

NOT PART OF SUBDIVISION
PP# 11-104200
DOROTHY H. BROWN, LISBETH P. KILKENNY,
AND CANDACE L. COWPER
VOLUME 1162, PAGE 957
9360 WINCHESTER VALLEY



FELIKS AND MARIA M. WOLANIN, TRUSTEES

1/2" IRON PIN
FD. AND USED

N 89°43'31" E
280.12' rec.

5/8" IRON PIN
WITH CAP BEARING:
"SCHWARTZ 7193"
FD. AND USED

N 89°43'31" E
216.20' rec.

5/8" IRON PIN
WITH CAP BEARING:
"SCHWARTZ 7193"
FD. AND USED

**5.3956 GROSS
ACRE PARCEL
(235030.7040 SQ. FT.)**

1/2" IRON PIN
FD. AND USED

N 0°10'44" W
501.08' calc.

SUBLOT NO. 5
PP# 11-380390
FELIKS AND MARIA M.
WOLANIN, TRUSTEES
INSTRUMENT NO. 201000812772
VOLUME 1885, PAGE 704
9400 WINCHESTER VALLEY

STEEL T-POSTS SET ON PROPERTY LINE
N 0°06'35" W
1007.78' CL. - 977.78' RW calc.

1/2" IRON PIN
FD. AND USED

N 89°59'24" E
92.57' calc.

1/2" IRON PIN
FD. AND USED

N 0°03'09" W
505.71' CL. - 475.71' RW calc.

0.1291 ACRES R/W
(5623.0479 SQ. FT.)

187.42' rec.

187.45' calc.

N 89°53'45" E

1080 (2000 CONTOUR)
1080 (1965 CONTOUR)
1078 (2000 CONTOUR)
1078 (1965 CONTOUR)
1076 (1965 CONTOUR)
1076 (2000 CONTOUR)

TREELINE

**REDUCED
ELEVATION
FROM 1965 - 2000
(2' REDUCTION)**

1074 (2000 CONTOUR)
1072 (2000 CONTOUR)
1074 (1965 CONTOUR)
1072 (1965 CONTOUR)
1073 (1965)
1071 (2000)

NEW
EXCAVATION (OBS.
SEE PHOTO)

12' UTILITY EASEMENT

MOUND

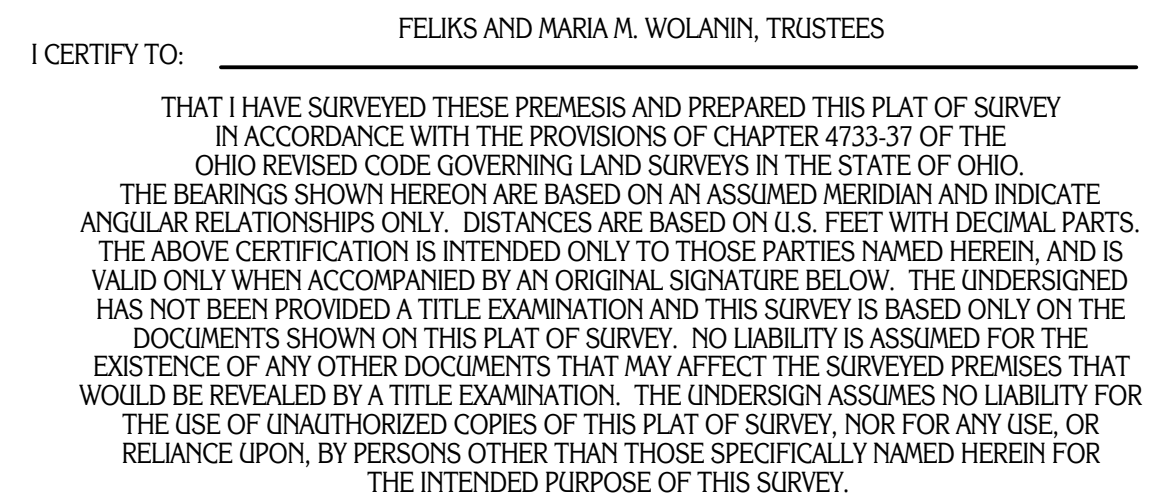
1.2' ENCROACHMENT

1.2" D.W. CPP

WINCHESTER VALLEY ESTATESSUBDIVISION
PLAT VOLUME 12, PAGES 108-112

BASIS OF RESEARCH AND RECORDS	
ALL COUNTY OWNERSHIP RESEARCH DATA AND PREVIOUS SURVEY RECORDS WERE OBTAINED FROM THE COUNTY RECORDER'S OFFICE AND THE COUNTY MAP ROOM.	
ALL COUNTY CENTERLINE AND RIGHT-OF-WAY DATA WAS OBTAINED FROM THE COUNTY ENGINEER'S OFFICE.	
ALL STATE CENTERLINE AND RIGHT-OF-WAY DATA WAS OBTAINED FROM THE OHIO DEPARTMENT OF TRANSPORTATION (O.D.O.T.) RECORDS.	

- 1.) THE DIGITIZED CONTOURS OF APRIL, 1965 SHOWN HEREON ARE BASED ON MAPS OBTAINED FROM THE GEauga COUNTY SOIL AND WATER CONSERVATION (BOB GRIESMER) AND ARE COMPARABLE TO THE DIGITIZED CONTOURS OF SPRING, 2000 OBTAINED FROM THE GEauga COUNTY GIS. THESE TWO SEPARATE CONTOUR MAPS SHOW SIGNIFICANT CHANGES TO THE GRADING AND WATER RUNOFF IN THIS AREA (SEE APRIL, 1965 AND THE SPRING OF 2000. VISIBLE EXCAVATION WAS OBSERVED DURING THIS SURVEY (SEE PHOTO).
- 2.) OBVIOUS GRADING AND MOUNDING WITH NO APPARENT GRADING DESIGN WAS DONE BETWEEN SPRING, 2000 AND SPRING 2006 (GEauga COUNTY GIS - <http://www.auditor.co.geauga.oh.us/ag/>) AND HAS CHANGED THE ORIGINAL WATER RUNOFF IN THIS AREA, FORCING DRAINAGE WESTERLY ONTO PP# 11-380390 (FELIKS AND MARIA M. WOLANIN, TRUSTEES).
- 3.) A 12" DOUBLE-WALLED CORRUGATED PLASTIC CULVERT PIPE (DWCPP) WAS INSTALLED BETWEEN SPRING, 2000 AND SPRING, 2006 (GEauga COUNTY GIS - <http://www.auditor.co.geauga.oh.us/ag/>) WITHOUT ANY NOTICEABLE AGGREGATE BASE. SAID DWCPP IS 1.2' WEST OF THE PROPERTY LINE, ENCRoACHING ONTO PP# 11-380390 (FELIKS AND MARIA M. WOLANIN, TRUSTEES) AND RUNNING EASTERLY THEREFROM.
- 4.) THE DWCPP APPEARS TO BE INADEQUATELY SMALL FOR THE AMOUNT OF WATER RUNOFF IN THE AREA (CONTACT THE GEauga COUNTY ENGINEER'S OFFICE FOR A 100-YEAR CULVERT PIPE DESIGN).
- 5.) THE GRADE COVERING THE DWCPP IS NOT CONSTANT MAKING IT APPEAR AS IF THE DWCPP IS ROLLING UP AND DOWN AS IT PROGRESSES EASTERLY WHICH WOULD ALSO INHIBIT FLOW.

**DBK PLAT NO. 676 2012**