

17-51-03-27-000



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James B. Foster & Ruth E. Foster
DR 507-602, First Parcel
+/-2.504 Ac.
All of: 17-51-03-27-000

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 DR 507-602, First Parcel of the Muskingum County Recorder's Office more particularly described as follows.

Beginning for reference at an iron pin found (baseline) at the southeast corner of Lot 10, Monroe-Duncan Subdivision, DR "P"-519 and going with the east line of said Lot 10, N 02°20'24" E a distance of 665.15 feet to a point in the center of Jersey Ridge Road (CR-296), the principal place of beginning;

Thence with the center of said Jersey Ridge Road the following four (4) courses:

1. N 54°17'00" W a distance of 369.10 feet to a point;
2. N 52°54'51" W a distance of 112.73 feet to a point;
3. N 47°30'37" W a distance of 62.48 feet to a point;
4. N 38°05'59" W a distance of 34.35 feet to a point at the intersection of said Jersey Ridge Road and Pinecrest Drive (CR-35);

Thence with the center of said Pinecrest Drive the following three (3) courses:

1. N 74°31'26" E a distance of 127.43 feet to a point;
2. N 71°42'05" E a distance of 94.68 feet to a point;
3. N 68°34'03" E a distance of 105.57 feet to a point, being the northwest corner of said Foster's lands (OR 1525-558, Parcel 2);

Thence with the common line of said Foster/Foster's parcels the following two (2) courses:

1. S 23°17'09" E a distance of 100.00 feet to an iron pin set, passing an iron pin set at 30.05 feet;
2. N 66°42'51" E a distance of 134.31 feet to an iron pin set on the east line of said Lot 10;

Thence with the east line of said Lot 10, S 02°20'24" W a distance of 416.58 feet to the principal place of beginning, passing an iron pins set at 234.58 feet and 386.65 feet, containing a total of 2.504 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 2.504 acres parcel is based on a field survey made by McPeek Land Surveying on January 29th, 2021, February 20th, 2021 and April 9th, 2021.

OFFICE COPY
NOT RECORDABLE
Brian Kelly McPeck, PS 8517
Date 4/9/21

DESCRIPTION

APPROVED

By: Ruth E. Foster