PLAT OF RE-SURVEY AND TOPOGRAPHY STUDY PREPARED FOR:

## TRUE NORTH

## FELIKS AND MARIA M. WOLANIN, TRUSTEES

PP# 11-388666

DORIS J. WENGER AND ROBERT E. RUSSELL **VOLUME 682, PAGE 979** 

CHESTER TOWNSHIP LOT NO. 19, TRACT 3 YEAR: SUB-LOT NO. 5

SURVEY FOR:

TOWNSHIP/CITY/VILLAGE:

FELIKS AND MARIA M. WOLANIN, TRUSTEES

MONTH:

PAGE:

ONE

ONE

NAD83, NGVD88 | GRS80, GEOID12 **ODOT VRS AND CORS NETWORK** 

100 75 50 25 0 **GRAPHIC SCALE:** 1<sup>(r)CH</sup> EQUALS 100<sup>-EET</sup>

○ -DENOTES 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" SET

-----DENOTES RIGHT-OF-WAY (R/W) CENTERLINE (C.L.) 

SITUATED IN THE TOWNSHIP OF CHESTER COUNTY OF GEAUGA AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL LOT NO. 19, IN TRACT NO. 3, WITHIN SAID TOWNSHIP AND ALSO KNOWN AS BEING SUB-LOT NO. 5 IN THE WINCHESTER VALLEY DEDICATION AS RECORDED IN PLAT VOLUME 12, PAGES 108-112 OF GEAUGA COUNTY RECORDS AND DEEDS.

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

ohio utilities protection service 4740 Belmont Avenue Youngstown, OH. 44505 1-800-362-2764

This plat was prepared by D.B. Kosie & Associates Professional Land Surveying 11040 Madison Road Montville, Ohio 44064 440.286.2131 Fax 440.968.3578

www.dbksurveys.com

5/8" IRON PIN 5/8" IRON PIN WITH CAP BEARING: WITH CAP BEARING "SCHWARTZ 7193" "SCHWARTZ 7193" 1/2" IRON PIN FD. AND USED FD. AND USED FD. AND USED N 89°43'31" E N 89°43'31" E 216.20' rec. 280.12' rec. 5.3956 GROSS **ACRE PARCEL** (235030.7040 SQ. FT.) SUBLOT NO. 5 SUBLOT NO. 6 PP# 11-380390 PP# 11-052850 FELIKS AND MARIA M RONALD N. COTMAN, TRUSTEE WOLANIN, TRUSTEES INSTRUMENT NO. 200600740448 INSTRUMENT NO. 201000812772 **VOLUME 1793, PAGE 465** VOLUME 1885, PAGE 704 (PARCEL NO. 2) 9400 WINCHESTER VALLEY 1/2" IRON PIN 1/2" IRON PIN 1080 (2000 CONTOUR) FD. AND USED FD. AND USED 1080 (1965 CONTOUR) 1078 (2000 CONTOUR) 1078 (1965 CONTOUR) 1076 (1965 CONTOUR) 1076 (2000 CONTOUR) REDUCED **ELEVATION** FROM 1965 - 2000 (2' REDUCTION) 1074 (2000 CONTOUR) PINE TREE ROW-1072 (2000 CONTOUR) 1074 (1965 CONTOUR) 1072 (1965 CONTOUR) 1073 (1965) 1071 (2000) 0.1291 ACRES R/W (5623.0479 SQ. FT. RIGHT-OF-WAY (R/W) 12' UTILITY EASEMENT 1/2" IRON PIN FD. AND USED 187.42' rec. MOUND 1070 (2000 CONTOUR) — 1.2' ENCROACHMENT

## WINCHESTER VALLEY 60 FEET WIDE

N 89°53'45" E

(OLD BARBARA LANE)

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 HERERON 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 BETWEEN 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 CORRIGATED 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.



FELIKS AND MARIA M. WOLANIN, TRUSTEES

THAT I HAVE SURVEYED THESE PREMESIS AND PREPARED THIS PLAT OF SURVEY IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO REVISED CODE GOVERNING LAND SURVEYS IN THE STATE OF OHIO THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN AND INDICATE ANGULAR RELATIONSHIPS ONLY. DISTANCES ARE BASED ON U.S. FEET WITH DECIMAL PARTS. THE ABOVE CERTIFICATION IS INTENDED ONLY TO THOSE PARTIES NAMED HEREIN, AND IS VALID ONLY WHEN ACCOMPANIED BY AN ORIGINAL SIGNAT(IRE BELOW. THE (INDERSIGNED HAS NOT BEEN PROVIDED A TITLE EXAMINATION AND THIS SURVEY IS BASED ONLY ON THE DOCUMENTS SHOWN ON THIS PLAT OF SURVEY. NO LIABILITY IS ASSUMED FOR THE EXISTENCE OF ANY OTHER DOCUMENTS THAT MAY AFFECT THE SURVEYED PREMISES THAT WOULD BE REVEALED BY A TITLE EXAMINATION. THE UNDERSIGN ASSUMES NO LIABILITY FOR THE USE OF UNAUTHORIZED COPIES OF THIS PLAT OF SURVEY, NOR FOR ANY USE, OR RELIANCE UPON, BY PERSONS OTHER THAN THOSE SPECIFICALLY NAMED HEREIN FOR THE INTENDED PURPOSE OF THIS SURVEY.

> ROBERT L. KOSIE, P.S. REGISTERED PROFESSIONAL LAND SURVEYOR **REGISTRATION NO. 8167**



**DBK PLAT NO. 676 2012**