



MCPEEK LAND SURVEYING

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Eagle Crest, Ltd.
OR 1953-742
+/-0.977 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 N 50°26'18" E a distance of 285.48 feet to a point in the center of Dresden Road (CR-2) at the southwest corner of the lands now owned by Eagle Crest, Ltd. (OR 2846-234), the principal place of beginning;
thence with the south line of said Eagle Crest, Ltd.'s lands, S 87°31'27" E a distance of 224.36 feet to an iron pin found (hill) at the northwest corner of the lands now owned by Barbara J. Stotts (OR 2908-683), passing an iron pin found (5/8") at 46.51 feet;
thence with the west line of said Stotts lands, S 01°39'30" E a distance of 145.97 feet to an iron pin found (hill) at said Stotts southwest corner, being on the north line of Stonington Way (50');
thence with the north line of said Stonington Way and with a curve to the left having a radius of 65.00 feet an arc distance of 107.52 feet and a chord bearing S 45°43'46" W a distance of 95.67 feet to an iron pin found (hill);
thence going through said Eagle Crest, Ltd.'s lands, S 88°20'30" W a distance of 127.39 feet to an iron pin found (hill) in the center of Dresden Road (CR-2);
thence with the center of said Dresden Road the following two (2) courses:
1. N 15°09'51" W a distance of 13.65 feet to a point;
2. N 07°44'52" W a distance of 214.87 feet to the principal place of beginning, containing 0.977 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
NOT RECORDABLE

Brian Kelly McPeek, PS 8517



11/4/22
Date

DESCRIPTION
APPROVED
By: [Signature] 11-18-2022



11/18/22
Date Fee Paid