

# HIDDEN VALLEY SUBDIVISION LOTS 7 AND 8, REVISED

Situated in the West half of the Southeast quarter of Section 9, T-12-N, R-18-W, Laurel Township, Hocking County Ohio; being all of Lots 7, 8, and 9 of Hidden Valley Subdivision as recorded in Village Plat Cabinet 1, Page 105A, Hocking County Recorder's Office, now to be known as Lots 7 and 8 Revised of Hidden Valley Subdivision.

## SURVEY DESCRIPTION OF A 5.104 ACRE TRACT FOR MATTHEW KUKICH AND JOHN LEFFLER

Situated in Laurel Township, Hocking County, Ohio; being previously known as Lots 7, 8 and 9 of HIDDEN VALLEY SUBDIVISION, Plat Book E, Page 23, Hocking County Recorder's Office; now being known as Revised Lots 7 and 8; being part of Section 9, Township 12, Range 18 and being more particularly described as follows:

Being all of Lots 7, 8 and 9 of HIDDEN VALLEY SUBDIVISION as described in deed book Volume OR173, Page 02, to Matthew Kukich and John Leffler.

Beginning at a 5/8" iron pin found at the most Southerly corner of Lot 9;

Thence with the Original Lot lines of HIDDEN VALLEY SUBDIVISION, the following bearings and distances:

- 1) North 21 degrees 57 minutes 00 seconds West a distance of 164.42 feet to a 5/8" iron pin set;
- 2) North 25 degrees 06 minutes 48 seconds West a distance of 99.91 feet to a 1" iron pipe found;
- 3) North 25 degrees 07 minutes 20 seconds West a distance of 59.98 feet to a 5/8" iron pin set;
- 4) North 51 degrees 28 minutes 00 seconds West a distance of 117.00 feet to a 5/8" iron pin set;
- 5) North 07 degrees 17 minutes 00 seconds West a distance of 256.70 feet to a 1" iron pipe found;
- 6) South 89 degrees 54 minutes 59 seconds East a distance of 244.44 feet to a 1" iron pipe found;
- 7) North 20 degrees 39 minutes 00 seconds East a distance of 76.00 feet to a 1" iron pipe found;
- 8) South 75 degrees 14 minutes 17 seconds East a distance of 228.16 feet to a 1" iron pipe found;
- 9) South 07 degrees 43 minutes 07 seconds West a distance of 35.50 feet to a 5/8" iron pin set;
- 10) South 04 degrees 41 minutes 43 seconds East a distance of 140.85 feet to a 5/8" iron pin set;
- 11) South 17 degrees 59 minutes 33 seconds West a distance of 203.08 feet to a 1" iron pipe found;
- 12) South 12 degrees 36 minutes 50 seconds West a distance of 162.44 feet to a 5/8" iron pin set;
- 13) South 12 degrees 04 minutes 00 seconds West a distance of 101.35 feet to a damaged 5/8" iron pin set;
- 14) South 84 degrees 58 minutes 00 seconds West a distance of 126.33 feet to the point of beginning and containing 5.104 acres, more or less, subject to any public or private easements of record.

The above described 5.104 acre survey was based upon information obtained from tax maps, deed descriptions, previous surveys, existing monumentation and existing public roads. The reference bearing for this survey is the East line of Lot 8 as South 09 degrees 21 minutes 00 seconds East. Bearings are based upon an assumed meridian and are to denote angles only.

All iron pins set by this survey are 5/8" X 30" and are capped by a 1-1/4" plastic identification cap stamped "SVE-8127".

The above described property was surveyed by S. Vince Evans, Ohio Registered Surveyor No. 8127, on December 17, 2002.

## SURVEY DESCRIPTION OF A 0.1398 ACRE RIGHT-OF-WAY RELOCATION

Situated in Laurel Township, Hocking County, Ohio; being part of Lots 7 and 8 of HIDDEN VALLEY SUBDIVISION, Plat Book E, Page 23, Hocking County Recorder's Office; being part of Section 9, Township 12, Range 18 and being more particularly described as follows:

Being part of Lots 7 and 8 of HIDDEN VALLEY SUBDIVISION as described in deed book Volume OR173, Page 02, to Matthew Kukich and John Leffler.

Commencing for reference at a 1" pipe found at the North corner of Lot 8;

Thence with the West line of Lot 8 and with the centerline of a 30 foot wide private road right-of-way, South 20 degrees 39 minutes 00 seconds West a distance of 76.00 feet to a 1" iron pipe found, and being the point of beginning of the tract to be described;

Thence leaving the centerline of a 30 foot wide private road right-of-way, South 81 degrees 19 minutes 54 seconds East a distance of 15.33 feet to a Point on the outside edge of the 30 foot wide private road right-of-way;

Thence with the outside edge of said right-of-way, South 05 degrees 30 minutes 43 seconds East a distance of 201.03 feet to a Point;

Thence with the outside edge of said right-of-way, South 89 degrees 28 minutes 24 seconds West a distance of 30.12 feet to a 5/8" iron pin set, passing a 1" iron pipe found at a distance of 1.14 feet;

Thence with the outside edge of said right-of-way, North 05 degrees 30 minutes 43 seconds West a distance of 203.66 feet to a Point;

Thence leaving the outside edge of said right-of-way, South 89 degrees 54 minutes 59 seconds East a distance of 15.21 feet to the point of beginning and containing 0.1398 acres, more or less, subject to any public or private easements of record.

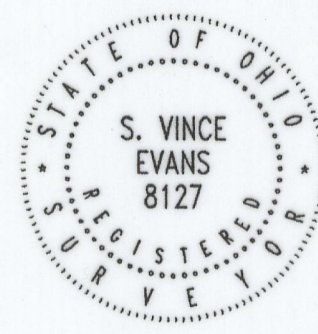
The above described 0.1398 acre private road relocation was based upon information obtained from tax maps, deed descriptions, previous surveys, existing monumentation and existing public roads. The reference bearing for this survey is the East line of Lot 8 as South 09 degrees 21 minutes 00 seconds East. Bearings are based upon an assumed meridian and are to denote angles only.

All iron pins set by this survey are 5/8" X 30" and are capped by a 1-1/4" plastic identification cap stamped "SVE-8127".

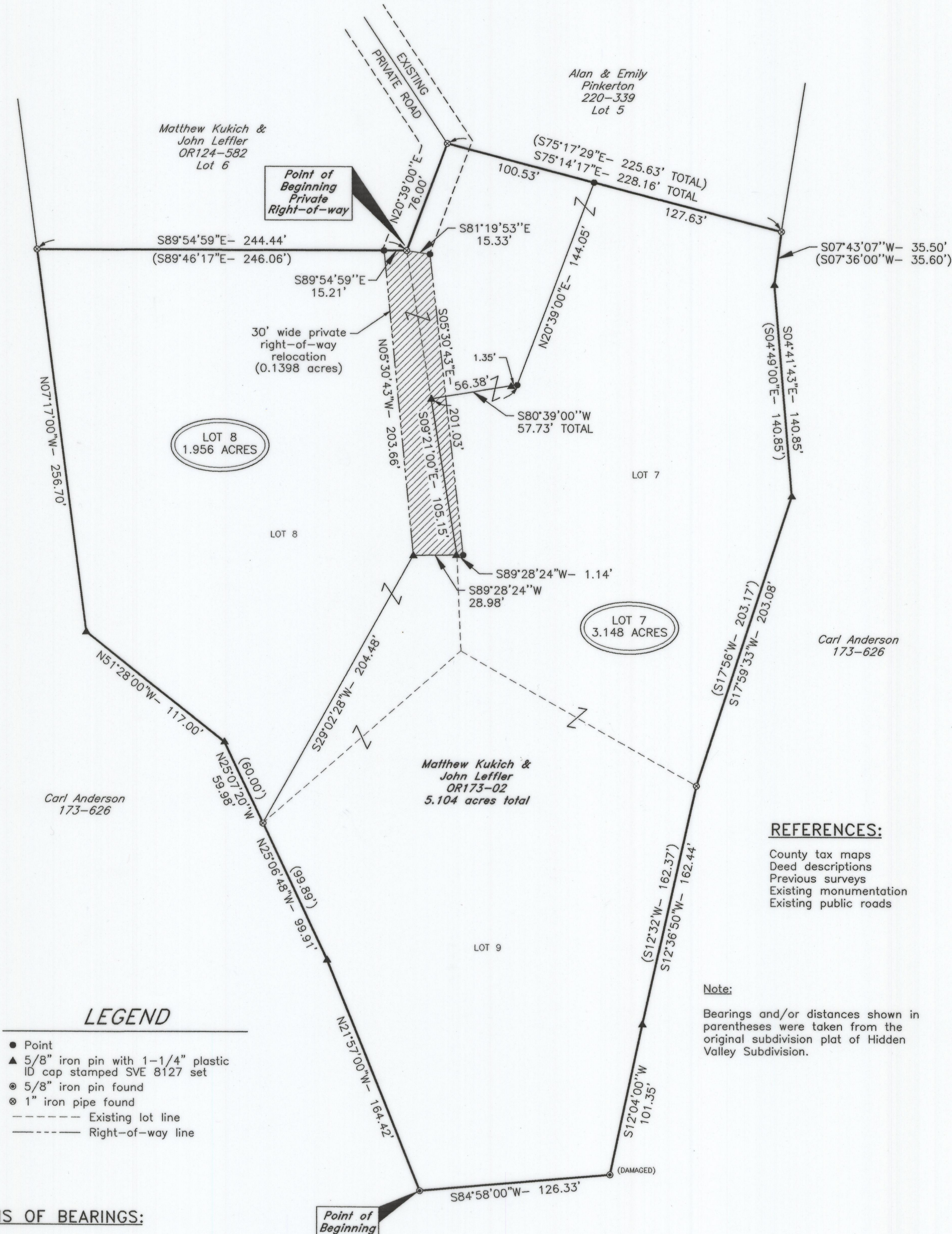
The above described property was surveyed by S. Vince Evans, Ohio Registered Surveyor No. 8127, on December 17, 2002.

### Surveyor's Certification

I certify that all permanent markers and monuments called for have been or will be set upon completion of site work.



*S. Vince Evans*  
S. Vince Evans  
Registered Surveyor No. 8127



### LEGEND

- Point
- ▲ 5/8" iron pin with 1-1/4" plastic ID cap stamped SVE 8127 set
- ▲ 5/8" iron pin found
- 1" iron pipe found
- Existing lot line
- - - - - Right-of-way line

### BASIS OF BEARINGS:

Bearings derived from monumentation found on the East line of Lot 8 as bearing South 09 degrees 21 minutes 00 seconds East and are for the determination of angles only.

### FLOOD PLAIN CERTIFICATION:

This subdivision property is located totally in Flood Zone X which is outside the 100-year flood plain as per Community Panel Number 390272-0075C effective November 16, 1990.

OWNERS: Matthew Kukich and John Leffler  
P.O. Box 791, Logan, Ohio 43138  
DEVELOPERS: Matthew Kukich and John Leffler  
P.O. Box 791, Logan, Ohio 43138  
ENGINEER: Seymour & Associates  
830 W. Hunter St., Logan, Ohio 43138  
SURVEYOR: SVE Surveying  
37381 Davis Chapel Road, Logan, Ohio 43138

OWNERS STATEMENT: Situated in the West half of the Southeast quarter of Section 9, T-12-N, R-18-W, Laurel Township, Hocking County, Ohio; being all of Lots 7, 8, and 9 of Hidden Valley Subdivision as recorded in Village Plat Cabinet 1, Page 105A, Hocking County Recorder's Office, now to be known as Lots 7 and 8 Revised of Hidden Valley Subdivision. The undersigned Matthew Kukich and John Leffler hereby certify that the attached plot correctly represents Lots 7 and 8 Revised of Hidden Valley Subdivision, and do hereby accept this plat of the same. The undersigned further agree that any use or improvements made on the land, shall be in conformity with all existing valid zoning, platting, health or other lawful rules and regulations of the State of Ohio and County of Hocking for the benefit of themselves and all of the subsequent owners or assigns taking title from, under, or through the undersigned. Easements are reserved where indicated and are for public utility or private access purposes. See plat as recorded for dedication of common use easements and deed restrictions.

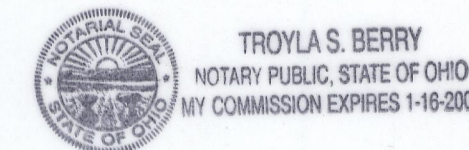
IN WITNESS WHEREOF Matthew Kukich and John Leffler have hereunto set their hands this 28 day of January, 2003.

Owner #1: *Matthew Kukich* Witness: *Annalisa Ventresca*  
Owner #2: *John Leffler* Witness: *Annalisa Ventresca*

STATE OF OHIO  
COUNTY OF HOCKING

Before me a Notary Public in and for said County personally came Matthew Kukich and John Leffler who acknowledged the signing of the foregoing instrument to be their voluntary act and deed. IN WITNESS WHEREOF I have hereunto set my hand and affixed my seal this 28 day of

January 28, 2003.  
*Troyla S. Berry*  
Notary Public  
My Commission Expires 1-16-2007



### REFERENCES:

- County tax maps
- Deed descriptions
- Previous surveys
- Existing monumentation
- Existing public roads

### Note:

Bearings and/or distances shown in parentheses were taken from the original subdivision plat of Hidden Valley Subdivision.

### APPROVALS:

Mathematically approved this 28 day of Jan, 2003 *Paul A. Nelson*  
County Mapping Department

Approved this 28 day of JAN., 2003 *Paul E. Wynn*  
Hocking Co. Regional Planning Office

Approved this 28 day of Jan, 2003 *William D. Brown*  
County Engineer

Approved this 28 day of January, 2003 *Angela Phillips, R.S.*  
County Sanitarian

Approved this 28 day of JAN., 2003 *Ray Starnes*  
Chairman, Regional Planning Comm.

Approved this 28 day of JAN., 2003 *Sam Starnes*  
President, County Commissioners

*Greg Krum*  
County Commissioner

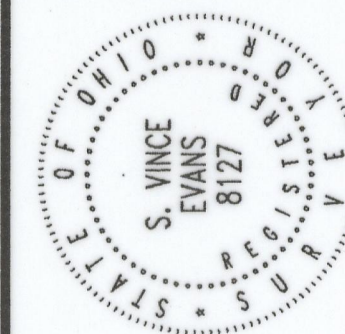
*Robert Kinnaman*  
County Commissioner

Transferred on tax duplicate this 30 day of January, 2003  
*Kenneth R. Wilson*  
County Auditor

Filed for record this 30 day of JANUARY, 2003 at 2:24 P.m.  
Recorded this 30 day of JANUARY, 2003 in Plat Cabinet 2 at Page 88  
File No. 1671 Fee 43.20  
*Donna R. Grant*  
County Recorder

Note: Refer to OR 257 Page 546 for lot owners' approval of lot changes and private road changes.

SVE SURVEYING



PLAT OF SUBDIVISION

HIDDEN VALLEY SUBDIVISION  
LOTS 7 AND 8 REVISED

FOR: Matthew Kukich & John Leffler

REVISIONS

SHEET

1/1

DATE	BY
27 JAN 03	
REVISION	
NO.	
DATE	BY

37381 Davis Chapel Road  
Logan, Ohio 43138  
(740) 360-3804  
FAX: (740) 360-0134

C:\PROJECTS\SEN\HARTLEY\HARTLEY\PLAT Tue Jan 28 13:46:54 2003