

17-24-01-02-009



www.mcpeeklandsurveying.com  
email: brian@mcpeeklandsurveying.com  
340 Robin Hood Ln., \* Zanesville, Oh 43701 \* 740.704.6073

**Eagle Crest, Ltd.  
OR 1953-742 & OR 2811-284  
+/-0.767 Acres**

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 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) and the principal place of beginning;

Thence with the west line of said Susil's lands, S 02°39'42" W a distance of 131.75 feet to an iron pin found (hill) on said Susil's southwest corner, also being on the north line of Eagle Crest, Ltd's/ Stonington-Phase I (PB 19, Page 36) lands;

Thence with the north line of said Eagle Crest, Ltd's lands (Stonington-Phase I, PB 19, Page 36), S 87°31'27" E a distance of 51.74 feet to an iron pin found (hill) on the north west corner of the lands now owned by James J., II & Julie A. Brown, Co-Trustees (OR 2716-524);

Thence with the west line of said Brown's lands, S 01°41'22" E a distance of 144.44 feet to an iron pin found (hill) on the north line of Stonington Way (50');;

Thence with the north line of said Stonington Way the following two (2) courses:

1. With a curve to the left, having an arc distance of 27.28 feet, radius of 175.00 feet and a chord bearing N 87°10'52" W a distance of 27.25 feet to a point;
2. S 88°22'38" W a distance of 122.75 feet to an iron pin found (hill);

Thence leaving said Stonington Way and going through said Eagle Crest, Ltd's lands (OR 1953-742), N 01°40'50" W a distance of 153.07 feet to an iron pin found (hill) on the north line of said Stonington -Phase I;

Thence going through said Eagle Crest, Ltd.'s lands (OR 2611-284), N 01°43'12" E a distance of 94.64 feet to an iron pin set on the south line 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, N 72°09'16" E a distance of 106.88 feet to the place of beginning, containing 0.767 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 0.767 acre parcel is based on a field survey made by Brian K. McPeck, PS 8517 of McPeck Land Surveying, LLC on June 24<sup>th</sup>, 2020

**OFFICE COPY  
NOT RECORDABLE**

Brian Kelly McPeck, PS 8517

Date

6/29/20

Parcel No.

Part of: 17-24-01-02-000 (+/- 0.509 ac.) & Part of: 17-24-01-46-007 (+/-0.258 ac.)

Total of: +/-0.767 ac

DESCRIPTION  
APPROVED  
By: *[Signature]*

**APPROVED  
MUSKINGUM COUNTY  
PLANNING COMMISSION DIRECTOR**

Date

Fee Paid

7/2/2020