



www.mcpeeklandsurveying.com
email: brian@mcpeeklandsurveying.com
1705 East Pike, * Zanesville, Oh 43701 * 740.704.6073

Eagle Crest, Ltd.
OR 1585-369
+/-1.552 Ac.
All of: 17-24-01-30-000

Situated in the State of Ohio, County of Muskingum, Township of Falls, part of Lot 4 of Underwood's Subdivision (DB "E", Pg. 61), 2nd Quarter Township, T1, R7, USML and being all of the lands now owned by Eagle Crest, Ltd. as recorded in OR 1585-369 of the Muskingum County Recorder's Office, more fully described as follows.

Beginning for reference at a point at the northwest corner of Lot 1, Hill Top Subdivision as recorded in Plat Book 8, Page 59, thence S 47°58'59" E a distance of 2309.01 feet to an iron pin found (swierz) at the southwest corner of the lands now owned by Richard P. Kassal (OR 2943-738), also being on the east line of Regans Way, the principal place of beginning;

thence with the south line of said Kassal's lands, S 87°46'35" E a distance of 147.56 feet to an iron pin found (swierz) on the west line of the lands now owned by Velva A. Pritt (DR 1150-421);

thence with the west line of said Pritt's lands, S 02°47'36" W a distance of 384.07 feet to a pipe found (1") on the north line of the lands now owned by Elizabeth Ann Booth, Trustee (OR 1517-548), passing an iron pin found (swierz) at 149.14 feet;

thence with the north line of said Booth's lands, N 87°25'31" W a distance of 234.48 feet to an iron pin found (swierz) at the southeast corner of the lands now owned by Kay J. Stubbins, Trustee (OR 3017-673);

thence with the east line of said Stubbins lands the following two (2) courses:

1. N 16°16'04" E a distance of 113.74 feet to an iron pin found (swierz);
2. N 20°33'54" E a distance of 176.27 feet to an iron pin found (swierz) on the south line of said Regans Way;

thence with the common line of said Regans Way/Eagle Crest, Ltd., the following two courses:

1. with a curve to the left having a radius of 45.14 feet, an arc distance of 125.11 feet and a chord bearing N 15°05'54" E a distance of 88.73 feet to a point;
2. with a reverse curve to the right having a radius of 20.00 feet, an arc distance of 23.38 feet and a chord bearing N 31°03'25" W a distance of 22.07 feet to the place of beginning, containing 1.552 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 1.552 acre parcel is based on a field survey made by Brian K. McPeek, PS 8517 of McPeek Land Surveying, LLC on July 10th, 2023.

OFFICE COPY
NOT RECORDABLE
Brian Kelly McPeek, PS 8517
Date 7/10/23
DESCRIPTION
APPROVED
By: [Signature] 7/18/23

