

17-24-01-46-000



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John A. Toth, Jr.
OR 2971-733
+/-0.961 Acres

Situated in the State of Ohio, County of Muskingum, Township of Falls, 2nd Qtr. Township, T1, R7, part of Lot 4 of Underwoods Sub. (DB "E", Pg. 61), and being part of the lands now owned by John A. Toth, Jr. (OR 2971-733).

Beginning at a point at the southeast corner of Lot 26 of the Replat of Windsor Oaks Subdivision (PB 16, Page 19), thence with the common line of said Toth, Jr.'s lands and the lands now owned by Nancy K. Toth & Eagle Crest, Ltd. (OR 2959-75) the following three (3) courses:

1. S 87°30'17" E a distance of 95.16 feet to an iron pin found (mcpeek), passing an iron pin found (mcpeek) at 25.00 feet;
2. N 02°29'43" E a distance of 28.12 feet to an iron pin found (mcpeek);
3. N 08°19'02" W a distance of 77.91 feet to an iron pin found (mcpeek) on the south line of Rose Lane (50');;

Thence with the south line of said Rose Lane, N 73°09'40" E a distance of 119.29 feet to an iron pin found (5/8") on the northwest corner of the lands now owned by Brad E. Paul & Kathryn E. Paul (OR 2611-287);

Thence with the west line of said Paul's lands, S 02°39'42" W a distance of 294.13 feet to an iron pin found (hill) on the north line of Stonington-Phase 1 (PB 19, Page 36), passing an iron pin found (mcpeek) at 236.61 feet;

Thence with the north line of said Stonington-Phase 1, N 87°31'27" W a distance of 192.25 feet to a point on the southeast corner of the lands now owned by Eagle Crest, Ltd. (OR 2846-234), said point is short of an iron pin found (hill) 6.97 feet, passing an iron pin found (hill) at 48.91 feet;

Thence with the east line of said Eagle Crest, Ltd.'s lands, N 02°29'43" E a distance of 150.05 feet to the principal place of beginning, containing 0.961 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 0.961 acre parcel is based on a field survey made by Brian K. McPeck, PS 8517 of McPeck Land Surveying, LLC on November 4th, 2020.



Parcel No.

All of: 17-24-01-46-000 (+/- 0.961 ac.).

DESCRIPTION

APPROVED

By: A 2/18/21