

17-51-03-25-000



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James B. Foster & Ruth E. Foster, Tr.
OR 1525-558
+/-1.300 Ac.

Situated in the State of Ohio, County of Muskingum, Township of Falls, Qtr. Township 3, T1, R8 and being part of Lot 10 in Monroe-Duncan Subdivision, DR "P"-519 and being all of the lands now owned by James B. Foster & Ruth E. Foster, Tr. as recorded in OR 1525-558 of the Muskingum County Recorder's Office more particularly described as follows.

Beginning for reference at the northeast corner of Lot 10, Monroe-Duncan Subdivision, DR "P"-519 and going with the north line of said Lot 10, N 88°38'05" W, 357.47 feet to a pipe found at the northwest corner of the lands now owned by James B. Foster & Ruth E. Foster (OR 1525-558), the principal place of beginning;

Thence with the common line of both Foster parcels, S 01°15'41" W a distance of 417.02 feet to a point in the center of Pinecrest Drive (CR-35), passing a pipe found at 390.19 feet;

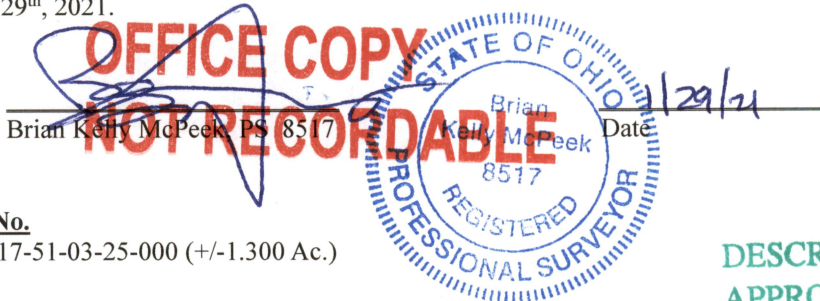
Thence with the center of said Pinecrest Drive, S 74°31'26" W a distance of 116.41 feet to a point on the southeast corner of the lands now owned by John Berkfield & Krysta Berkfield, Tr. (OR 2883-63);

Thence leaving the center of said road and going with the east line of said Berkfield, Tr's lands, N 03°22'58" W a distance of 452.30 feet to a pipe found on the north line of said Lot 10, passing an iron pin found at 35.84 feet;

Thence the north line of said Lot 10, S 88°38'05" E a distance of 148.12 feet to the point of beginning, containing a total of 1.300 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.

The above described 1.300 acres parcel is based on a field survey made by McPeek Land Surveying on January 29th, 2021.



Parcel No.

All of: 17-51-03-25-000 (+/-1.300 Ac.)

DESCRIPTION
APPROVED

By: Re H29/2021