

17-24-01-02-007



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**Eagle Crest, Ltd.
OR 1953-742 & OR 2811-284
+/-0.721 Acres**

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 Underwoods Sub. (DB "E", Pg. 61) and being part of the lands now owned by Eagle Crest, Ltd. (OR 1953-742 & OR 2611-284).

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

Beginning for reference at the Southwest Corner of Lot 10, Windsor Oaks Subdivision (Plat Book 16, Page 15), thence S 02°39'42" W a distance of 268.19 feet to an iron pin found (mcpeek) on the west line of the lands now owned by Jay D. Susil & Katie B. Susil (OR 2131-625), also being the southeast corner of the lands now owned by Brad E. Paul & Kathryn E. Paul (OR 2611-287);

Thence with the south line of said Paul's lands, S 72°09'16" W a distance of 106.88 feet to an iron pin set and the principal place of beginning;

Thence going through said Eagle Crest, Ltd.'s lands (OR 2611-284), S 01°43'12" W a distance of 94.64 feet to an iron pin found (hill) on the north line of said Eagle Crest, Ltd.'s lands (OR 1953-742), also being the north line of Stonington-Phase I (PB 19, Page 36);

Thence going through said Eagle Crest, Ltd.'s lands (OR 2611-284), S 01°40'50" E a distance of 153.07 feet to an iron pin found (hill) on the north line of Stonington Way (50');

Thence with the north line of said Stonington Way, S 88°22'38" W a distance of 150.28 feet to an iron pin found (hill);

Thence leaving said Stonington Way and going through said Eagle Crest, Ltd.'s lands, N 01°38'38" W a distance of 163.83 feet to an iron pin found (hill) on the north line of said Stonington-Phase I, also being on the south line of the lands now owned by John A. Toth, Jr. & Nancy K. Toth (DR 1008-277);

Thence with the north line of said Stonington-Phase I, S 87°31'27" E a distance of 48.91 feet to an iron pin found (hill) on the southeast corner of said Toth's lands;

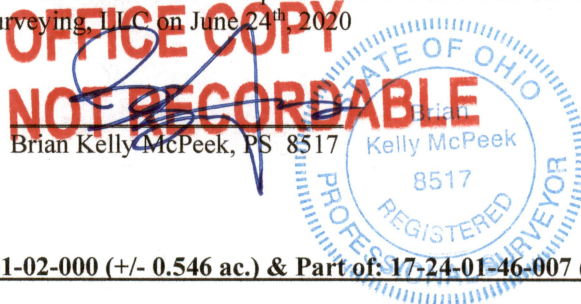
Thence with the east line of said Toth's lands, N 02°39'42" E a distance of 57.52 feet to the southwest corner of said Paul's lands;

Thence with the south line of said Paul's lands, N 72°09'16" E a distance of 106.88 feet to place of beginning, containing 0.721 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.

All iron pins set are 5/8 inch by 30 inch steel rebar with plastic identification caps marked MCPEEK PS8517.

The above described 0.721 acre parcel is based on a field survey made by Brian K. McPeck, PS 8517 of McPeck Land Surveying, LLC on June 24th, 2020



6/29/20
Date

Parcel No.

Part of: 17-24-01-02-000 (+/- 0.546 ac.) & Part of: 17-24-01-46-007 (+/-0.175 ac.)

Total of: +/-0.721 ac

DESCRIPTION
APPROVED
By: [Signature]

**APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR**

7/2/2020
Date Fee Paid