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Eagle Crest, Ltd.
OR 1953-742
+/-0.598 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 at an iron pin found (hill) at the southwest corner of Lot 35 of said Stonington-Phase I, thence with the south line of said Lot 35, N 88°21'12" E a distance of 220.00 feet to an iron pin found (hill) at the southeast corner of said Lot 35, also being on the west line of Stonington Way (50');

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

1. with a curve to the left having a radius of 45.00 feet, an arc distance of 38.34 feet and a chord distance of S 25°59'05" E a distance of 37.19 feet to an iron pin found (hill);
2. with a reverse curve to the right having a radius of 124.94 feet, an arc distance of 162.03 feet and a chord bearing S 51°12'50" W a distance of 150.92 feet to an iron pin found (hill);
3. S 88°21'12" W a distance of 115.02 feet to an iron pin found on the southeast corner of the lands now owned by John C. & Jodi C. Price (OR 2552-255);

thence with the east line of said Price's lands, N 01°38'48" W a distance of 125.00 feet to the principal place of beginning, containing 0.598 acres more or less, subject to all legal highways and easements of record.

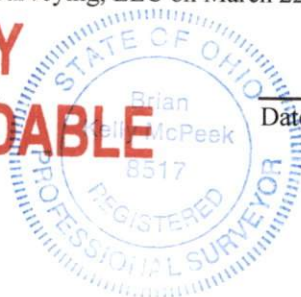
All bearings described herein are based on the Ohio State Plane Grid Coordinates, NAD83, Ohio South per GPS Observation.

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. McPeek, PS 8517 of McPeek Land Surveying, LLC on March 22nd, 2021 & May 27th, 2022.

OFFICE COPY

Brian Kelly McPeek, PS 8517

NOT RECORDABLE



Date 11/4/22

DESCRIPTION

APPROVED

By: BKM 11-21-2022