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**Eagle Crest, Ltd.
OR 3031-494**

**Part of: 17-24-01-46-000
+/-0.149 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 Eagle Crest, Ltd., as recorded in OR 3031-494 of the Muskingum County Recorder's Office, more particularly described as follows.

Beginning for reference at the southwest corner of Lot 10, Windsor Oaks Subdivision (RePlat Bk. 16, Page 19), thence S 33°40'04" W a distance of 388.66 feet to an iron pin set on the west line of the lands now owned by Brad E. Paul & Kathryn E. Paul (OR 2611-287), the principal place of beginning;

thence with the east line of said Eagle Crest, Ltd., S 02°39'42" W a distance of 67.47 feet to an iron pin found (hill) on the north line of Stonington-Phase I (PB 19, Page 36), passing an iron pin found (mcpeek) at 9.95 feet;

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

thence going through said Eagle Crest, Ltd.'s (OR 3031-494) lands, N 73°09'33" E a distance of 203.95 feet to the place of beginning, passing an iron pin set at 100.85 feet, containing 0.149 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.

Not to be used as a separate building site or transferred as an independent parcel in the future without a planning commission approval in accordance with applicable subdivision regulations.

The above described 0.149 acre parcel is based on a field survey made by Brian K. McPeek, PS 8517 of McPeek Land Surveying, LLC on July 10th, 2024.


Brian Kelly McPeek, PS 8517



7/10/24
Date

DESCRIPTION

APPROVED

By:  7/15/2024

**APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR**

DMB 7-16-2024
DATE