



**MCPEEK  
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SURVEYING**

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**Eagle Crest, Ltd.  
OR 1953-742  
+/-0.706 Acres  
Part of: 17-24-01-02-000**

Situated in the State of Ohio, County of Muskingum, Township of Falls, 2<sup>nd</sup> 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 a point in the center of Dresden Road (CR-2) where it meets the south line of Stonington Way (50'), the principal place of beginning;

Thence going through said Eagle Crest, Ltd.'s lands, N 88°20'30" E a distance of 238.63 feet to an iron pin found (hill) on the northwest corner of the lands now owned by Mark D. & Stephanie D. Spillman (OR 3072-943);

thence with the west line of said Spillman's land's, S 12°10'57" E a distance of 127.14 feet to an iron pin set on the north line of Stonington Way (50');

thence with the north line of said Stonington Way the following three (3) courses:

1. S 88°20'30" W a distance of 56.11 feet to a point;
2. with a curve to the left having a radius of 225.00 feet, arc distance of 84.70 feet and a chord bearing S 77°33'26" W a distance of 84.20 feet to a point;
3. S 66°46'21" W a distance of 65.64 feet to a point in the center of said Dresden Road;

thence with the center of said Dresden Road, N 22°15'42" W a distance of 176.15 feet to the principal place of beginning, containing 0.706 acres more or less, subject to all legal highways and easements of record.

*Subject to an easement for the purpose of maintain an existing wall/sign, said easement is described as follows.*

Beginning at the southwest corner of the above-described tract, thence N 66°46'21" E a distance of 50.50 feet to the principal place of beginning of said easement;

Thence through the above-described tract the following eight (8) courses:

1. N 23°13'39" W a distance of 27.01 feet to a point;
2. With a curve to the left having a radius of 7.76 feet, an arc distance of 12.28 feet, a chord bearing N 66°51'26" W a distance of 11.04 feet to a point;
3. S 67°49'28" W a distance of 8.07 feet to a point;
4. N 22°10'32" W a distance of 10.00 feet to a point;
5. N 67°49'28" E a distance of 8.07 feet to a point;
6. With a curve to the right having a radius of 17.76 feet, an arc distance of 27.92 feet, a chord bearing S 67°08'36" E a distance of 25.13 feet to a point;
7. S 23°13'39" E a distance of 26.90 feet a point;
8. S 66°46'21" W a distance of 10.00 feet to the place of beginning of said easement, containing 0.013 acres.

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

This is based on surveys by Mark Hill of Stonington-Phase I (PB 19, Pg. 36), OR 2219-109 and is subject to all restrictions set forth in said plat book and further described as follows. This plat/legal description was prepared by Brian K. McPeck, PS 8517 of McPeck Land Surveying, LLC on March 22<sup>nd</sup>, 2021 & May 27<sup>th</sup>, 2022.

**OFFICE COPY**

**NOT RECORDABLE**

Brian Kelly McPeck, PS 8517



Date

5/31/22

**APPROVED  
MUSKINGUM COUNTY  
PLANNING COMMISSION DIRECTOR**

**DESCRIPTION**

**APPROVED**

By: *[Signature]* 5/31/22

Date

Fee Paid