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Eagle Crest, Ltd.
OR 1953-742
+/-0.621 Acres
Part of: 17-24-01-02-000

Situated in the State of Ohio, County of Muskingum, Township of Falls, 2nd Quarter Township, Township 1, Range 7. Being part of Lot 4 of Underwood's Sub. (DB "E", Pg. 61) and being part of the lands now owned by Eagle Crest, Ltd. (OR 1953-742).

Subject to all restrictions set forth in Stonington-Phase I (PB 19, Pg. 36) and further described as follows.

Beginning for reference at the Northwest Corner of Lot 1, Hilltop Sub. (Plat Book 8, Page 59), thence S 56°59'42" E a distance of 354.36 feet to an iron pin found (hill by record) in the center of Dresden Road (CR-2) where it meets the northwest corner of the lands now owned by Michelle L. Ball & Dale W. Shaver (OR 3089-501), the principal place of beginning;

Thence with the center of said Dresden Road the following two (2) courses:

1. N 22°15'42" W a distance of 32.99 feet to a point;
2. N 15°09'51" W a distance of 122.51 to an iron pin found (hill);

thence leaving the center of said Dresden Road and going through said Eagle Crest, Ltd.'s lands, N 88°20'30" E a distance of 127.39 feet to an iron pin found on the east line of the cul-de-sac of Stonington Way (50'); thence with the southern line of said cul-de-sac on a curve to the left having an radius of 65.00 feet, arc distance of 143.12 feet and a chord that bears S 64°44'14" E a distance of 115.91 feet to an iron pin found (mcpeek); thence going through said Eagle Crest, Ltd.'s lands, S 12°10'57" E a distance of 99.19 feet to an iron pin found (hill) on the north line of said Ball & Shaver's lands;

thence with the north line of said Ball & Shaver's lands, S 88°20'30" W a distance of 208.63 feet to the principal place of beginning, passing an iron pin found (mcpeek) at 178.53 feet, containing 0.621 acres more or less, subject to all legal highways and easements of record.

All bearings described herein are based on the Ohio State Plane Grid Coordinates, NAD83, Ohio South per GPS Observation.

The above described 0.621 acre parcel is based on a field survey made by Brian K. McPeck, PS 8517 of McPeck Land Surveying, LLC on September 15th, 2022.

OFFICE COPY

NOT RECORDABLE

Brian Kelly McPeck, PS 8517



26/4/22
Date

DESCRIPTION

APPROVED

By: DMB 10-7-2022



10/6/22
Date Fee Paid