



**MCPEEK
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LLC

**Eagle Crest, Ltd.
OR 1953-742
+/-0.646 Acres**

**APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR**

3/25/21
Date

Fee Paid

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).

Beginning for reference at the Northwest Corner of Lot 1, Hilltop Sub. (Plat Book 8, Page 59), thence S 43°34'45" E a distance of 555.37 feet to an iron pin found (hill by record) in the center of Dresden Road (CR-2) where it meets the south line of Stonington Way (50'), the principal place of beginning;

Thence with the south line of said Stonington Way the following three (3) courses:

1. N 66°46'21" E a distance of 66.48 feet to an iron pin found (hill by record);
2. With a curve to the right having a radius of 175.00 feet, arc distance of 65.88 feet and a chord bearing N 77°33'26" E a distance of 65.49 feet to an iron pin found (hill by record);
3. N 88°20'30" E a distance of 65.40 feet to an iron pin found (hill by record) being on the northwest corner of the lands now owned by Ismet Ozkazanc & Mine Ozkazanc (OR 2219-109);

Thence leaving the south line of said Stonington Way and with the west line of said Ozkazanc's lands, S 12°10'57" E a distance of 169.21 feet to an iron pin found (hill by record) on the north line the Condominiums at Stonington Place – Phase 1 (Plat Book 19, Page 20);

Thence with the north line of the Condominiums at Stonington Place – Phase 1, N 87°02'42" W a distance of 176.87 feet to an iron pin found (hill by record) in the center of said Dresden Road;

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

1. N 23°54'45" W a distance of 89.83 feet to a point;
2. N 22°15'42" W a distance of 34.51 feet to the principal place of beginning, containing 0.646 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 northwest corner of the above-described tract, thence N 66°46'21" E a distance of 52.05 feet to the principal place of beginning of said easement;

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

1. N 66°15'51" E a distance of 10.00 feet to a point;
2. S 23°44'09" E a distance of 26.90 feet to a point;
3. With a curve to the right having a radius of 17.76 feet, an arc distance of 27.92 feet, a chord bearing S 20°10'48" W a distance of 25.13 feet to a point;
4. S 65°12'44" W a distance of 8.07 feet to a point;
5. N 24°47'16" W a distance of 10.00 feet to a point;
6. N 65°12'44" E a distance of 8.07 feet to a point;
7. With a curve to the left having a radius of 7.76 feet, an arc distance of 12.28 feet, a chord bearing N 19°53'38" E a distance of 11.04 feet to a point;
8. N 23°44'09" W a distance of 27.01 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 22nd, 2021.

**OFFICE COPY
NOT RECORDABLE**

Brian Kelly McPeck, PS 8517

3/22/21
Date

Parcel No.

Part of: 17-24-01-02-000 (+/- 0.646 ac.)

DESCRIPTION

APPROVED

By: A 7 3/15/2021

