



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

**Part of: 17-24-01-46-000
+/-0.288 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 at a point at the southeast corner of Lot 26, Windsor Oaks Subdivision (RePlat Bk. 16, Page 19), also being the southwest corner of the lands now owned by R. Brent & Valarie J. Kemble (OR 2978-647), thence with the south line of said Kemble's lands, 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;

thence going through said Eagle Crest, Ltd.'s lands the following two (2) courses:

1. S 02°29'43" W a distance of 116.66 feet to an iron pin set;
2. S 73°09'33" W a distance of 100.85 feet to an iron pin set at the southeast corner of the lands now owned by Eagle Crest, Ltd. (OR 2846-234);

thence with the common line of said Eagle Crest, Ltd./Eagle Crest, Ltd.'s lands, N 02°29'43" E a distance of 150.05 feet to the place of beginning, containing 0.288 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.

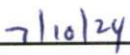
All iron pins set are 5/8 inch by 30 inch steel rebar with plastic identification caps marked MCPEEK PS8517.

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 0.288 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



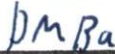

Date

DESCRIPTION

APPROVED

By: 

**APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR**

 7-16-2024
DATE