



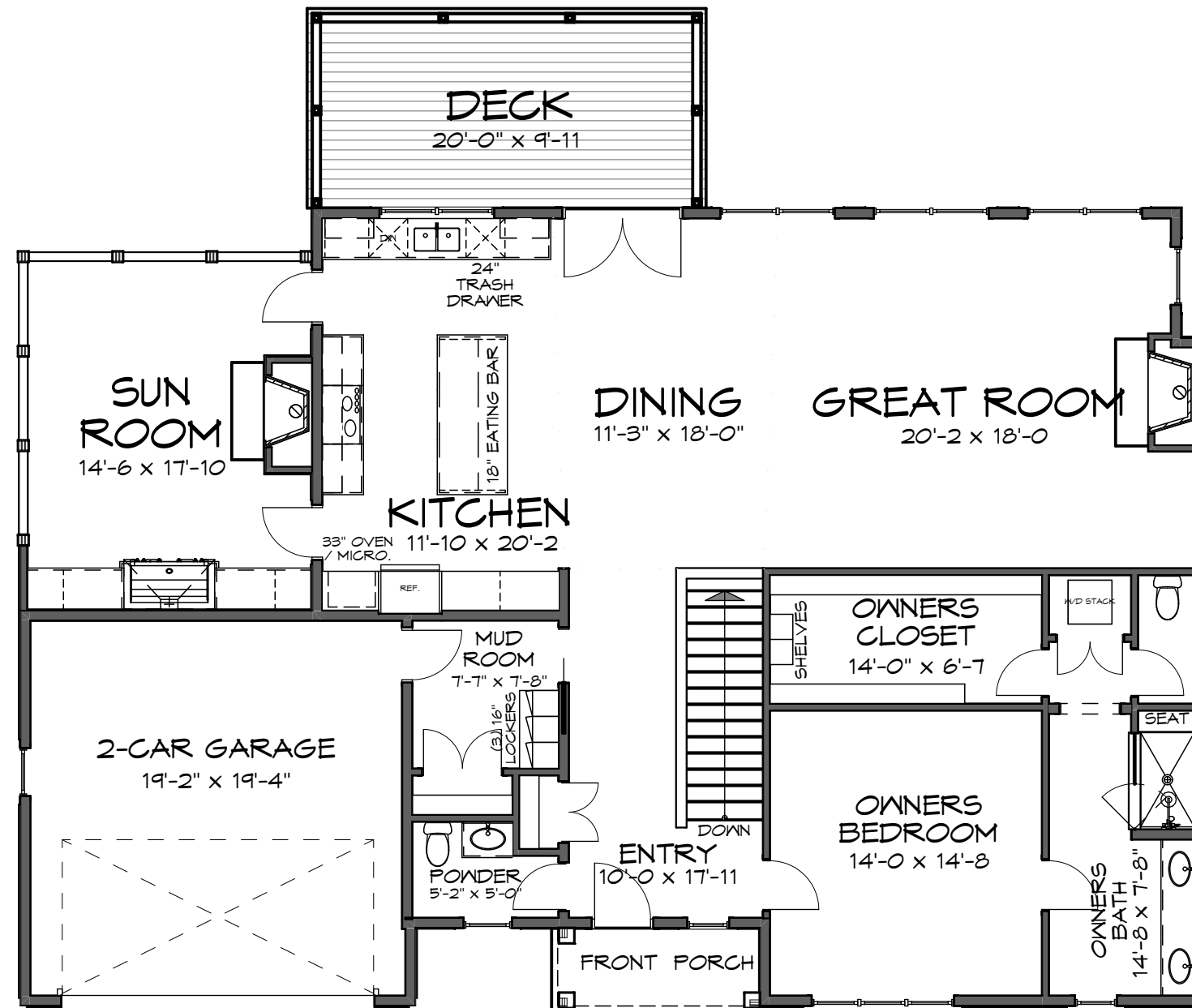
The Frient Residence

110 S. Riverview Street
Dublin, Ohio 43017
2/18/2021



MELARAGNO
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4138 Greensview Drive • Columbus Ohio 43220
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1,710 Sq. Ft. w/o SUN ROOM
 SUN ROOM = 278 Sq. Ft.

FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"

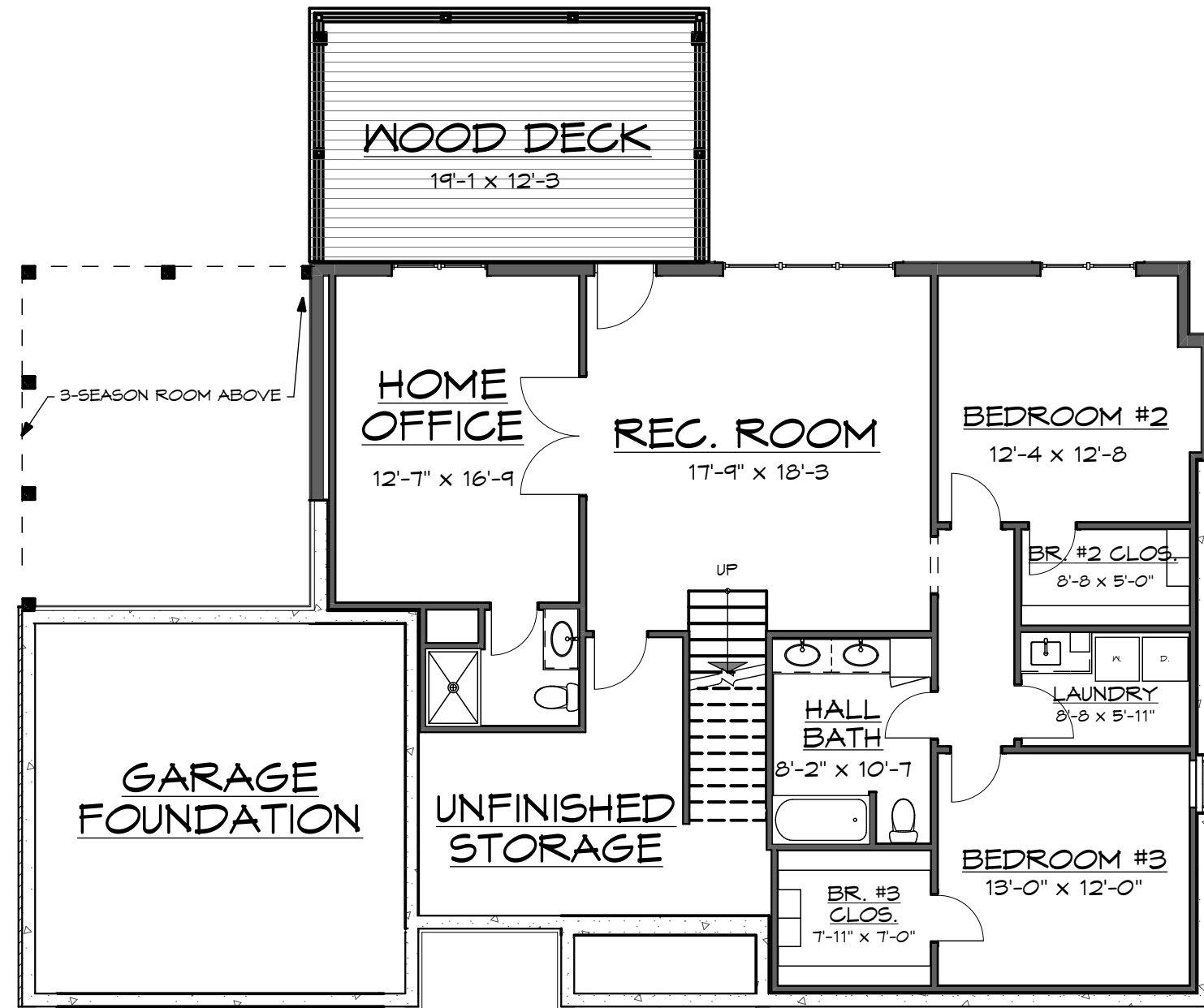
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LOWER LEVEL PLAN
 SCALE: 1/8" = 1'-0"

1,251 Sq. Ft.

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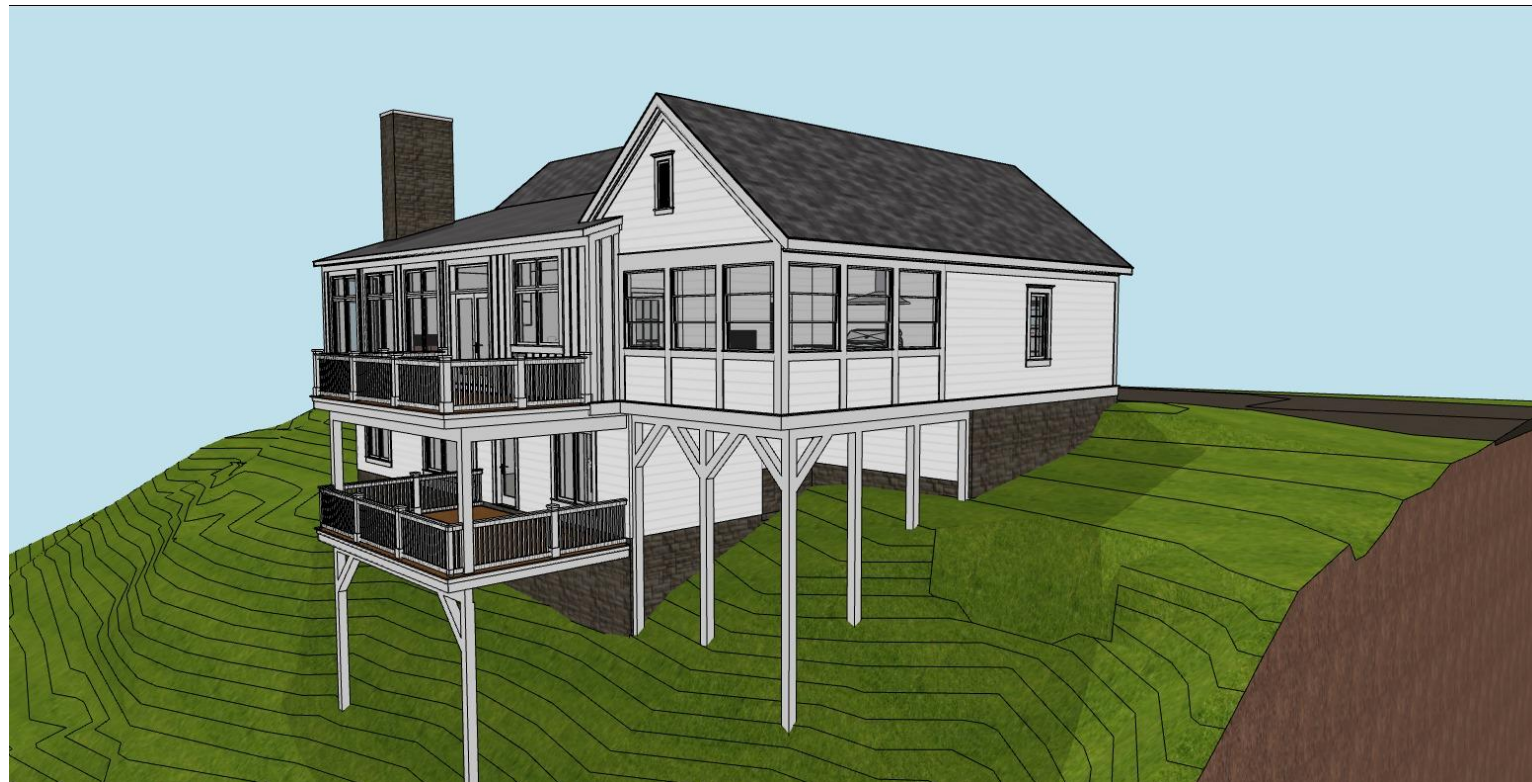
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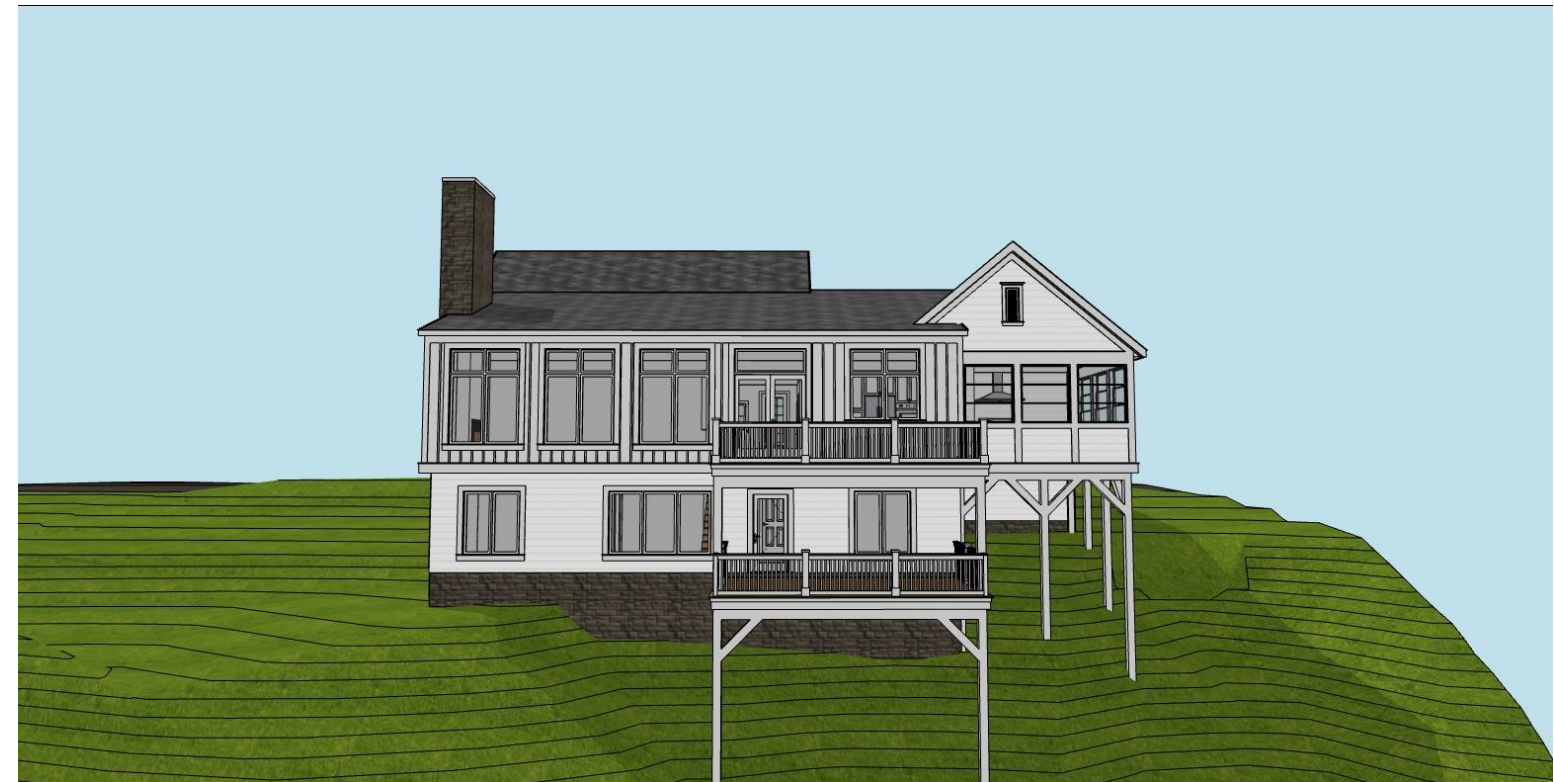
NORTH-WEST PERSPECTIVE



SOUTH-WEST PERSPECTIVE



NORTH-EAST PERSPECTIVE



EAST PERSPECTIVE

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Dublin, Ohio 43017
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WEST PERSPECTIVE



SOUTH-WEST BIRD'S EYE PERSPECTIVE



NORTH-EAST PERSPECTIVE



NORTH-EAST BIRD'S EYE PERSPECTIVE

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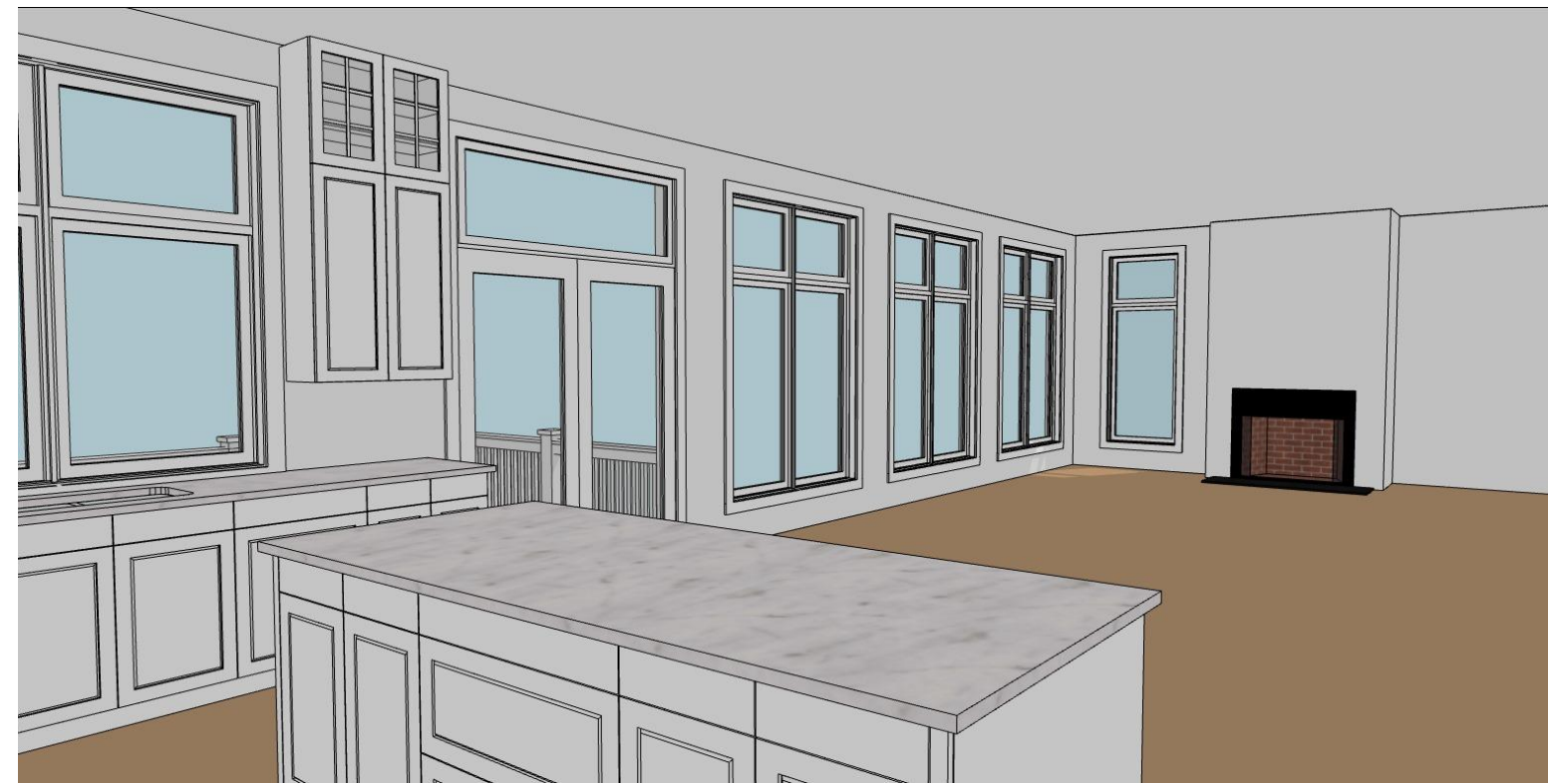


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FAMILY ROOM INTO KITCHEN VIEW



KITCHEN INTO FAMILY ROOM VIEW



VIEW FROM ENTRY



SUN ROOM VIEW

The Frient Residence

112 S. Riverview Street
Dublin, Ohio 43017
2/5/2021



WEST ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



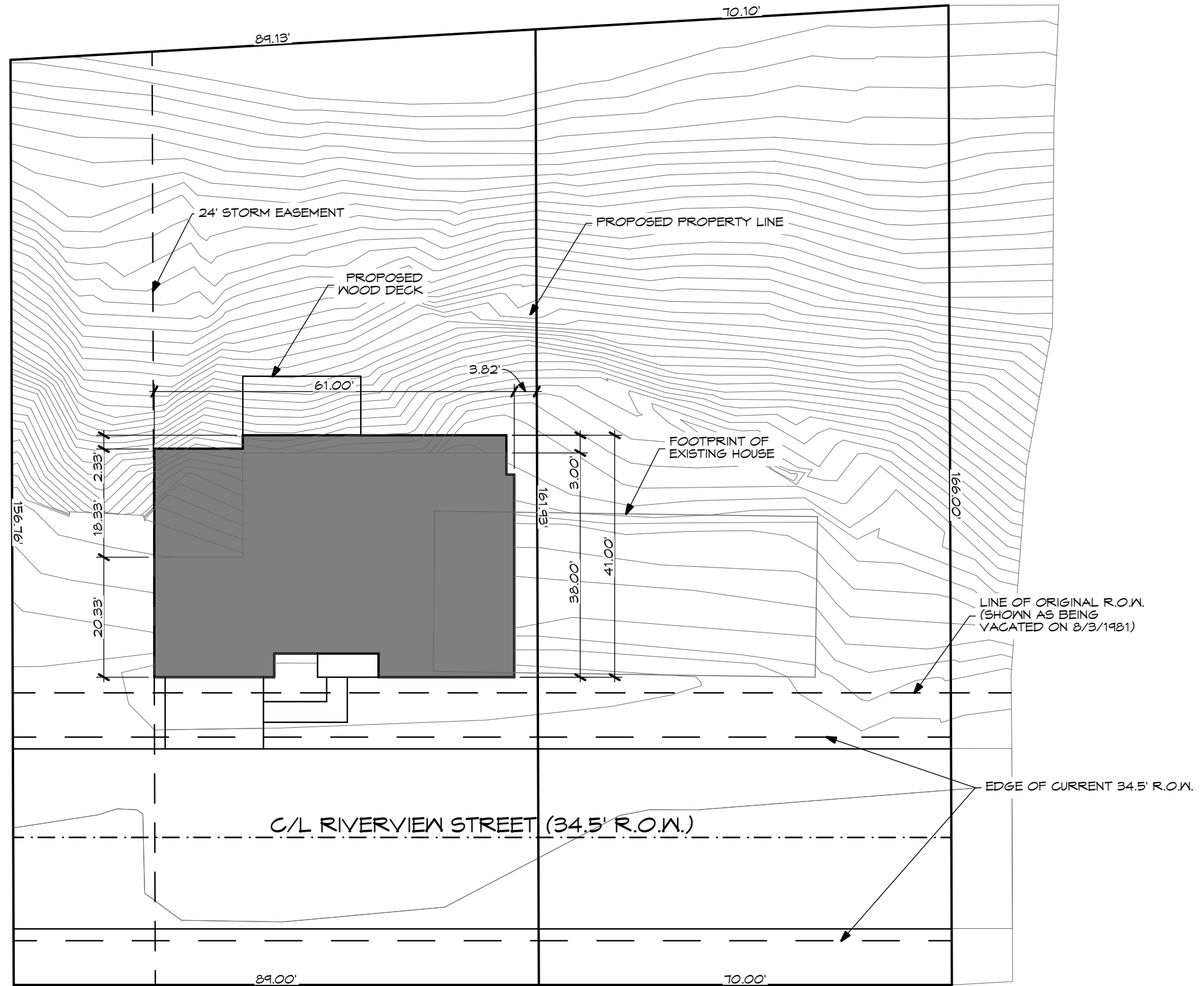
EAST ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"

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SITE STUDY
 SCALE: 1" = 20'

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 2/18/2021

**SOUTH BLACKSMITH
LANE 16.5' ****

(F.K.A. ROCK ALLEY, P.B. 3, PG. 199)*
(NAMED BY ORD. NO. 81-91)

**BEGIN FOR
REFERENCE**

PLAT OF DUBLIN
P.B. 3, PG. 199*

TRACT 1
TRACT 2

LOT 100
N 81°42'29" E 165.00'

806.74
3/4"
IPF

**POINT OF TRUE
BEGINNING**
TRACT 1

PINNEYHILL LANE 49.5' **

(F.K.A. SOUTH STREET, P.B. 3, PG. 199)*
(NAMED BY ORD. NO. 81-91)

** MONUMENTATION IN AREA MEASURES TO FIT RIGHT-OF-WAY
WIDTHS OF 48 FEET FOR PINNEYHILL LANE, 35 FEET FOR
RIVERVIEW STREET AND 20 FEET FOR BLACKSMITH ALLEY
REFERENCED IN PLAT BOOK 3, PAGE 199.

**POINT OF TRUE
BEGINNING**
TRACT 2

GREGORY A. AND
CAREY R. SCHMITT
I.N. 201012230175571

LINDA B. RUDY
0.26 ACRES
I.N. 201808020103465

LEGEND

- IPF IRON PIN FOUND
- RBF REBAR FOUND
- RBS REBAR SET
- ◇ MNS MAG NAIL SET
- X — EXISTING FENCE LINE

BASIS OF BEARINGS:

THE BEARINGS ARE BASED ON THE OHIO STATE PLANE
COORDINATE SYSTEM, SOUTH ZONE, NAD83 (CORS). SAID
BEARINGS ORIGINATED FROM A FIELD TRAVERSE WHICH WAS
REFERENCED TO SAID COORDINATE SYSTEM BY GPS
OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN
THE OHIO DEPARTMENT OF TRANSPORTATION VIRTUAL
REFERENCE STATION NETWORK. THE PORTION OF THE
CENTERLINE OF PINNEYHILL LANE, HAVING A BEARING OF (N
81°42'29" E AND MONUMENTED AS SHOWN HEREON, IS
DESIGNATED THE "BASIS OF BEARING" FOR THIS PLAT.

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"

FLOOD NOTE:

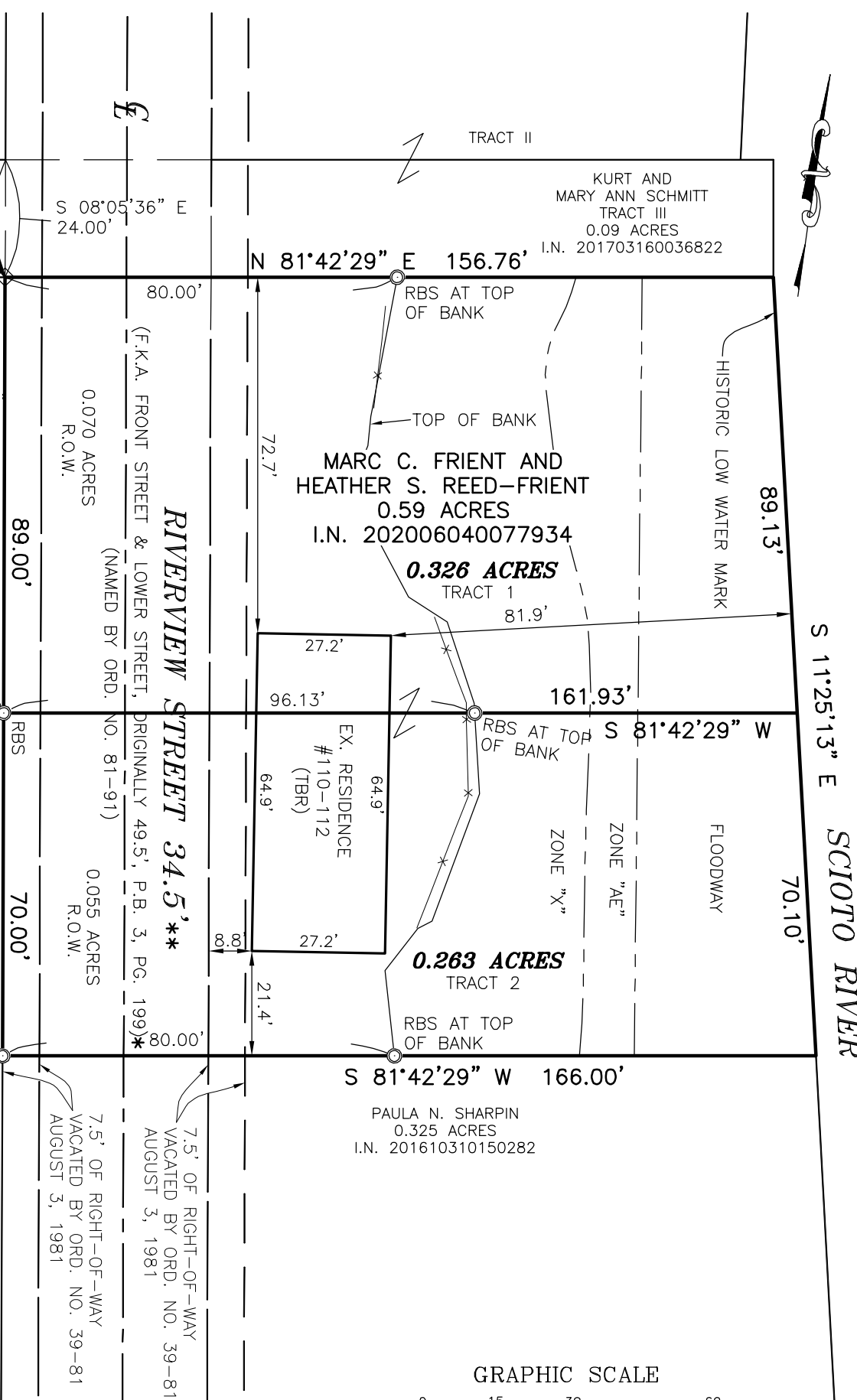
THE SUBJECT PROPERTY LIES IN ZONE X AND AE, AS DETERMINED
BY GRAPHIC INTERPOLATION FROM THE FLOOD INSURANCE RATE
MAP NUMBER 39049C0151K, WITH AN EFFECTIVE DATE OF
6/17/2018, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT
AGENCY.

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ON
THE GROUND SURVEY IN JUNE OF 2020 MADE UNDER MY SUPERVISION
AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES AS
SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

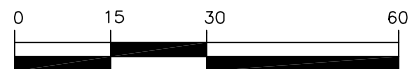
DRAWN BY: DJH

SCOTT D. GRUNDEI, P.S.
REGISTERED SURVEYOR NO. 8047

DATE



GRAPHIC SCALE



(IN FEET)

1 inch = 30 ft.

* TOWN PLAT OF DUBLIN, ORIGINALLY PLATTED IN 1810 AND
SUBSEQUENTLY DESTROYED BY FIRE, INCORPORATED
BOUNDARY DEMONSTRATED IN PLAT BOOK 3, PAGE 199,
RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

SURVEY OF
0.318 ACRES AND 0.271 ACRES
LYING IN
VIRGINIA MILITARY SURVEY
NO. 2542
CITY OF DUBLIN, COUNTY OF FRANKLIN
STATE OF OHIO

LS LANDMARK SURVEY
GI GROUP, INCORPORATED

690 LAKEVIEW PLAZA BLVD, SUITE A, WORTHINGTON OH.43085
PHONE: (614) 485-9000 WWW.LANDMARKSURVEY.COM

REV: 2/10/21
REV: 8/25/20
DATE: 7/8/20

FILE NO. 2005.4504