

TRUE NORTH (GEOIDETIC) NORTH
 O.D.O.T. VRS AND CORS GNSS NETWORK
 NAD83, NAVD88, GRS80, GEOID12A



GRAPHIC SCALE: 1" EQUALS 100'

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

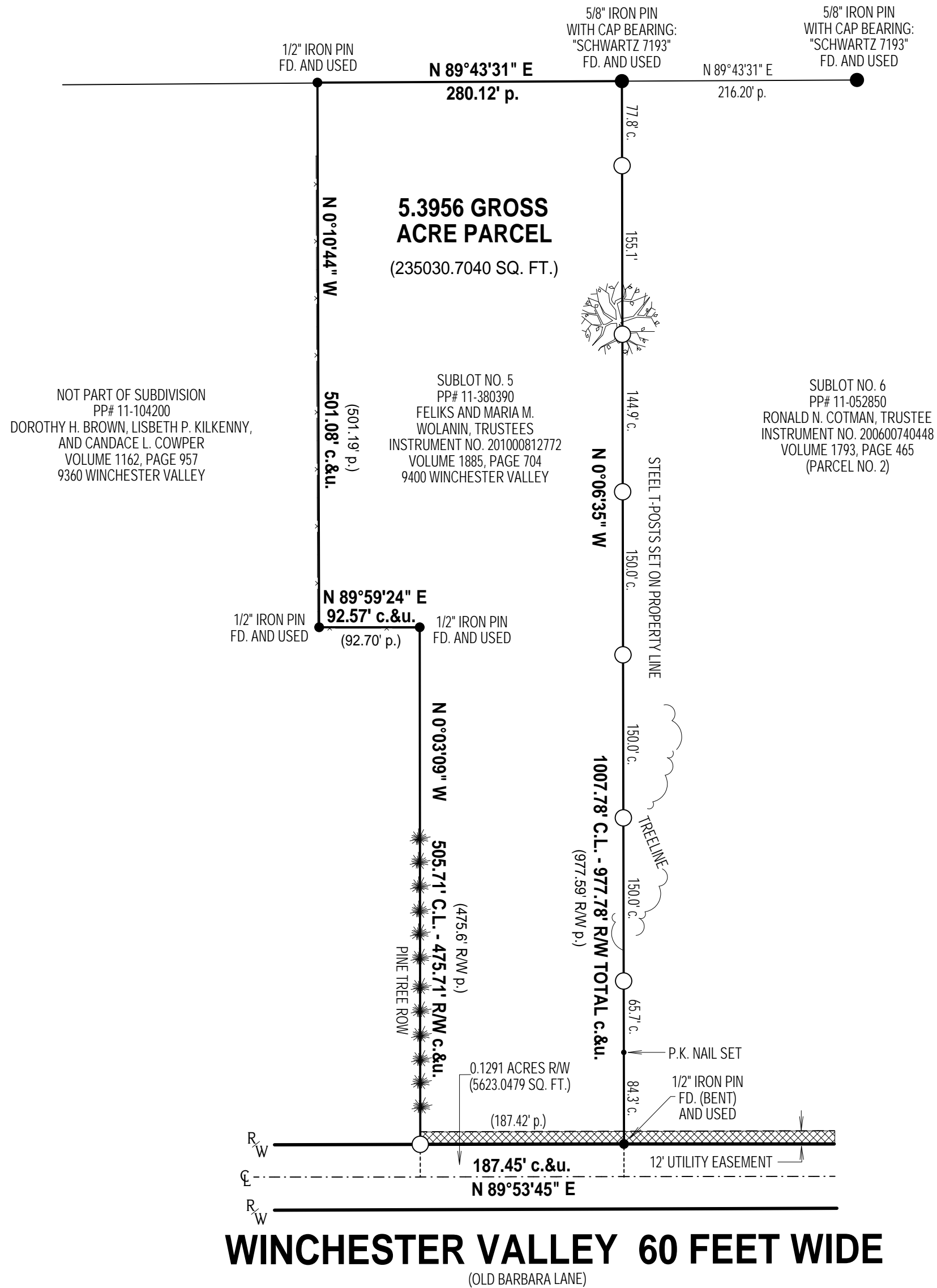
c. - DENOTES CALCULATED MEASUREMENT
 r. - DENOTES RECORD MEASUREMENT
 d. - DENOTES DEED MEASUREMENT
 p. - DENOTES PLAT MEASUREMENT
 o. - DENOTES OBSERVED MEASUREMENT
 u. - DENOTES USED MEASUREMENT
 FD. - DENOTES FOUND MONUMENT
 C.L. - DENOTES CENTERLINE
 R/W - DENOTES RIGHT-OF-WAY
 L - DENOTES LOT LINE
 P - DENOTES PROPERTY LINE
 POB - DENOTES "POINT OF BEGINNING"

EPOCH OBSERVATION LENGTHS

TYPE	OBSERVATION LENGTH (TYP.) IN EPOCHS	NUMBER OF OBSERVATIONS (MIN.)	ACCURACY
ALL TBM AND CONTROL MONUMENT LOCATION AND PLACEMENT	300	2	HOR. +_0.02' VERT. +_0.05'
CORNER MONUMENT LOCATION	300	2	HOR. +_0.02' VERT. +_0.05'
CORNER MONUMENT PLACEMENT	30	4-6	HOR. +_0.02' VERT. +_0.05'
TOPOGRAPHY AND GROUND ELEVATION LOCATION	10	1	HOR. +_0.05' VERT. +_0.1'
UTILITY, STRUCTURE, AND IMPROVEMENT LOCATION	10	1	HOR. +_0.05' VERT. +_0.1'

PROPERTY LINE AND BOUNDARY SURVEY (UPDATE) PLAT OF:
FELIKS AND MARIA M. WOLANIN, TRUSTEES

PP# 11-38866
 DORIS J. WENGER AND ROBERT E. RUSSELL
 VOLUME 682, PAGE 979



TOWNSHIP/CITY/VILLAGE: CHESTER TOWNSHIP LOT NO. 19, TRACT 3 SUB-LOT NO. 5	MONTH: 6TH OCTOBER YEAR: 2014	PAGE: ONE OF ONE
SURVEY FOR: FELIKS AND MARIA M. WOLANIN, TRUSTEES		



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.

CITY / TOWNSHIP, LOT, TRACT, SECTION, SUBDIVISION, COUNTY, STATE AND WESTERN RESERVE INFORMATION

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.

SURVEYOR'S CERTIFICATION

I CERTIFY TO: 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 TRUE NORTH USING THE ODOT VRS AND CORS GNSS NETWORK (NAD83, NAVD88, GRS80, GEOID12A). 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 SIGNATURE BELOW. IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 2305.09(E) OF THE OHIO REVISED CODE, THE STATUTE OF LIMITATIONS OF THIS SURVEY HEREBY EXPIRES FOUR (4) YEARS FROM THE DATE SHOWN HEREON. THE UNDERSIGNED HAS NOT BEEN PROVIDED A TITLE EXAMINATION AND THIS SURVEY IS BASED ONLY ON THE DOCUMENTS SHOWN HEREON. NO LIABILITY IS ASSUMED FOR THE EXISTENCE OF ANY OTHER DOCUMENTS THAT MAY AFFECT THE SURVEYED PREMESIS THAT WOULD BE REVEALED BY A TITLE EXAMINATION. THE UNDERSIGNED 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 NO. 8167



DBK PLAT NO. 870 2014

This plat was prepared by
D.B. Kosie & Associates
 Professional Land Surveying

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WINCHESTER VALLEY ESTATES SUBDIVISION
 PLAT VOLUME 12, PAGES 108-112