

17-51-03-38-000



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James B. Foster & Ruth E. Foster, Tr.
OR 1525-564
+/-18.512 Ac.
All of: 17-51-03-38-000

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 OR 1525-564 of the Muskingum County Recorder's Office more particularly described as follows.

Beginning at an iron pin found (baseline) at the southeast corner of Lot 10, Monroe-Duncan Subdivision, DR "P"-519 and going with the south line of said Lot 10, N 88°20'37" W a distance of 1075.67 feet to a point at the southeast corner of the lands now owned by Sharon Pidcock (DR 1138-815), said point is reference by an pipe found (1") that bears S 18°05'50" W a distance of 2.84 feet and a pipe found (1") at the southwest corner of said Lot 10 that bears N 88°20'37" W a distance of 358.68 feet;

Thence with the east line of said Pidcock's lands the following three (3) courses:

1. N 18°15'52" E a distance of 326.19 feet to a pipe found (1");
2. N 29°29'11" E a distance of 338.19 feet to a pipe found (1");
3. N 18°49'43" E a distance of 351.14 feet to a point in the center of Pinecrest Drive (CR-35), passing a pipe found (1") at 330.50 feet;

Thence with the center of said Pinecrest Drive the following two (2) courses:

1. N 79°24'35" E a distance of 155.17 feet to a point;
2. N 79°11'55" E a distance of 112.96 feet to a point at the intersection of said Pinecrest Drive and Jersey Ridge Road (CR-296);

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

1. S 38°05'59" E a distance of 34.35 feet to a point;
2. S 47°30'37" E a distance of 62.48 feet to a point;
3. S 52°54'51" E a distance of 112.73 feet to a point;
4. S 54°17'00" E a distance of 369.10 feet to a point where said centerline intersects the east line of said Lot 10;

Thence leaving the center of said Jersey Ridge Road and going with the east line of said Lot 10, S 02°20'24" W a distance of 665.15 feet to the principal place of beginning, passing an iron pin set at 30.00 feet, containing a total of 18.512 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 18.512 acres parcel is based on a field survey made by McPeek Land Surveying on January 29th, 2021, February 20th, 2021 and April 9th, 2021.



4/26/21
Date

DESCRIPTION
APPROVED

By: [Signature]