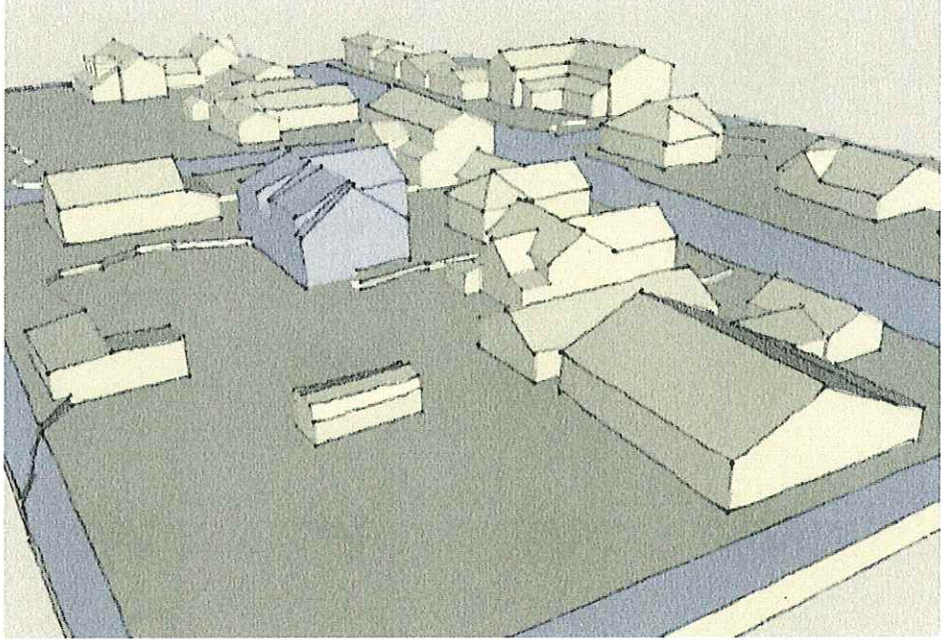
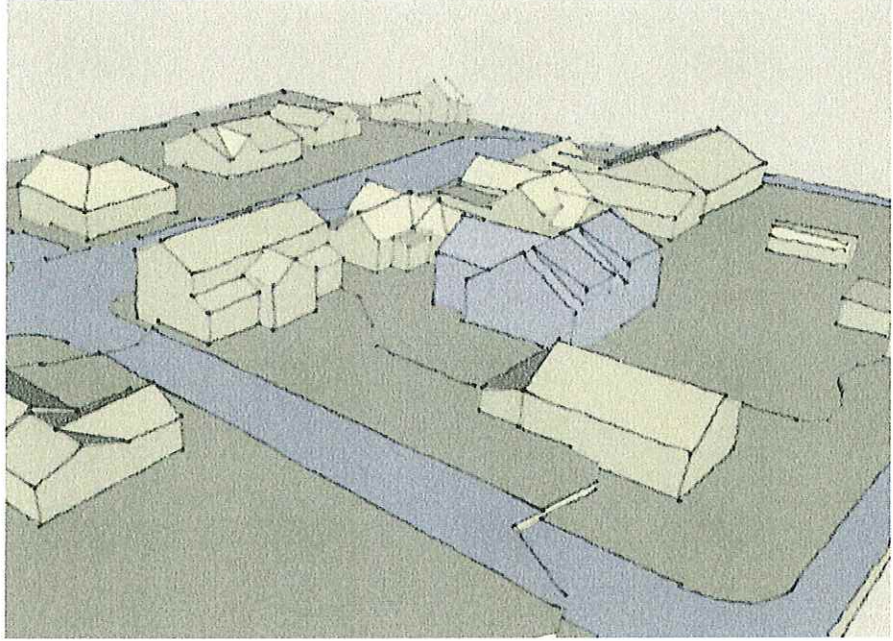
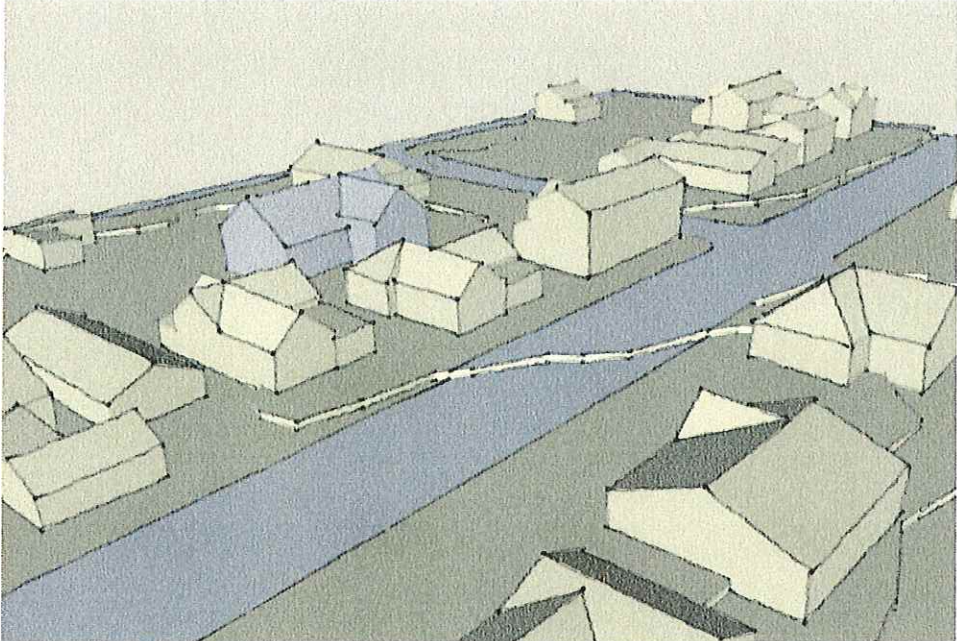
CONCEPTUAL SITE SECTION LOOKING NORTH
SCALE: 1/16" = 1'-0"

CONCEPTUAL DRAWINGS FOR THE
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OLD DUBLIN, OHIO
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BEHAL SAMPSON DIETZ

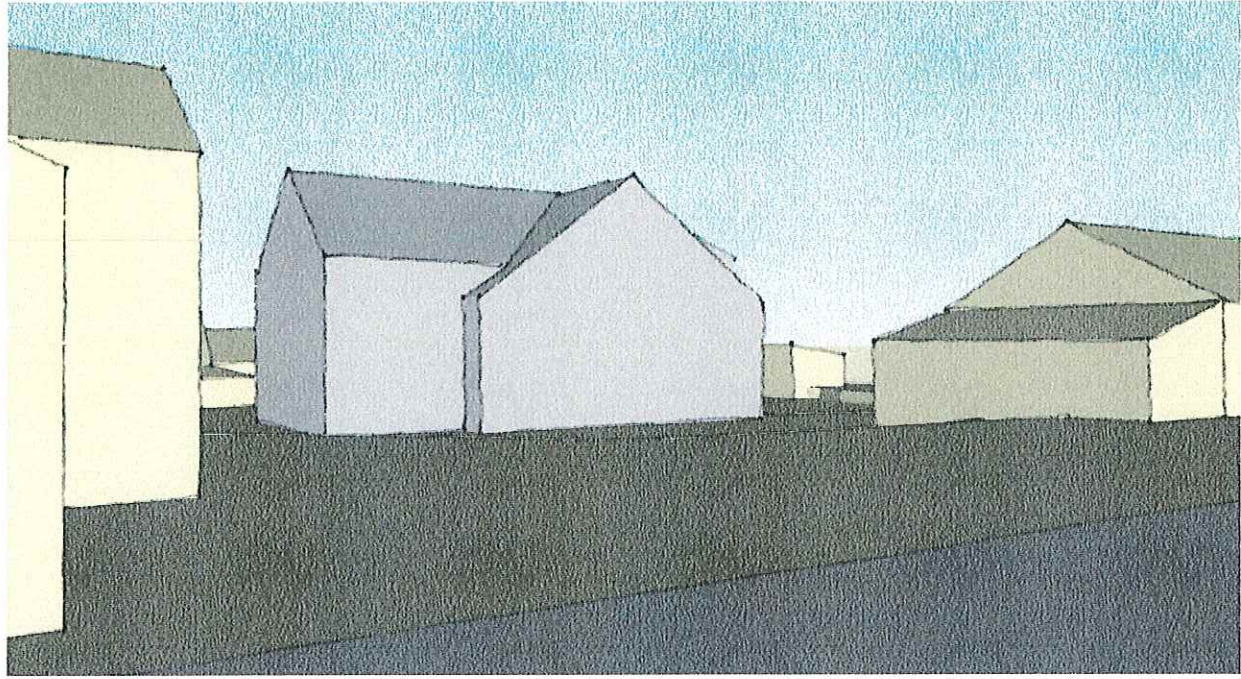
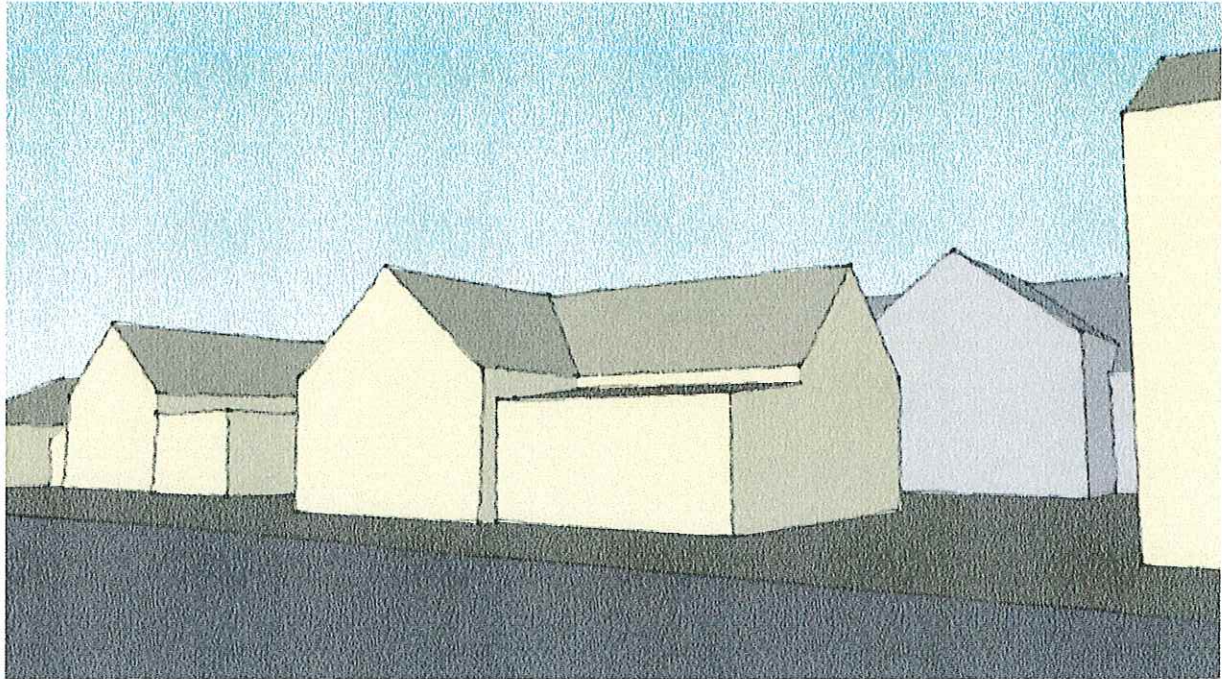
990 WEST THIRD AVE.
COLUMBUS, OHIO 43212



AERIAL GAZING NORTH WEST

AERIAL GAZING SOUTH EAST

AERIAL GAZING NORTH EAST



VIEW FROM HIGH STREET GAZING SOUTH WEST

VIEW FROM SELLS ALLEY GAZING SOUTH

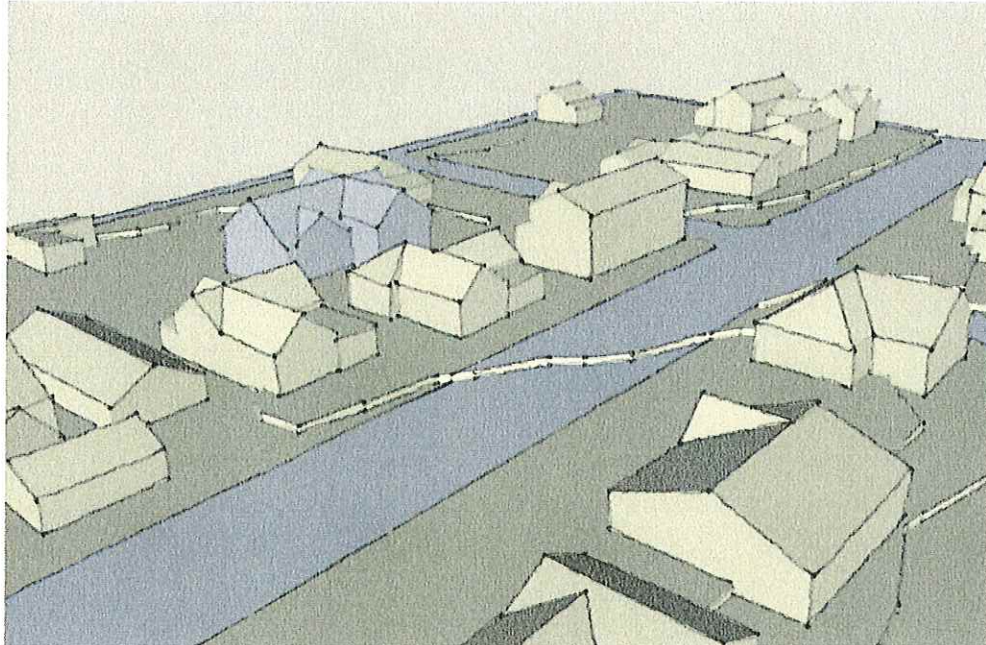
CONCEPTUAL DRAWINGS FOR THE
OFFICE BUILDING

113 SOUTH HIGH STREET
OLD DUBLIN, OHIO

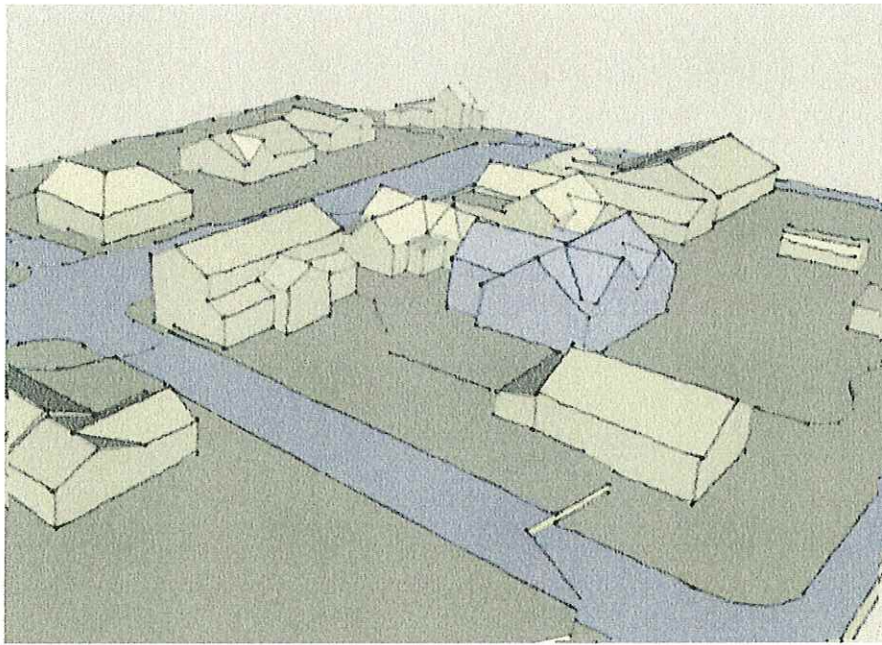
10.13.2017

CONCEPT A

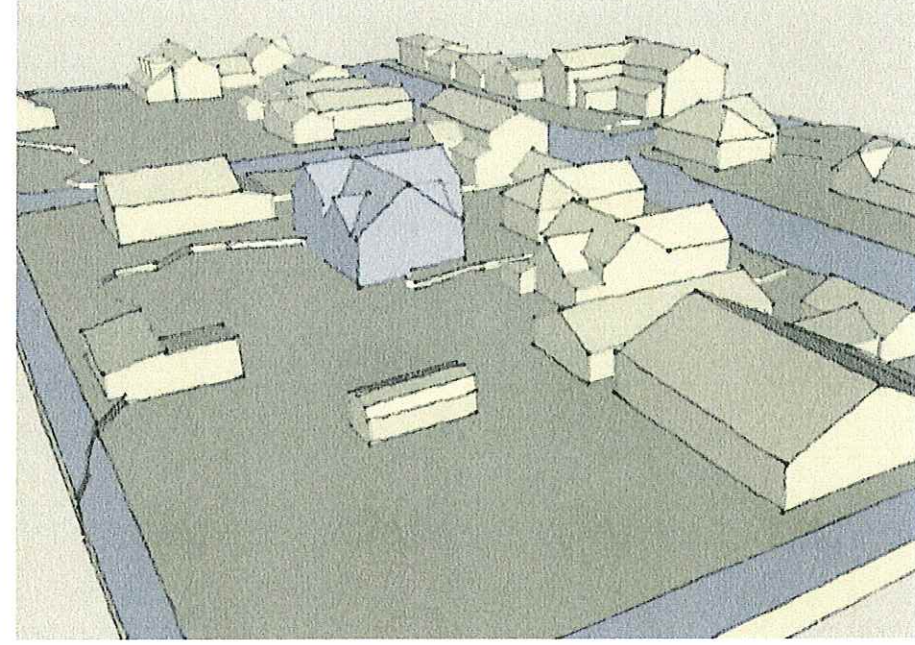
BEHAL SAMPSON DIETZ
990 WEST THIRD AVE.
COLUMBUS, OHIO 43212



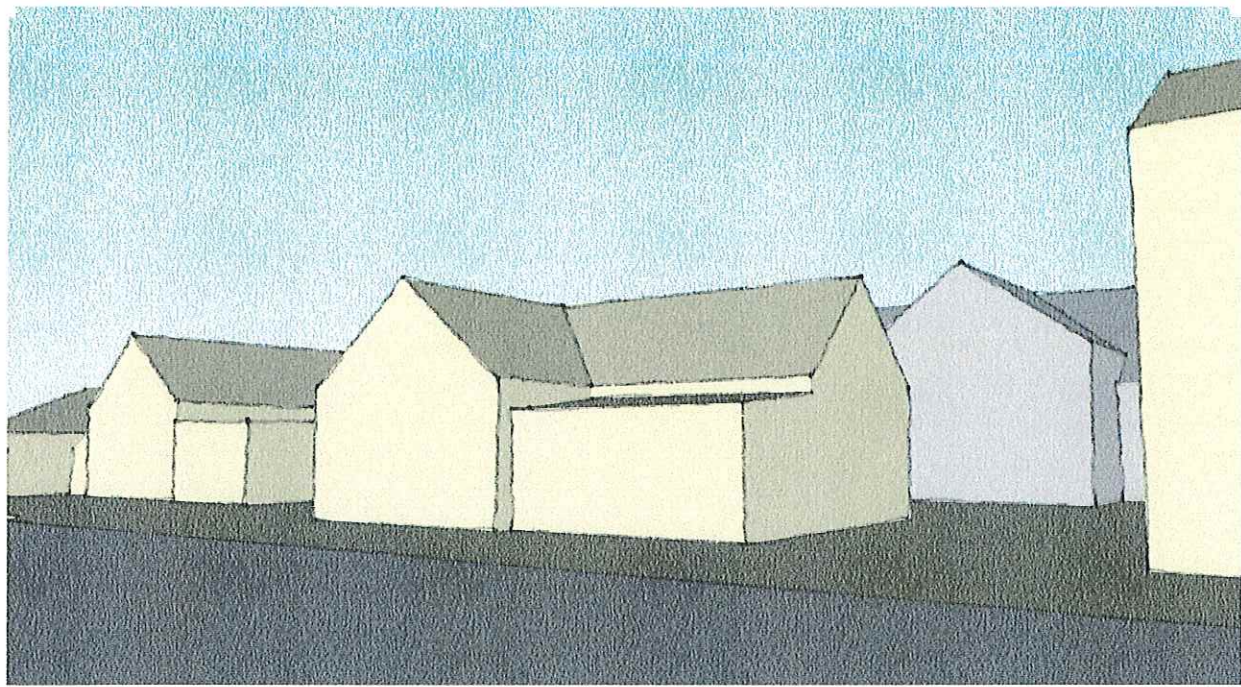
AERIAL GAZING NORTH WEST



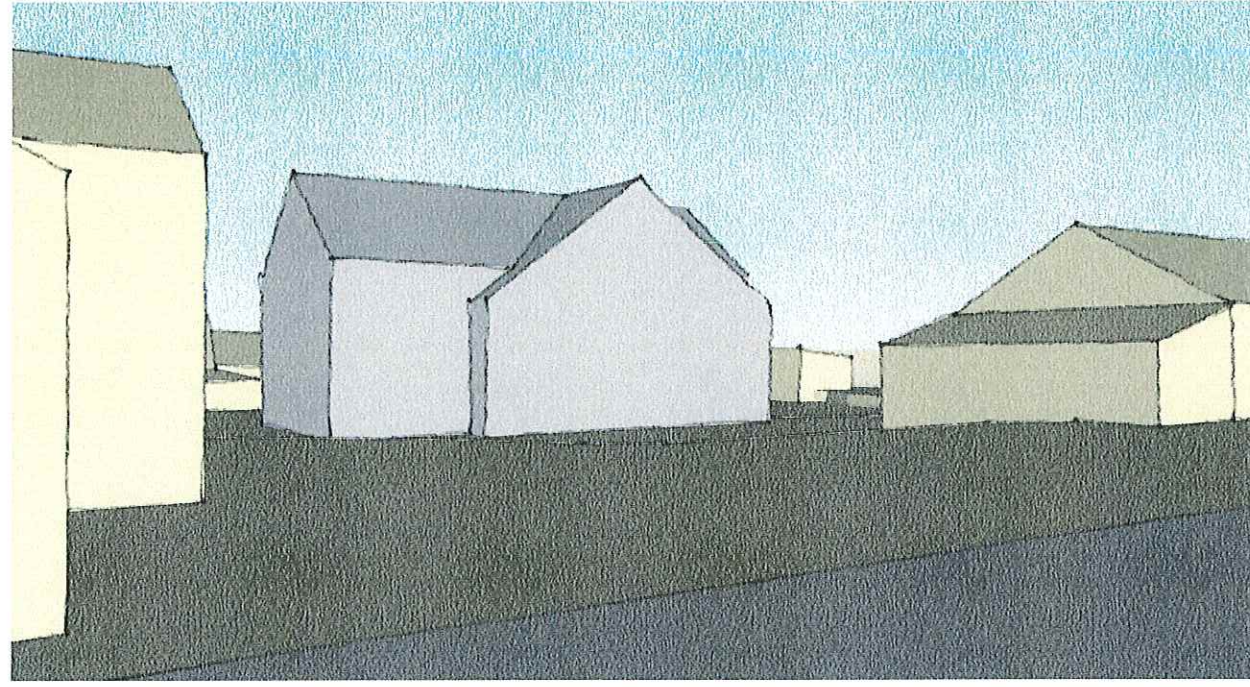
AERIAL GAZING SOUTH EAST



AERIAL GAZING NORTH EAST



VIEW FROM HIGH STREET GAZING SOUTH WEST



VIEW FROM SELLS ALLEY GAZING SOUTH

CONCEPTUAL DRAWINGS FOR THE
OFFICE BUILDING

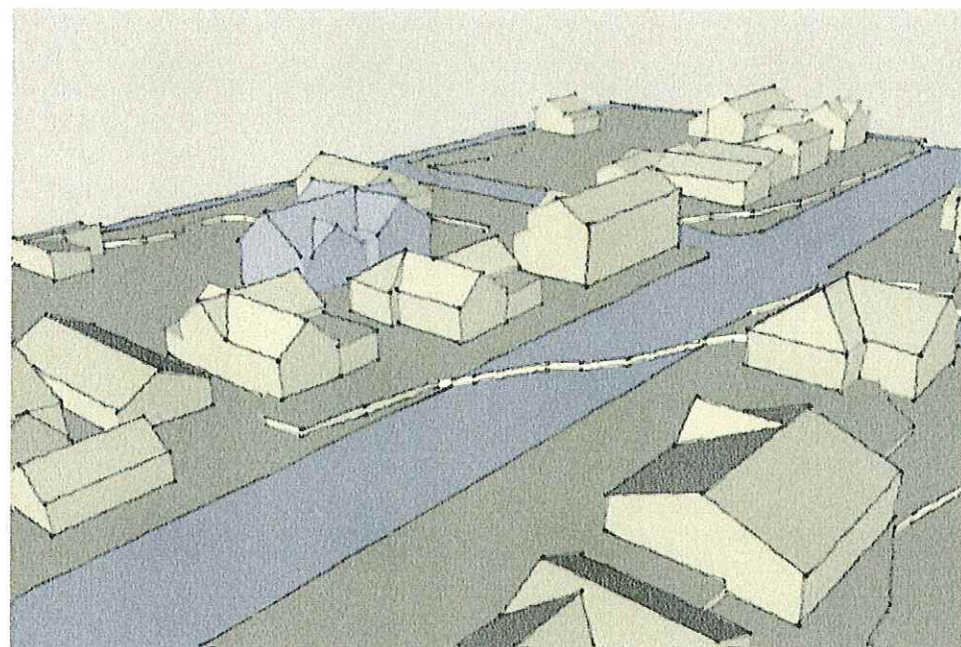
113 SOUTH HIGH STREET
OLD DUBLIN, OHIO

10.13.2017

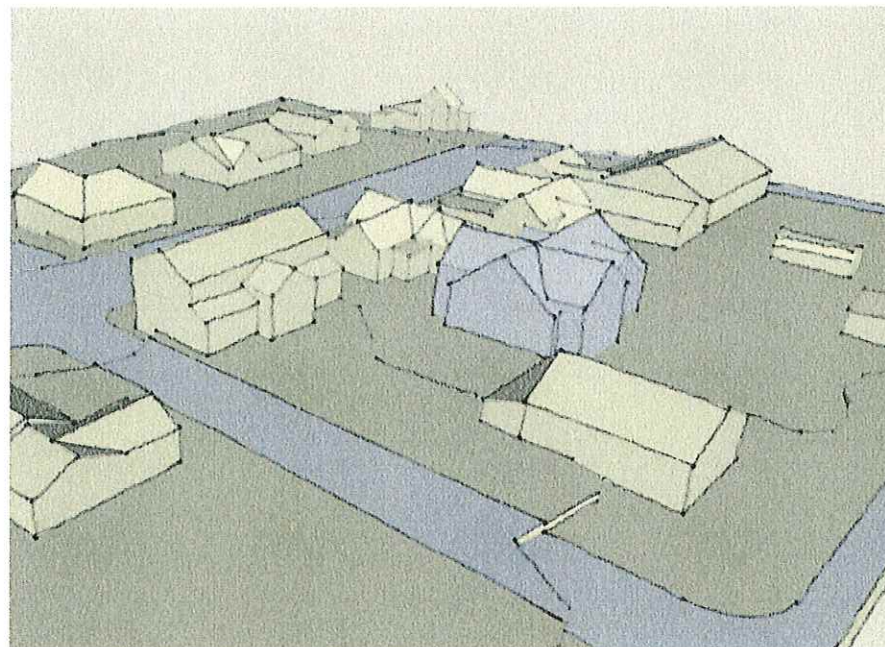
CONCEPT B

BEHAL SAMPSON DIETZ

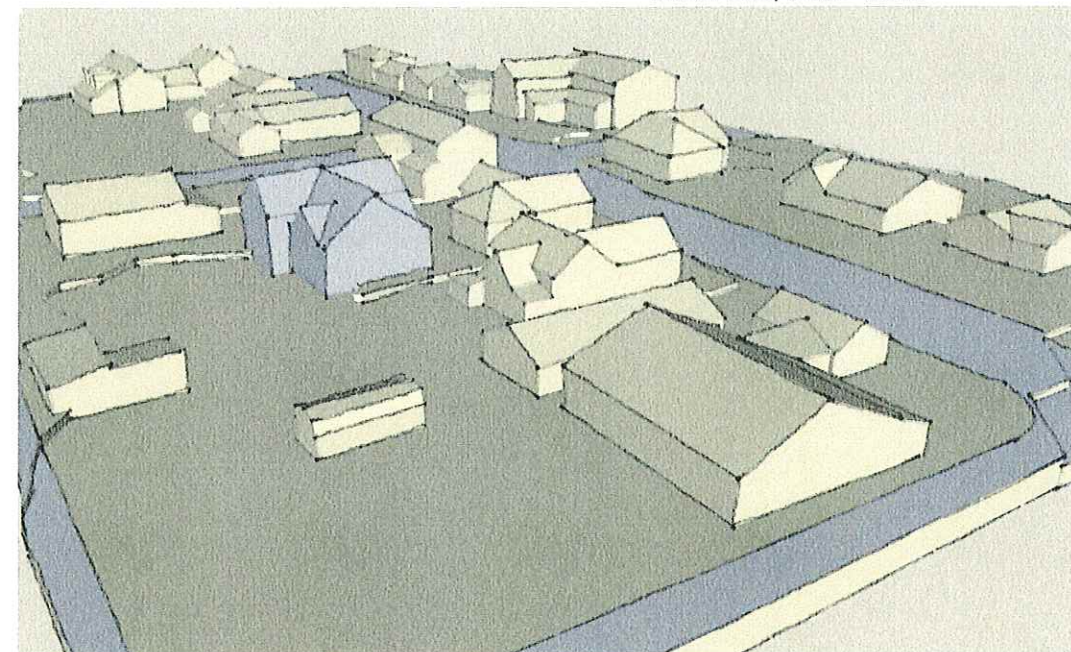
990 WEST THIRD AVE.
COLUMBUS, OHIO 43212



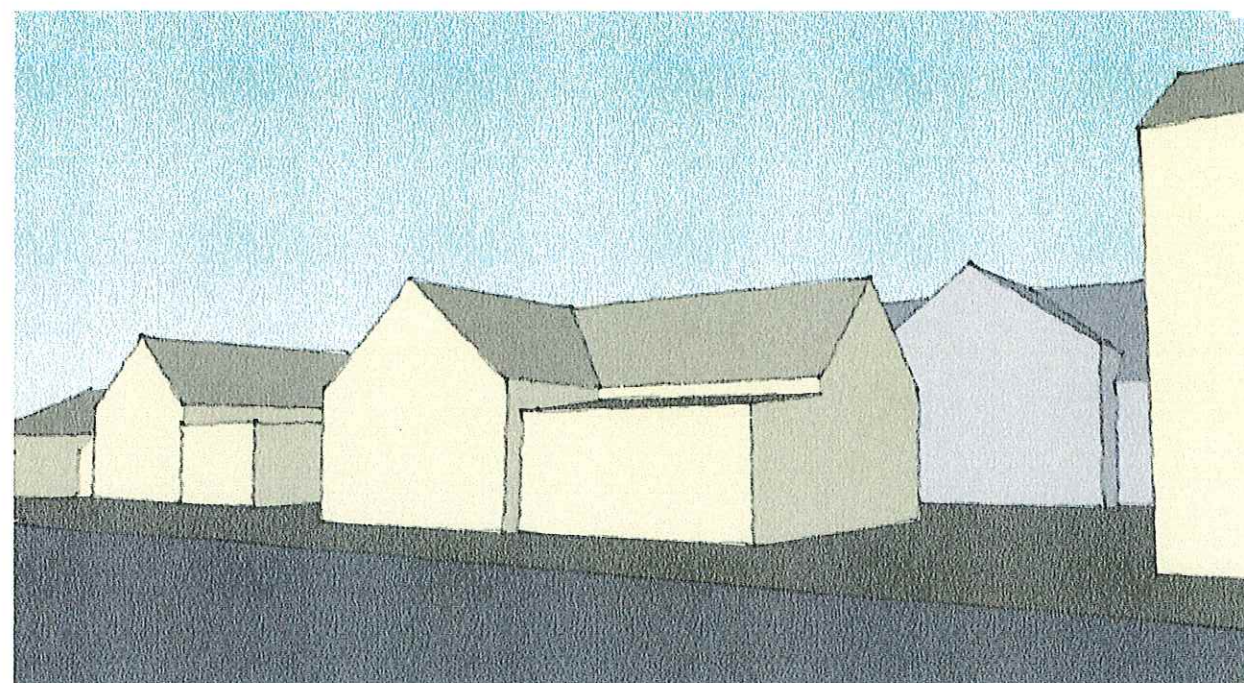
AERIAL GAZING NORTH WEST



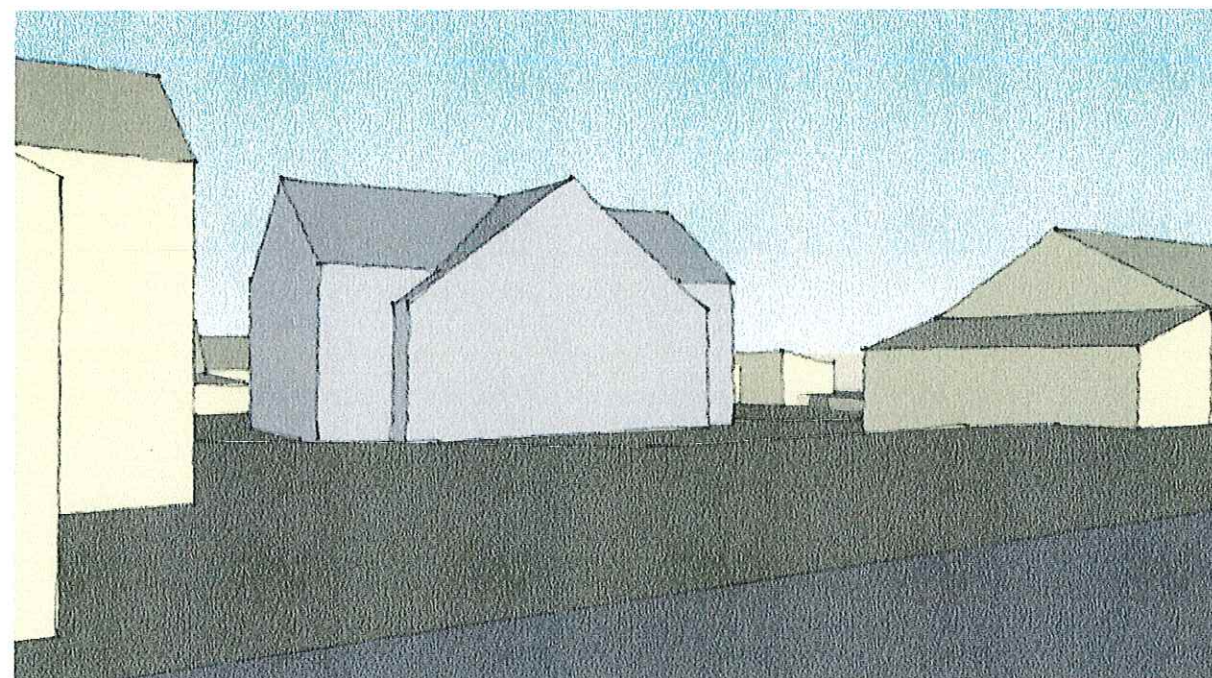
AERIAL GAZING SOUTH EAST



AERIAL GAZING NORTH EAST



VIEW FROM HIGH STREET GAZING SOUTH WEST



VIEW FROM SELLS ALLEY GAZING SOUTH

CONCEPTUAL DRAWINGS FOR THE
OFFICE BUILDING

113 SOUTH HIGH STREET
OLD DUBLIN, OHIO

10.13.2017

CONCEPT C